

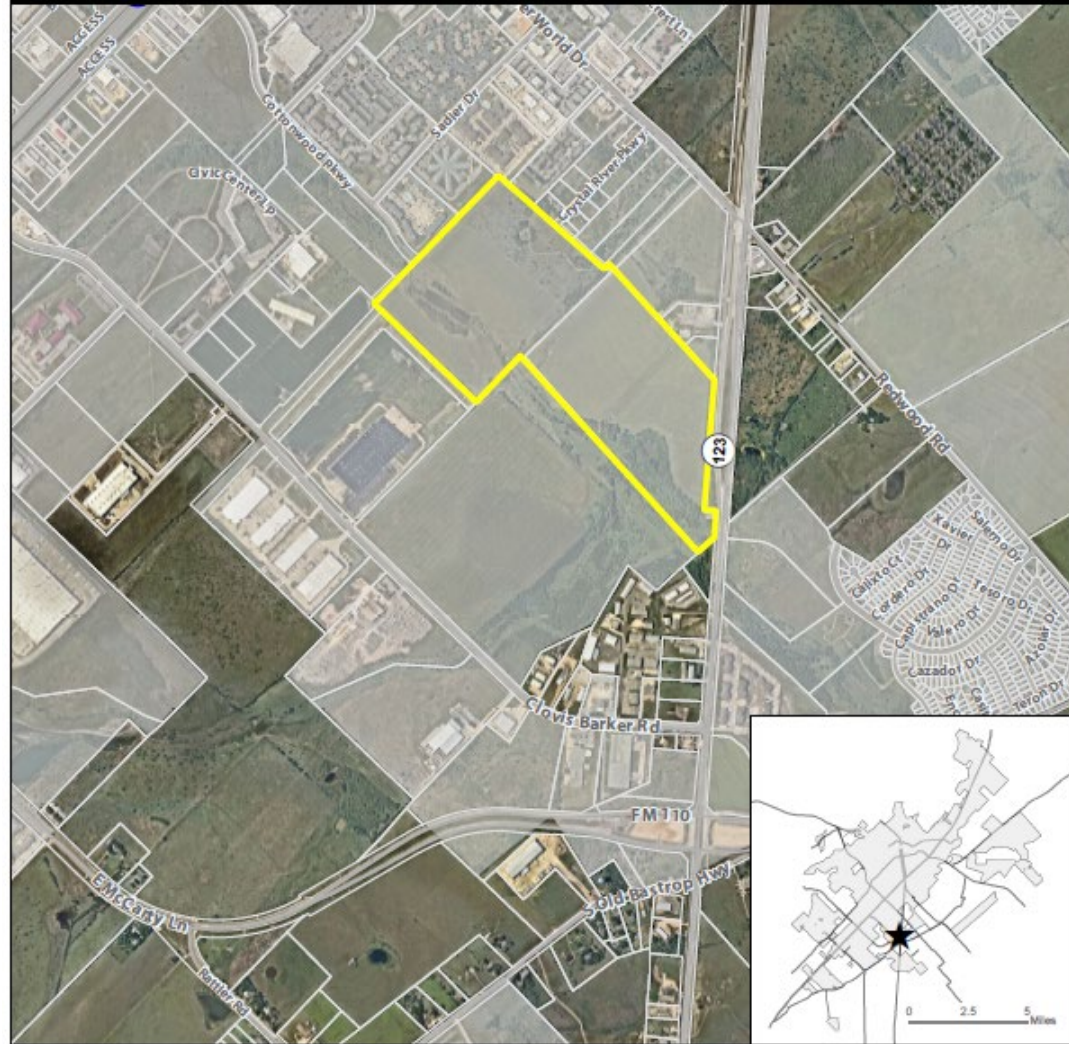
ZC-20-10 (The Barracks)

ZC-20-10 (The Barracks) Hold a public hearing and consider a request by Ed Theriot on behalf of McCoy Family Partnership One and Two for a Zoning Change from Future Development (FD) to Planning Area District – Medium Intensity (PAD-MI), for approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 surveys, located near the intersection of Wonder World Drive and Hwy 123. (W. Parrish)

