



Public Hearing

PDA-21-05 (Casata on Post Road)

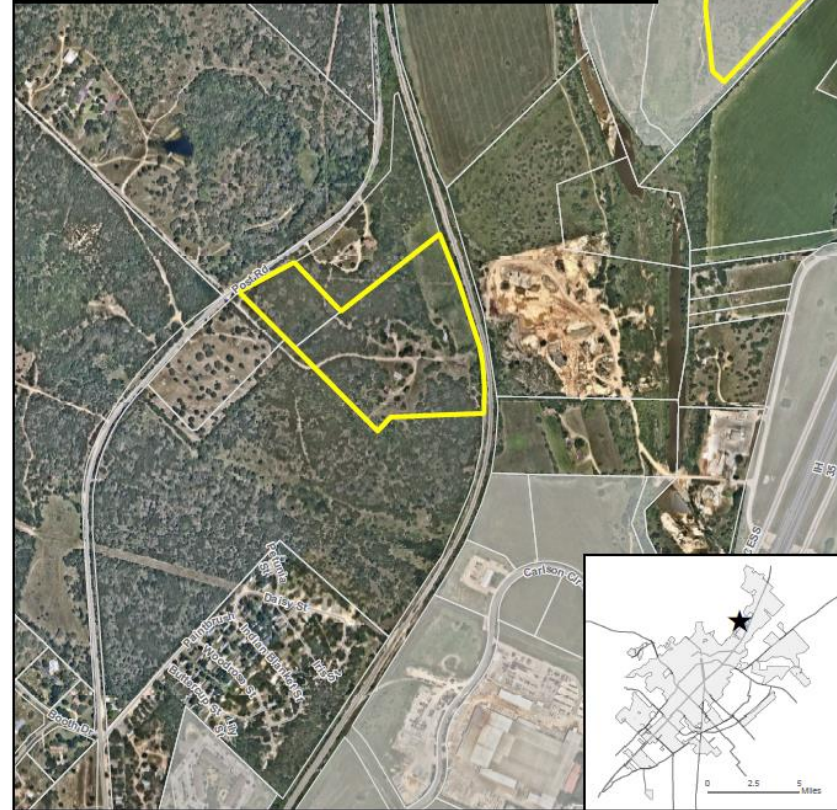
Hold a public hearing and consider approval, by motion, of a Development Agreement for Casata on Post Road, requested by Thomas K. Rhodes, on behalf of Casata San Marcos, LLC, for approximately 31.79 acres out of the William Ward Survey, Abstract 467 and the J.M. Veramendi Survey, Abstract 17, Hays County, Texas, located at 2138 and 2390 Post Rd.



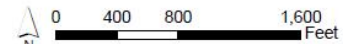
Location

- Approximately 32 acres located at 2138 & 2390 Post Rd.
- Located within a Low Intensity Area as identified by the Preferred Scenario Map

