



Public Hearing

ZC-21-08

parcHAUS GC and FD to CD-4

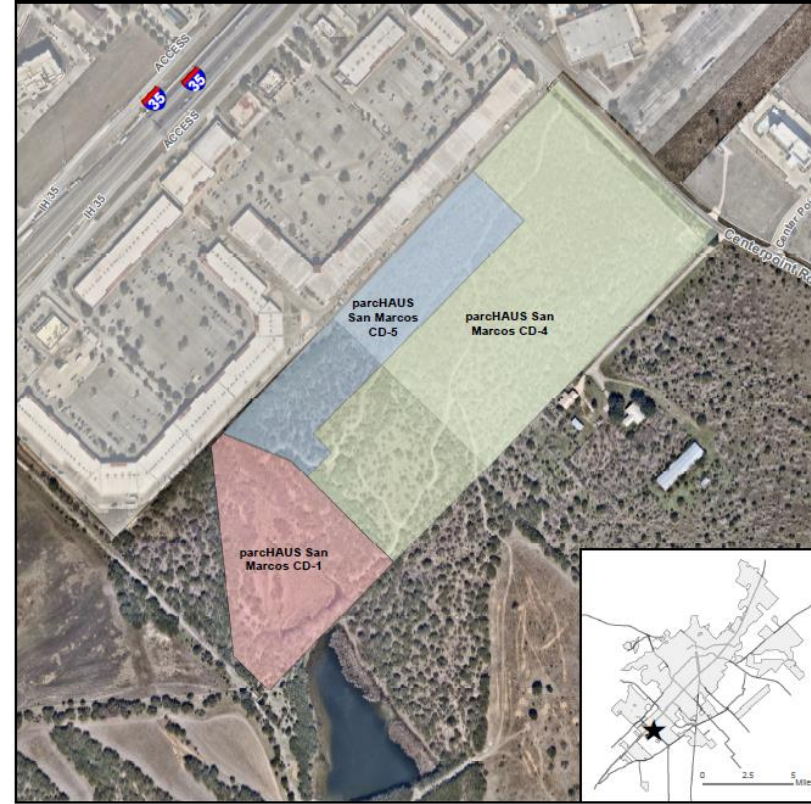
Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from General Commercial (GC) and Future Development (FD) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 29.66 acres out of the Edward Burleson Survey, Abstract No. 63, generally located 300 feet west of the of the Centerpoint Rd and Center Point Ct. intersection.



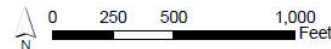
Related Applications

- ZC-21-06: 10.19 acres / CD-1
- ZC-21-07: 9.66 acres / CD-5
- ZC-21-08: 29.66 acres / CD-4

ZC-21-06, 07, and 08 Requested Zoning Map parcHAUS — Centerpoint Rd adjacent to Outlet Mall



