



# Public Hearing

## ZC-22-05

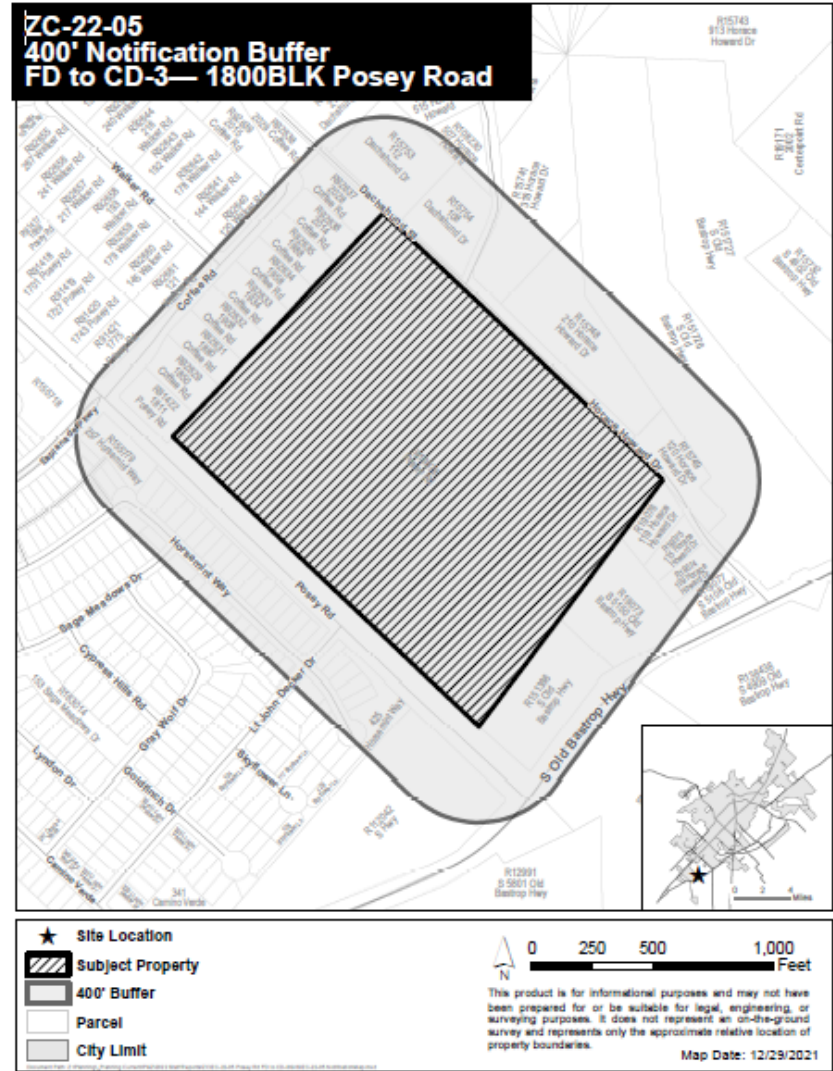
### Posey Road FD to CD-3

Consider approval of Ordinance 2022-19, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-22-05, by rezoning approximately 55.344 acres out of the Henry Warnell Survey No. 21, Abstract No. 492, generally located approximately 280' northwest of the intersection of Posey Road and S Old Bastrop Hwy from "FD" Future Development to "CD-3" Character District - 3, or, subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; providing an effective date.



