

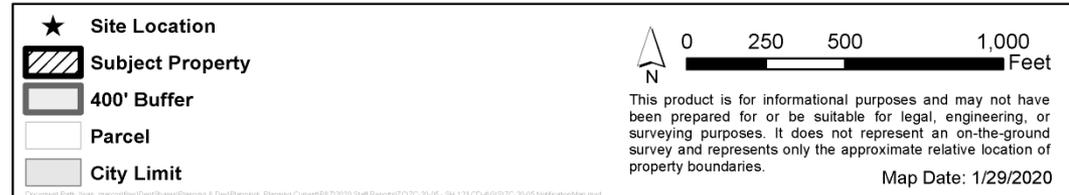
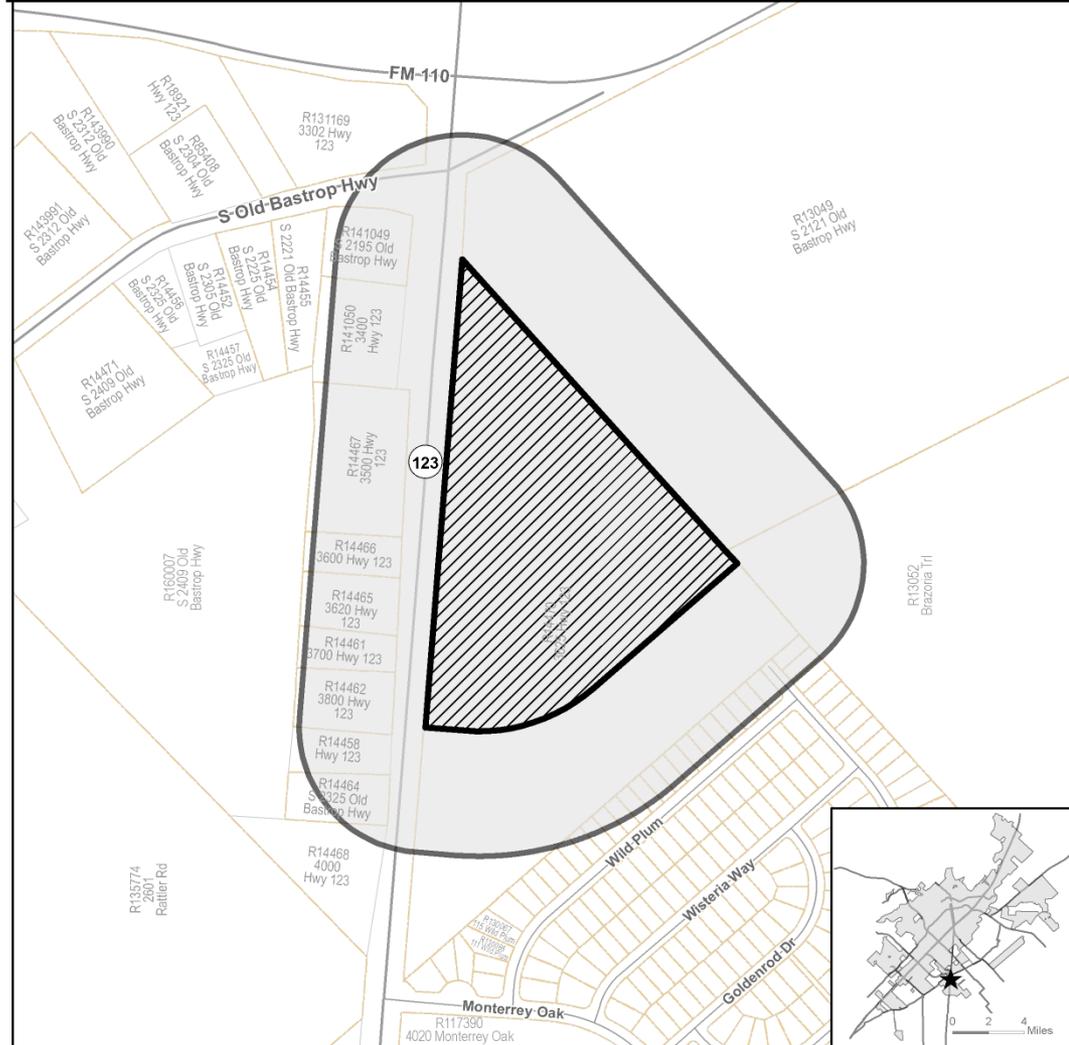
## **ZC-20-05 (Vantage 2)**

