



Public Hearing

ZC-21-26

Centerpoint Commons PA/FD/GC to CD-5

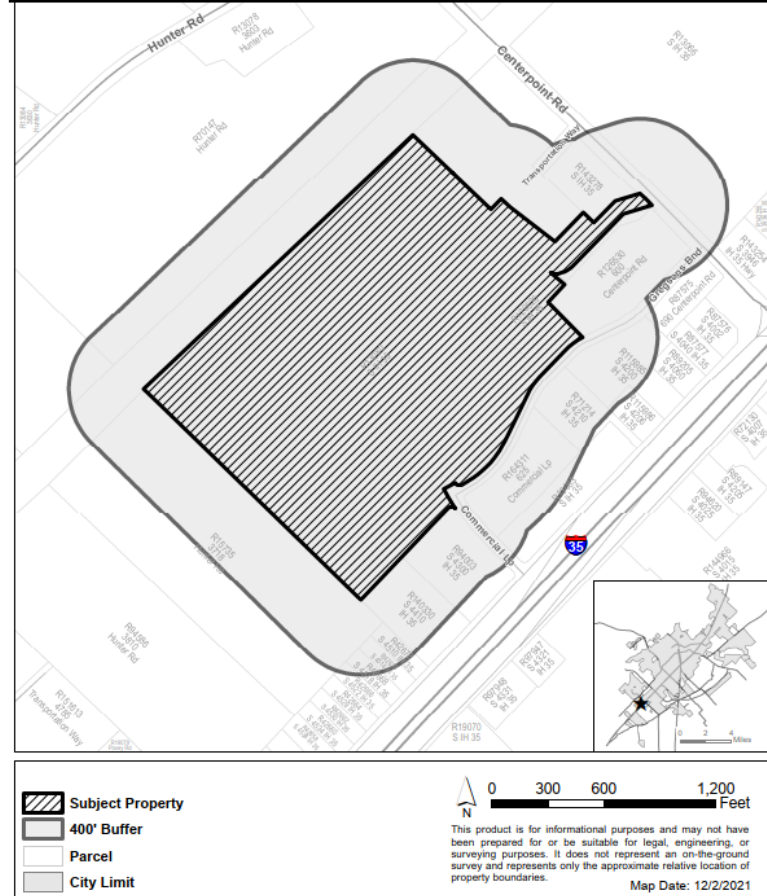
Hold a public hearing and consider a request by Centerpoint Commons, LLC, for a Zoning Change from Planning Area (PA), Future Development (FD), and General Commercial (GC) to Character District-5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification, for approximately 70.89 acres, more or less, out of the Edward Burleson Survey, Abstract 63, generally located north of the intersection of Gregson's Bend and Commercial Loop in San Marcos, Texas.



Property Information

- Approximately 70 acres
- Located on Gregson's Bend and Commercial Loop
- Primarily located within City Limits. Approx. 2 acres is located in the ETJ and an application for annexation of that section has also been submitted (AN-22-05)

ZC-21-26
400' Notification Buffer
Centerpoint Commons CD-5 — Gregsons Bnd/ Commercial

