

ZC-20-04 (Mystic Canyon)

Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from “FD” Future Development, to “SF-6” Single Family, for approximately 0.999 acres, more or less, out of the Benjamin J. White and Robert H. Williams Surveys, generally located near the intersection of Lancaster Street and Sunderland Cove. (T. Carpenter)

Location:

- Approximately 0.999 acres
- **Current Configuration:**
Vacant land
- Surrounding uses include:
 - Single-family residences
 - Public parkland
- Located within an Existing Neighborhood on the Preferred Scenario Map

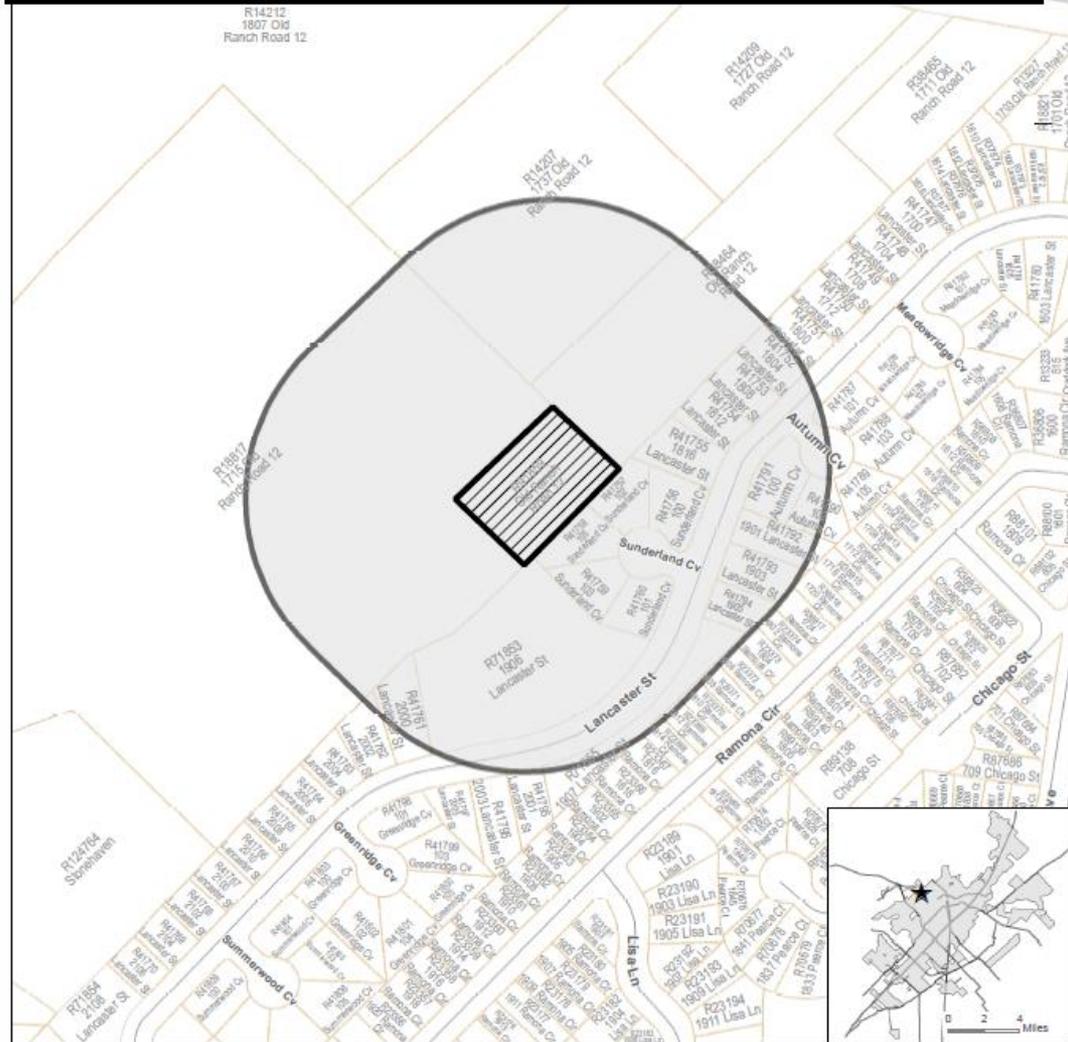
ZC-20-04
Aerial View
FD to SF-6 — Off Ranch Road 12