PDA-21-05
Aerial View
Casata on Post Road - 2138 and 2390 Post Rd



- ★ Site Location
- Subject Property
- Parcel
- City Limit

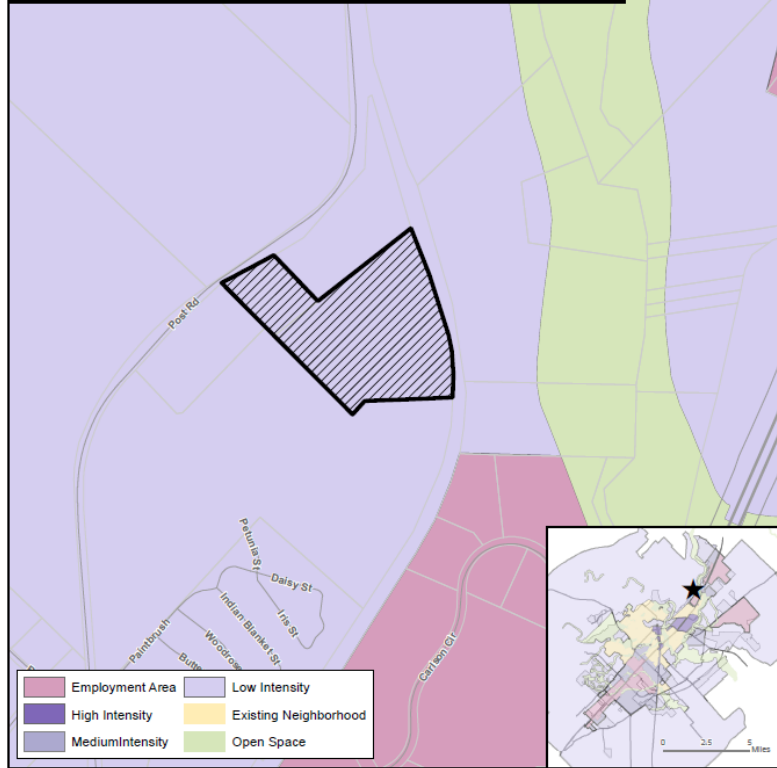


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

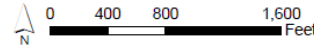
Map Date: 8/24/2021



PDA-21-05 Preferred Scenario Casata on Post Road - 2138 and 2390 Post Rd



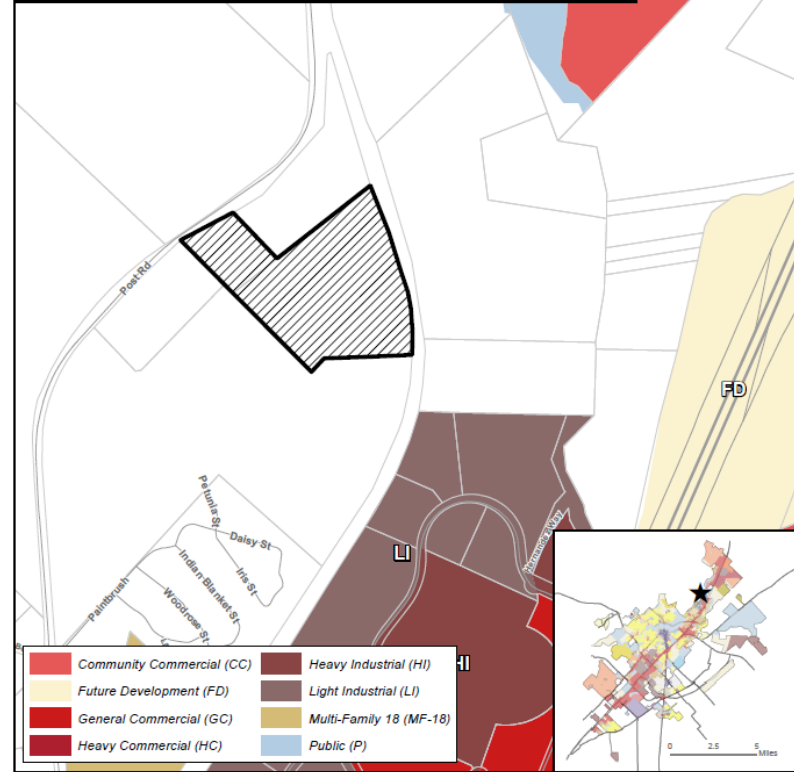
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



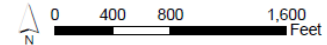
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/24/2021

