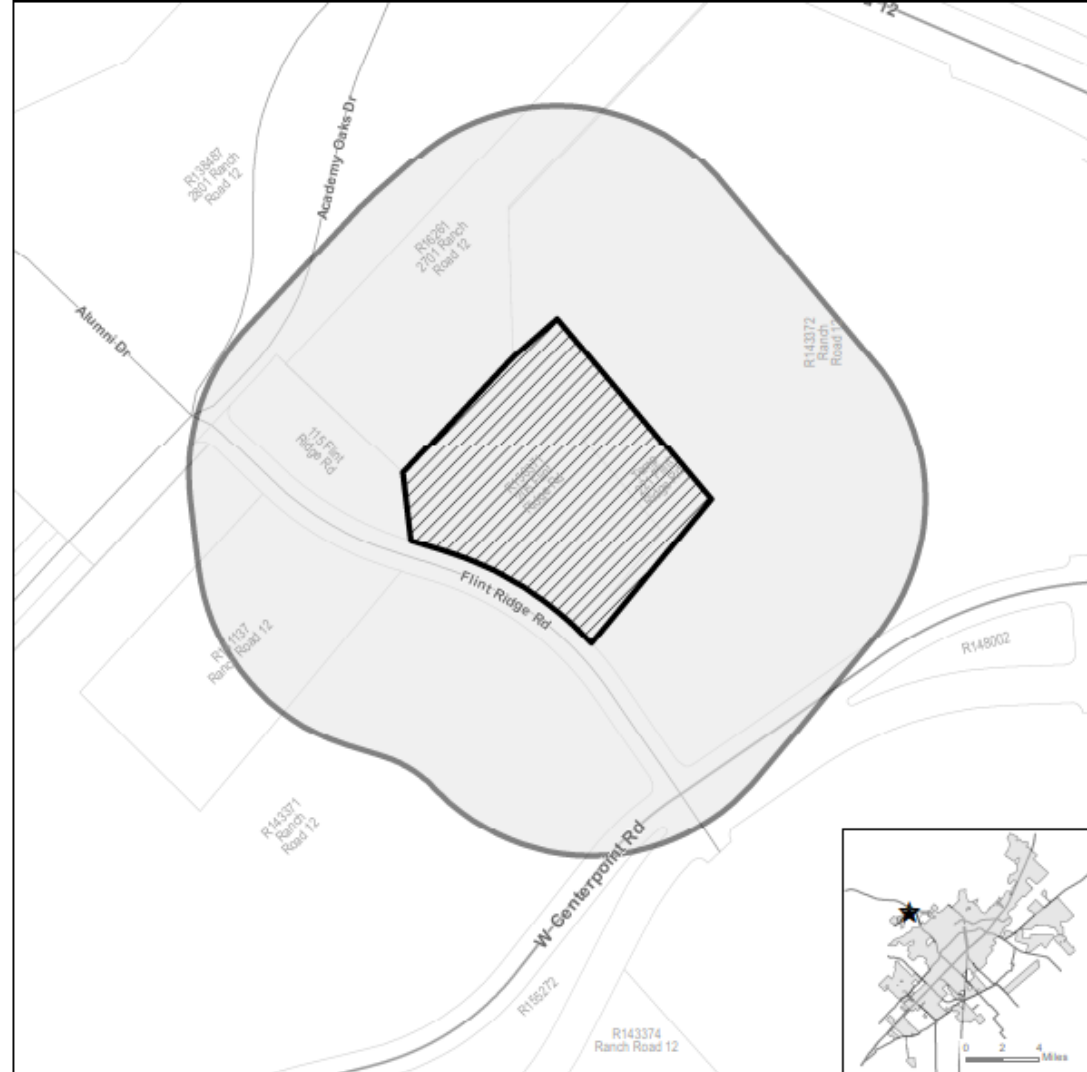


ZC-21-05 (Fire Station #2)

Hold a public hearing and consider a request by the City of San Marcos for a zoning change from “FD” Future Development to “P” Public and Institutional, or subject to consent of the owner, another less intense zoning district classification, for approximately 4.310 acres, described as Lot 1, La Cima Fire Station Subdivision, located at 205 Flint Ridge Road. (A. Brake)

Location:

- Approximately 4.310 acres
- **Current Configuration:**
Fire Station / Water Tower
- Surrounding uses include:
 - Single-family (ETJ)
 - San Marcos Academy
 - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



