

# parcHAUS



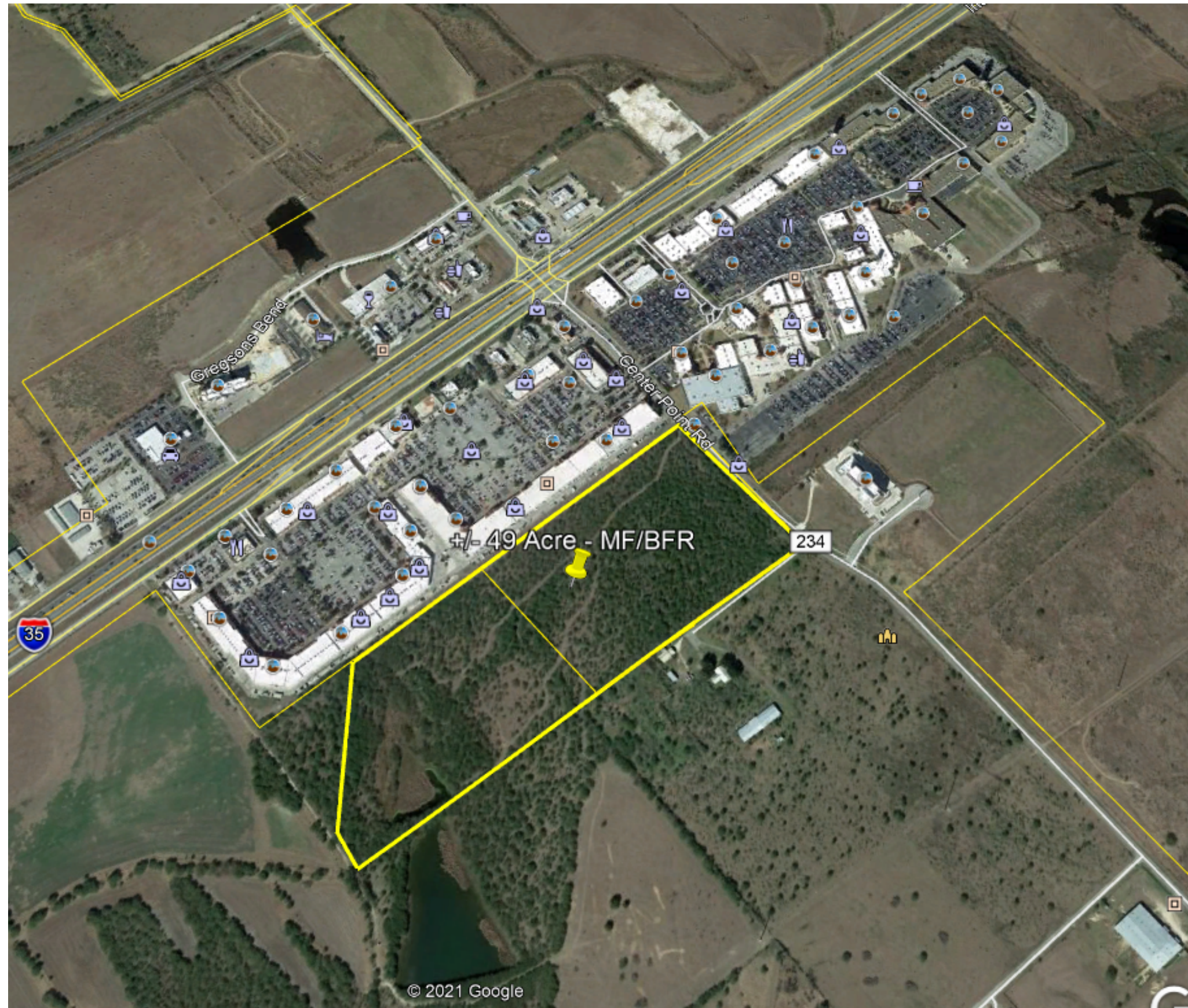


