



Public Hearing

ZC-21-06

parcHAUS FD to CD-1

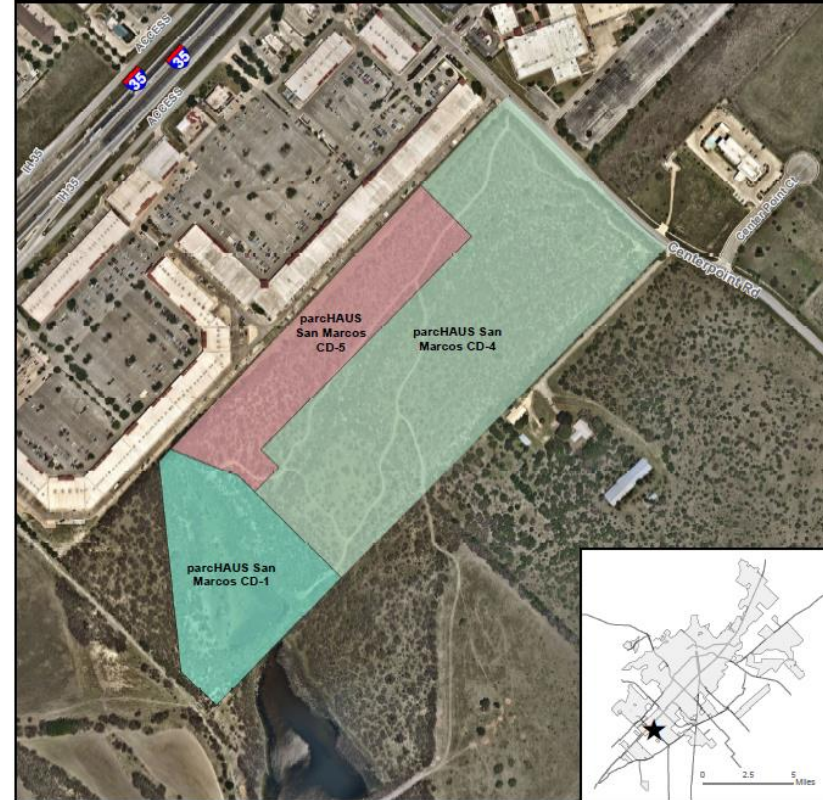
Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from Future Development (FD) to Character District 1 (CD-1), or, subject to consent of the owner, another less intense zoning district classification, for approximately 10.19 acres out of the Edward Burleson Survey, Abstract No. 63, generally located 2,000 feet southwest of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).



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 Zoning Map parcHAUS — Centerpoint Rd adjacent to Outlet Mall

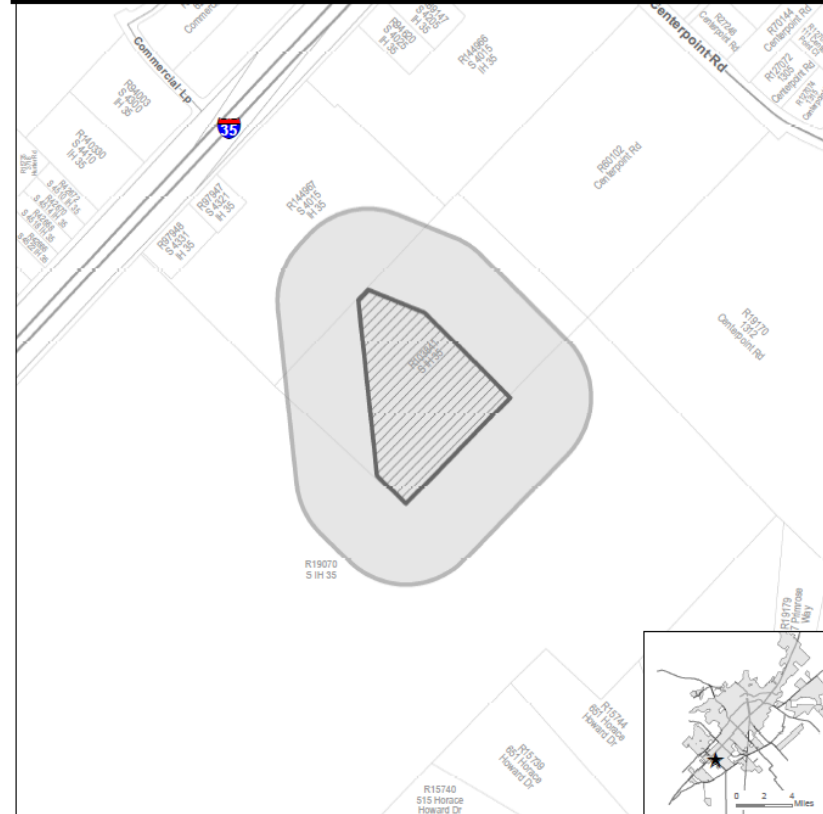




Property Information

- Approximately 10.19 acres
- Located Behind Tanger Outlet Mall
- Located Outside the City Limits (ETJ)

