

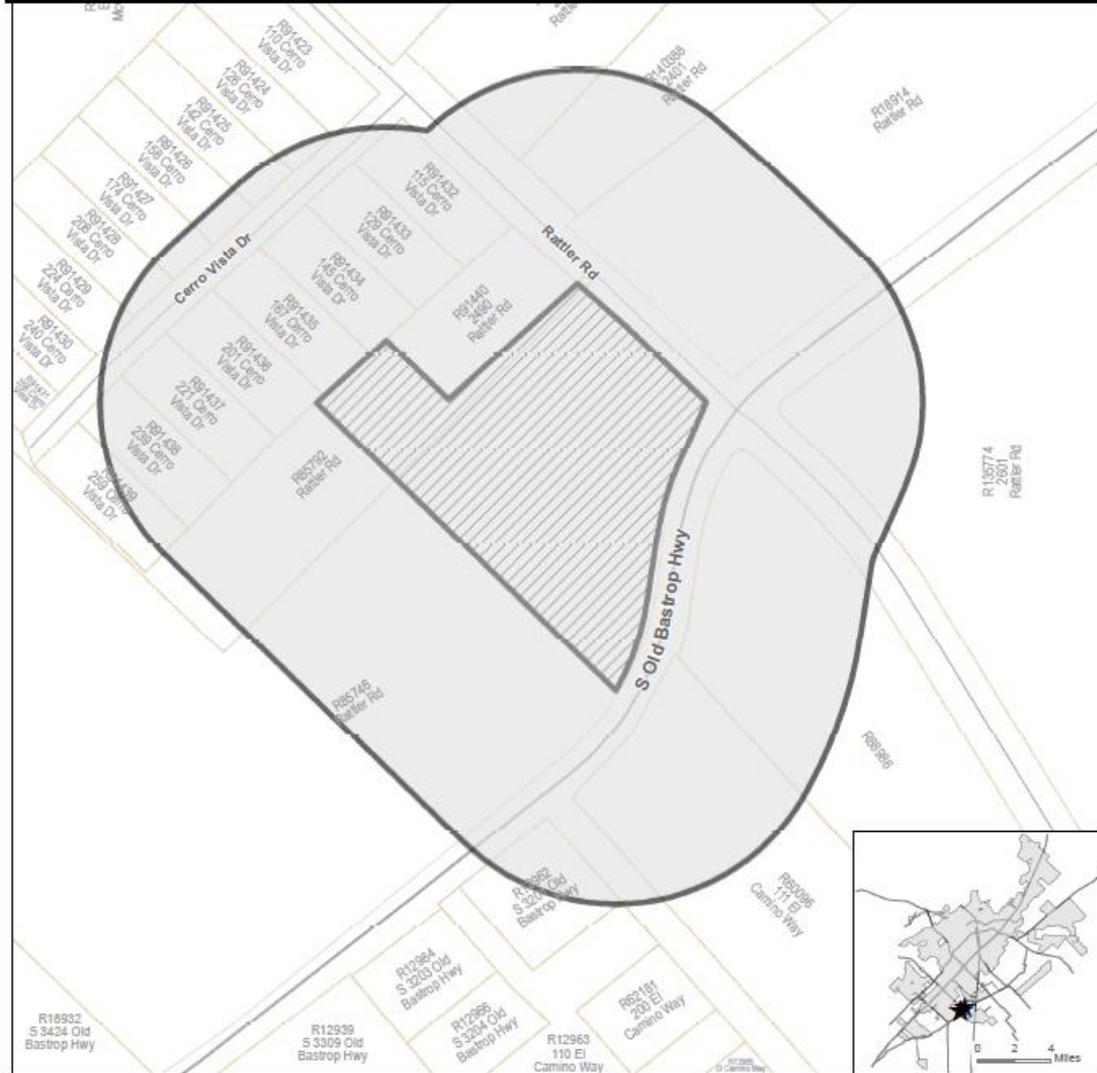
Ordinances 2020-XX

Rattler Road / Old Bastrop Highway Zoning Change

Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2020-XX, by Doucet and Associates on behalf of SHC Holdings, LLC, amending the Official Zoning Map of the City by rezoning six acres, more or less, out of the Cyrus Wickson Survey, Abstract 474, Hays County, generally located at the western corner of South Old Bastrop Hwy and Rattler Road, from “FD” Future Development to “CD-5” Character District - 5, and including procedural provisions on the first of two readings, and consider approval of Ordinance 2020-XX, on the first of two readings.

