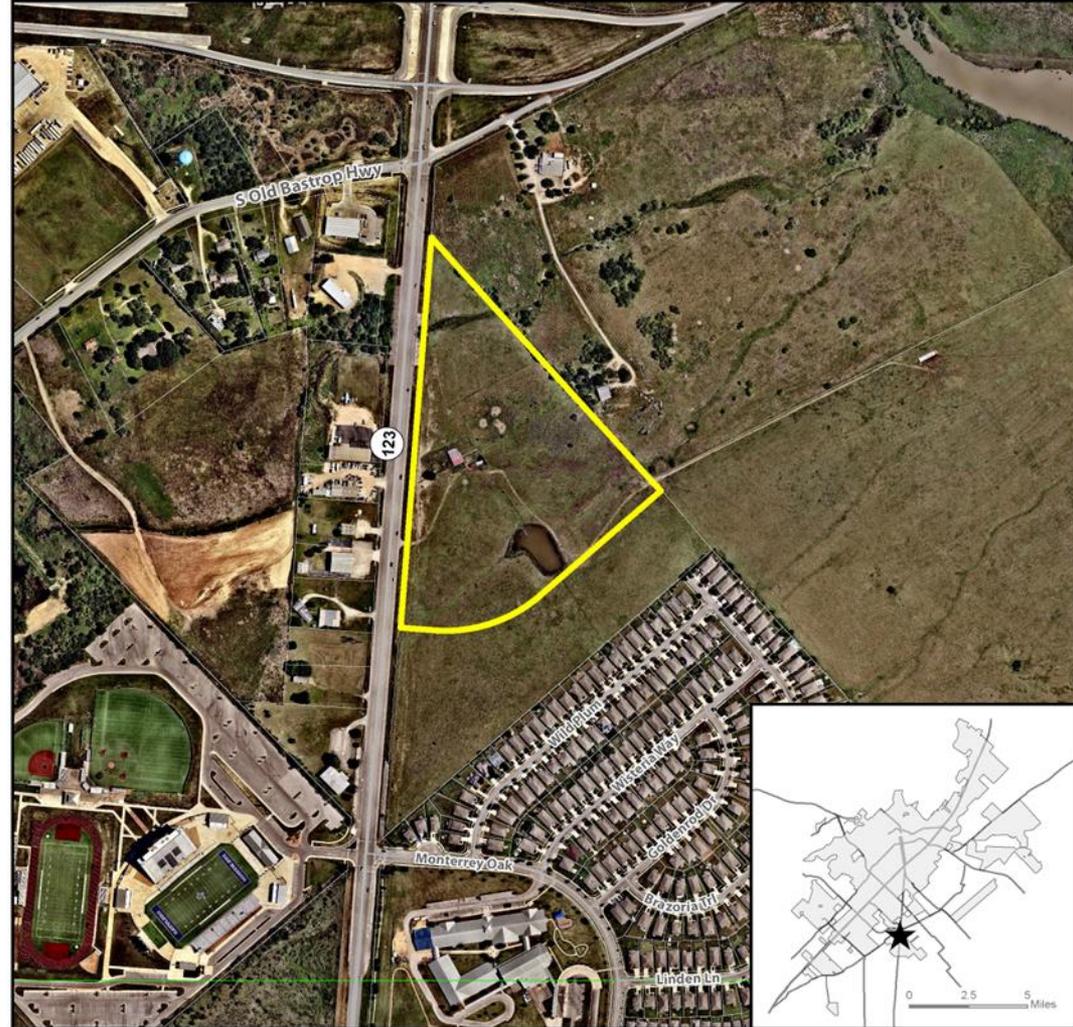


AC-20-01 (Lot Width Maximum)

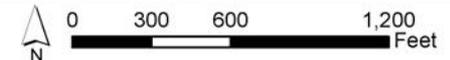
AC-20-01 (Maximum Lot Width) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the maximum lot width requirements in Section 4.4.3.4 of the Development Code related to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)

Location:

- Approximately 18.5 acres along near the intersection of Old Bastrop Hwy and Hwy 123
- Proposing Character District-4 (CD-4) Zoning
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Rural residential, vacant, and agricultural land
 - Commercial and religious uses across Hwy 123; and
 - Cottonwood Creek neighborhood is nearby.



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

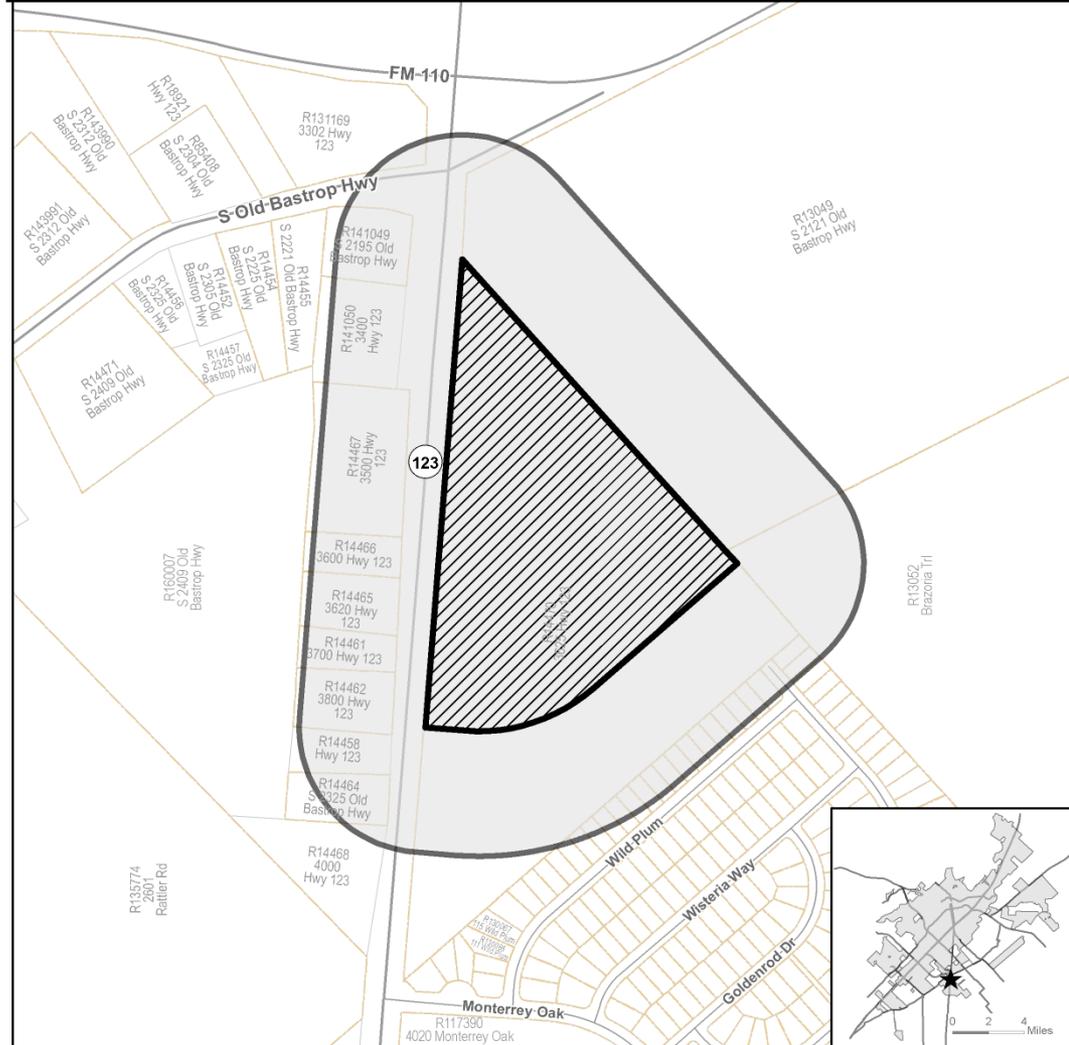


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 1/9/2020

Context & History

- **Alternative Compliance:**
Maximum Lot Width
- There is a 120 foot maximum lot width for Apartment Building Types in CD-4 Zoning
- The applicant is requesting to waive this requirement.
- Request does not waive maximum block perimeter requirements.



★	Site Location	0 250 500 1,000 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 the approximate relative location of property boundaries.
	Parcel	
	City Limit	

Map Date: 1/29/2020

Alternative Compliance Request

Section 4.4.3.4 Maximum Lot Width

Code Requirement: Apartment Building types have a 60 minimum and a 120 foot maximum width requirement.

Applicant Request: Applicant is requesting to waive the maximum lot width standard.

LOT		
BUILDING TYPE	LOT AREA	LOT WIDTH A
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Civic Building	6,000 sq. ft. min.	50 ft. min.

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

Analysis

Effect of the Lot Width Maximum

- Would require property to be divided into many smaller lots.
- Narrower apartment buildings.
- Would result in more driveway cuts onto proposed roads, potentially creating traffic issues.

Maximum Lot Width has no effect on:

- Block perimeter maximum and connectivity requirements
- Build out requirement along primary roads (60%)
- Building height
- Parking location
- Building Setbacks
- Street activation:
 - Street facing entrance every 100 feet; and
 - 35 foot maximum blank wall area

BUILDING STANDARDS		
Principle Building Height	3 stories max.	50 ft. max.
Accessory Structure Height	N/A	24 ft. max.

LOT		
BUILDING TYPE	LOT AREA	LOT WIDTH ^A
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.
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Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Civic Building	6,000 sq. ft. min.	50 ft. min.

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

SETBACKS - PRINCIPAL BUILDING		
Primary Street	5 ft. min - 12 ft. max.	^B
Secondary Street	5 ft. min.	^C
Side	5 ft. min.	^D
Rear	15 ft. min.	^E
Rear, abutting alley	5 ft. min.	^E

SETBACKS - ACCESSORY STRUCTURE		
Primary Street	20 ft. min.	
Secondary Street	15 ft. min.	
Side	5 ft. min.	
Rear	3 ft. min.	

PARKING LOCATION		
LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

BUILD-TO ZONE (BTZ)	
Building Facade in primary street	60% min.
Building Facade in secondary street	35% min.

TABLE 3.1 BLOCK PERIMETERS

ZONING DISTRICT	BLOCK PERIMETER (MAX)	DEAD-END STREET (MAX)
FD, CD-1, CD-2	N/A	500 Ft.
SF-6, ND-3, SF-R, SF-4.5	3,000 Ft.	300 Ft.
ND-3.5, ND-4, CD-3	2,800 Ft.	250 Ft.
CD-4	2,400 Ft.	200 Ft.
CD-5, CD-5D	2000 Ft.	NOT ALLOWED
EC, HC, HI, LI	5,000 Ft.	400 Ft.
LEGACY DISTRICTS AND ETJ	3,000 Ft.	300 Ft.

Analysis

Purpose Built Student Oriented Housing

- Character District – 4 does not require a Conditional Use Permit (CUP) for Student Oriented Housing.
- Applicant is **not** proposing Purpose Build Student Oriented Housing. Intends to build market rate apartments.
- Applicant has agreed to a condition requiring a CUP for Purpose Built Student Oriented Housing.
 - Requires approval by both Planning and Zoning Commission and City Council.

Section 5.1.4.9 Purpose-Built Student Housing

- A. Defined.** One or more buildings, each containing two or more living units, that are designed, marketed, or used for the primary purpose of housing college students.

Staff recommends that the request be approved with the following conditions:

- 1. This Alternative Compliance applies to Apartment Building Types constructed on the subject property. All other Building Types shall follow the regulations outlined in the Development Code;**
- 2. There shall be no trash dumpsters located within 100 feet of any property line adjoining property zoned Character District-3 or property that is outside City Limits.**
- 3. A Conditional Use Permit for Purpose Built Student Housing will be required if any Purpose Built Student Housing is proposed to be constructed;**
- 4. Alternative Compliance is contingent on CD-4 zoning request approval;**
- 5. This Alternative Compliance shall not expire.**