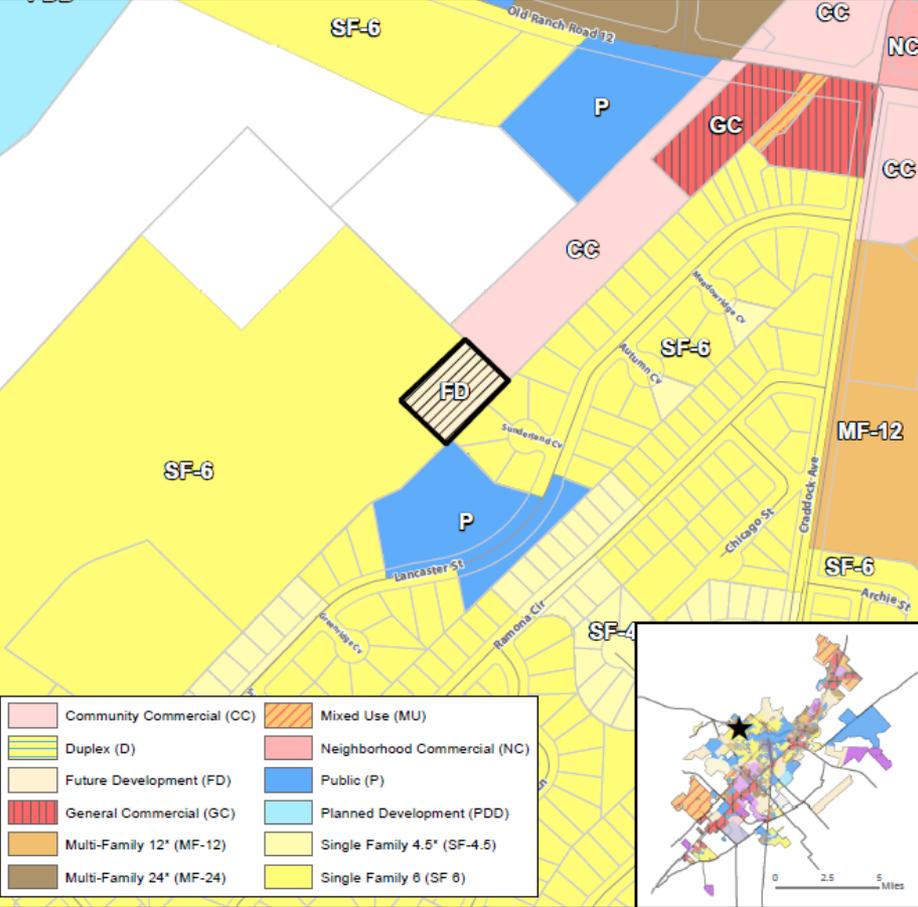
<ul style="list-style-type: none"> Site Location Subject Property Parcel City Limit 	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p> <p style="text-align: right;">Map Date: 2/5/2020</p>
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Context & History

- **Existing Zoning:**
Future Development (FD)
- **Proposed Zoning:**
Single Family (SF-6)
- Proposed SF-6 zoning allows single-family detached units.
- Associated with Mystic Canyon zoning change which was approved in 2018.



