



Public Hearing

ZC-23-15

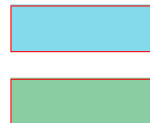
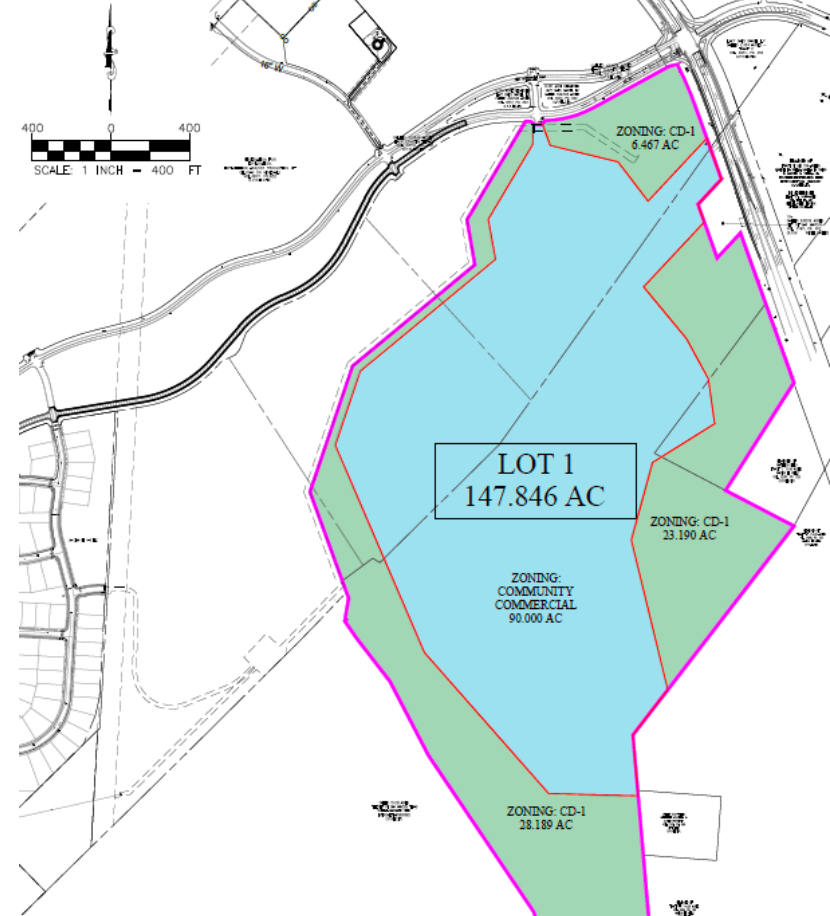
Hill Country Studios / FD to CD-1

Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate – San Marcos, LLC, for a zoning change from “FD” Future Development to “CD-1” Character District - 1 or, subject to consent of the owner, another less intense zoning district classification, for approximately 57.846 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No’s. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd 12 intersection. (W. Rugeley)



Related Applications

- ZC-23-15: 57.846 acres / CD-1
- ZC-23-02: 90 acres / CC



COMMUNITY COMMERCIAL (90 AC)

CHARACTER DISTRICT 1 (57.846)



Property Information

- Approximately 58 acres
- SW corner of the W. Centerpoint Rd & Ranch Rd. 12 intersection
- Located within ETJ, annexation concurrently considered by City Council

ZC-23-15

High Country Studios -
W. Centerpoint Rd & Ranch Rd 12

400ft Buffer

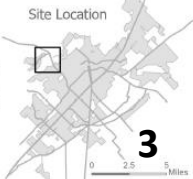


 Subject Property
 Parcel
 400ft Buffer



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Date: 5/4/2023

SAN MARCOS Planning and Development Services





Context & History

- Currently vacant
- Surrounding uses
 - Vacant/rural
- La Cima DA. Res. 2022-106R

