

ZC-21-01 (Sendero at Centerpoint)

Hold a public hearing and consider a request by Teresa A. Shell, on behalf of Mark B. Randolph, for a Zoning change from Future Development (FD) to Character District - 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 6.698 acres out of the Edward Burlison Survey, No. 18, Abstract No. 63, Hays County, located in the 100 Block of Centerpoint Road (S. Caldwell)

Property Information:

- Approximately 6.698 acres
- Centerpoint Road and Hunter Road

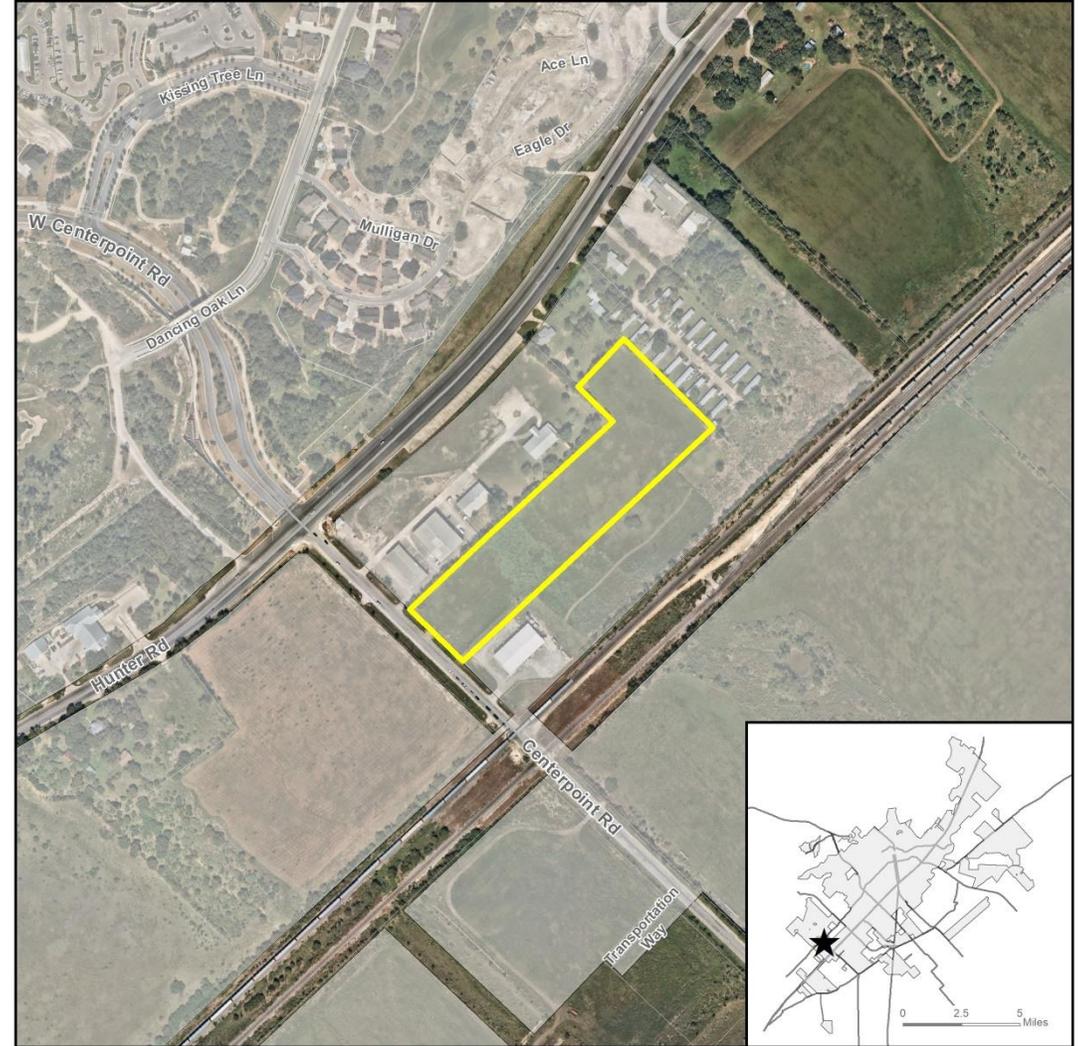


★ Site Location	0 250 500 1,000 Feet
▨ Subject Property	
■ 400' Buffer	
□ Parcel	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p>
■ City Limit	
Map Date: 1/15/2021	

