

## **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)

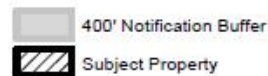


## Location:

- Approximately 4.851 acres located at 128 Spring Road
- Located Outside City Limits (ETJ)
- Not currently zoned
  - Annexation will be considered on September 18<sup>th</sup>
  - 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**

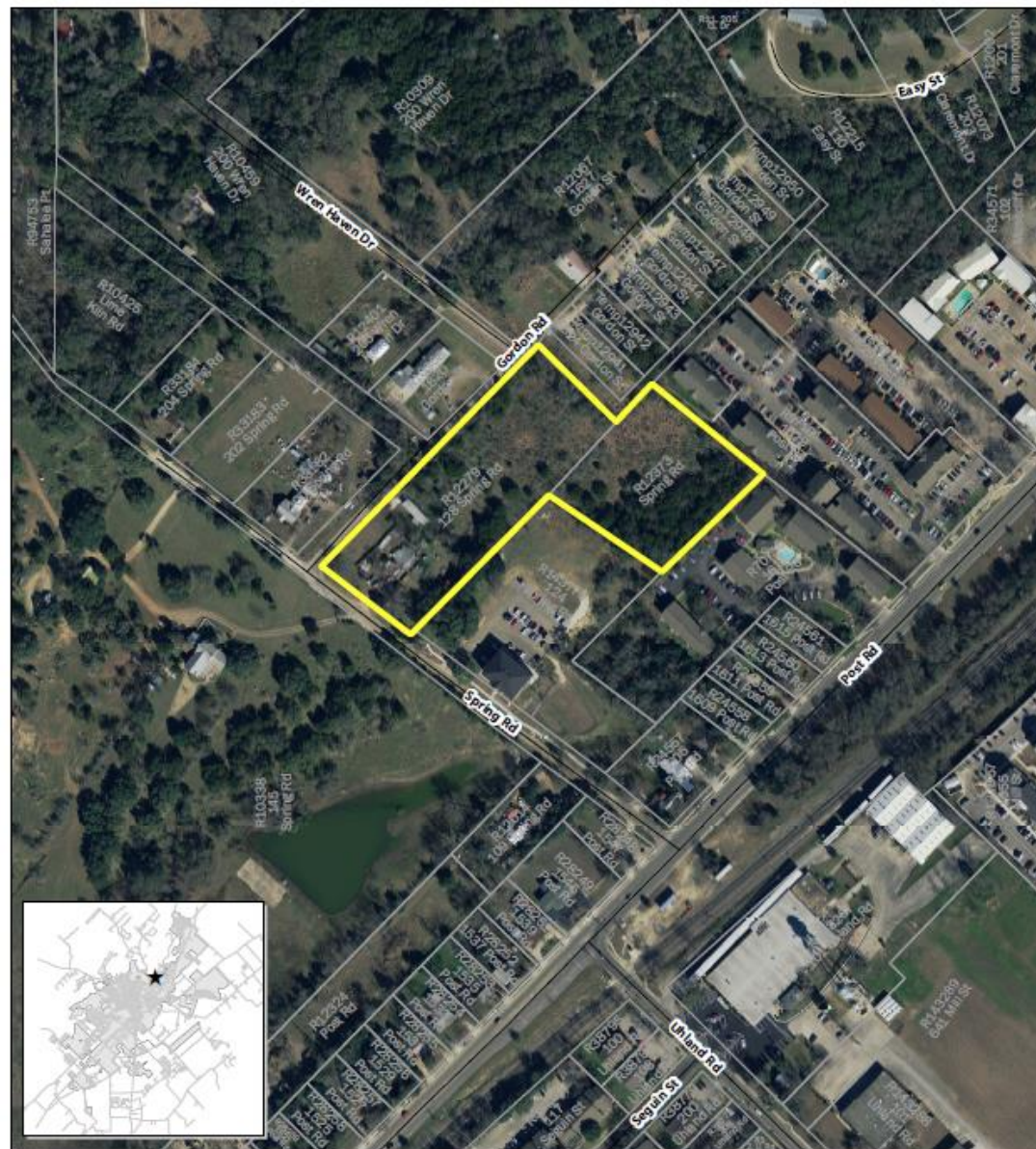


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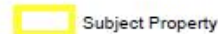
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## Context & History

- **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
- Proposed (CD-3) zoning allows for one and two family residential options
- 27 Single-family lots proposed with 2 water quality / detention lots



