



Public Hearing

ZC-21-18

La Cima Multifamily Zoning FD to MF-24

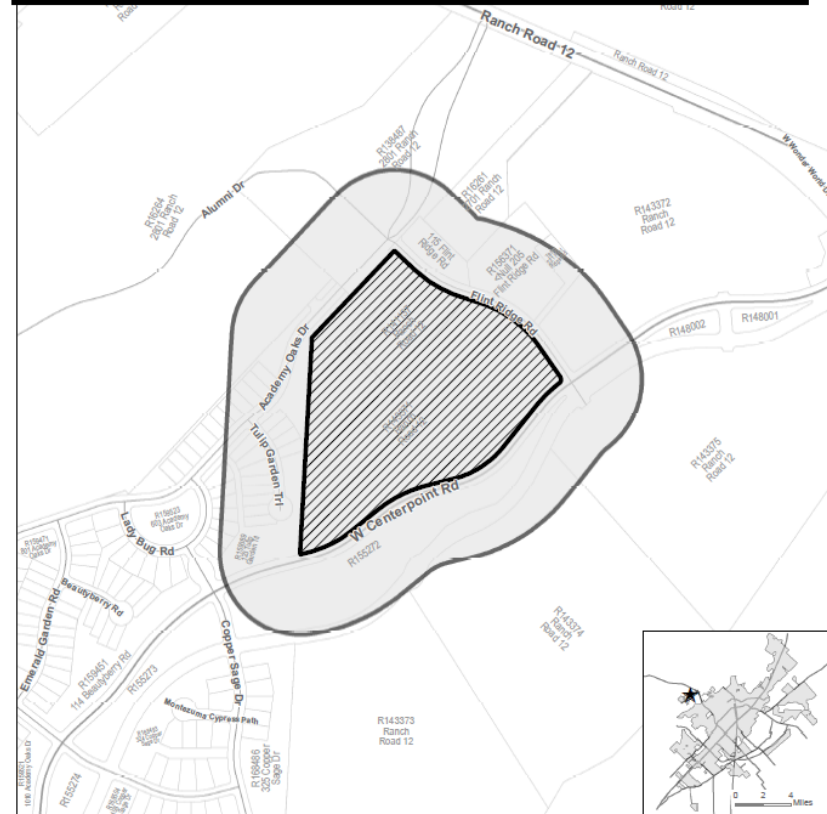
Hold a public hearing and consider a request by Kelley Fowler, on behalf of La Cima Commercial LP, for a Zoning Change from Future Development (FD) to Multi-Family Residential (MF-24), or, subject to consent of the owner, another less intense zoning district classification, for approximately 21.31 acres out of the John Williams Survey, Abstract 490, located at the northwest corner of the W. Centerpoint Rd and Flint Ridge Rd intersection. (W. Rugeley).



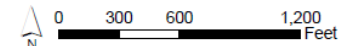
Property Information

- Approximately 21.31 Acres
- Northwest corner of W Centerpoint Rd & Flint Ridge Rd
- Not Currently Within the City Limit

ZC-21-18 400' Notification Buffer La Cima Multifamily — W. Centerpoint & Flint Ridge Rd



- ★ 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.

