



# Public Hearing

## ZC-22-18

### La Cima Ph 4 Zoning FD to SF-4.5

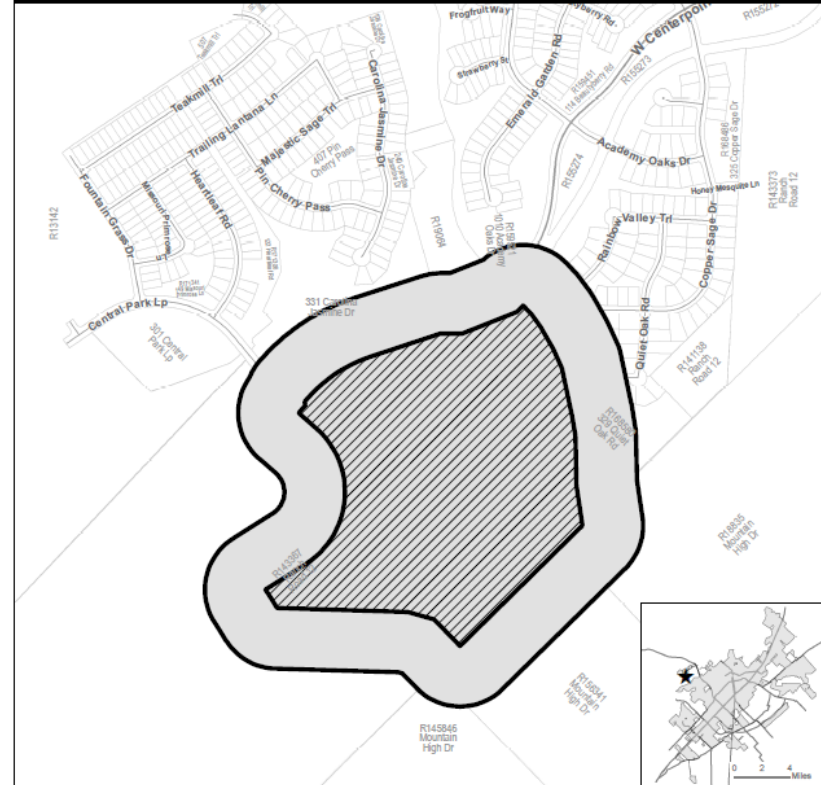
Hold a public hearing and consider a request by Doug Goss, on behalf of LCSM Ph 4, LLC, for a Zoning Change from Future Development (FD) to Single-Family - 4.5 District (SF-4.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 66.933 acres generally located just south of the W. Centerpoint Rd. and Central Park Lp. intersection. (W. Rugeley)



# Property Information

- Approximately 66.933 acres
- South corner of the Centerpoint Rd. and Central Park Lp. Intersection
- Not Currently Located within City Limits

ZC-22-18  
400' Notification Buffer  
La Cima Phase 4 — S. Corner of the W. Centerpoint Rd & Central Park Lp. Intersection