PDA-21-05 Existing Zoning Casata on Post Road - 2138 and 2390 Post Rd



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

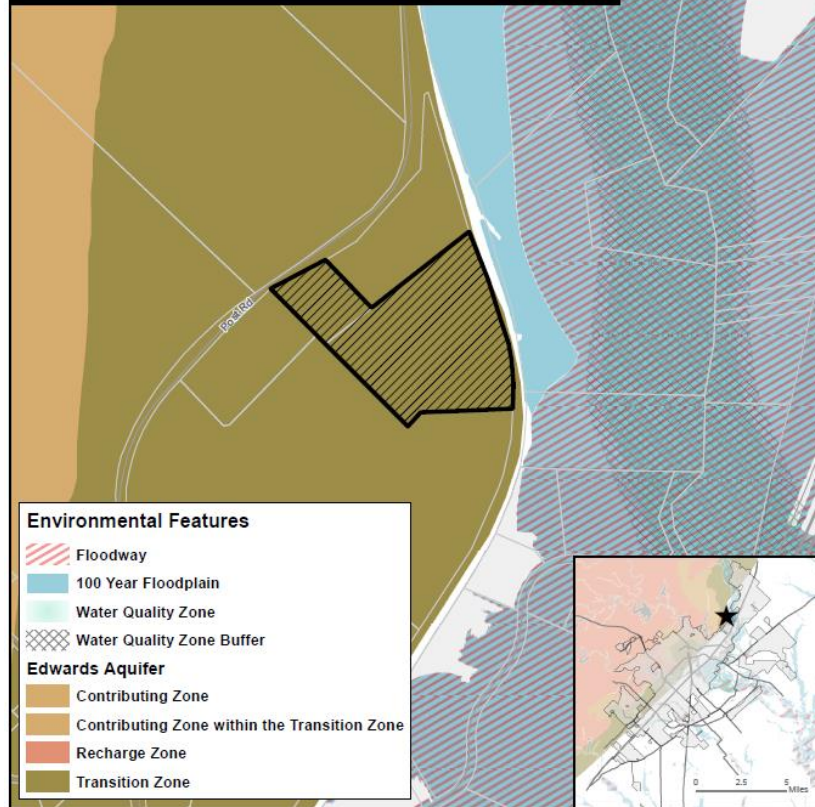


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

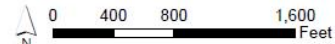
Map Date: 8/24/2021



PDA-21-05 Environmental Features Casata on Post Rd - 2138 and 2390 Post Rd



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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.

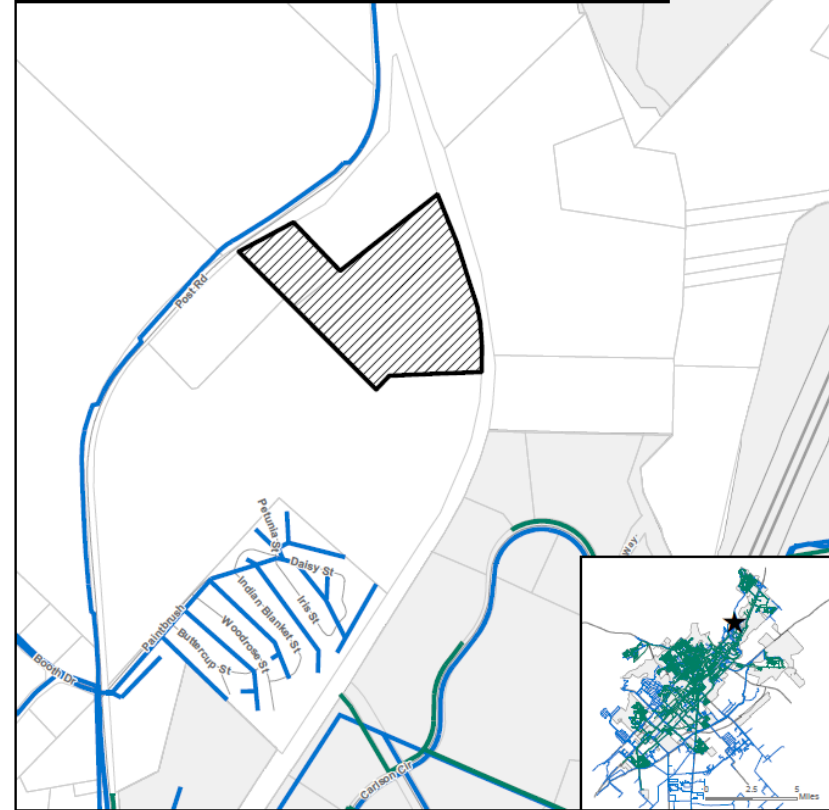
Map Date: 11/17/2021



Proposal Summary

- 210 Micro Homes for Rent & 40 SF Detached/Attached & Duplex for Sale
- Development in accordance with:
 - CD-4 district: SF & Duplex
 - MH District: Micro Homes
- Future annexation terms to be negotiated – *not* contiguous with City Limit or property(s) subject to DA
 - Contiguity may require annexation via easements for extension of City services
- Connect to CoSM wastewater. PEC electric & Maxwell water

PDA-21-05
Water/Wastewater Lines
Casata on Post Road - 2138 and 2390 Post Rd





DA Exhibit C. Illustrative Concept Plan

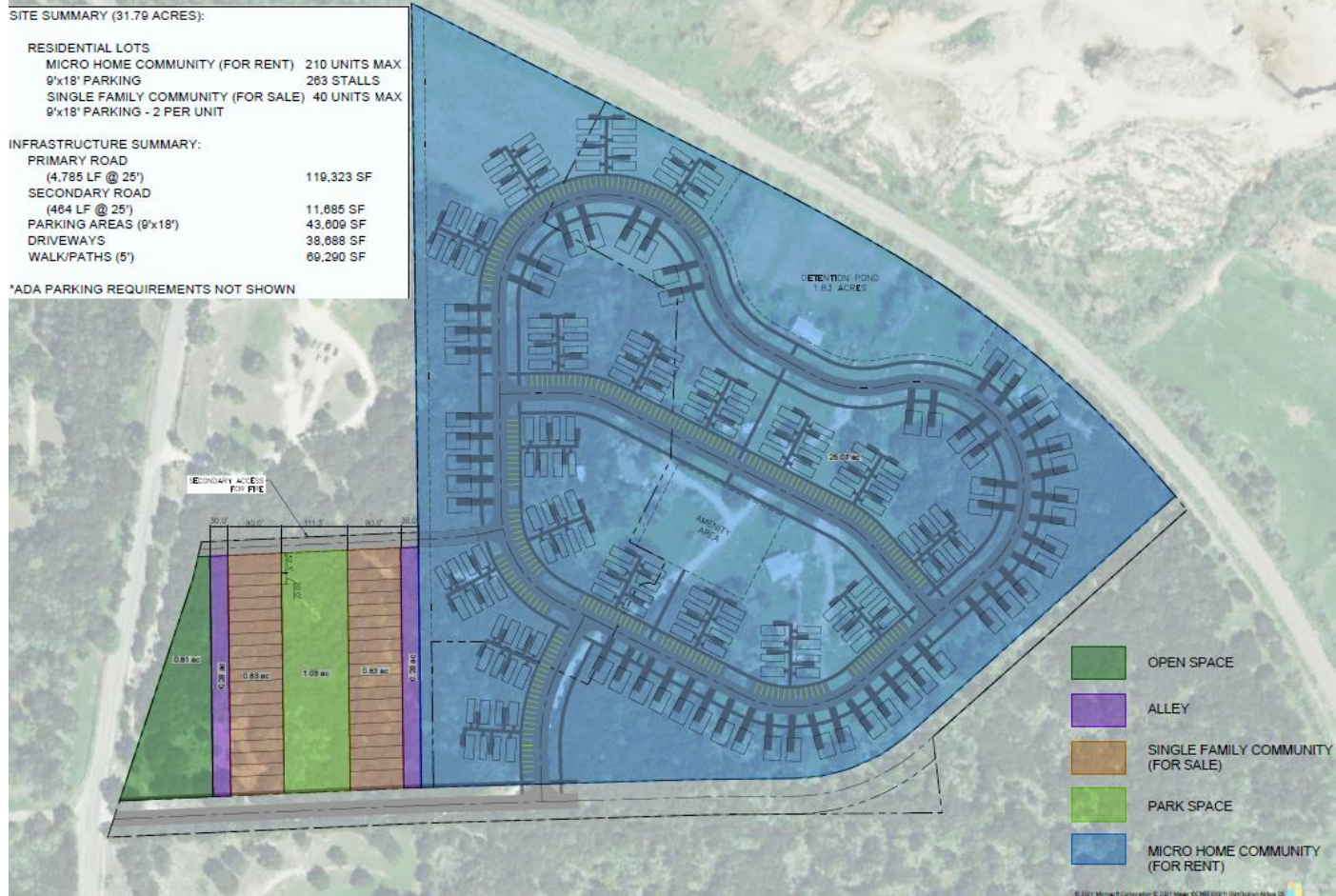
SITE SUMMARY (31.79 ACRES):

RESIDENTIAL LOTS
MICRO HOME COMMUNITY (FOR RENT) 210 UNITS MAX
9'x18' PARKING 263 STALLS
SINGLE FAMILY COMMUNITY (FOR SALE) 40 UNITS MAX
9'x18' PARKING - 2 PER UNIT

INFRASTRUCTURE SUMMARY:

PRIMARY ROAD (4,785 LF @ 25')	119,323 SF
SECONDARY ROAD (484 LF @ 25')	11,685 SF
PARKING AREAS (9'x18')	43,609 SF
DRIVEWAYS	38,688 SF
WALK/PATHS (5')	60,290 SF

*ADA PARKING REQUIREMENTS NOT SHOWN





Proposed Amendments

1. The following is a list of variations from the CD-4 District:

Variation	CD-4	Proposed	Justification
Lot Area, House Building Type	4,500	3,000	Allow development of a rear loaded detached product similar to other areas of the City.
Minimum Lot Width, House Building Type	40 ft. min.	30 ft. min.	
Principle Building Height	3 stories max. / 50 ft. max.	2 stories max. / 35 ft. max.	Reduction in height exceeds code requirements
Building Square Footage, Min. & Max.	None	1,100 sf min. & 2,400	Providing min. & max. square footages ensures variety of housing types and exceeds code requirements
Impervious Cover Max.	80%	70%	Reduction in impervious cover exceeds code requirements

2. The following is a list of variations from the standards of the MH District:

Variation	MH	Proposed	Justification
Defined Use	Product Not Defined	Provided Definition	Existing Tiny Home definition excludes proposed product and building type
Density	9.0 max. units per acre	7.84 max. units per acre	Reduction in density exceeds code standards
Area of Lot or Space	3,200 sf min. or 4,400 sf min.	1,560 sf min.	The proposed building type is not defined by code. Modifications are minimum necessary to accommodate proposed product and building type
Width of Lot or Space	40 ft. min. or 55 ft. min.	26 ft. min.	
Depth of Lot or Space	80 ft. min.	60 ft. min.	
Side Setback, Corner Lot or Space	25 ft. min.	15 ft. min.	
Rear Setback of Lot or Space	20 ft. min.	10 ft. min.	
Building Height	2 stories max.	1 story max.	Proposed product and building type is 1 story. Reduction in height exceeds code requirements.
Impervious Cover, Max	75%	65%	Reduction in impervious cover exceeds code requirements



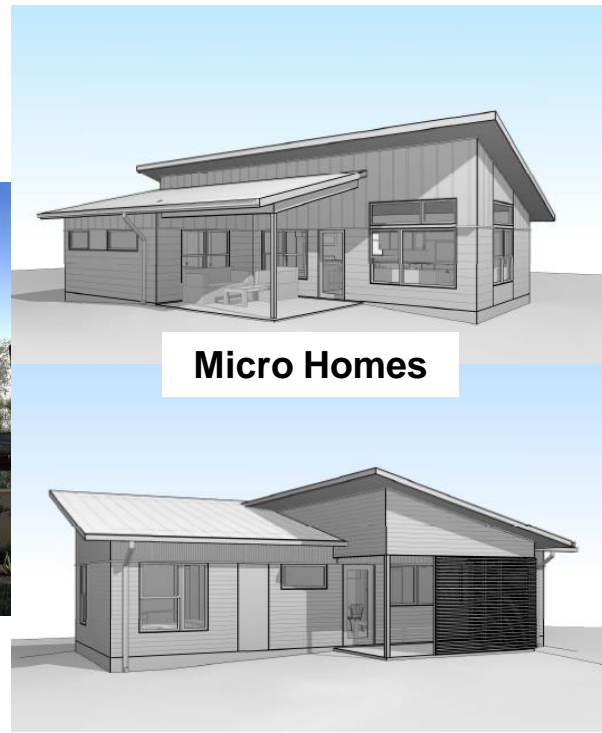
Notable Provisions

- Limits occupancy to families related by blood and 1 unrelated person
- Explicitly prohibits Purpose-Built Student Housing
- Reduced max allowable impervious cover

Single Family



Micro Homes



Townhomes





Recommendation

- At their meeting on November 9, 2021, two of the three Council Committee Members recommended **approval** of the request subject to the following:
 - Requirement to construct a public bus stop within a certain time.
- Staff recommends **approval** of the request as presented.