Location:

- Approximately 109 acres
- **Current Configuration:**
Vacant
- Surrounding uses include:
 - Multifamily
 - Nursing home
 - Vacant
 - Industrial
- Located primarily within Medical District Medium Intensity Zone, and partially within an Employment Area

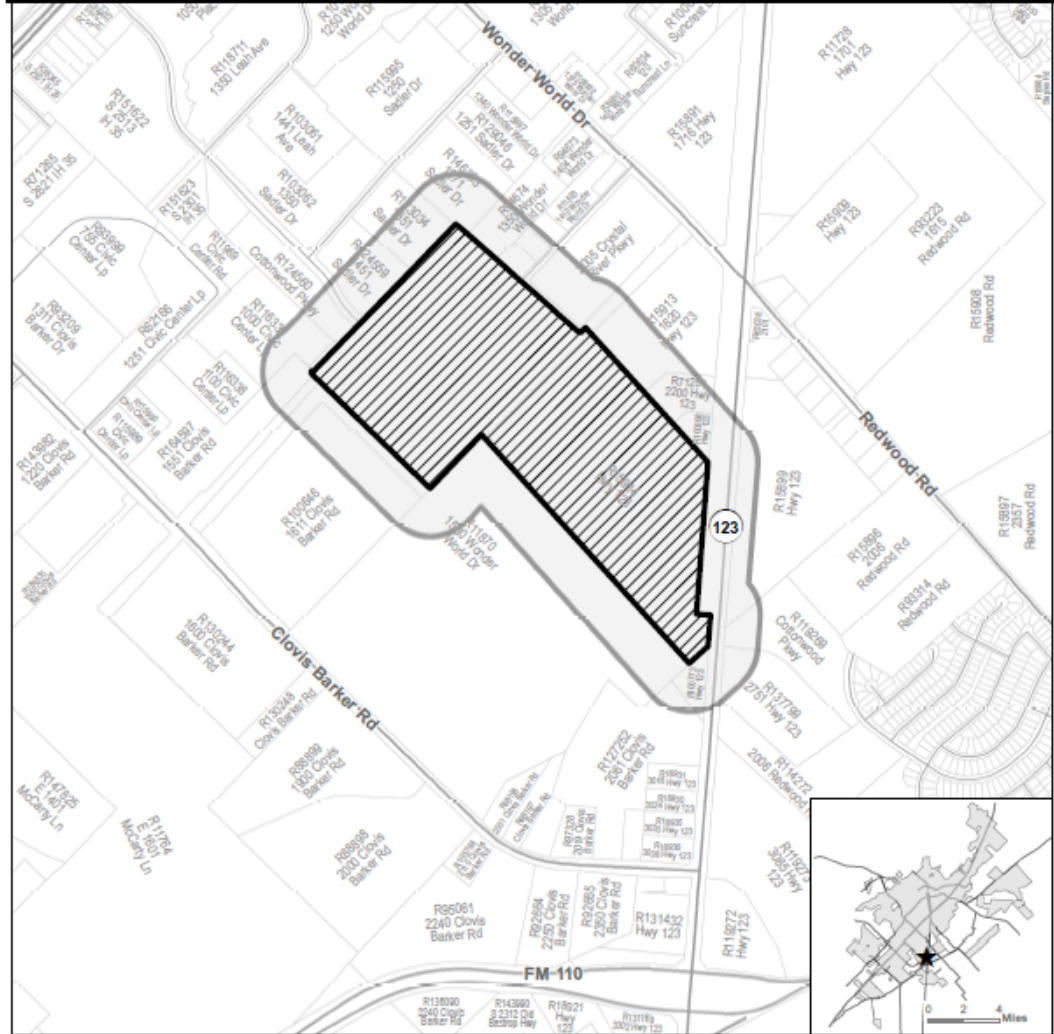
ZC-20-10 Aerial View The Barracks — HWY 123



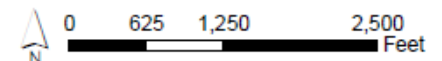
Context & History

- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Medium Intensity - Planning Area
- Proposed zoning allows applicant to assign Character Districts 1-5 to parcels within the development.
- Planning Area zoning is intended for greenfield development to provide flexibility to master developer.