# Property Information

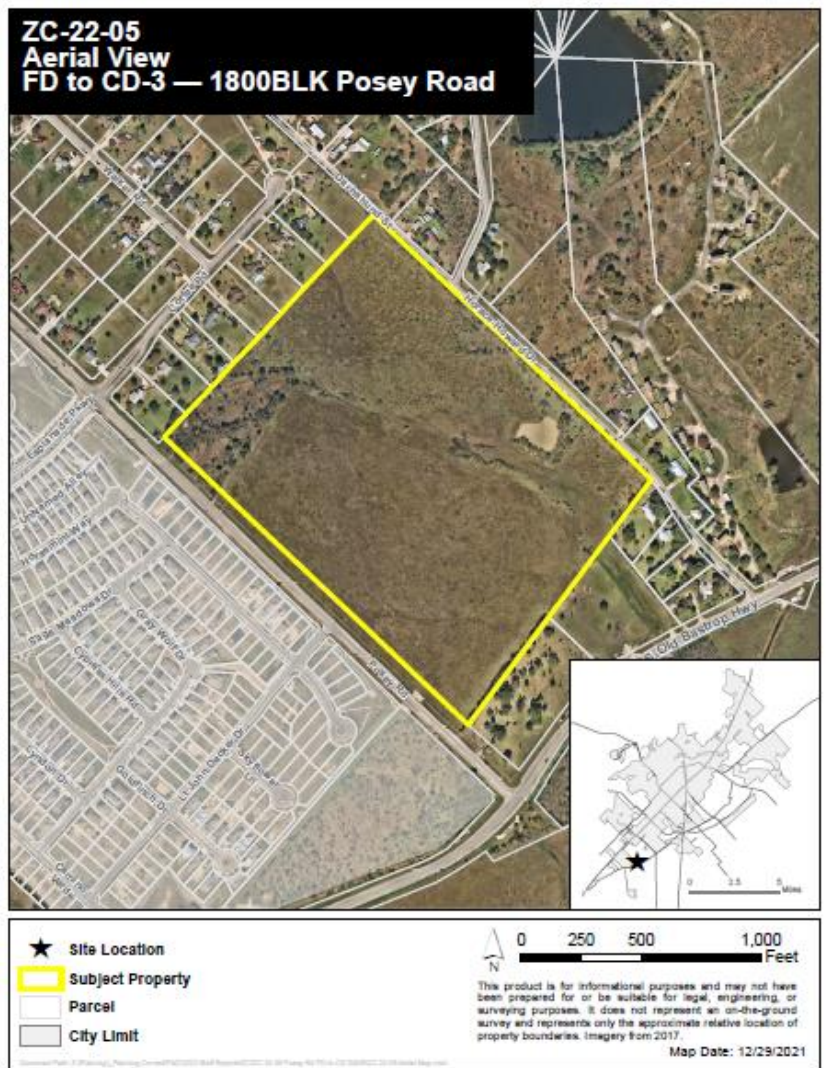
- Approximately 55.344 acres
- Approximately 280' northwest of the intersection of Posey Road and S Old Bastrop Hwy.
- Located within ETJ, annexation concurrently considered by City Council





# Context & History

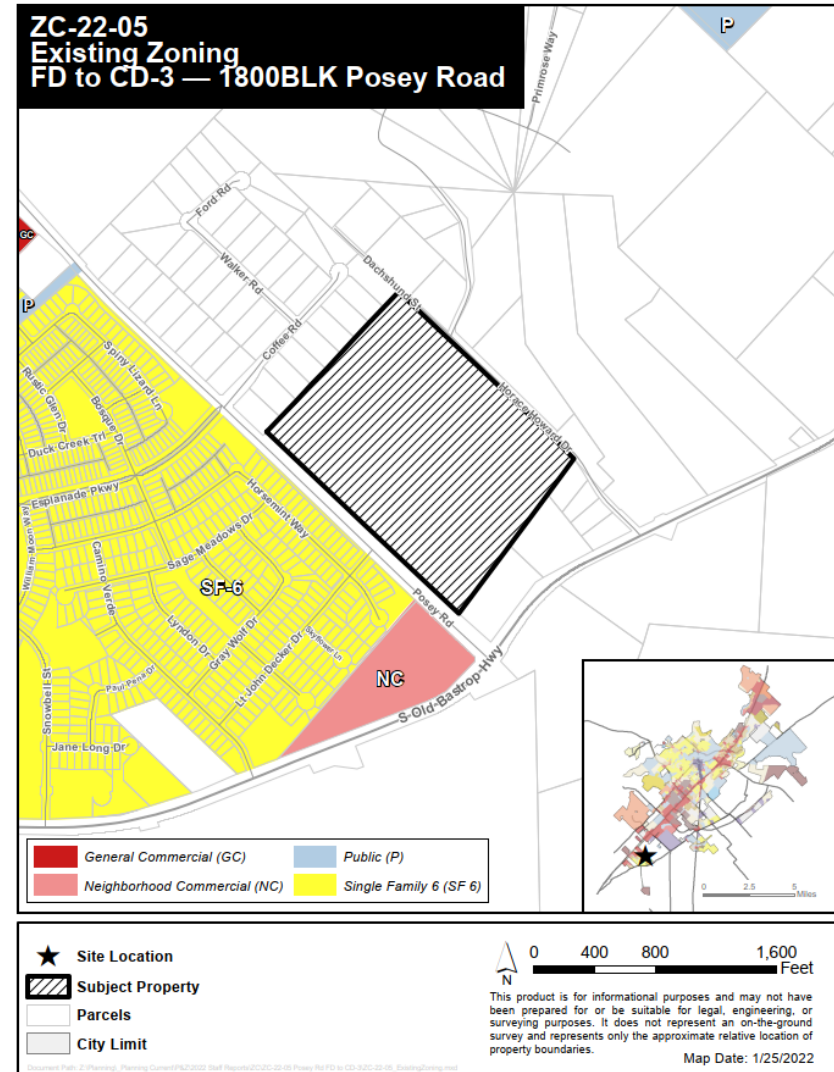
- Currently Vacant
- Surrounding Uses
  - Single Family
  - Vacant
- Council considering annexation application 3-1-2022





