



Public Hearing

ZC-24-05

La Cima PEC Substation FD to CD-1


ZC-24-05 (La Cima PEC Substation / FD to CD-1) Hold a public hearing and consider a request by Doug Goss, on behalf of Natural Development, for a Zoning Change from Future Development (FD) to Character District-1 (CD-1), or, subject to consent of the owner, another less intense zoning district classification, for approximately 7.5+/- acre tract of land out of the John Williams Survey, Abstract No. 490, and the John Maximillion Jr. Survey, Abstract No. 299, generally located on the south side of Ranch Road 12, approximately 1,200 feet northwest of W Centerpoint Road. (K. Buck)



Context & History

- Currently Vacant
- Surrounding Use: Fire Station & San Marcos Academy
- Development pursuant to La Cima Development Agreement, Resolution #2022-10R

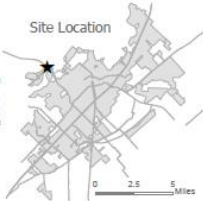


 Subject Property
 Parcel
 City Limit



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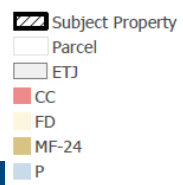
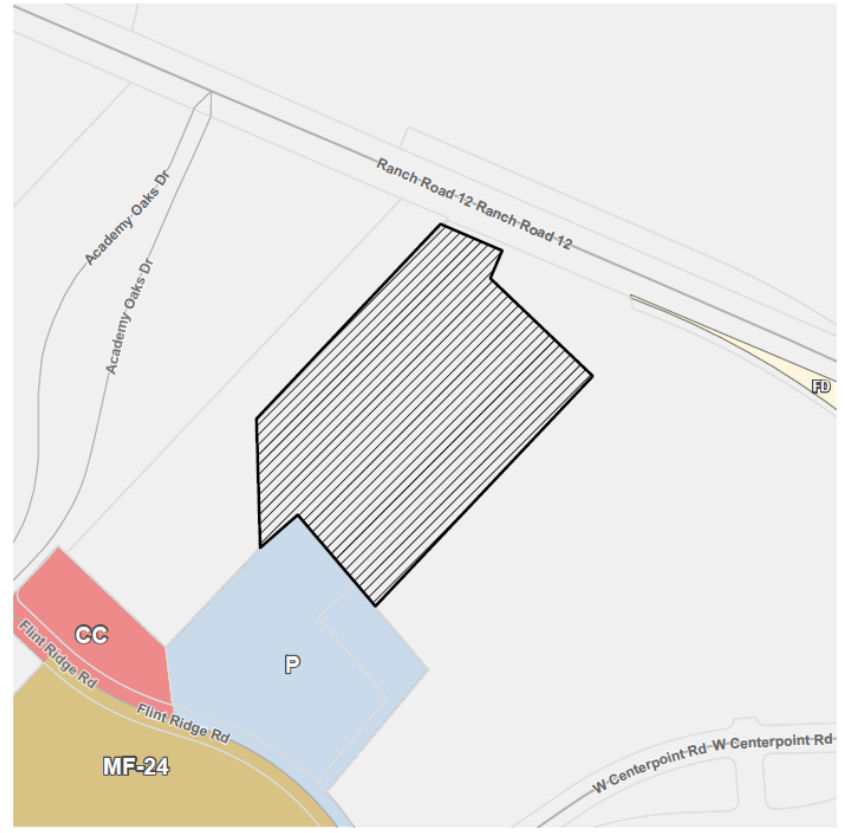
Date: 5/20/2024





Context & History

- Existing Zoning: Outside City Limits (ETJ)
 - Will be automatically zoned a "FD" Future Development Upon Annexation
- Proposed Zoning: Character District-1 (CD-1)
 - Seeks to Preserve Open Spaces and Sensitive Areas. Parks and open space are allowed.



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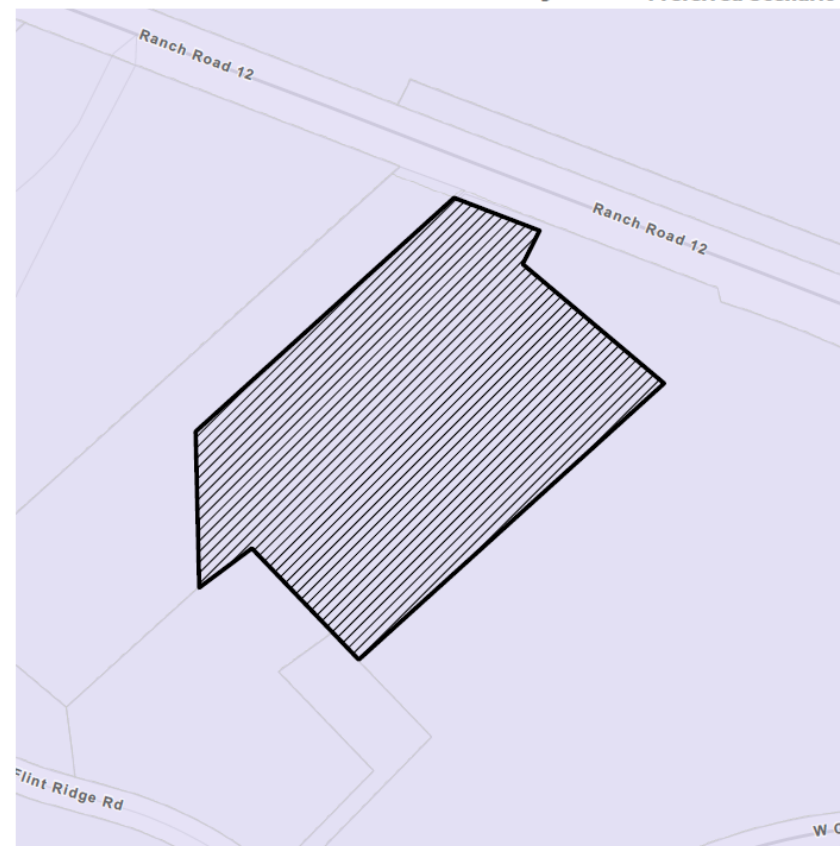






