

ZC-18-13 (128 Spring Road)

Hold a public hearing and consider a request by Thomas Rhodes for a zoning change from “FD” Future Development to “CD-3” Character District - 3 for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey No.2, located at 128 Spring Road, San Marcos, Texas. (A.Villalobos)

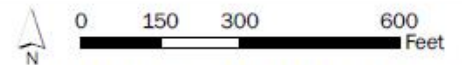
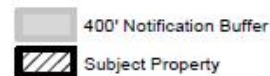


Location:

- Approximately 4.851 acres located at 128 Spring Road
- Located Outside City Limits (ETJ)
- Not currently zoned
 - Annexation will be considered on September 4th
 - New zoning designation of Future Development (FD)
- Rural / Single-Family Residential
- Surrounding uses include Single-Family, Multifamily, and a Sorority House



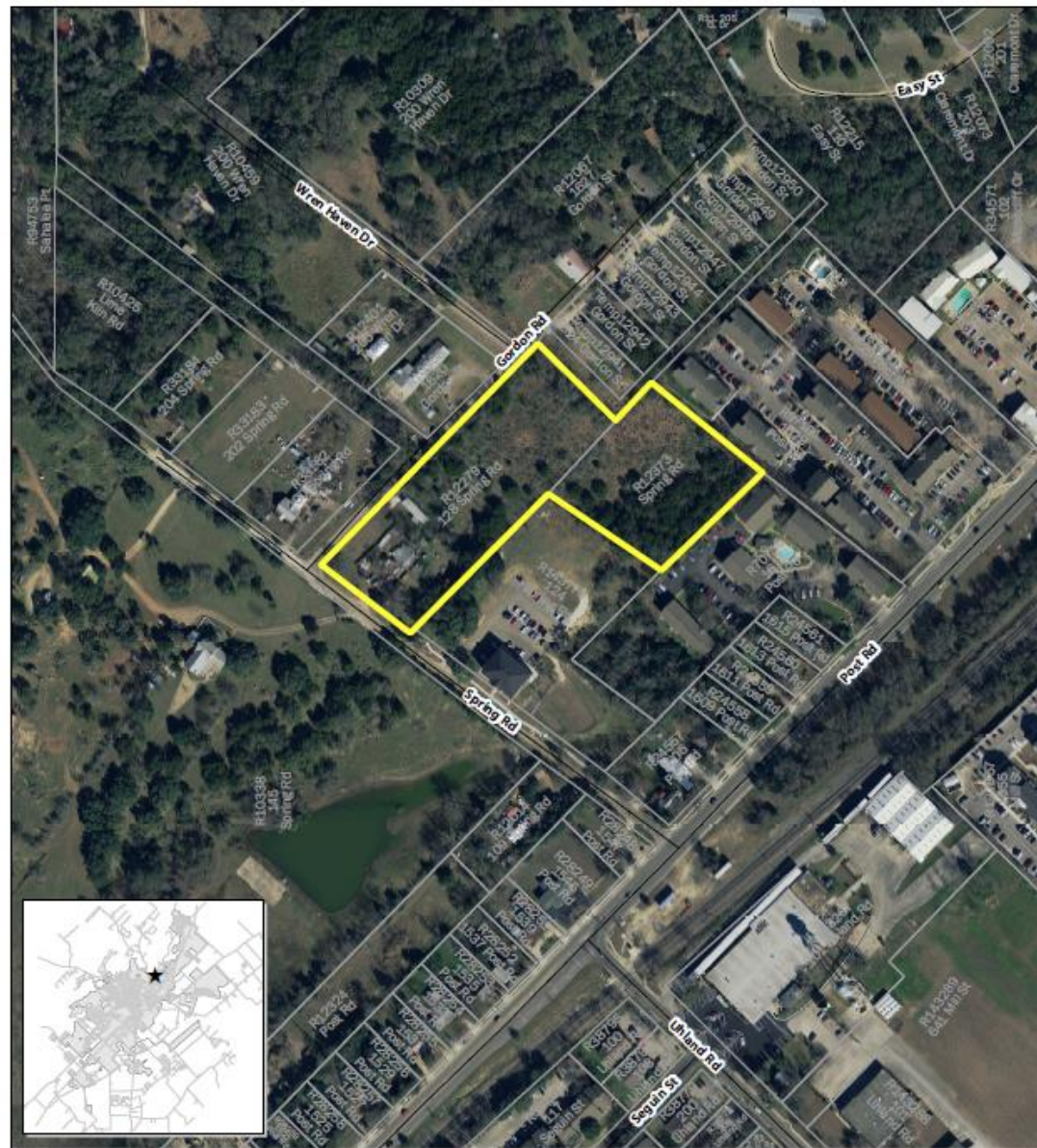
ZC-18-13
128 Spring Rd
FD to CD-3
Map Date: 7/27/2018



