

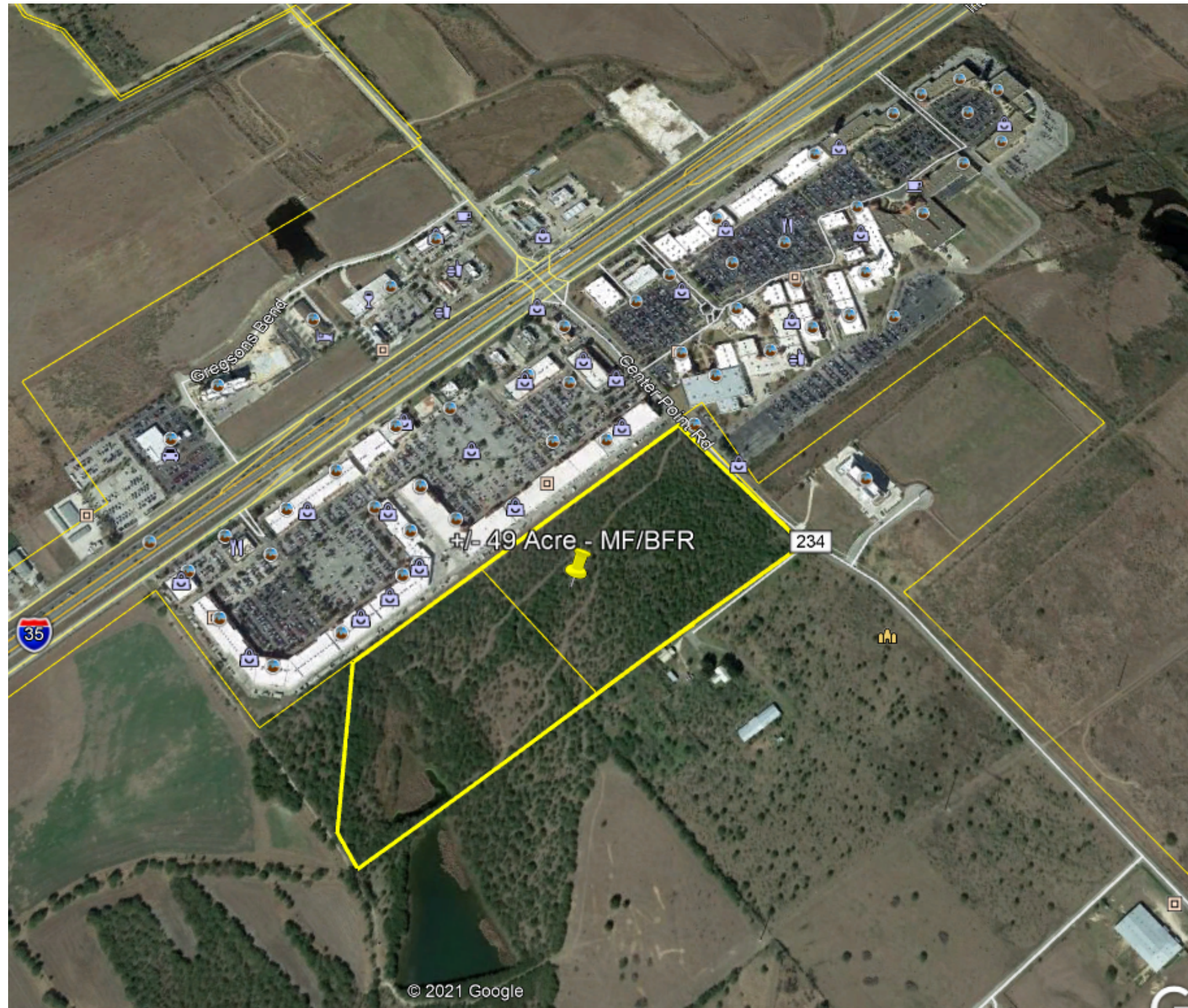
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