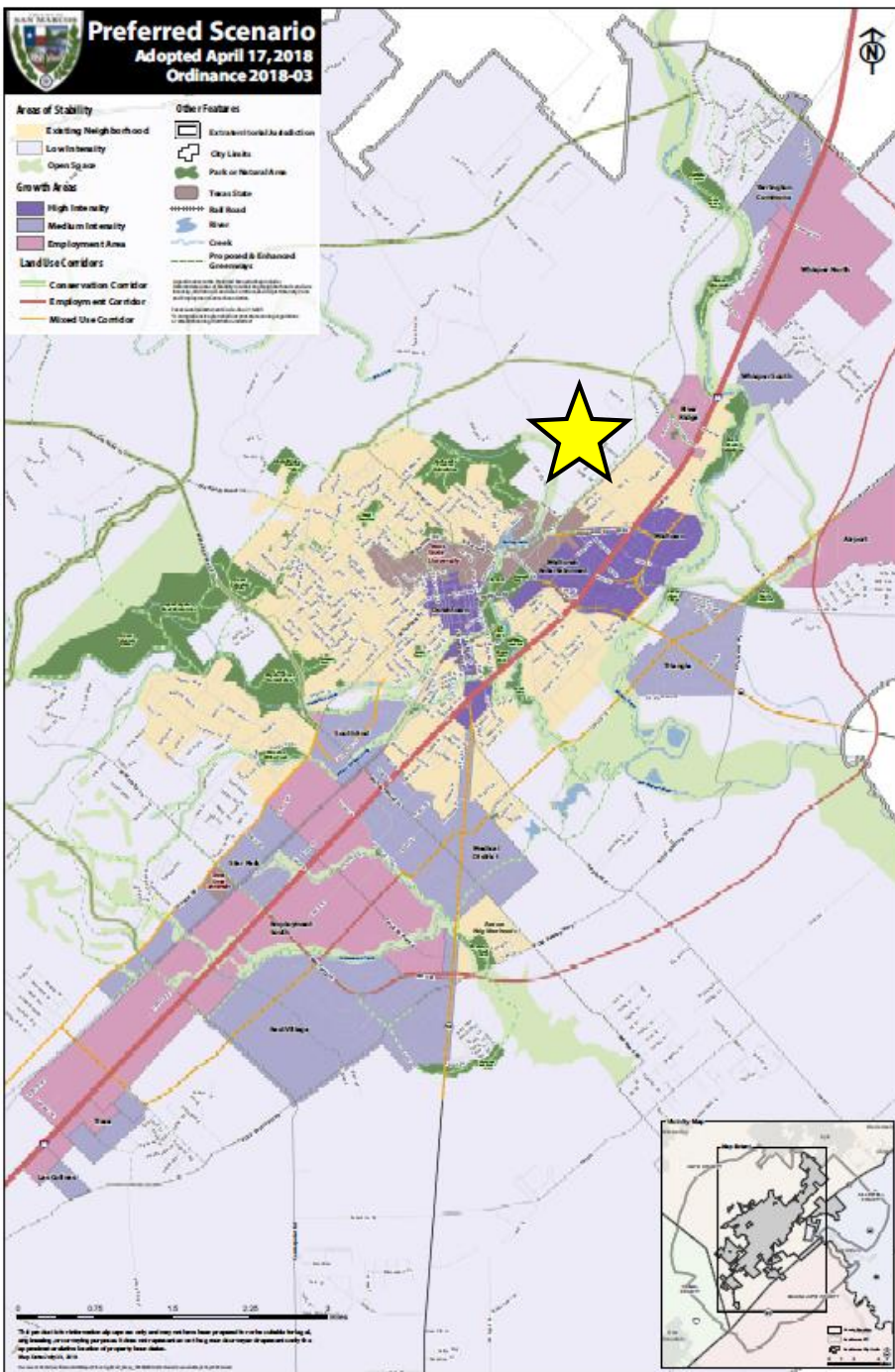
**ZC-18-13**  
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# Comprehensive Plan Analysis

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

**Located in “Low Intensity Area”**

*“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)*

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

- Applicant is requesting a “Character District” (CD-3) within a Low Intensity Designation.
- The Code directs us that Character Districts are the only “Considered” Zoning Districts while other Zoning Districts are “Not Preferred”