ZC-20-10 400' Notification Buffer The Barracks — HWY 123



- ★ 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.

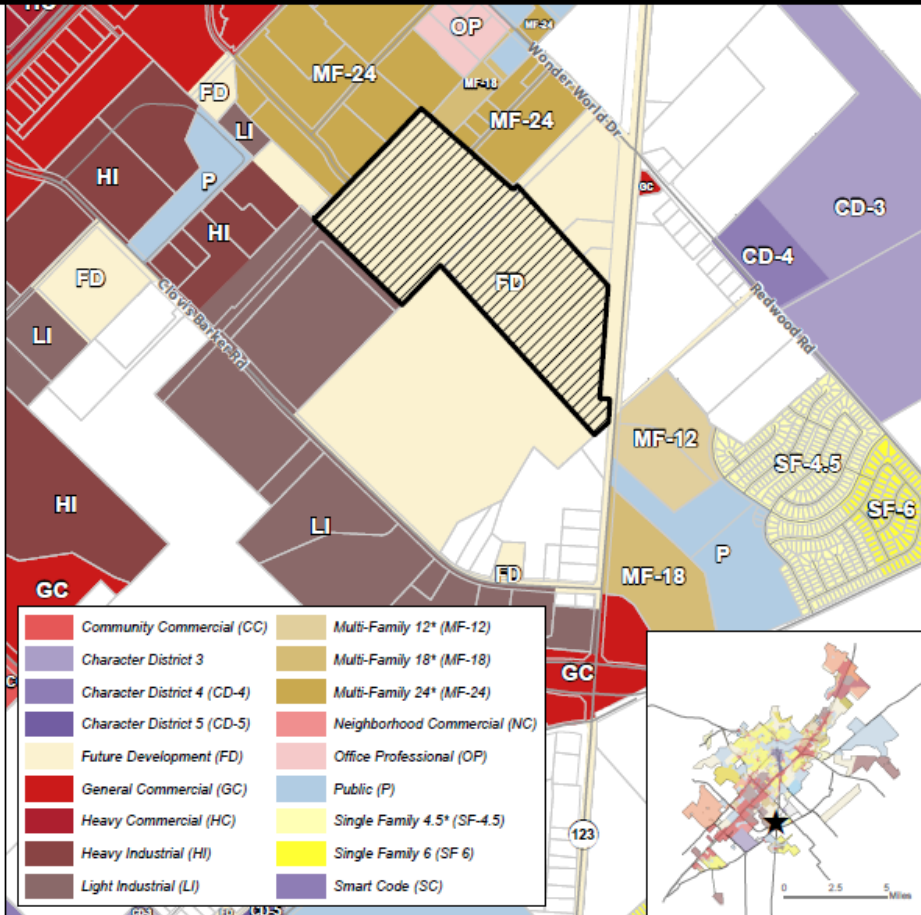
Map Date: 6/26/2020

What is a Medium Intensity Planning Area?

- Planning Area's allow master developers the flexibility to shift development plans over time to meet demand.
- Developers may choose from allowed character districts, with each district having a maximum allowed percentage.
- Developers submit a regulating plan to ensure compliance over time with regulations.
- Planning Areas also have additional standards
 - Increased parkland requirements
 - Minimum 10% of units must meet affordable housing standards of 4.3.1.1.

| | | |
|-----------------------|---------------|----------|
| Medium Intensity Zone | CD-1, 2, or 3 | 10 - 30% |
| | CD-4 | 30 - 60% |
| | CD-5 | 10 - 30% |