# Context & History

- Existing Zoning:  
Zoning District (FD)
  - Allows Residential, Public & Institutional uses
- Proposed Zoning:  
Character District 3 (CD-3)
  - Allows primarily single family homes and other small scale residential uses, as well as parks and open space, and minor utilities.



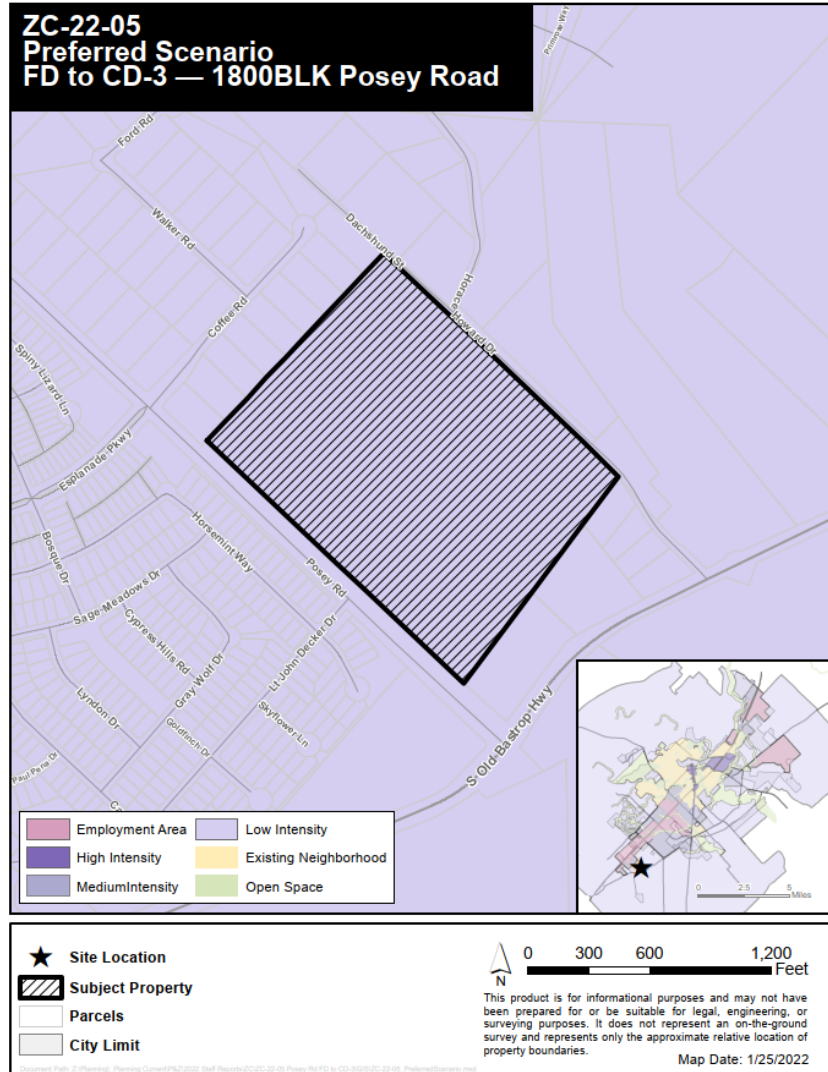




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario:  
Low Intensity
- “Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” (Vision San Marcos)