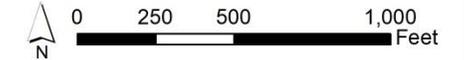
Property Information:

- **Current Configuration:** Vacant / Agricultural land

- Surrounding uses include:
 - Mobile home park
 - Plastics manufacturing
 - Church/School
 - Funeral services
 - Single family residential



- ★ Site Location
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- Parcel
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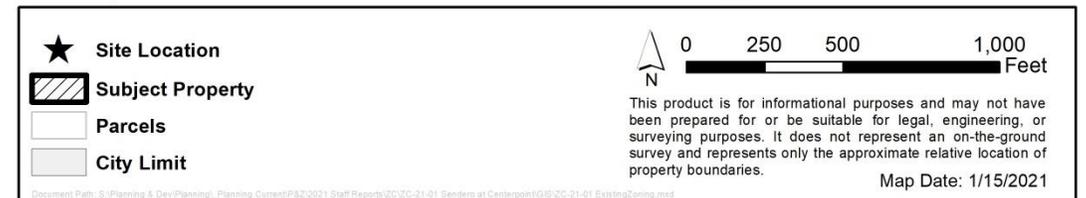
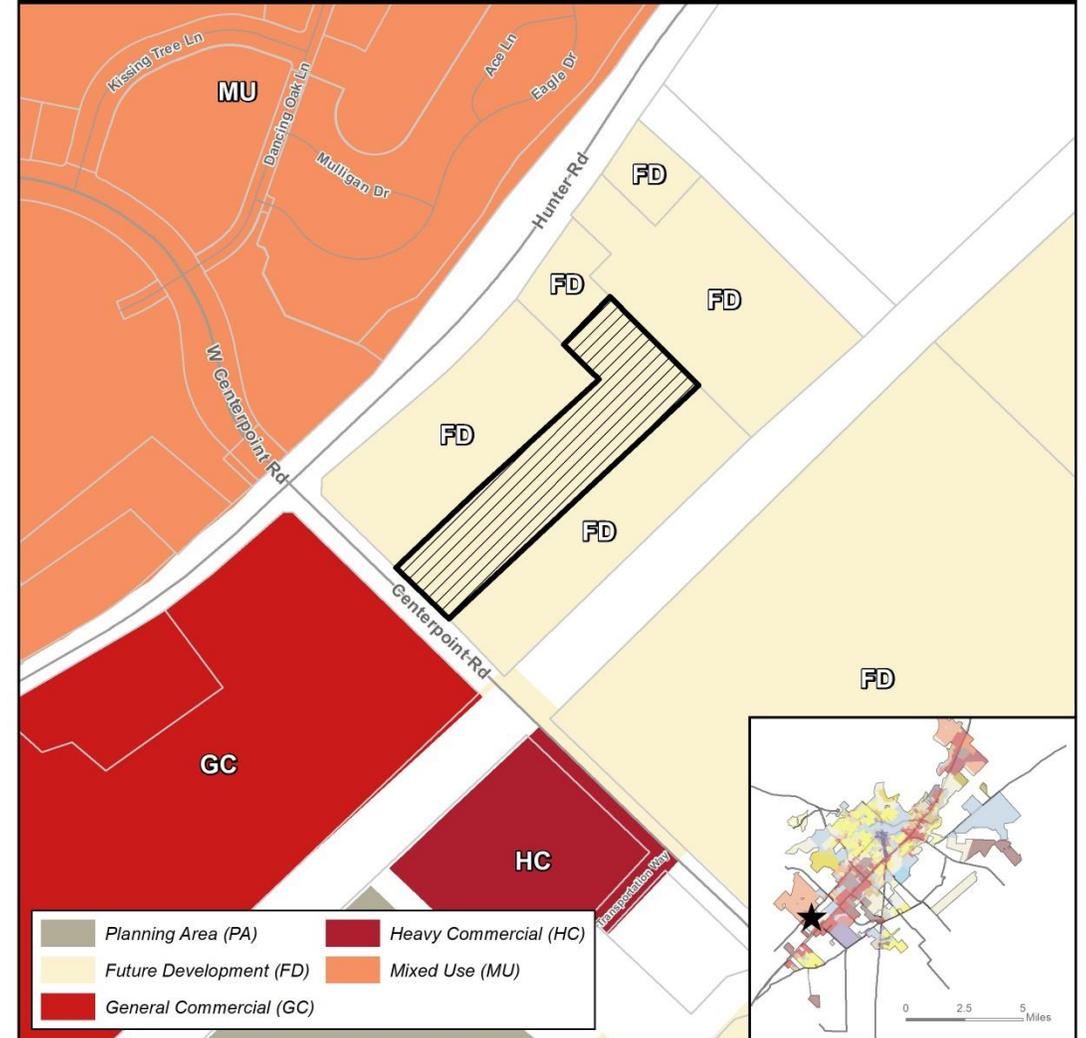