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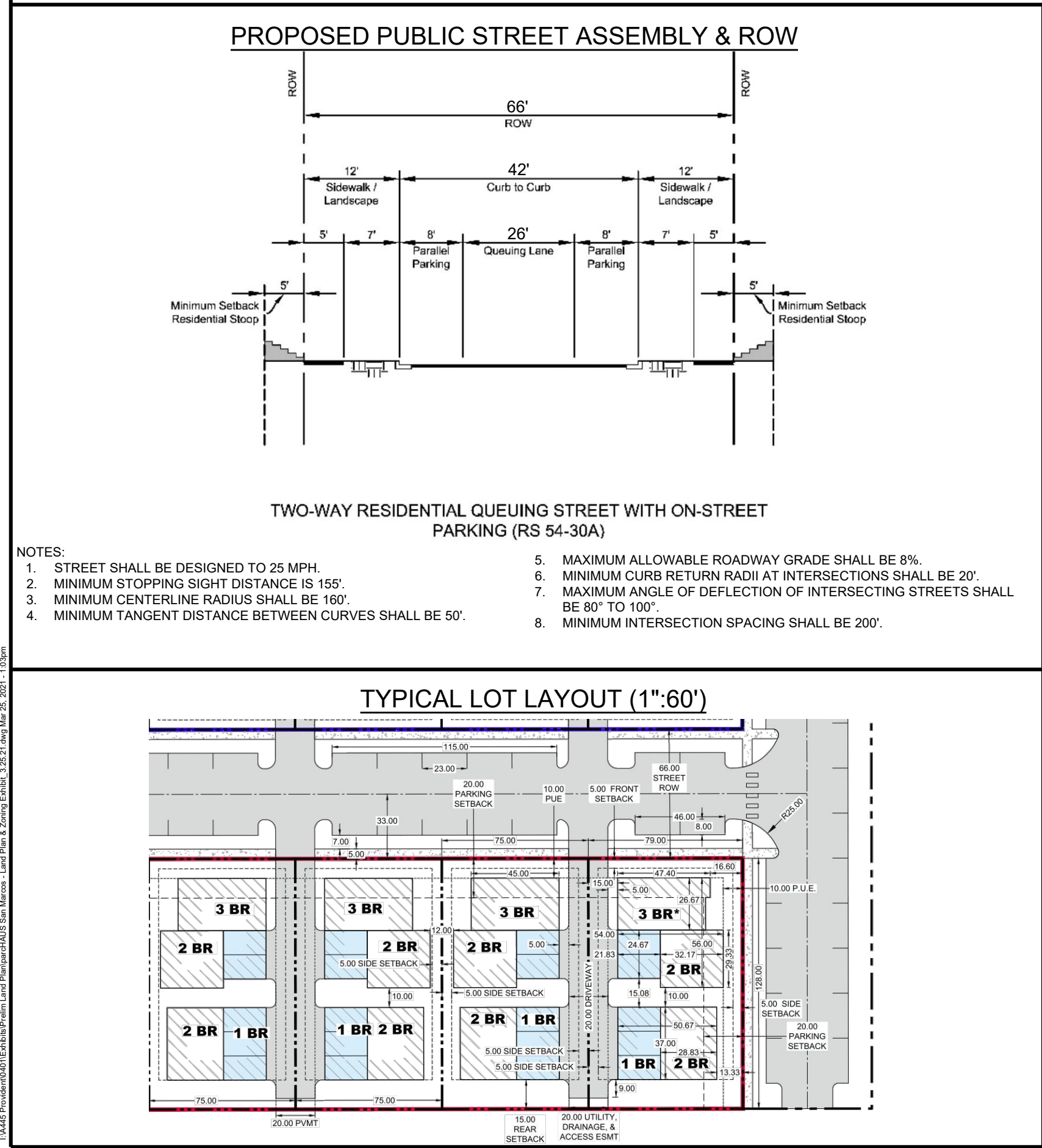
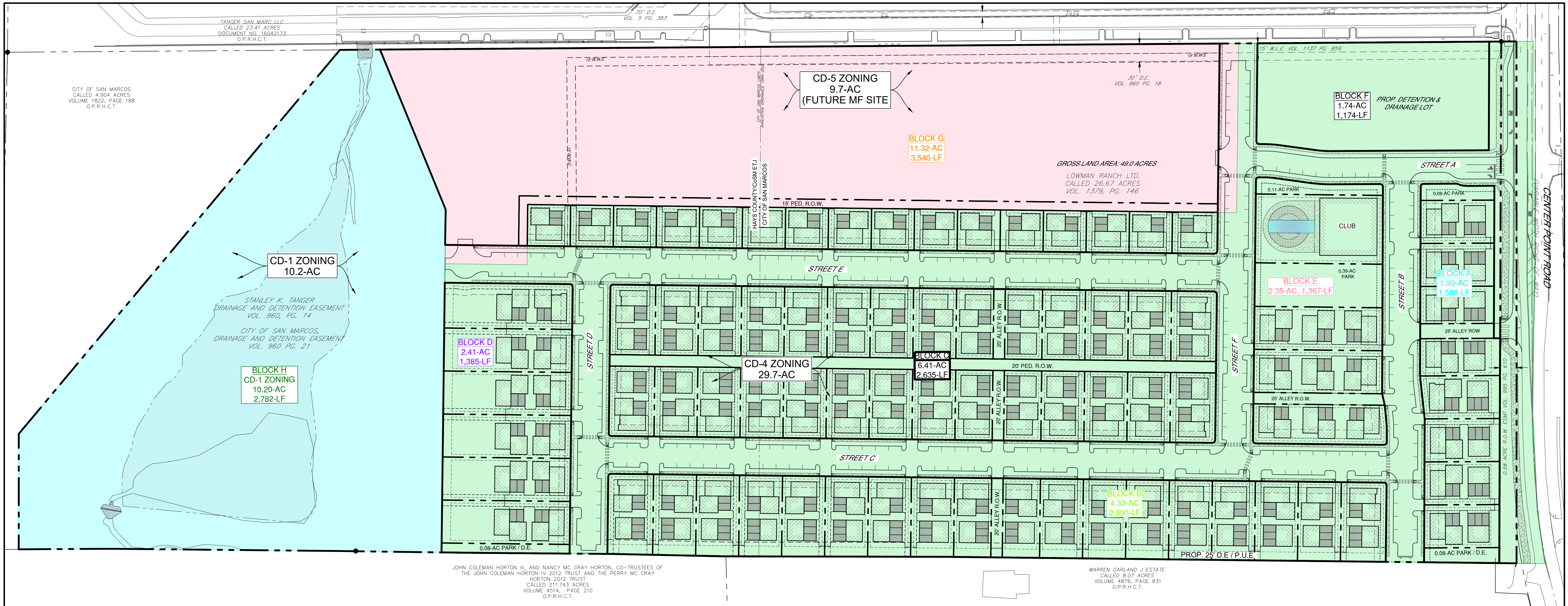