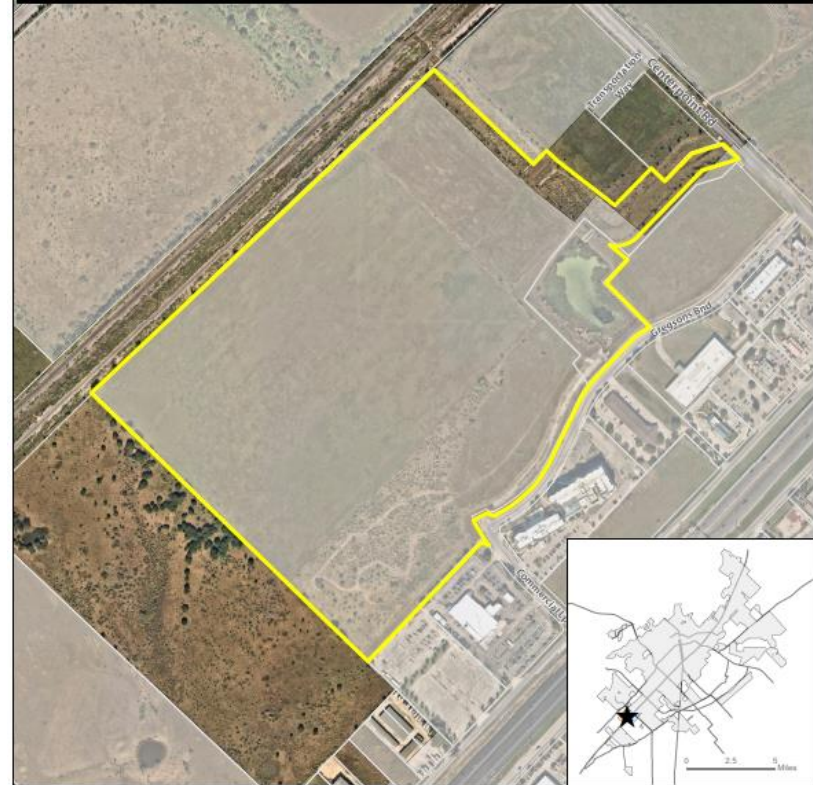




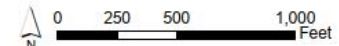
Context & History

- Currently Vacant
- Surrounding Uses
 - Hotels
 - Car dealership
 - Railway line
 - Rural/ undeveloped
- Originally annexed and zoned for “Sportsplex” development in March 2020 (Ord 2020-09).

ZC-21-26 Aerial View Centerpoint Commons CD-5 - Gregsons Bnd/Commercial Lp



- ★ Site Location
- Subject Property
- Parcel
- City Limit



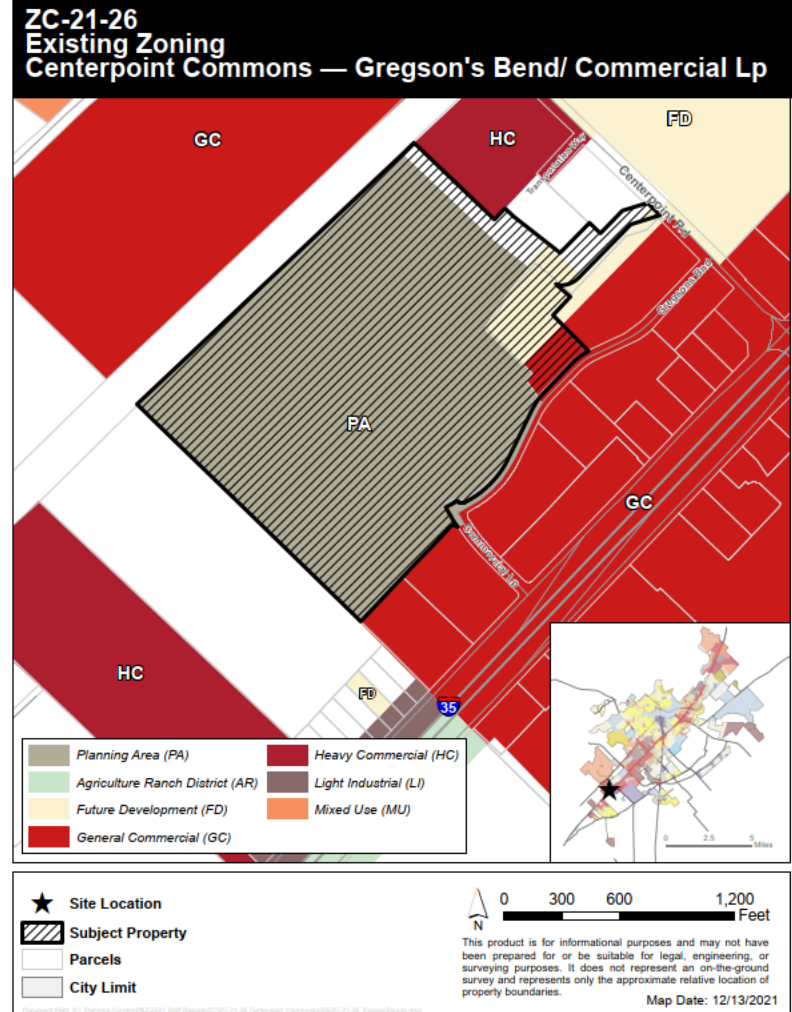
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/1/2021



Context & History

- Existing Zoning:
Planning Area (PA)
 - Allows for a mixture of zoning districts.
 - CD-4 (Character District-4): 0-10%
 - CD-5 (Character District-5): 10-40%
 - EC (Employment Center): 60-90%
 - LI (Light Industrial): 0-30%
- Proposed Zoning:
Character District-5 (CD-5)
 - Allows residential, retail, service, and commercial uses.