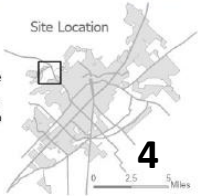


- Subject Property
- Parcel
- City Limit



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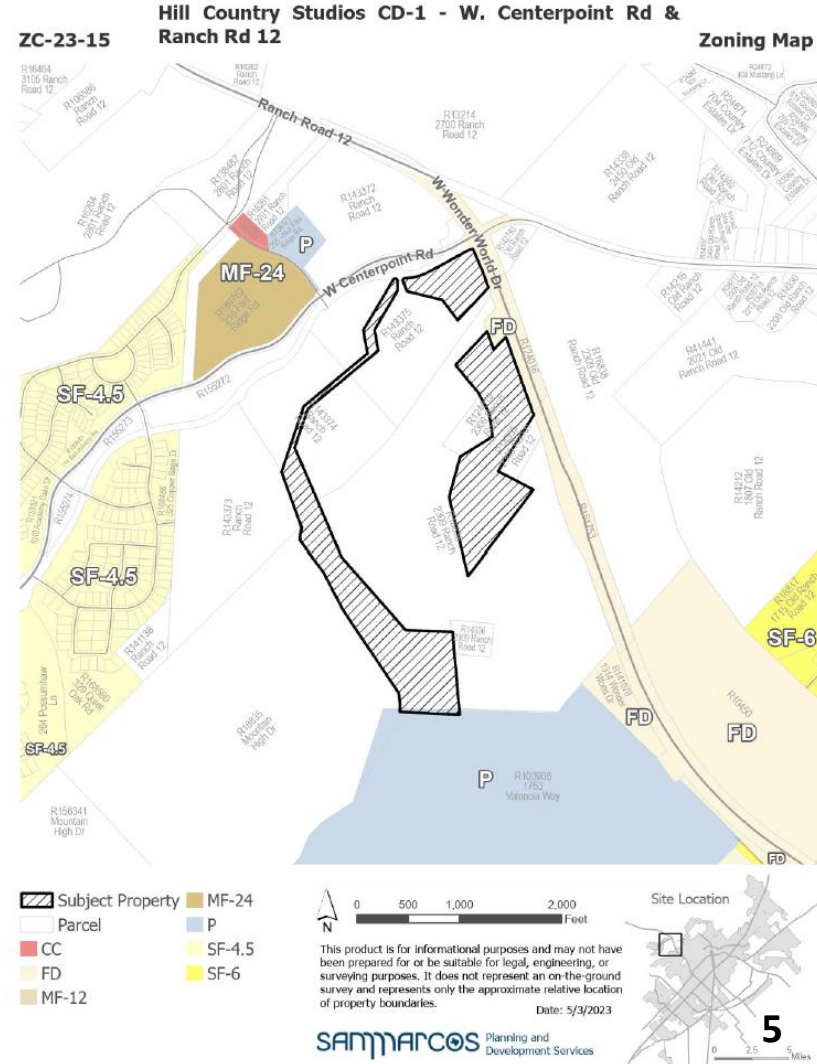
Date: 5/3/2023





Context & History

- Existing Zoning: Outside City Limit (ETJ)
- Proposed Zoning: Character District-1 (CD-1)
 - Seeks to preserve open spaces and sensitive areas. Parks and open space are allowed