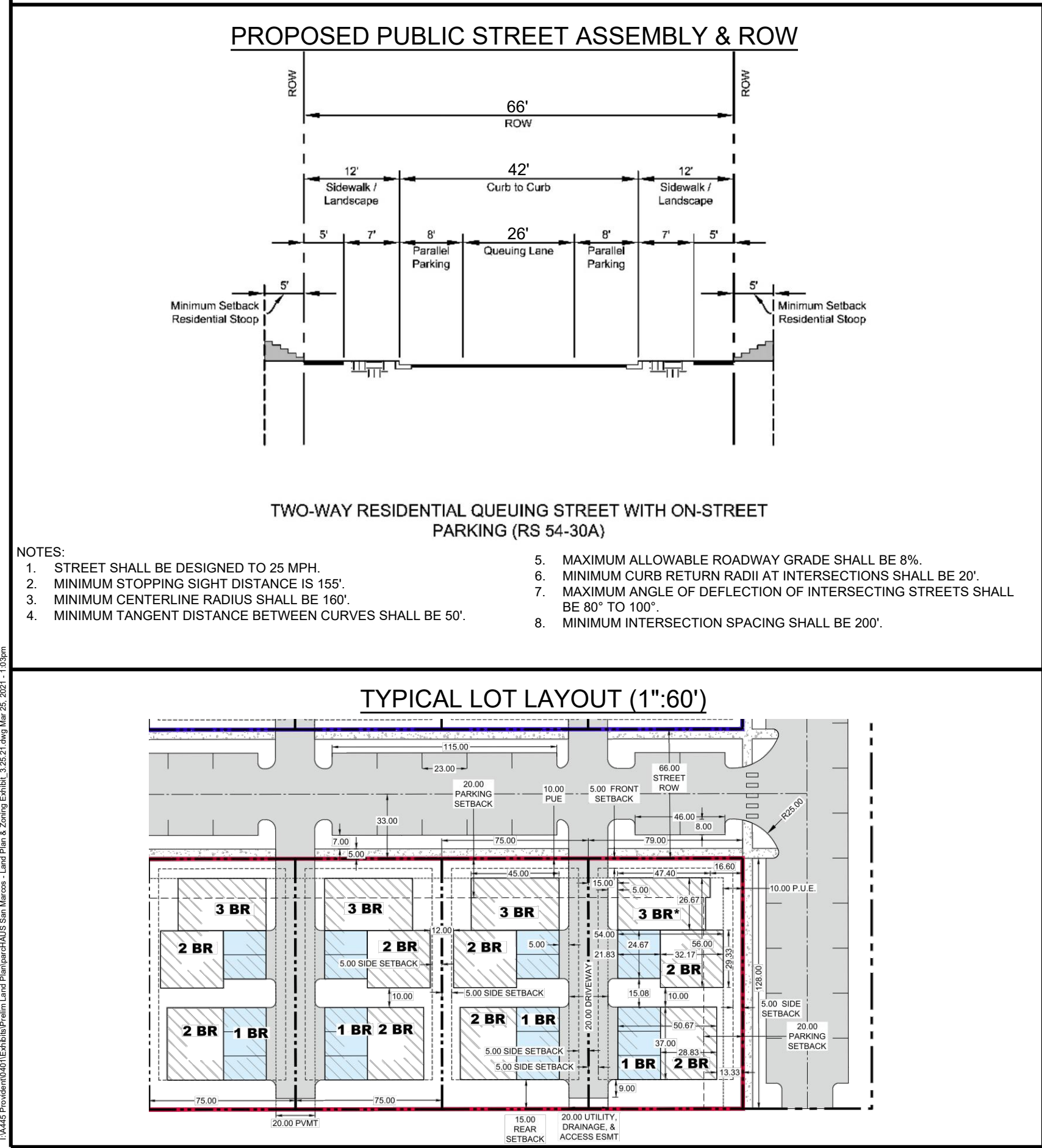
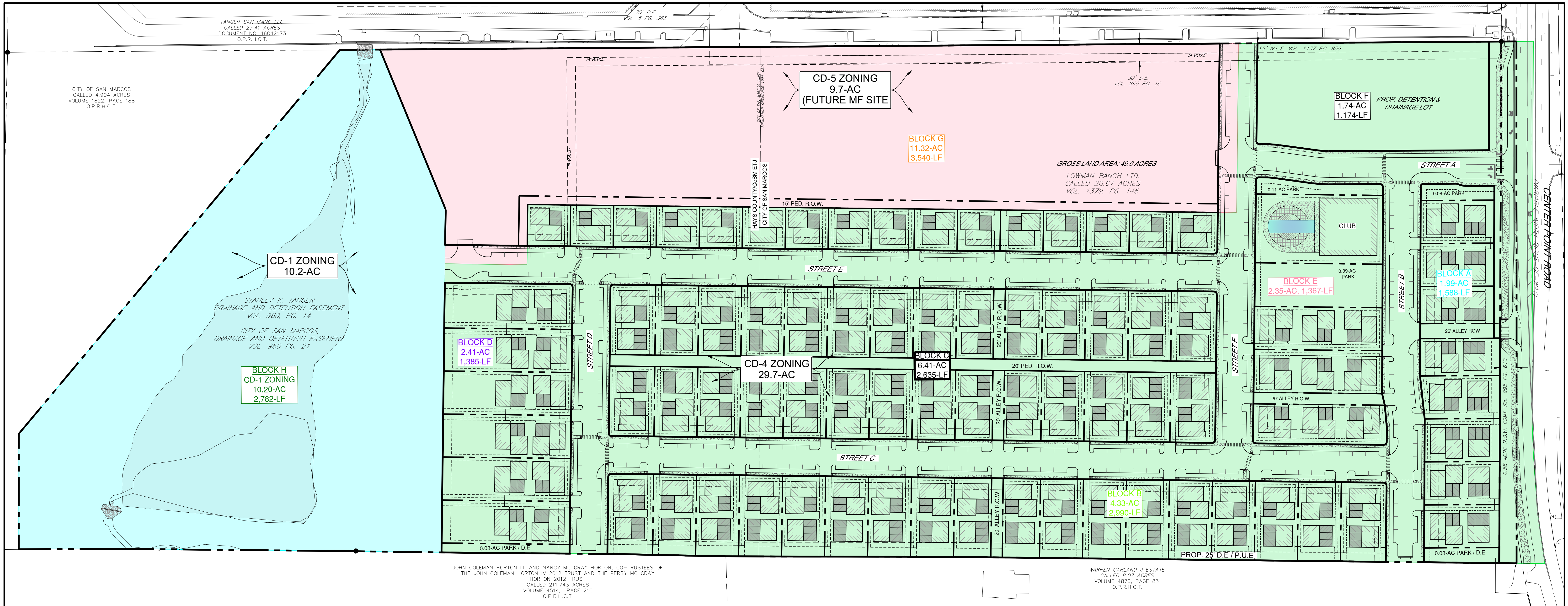