- ★ Site Location
- ZC-21-06 CD-1
- ZC-21-07 CD-5
- ZC-21-08 CD-4
- City Limit



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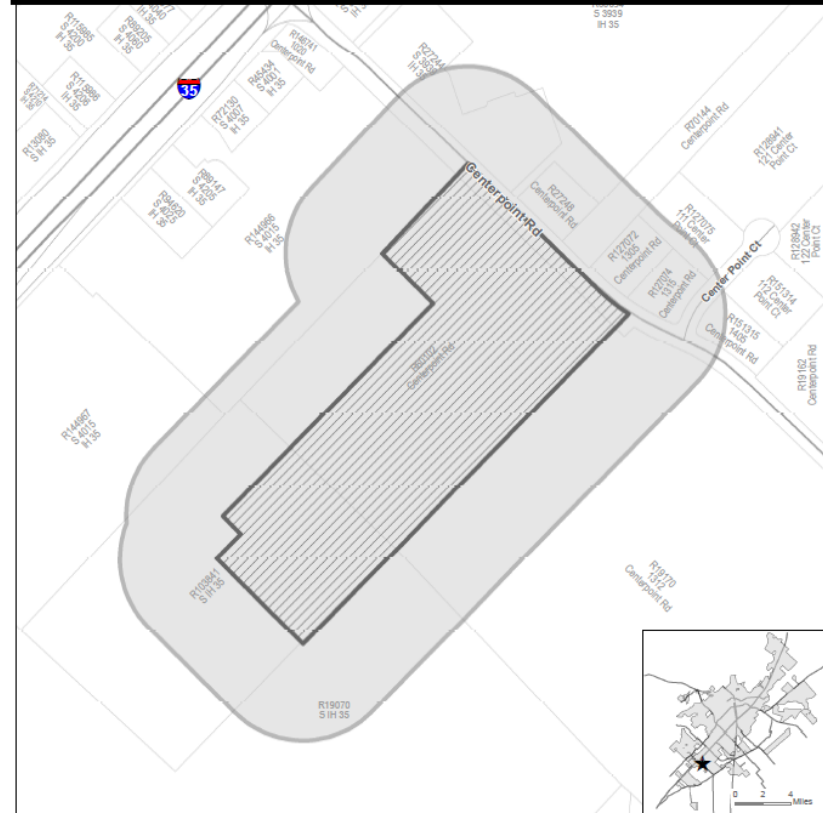
Map Date: 5/4/2021



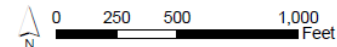
Property Information

- Approximately 29.66 acres
- Located Behind Tanger Outlet Mall
- Located within City Limits and ETJ

ZC-21-08
400' Notification Buffer
parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



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



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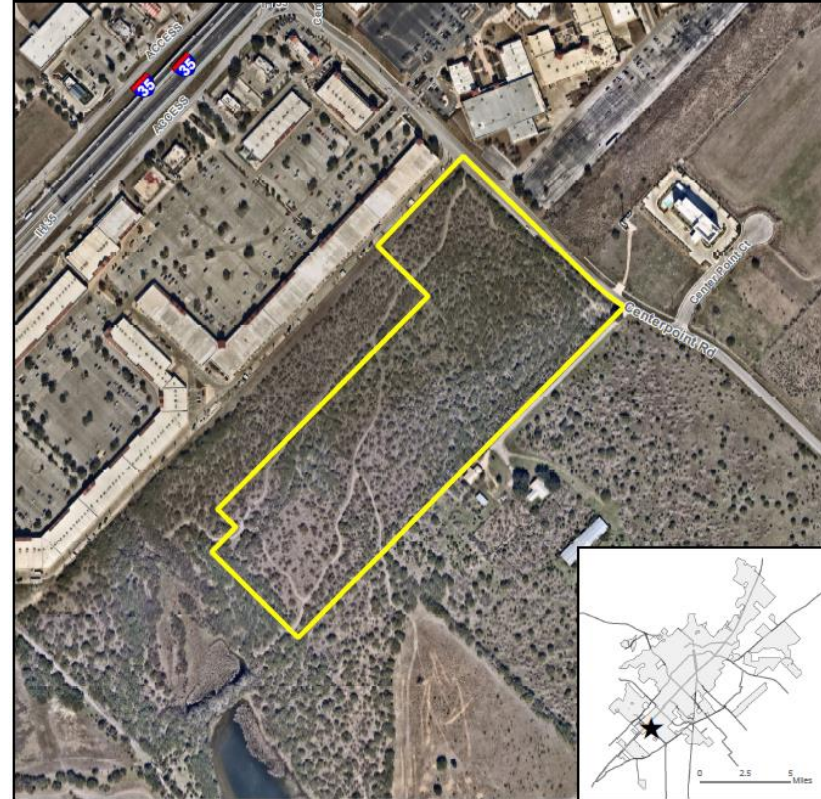
Map Date: 4/20/2021