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.

Context & History

- **Existing Zoning (Post-Annexation):**
Future Development (FD)
- **Proposed Zoning:**
Character District – 3 (CD-3)
- No zoning requirements outside City Limits
- Out of City Utility Extension (OCUE) for water and wastewater service is being considered at the August 7th City Council Meeting.
- Proposed (CD-3) zoning allows for one and two family residential options
- 27 Single-family lots proposed with 2 water quality / detention lots



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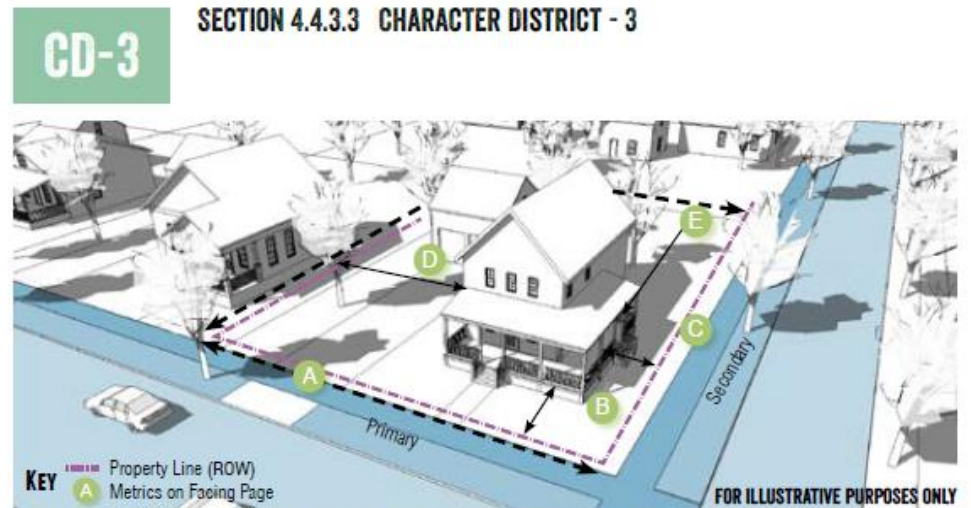


0 150 300 600 Feet

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CD-3 Zoning Analysis:

- CD-3 is intended for one and two family houses that would not substantially interfere with the residential nature of the surrounding area.
- Allows residential Building Types which can be constructed on individual lots to promote homeownership.
- **Proposed Building Type:** *Cottage*
- Proposed rezoning to CD-3 is consistent with surrounding residential uses.
- Character Districts are identified as districts that may be “Considered” within Low Intensity Areas as identified on the Comprehensive Plan.
- Includes construction of public roads and utility and drainage facilities in accordance with the Development Code.



GENERAL DESCRIPTION

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.

DENSITY

| | |
|----------------------|----------|
| Impervious Cover | 60% max. |
| Units Per Gross Acre | 10 max. |

