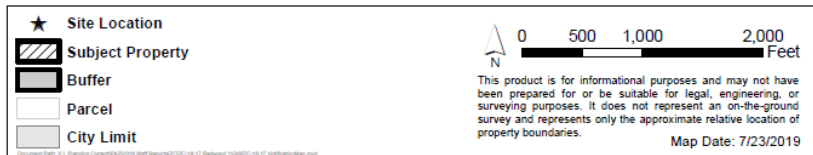
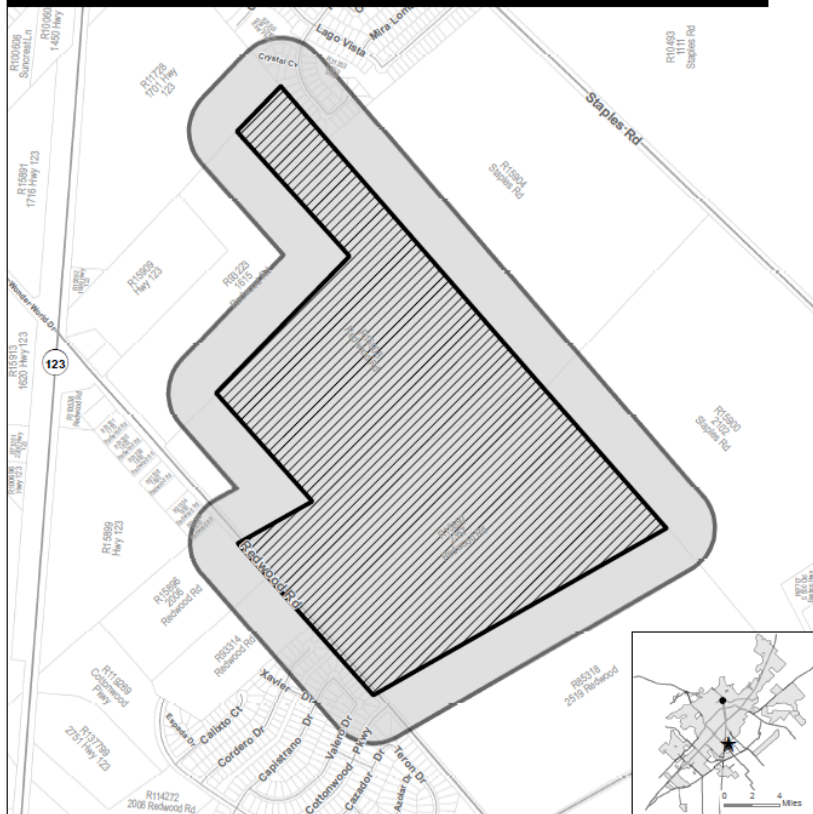


ZC-18-17 (Redwood 1)

Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2019-XX, amending the Official Zoning Map of the City by rezoning 192.951 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, located at 2357 Redwood Road, Hays County, Texas from “FD” Future Development and “CD-4” Character District - 4, to “CD-3” Character District - 3, and including procedural provisions on the first of two readings, and consider approval of Ordinance 2019-XX, on the first of two readings.

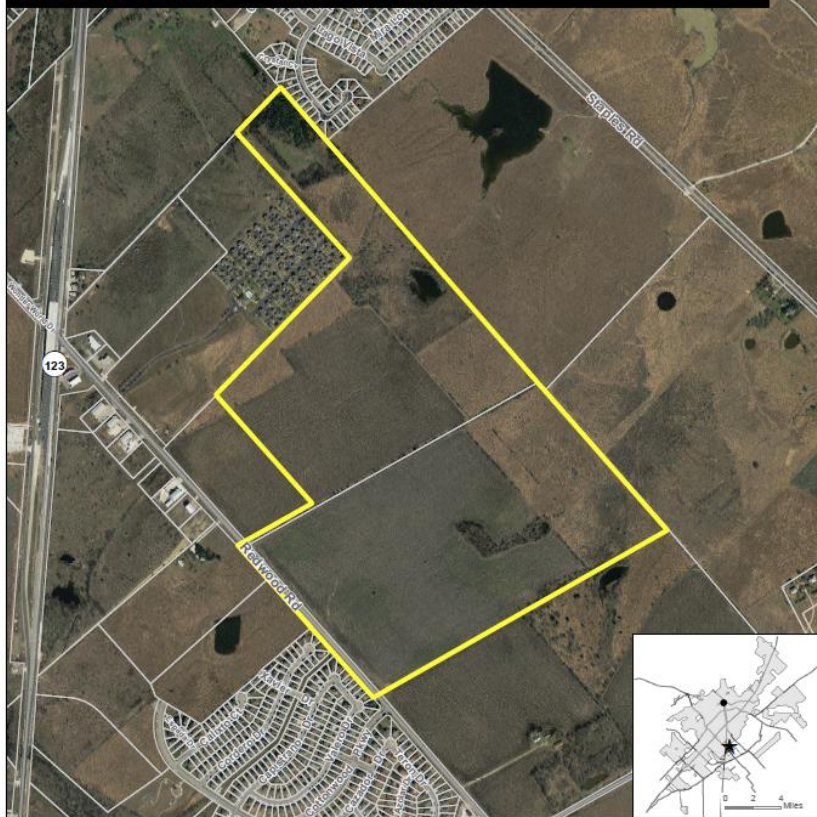
- Approximately 192 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - vacant and agricultural land
 - El Camino Real and Hills of Hays Neighborhoods
 - La Vista Retirement Community
- Located outside the City Limits (Extraterritorial Jurisdiction)