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CD-1 ZONING REQUIRMENTS (4.4.3.1)

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

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) | 30    |          |                                               |
| Net Required Parking   | =     | 320      |                                               |
| Provided Parking       |       | Standard |                                               |
| Surface Spaces         | =     | 272      |                                               |
| Garage Spaces          | =     | 344      |                                               |
| Total Provided Parking | =     | 616      |                                               |
| Bicycle Parking Req'd  | =     | 23       | Spaces<br>(1 per 15 units + 1 per 3k-sf Club) |

LOT/BLOCK SUBDIVISION SUMMARY

| BLOCK | ZONING | LAND USE  | # OF LOTS   |         |                  | AREA    |       | PERIMETER (LF) |
|-------|--------|-----------|-------------|---------|------------------|---------|-------|----------------|
|       |        |           | RESIDENTIAL | AMENITY | OPEN SPACE/ALLEY | SF      | AC    |                |
| A     | CD-4   | APARTMENT | 8           | 0       | 3                | 86,592  | 1.99  | 1,588          |
| B     | CD-4   | APARTMENT | 18          | 0       | 1                | 188,643 | 4.33  | 2,990          |
| C     | CD-4   | APARTMENT | 28          | 0       | 3                | 279,290 | 6.41  | 2,635          |
| D     | CD-4   | APARTMENT | 6           | 0       | 1                | 104,964 | 2.41  | 1,385          |
| E     | CD-4   | APARTMENT | 3           | 1       | 3                | 102,568 | 2.35  | 1,367          |
| F     | CD-4   | DRAINAGE  | 0           | 0       | 1                | 75,633  | 1.74  | 1,174          |
|       |        | TOTAL     | 63          | 1       | 12               | 837,690 | 19.23 | 11,139         |
| G     | CD-4   | APARTMENT | 16          | 0       | 0                | 493,295 | 11.32 | 3,540          |
|       | CD-5   | APARTMENT | 1           | 0       | 1                | 493,295 | 11.32 | 3,540          |
|       |        | TOTAL     | 17          | 0       | 1                | 493,295 | 11.32 | 3,540          |
| H     | CD-1   | DRAINAGE  | 0           | 0       | 1                | 444,263 | 10.20 | 2,782          |
|       |        | TOTAL     | 0           | 0       | 1                | 444,263 | 10.20 | 2,782          |

| CD-4 ZONING REQUIRMENTS (4.4.3.4)                                                                                                                                                                                    |                    |                                       |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------|---------------------------|
| <b>GENERAL DESCRIPTION</b><br>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. |                    | <b>BUILDING TYPES ALLOWED</b>         |                           |
|                                                                                                                                                                                                                      |                    | 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          |
| <b>DENSITY</b><br>Impervious Cover 80% max.                                                                                                                                                                          |                    |                                       |                           |
| <b>TRANSPORTATION</b><br>Block Perimeter 2,400 ft. max Section 3.6.2.1<br>Streetscape Type Residential 40 ft. min./ 120 ft. max. Section 3.8.1.7<br>Conventional Mixed Use 40 ft. min./ 120 ft. max. Section 3.8.1.8 |                    |                                       |                           |
| <b>BUILDING STANDARDS</b><br>Principle Building Height 3 stories max. 50 ft. max.<br>Accessory Structure Height N/A 24 ft. max.                                                                                      |                    | <b>SETBACKS - PRINCIPAL BUILDING</b>  |                           |
|                                                                                                                                                                                                                      |                    | Primary Street                        | 5 ft. min - 12 ft. max. B |
|                                                                                                                                                                                                                      |                    | Secondary Street                      | 5 ft. min. C              |
|                                                                                                                                                                                                                      |                    | Side                                  | 5 ft. min. D              |
|                                                                                                                                                                                                                      |                    | Rear                                  | 15 ft. min. E             |
|                                                                                                                                                                                                                      |                    | Rear, abutting alley                  | 5 ft. min. E              |
| <b>LOT</b>                                                                                                                                                                                                           |                    | <b>SETBACKS - ACCESSORY STRUCTURE</b> |                           |
|                                                                                                                                                                                                                      |                    | Primary Street                        | 20 ft. min.               |
|                                                                                                                                                                                                                      |                    | Secondary Street                      | 15 ft. min.               |
|                                                                                                                                                                                                                      |                    | Side                                  | 5 ft. min.                |
|                                                                                                                                                                                                                      |                    | Rear                                  | 3 ft. min.                |
| <b>BUILDING TYPE</b>                                                                                                                                                                                                 |                    | <b>LOT AREA</b>                       | <b>LOT WIDTH</b>          |
| Cottage                                                                                                                                                                                                              | 4,500 sq. ft. min. | 40 ft. min./ 120 ft. max.             |                           |
| Duplex                                                                                                                                                                                                               | 4,500 sq. ft. min. | 40 ft. min./ 120 ft. max.             |                           |
| Townhouse                                                                                                                                                                                                            | 1,500 sq. ft. min. | 20 ft. min./ 120 ft. max.             |                           |
| Courtyard Housing                                                                                                                                                                                                    | 1,500 sq. ft. min. | 15 ft. min./ 120 ft. max.             |                           |
| Apartment                                                                                                                                                                                                            | 6,000 sq. ft. min. | 60 ft. min./ 120 ft. max.             |                           |
| Live/Work                                                                                                                                                                                                            | 1,100 sq. ft. min. | 15 ft. min./ 120 ft. max.             |                           |
| Neighborhood Shopfront                                                                                                                                                                                               | 6,000 sq. ft. min. | 60 ft. min./ 120 ft. max.             |                           |
| Civic Building                                                                                                                                                                                                       | 6,000 sq. ft. min. | 50 ft. min.                           |                           |
| All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.                                                                                                            |                    |                                       |                           |
| ALL EXISTING DATA SHOWN HEREON IS PROVIDED FROM GIS SOURCES ONLY                                                                                                                                                     |                    |                                       |                           |
|                                                                                                                                                                                                                      |                    |                                       |                           |