**ZC-20-04
Zoning Map
FD to SF-6 — Off Ranch Road 12**



★ Site Location
 ▨ Subject Property
 □ Parcels
 □ City Limit

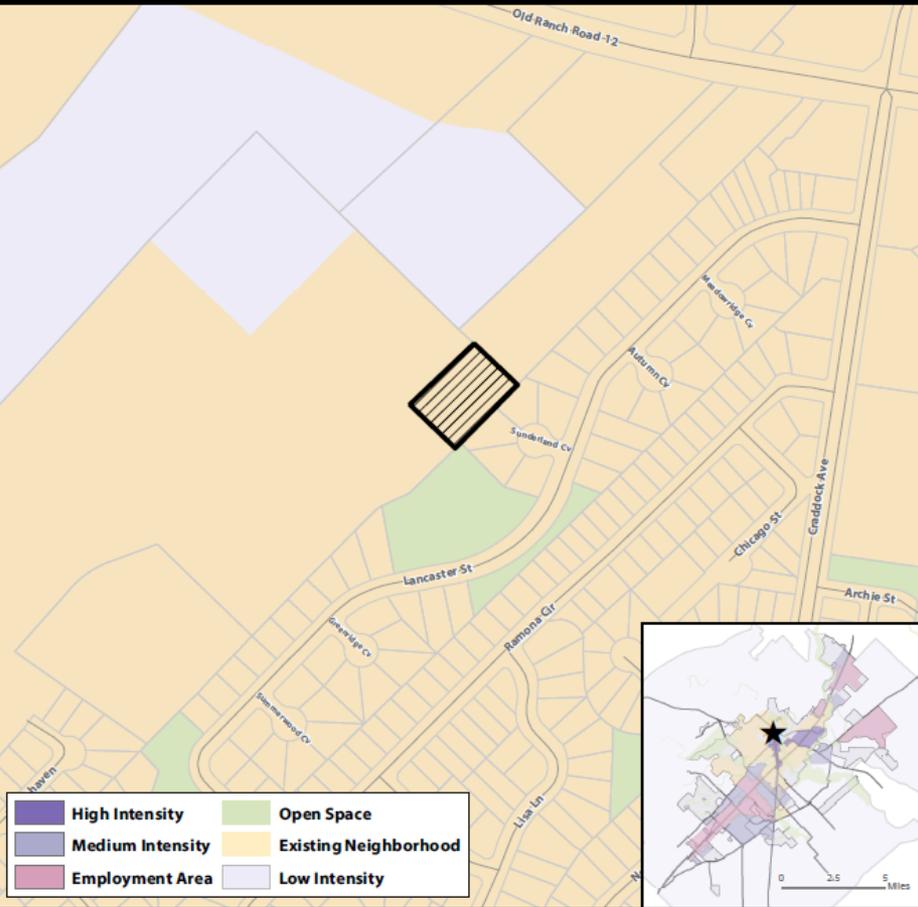
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Map Date: 2/5/2020

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**ZC-20-04
Preferred Scenario
FD to SF-6 — Off Ranch Road 12**



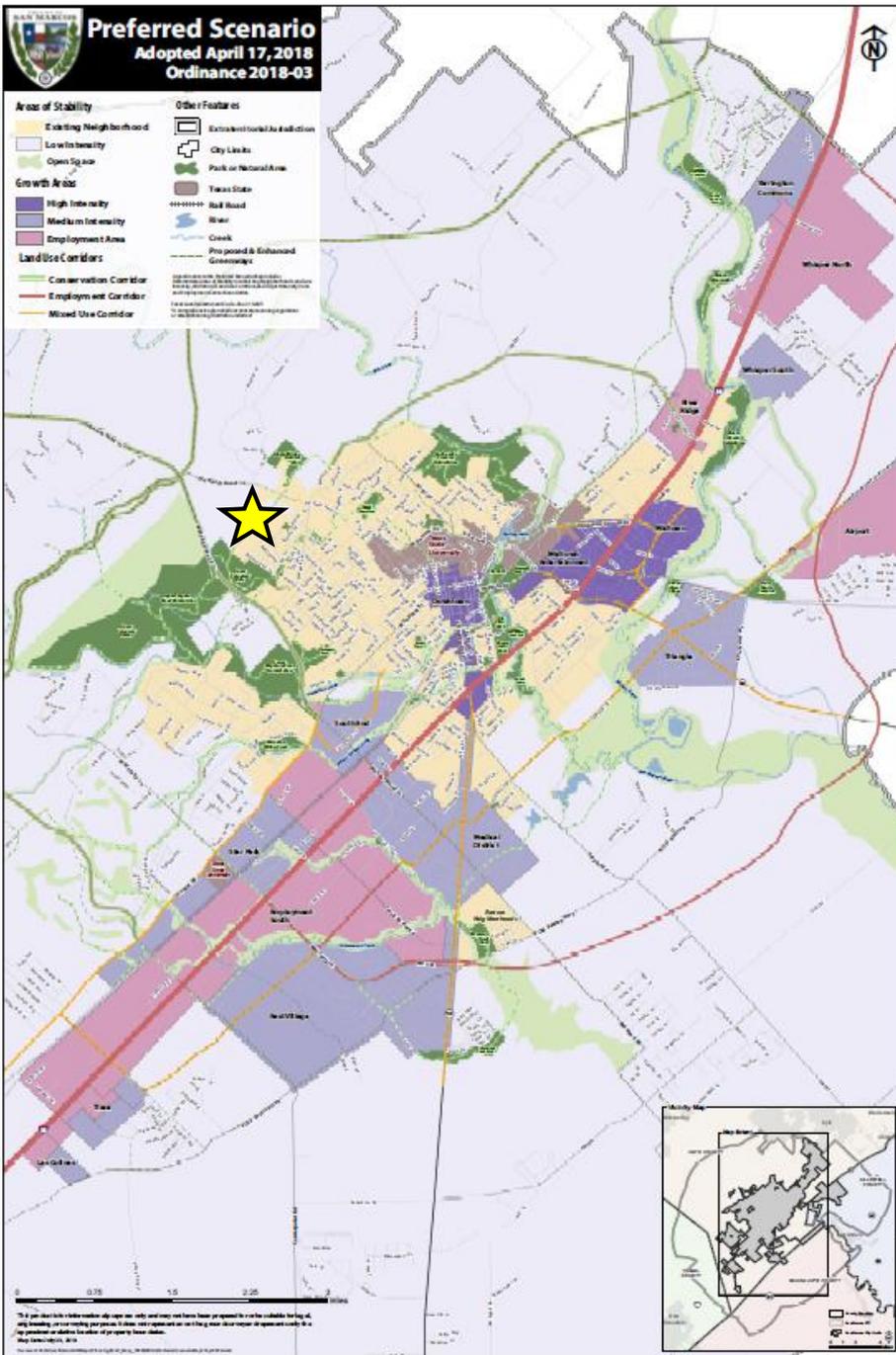
★ Site Location
 ▨ Subject Property
 □ Parcels
 □ City Limit

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Map Date: 2/14/2020

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Comprehensive Plan Analysis

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

Existing Neighborhood Area

“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” (4.1.1.6)

Comprehensive Plan Analysis

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

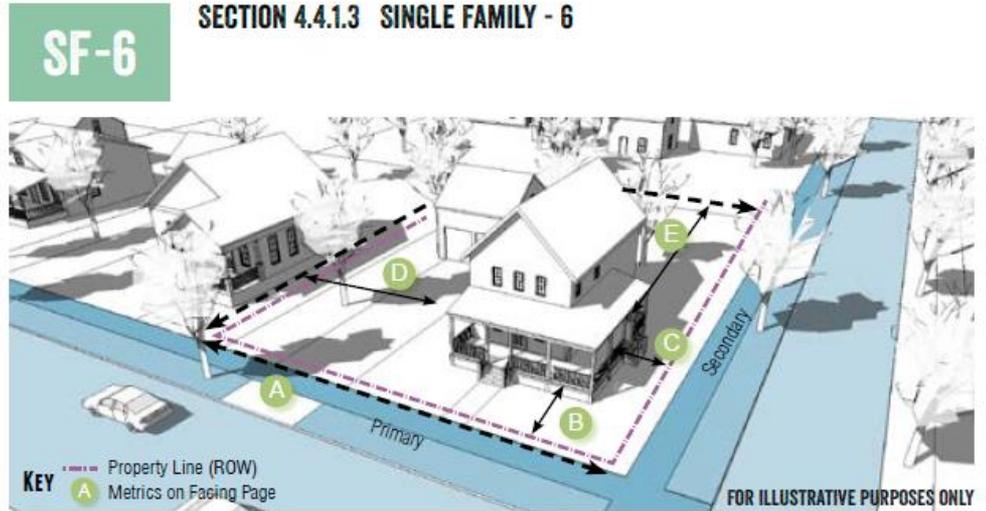
Applicant is requesting a Congenital residential District (SF-6) within an Existing Neighborhood Area. Zoning request is C – Considered, and is consistent with the San Marcos Development Code.

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	

SF-6 Zoning Analysis:

- The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet.
- **Allowable Building Types:** House, Cottage, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan.
- The property is vacant.