Location:

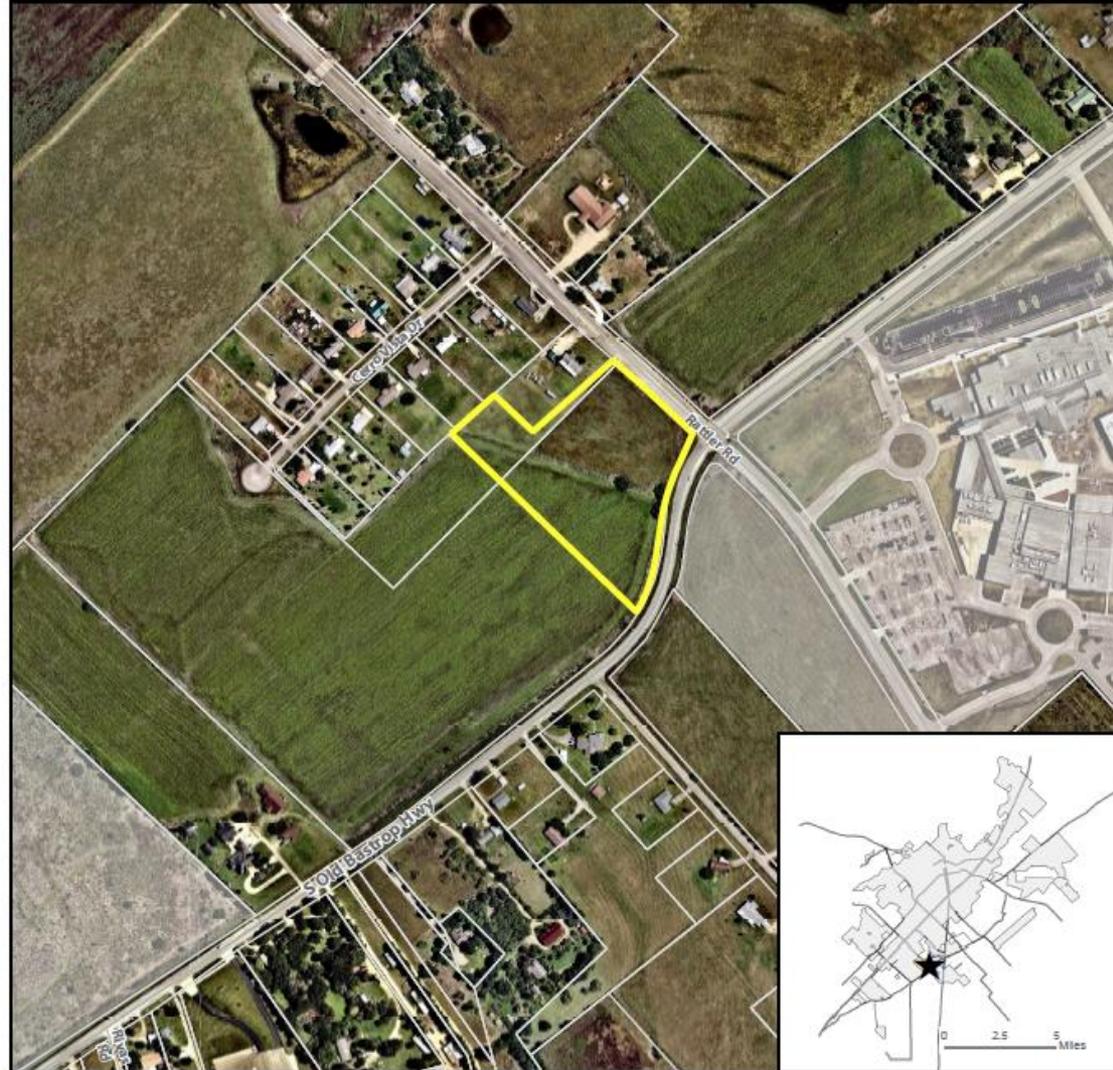
- Approximately six acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family (ETJ)
 - San Marcos High School
 - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