Context & History

- Currently Vacant
- Surrounding Uses
 - Undeveloped / Rural (ETJ)
 - Tanger Outlet Mall

ZC-21-08
Aerial View
parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



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

0 250 500 1,000 Feet

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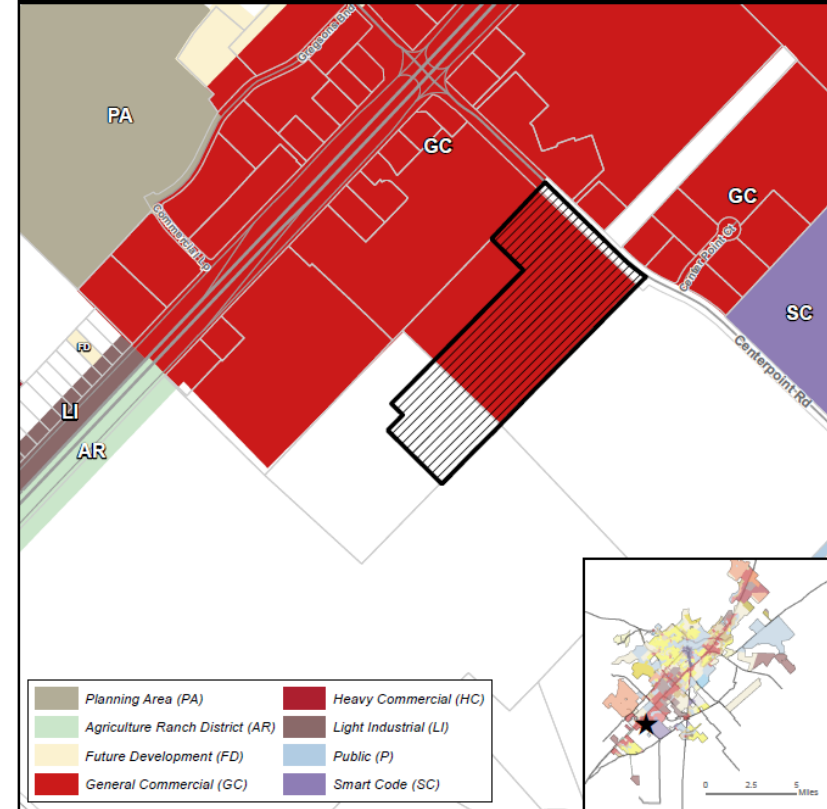
Map Date: 4/20/2021



Context & History

- Existing Zoning:
General Commercial (GC) and Future Development (FD)
 - GC allows for Light Commercial and Service-Related Establishments
 - FD is a Temporary District Intended for Properties not yet Ready to Develop
- Proposed Zoning:
Character District 4 (CD-4)
 - Allows for Variety of Residential Uses and Limited Commercial Uses at Corners

ZC-21-08 Existing Zoning parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall

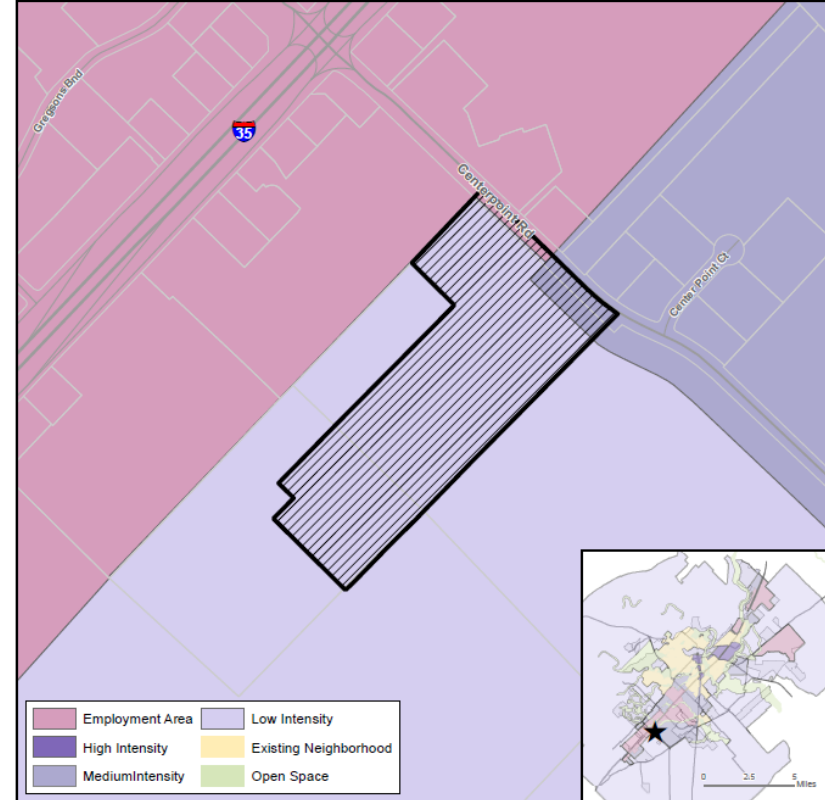




Context & History

- Existing Preferred Scenario:
Low Intensity Zone
- Proposed Preferred Scenario:
No Change

ZC-21-08
Preferred Scenario
parCHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



