

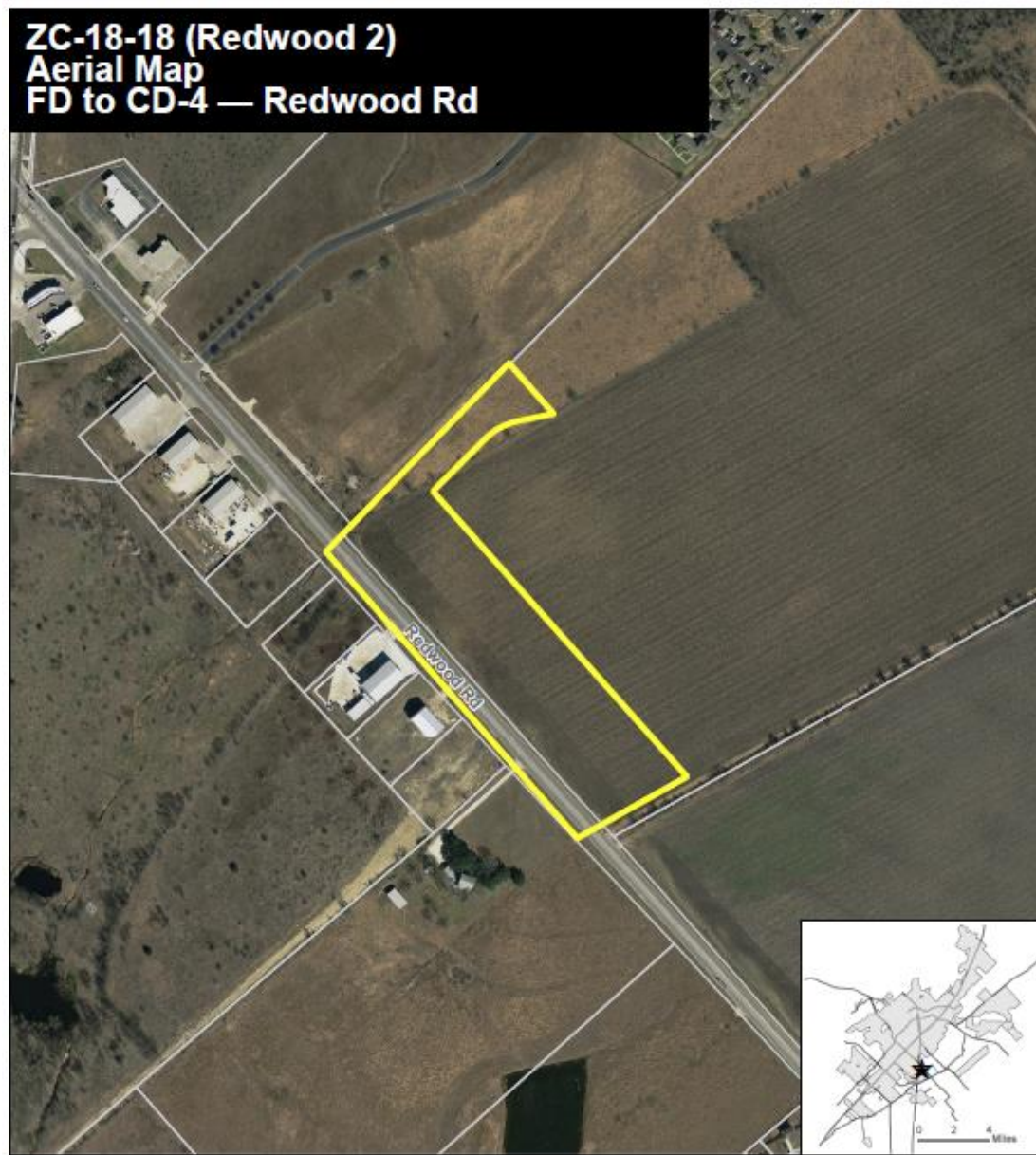
## **ZC-18-18 (Redwood 2)**

Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2019-XX, amending the Official Zoning Map of the City by rezoning 8.534 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, located at the 1600 Block of Redwood Road, Hays County, Texas from “FD” Future Development to “CD-4” Character District - 4, and including procedural provisions on the first of two readings, and consider approval of Ordinance 2019-XX, on the first of two readings.