★	Site Location	<p>0 150 300 600 Feet</p> <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: 11/19/2019</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Character District - 5 (CD-5)
- Proposed CD-5 zoning allows for residential, commercial, and office uses and Building Types.
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.

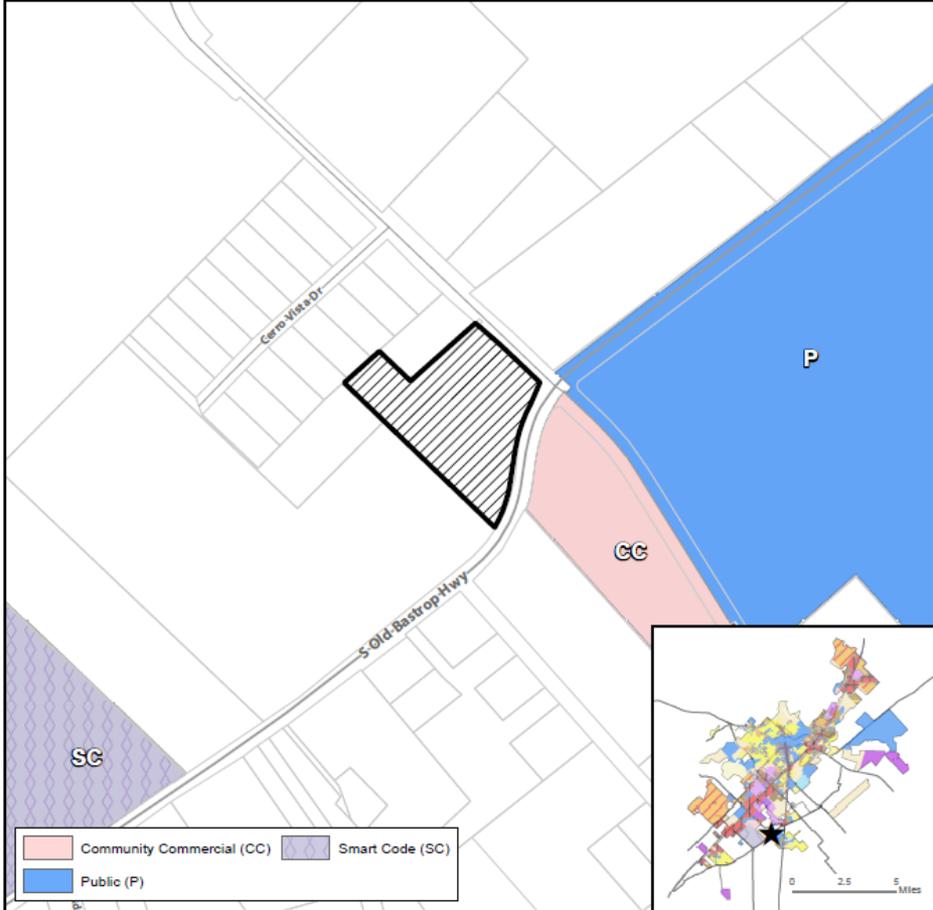


★ Site Location	0 245 490 980 Feet
■ Subject Property	
□ Parcel	
■ City Limit	

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Map Date: 11/27/2019

ZC-19-11 Existing Zoning Map FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy



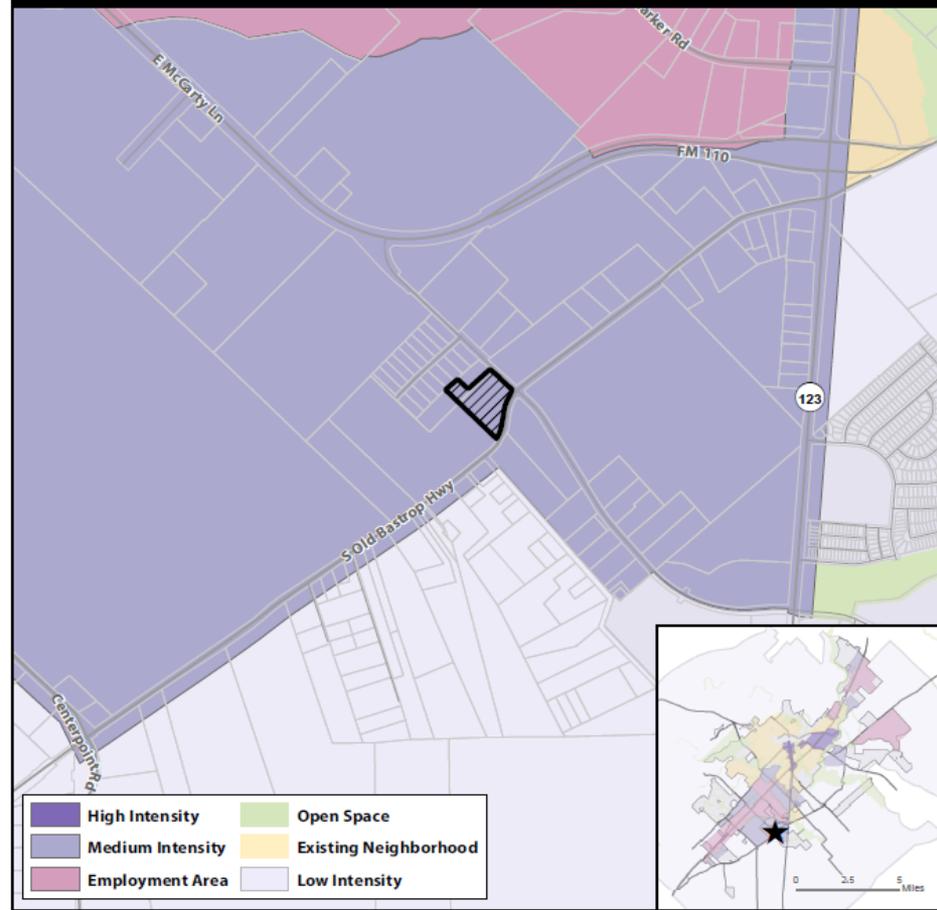
★ Site Location
▨ Subject Property
▭ Parcels
▭ City Limit

0 255 510 1,020 Feet

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Map Date: 11/27/2019

ZC-19-11 Preferred Scenario FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy



★ Site Location
▨ Subject Property
▭ Parcels
▭ City Limit

0 750 1,500 3,000 Feet

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Map Date: 11/27/2019

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 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 states that the community needs diversified housing options and to direct growth to Intensity Zones.
- The property is vacant and shown to be in a low constrained area. There is no floodplain on the property.



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.
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BUILDING TYPES ALLOWED