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CD-1 ZONING REQUIRMENTS (4.4.3.1)

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 (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	444,263	10.20	2,752
		TOTAL	17	0	1	493,295	11.32	3,540
H	CD-1	DRAINAGE	0	0	1	444,263	10.20	2,752
		TOTAL	0	0	1	444,263	10.20	2,752

CD-4 ZONING REQUIRMENTS (4.4.3.4)			
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.		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
DENSITY Impervious Cover 80% max.			
TRANSPORTATION Block Perimeter 2,400 ft. max Section 3.6.2.1 Streetscape Type Residential 40 ft. min./ 120 ft. max. Section 3.8.1.7 Conventional Mixed Use 40 ft. min./ 120 ft. max. Section 3.8.1.8			
BUILDING STANDARDS Principle Building Height 3 stories max. 50 ft. max. Accessory Structure Height N/A 24 ft. max.		SETBACKS - PRINCIPAL BUILDING	
		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
LOT		SETBACKS - ACCESSORY STRUCTURE	
		Primary Street	20 ft. min.
		Secondary Street	15 ft. min.
		Side	5 ft. min.
		Rear	3 ft. min.
BUILDING TYPE		LOT AREA	LOT WIDTH
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)			
GENERAL DESCRIPTION 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.		TRANSPORTATION	
		Block Perimeter	2,000 ft. max Section 3.6.2.1
		Streetscape Type	Main Street Section 3.8.1.6 Multi-Way Section 3.8.1.9
DENSITY Impervious Cover 100% max.		BUILDING TYPES ALLOWED	
		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
BUILDING STANDARDS Building Height (Max.)* 5 stories 75 ft. Building Height (Min.)* 2 stories 24 ft. Ground Floor Elevation 2' min for ground floor residential * Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)		PARKING LOCATION	
		LAYER (SECTION 4.3.3.1)	SURFACE
		First Layer	Not Allowed Not Allowed
		Second Layer	Allowed along secondary street only Not Allowed
		Third Layer	Allowed Allowed
		BUILD-TO ZONE (BTZ)	
		Building Facade in primary street	80% min.
		Building Facade in secondary street	60% min.
		DURABLE BUILDING MATERIAL AREA	
		Primary Material	80% min.
		Secondary Material	20% max.
		Blank Wall Area	25 ft. max.
LOT		SETBACKS - PRINCIPAL BUILDING	
		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
BUILDING TYPE		LOT AREA	LOT WIDTH
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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Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
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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



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