

ZC-20-03 (Sportsplex)

Hold a public hearing and consider a request by Ed Theriot, on behalf of Outlet West Investors, Ltd., for a zoning change from “FD” Future Development and “GC” General Commercial to “PA” Planning Area District, for approximately 62.48 acres, more or less, out of the Edward Burleson Survey, generally located at the intersection of Commercial Loop and Gregsons Bend.(T. Carpenter)

Location:

- Approximately 62.48 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Hotels
 - Car Dealership
- Located outside the City Limits (Extraterritorial Jurisdiction) / General Commercial

ZC-20-03
Aerial View

GC & FD to PA - Commercial Loop / Gregsons Bend



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

0 500 1,000 2,000
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. Imagery from 2017.

Map Date: 2/4/2020

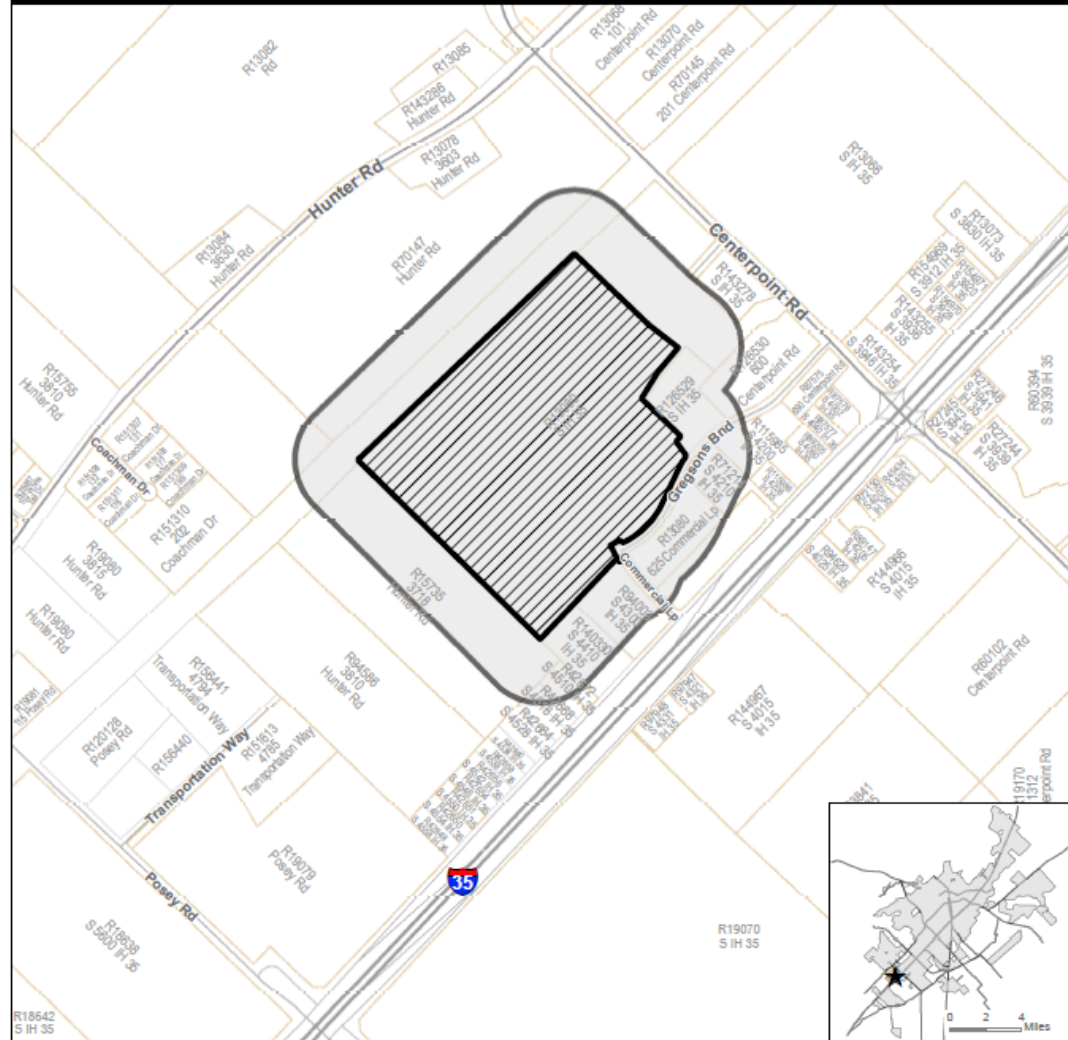
Context & History

- **Existing Zoning:**
 - Partially Outside City Limits (ETJ)
 - General Commercial
 - Future Development
- **Proposed Zoning:**
Planning Area (PA)
- Annexation request is being processed concurrently for property located outside City Limits