ZC-21-06
400' Notification Buffer
parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall

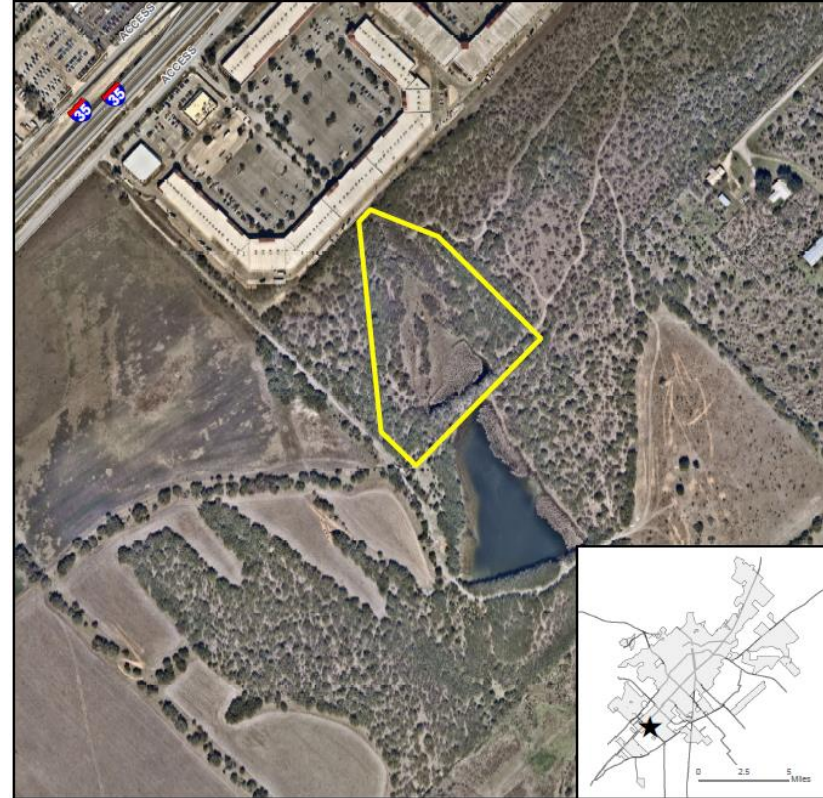




Context & History

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

ZC-21-06
Aerial View
parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



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

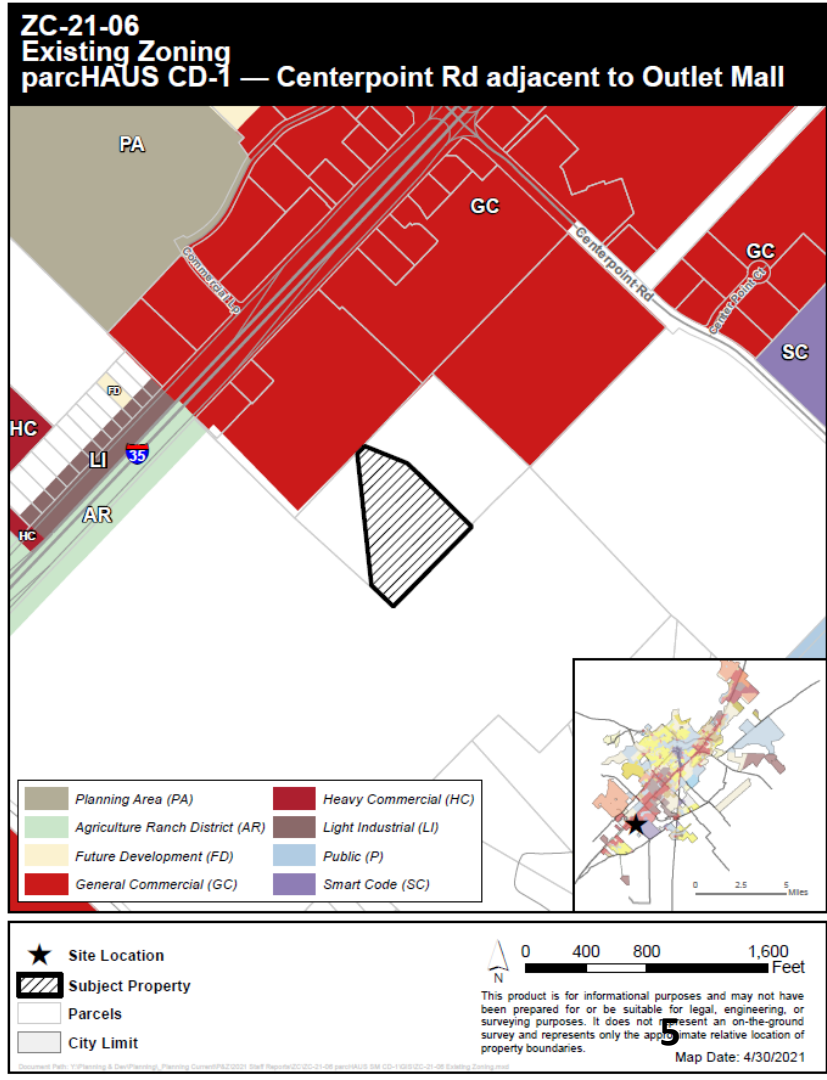
0 250 500 1,000 Feet

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 4
Map Date: 4/20/2021



Context & History

- Existing Zoning:
Outside City Limits (ETJ)
- Proposed Zoning:
Character District 1 (CD-1)
 - Seeks to Preserve Open Spaces and Sensitive Areas



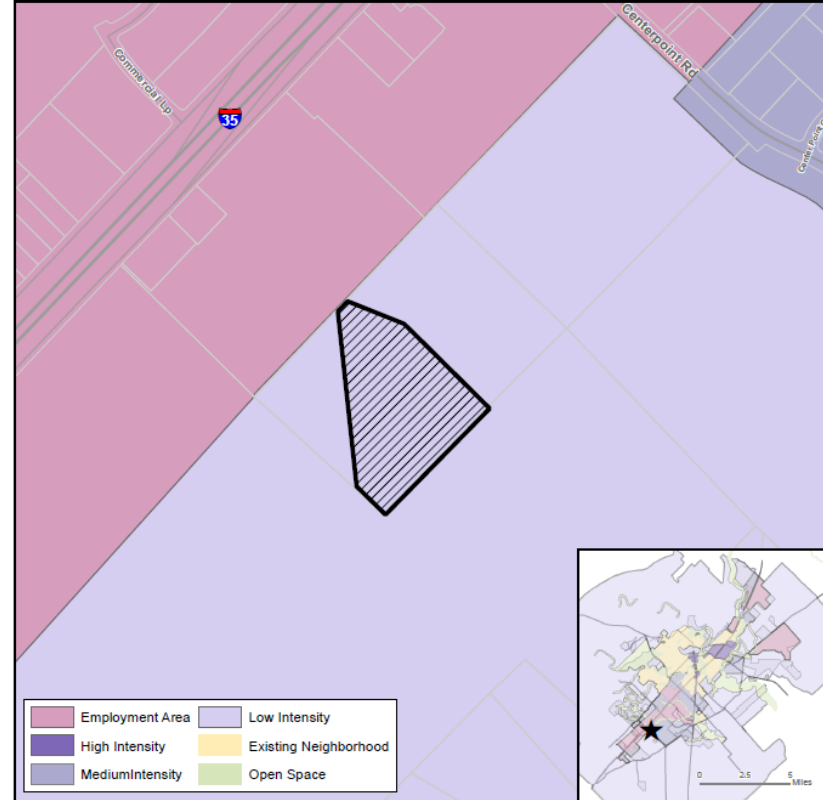


Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Low Intensity Zone
- *“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.”
(Vision San Marcos)*

ZC-21-06
Preferred Scenario
parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall





Comprehensive Plan Analysis

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

“Character District” (CD-1) 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 (FD) to “Character District” (CD-1)

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

- CD-1 District may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
- Agricultural, Public, & Some Residential Uses

CD-1

SECTION 4.4.3.1 CHARACTER DISTRICT - 1



FOR ILLUSTRATIVE PURPOSES ONLY



GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

DENSITY

Units Per Gross Acre	N/A
Impervious Cover	20% max.