**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	

## 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.
- 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

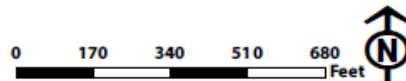
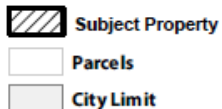
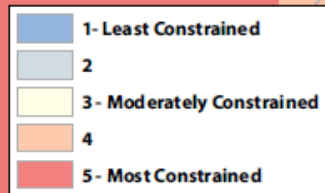
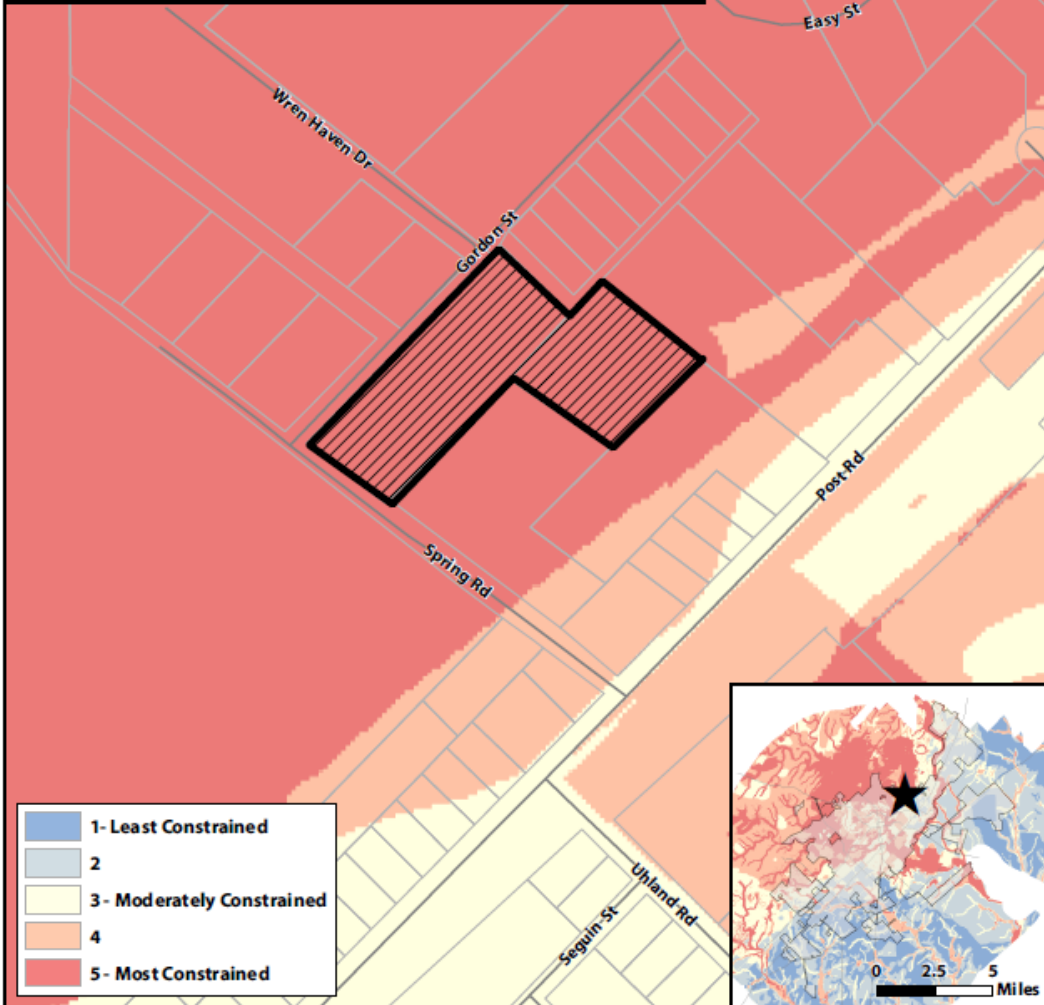
Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

### 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



**ZC-18-13**  
**Spring Road—Land Use Suitability**  
**Map Date: 8/16/2018**



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# Environmental

- Located in the Recharge Zone
  - Maximum 40% IC allowed
  - Proposing 36.8%
- Land Use Suitability Constraints
  - Edwards Aquifer Recharge
  - Geological – Possible Karst Features
  - Soils
  - Sink Creek Watershed
- Watershed Protection Plan Phase 1 (WPP1) has been approved
- Watershed Protection plan Phase 2 (WPP2) is required
- TCEQ SWPP Required (Storm Water Pollution Prevention Plan)

# Zoning Comparison



## SF-6 Zoning

- Parking allowed in 1<sup>st</sup> Layer (in front of house)
- No requirements for garage design/orientation