ZC-20-03

400' Notification Buffer

GC & FD to PA - Commercial Loop / Gregsons Bend



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

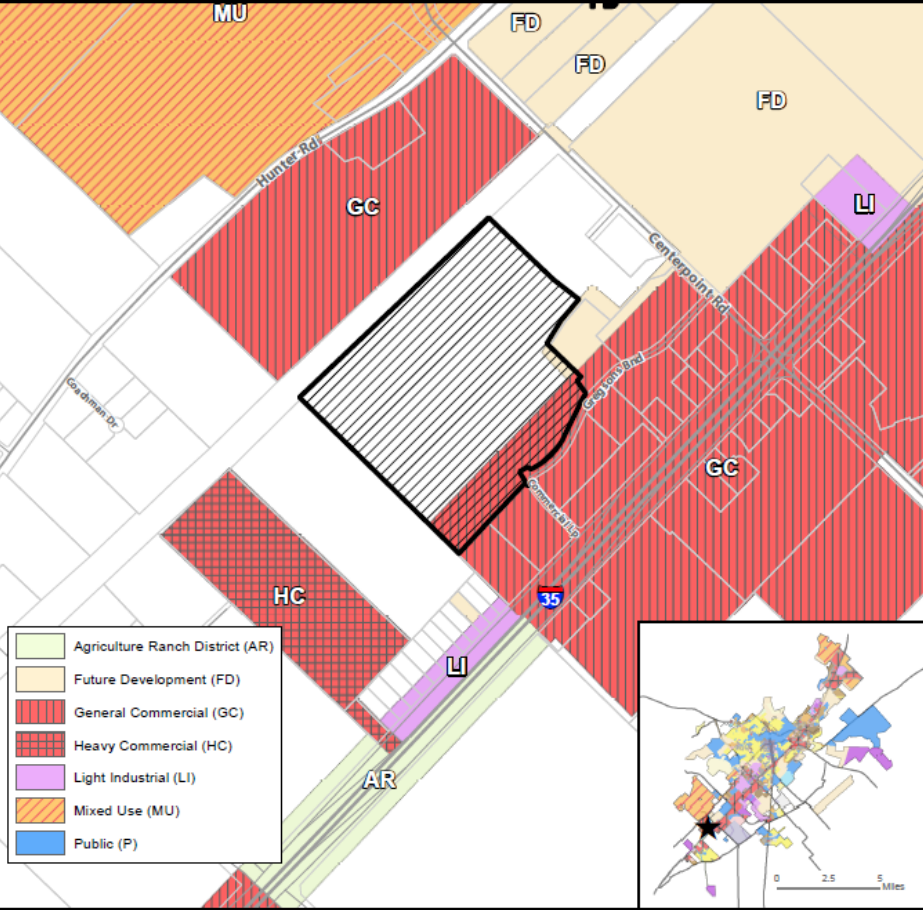


0 500 1,000 2,000 Feet

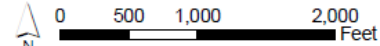
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Map Date: 2/4/2020