ZC-20-10 Existing Zoning The Barracks — HWY 123



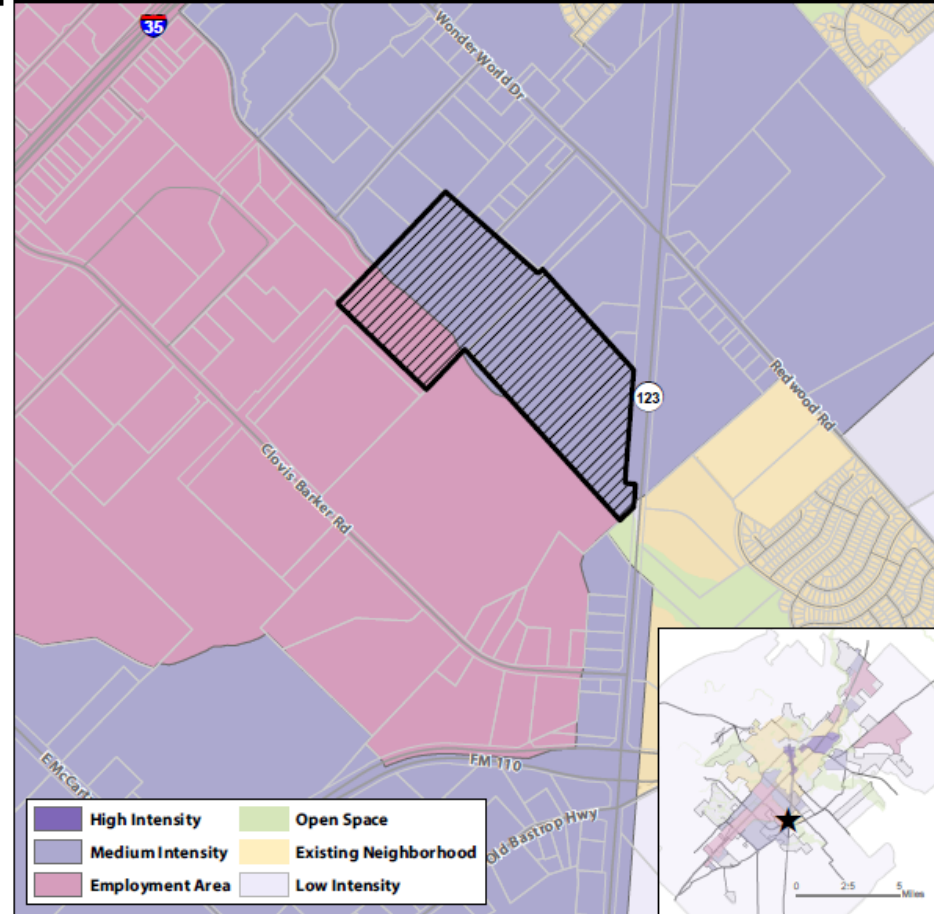
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 750 1,500 3,000 Feet