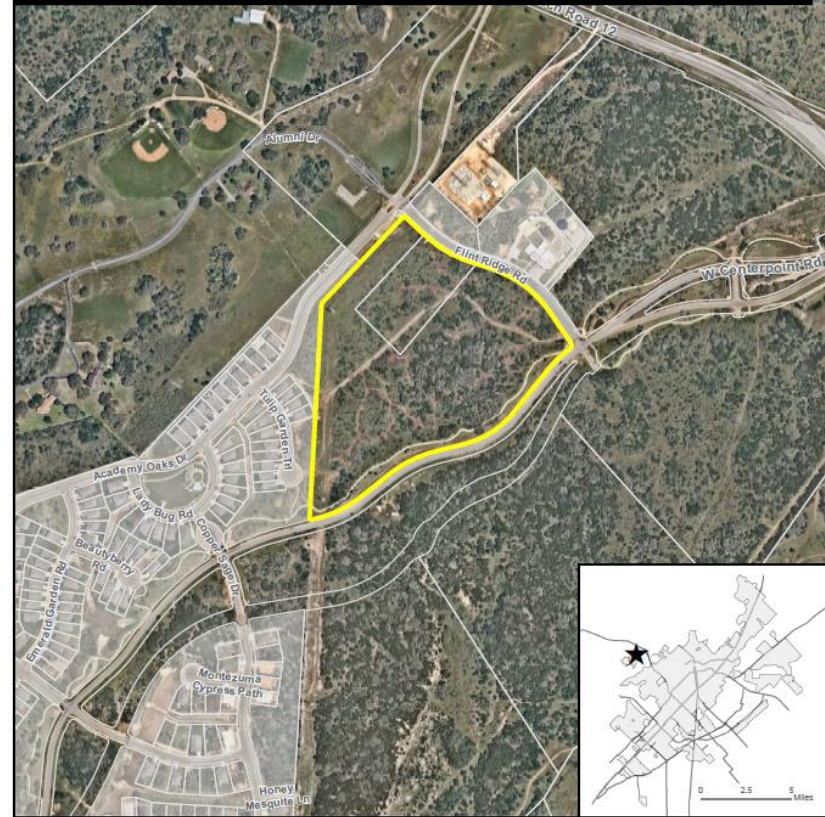
Map Date: 9/8/2021



Context & History

- Currently Vacant
- Surrounding Uses
 - Vacant
 - Fire Station
 - Single Family
- Developed Pursuant to La Cima DA, 2021-126R

ZC-21-18 Aerial View La Cima Multifamily — W. Centerpoint & Flint Ridge Rd



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

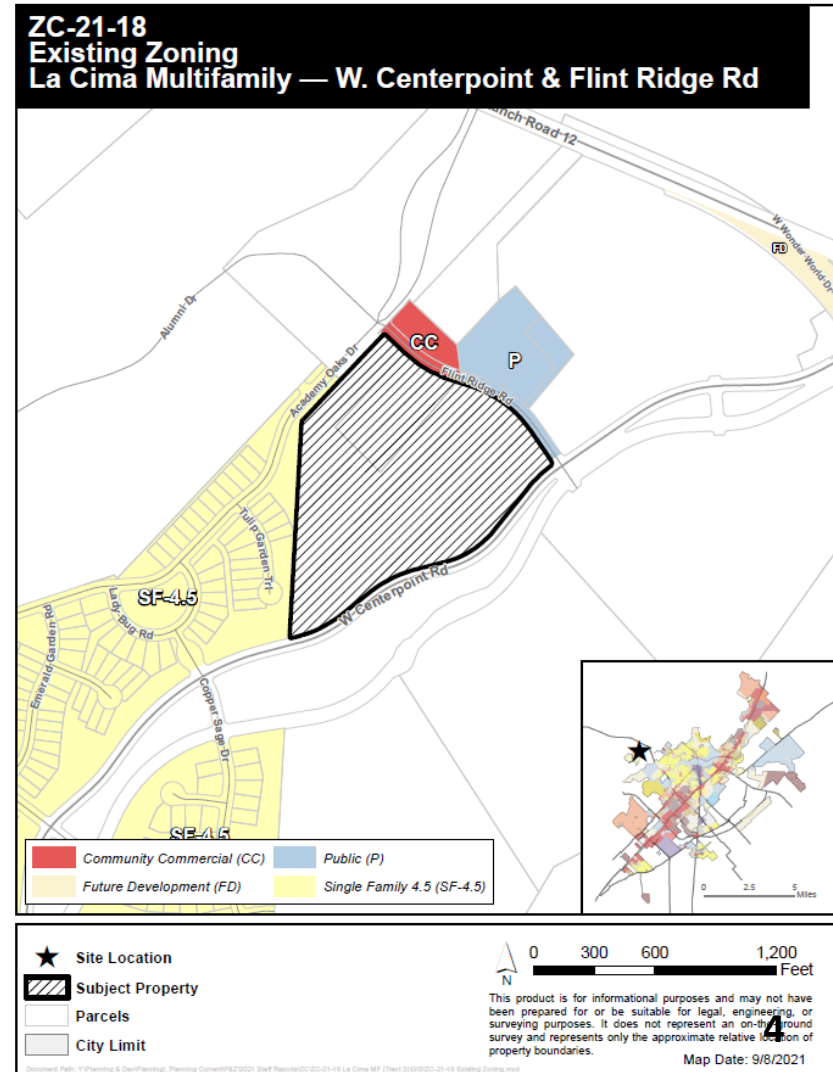
0 300 600 1,200 Feet

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Map Date: 9/8/2021



- Existing Zoning:
Outside City Limits (ETJ)
- Proposed Zoning:
Multi-Family Residential (MF-24)
 - Residential Uses