<ul style="list-style-type: none"> ★ Site Location ▨ Subject Property ■ 400' Buffer □ Parcel ■ City Limit 	<p>0 150 300 600 Feet</p>	<p>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.</p> <p style="text-align: right;">Map Date: 4/5/2021</p>
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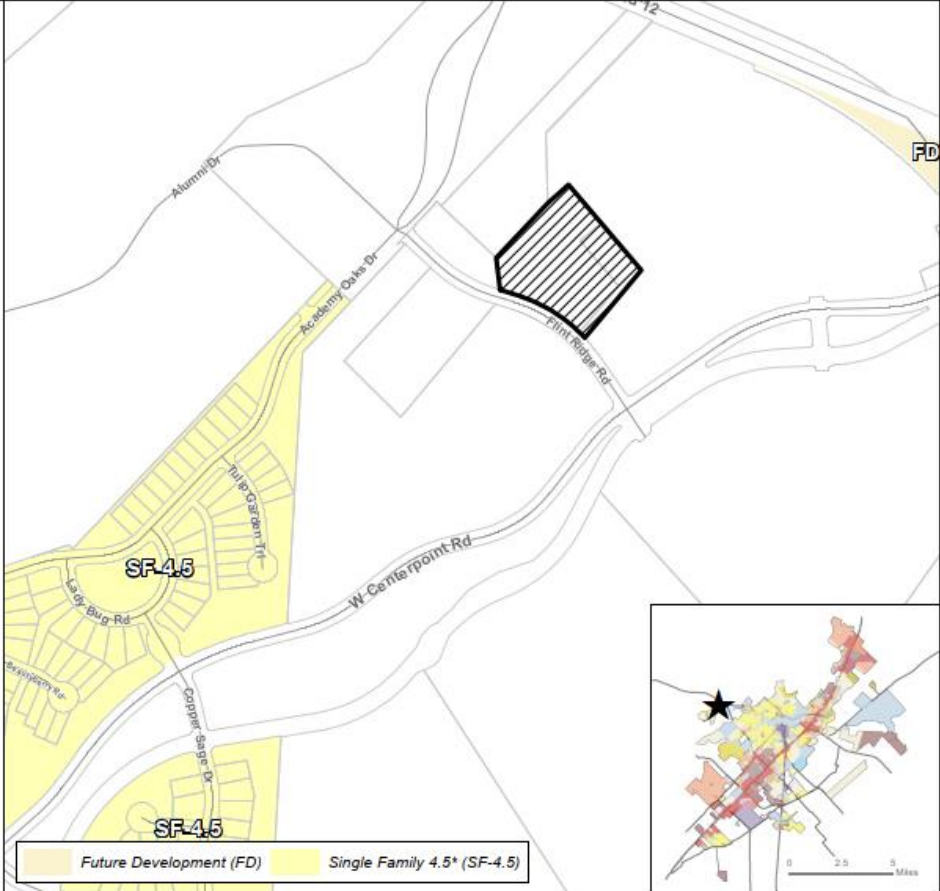
Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Public and Institutional (P)
- Proposed P zoning allows for civic and public uses
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.



<ul style="list-style-type: none"> ★ Site Location ▭ Subject Property ▭ Parcel ▭ City Limit 	<p>0 125 250 500 Feet</p>
<p>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. Imagery from 2017.</p>	
<p>Map Date: 4/5/2021</p>	