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Map Date: 1/15/2021

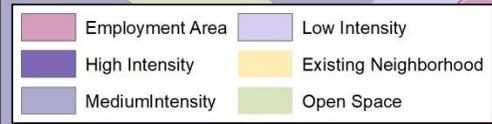
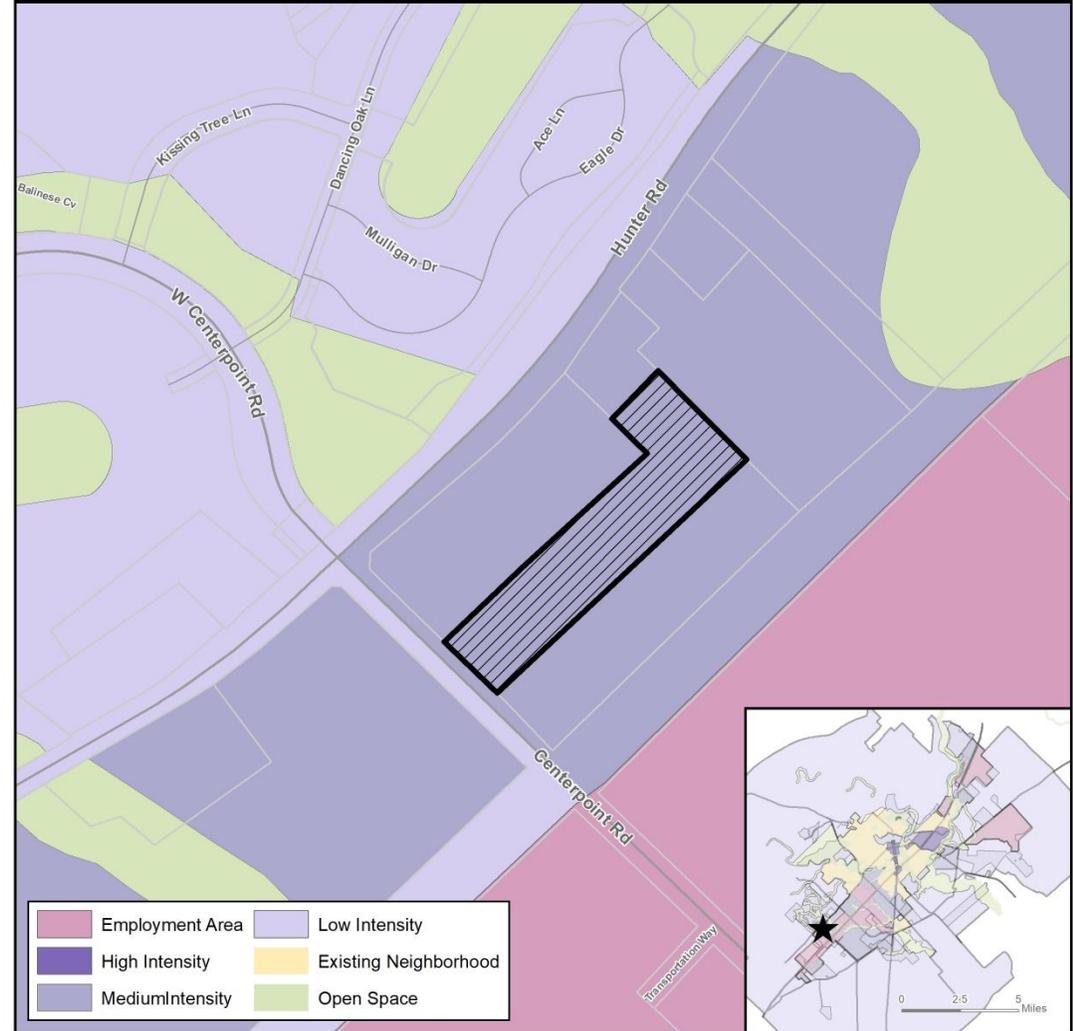
Context & History

- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District - 5 (CD-5)
 - Applicant is proposing multifamily. Other potential uses allowed in CD-5 may be proposed



Context & History

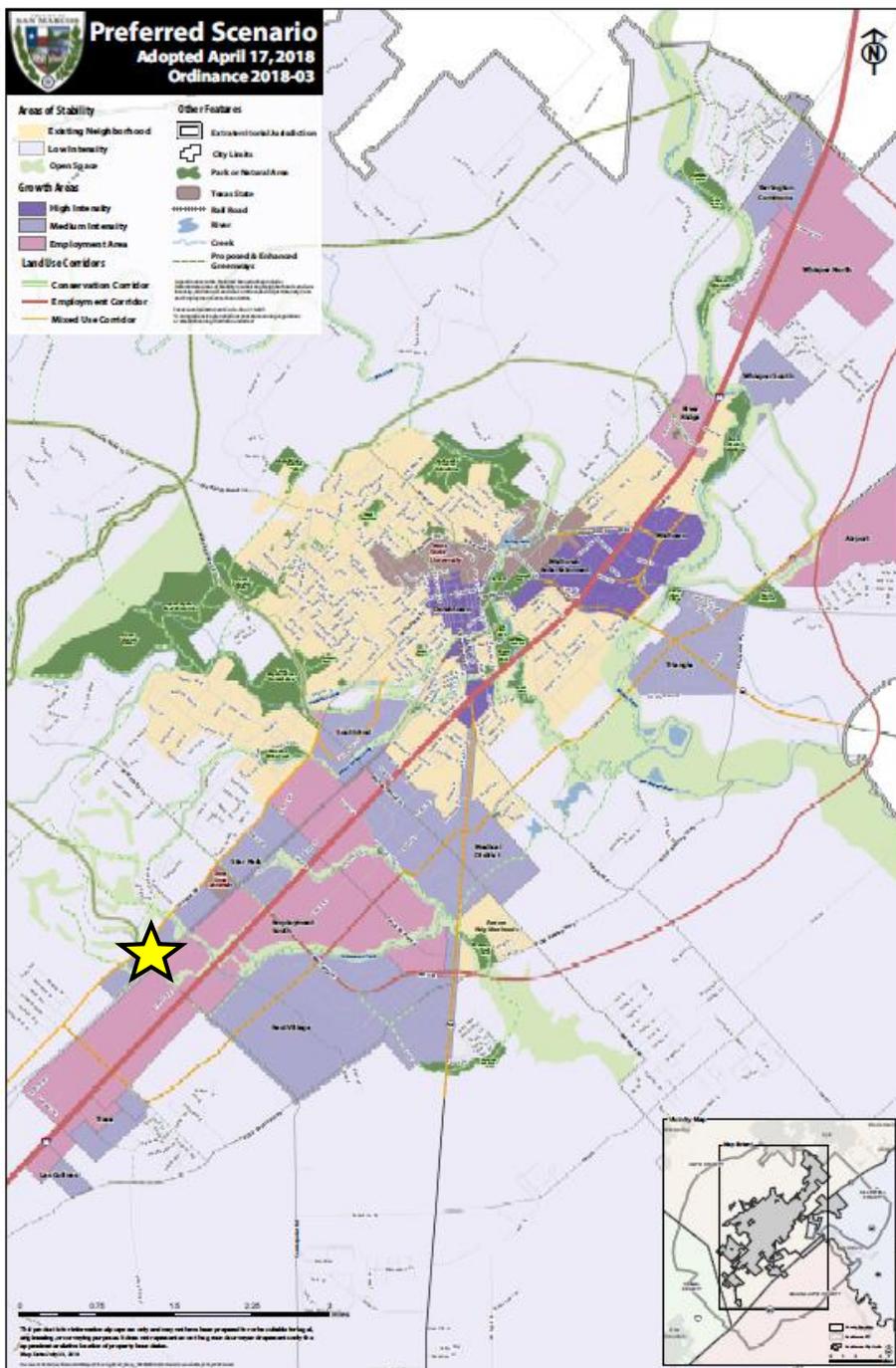
- **Existing Preferred Scenario:**
Medium Intensity – Star Park
- **Proposed Preferred Scenario:**
No Change