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

0 300 600 1,200 Feet

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Map Date: 4/30/2021

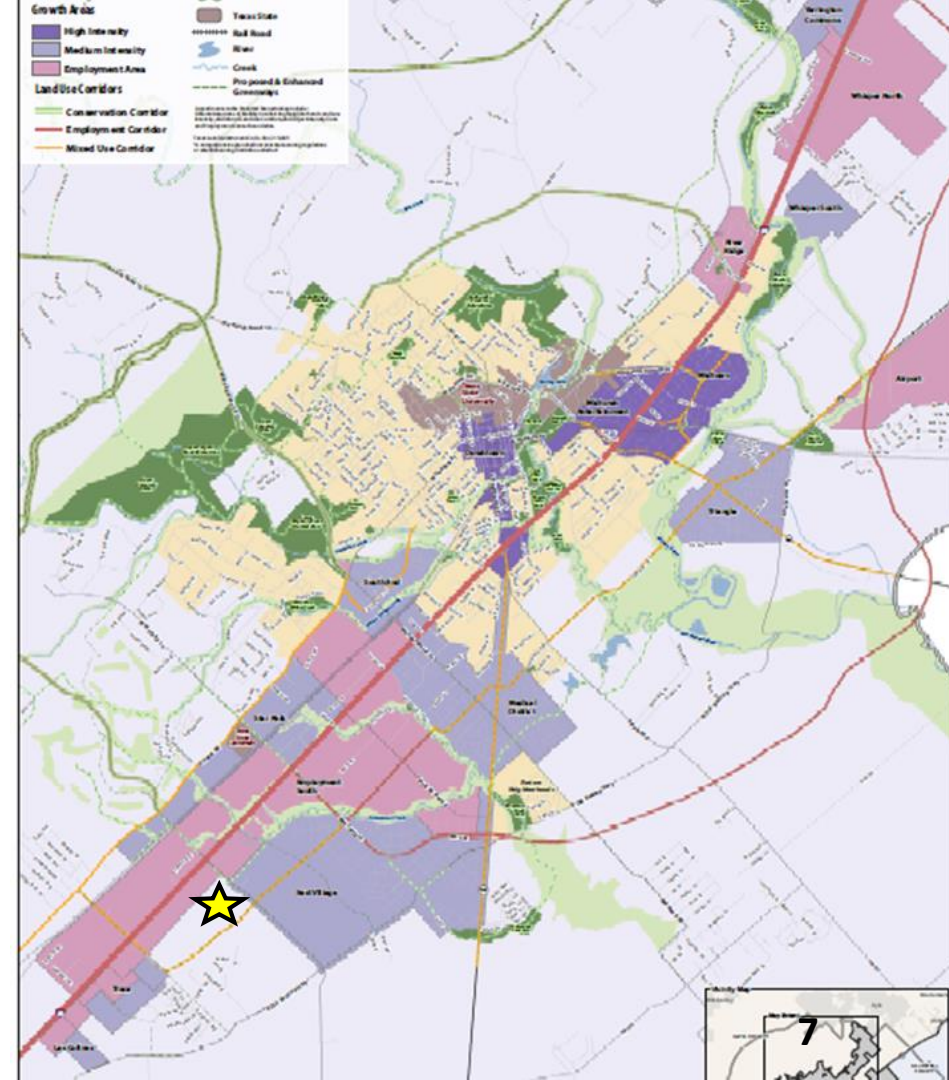


Comprehensive Plan Analysis

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

Area of Stability–Low Intensity

*“Being located 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.”
(Comprehensive Plan, pg. 77)*





Comprehensive Plan Analysis

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

“Character District” (CD-4) 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 (GC and FD) to “Character District” (CD-4)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, 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. 4.1.2.5(G)3a. above.				



Zoning Analysis

- Variety of Residential Uses with Limited Commercial or Mixed Use on the Corners
- Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential Conventional Mixed Use	Section 3.8.1.10 Section 3.8.1.7 Section 3.8.1.8

BUILDING TYPES ALLOWED

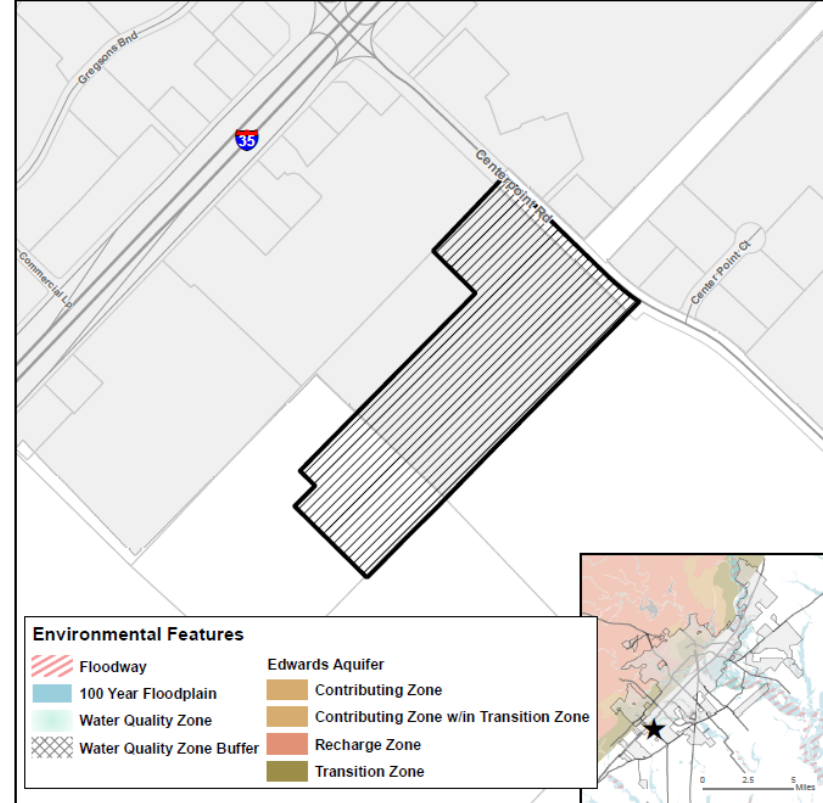
Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15



Environmental Analysis

- Not Located
 - In Floodplain
 - Any Edwards Aquifer Zone
 - On Significant Slopes
 - Within a Sensitive Watershed