TRANSPORTATION

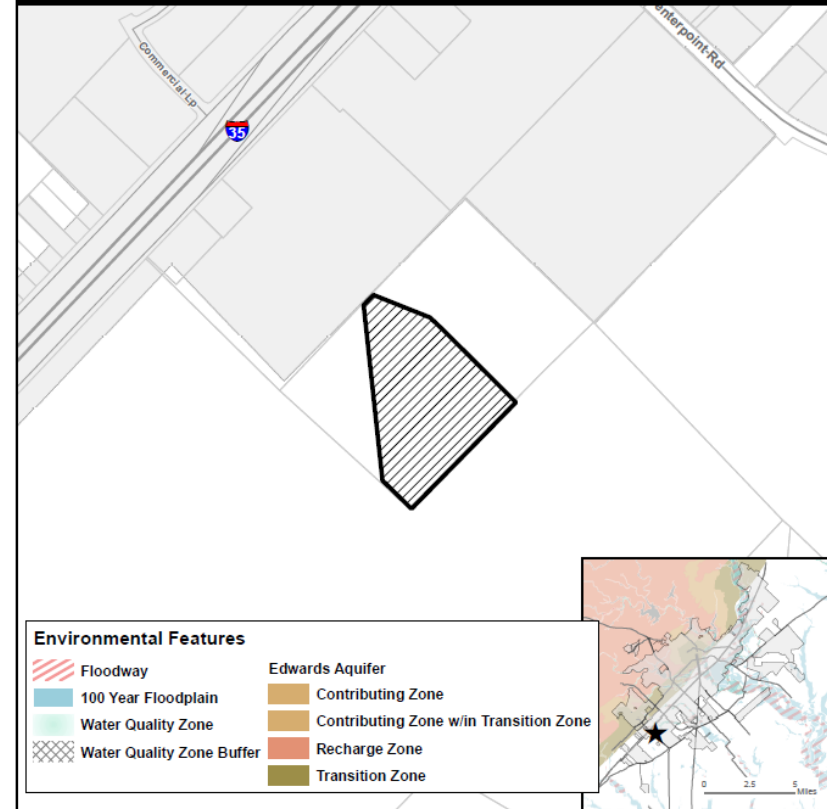
Block Perimeter	N/A
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Environmental Analysis

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

ZC-21-06
Environmental Features
parcHaus CD-1 – Near Intersection of Centerpoint Rd. & Center
Point Ct.

