

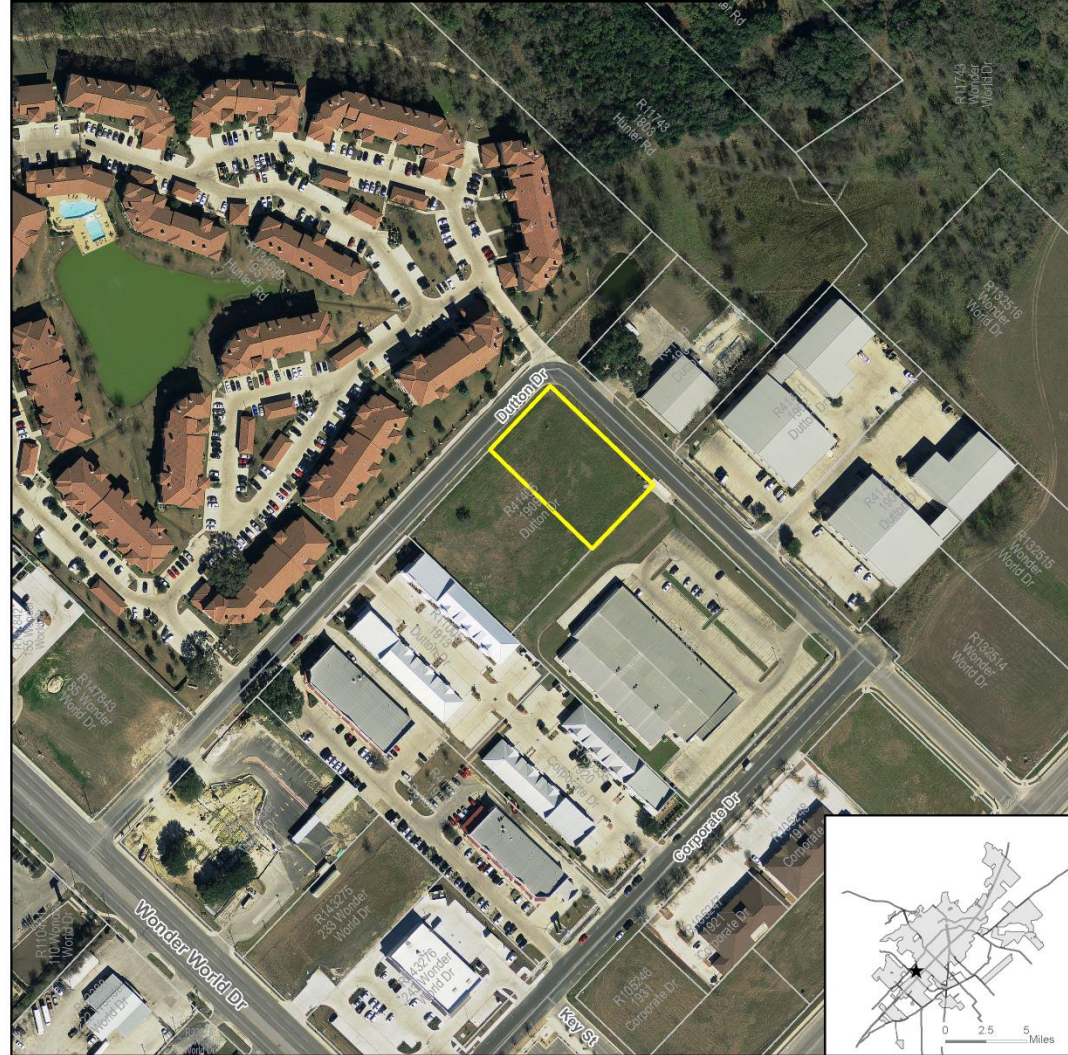
ZC-19-09 (1909 Dutton Drive)

Hold a public hearing and consider a request by John David Carson, on behalf of Carson Haysco Holdings, L.P. for a zoning change from “GC” General Commercial to “CD-4” Character District 4 for approximately .72 acres, more or less, out of Lot 5, Block 1 San Marcos Business Park, Section 2, located at 1909 Dutton. (W. Parrish)

Location:

- Approximately .72 acres
- Surrounding uses are multifamily residential and commercial.
- Currently vacant
- Located in the “South End Medium Intensity Zone” on the Comprehensive Plan Map