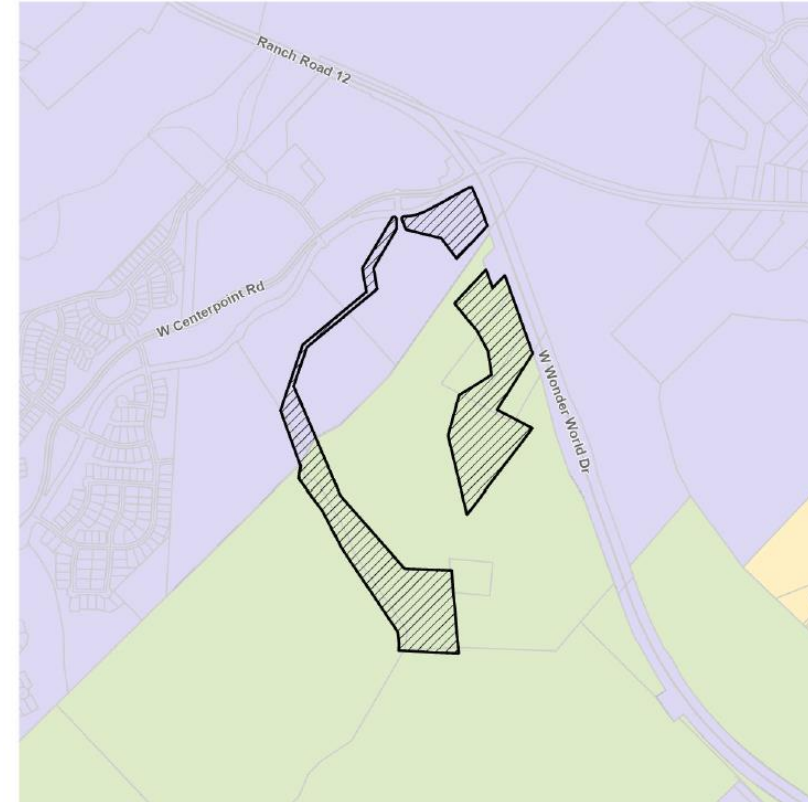


Comprehensive Plan Analysis

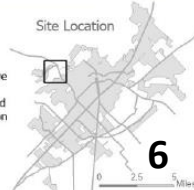
Step 1: Where is the property located on the Comprehensive Plan?

- 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

Open Space



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Comprehensive Plan Analysis

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

Character District-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?

Existing Zoning Future Development (FD) to Character District (CD-1)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF-4.5, 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. 4.1.2.6(C)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

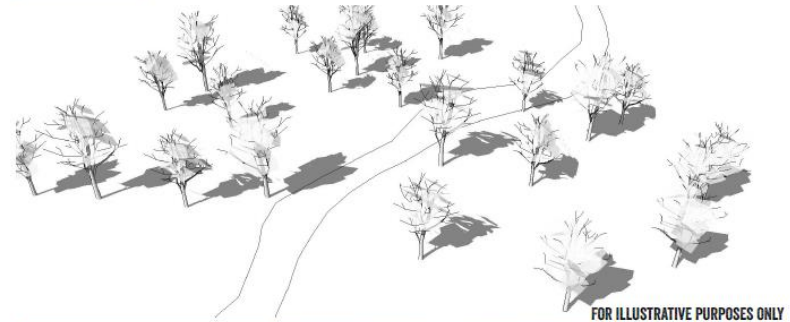


Zoning Analysis

- CD-1 District is the least intense zoning district in the City’s Code, primarily characterized by extensive, undisturbed landscapes
- Agricultural and public uses
- Proposed as open space

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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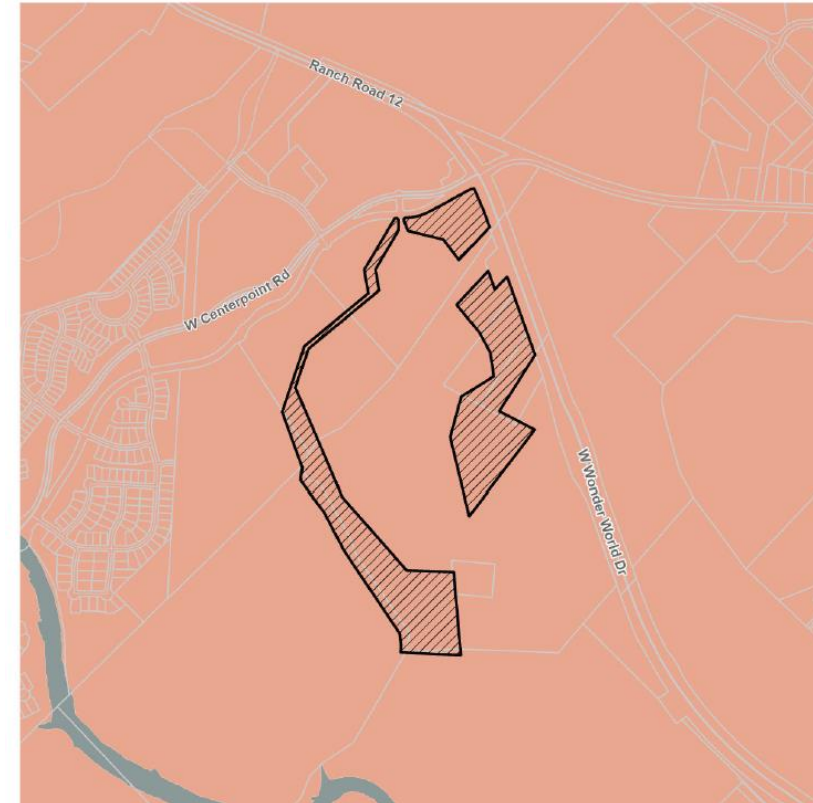
DENSITY