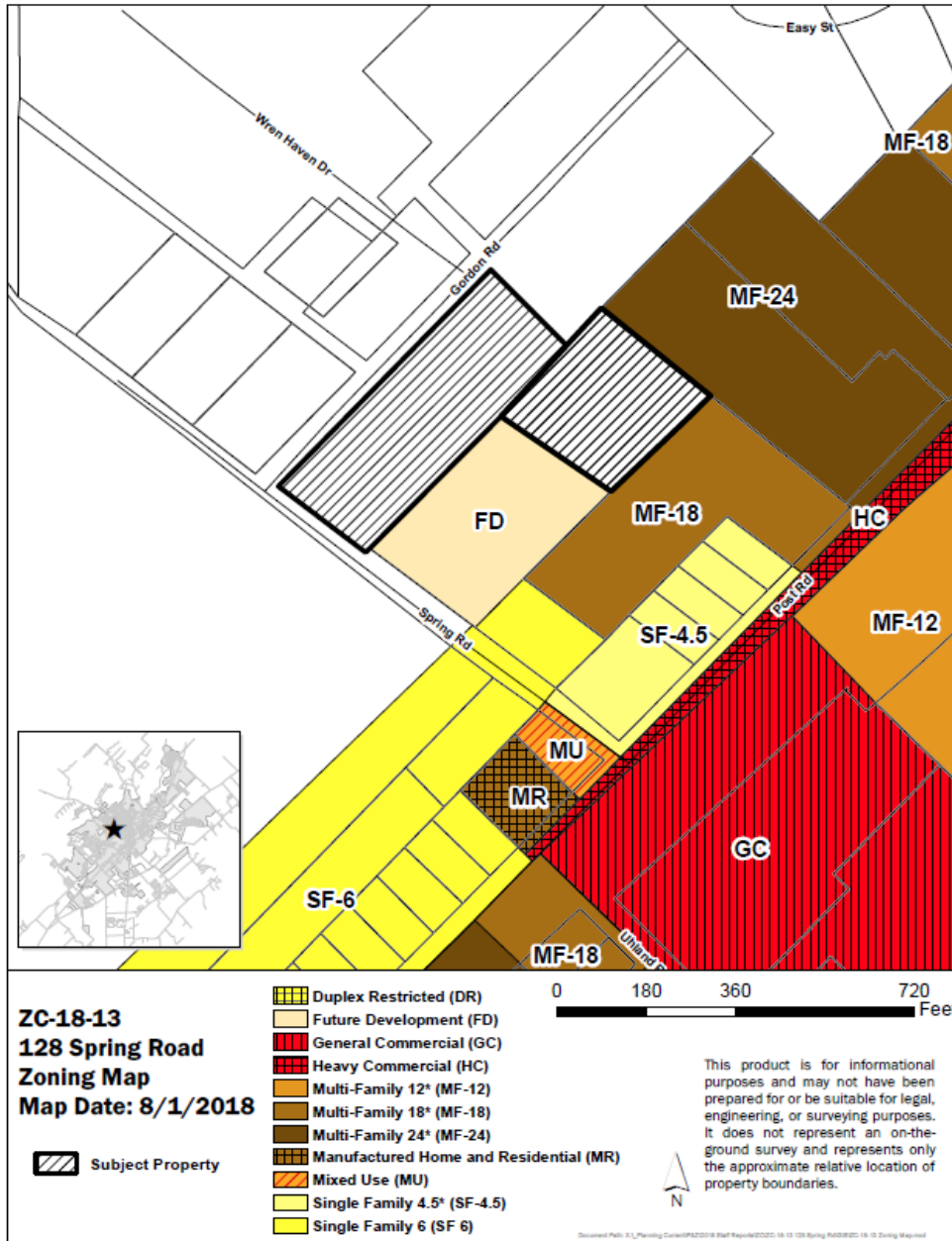
TRANSPORTATION

| | | |
|------------------|----------------|------------------|
| Block Perimeter | 2,800 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 |
| Cottage Court | Section 4.4.6.4 |
| Duplex | Section 4.4.6.6 |
| Zero Lot Line House | Section 4.4.6.6 |
| Civic Building | Section 4.4.6.15 |





Key Dates:

August 7: Out of City Utility Extension (OCUE) **Consideration** at City Council

September 4:

- Zoning Application Consideration at City Council
- Annexation Consideration at City Council

September 18: Zoning Reconsideration at City Council

September 25: Preliminary Plat Consideration at Planning and Zoning Commission

Staff Recommendation:

- Staff provides this request to the Commission for your consideration and Staff recommends **approval** of the request for a zoning change from Future Development (FD) to Character District – 3 (CD-3).