ZC-21-08 Environmental Features parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall

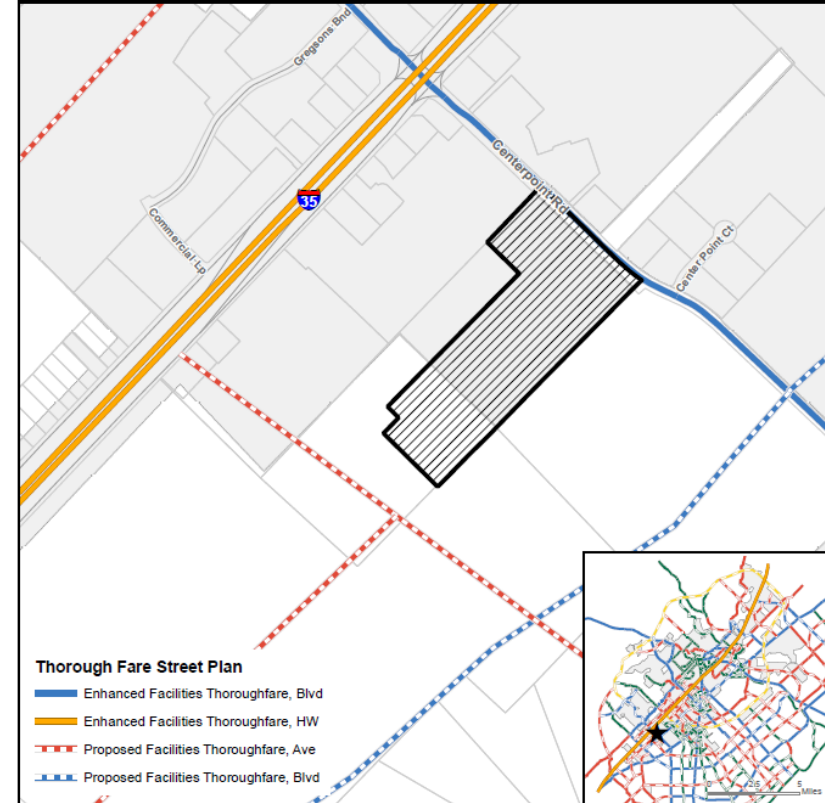




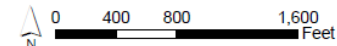
Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block Perimeter (2,400 feet)
 - Bicycle & Sidewalk Connections
- **Utilities**
 - City of San Marcos Water / Wastewater
 - Pedernales Electric

ZC-21-08 Transportation Master Plan parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall

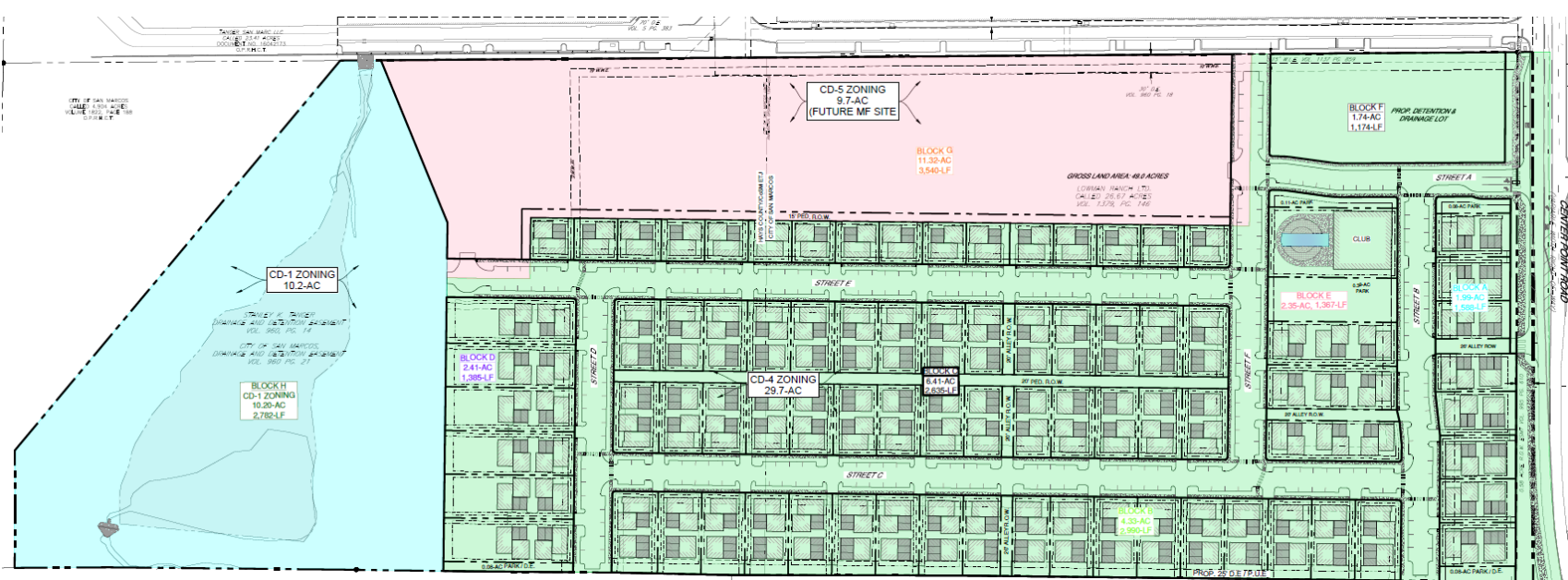


- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



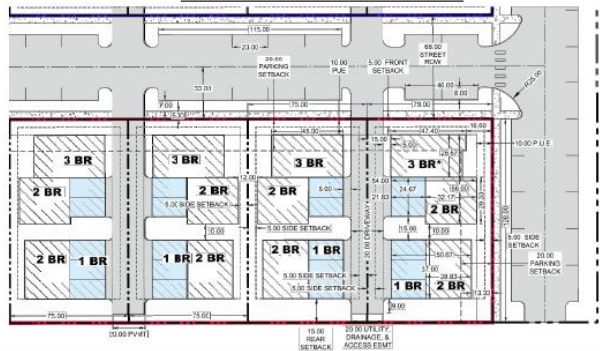
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TYPICAL LOT LAYOUT (1":60')

Unit Summary / Parking Calculations (CD-4 Zoning)			
Type of Bedroom Units	Units	SP/Unit	Total Spaces
1 BR	54	1.00	54
2 BR	145	1.00	145
3 BR	91	1.00	91
4 BR	0	1.00	0
TOTAL	290		290
CLUB (3 sp / 1,000-sf)	10000-sf	30	
Net Required Parking	=	320	
Provided Parking		Standard	
Surface Spaces	=	272	
Garage Spaces	=	344	
Total Provided Parking	=	616	
Bicycle Parking Req'd	=	23	Spaces (1 per 15 units + 1 per 3k-sf Club)





Recommendation

- Staff recommends approval of the request as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: General Commercial (GC)	Proposed Zoning: Character District – 4 (CD-4)
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 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-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	Residential / Agricultural (See <i>Land Use Matrix</i>)	Office, Service Uses, Retail, Commercial, etc. (See <i>Land Use Matrix</i>)	Residential, limited Commercial, limited Office. (See <i>Land Use Matrix</i>)
Parking Location	No location standards	No location standards	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer
Parking Standards	Dependent upon use	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed	N/A
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	N/A	3 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, 15' side, and 5' rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	30%	80%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 6,000 sf	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums



Topic	Existing Zoning: Future Development (FD)	Existing Zoning: General Commercial (GC)	Proposed Zoning: Character District – 4 (CD-4)
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.	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. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter Max	2,400 ft. Block Perimeter Max