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

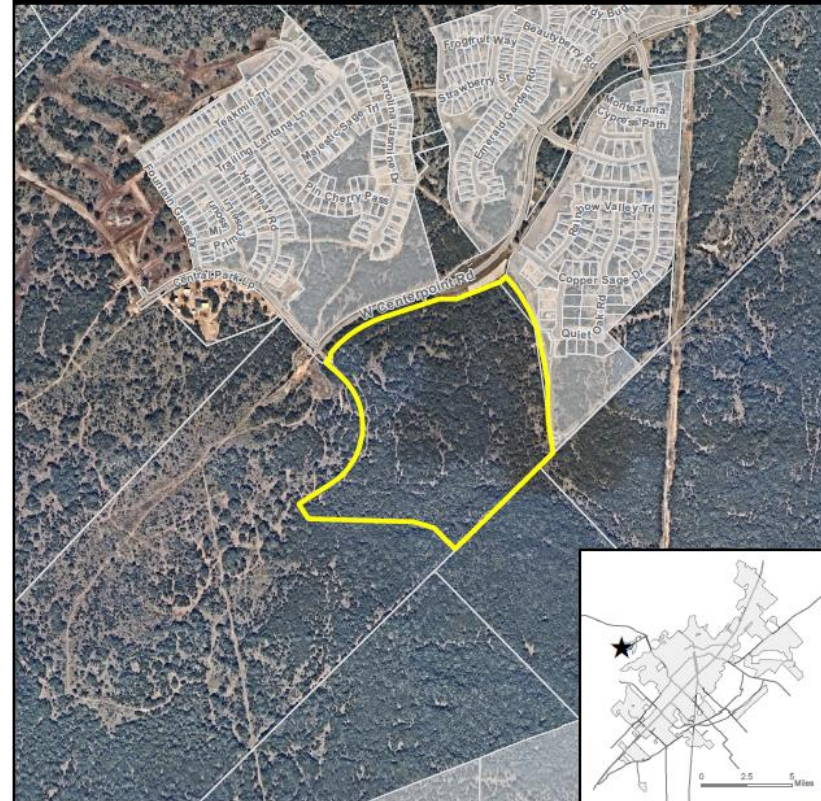
Map Date: 4/14/2022



# Context & History

- Currently Vacant
- Surrounding Uses
  - Single Family
  - Vacant
- Developed Pursuant to La Cima DA, 2022-10R

ZC-22-18  
Aerial View  
La Cima Phase 4 — S. Corner of the W. Centerpoint Rd. & Central  
Park Lp. Intersection



★ Site Location  
■ Subject Property  
□ Parcel  
□ City Limit

0 500 1,000 2,000 Feet

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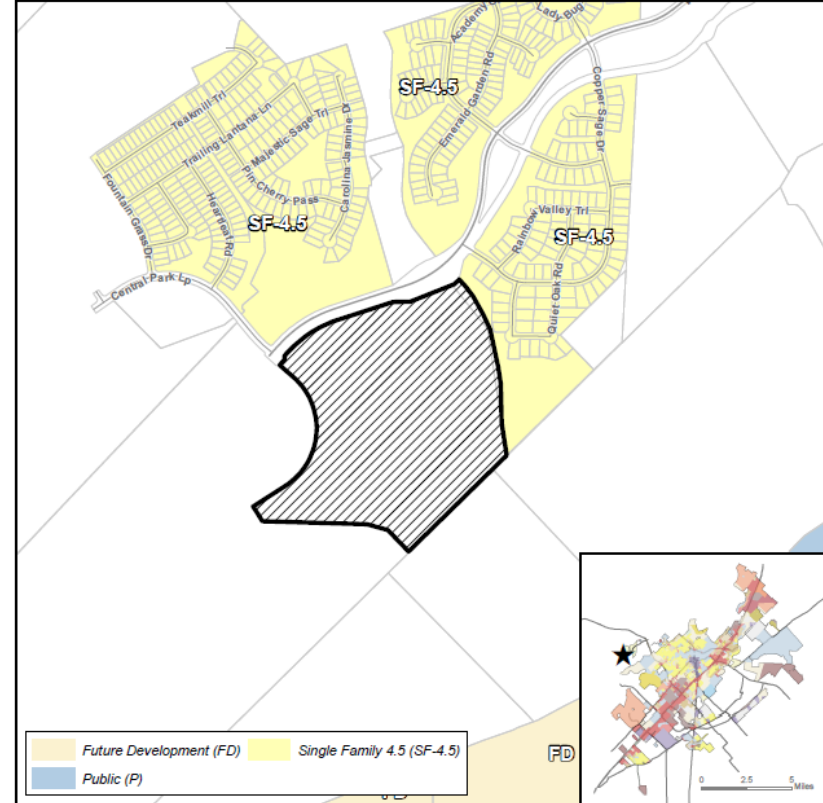
Map Date: 4/14/2022



# Context & History

- Existing Zoning:  
Outside City Limits (ETJ)
- Proposed Zoning:  
Single Family - 4.5 (SF-4.5)
  - Residential and Accessory Uses

**ZC-22-18**  
**Existing Zoning**  
**La Cima Phase 4 — S. Corner of the W. Centerpoint Rd. & Central Park Lp. Intersection**