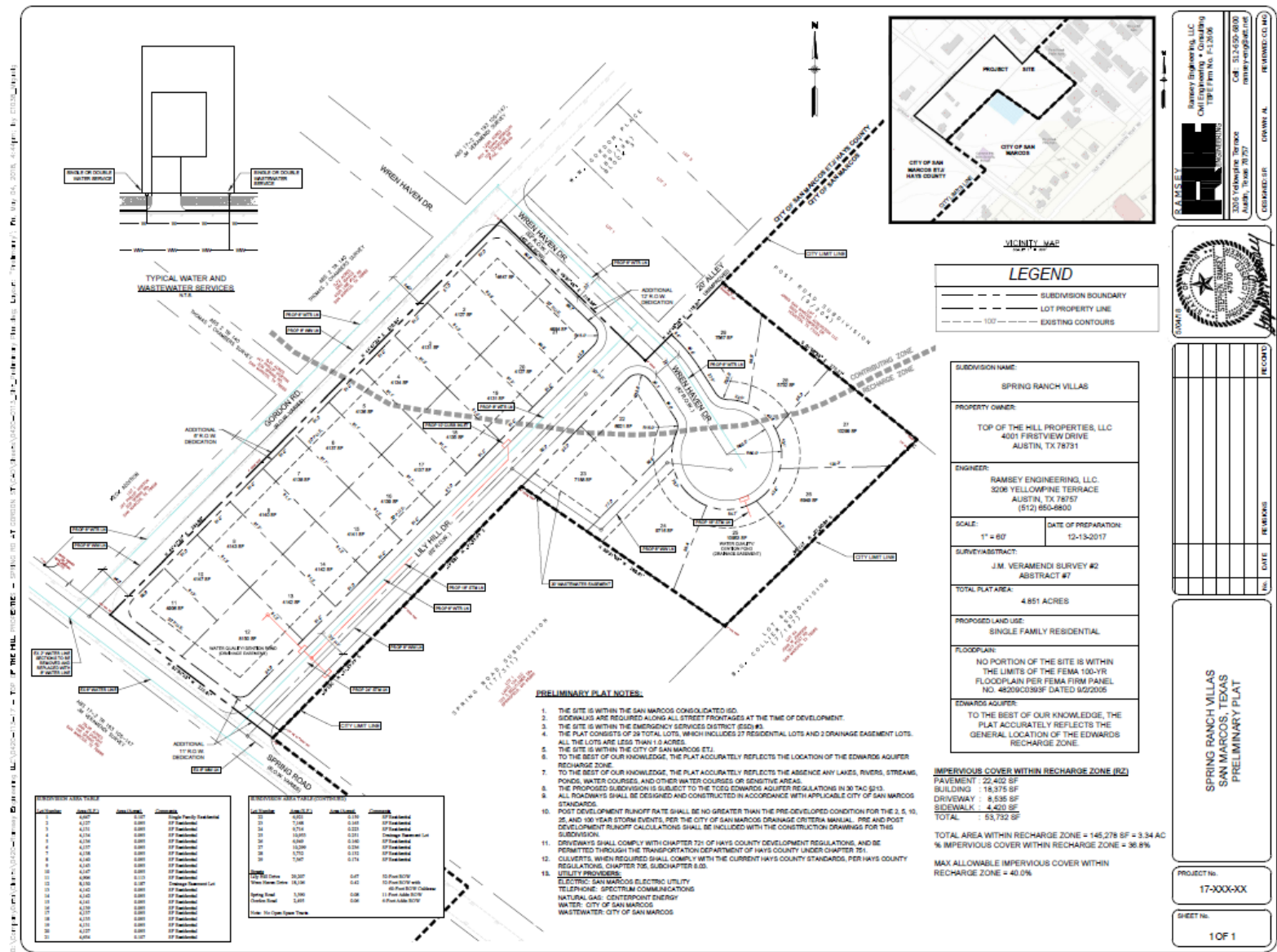


## CD-3 Zoning

- Parking must be located in 2<sup>nd</sup> or 3<sup>rd</sup> layer (behind front façade of house)
- Garage Requirements:
  - Semi-Flush Garage
  - Recessed
  - Side-Loaded
  - Detached
  - Alley Loaded