| CD-5 ZONING REQUIRMENTS (4.4.3.5)                                                                                                                                                                                                                                                |                    |                                       |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------|----------------------------------------------------------|
| <b>GENERAL DESCRIPTION</b><br>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. |                    | <b>TRANSPORTATION</b>                 |                                                          |
|                                                                                                                                                                                                                                                                                  |                    | Block Perimeter                       | 2,000 ft. max Section 3.6.2.1                            |
|                                                                                                                                                                                                                                                                                  |                    | Streetscape Type                      | Main Street Section 3.8.1.6<br>Multi-Way Section 3.8.1.9 |
| <b>DENSITY</b><br>Impervious Cover 100% max.                                                                                                                                                                                                                                     |                    | <b>BUILDING TYPES ALLOWED</b>         |                                                          |
|                                                                                                                                                                                                                                                                                  |                    | Accessory Dwelling                    | Section 4.4.6.1                                          |
|                                                                                                                                                                                                                                                                                  |                    | Townhouse                             | Section 4.4.6.7                                          |
|                                                                                                                                                                                                                                                                                  |                    | Apartment                             | Section 4.4.6.10                                         |
|                                                                                                                                                                                                                                                                                  |                    | Live/ Work                            | Section 4.4.6.11                                         |
|                                                                                                                                                                                                                                                                                  |                    | Mixed Use Shopfront                   | Section 4.4.6.14                                         |
|                                                                                                                                                                                                                                                                                  |                    | Civic Building                        | Section 4.4.6.15                                         |
| <b>BUILDING STANDARDS</b><br>Building Height (Max.)* 5 stories 75 ft.<br>Building Height (Min.)* 2 stories 24 ft.<br>Ground Floor Elevation 2' min for ground floor residential<br>* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)                   |                    | <b>PARKING LOCATION</b>               |                                                          |
|                                                                                                                                                                                                                                                                                  |                    | <b>LAYER (SECTION 4.3.3.1)</b>        | <b>SURFACE</b>                                           |
|                                                                                                                                                                                                                                                                                  |                    | First Layer                           | Not Allowed Not Allowed                                  |
|                                                                                                                                                                                                                                                                                  |                    | Second Layer                          | Allowed along secondary street only Not Allowed          |
|                                                                                                                                                                                                                                                                                  |                    | Third Layer                           | Allowed Allowed                                          |
|                                                                                                                                                                                                                                                                                  |                    | <b>BUILD-TO-ZONE (BTZ)</b>            |                                                          |
|                                                                                                                                                                                                                                                                                  |                    | Building Facade in primary street     | 80% min.                                                 |
|                                                                                                                                                                                                                                                                                  |                    | Building Facade in secondary street   | 60% min.                                                 |
|                                                                                                                                                                                                                                                                                  |                    | <b>DURABLE BUILDING MATERIAL AREA</b> |                                                          |
|                                                                                                                                                                                                                                                                                  |                    | Primary Material                      | 80% min.                                                 |
|                                                                                                                                                                                                                                                                                  |                    | Secondary Material                    | 20% max.                                                 |
|                                                                                                                                                                                                                                                                                  |                    | Blank Wall Area                       | 25 ft. max.                                              |
| <b>LOT</b>                                                                                                                                                                                                                                                                       |                    | <b>SETBACKS - PRINCIPAL BUILDING</b>  |                                                          |
|                                                                                                                                                                                                                                                                                  |                    | Primary Street                        | 0 ft. min./ 12 ft. max. B                                |
|                                                                                                                                                                                                                                                                                  |                    | Secondary Street                      | 0 ft. min./ 12 ft. max. C                                |
|                                                                                                                                                                                                                                                                                  |                    | Side                                  | 0 ft. min. D                                             |
|                                                                                                                                                                                                                                                                                  |                    | Rear                                  | 0 ft. min. E                                             |
|                                                                                                                                                                                                                                                                                  |                    | Rear, abutting alley                  | 3 ft. min. E                                             |
| <b>BUILDING TYPE</b>                                                                                                                                                                                                                                                             |                    | <b>LOT AREA</b>                       | <b>LOT WIDTH</b>                                         |
| Townhouse                                                                                                                                                                                                                                                                        | 1,500 sq. ft. min. | 15 ft. min.                           |                                                          |
| Apartment Building                                                                                                                                                                                                                                                               | 2,000 sq. ft. min. | 20 ft. min.                           |                                                          |
| Live/Work                                                                                                                                                                                                                                                                        | 1,100 sq. ft. min. | 15 ft. min.                           |                                                          |
| Mixed Use Shopfront                                                                                                                                                                                                                                                              | 2,000 sq. ft. min. | 20 ft. min.                           |                                                          |
| Civic Building                                                                                                                                                                                                                                                                   | 2,000 sq. ft. min. | 20 ft. min.                           |                                                          |