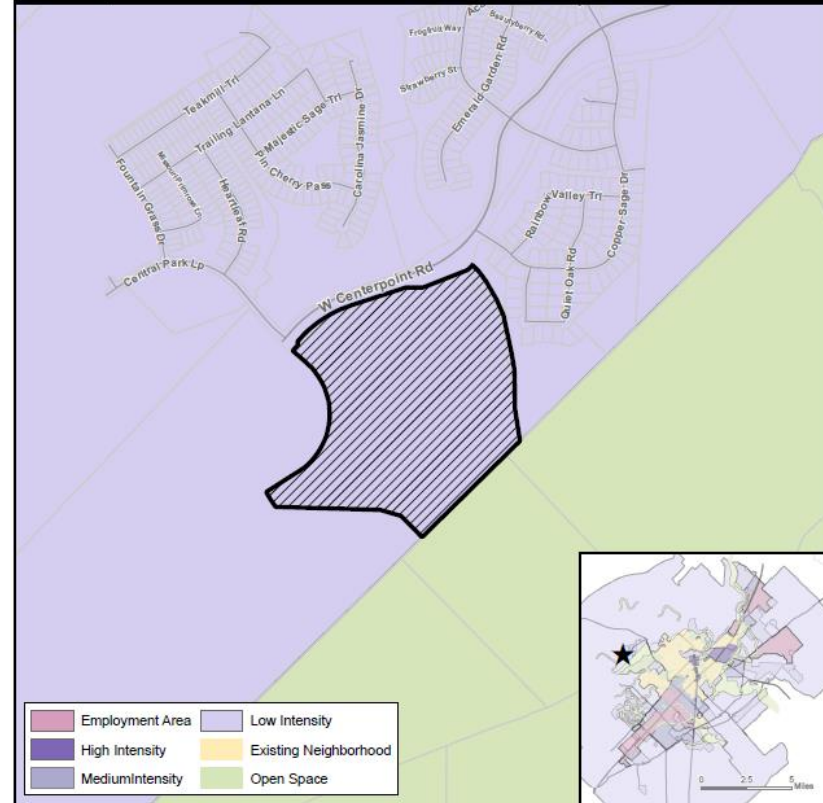


# Comprehensive Plan Analysis

## 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.

ZC-22-18  
Preferred Scenario  
La Cima Phase 4 — S. Corner of the W. Centerpoint Rd. & Central Park Lp. Intersection







# Comprehensive Plan Analysis

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

## Single-Family - 4.5 (SF-4.5) 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



# Zoning Analysis

- SF Detached Houses w/ Minimum 4,500 sf Lot Size & Uses Which Do Not Interfere w/ SF
- House, Accessory Dwelling Unit, Civic Building
- Single-Family & Common Accessory Uses



**GENERAL DESCRIPTION**

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

**TRANSPORTATION**

Block Perimeter	3,000 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

**DENSITY**

Units Per Gross Acre	7.5 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

**BUILDING TYPES ALLOWED**

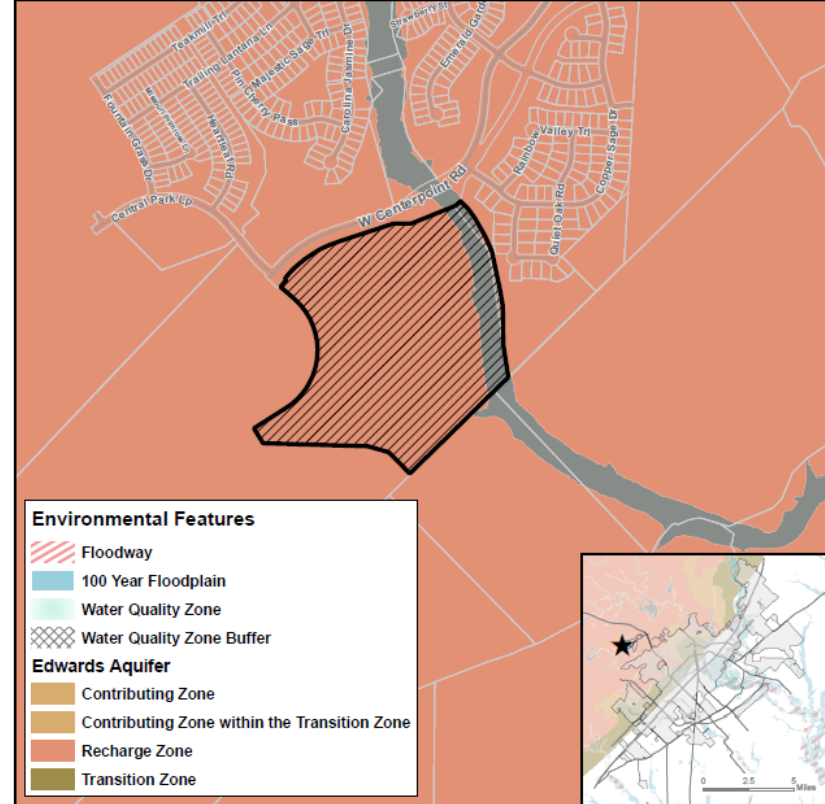
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.14