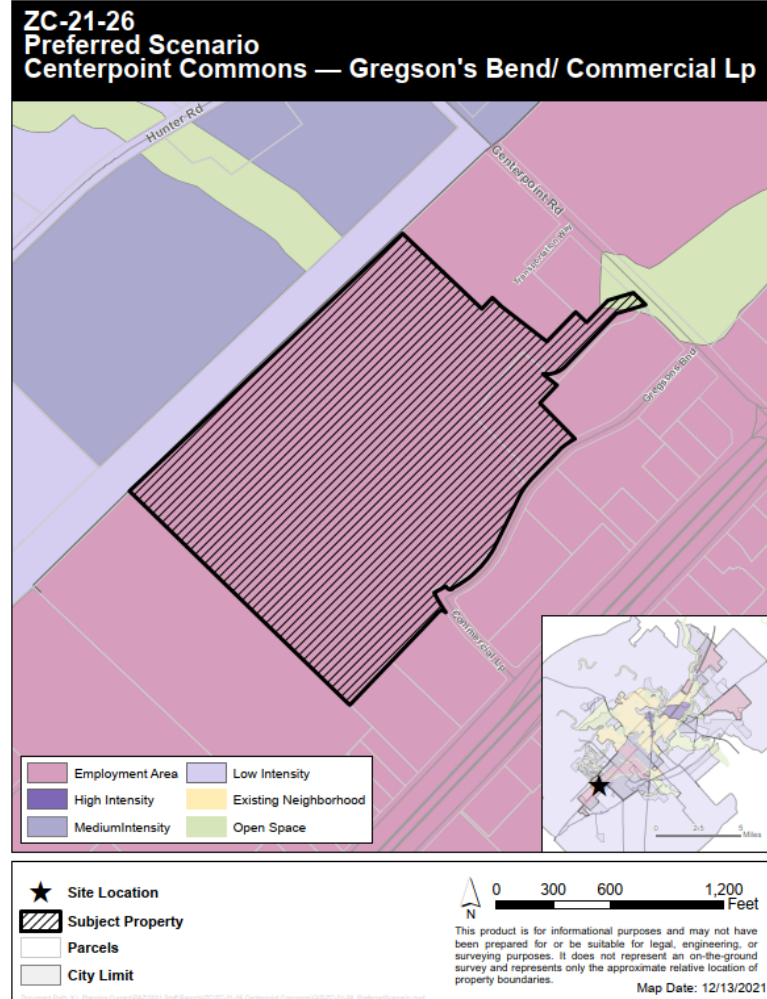




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Area
- An area intended to accommodate economic growth and the recruitment of major employers





Comprehensive Plan Analysis

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

“Character District” (CD-5) within a “Employment Center.”

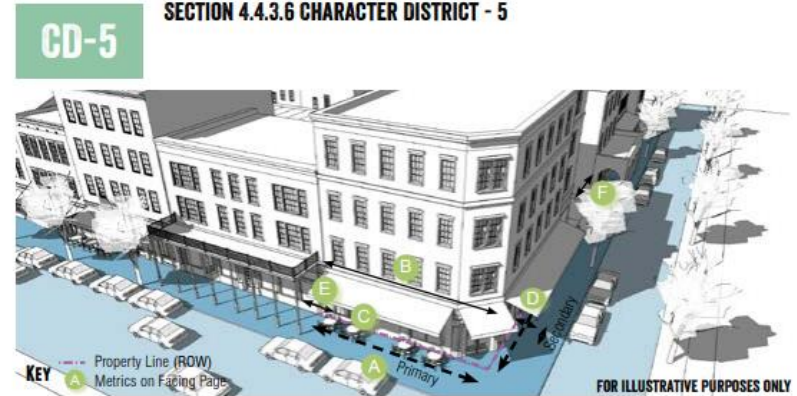
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

| 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

- CD-5 zoning is intended to provide a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian oriented activity.
- Allowable Building Types:** *Accessory dwelling units; townhomes; apartments; live/work; mixed use shopfront, and civic.*
- Allowable Uses:** *wide variety of uses including Residential; Commercial; Public and institutional ; light manufacturing.*



GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.