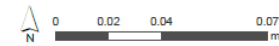
Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario:
Low Intensity Zone
- Being in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.



 Subject Property (Proposed Development)
 Low Intensity



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Date: 6/7/2024

Site Location





Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

“Character District-1” (CD-1) within a “Low Intensity Zone.”

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider



Comprehensive Plan Analysis

Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

“Future District” (FD) to “Character District-1” (CD-1)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

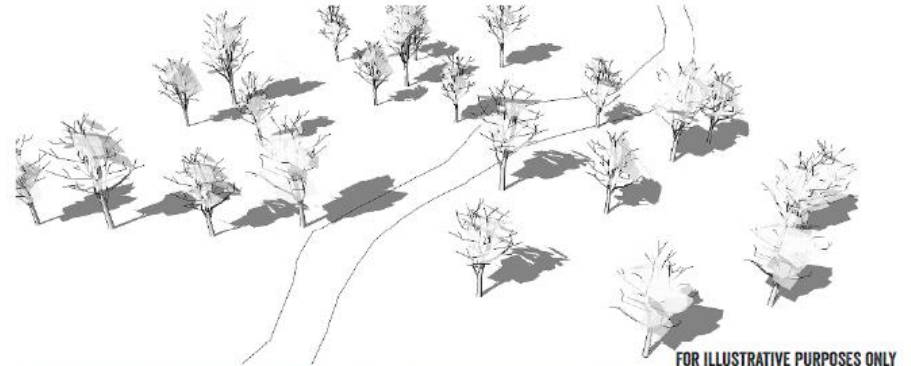
* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

Zoning Analysis

- Description of CD-1: District may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
- Uses: Agricultural, Public, & Some Residential Uses
- Proposed Use: Electrical Substation permitted in CD-1

CD-1

SECTION 4.4.3.1 CHARACTER DISTRICT - 1



GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

TRANSPORTATION

Block Perimeter	N/A
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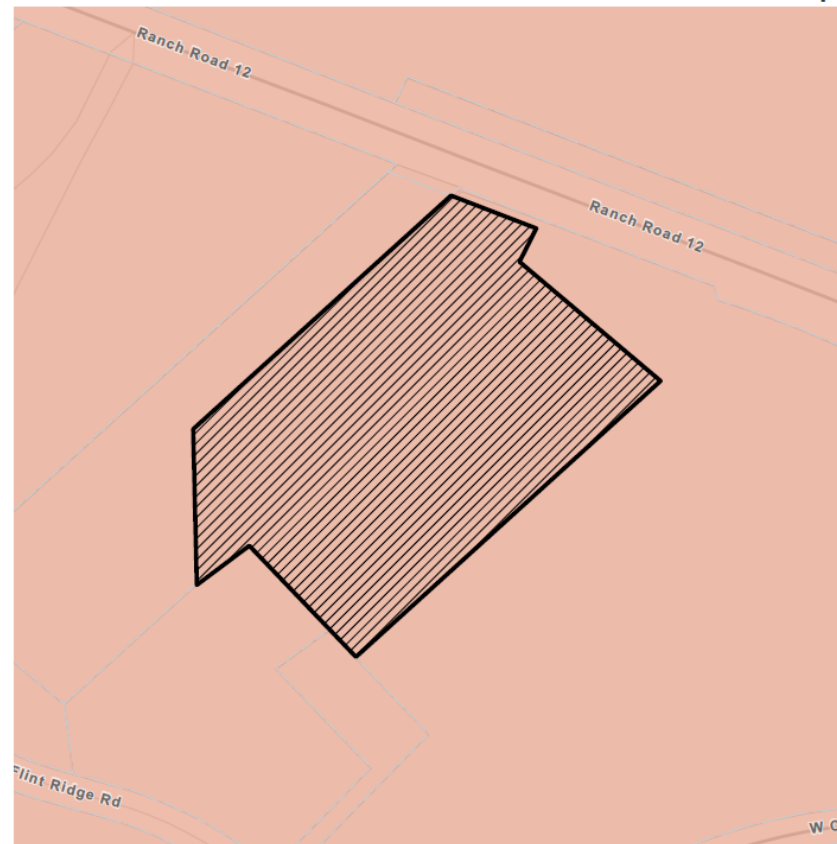
DENSITY

Units Per Gross Acre	N/A
Impervious Cover	20% max.