# Environmental Analysis

- Is Located within Recharge Zone and 100-yr floodplain;
- DA provides standards to mitigate impact to natural features

## ZC-22-18 Environmental Features La Cima Phase 4 — S. Corner of the W. Centerpoint Rd. & Central Park Lp. Intersection



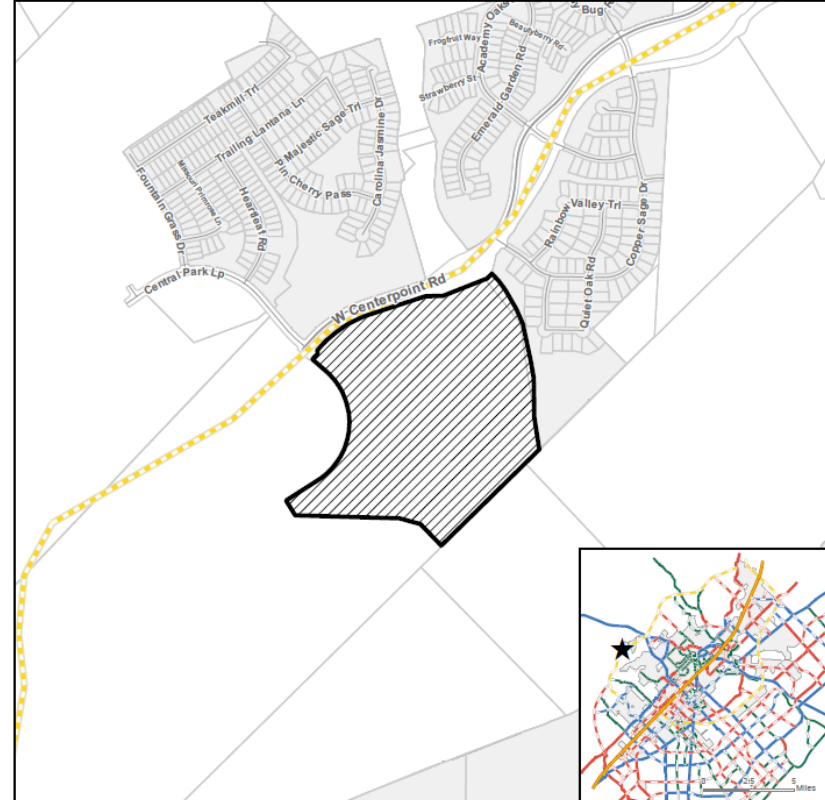




# Infrastructure

- **Streets**
  - Streetscape Improvements
  - Transportation Master Plan
  - Block perimeter (3,000 feet)
  - Bicycle & Sidewalk connections
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Pedernales Electric

**ZC-22-18**  
**Transportation Master Plan**  
**La Cima Phase 4 — S. Corner of the W. Centerpoint Rd. & Central Park Lp. Intersection**



★ Site Location	<b>Thorough Fare Street Plan</b>	0 500 1,000 2,000 Feet
▨ Subject Property	— Proposed Facilities Thoroughfare, Pkwy	
□ Parcels		
□ City Limit		

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Map Date: 4/14/2022



# Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 9-0 vote.
- Staff recommends **approval** of the request as presented.



# Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family – 4.5 (SF-4.5)
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 SF-4.5 district is primarily intended to accommodate single family detached houses. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian uses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential. (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	2 spaces per dwelling unit (Single Family Detached)
Max Residential Units per acre	0.4 units per acre (max)	7.5 units per acre (max)
Occupancy Restrictions	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' primary street & 15' secondary street front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	30%	60%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum 4,500 sq. ft. lot size
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.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter Max