# Comprehensive Plan Analysis

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

**“Character District” (CD-3) within a “Low 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
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider



# Comprehensive Plan Analysis

**Step 3:** Is the request consistent with the District/ Existing Zoning Translation Table?

## Existing Zoning (FD) to “Character District” (CD-3)

**TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE**

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

**LEGEND:**

C = Consider

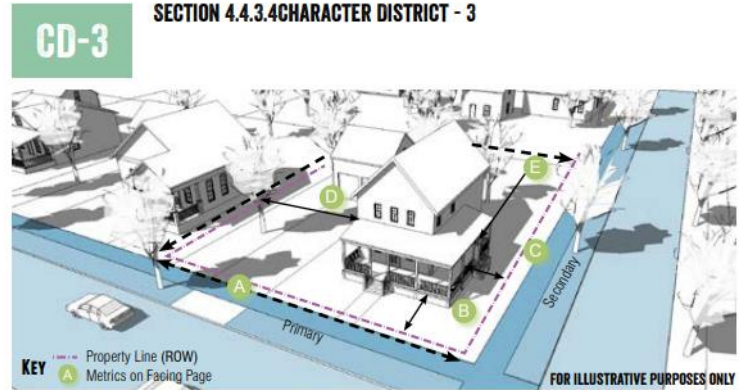
NP = Not Preferred

\* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.



# Zoning Analysis

- District primarily intended to accommodate one and two family houses.
- Permitted building types include houses, cottage courts, duplexes, and civic buildings.
- Primarily residential uses.
- Intended development is single family residential.



## GENERAL DESCRIPTION

The CD-3 district 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.

## DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

## TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

## BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage Court	Section 4.4.6.3
Duplex	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.5
Civic Building	Section 4.4.6.14

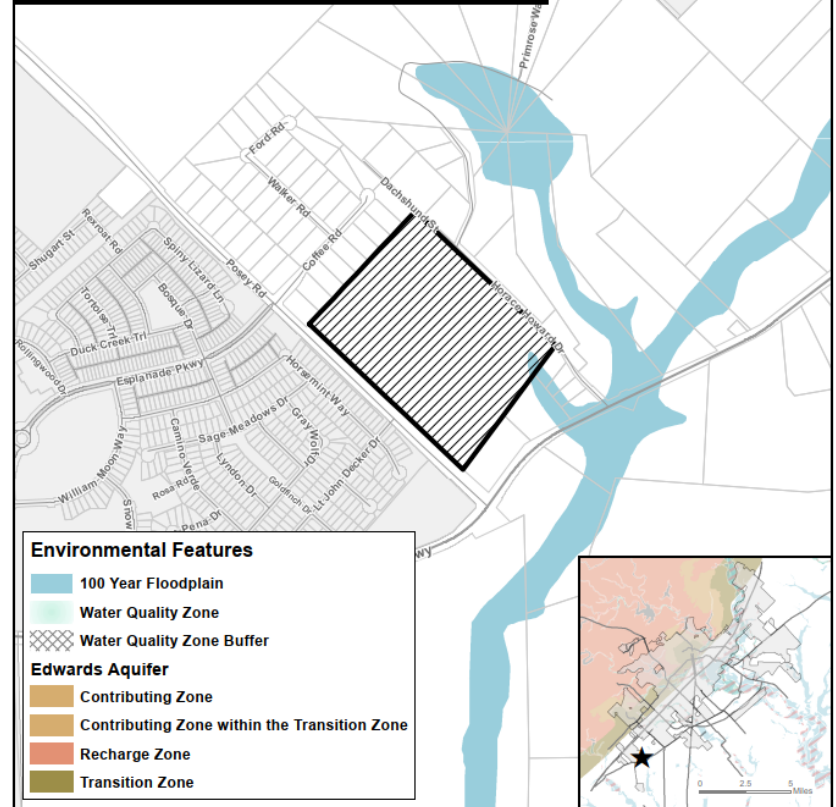




# Environmental Analysis

- Not located
  - Atop significant slopes
  - Within a sensitive watershed
  - Edwards Aquifer zone
- Small portion is located in 100 year floodplain

