



Legislation Details (With Text)

File #: ZC-21-26 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 12/27/2021 **In control:** Planning and Zoning Commission
On agenda: 1/11/2022 **Final action:**
Title: ZC-21-26 (Centerpoint Commons) Hold a public hearing and consider a request by Centerpoint Commons, LLC, for a Zoning Change from Planning Area (PA), Future Development (FD), and General Commercial (GC) to Character District-5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification, for approximately 70.89 acres, more or less, out of the Edward Burleson Survey, Abstract 63, generally located north of the intersection of Gregson's Bend and Commercial Loop in San Marcos, Texas. (J.Cleary)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-21-26 Staff Report, 2. ZC-21-26 Maps, 3. ZC-21-26 Personal Notification Letter, 4. ZC-21-26 Code Comparison, 5. ZC-21-26 Comprehensive Plan Checklist, 6. ZC-21-26 Application Documents, 7. ZC-21-26 P&Z Presentation

Date	Ver.	Action By	Action	Result
1/11/2022	1	Planning and Zoning Commission	recommended for approval	Fail

AGENDA CAPTION:

ZC-21-26 (Centerpoint Commons) Hold a public hearing and consider a request by Centerpoint Commons, LLC, for a Zoning Change from Planning Area (PA), Future Development (FD), and General Commercial (GC) to Character District-5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification, for approximately 70.89 acres, more or less, out of the Edward Burleson Survey, Abstract 63, generally located north of the intersection of Gregson's Bend and Commercial Loop in San Marcos, Texas. (J.Cleary)

Meeting date: January 11, 2022

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intesity Zones (supporting walkability and integrated transit corridors)
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

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Background Information:

Most of the site (62.5 acres) was annexed and zoned as a “Planning Area” District in March 2020 (Ord 2020-09). Planning Area Districts allow the landowner to choose multiple zoning districts (either CD-5, CD-4, EC, or LI), with the percentage of each district allowed established by the Preferred Scenario Designation. This site is designated as an “Employment Area” on the Preferred Scenario, and so the following district percentages are allowed:

- CD-4 (Character District-4): 0-10% of buildable land
- CD-5 (Character District-5): 10-40% of buildable land
- EC (Employment center): 60-90% of buildable land
- LI (Light Industrial): 0-30% of buildable land

The Planning Area zoning request was previously affiliated with the “Sportsplex” development; however, it is understood that this project is no longer moving forward and so the applicant wishes to rezone the entire site to CD-5. Approximately 2.57 acres is located outside the City limits and a request for annexation has also been submitted for consideration (AN-22-05).

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of ZC-21-26 as requested.