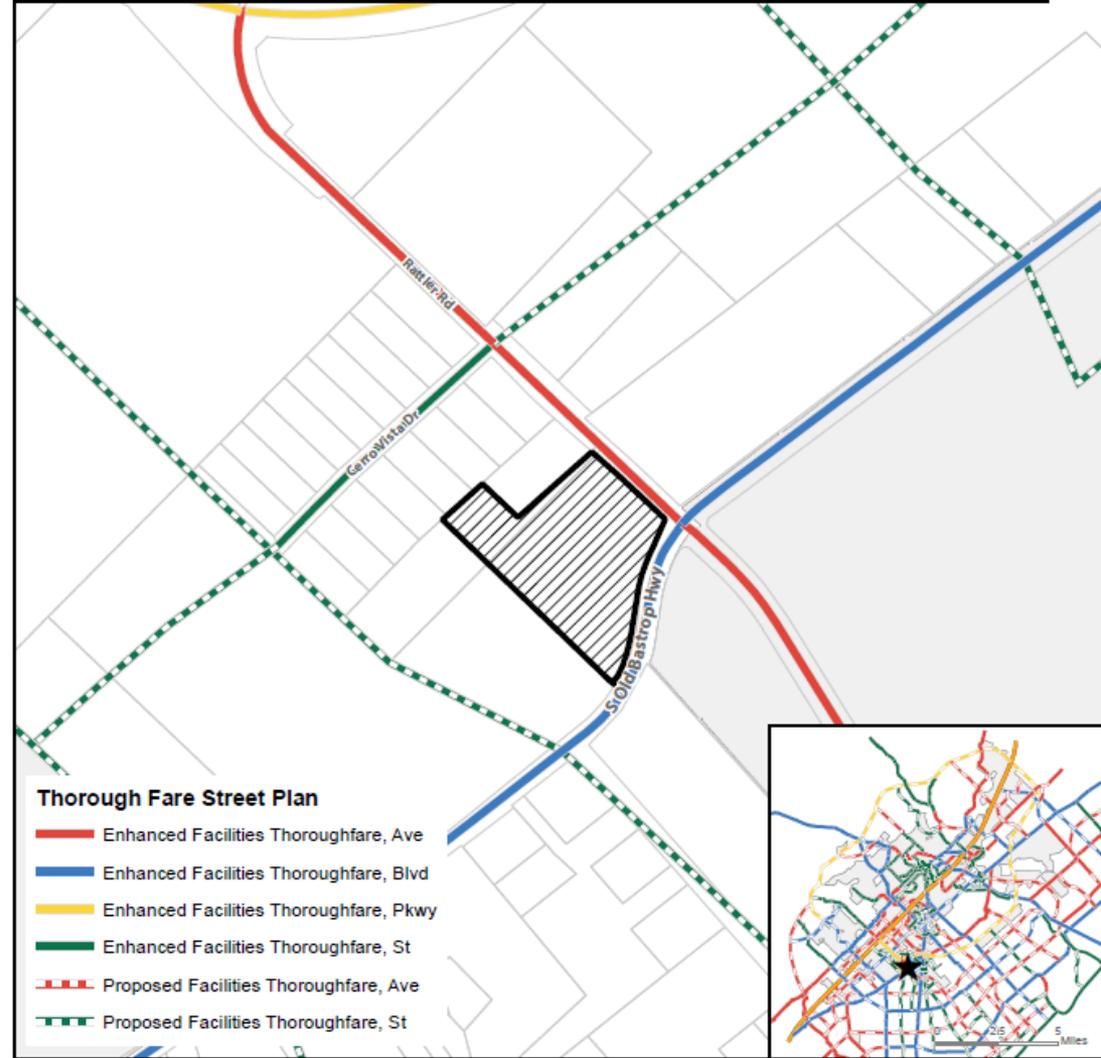
Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

Infrastructure

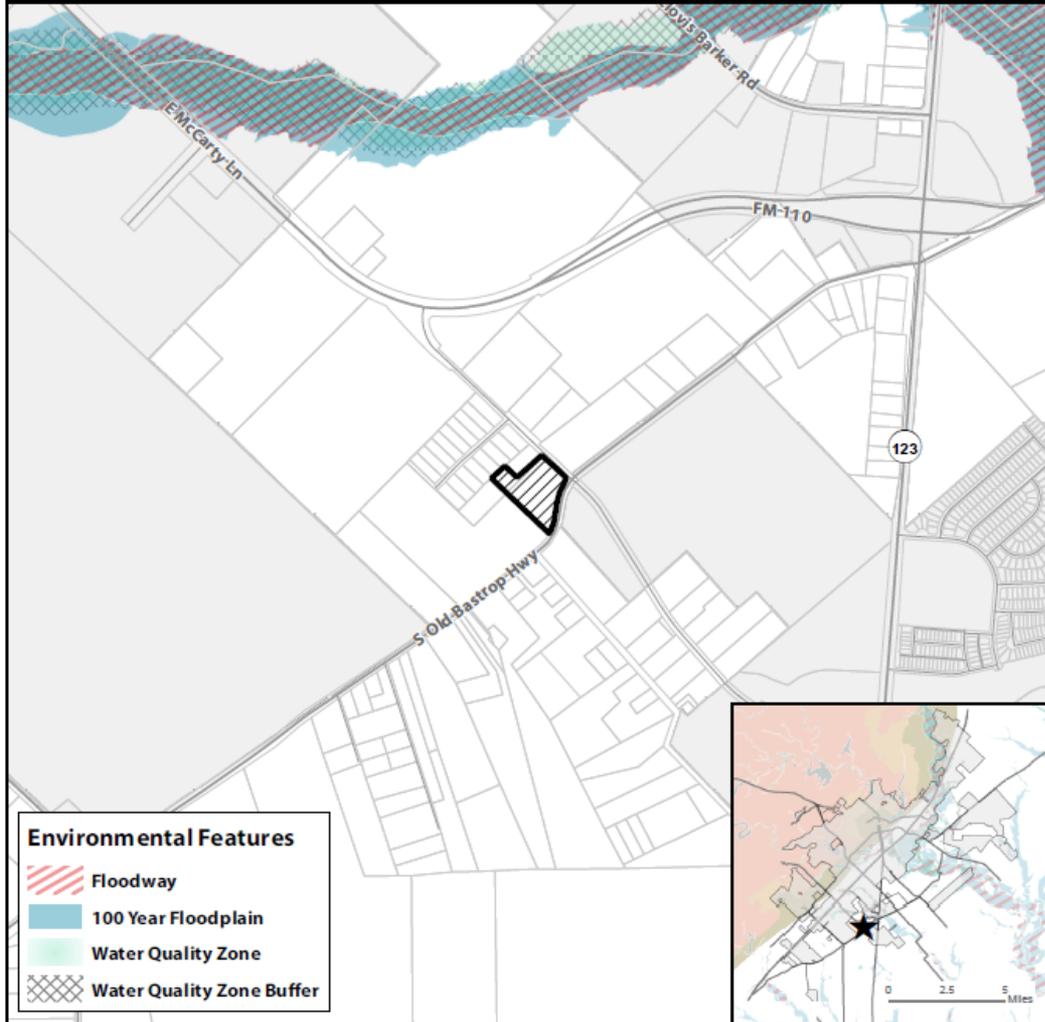
- **Street Requirements**
 - Block perimeter requirements
 - Bike facility requirements
 - Sidewalk connections
 - Traffic Impact Analysis (TIA)

- **Parkland Dedication + Development**
 - Land dedication and development of infrastructure required for residential uses
 - Fee-in-lieu may be requested

- **Environmental Requirements**
 - Watershed Protection Plan
 - Lot and street landscaping

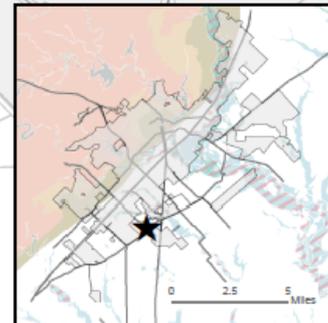


ZC-19-11 Environmental Features FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy

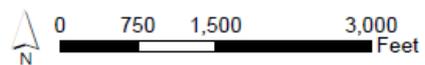


Environmental Features

- Floodway
- 100 Year Floodplain
- Water Quality Zone
- Water Quality Zone Buffer



- Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 11/27/2019



Staff Recommendation:

At their December 10, 2019 Meeting, the Planning and Zoning Commission recommended **approval** of the zoning change with a 7-1 vote.

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 (<i>See Land Use Matrix</i>)	Residential, Commercial, Office, etc. (<i>See Land Use Matrix</i>)
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