★ Site Location	0 250 500 1,000 Feet
▨ Subject Property	
▭ Parcels	
▭ City Limit	

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Comprehensive Plan Analysis

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

**Located in a Growth Area –
Medium Intensity Zone**

“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)

Comprehensive Plan Analysis

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

Applicant is requesting a “Character District” (CD-5) within a Growth Area – Medium 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	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

CD-5 Zoning Analysis:

- CD-5 zoning is intended to provide a variety of residential, retail, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
- **Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which directs growth to Intensity Zones and envisions the area as a commercial hub.
- The property is vacant and shown to be in a low to moderately constrained area. There is no floodplain on the property.

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 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 Multi-Way	Section 3.8.1.6 Section 3.8.1.9

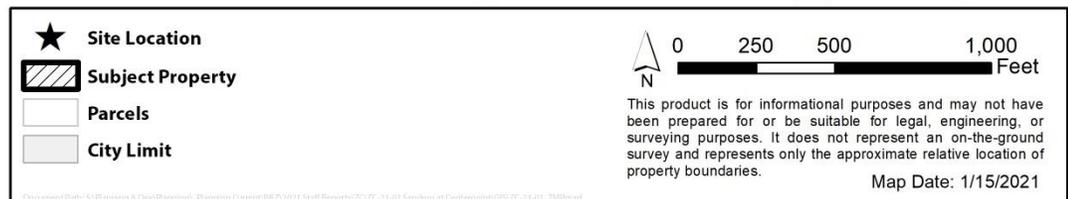