ZC-20-03 **Zoning Map** **GC & FD to PA - Commercial Loop / Gregsons Bend**



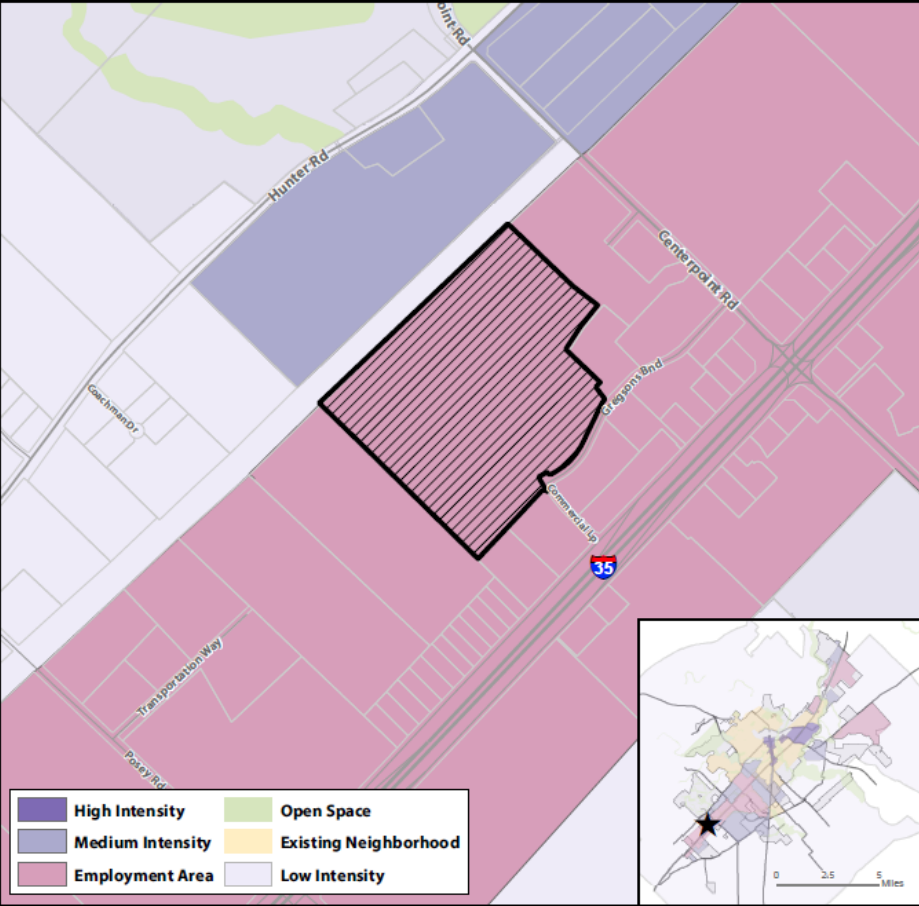
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 2/5/2020

ZC-20-03 **Preferred Scenario** **GC & FD to PA - Commercial Loop / Gregsons Bend**