TRANSPORTATION

| | | |
|------------------|--------------------------|------------------------------------|
| Block Perimeter | 2,000 ft. max | Section 3.6.2.1 |
| Streetscape Type | Main Street Multi-Way | Section 3.8.1.6 Section 3.8.1.9 |

DENSITY

| | |
|------------------|-----------|
| Impervious Cover | 100% max. |
|------------------|-----------|

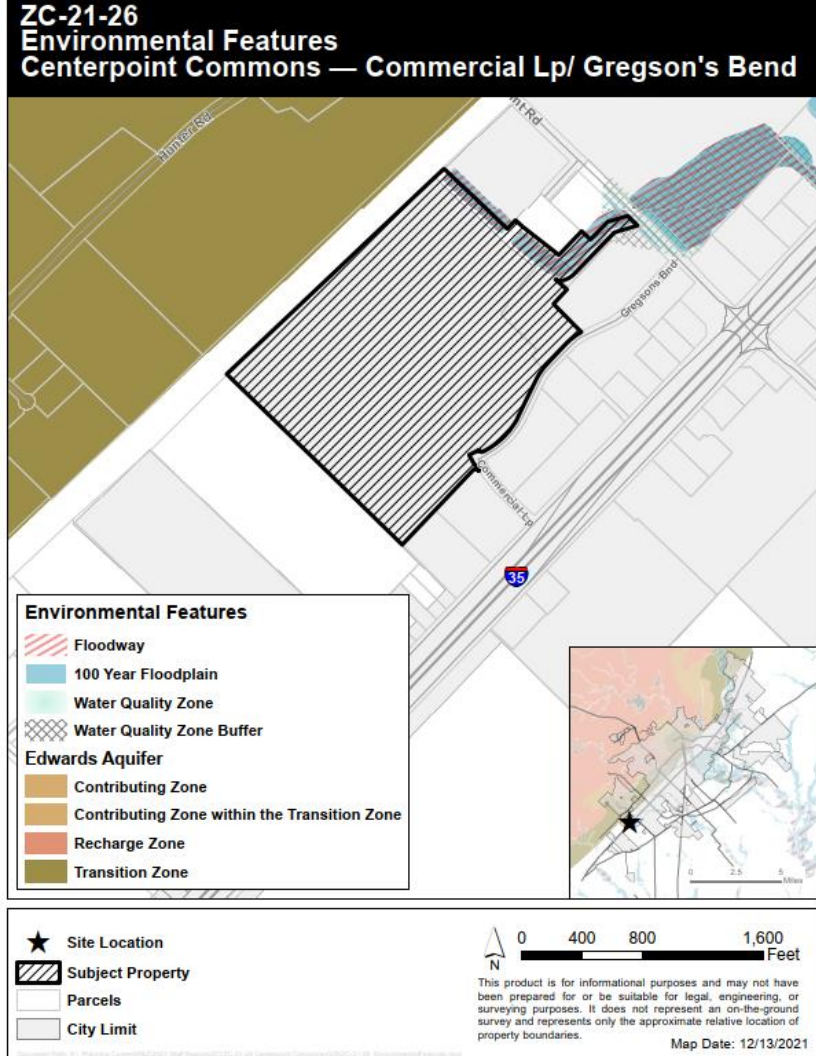
BUILDING TYPES ALLOWED

| | |
|---------------------|------------------|
| Accessory Dwelling | Section 4.4.6.1 |
| Townhouse | Section 4.4.6.6 |
| Apartment | Section 4.4.6.9 |
| Live/ Work | Section 4.4.6.10 |
| Mixed Use Shopfront | Section 4.4.6.13 |
| Civic Building | Section 4.4.6.14 |



Environmental Analysis

- Not located within the Edwards Aquifer Recharge Zone, Transition Zone or Contributing Zone.
- Floodway located within the site however this is dedicated as a drainage easement.
- Mostly shown as 1 “least constrained” on the Land Use Suitability Map.