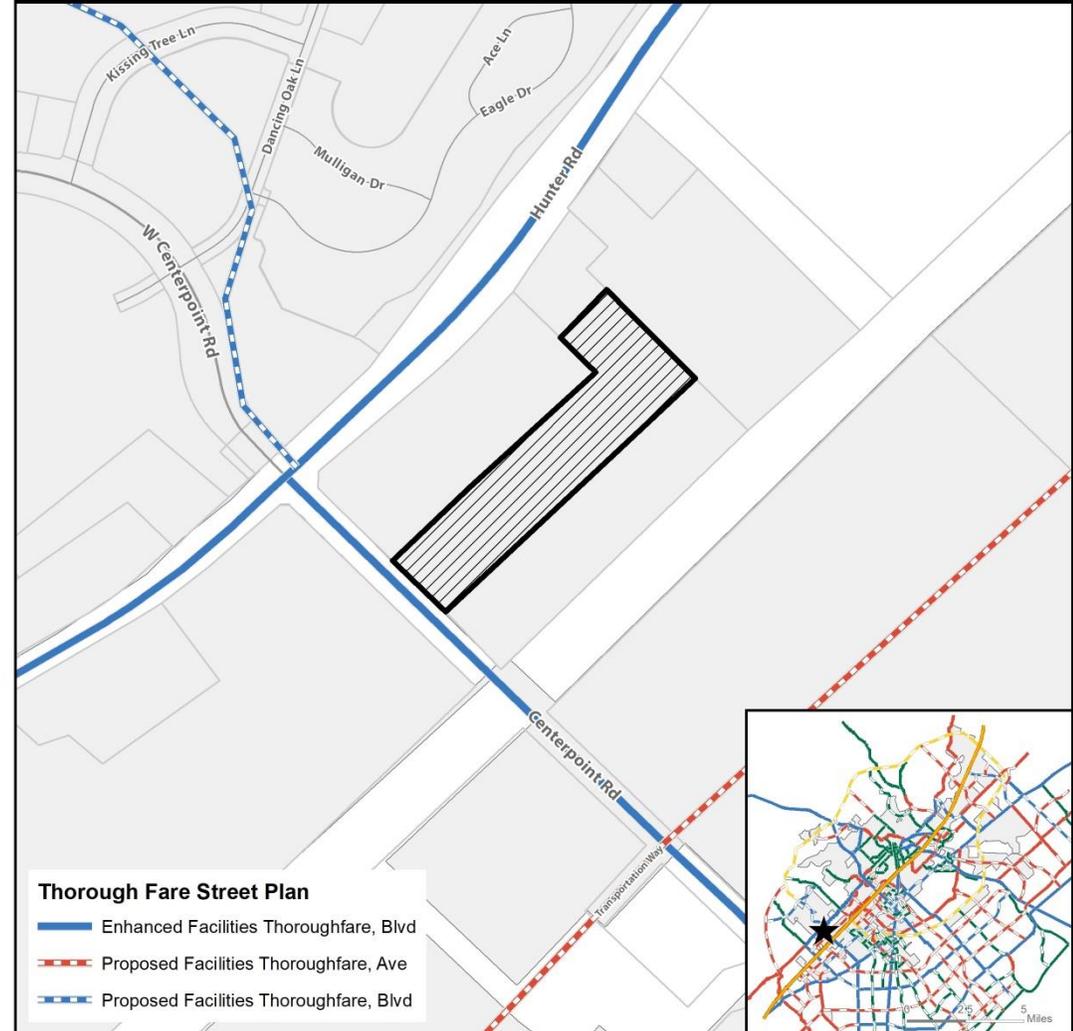
DENSITY	
Impervious Cover	100% max.

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

Infrastructure Requirements

- **Street Requirements**
 - Transportation Master Plan
 - Block perimeter requirements (2,000 feet)
 - Bike facility requirements
 - Sidewalk connections
 - Traffic Impact Analysis (TIA)
- **Subdivision Requirements**
 - Subdivision plat in accordance with lot and block standards
- **Utility Requirements**
 - Any required extensions of water and wastewater facilities will be installed in accordance with City standards
 - Wastewater extension required
- **Parkland Dedication + Development**
 - Land dedication and development of infrastructure required for residential uses based on the total number of units proposed
 - Fee-in-lieu may be requested

ZC-21-01 Transportation Master Plan Sendero at Centerpoint - 100 Block Centerpoint Road

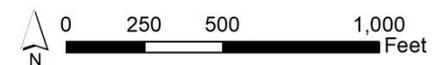


ZC-21-01 Transportation Master Plan - Bicycle Facilities Sendero at Centerpoint - 100 Block Centerpoint Road



- Thorough Fare Bike Plan**
- Enhanced Facilities Throughfare, CT/BB
 - Enhanced Facilities Throughfare, SP
 - Proposed Facilities Throughfare, CT
 - Proposed Facilities Throughfare, SP