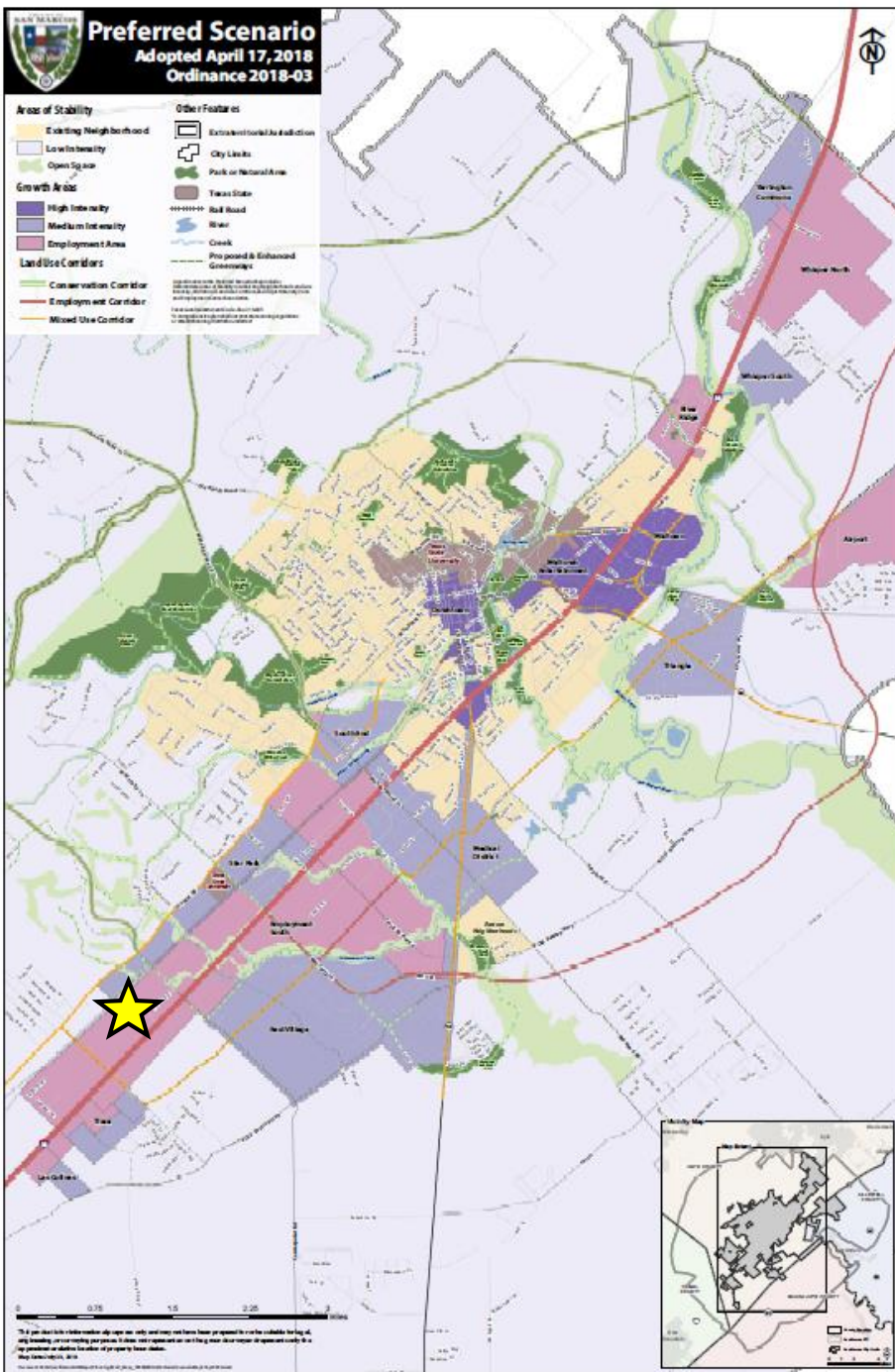


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 2/12/2020



Comprehensive Plan Analysis

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

Located in an Employment Center

“An area intended to accommodate economic growth and the recruitment of major employers.” (4.1.1.6)

Comprehensive Plan Analysis

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

Applicant is requesting a “Planning Area” (PA) within an Employment Center. Zoning request is NP – Not Preferred, and is further scrutiny is required to determine consistency with the Comprehensive Plan

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	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

PA Zoning Analysis:

- Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options and additional park facilities.**
- The property is vacant.

PA

SECTION 4.4.3.7 PLANNING AREA DISTRICT



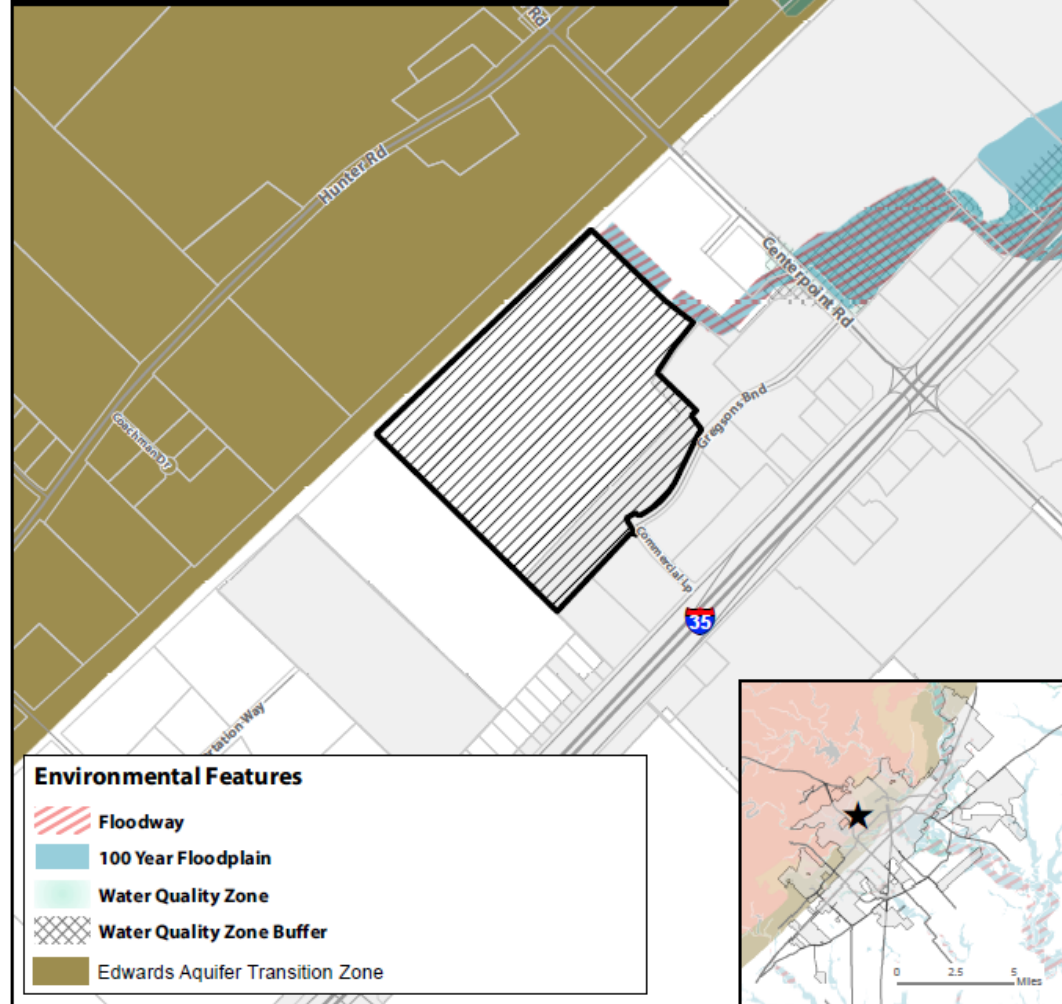
TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4	0 - 10%
		CD-5	10 - 40%
		EC	60 - 90%
		LI	0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, or 3	0 - 10%
		CD-4	10 - 30%
		CD-5	60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning are is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, or 3	10 - 30%
		CD-4	30 - 60%
		CD-5	10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2	50% min.
		CD-3	20 - 40%
		CD-4	10 - 30%
		CD-5	0 - 5%