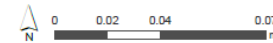


Environmental Analysis

- Is located within the Edwards Aquifer Recharge Zone
- Development Agreement provides standards to mitigate impact to natural features

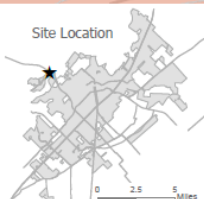


- Subject Property (Proposed Development)
- Parcels
- Recharge Zone



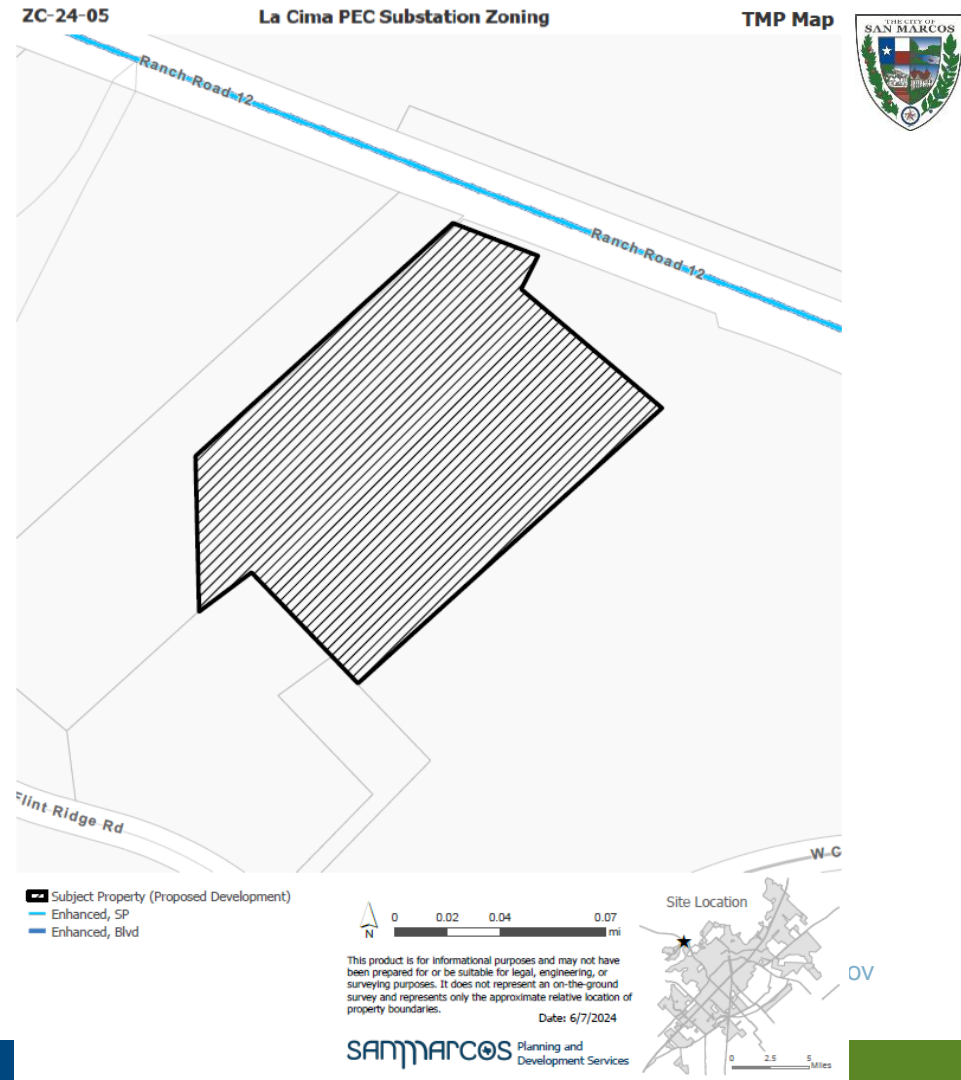
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Infrastructure

- **Streets**
 - Streetscape Improvements
 - No block perimeter requirement
 - Bicycle & Sidewalk connections
- **Utilities**
 - City of San Marcos Water / Wastewater
 - Pedernales Electric





Recommendation

- Planning and Zoning Commission recommended approval of ZC-24-05 as presented with a 7-0 vote.
 - Discussion Topics:
 - Location of existing substations
- Staff recommends **approval** of ZC-24-05 as presented.

Zoning District Comparison Chart



Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 1 (CD-1)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
Uses	Residential / Agricultural (See Land Use Matrix)	Agricultural & its Accessory Uses, Public & Institutional, etc. (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Dependent upon use
Building Height (max)	2 stories	N/A
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	N/A
Impervious Cover (max)	30%	20%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	N/A
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	N/A
Blocks	No Block Perimeter Required	No Block Perimeter Required