ZC-21-05
Existing Zoning
Fire Station #2 (P) — 205 Flint Ridge Rd



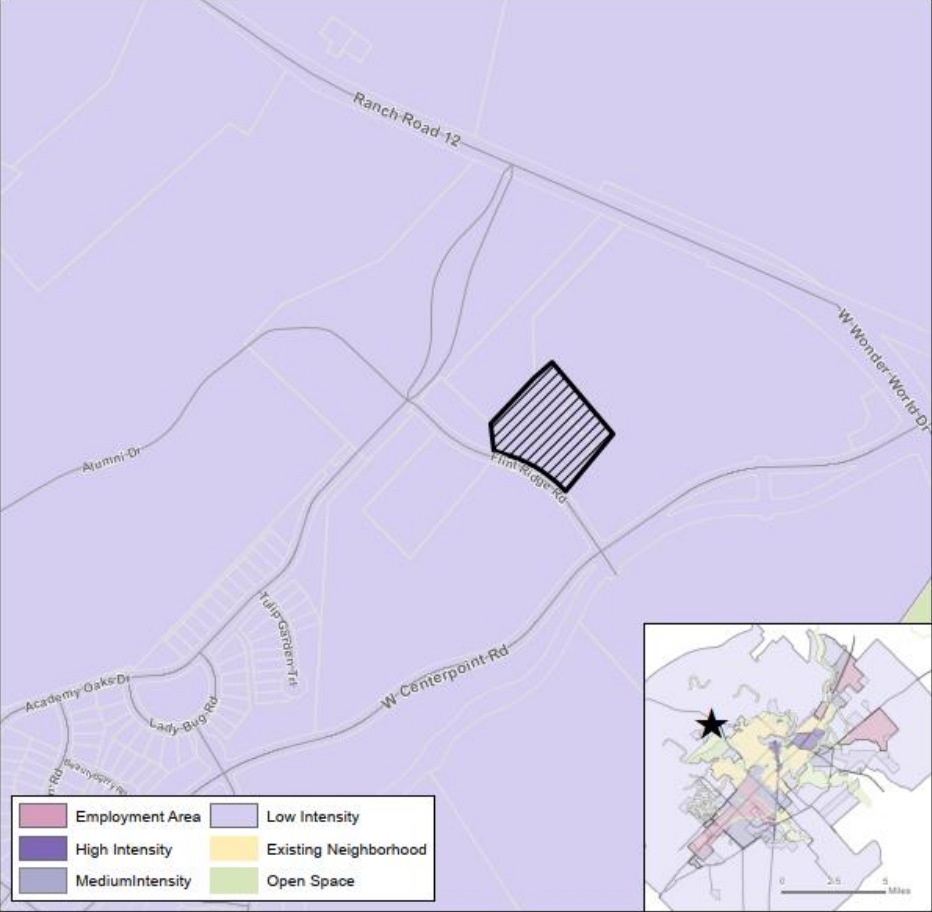
★ Site Location
 ▨ Subject Property
 □ Parcels
 □ City Limit

0 275 550 1,100 Feet

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: 4/5/2021

ZC-21-05
Preferred Scenario
Fire Station #2 (P) — 205 Flint Ridge Rd



★ Site Location
 ▨ Subject Property
 □ Parcels
 □ City Limit

0 325 650 1,300 Feet

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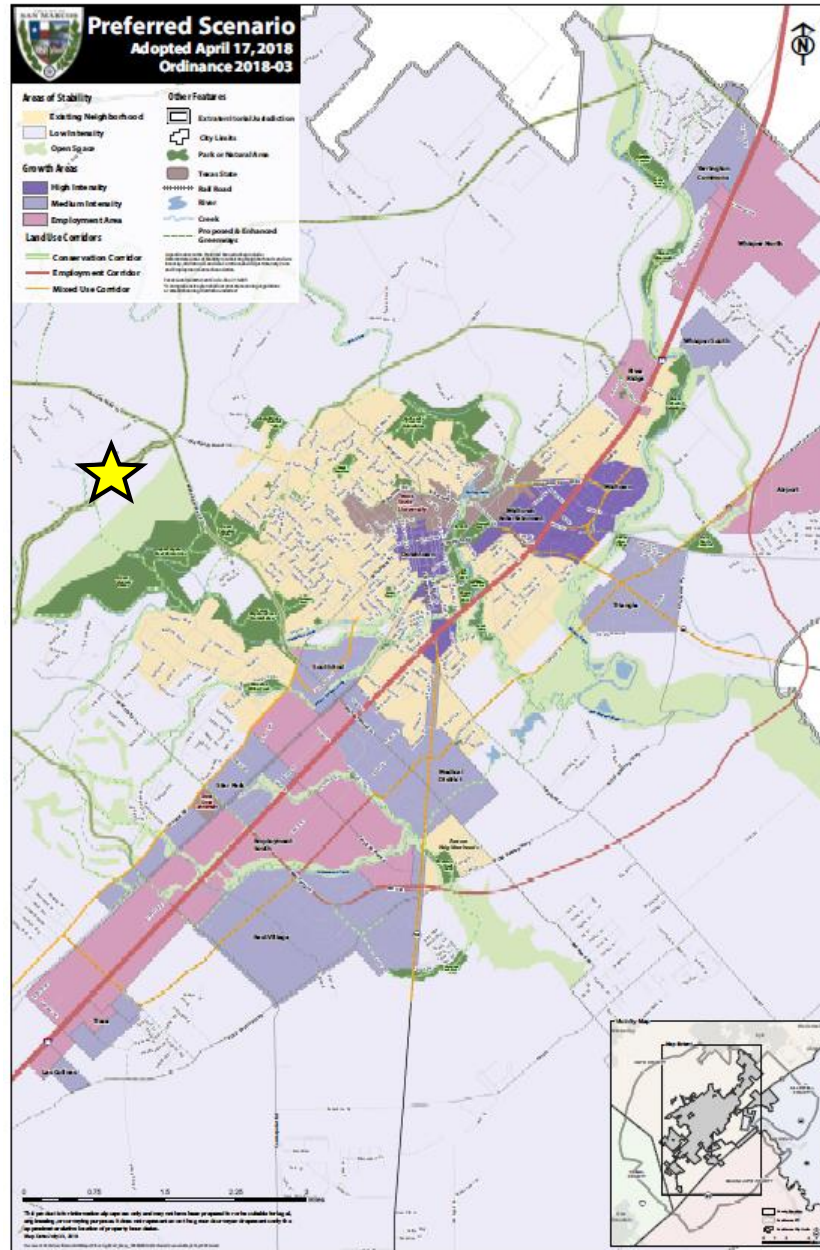
Map Date: 4/5/2021