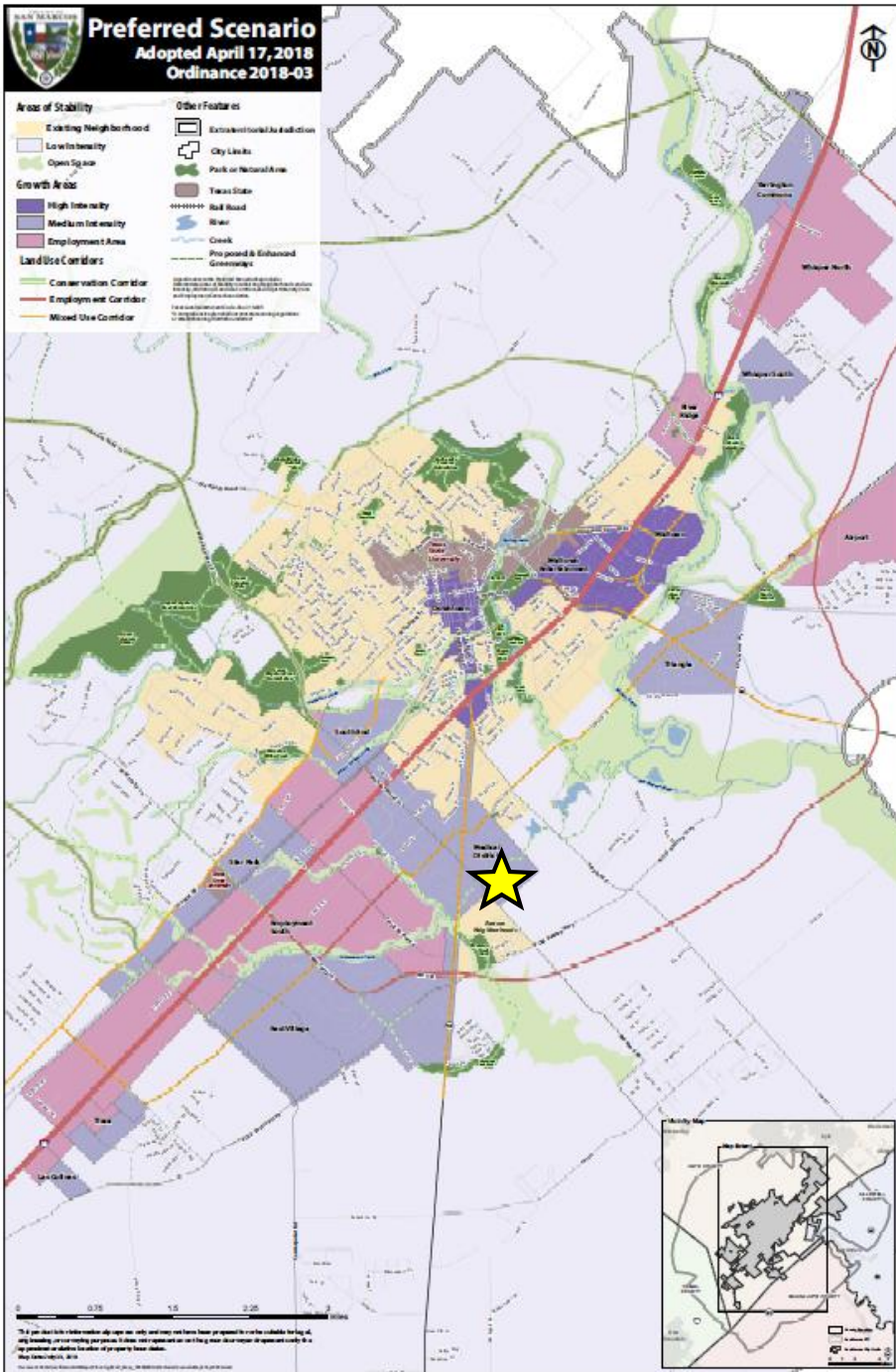
## Context & History

- **Existing Zoning:**
  - 6.5 acres of CD-4 (zoned in 2018)
  - Remainder of property is located Outside City Limits (ETJ)
- **Proposed Zoning:** Character District -4 (CD-4)
- Proposed CD-4 zoning allows for residential and multifamily Building Types / uses and some commercial at corners.
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.



<ul style="list-style-type: none"> <li>★ Site Location</li> <li> Subject Property</li> <li> Parcel</li> <li> City Limit</li> </ul>	<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: 6/3/2019</p>
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# Comprehensive Plan Analysis