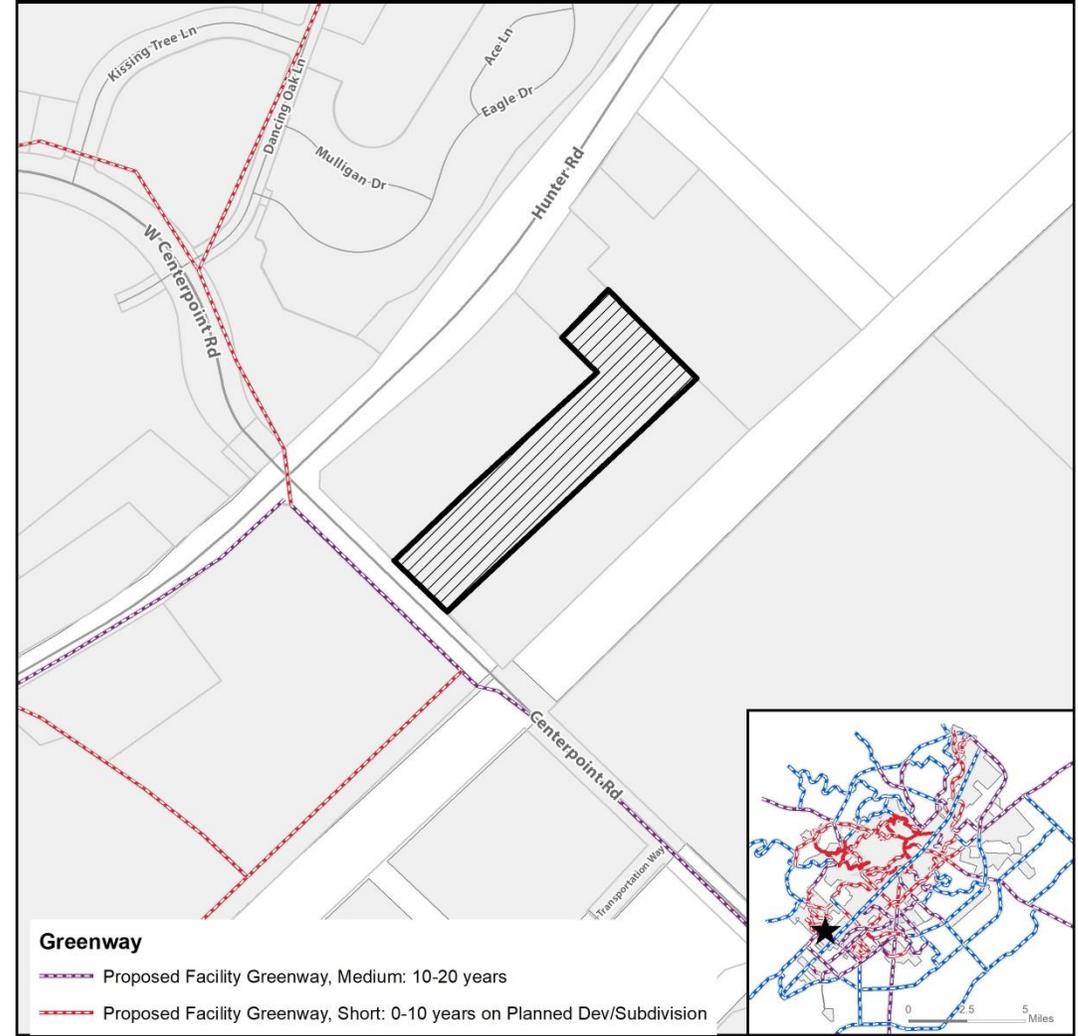
- ★ Site Location
- Subject Property
- Parcels
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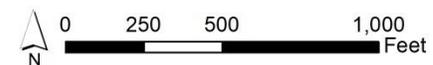
Map Date: 1/20/2021

ZC-21-01 Transportation Master Plan - Greenways Sendero at Centerpoint - 100 Block Centerpoint Road



- Greenway**
- - - Proposed Facility Greenway, Medium: 10-20 years
 - - - Proposed Facility Greenway, Short: 0-10 years on Planned Dev/Subdivision