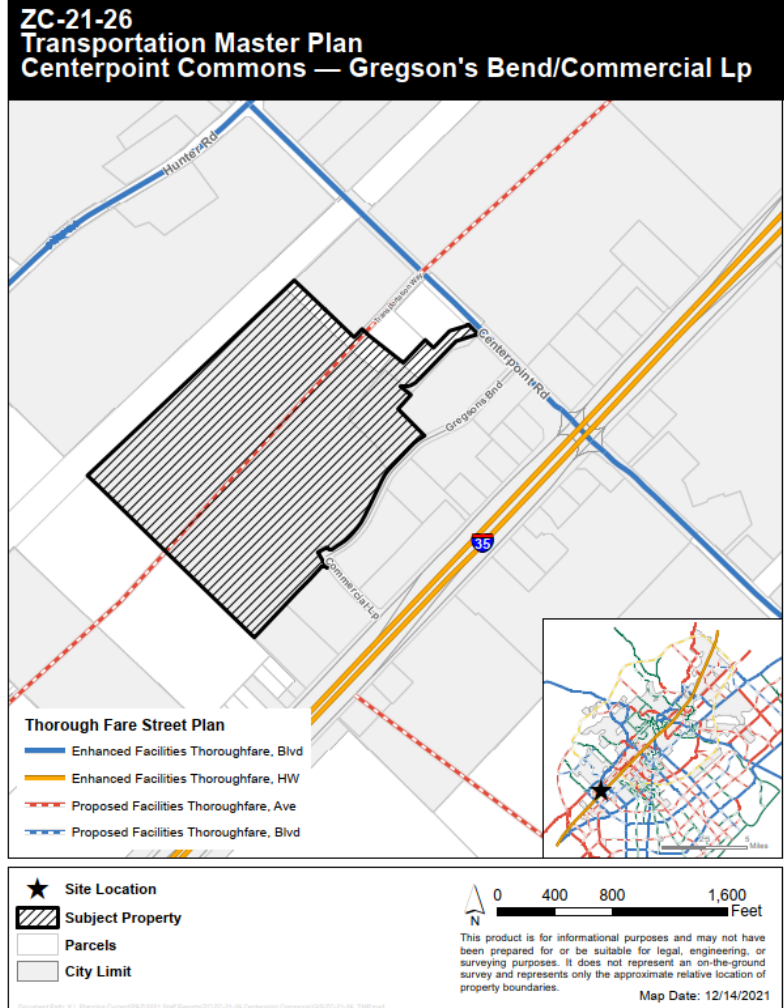
Infrastructure

- **Streets**

- Streetscape improvements required along Gregson's Bend.
- Proposed new avenue through the site per the Transportation Master Plan/.
- Block perimeter (2,000 feet)

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric





Recommendation

- Staff recommends approval of ZC-21-26 as presented.



Zoning District Comparison Chart

| Topic | Existing Zoning: Planning Area District (PA) | Existing Zoning: Future Development (FD) | Existing Zoning: General Commercial (GC) | Proposed Zoning: Character District – 5 (CD-5) |
|---------------------------------------|---|--|---|---|
| Zoning Description | PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation. | 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 GC District is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District. | The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity. |
| Uses | Residential with some limited commercial. | Residential / Agricultural (See Land Use Matrix) | Office, Service Uses, Retail, Commercial, etc. (See Land Use Matrix) | Residential, Commercial, Office, etc. (See Land Use Matrix) |
| Parking Location | Varies based on district | No location standards | No location standards | No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only |
| Parking Standards | Varies based on district | Dependent upon use | Dependent upon use | Dependent upon use |
| Max Residential Units per acre | N/A | 0.4 units per acre (max) | Residential uses are not allowed | N/A |
| Occupancy Restrictions | N/A | N/A | N/A | N/A |