ZC-19-09 Aerial Map GC to CD-4 — 1909 Dutton Drive



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

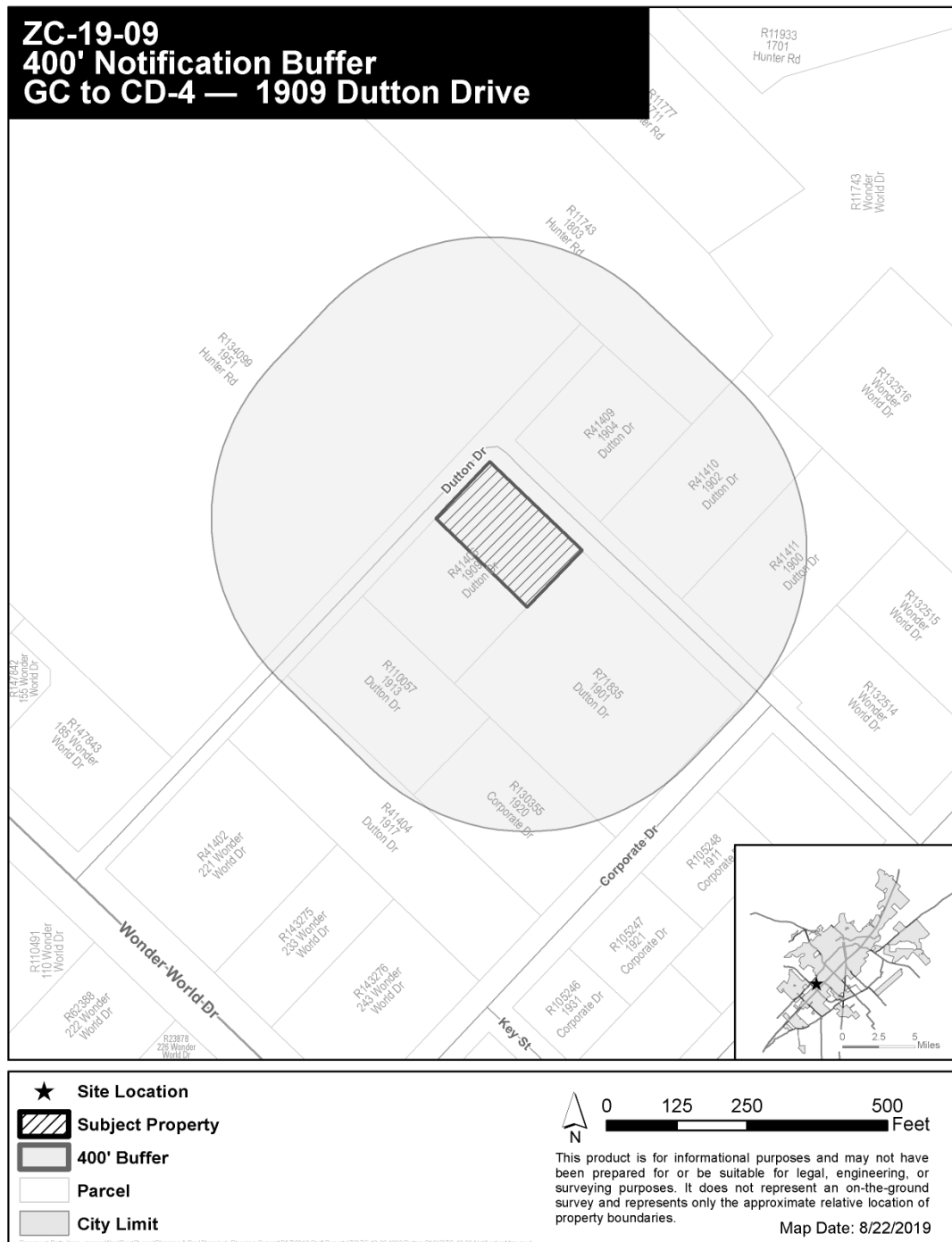


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/28/2019

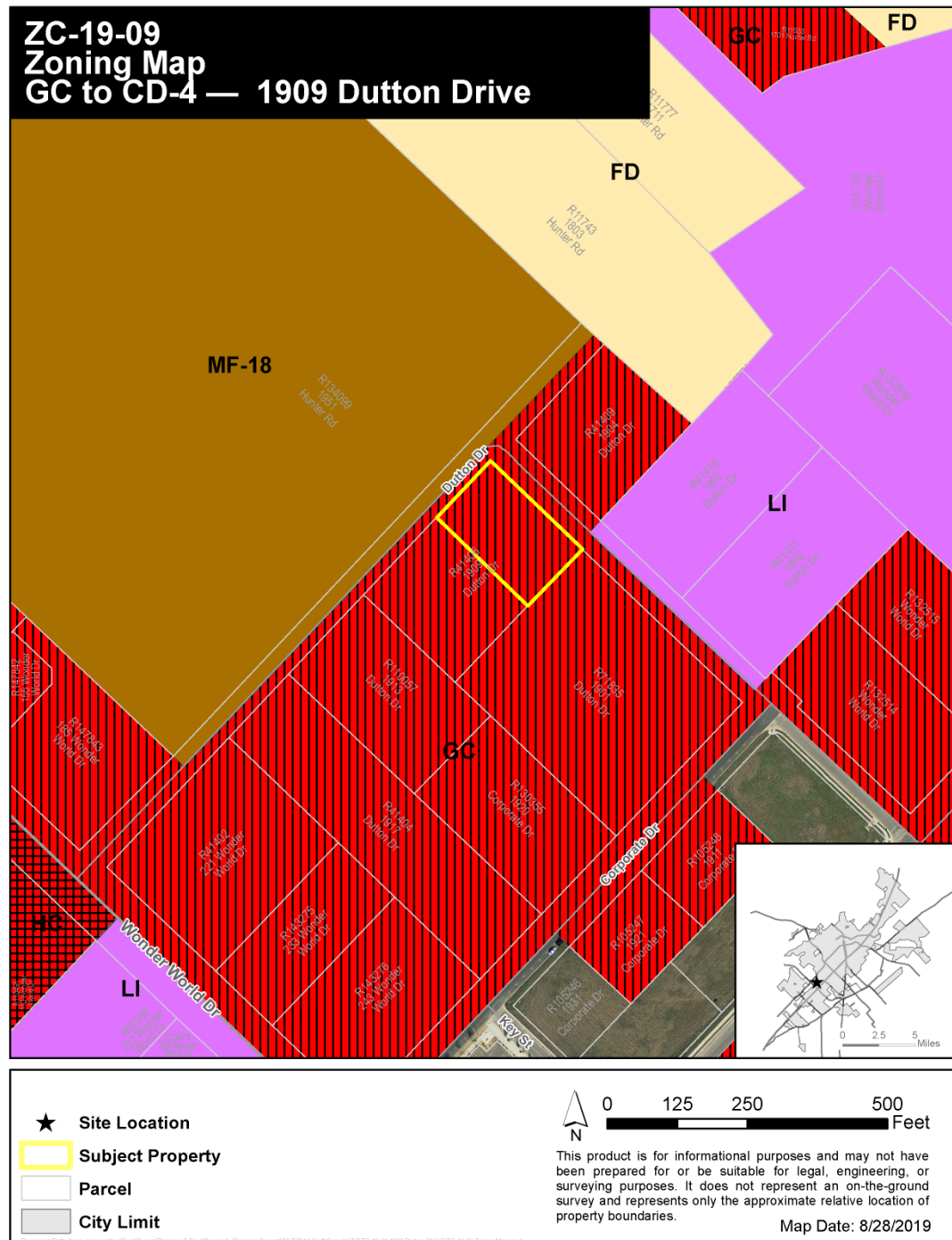
Context & History

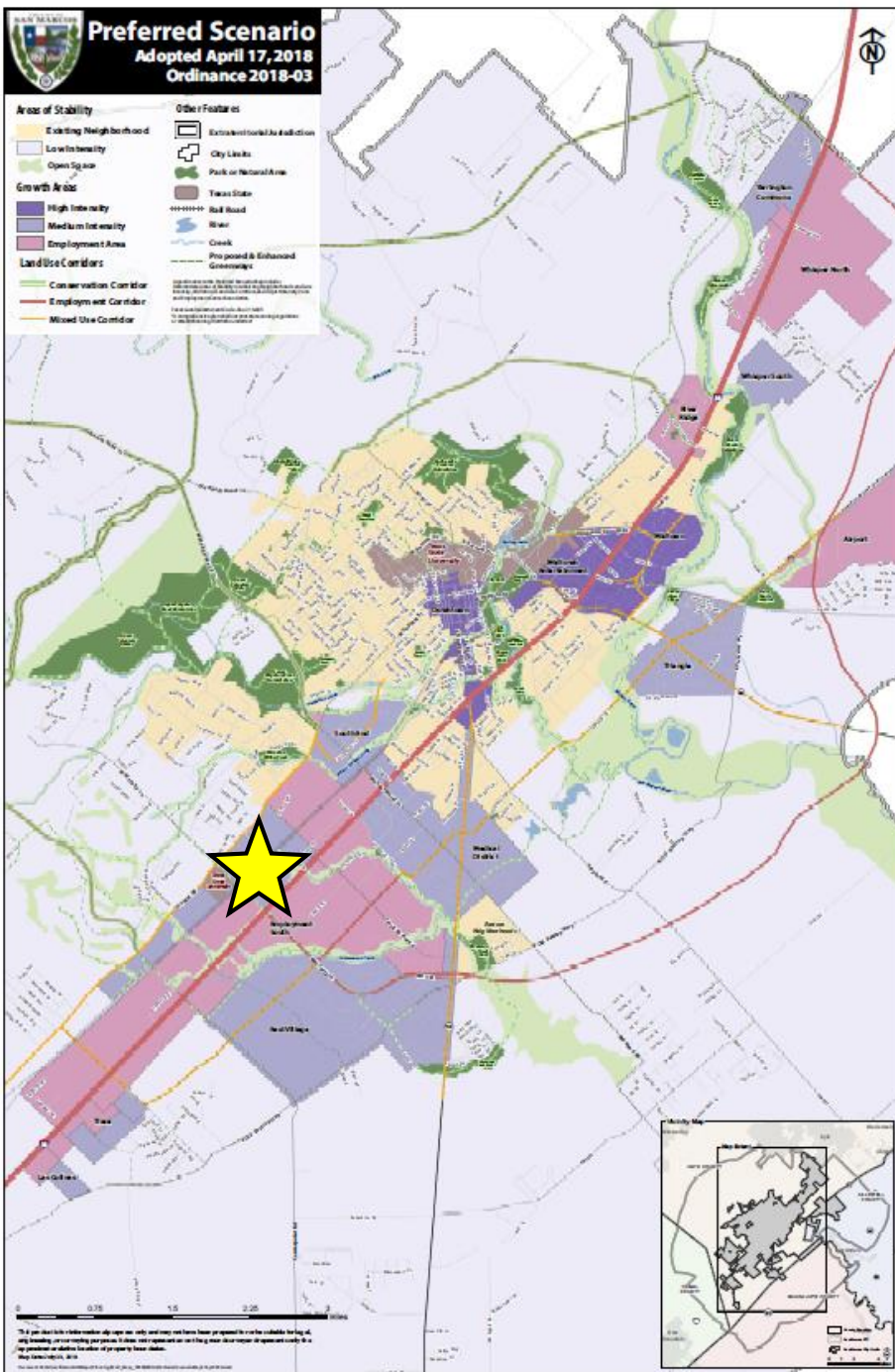
- **Existing Zoning:** General Commercial (GC)
- **Proposed Zoning:** Character District 4 (CD-4)



Surrounding zoning

- **Purgatory Creek Apartments PDD**
 - Planned Development District with base zoning of Multifamily 18 (MF-18)
- **General Commercial**
 - Mix of office, retail, and restaurant uses
- **Light Industrial**