## Preliminary Plat (In Review – Not approved)

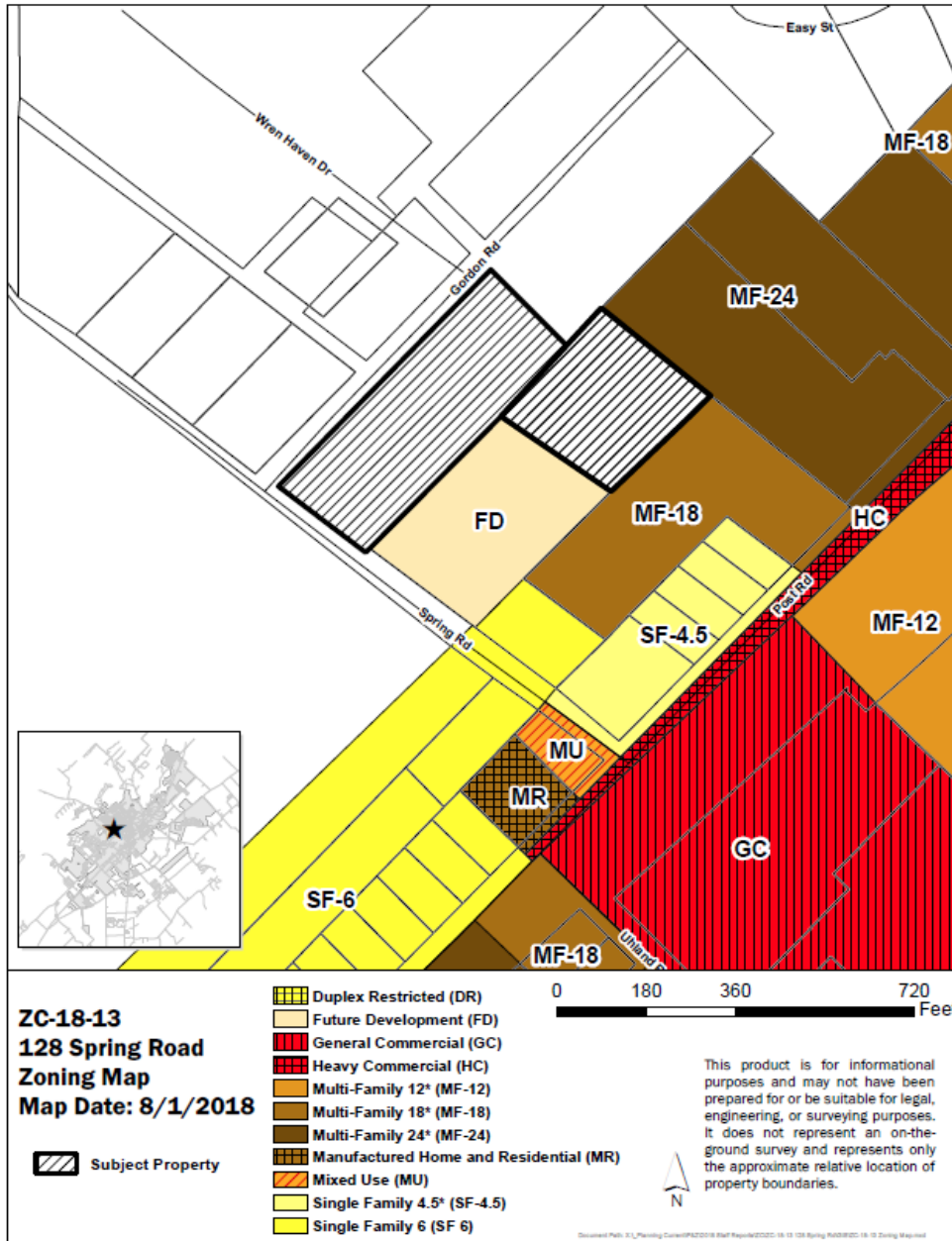


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**PROJECT:**  
 17-XXX-XX

**SHEET:**  
 1 OF 1

**SPRING RANCH VILLAS  
 SAN MARCOS, TEXAS  
 PRELIMINARY PLAT**



# Next Steps:

## September 18 (City Council):

- Zoning Application Consideration
- Annexation Consideration
- Out of City Utility Extension (OCUE)

## October 2 (City Council): Zoning Reconsideration

## October 9 (P&Z): Preliminary Plat Consideration

## Additional Approvals Needed:

- Watershed Protection Plan Phase 2 (WPP2) – which includes TCEQ Permit
- Public Improvement Construction Plans (PICPs)
- Traffic Impact Analysis Worksheet
- Final Subdivision Plat

## 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).



## + + Zoning District Comparison Chart

Topic	Conventional Residential Zoning: Single Family - 6 (SF-6)	Proposed Character District Zoning: Character District - 3 (CD-3)
Zoning Description	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 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.	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
Uses	Residential (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1 <sup>st</sup> layer; Garage design/orientation requirements
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
Max Residential Units per acre	5.5 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	Required	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	50%	60%
Lot Sizes	Requires a larger minimum lot size: 6000 <u>sq.ft.</u> (min) for all Building Types	Allows a smaller minimum lot size: 4,000 <u>sq.ft.</u> (min) for "Cottage" Building Type
Streetscapes	Based on Street Classification (4' sidewalk, trees every 50' on center average, no planting area required between sidewalk and street)	Based on Zoning District (5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required)
Blocks	Larger Block Size: 3,000 ft. Block Max	Smaller Block Size: 2,800 ft. Block Max