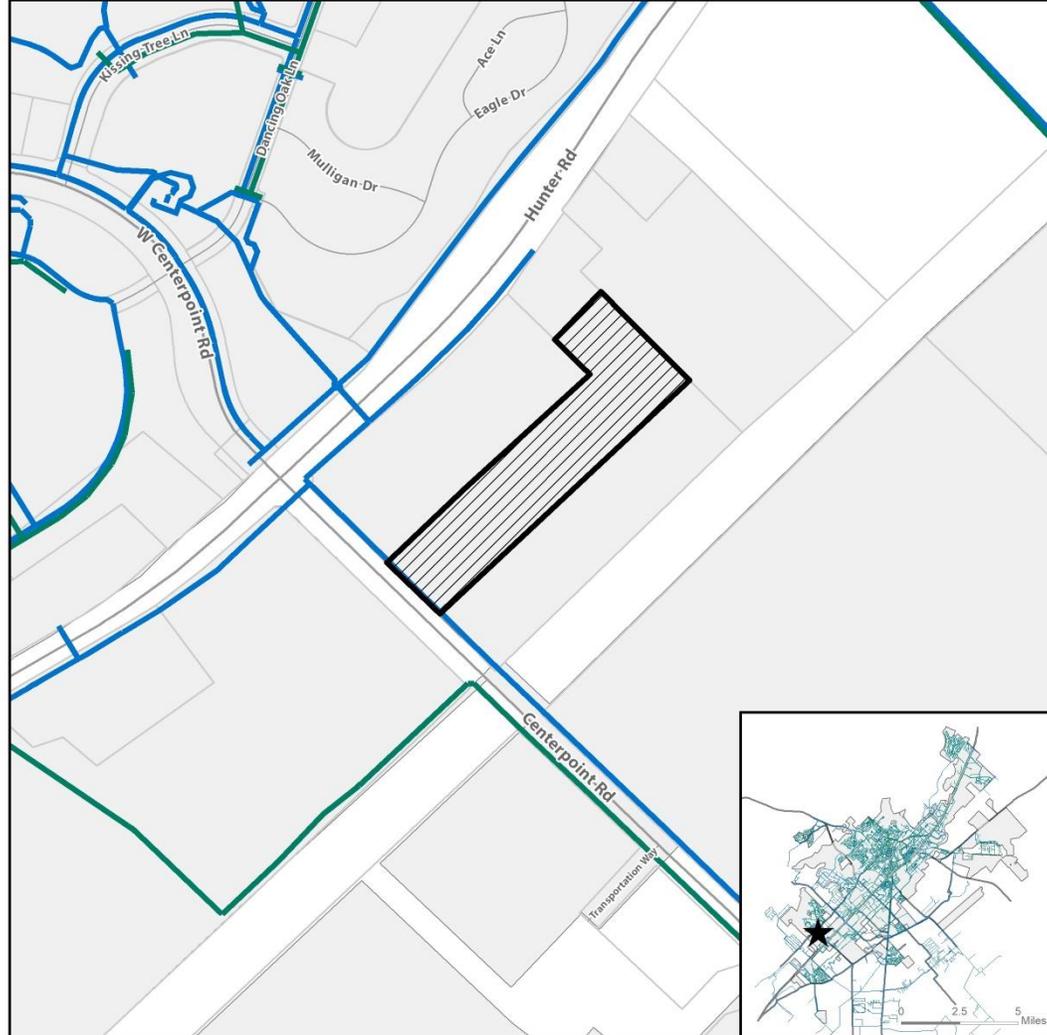
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ZC-21-01
Water/Wastewater Lines
Sendero at Centerpoint - 100 Block Centerpoint Road



★ Site Location	— Sanitary Main	
▨ Subject Property	— Water Main	
□ Parcels		<p>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.</p> <p>Map Date: 1/20/2021</p>
▭ City Limit		

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-5” Character District – 5

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
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-5 district is primarily intended to provide 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.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
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	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
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.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max