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Map Date: 6/26/2020

ZC-20-10 Preferred Scenario The Barracks — HWY 123

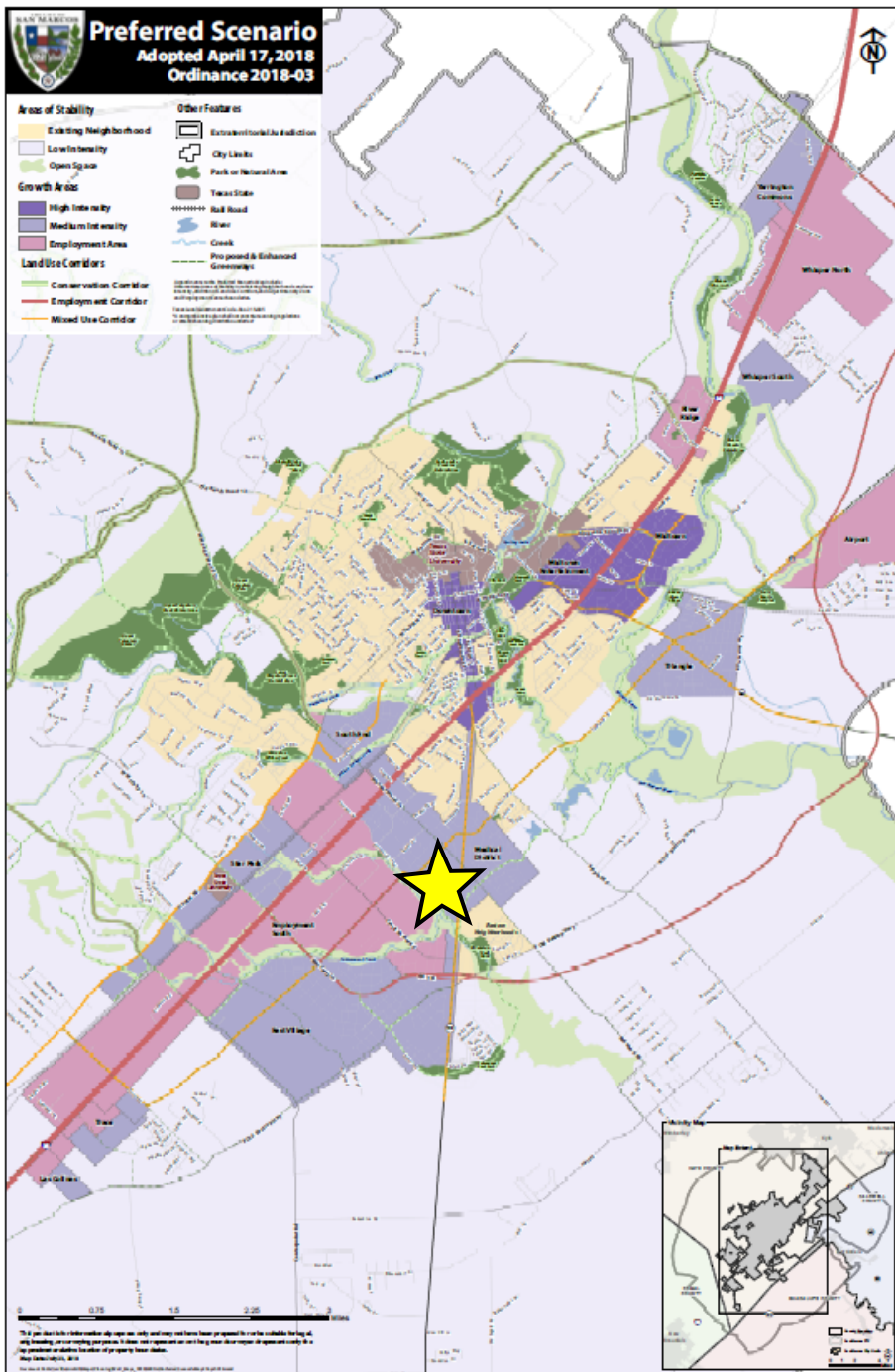


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 750 1,500 3,000 Feet

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Map Date: 6/26/2020



Comprehensive Plan Analysis

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

Located Primarily in Medical District Medium Intensity Area

“Central Texas Medical Center has the potential to become an economic hub and bring additional healthcare related employment to San Marcos. Mixed uses will allow residents to live, work, and do many day-to-day tasks within the district. The close proximity of these different uses along with connected sidewalks and bike paths will promote pedestrian activity.”

Comprehensive Plan Analysis

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

Applicant is requesting a “Medium Intensity Planning Area” (MI-PA) primarily within an Medium Intensity Zone. The Code directs us to Section 4.1.2.4 – 4.1.2.5

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 | |

Medium Intensity - Planning Area Zoning Analysis:

- The Medium Intensity Planning Area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.
- **Allowable Building Types:** House, Cottage, Accessory Dwelling Unit, Zero Lot Line House, Duplex, Cottage Court, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Mixed Use Shopfront, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options**.
- 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 CD-5 EC LI | 0 - 10% 10 - 40% 60 - 90% 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 CD-4 CD-5 | 0 - 10% 10 - 30% 60 - 90% |
| Medium Intensity Zone | Medium Intensity Planning Area. The intention of the medium intensity planning area 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 CD-4 CD-5 | 10 - 30% 30 - 60% 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 CD-3 CD-4 CD-5 | 50% min. 20 - 40% 10 - 30% 0 - 5% |



At this time, Developer is primarily interested in developing:

- For Sale townhomes
- Multifamily

Townhomes:

- Can be developed in CD-4 and CD-5 zoning districts

Purpose Built Student Oriented Housing

- Not requested at this time
- Only allowed in CD-5
- Would require a CUP

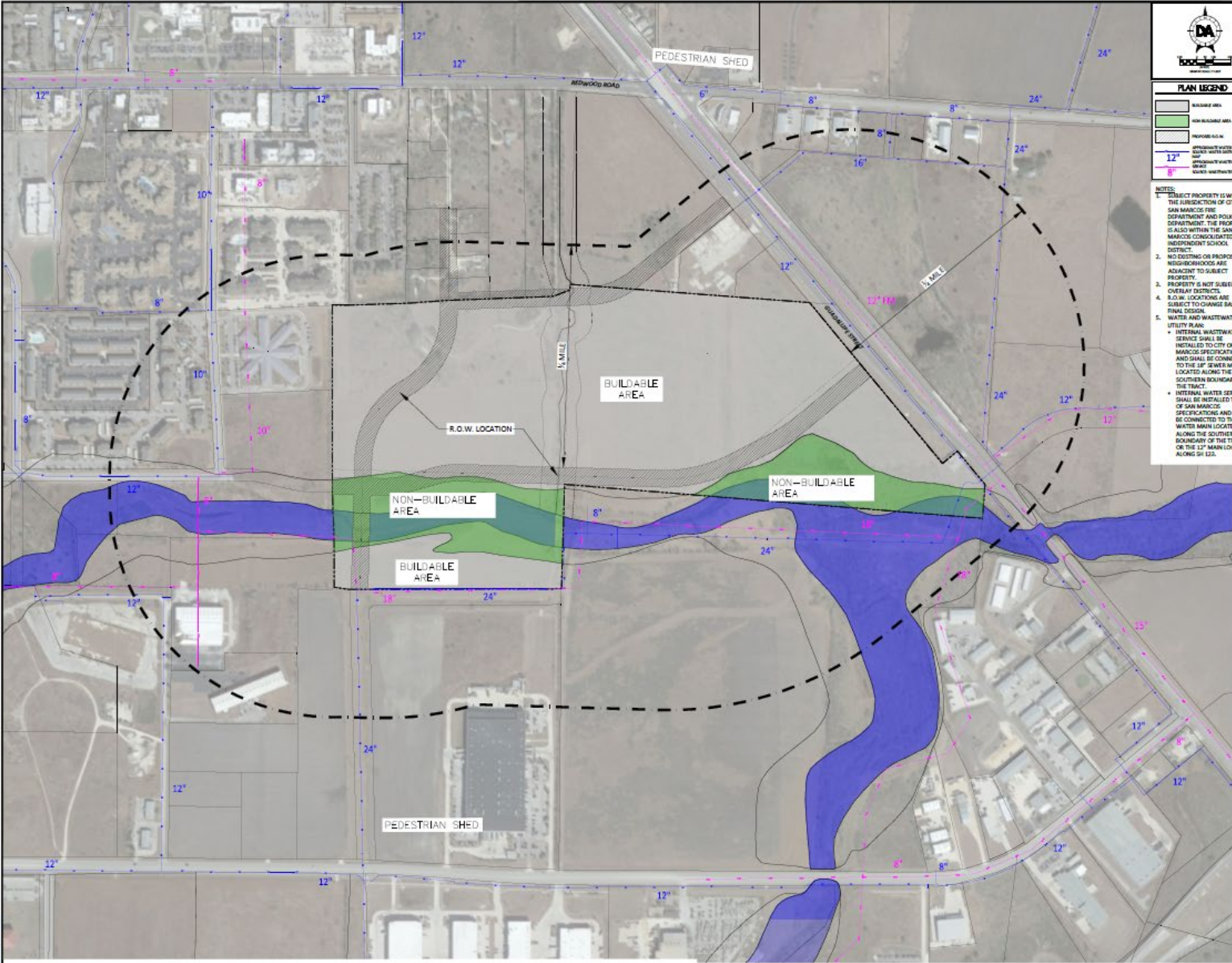
Applicant intends for Commercial Uses along SH 123 in the future. Commercial uses allowed in:


- CD-4 (limited)
- CD-5

Medium Intensity Zone

| | |
|---------------|----------|
| CD-1, 2, or 3 | 10 - 30% |
| CD-4 | 30 - 60% |
| CD-5 | 10 - 30% |

Development Plan





PLAN LEGEND

- BUILDABLE AREA
- NON-BUILDABLE AREA
- PROPOSED ALLOC.
- SPRINKLER/STREET SERVICE
- SEWER WATER SERVICE
- SPRINKLER/STREET SERVICE
- SEWER WATER SERVICE
- SEWER WATER SERVICE

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.
5. WATER AND WASTEWATER UTILITY PLAN:
 - INTERNAL WASTEWATER SERVICE SHALL BE INSTALLED TO CITY OF SAN MARCOS SPECIFICATIONS AND SHALL BE CONNECTED TO THE 18" SEWER MAIN LOCATED ALONG THE SOUTHERN BOUNDARY OF THE TRACT.
 - INTERNAL WATER SERVICE SHALL BE INSTALLED TO CITY OF SAN MARCOS SPECIFICATIONS AND SHALL BE CONNECTED TO THE 34" WATER MAIN LOCATED ALONG THE SOUTHERN BOUNDARY OF THE TRACT OR THE 12" MAIN LOCATED ALONG SH 123.

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P.E. License Number: 10105800