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FRN-F-1386



**CENTERPOINT RESIDENTIAL DEVELOPMENT**  
CD-4 & CD-5 ZONING  
LAND PLAN ZONING EXHIBIT  
MARCH 25, 2021





## PROJECT SUMMARY

- PROJECT AREA:** - 48.95-ACRES, VACANT/UNDEVELOPED
- EXISTING ZONING:** - GENERAL COMMERCIAL (GC) - 22.32-AC  
- ETJ (NO ZONING) - 26.63 -AC
- PROPOSED ZONING:** - CD-1: 10.20-AC, DETENTION/OPEN SPACE  
- CD-4: 26.18-AC, parcHAUS APARTMENTS  
- CD-5: 12.07-AC, FUTURE MULTI-FAMILY\*
- CD-4 USE SUMMARY:** - 64 LOTS (RESIDENTIAL/AMENITY)  
- 12 LOTS (OPEN SPACE/ALLEY/POCKET PARKS)  
- 145 parcHAUS BUILDINGS  
- 290 parcHAUS UNITS  
- 344 GARAGE SPACES
- PUBLIC IMPROVEMENTS:** - 900-LF 12' GREENWAY TRAIL ALONG CENTER POINT RD  
- 7.45-AC R.O.W. / PUBLIC STREETS / SIDEWALKS / UTILITIES  
- +15-AC OPEN SPACE & PARKS

\*CD-5 RESERVED FOR FUTURE MULTI-FAMILY APARTMENTS. THIS AREA MAY BE REZONED FOR CD-4 / parcHAUS @ LATER DATE.

## HOUSING PARTNERS

- Partnering with the San Marcos Housing Authority to provide Workforce Housing for teachers, retail workers, single parents, and recent graduates just starting out.
- 50% of the units will be market-rate; 25% of the units will be reserved for those making 70% of the AMI; 25% will be for those making 60%. Roommates will be able to qualify based on their individual incomes.
- San Marcos Housing Authority PFC participating in the cash flow from this community as follows:
  - a. \$250,000 fee paid at closing
  - b. \$25,000 admin. fee paid per year
  - c. \$50,000 annual contribution to San Marcos ISD Foundation
  - d. 15% of cash flow from any capital event (refi/sale)
  - e. Equivalent of City of San Marcos property tax beginning in year 4
  - f. Commissions on future sales



# CD-5 MULTI-FAMILY





# CD-5 MULTI-FAMILY





parcHAUS