Comprehensive Plan Analysis

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

Located in a Low Intensity Zone

“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan. ” (4.1.1.6)



Comprehensive Plan Analysis

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

Applicant is requesting a Legacy District “P” within a Low Intensity Zone. While Section 4.1.2.9 does not allow for new Legacy Districts, the Development Agreement was in place prior to Code SMTX adoption. Zoning request is consistent with existing Development Agreement.

Section 4.1.2.9 Legacy Districts

The following districts are referred to as legacy districts. These districts exist in the former Chapter 4 of the Land Development Code and have been re-established in Section A.1.1.1. These districts may eventually be replaced with a conventional residential, special, character, or neighborhood zoning district. No new legacy district may be added to the Official Zoning Map, nor may any boundary of an existing legacy district be expanded.

TABLE 4.8 LEGACY DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME
AR	Agricultural Ranch District
SF-11	Single Family District - 11
MR	Manufactured Home District
D	Duplex Residential District
DR	Duplex Restricted District
TH	Townhouse Residential District
PH-ZL	Patio Home, Zero-Lot-Line Residential District
MF-12	Multiple-Family Residential District (12 units)
MF-18	Multiple-Family Residential District (18 units)
MF-24	Multiple-Family Residential District (24 units)
MU	Mixed Use District
P	Public/ Institutional
OP	Office Professional District
NC	Neighborhood Commercial District
CC	Community Commercial District
GC	General Commercial District
VMU	Vertical Mixed Use District

P Zoning Analysis:

- Public and Institutional (P) district is intended to accommodate uses of a governmental, civic, public service, or public institutional nature.

- Proposed rezoning aligns with vision of the Comprehensive Plan, which calls **for well maintained public facilities that meet needs of our community.**

- City Fire Station Number 2 is currently location on the property.

C. **Additional Development Standards.** See Section 9.1.1.1.

D. **Additional Area, Building and Height Requirements:**

1. **Minimum Lot Area:**

- a. Internal: 6,000 square feet
- b. Corner: 7,500 square feet

2. **Minimum Lot Width:**

- a. Internal: 50 feet
- b. Corner: 60 feet

3. **Minimum Lot Frontage:**

- a. Internal: 50 feet
- b. Corner: 60 feet

4. **Minimum Rear Yard:** Five feet with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard

5. Structures higher than four stories may be approved by CUP.

6. All uses shall provide connections to existing sidewalks, parks or open space.

7. Parking areas for nonresidential uses shall be screened from single-family uses with a living or solid masonry screening device.

E. **Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

Section 9.2.2.2P, Public and Institutional District

A. **Purpose.** The P, Public and Institutional District is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.

B. **Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix in Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

C. **Additional Development Standards.** See Section 9.1.1.1.

D. **Additional Area, Building and Height Requirements:**

1. **Minimum Lot Width:**

- a. Internal: 50 feet
- b. Corner: 60 feet

2. **Minimum Lot Frontage:**

- a. Internal: 50 feet
- b. Corner: 60 feet

3. **Minimum Rear Yard:** Five feet; an additional two feet is required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard.

E. **Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

Section 9.2.2.30P, Office Professional District

A. **Purpose.** The OP, Office Professional District is established to provide areas primarily for low intensity, small scale office uses and service facilities. Office uses should be compatible with residential uses, and should incorporate established landscape and buffering requirements.