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

**Located in a 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?

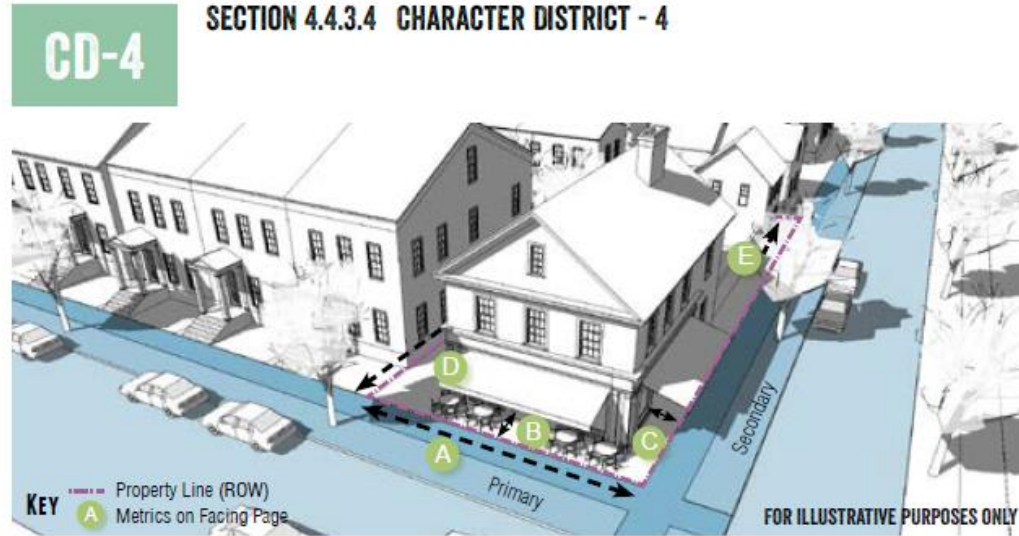
**Applicant is requesting a “Character District” (CD-4) within a Medium Intensity Zone.**

**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
<b>Character Districts</b>	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 intended to accommodate a variety of residential options including single-family, two-family, and multifamily with limited commercial or mixed use on corners.
- **Allowable Building Types:** Cottage, Accessory Dwelling Unit, Duplex, Townhouse, Courtyard Housing, Apartment, Live / Work, and Neighborhood Shopfront.
- Aligns with the Medical District Medium Intensity Zone which should include a mix of uses to allow residents to live, work, and do many day-to-day tasks within the district.
- The property is vacant and shown to be in a low to moderately constrained area. There is no floodplain on the property.



**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
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

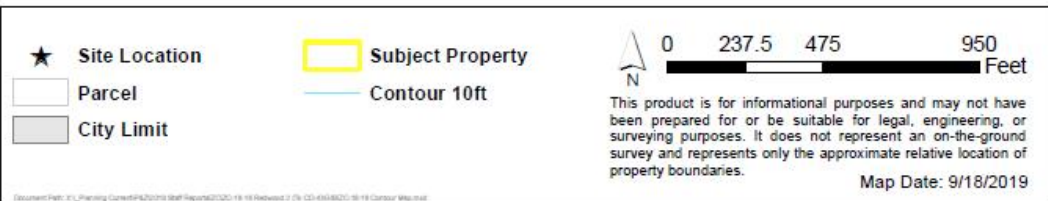
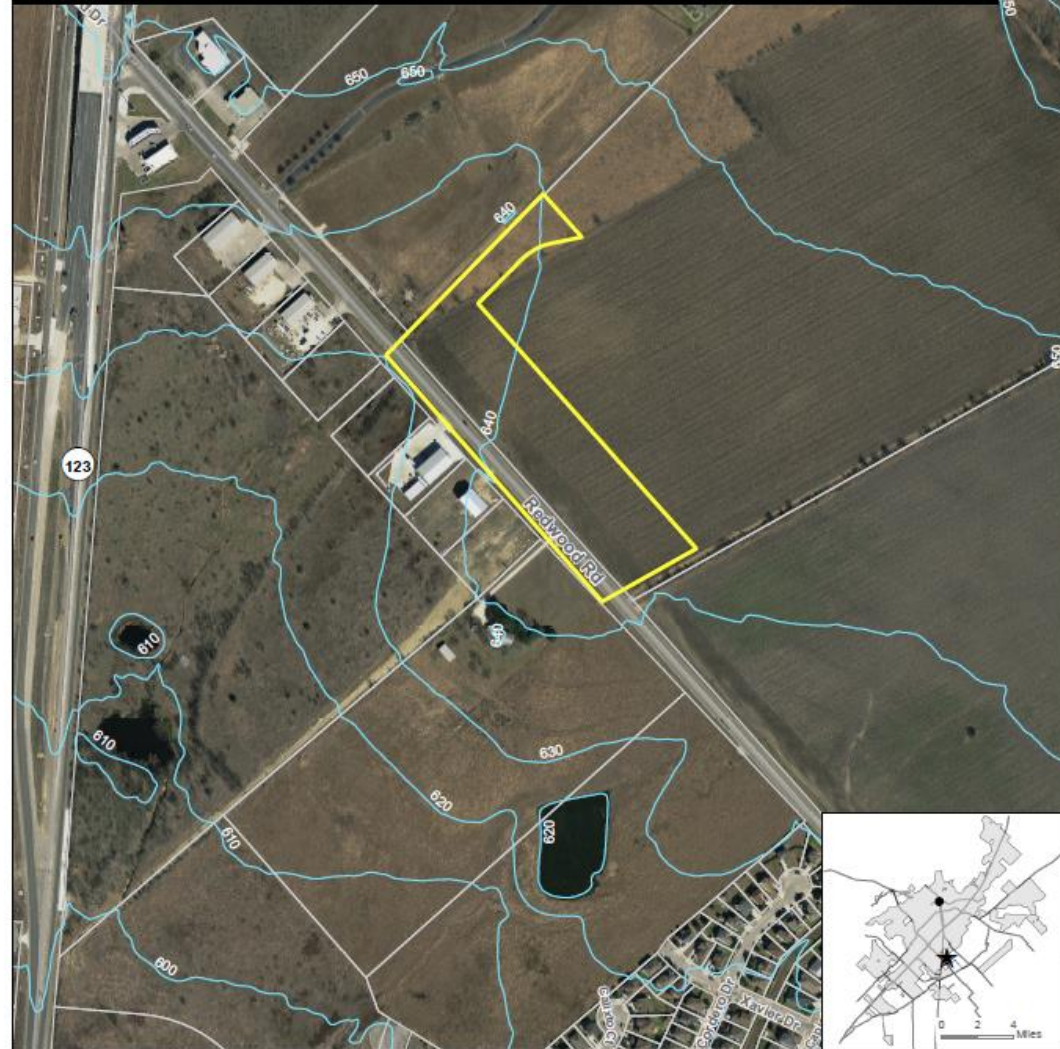
**BUILDING TYPES ALLOWED**