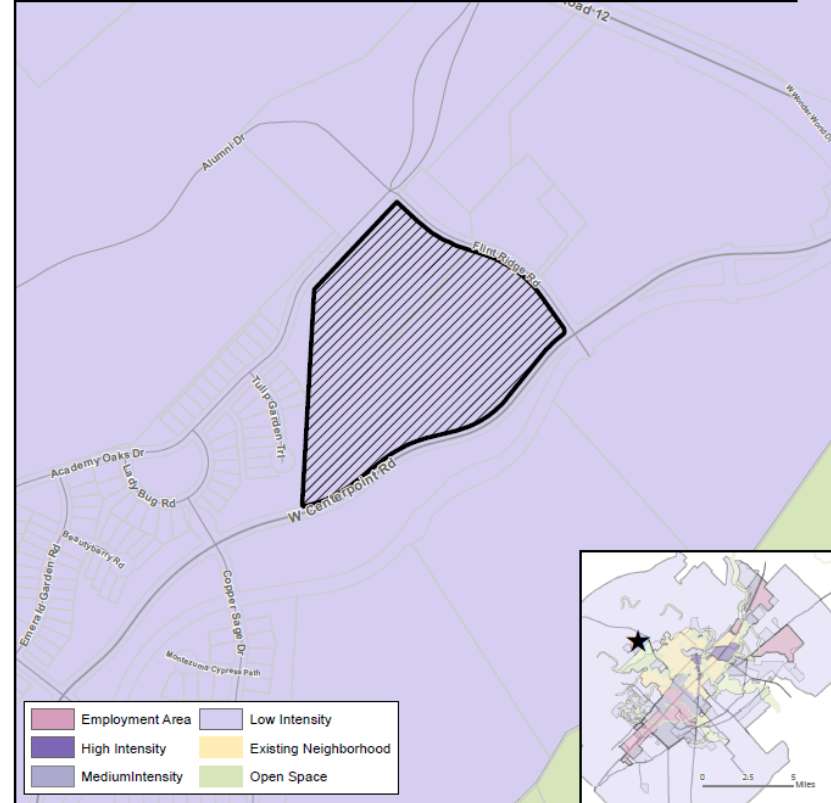


Comprehensive Plan Analysis

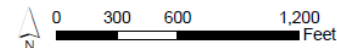
Step 1: Where is the property located on the Comprehensive Plan?

- 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.

ZC-21-18 Preferred Scenario La Cima Multifamily — W. Centerpoint & Flint Ridge Rd



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



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Map Date: 9/8/2021



Comprehensive Plan Analysis

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

Multi-Family Residential (MF-24) 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



Zoning Analysis

- Min 12,000 sf Lot Size, Max 360-Units in 1st Phase
- 4-Sided Design, Articulation, Anti-Monotony Standards
- Multifamily Uses

4. Minimum Side Yard, Interior:

- Duplex, group home: Five feet
- All other uses: Ten feet

E. **Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

Section 9.2.1.10MF-24, Multi-family Residential District

A. **Purpose.** The MF-24 Multiple-Family Residential District is intended for development of multiple-family, apartment residences at not more than 24 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.

B. **Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.

C. **Additional Development Standards.** See Section 9.1.1.1 and Section 9.4.3.1.

D. Additional Area, Building and Height Requirements:

1. Minimum Lot Area:

- 12,000 square feet; gross density shall not exceed 24 dwelling units per acre.
- The minimum lot area for all other uses shall be determined by the applicable minimum lot dimensions.

2. Minimum Lot Width:

- Duplex, group home: 45 feet
- All other uses: 60 feet

3. Minimum Lot Frontage:

- Duplex, group home: 45 feet
- All other uses: 60 feet

4. **Minimum Rear Yard:** Ten feet; there shall be no encroachment or overhangs into this required rear yard.