Hold a public hearing and consider a request by , on behalf of Mohnke Poor Farm, LLC, for a zoning change from “FD” Future Development to “CD-4” Character District 3, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)

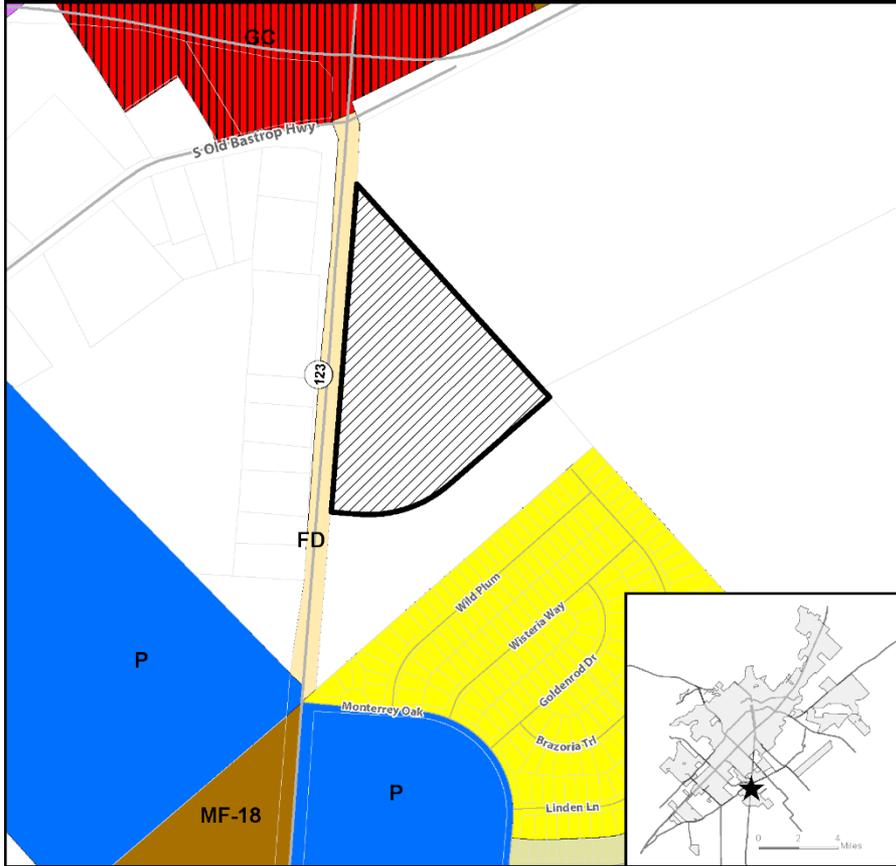


## Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Character District – 4 (CD-4)
- Proposed CD-4 zoning allows for residential and multifamily uses with limited commercial uses.
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.