 - Air conditioning repair company.





Comprehensive Plan Analysis

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

Located in the “South End Medium Intensity Zone”

“An area anticipated to build out with a medium-intensity mix of commercial and residential of different densities” (4.1.1.6)

Comprehensive Plan Analysis

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

Applicant is requesting “Character District 4” (CD-4) within a Medium Intensity Zone. The Code directs us to Section 4.1.2.4 – 4.1.2.5

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

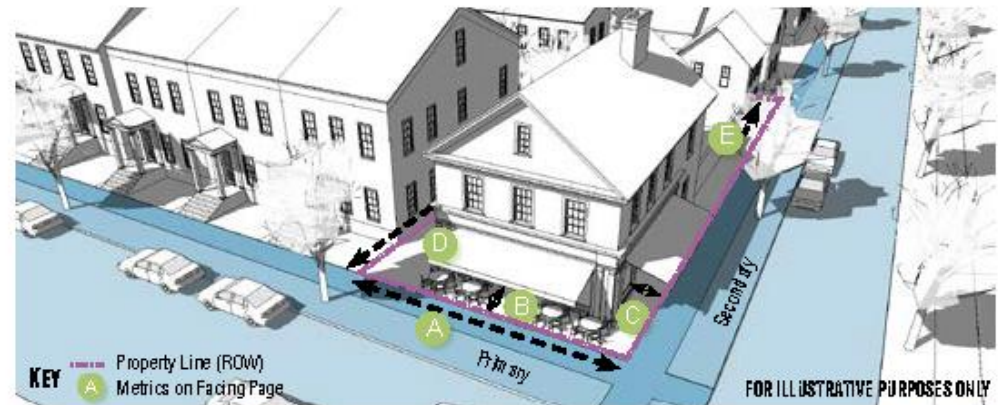
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

CD-4 Zoning Analysis:

- The CD-4 district is intended to accommodate a variety of residential options including single-family, two family and multifamily with limited commercial on corners.

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	2,400 ft max	Section 3.8.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

Planning and Zoning Commission Recommendation:

At their regularly scheduled meeting on September 10, 2019 the Planning and Zoning Commission recommended **approval** of the request 9-0.

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request as submitted for a zoning change from General Commercial (GC) to Character District 4 (CD-4).