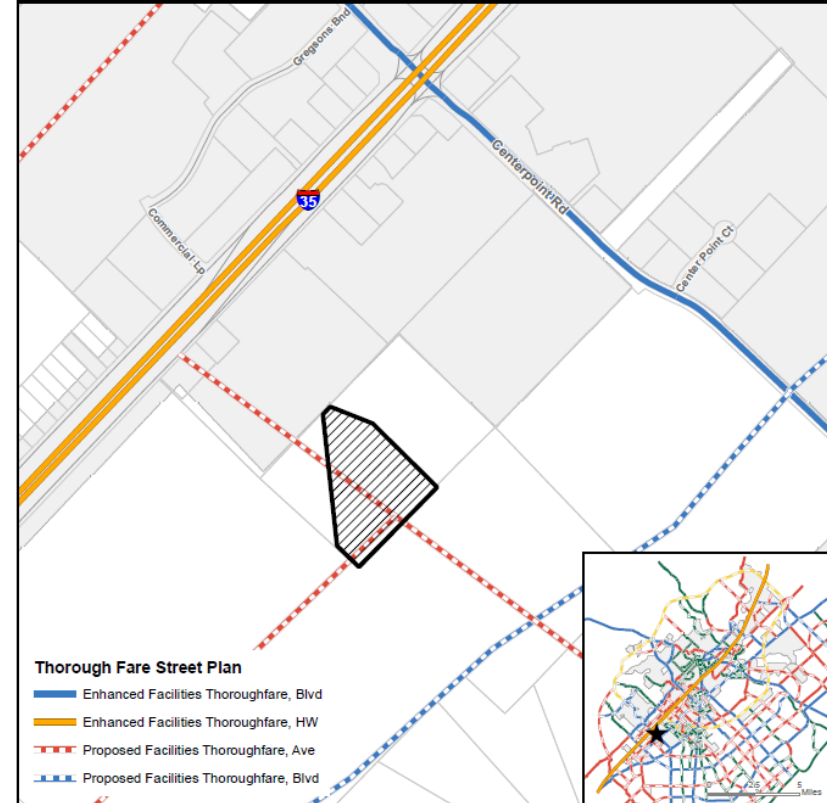


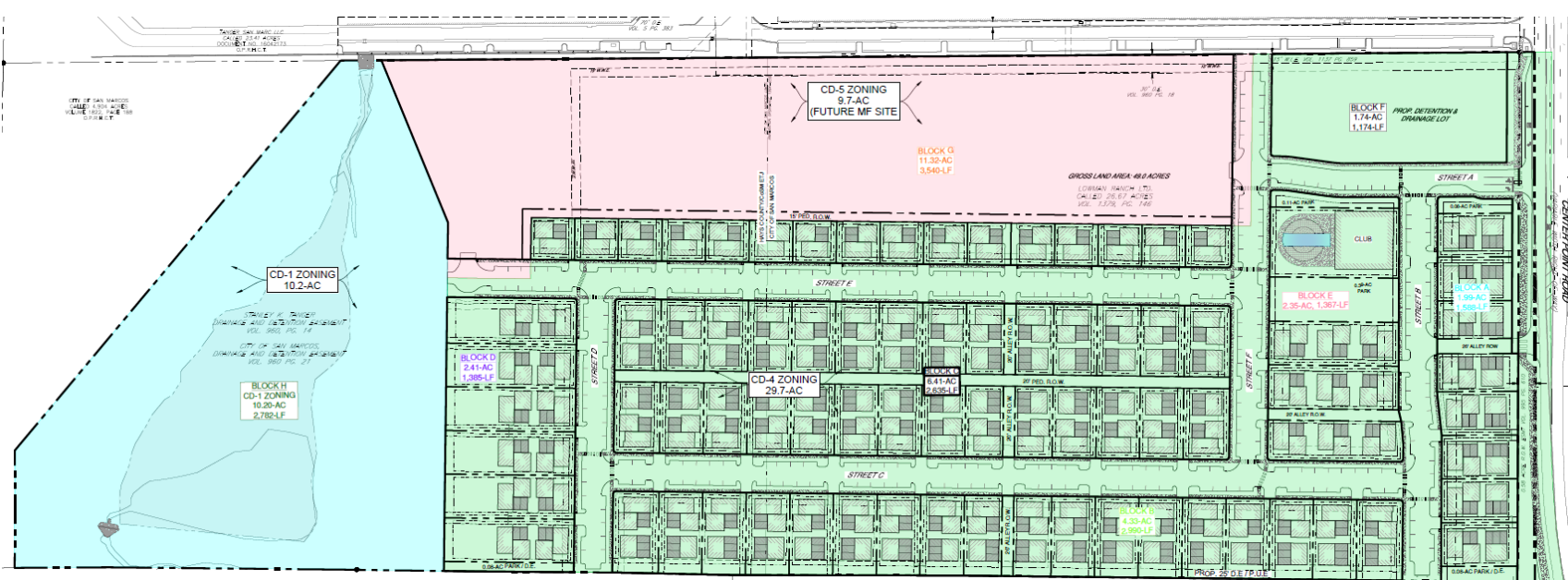


Infrastructure

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

ZC-21-06 Transportation Master Plan parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall

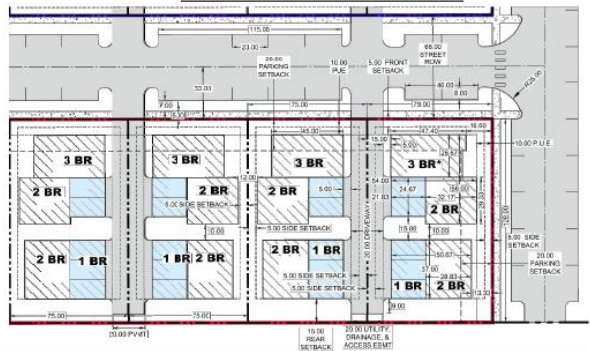




LAND PLAN UNIT/PARKING/LOT & BLOCK SUMMARY

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)

TYPICAL LOT LAYOUT (1":60')





Recommendation

- Planning and Zoning Commission recommended approval of the request as presented with an 8-0 vote.
- Staff recommends approval of the request as presented



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 1 (CD-1)
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 CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
Uses	Residential / Agricultural (<i>See Land Use Matrix</i>)	Agricultural & its Accessory Uses, Public & Institutional, etc. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use No location standards	Dependent upon use No location standards
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Dependent upon use
Building Height (max)	2 stories	N/A
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	N/A
Impervious Cover (max)	30%	20%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	N/A
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.	N/A
Blocks	No Block Perimeter Required	N/A