BARRACKS AT SAN MARCOS
SAN MARCOS, TEXAS

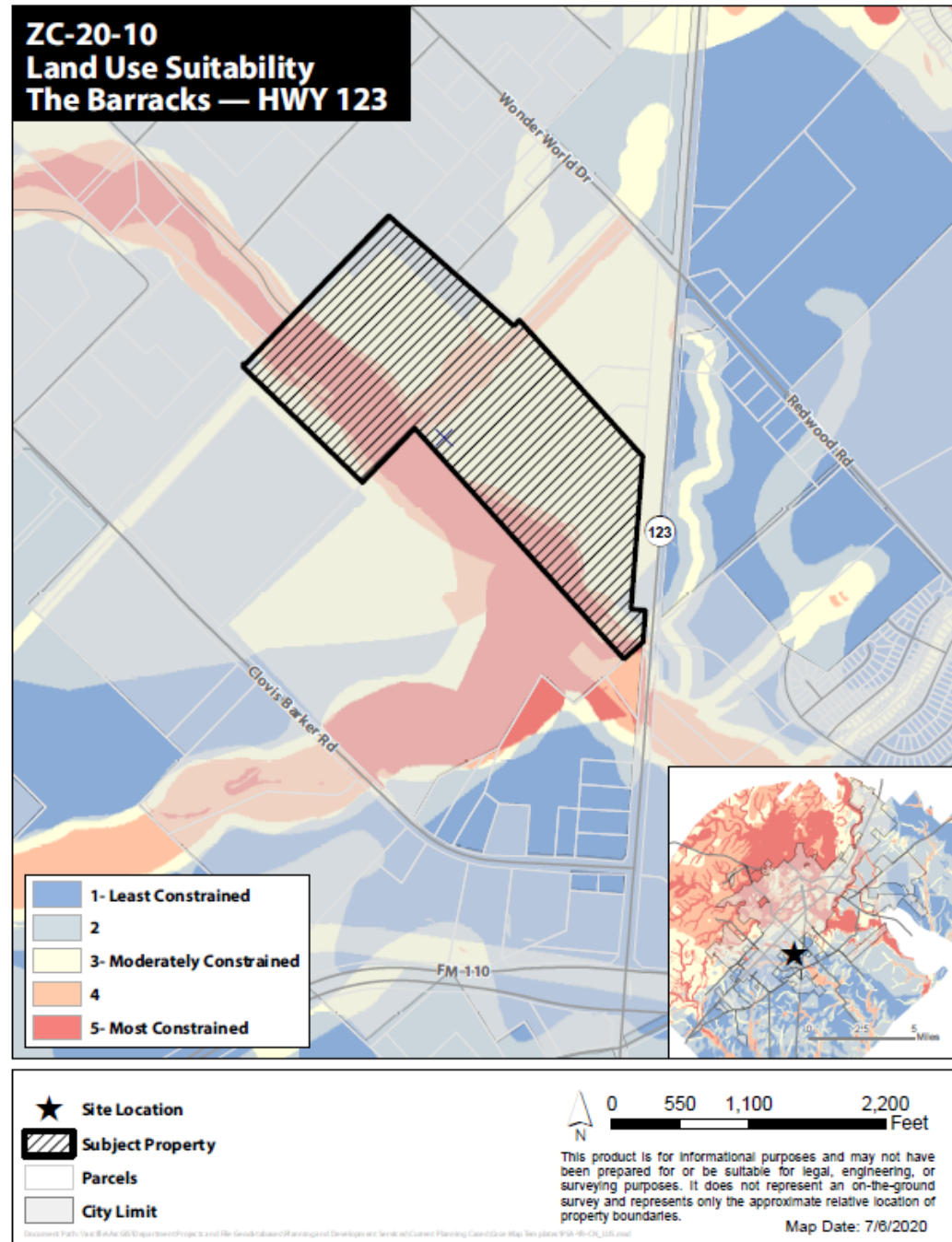
DEVELOPMENT PLAN

| | |
|----------|------------|
| PROJECT: | ALJAMAL |
| DATE: | 01/11/2023 |
| SCALE: | AS SHOWN |
| BY: | DA |
| CHECKED: | DA |
| DATE: | 01/11/2023 |
| SHEET: | 1 |
| OF 1 | |

Project No. 1921-001

Environmental Analysis

- Located within the Cottonwood Creek Watershed.
- Cottonwood Creek floodplain flows through the property. Applicant has identified this as Non-Buildable Area on Development Plan.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.



ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|-----------------------------|--------------|---|-----------------|---|-------------|
| Level of Overall Constraint | | | X | | |
| Constraint by Class | | | | | |
| Cultural | | | | X | |
| Edwards Aquifer | X | | | | |
| Endangered Species | X | | | | |
| Floodplains | X | X | | X | X |
| Geological | X | | | | |
| Slope | X | | | | |
| Soils | X | | | | |
| Vegetation | X | | | | |
| Watersheds | X | | | | |
| Water Quality Zone | X | | | X | X |

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 “MI-PA” Medium Intensity – Planning Area.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission recommended **approval** of the request by a vote of 9-0 at their regularly scheduled meeting on July 28, 2020.

Zoning District Comparison Chart

| Topic | Existing Zoning: Future Development (FD) | Proposed Zoning: Medium Intensity Planning Area (MI-PA) |
|------------------------------|---|---|
| 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. | MI-PA is intended for larger greenfield tracts in medium intensity areas where residential uses and commercial uses are developed as part of a master plan. 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 | Residential and Agricultural (See Land Use Matrix) | Residential and commercial. (See Land Use Matrix) |
| Parking Location | No location standards | Varies based on district |
| Parking Standards | 2 spaces per dwelling unit (if single family detached) | Varies based on use |
| Max Residential Units / acre | 0.4 units per acre (max) | Based on parking |
| Occupancy Restrictions | N/A | N/A |
| Landscaping | Tree and shrub requirements | Parking lot and Street Tree requirements |
| Building Height (max) | 2 stories | CD-1: N/A CD-4: 3 stories CD-2: N/A CD-5: 5 stories CD-3: 2 Stories |
| Setbacks | 50' front, 25' secondary street, 20' side, 20% rear | Based on Zoning District |

| Topic | <i>Existing Zoning:</i> Future Development (FD) | <i>Proposed Zoning:</i> Planning Area (PA) |
|------------------------|---|---|
| Impervious Cover (max) | 30% | CD-1: 20% CD-4: 80% CD-2: 20% CD-5: 100% CD-3: 60% |
| Lot Sizes | Allows a variety of lot sizes depending on Building Type. | Lot size varies depending on zoning district and building type. |
| Streetscapes | Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. | Residential and Main Street. |
| Blocks | No Block Perimeter Required | CD-1 and CD-2: N/A CD-3: 2,800 ft. block perimeter CD-4: 2,400 ft. block perimeter CD-5: 2,000 ft. block perimeter |