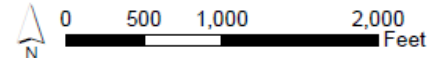
Environmental Analysis

- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.
- Not located within a sensitive watershed.

ZC-20-03 Environmental Features FD to PA — Commercial Loop / Gregson Bend



- ★ Site Location
- ▨ Subject Property
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Map Date: 2/12/2020



PLAN LEGEND

- BUILDABLE AREA
- NON-BUILDABLE AREA
- PROPOSED ALI.W.
- APPROXIMATE WATER SURFACE
- SOURCE: WATER DISTRIBUTION MAP
- APPROXIMATE WASTEWATER
- SOURCE: WASTEWATER COG MAP

NOTES:

1. SUBJECT PROPERTY IS WITHIN THE JURISDICTION OF CITY OF SAN MARCOS FIRE DEPARTMENT AND POLICE DEPARTMENT. THE PROPERTY IS ALSO WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
2. NO EXISTING OR PROPOSED NEIGHBORHOODS ARE ADJACENT TO SUBJECT PROPERTY.
3. PROPERTY IS NOT SUBJECT ANY OVERLAY DISTRICTS.
4. R.O.W. LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

DA DOUCET & ASSOCIATES
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www.doucetengreen.com
P.L.L.C.
TAPL Permit Number: 1010890

**PLANNING AREA DISTRICT
DEVELOPMENT PLAN**

**CENTERPOINT COMMONS
SAN MARCOS, TX**

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
THE CITY OF SAN MARCOS, TEXAS
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
USED FOR CONSTRUCTION
PRIOR TO APPROVAL BY
THE CITY OF SAN MARCOS.

Scale:	As Noted
Designed:	DT
Drawn:	JB
Reviewed:	JG
Date:	3/16/2020
SHEET	
1	
of 1	
Project No.: 2055-001-01	

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “GC” General Commercial and “FD” Future Development to “PA” Planning Area District.

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Planning Area (PA)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	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.	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.
Uses	No zoning restrictions	Residential and Agricultural (See Land Use Matrix)	Residential with some limited commercial. (See Land Use Matrix)
Parking Location	No zoning standards	No location standards	Varies based on district
Parking Standards	No zoning standards	2 spaces per dwelling unit (if single family detached)	Varies based on use
Max Residential Units / acre	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	No zoning standards	2 stories	CD-4: 3 stories CD-5: 5 stories EC: 4 stories LI: 4 Stories
Setbacks	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Planning Area (PA)
Impervious Cover (max)	No zoning standards	30%	CD-4: 80% CD-5: 100% EC: 80% LI: 80%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Lot size varies depending on zoning district and building type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Conventional and Mixed Use.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	CD-4: 2,400 ft. block perimeter CD-5: 2,000 ft. block perimeter HC & LI: 5,000 ft. block perimeter