



# Public Hearing

## ZC-22-24

### 900 Francis Harris Ln Zoning FD to CD-2.5

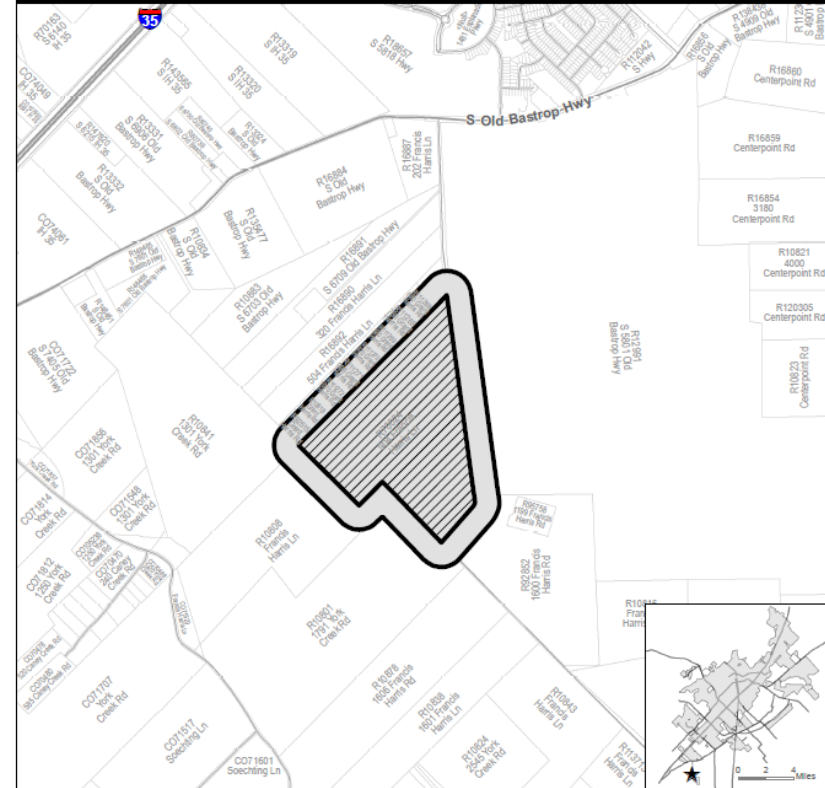
Hold a public hearing and consider a request by Amanda Brown, on behalf of Highlander Real Estate Partners, for a zoning change from “FD” Future Development to “CD-2.5” Character District – 2.5, or, subject to consent of the owner, another less intense zoning district classification, for approximately 136.912 acres of land, located at 900 Francis Harris Ln., generally located one mile south of the Francis Harris Ln and S Old Bastrop Hwy intersection.



# Property Information

- Approximately 137 acres
- Approximately 1-mile south of the Francis Harris Ln & S Old Bastrop Hwy intersection
- Not Currently Located within the City Limit

**ZC-22-24**  
**400' Notification Buffer**  
**FD to CD-2.5 - 900 Francis Harris Ln.**



- ★ Site Location
- ▨ Subject Property
- ▬ 400' Buffer
- 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.

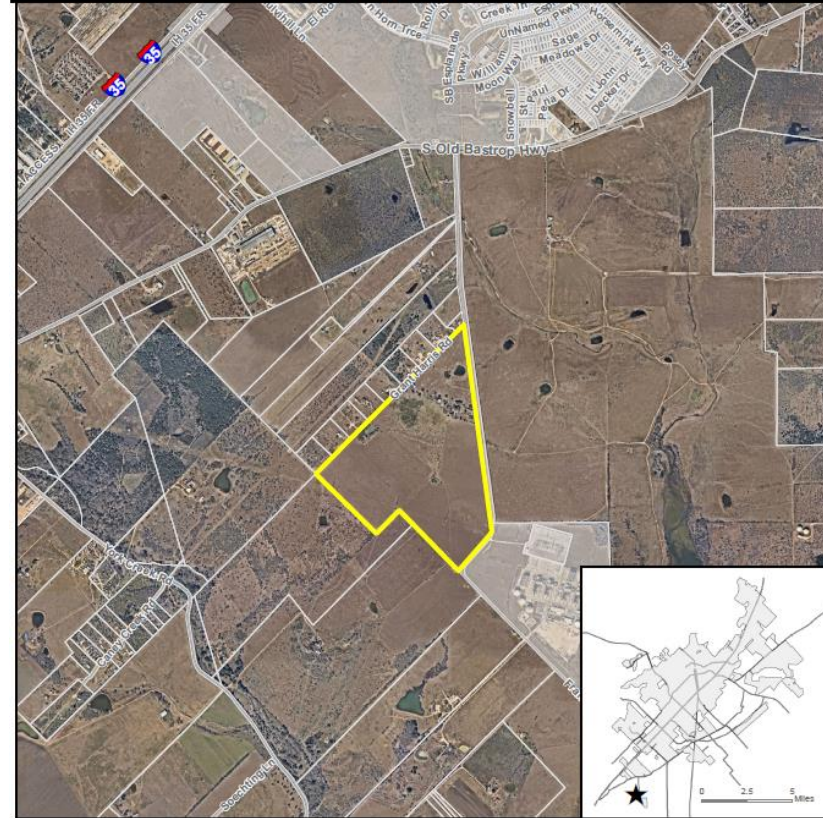
Map Date: 5/24/2022



# Context & History

- Currently Vacant
- Surrounding Uses
  - Vacant
  - City electrical & wastewater facilities

ZC-22-24  
Aerial View  
FD to CD-2.5 - 900 Francis Harris Ln.

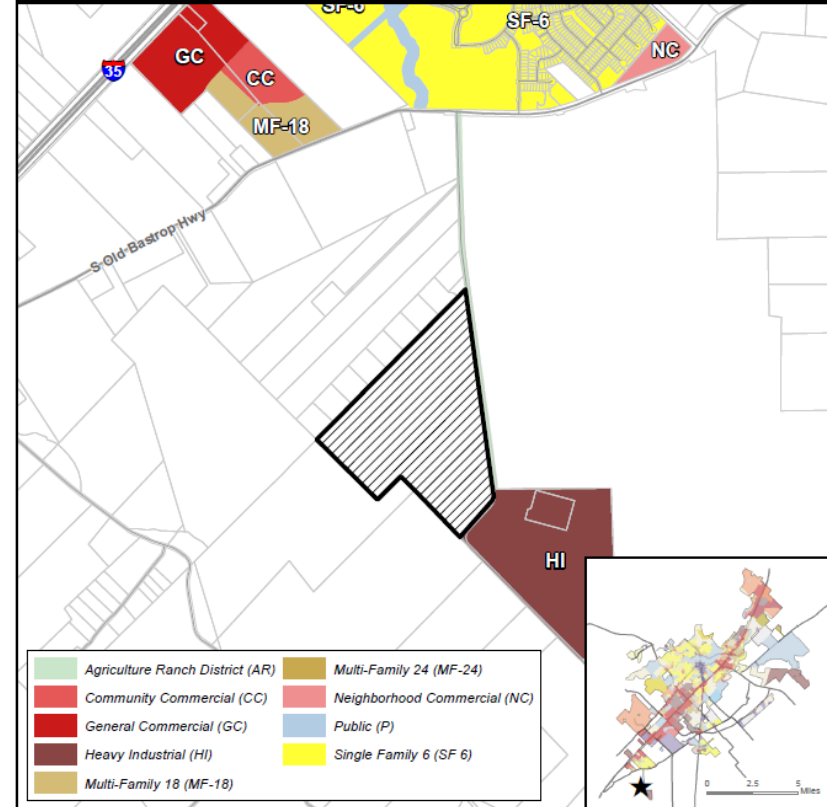




# Context & History

- Existing Zoning:  
Outside City Limits (ETJ)
- Proposed Zoning:  
Character District - 2.5 (CD-2.5)
  - Residential and Accessory Uses

**ZC-22-24**  
**Existing Zoning**  
**FD to CD-2.5 - 900 Francis Harris Ln.**



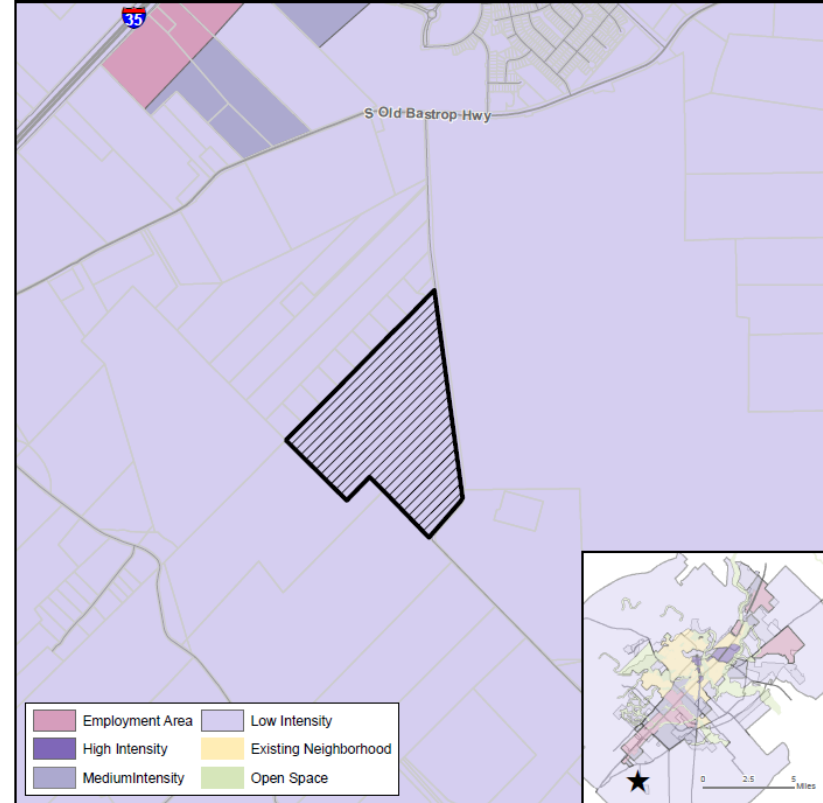


# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Low Intensity Zone
- Being 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.

ZC-22-24  
Preferred Scenario  
FD to CD-2.5 - 900 Francis Harris Ln.





# Comprehensive Plan Analysis

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

## Character District - 2.5 (CD-2.5) 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 Future Development “FD” to “Character District “CD-2.5”**

**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.



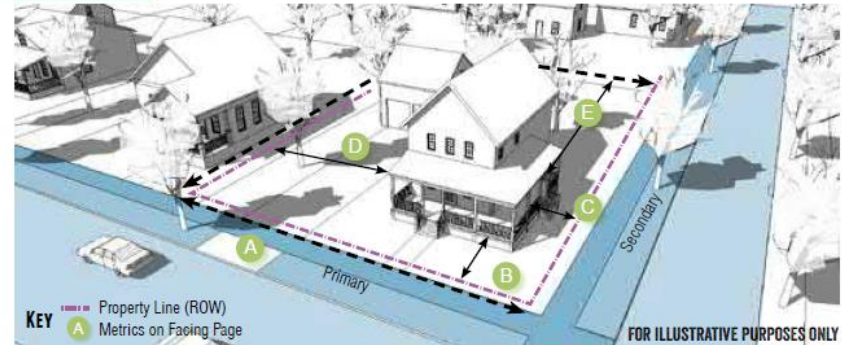


# Zoning Analysis

- SF Detached Houses w/ Minimum 4,500 sf Lot Size & Uses Which Do Not Interfere w/ SF
- House, Accessory Dwelling Unit, Civic Building
- Single-Family & Common Accessory Uses

CD-2.5

SECTION 4.4.3.3 CHARACTER DISTRICT 2.5



## GENERAL DESCRIPTION

The CD-2.5 district is proposed to accommodate single-family detached houses and encourage opportunities for homeownership. CD-2.5 could be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

## DENSITY

Units Per Gross Acre	8 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

## TRANSPORTATION

Block Perimeter	2,800 ft. max	Section 3.6.2.1
Streetscape Type	Residential Conventional	Section 3.8.1.10 Section 3.8.1.7

## BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.14

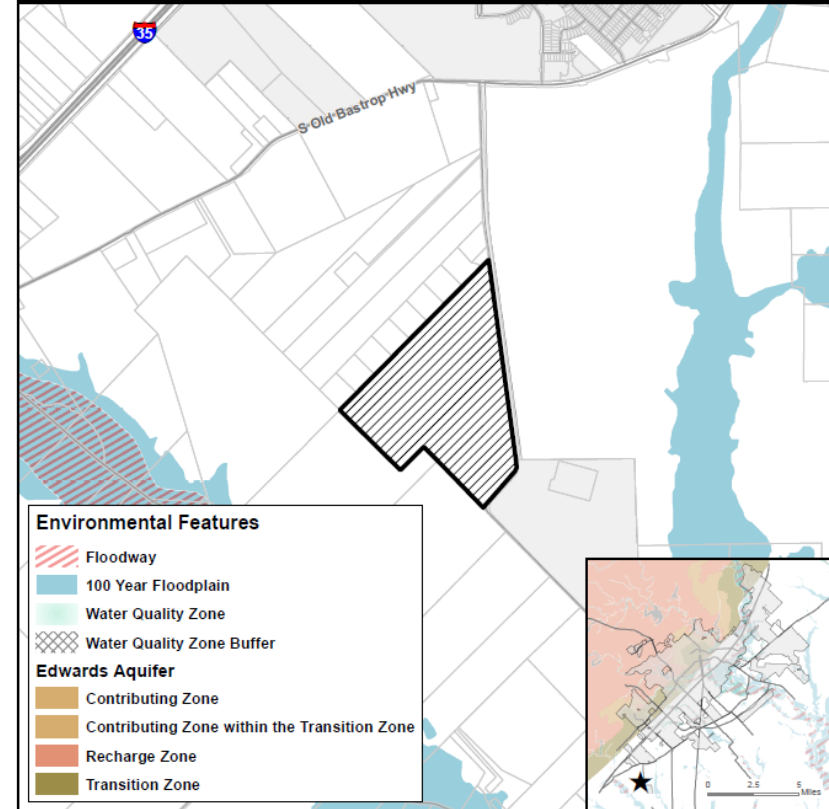




# Environmental Analysis

- Not Located within
  - Recharge Zone
  - 100-yr Floodplain
  - Water Quality Zone

ZC-22-24  
Environmental Features  
FD to CD-2.5 - 900 Francis Harris Ln.



★ Site Location  
▨ Subject Property  
□ Parcels  
□ City Limit

0 1,000 2,000 4,000 Feet

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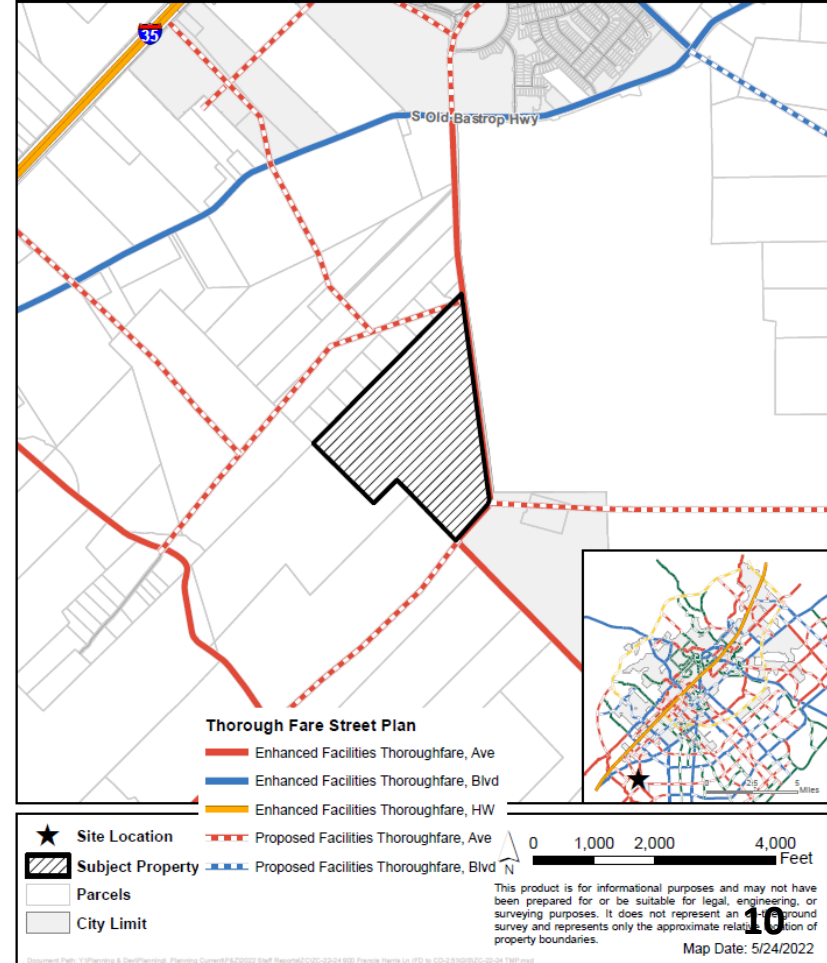
Map Date: 5/24/2022



# Infrastructure

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

ZC-22-24  
Transportation Master Plan  
FD to CD-2.5 - 900 Francis Harris Ln.





# Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 5-3 vote.
- Staff recommends **approval** of the request as presented.



# Zoning District Comparison Chart

Topic	<b>Existing Zoning:</b> <b>Future Development (FD)</b>	<b>Proposed Zoning:</b> <b>Character District – 2.5 (CD-2.5)</b>
<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-2.5 District is primarily intended to accommodate single-family detached houses and to encourage home ownership. Uses that would interfere with the residential nature of the district are not allowed
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Residential, Civic
<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)	8 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' front, 5' side (interior), 10' side (corner), 15' rear (5' with alley)
<b>Impervious Cover (max)</b>	30%	60%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 4,500 square ft lot
<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' o.c. 7' planting area.
<b>Blocks</b>	No Block Perimeter Required	2,800 ft. block perimeter max