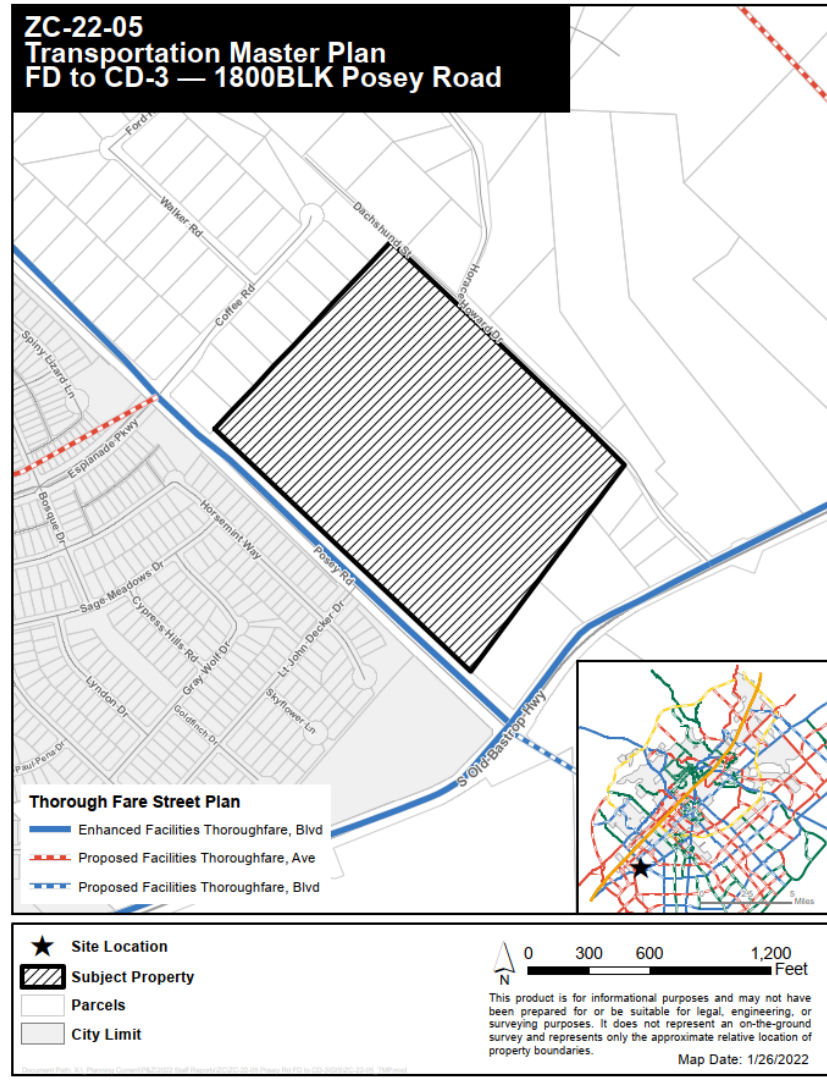
ZC-22-05  
Environmental Features  
FD to CD-3 — 1800BLK Posey Road





# Infrastructure

- **Streets**
  - Streetscape Improvements
  - Transportation Master Plan
  - Block perimeter (2,800 feet)
  - Bicycle & Sidewalk connections
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Pedernales Electric





# Recommendation

- At their regular meeting on March 1, 2022, City Council approved the zoning request on first reading with a 4-3 vote with amendments of 15' buffer and 8 foot height privacy wall along the adjacent cemetery property.
- At their February 8, 2022 meeting, the Planning and Zoning Commission recommended **approval** of the request with a 5-3 vote.
- Staff recommends **approval** of the request as presented.



# Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 3 (CD-3)
<b>Zoning Description</b>	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-3 District 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.
<b>Uses</b>	Residential / Agricultural ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	Parking allowed in the Second and Third Layer
<b>Parking Standards</b>	Dependent upon use	2 spaces per dwelling unit
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	10 units per acre (max)
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15-foot front Setback, 5-foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
<b>Impervious Cover (max)</b>	30%	60%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
<b>Streetscapes</b>	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.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	2,800 ft. Block Perimeter max.