## ZC-20-05 Zoning Map FD to CD-4



★ Site Location

▨ Subject Property

▭ Parcel

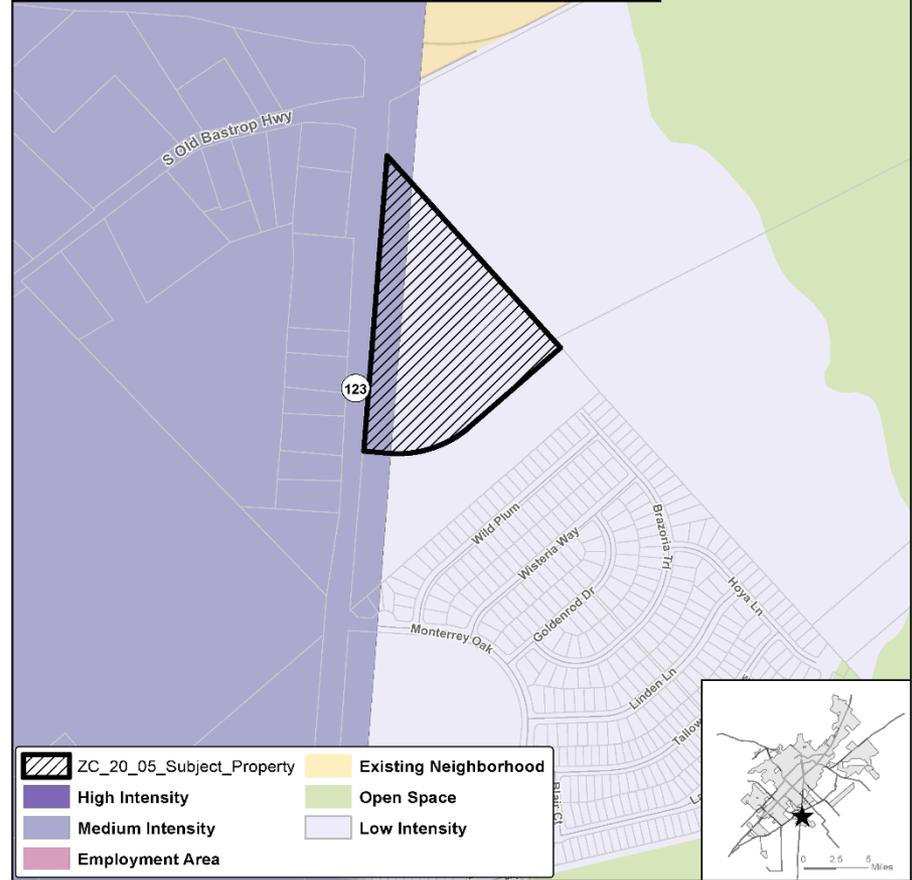
▭ City Limit

0 300 600 1,200 Feet

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.

Map Date: 1/17/2020

## ZC-20-05 Preferred Scenario FD to CD-4 - Vantage 2



★ Site Location

▨ Subject Property

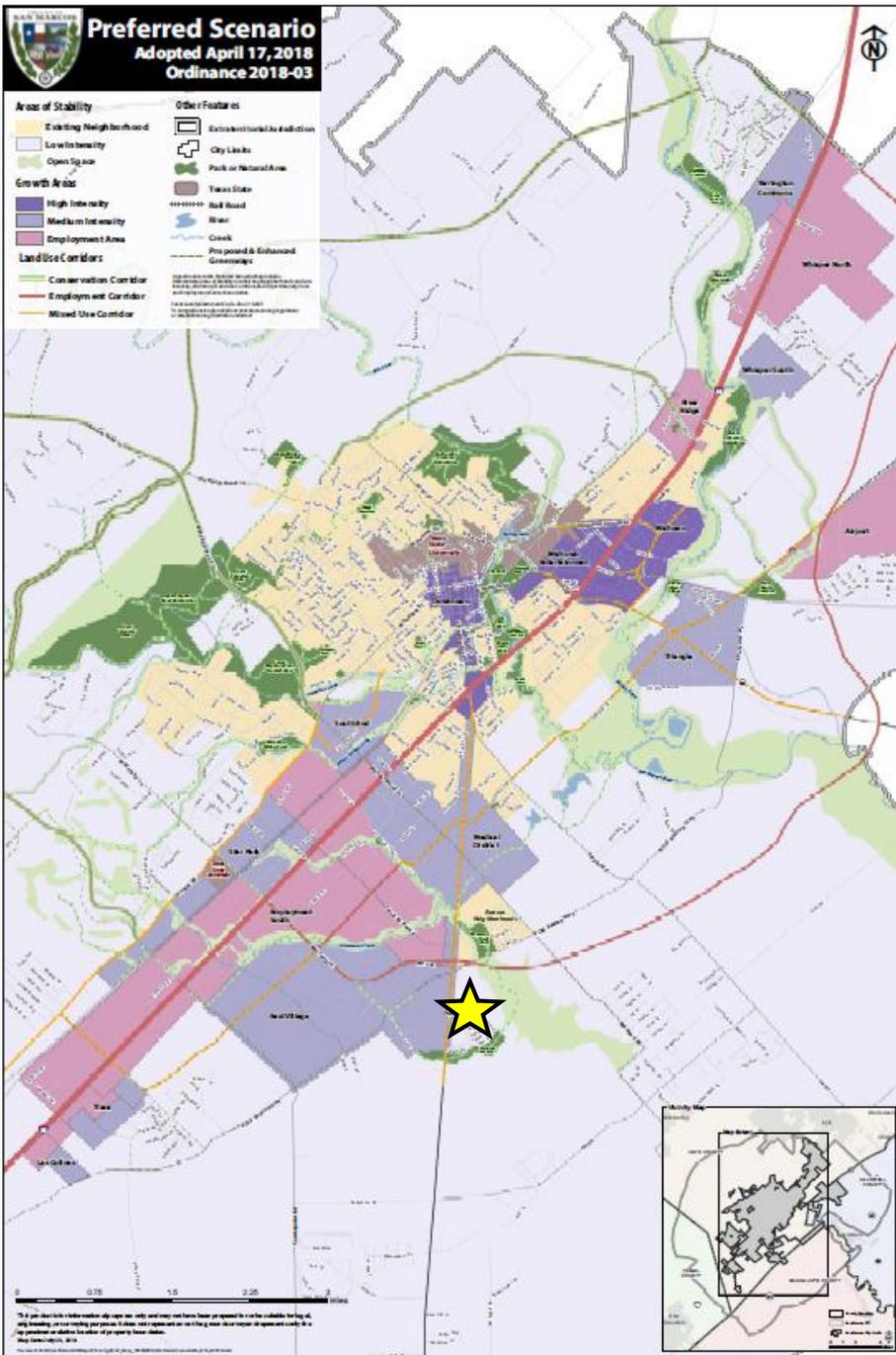
▭ Parcel

▭ City Limit

0 335 670 1,340 Feet

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Map Date: 1/17/2020



# Comprehensive Plan Analysis

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

## Located in a Low Intensity Zone

*“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan.” (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-4) within a Low Intensity Zone. 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	

# CD-4 Zoning Analysis:

- CD-4 zoning is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
- **Allowable Building Types:** *Cottage, Accessory Dwelling Unit, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, and Civic Building.*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.



**GENERAL DESCRIPTION**

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

**DENSITY**

Impervious Cover	80% max.
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**TRANSPORTATION**

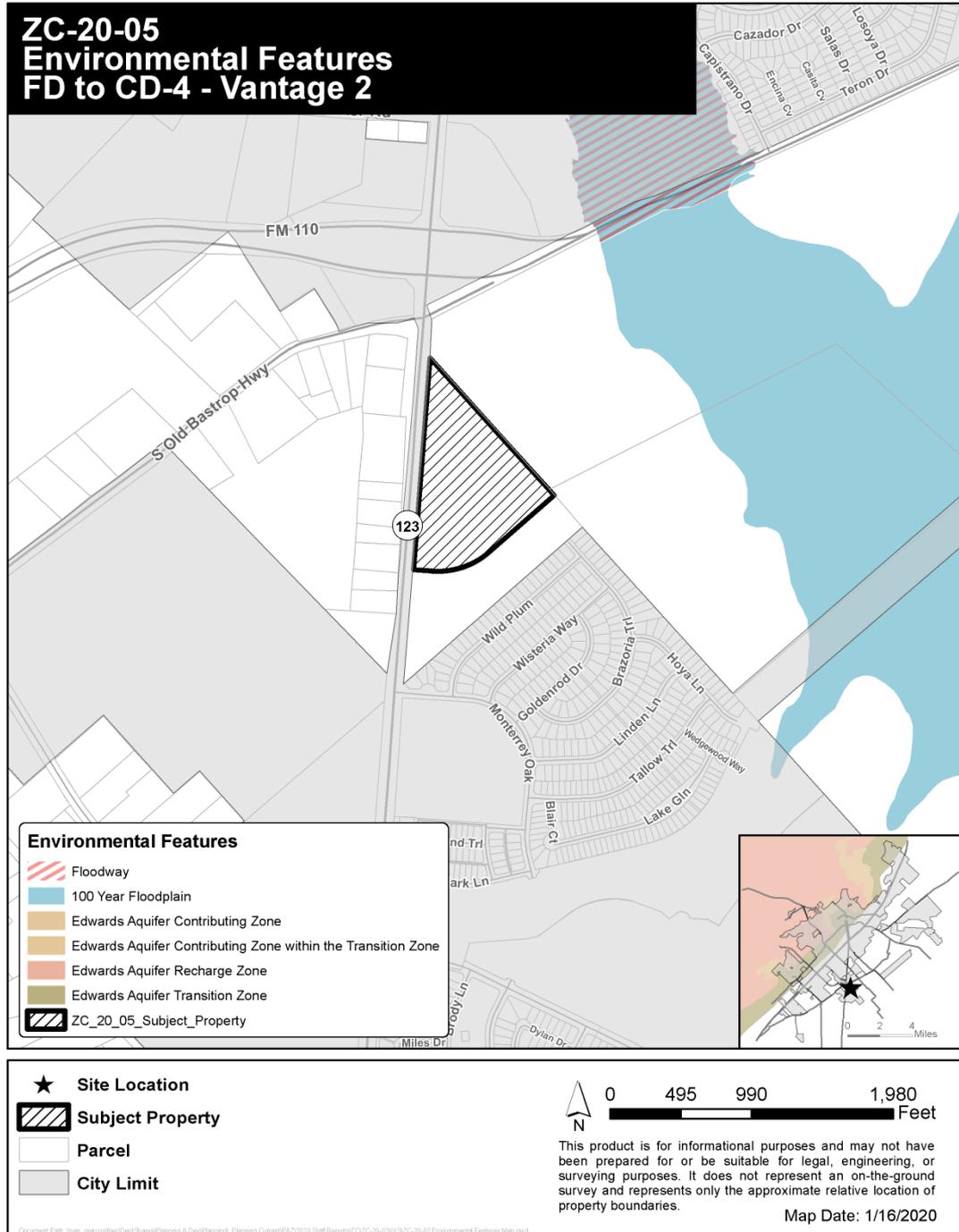
Block Perimeter	2,400 ft. max.	Section 3.6.2.1
Site Shape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

# Environmental Analysis

- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.
- Not located within a sensitive watershed.





## **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-4” Character District – 4.

## Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
<b>Zoning Description</b>	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	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-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
<b>Uses</b>	No zoning restrictions	Residential (See Land Use Matrix)	Residential with some limited commercial. (See Land Use Matrix)
<b>Parking Location</b>	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
<b>Parking Standards</b>	No zoning standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit, 3 spaces per 1,000 sq ft office, 4 spaces per 1,000 sq ft retail.
<b>Max Residential Units / acre</b>	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
<b>Occupancy Restrictions</b>	N/A	N/A	N/A
<b>Landscaping</b>	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
<b>Building Height (max)</b>	No zoning standards	2 stories	3 stories
<b>Setbacks</b>	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.
<b>Impervious Cover (max)</b>	No zoning standards	30%	80%
<b>Lot Sizes</b>	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
<b>Streetscapes</b>	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, Conventional, and Mixed Use. See attached.
<b>Blocks</b>	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,400 ft. Block Perimeter max.