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
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

### ZC-18-18 Contour Map FD to CD-4 — Redwood Rd





# Parks and Open Space

- Parkland Dedication + Development
  - 336 proposed units = 4 acres of parkland
  - Option to construct parks
  - Option to pay fee-in-lieu of dedication + parkland development fee
  - Low Income Housing Tax Credit (TDHCA Development Requirements)
  
- Transportation Master Plan Greenway Connection Required
  
- Street Types
  - Landscape buffers
  - Sidewalk connections
  
- Environmental / Landscape Requirements

3
CHAPTER
SUBDIVISIONS

**DIVISION 2: PARKLAND TYPES**

**Section 3.10.2.1 Summary**

**TABLE 3.4 PARKLAND TYPES**

REGIONAL PARK TYPES	ILLUSTRATION
<p><b>A. Greenways:</b> A natural preserve available for unstructured recreation and bicycle or pedestrian transportation. Its landscape shall consist of paths and trails, meadows, rivers or streams, woodland and open shelters, all naturalistically disposed. Open space or greenways may be linear, following the trajectories of natural corridors. The minimum width shall be 300 feet. Greenways shall be dedicated to the public.</p>	
<p><b>B. Open Space:</b> An open area, available for unstructured recreation. Open space may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 30 acres.</p>	
<p><b>C. Community Park:</b> Community Parks typically contain a specialized amenity such as athletic fields. Community parks are designed to serve the recreational needs of the entire city and may serve residents of other nearby populations. The minimum size shall be 10 acres. A community park shall be dedicated to the public.</p>	
NEIGHBORHOOD PARK TYPES	ILLUSTRATION
<p><b>D. General Neighborhood Park:</b> A general neighborhood park typically includes open play areas, playgrounds, courts, practice athletic fields, and is available for civic purposes and gatherings. A general neighborhood park shall be spatially defined by streets and building frontages. The minimum size shall be 5 acres.</p>	
<p><b>E. Pocket Park:</b> An open space designed and equipped for passive or active recreation. Pocket parks include a wide array of facilities and are designed as smaller gathering spaces within a neighborhood area. A pocket park may be spatially defined by streets or building frontages. There shall be no minimum or maximum size.</p>	
<p><b>F. Plaza:</b> An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. There shall be no minimum or maximum size.</p>	
<p><b>G. Playground:</b> An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and should be located within 1/2 mile of all residential units. Playgrounds may be included within other regional or neighborhood parks. There shall be no minimum or maximum size.</p>	
<p><b>H. Community Garden:</b> A grouping of garden plots available for small-scale cultivation. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within residential areas and may be placed within a block or included within other regional or neighborhood parks. There shall be no minimum or maximum size.</p>	

**3-64** San Marcos Development Code Adopted April 17, 2018

## **Staff Recommendation:**

At the September 10, 2019 Planning and Zoning Commission Meeting, the Commission voted to recommend **approval** of the zoning change request with a 9-0 vote.

Staff provides this request to the Council 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: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
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-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.
Uses	Residential (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1 <sup>st</sup> layer; Garage design/orientation requirements
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
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	3 stories
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	80%
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.	Based on use of street (Residential Street Example: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required)
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter max