

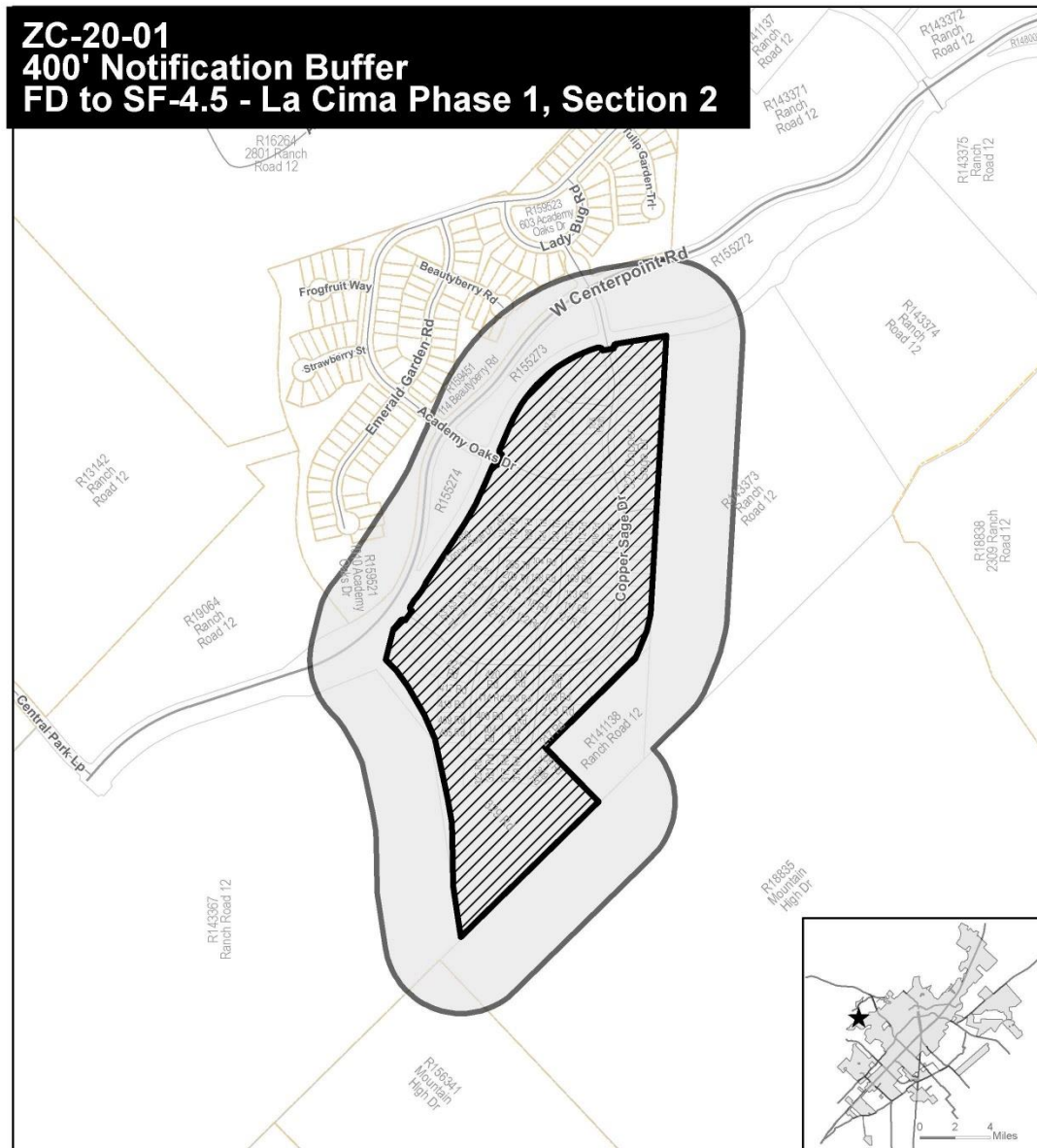
## **ZC-20-01 (La Cima, Phase 1, Section 2)**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive from “FD” Future Development to “SF-4.5” Single Family – 4.5, and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

**ZC-20-01**  
**400' Notification Buffer**  
**FD to SF-4.5 - La Cima Phase 1, Section 2**

**Location:**

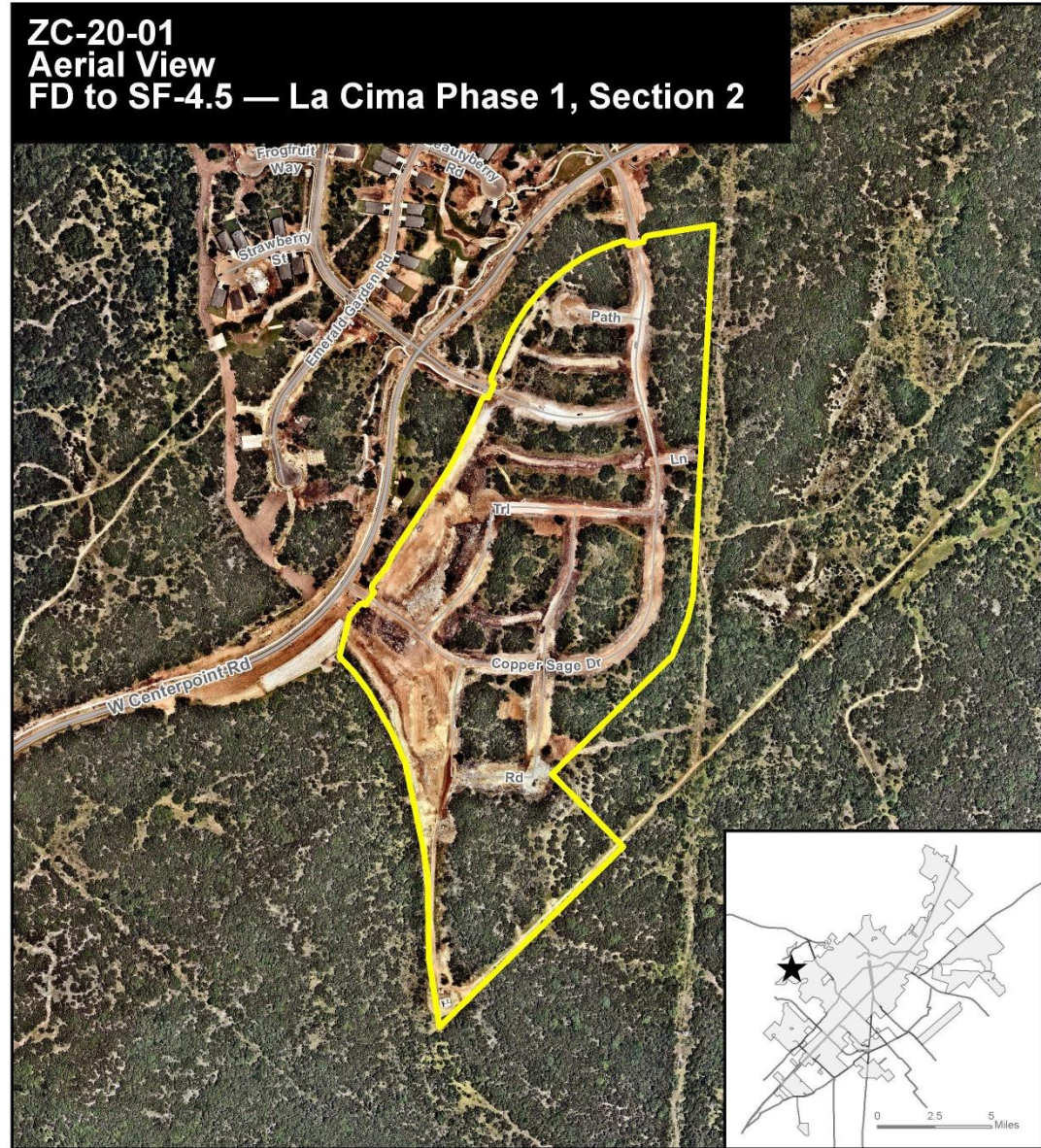
- Approximately 56.923 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Single-family (ETJ)
  - San Marcos Academy
  - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



★	Site Location	 0      400      800      1,600 Feet
	Subject Property	
	400' Buffer	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: 12/20/2019
	Parcel	
	City Limit	

## Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Single Family – 4.5 (SF-4.5)
- Proposed SF-4.5 zoning allows for residential uses
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.



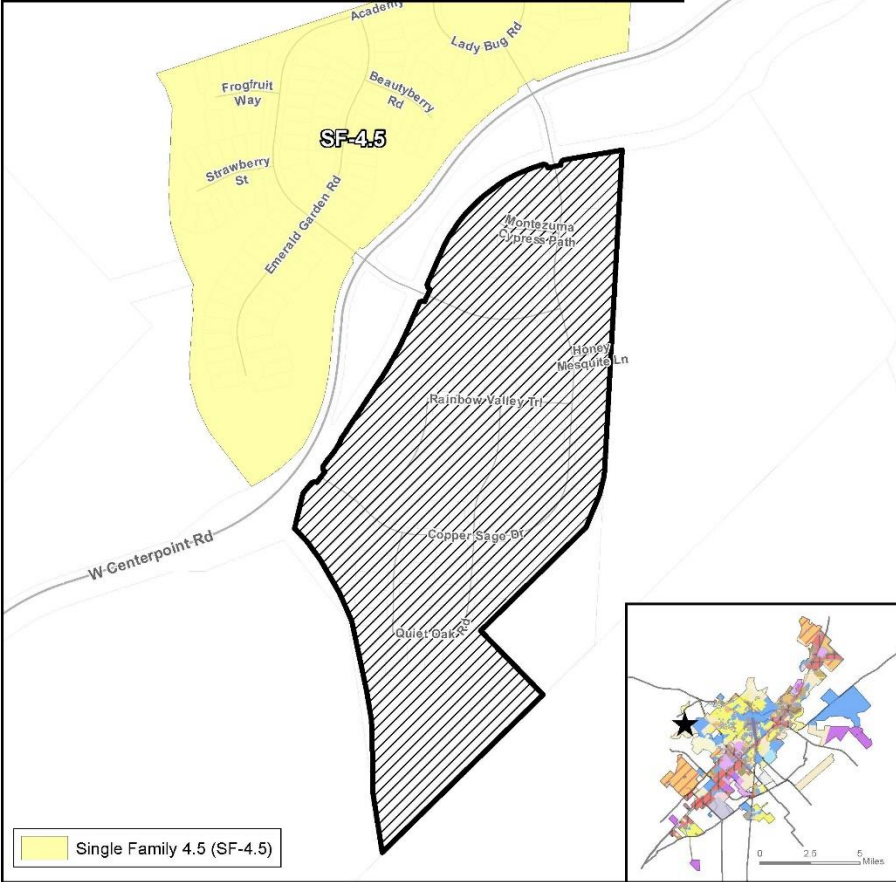
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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Map Date: 12/31/2019

## ZC-20-01 Existing Zoning Map Annexation - La Cima Phase 1, Section 2



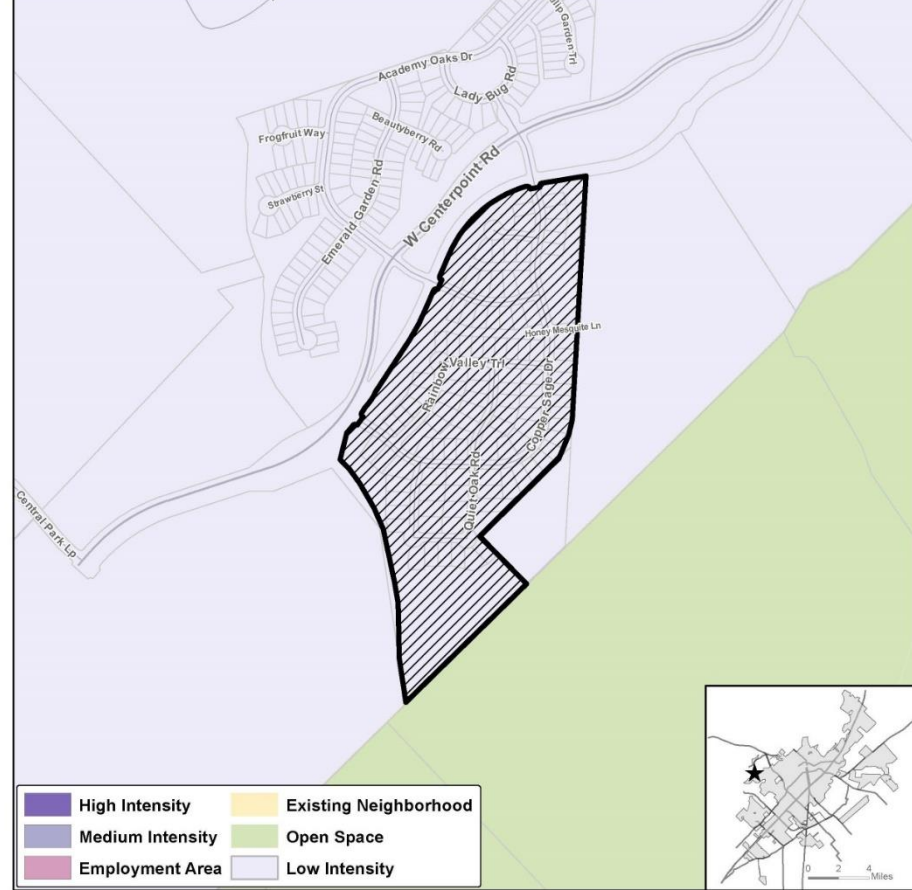
- ★ Site Location
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- ▭ Parcel



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Map Date: 1/15/2020

## ZC-20-01 400' Notification Buffer FD to SF-4.5 - La Cima Phase 1, Section 2

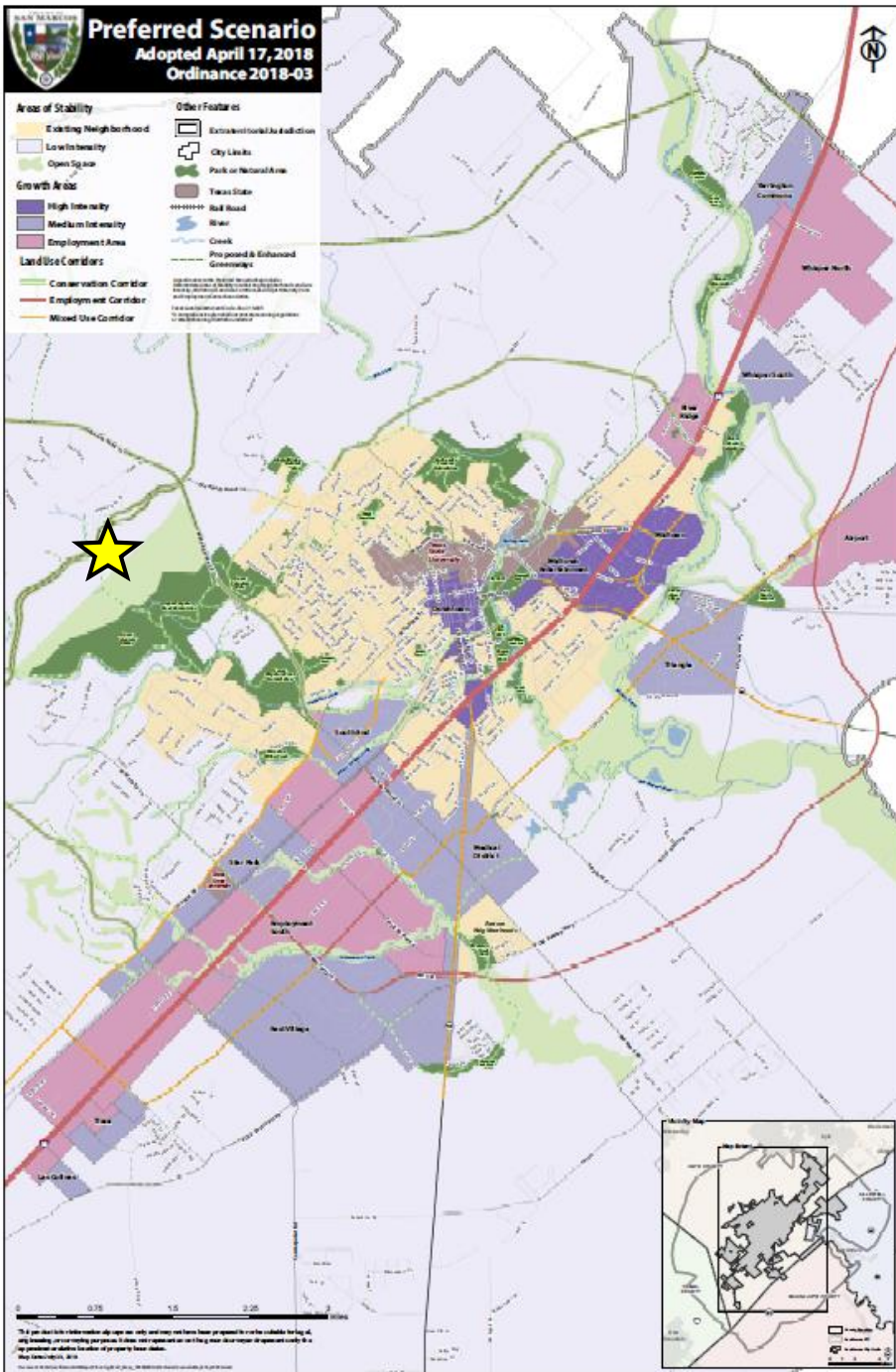


- ★ Site Location
- ▨ Subject Property
- ▭ Parcel
- ▭ City Limit



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Map Date: 1/6/2020



# 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 “Conventional Residential” (SF-4.5) within a Low Intensity Zone. Development Agreement in place prior to Code SMTX adoption. Zoning request is consistent with existing Development Agreement.**

**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-4.5 Zoning Analysis:

- SF-4.5 zoning is primarily intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Uses that would substantially interfere with the residential nature of the district are not allowed.
- Allowable Building Types:** *House, Cottage, Accessory Dwelling Unit, 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 SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 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	7.5m ac.
Impervious Cover	60% m ac.
Occupancy Restrictions	Section 5.1.4.1

**TRANSPORTATION**

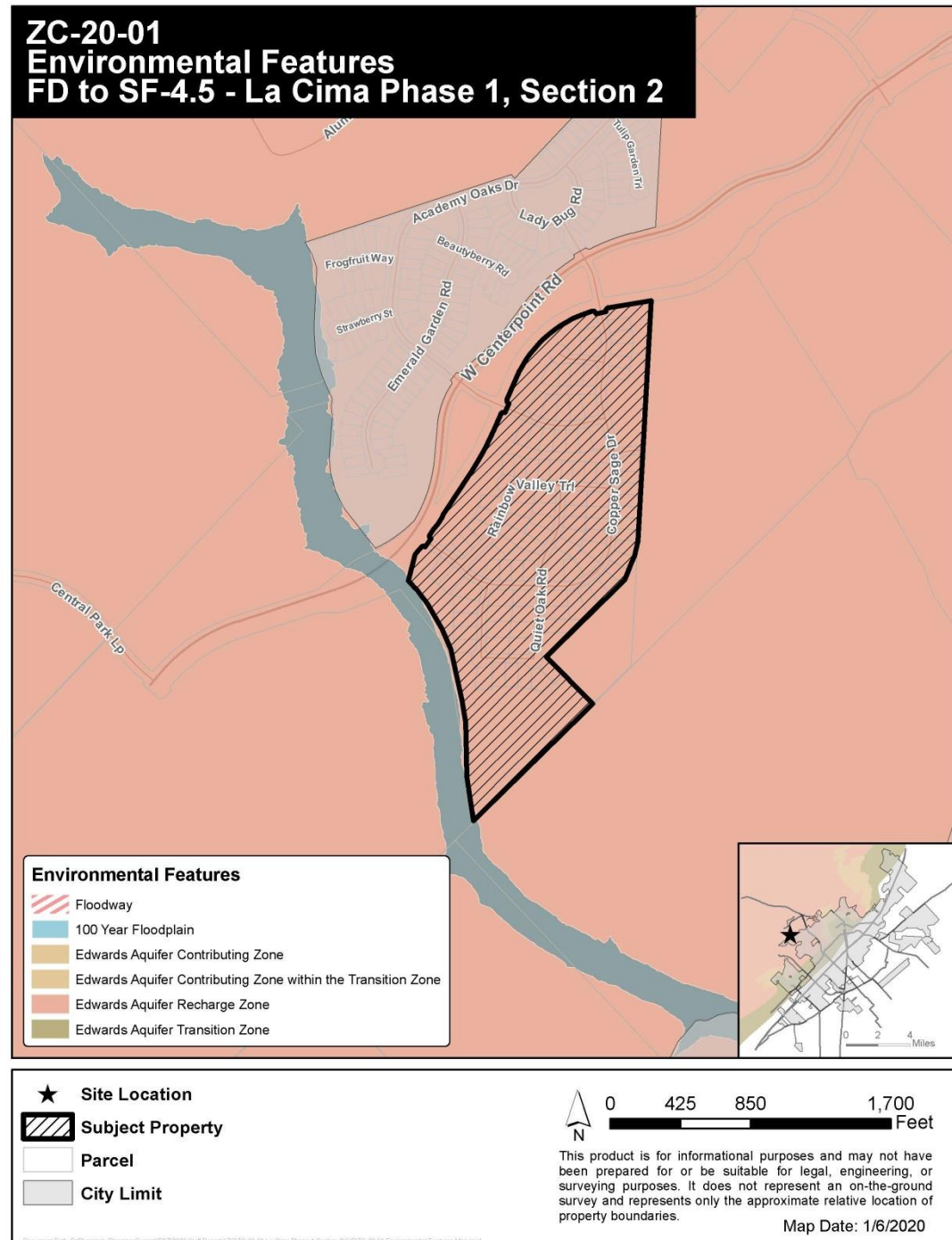
Block Perimeter	3,000 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

**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; floodplain is adjacent
- Existing development standards within Development Agreement to mitigate for impact to natural features







## Staff Recommendation:

At their January 28, 2020 meeting, the Planning and Zoning Commission recommended **approval** of the zoning change 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 “SF-4.5” Single Family – 4.5

## Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Single Family – 4.5 (SF-4.5)
<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 ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	7.5 units per acre (max)
<b>Occupancy Restrictions</b>	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	Based on Zoning District	Based on Zoning District
<b>Impervious Cover (max)</b>	30%	60%
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
<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	3,000 ft. Block Perimeter max