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

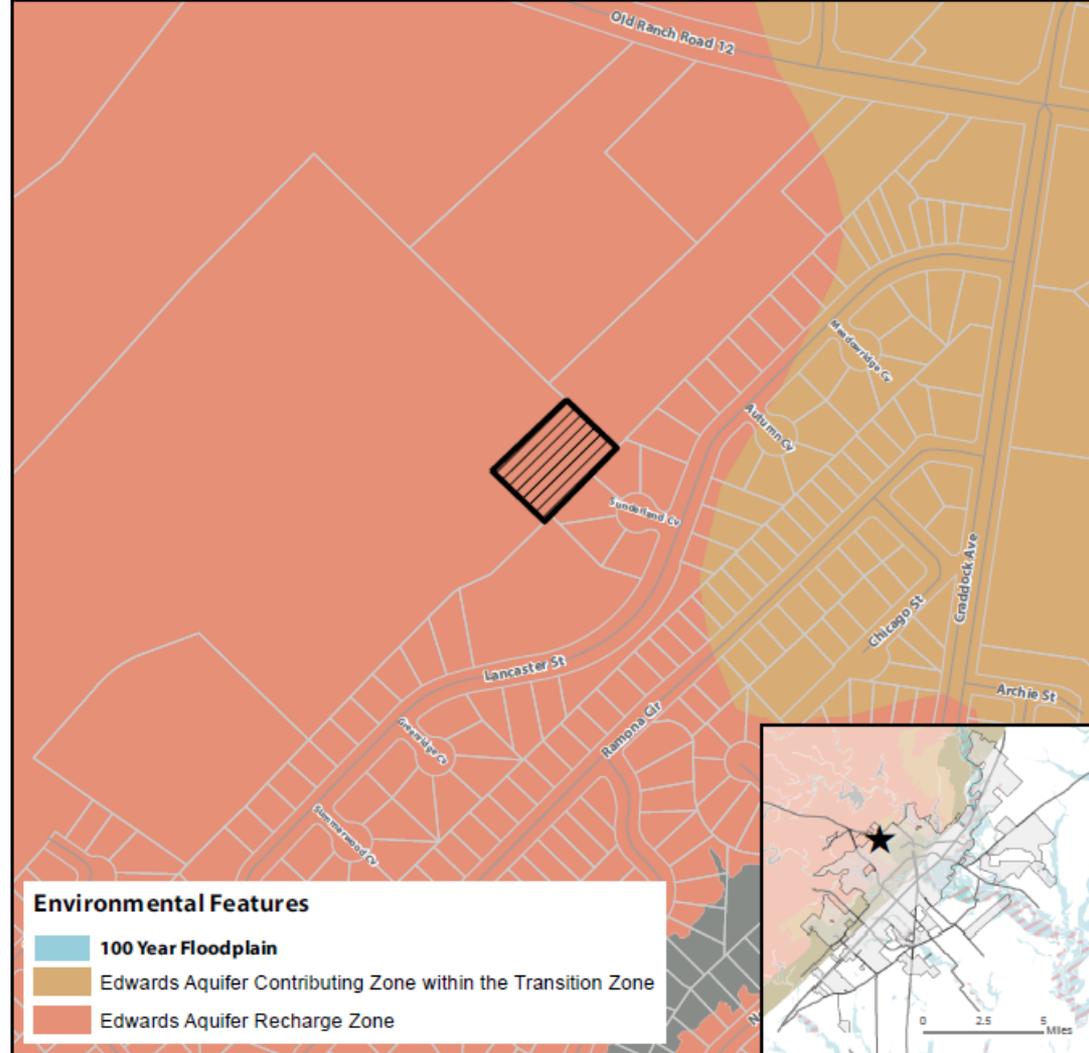
Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

Environmental Analysis

- Not located in floodplain.
- Located within Edwards Aquifer Recharge Zone.
- Not located on significant slopes.



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 “SF-6” Single-Family.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family (SF-6)
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 SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential (<i>See Land Use Matrix</i>)	Single-family residential. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit.
Max Residential Units / acre	0.4 units per acre (max)	5.5 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	25' front Setback, 5' side setback, 20' rear set back.
Impervious Cover (max)	30%	50% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).
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.	Residential, and Conventional.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max.