B. **Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix in Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

C. **Additional Development Standards.** See Section 9.1.1.1.

D. **Additional Area, Building and Height Requirements:**

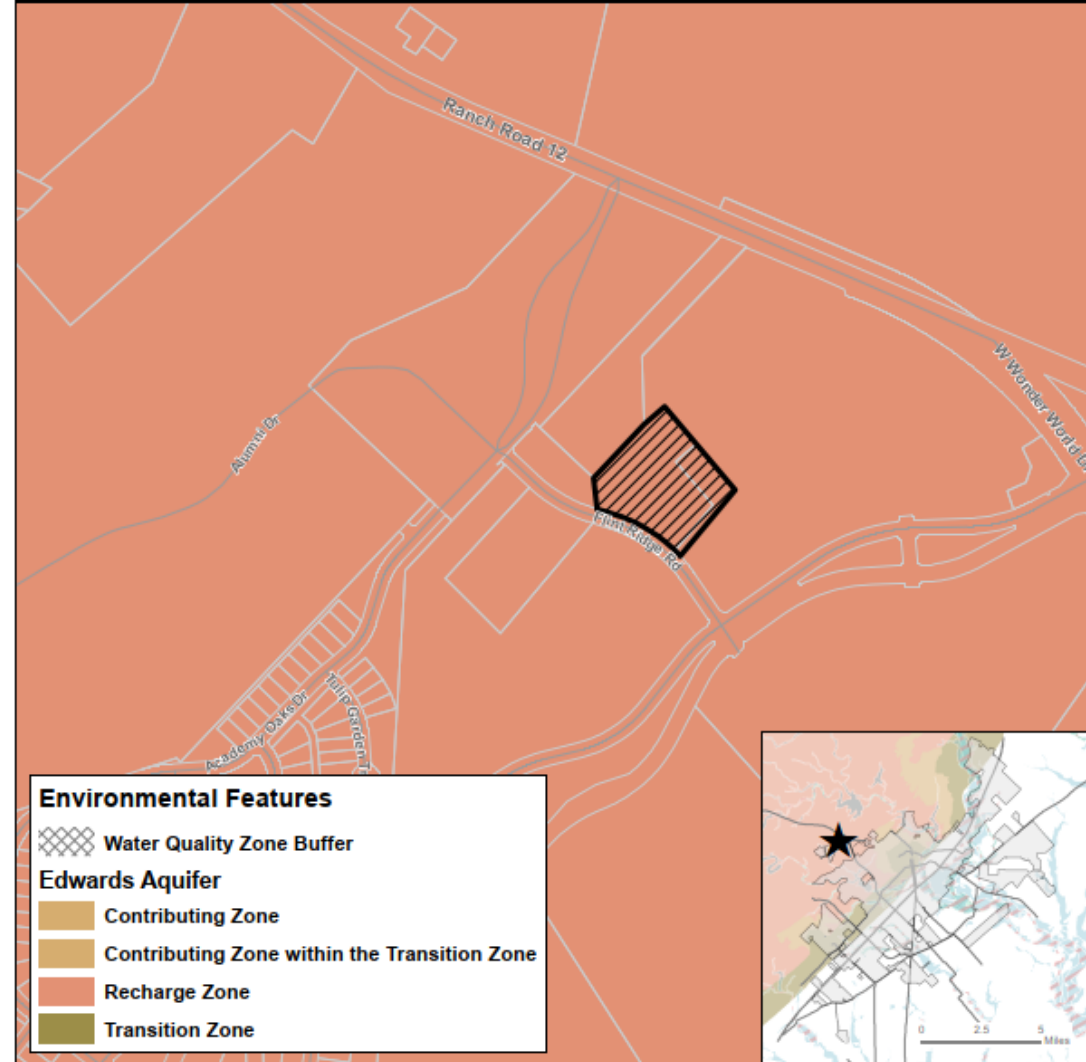
1. **Minimum Lot Area:**

- a. Internal: 6,000 square feet
- b. Corner: 7,500 square feet

2. **Minimum Lot Frontage:**

Environmental Analysis

- Not located in floodplain
- Existing development standards within Development Agreement to mitigate for impact to natural features



P&Z Commission Recommendation:

At their April 13, 2021 regular meeting, the Planning & Zoning Commission recommended approval of the designation. (8-0)

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “P” Public and Institutional.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Public and Institutional (P)
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 Public and Institutional (P) district is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.
Uses	Residential (<i>See Land Use Matrix</i>)	Civic or public (<i>See Land Use Matrix</i>)
Parking Location	No location standards	Based on Development Agreement (<i>which refers to previous Land Development Code</i>)
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	Based on use & Development Agreement (<i>which refers to previous Land Development Code</i>)
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Based on Development Agreement
Building Height (max)	2 stories	N/A
Setbacks	Based on Zoning District	Based on Development Agreement
Impervious Cover (max)	30%	80%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Based on Development Agreement (<i>which refers to previous Land Development Code</i>)
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.	Based on Development Agreement (<i>which refers to previous Land Development Code</i>)
Blocks	No Block Perimeter Required	Based on Development Agreement (<i>which refers to previous Land Development Code</i>)