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



Environmental Analysis

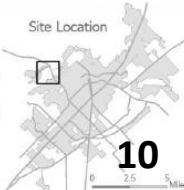
- Is located within Recharge Zone
- DA provides standards to mitigate impact to natural features



- ▨ Subject Property
- ▭ Parcels
- 100 Year Floodplain
- Recharge Zone



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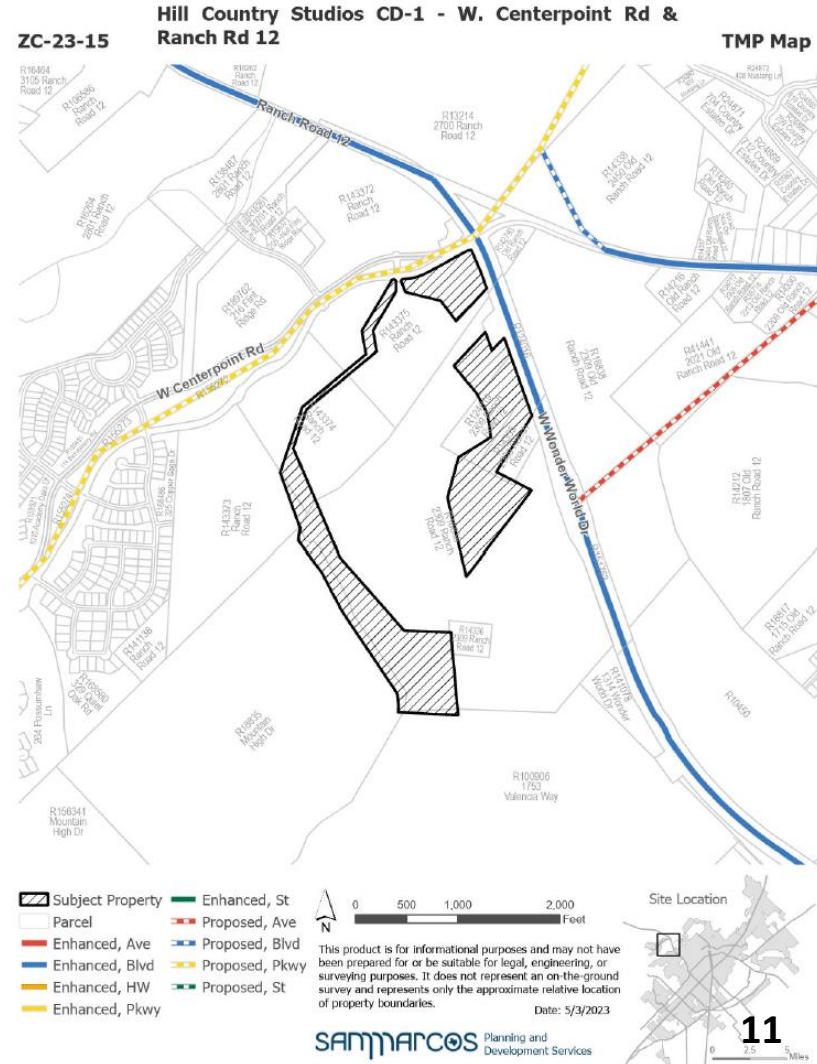
Infrastructure

Streets

- Streetscape improvements based on DA
- Transportation Master Plan
- Block perimeter based on DA
- Bicycle & sidewalk connections

Utilities

- City of San Marcos Water / Wastewater
- Pedernales Electric





Recommendation

- Staff recommends approval of ZC-23-15 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