5. Minimum Side Yard, Interior:

- Duplex, group home: Five feet
- All other uses: Ten feet

E. **Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.

DIVISION 2: PUBLIC, SPECIAL AND NONRESIDENTIAL DISTRICTS

Section 9.2.2.1MU, Mixed Use District

A. **Purpose.** The MU, Mixed Use District, when assigned to tracts of land generally greater than one acre, is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. On tracts of one acre or less, the MU, Mixed Use District is intended to permit small scale mixed use buildings that have residential units above retail or office uses, especially on existing residential use properties. Bed-and-breakfast establishments could also be located in this district. Additionally, pedestrian walkways and open area are desired in order to promote a pedestrian-friendly environment. It is not the purpose of this zoning district to permit or encourage properties used for single-family residences to be converted to exclusively commercial or multi-family use. The following are key concepts that should be acknowledged through development practices within Mixed Use Districts:

- Residential uses in conjunction with nonresidential activities, possibly located above retail and office establishments;
- All types of residential uses, including single-family homes, townhouses, and loft-style multiple-family units;
- Central green spaces;
- Traffic flows that enable people to move freely without the use of an automobile by emphasizing the pedestrian; and
- Outside spaces, such as small parks, courtyards, and outdoor eating areas.

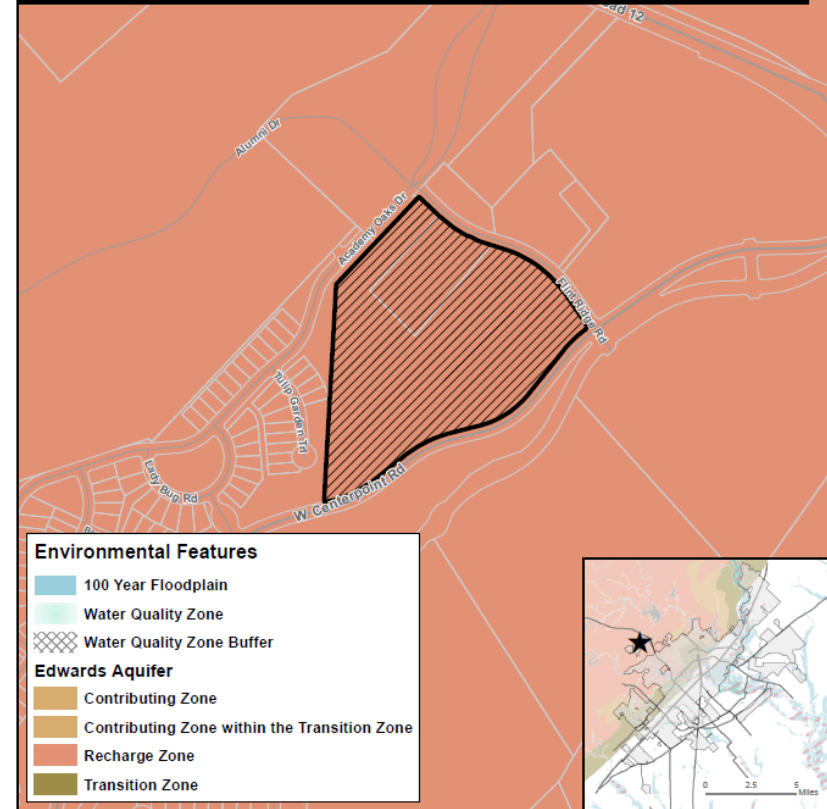
B. **Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.



Environmental Analysis

- Is Located within Recharge Zone;
- DA provides standards to mitigate impact to natural features

ZC-21-18 Environmental Features La Cima Multifamily — W. Centerpoint & Flint Ridge Rd





Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block perimeter (3,000 feet)
 - Bicycle & Sidewalk connections
- **Utilities**
 - City of San Marcos Water / Wastewater
 - Pedernales Electric

ZC-21-18 Transportation Master Plan La Cima Multifamily — W. Centerpoint & Flint Ridge Rd





Recommendation

- On September 28, 2021 Planning and Zoning Commission recommended **approval** of the request as presented with a 6-3 vote.
- Staff recommends **approval** of the request as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Multi-Family Residential (MF-24)
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 MF-24 district is intended for apartment residences at no more than 24-units per acre. MF-24 zoned properties should be situated near major thoroughfares and are ideal buffers between low density residential and commercial uses.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential. (See Land Use Matrix)
Parking Location	No location standards	Not allowed within the 1 st layer
Parking Standards	Dependent upon use	1.05 spaces per bedroom
Max Residential Units per acre	0.4 units per acre (max)	24 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	10' front Setback, 15' side setback, 10' rear set back.
Impervious Cover (max)	30%	75%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	12,000 sf minimum
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, street trees every 30' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter Max