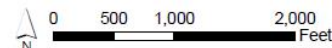
Context & History

- **Existing Zoning:**
 - 6.5 acres of CD-4 (zoned in 2018)
 - Remainder of property is located Outside City Limits (ETJ)
- **Proposed Zoning:**
Character District -3 (CD-3)
- Proposed CD-3 zoning allows for residential uses and Building Types.
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.

ZC-18-17 Aerial Map FD/CD-4 to CD-3 — Redwood Rd



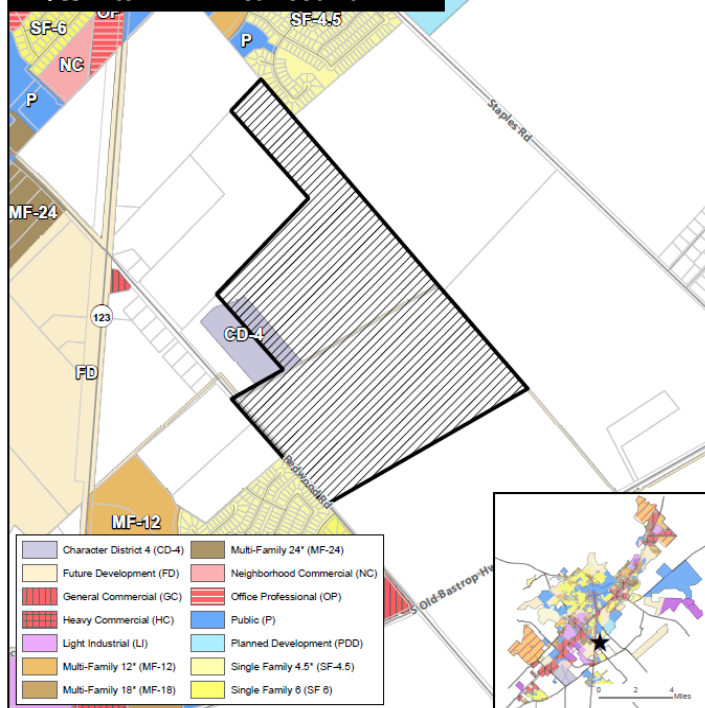
- ★ Site Location
- ▨ Subject Property
- Parcel
- City Limit



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: 7/23/2019

ZC-18-17 **Existing Zoning** **FD/CD-4 to CD-3 — Redwood Rd**



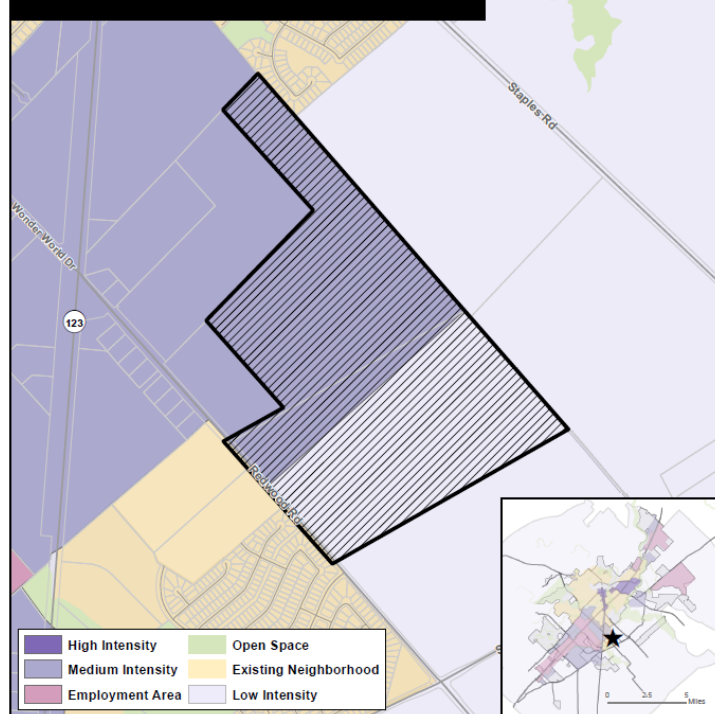
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



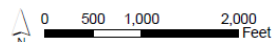
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Map Date: 5/21/2019

ZC-18-17 **Preferred Scenario** **Redwood 1 — 2357 Redwood Road**

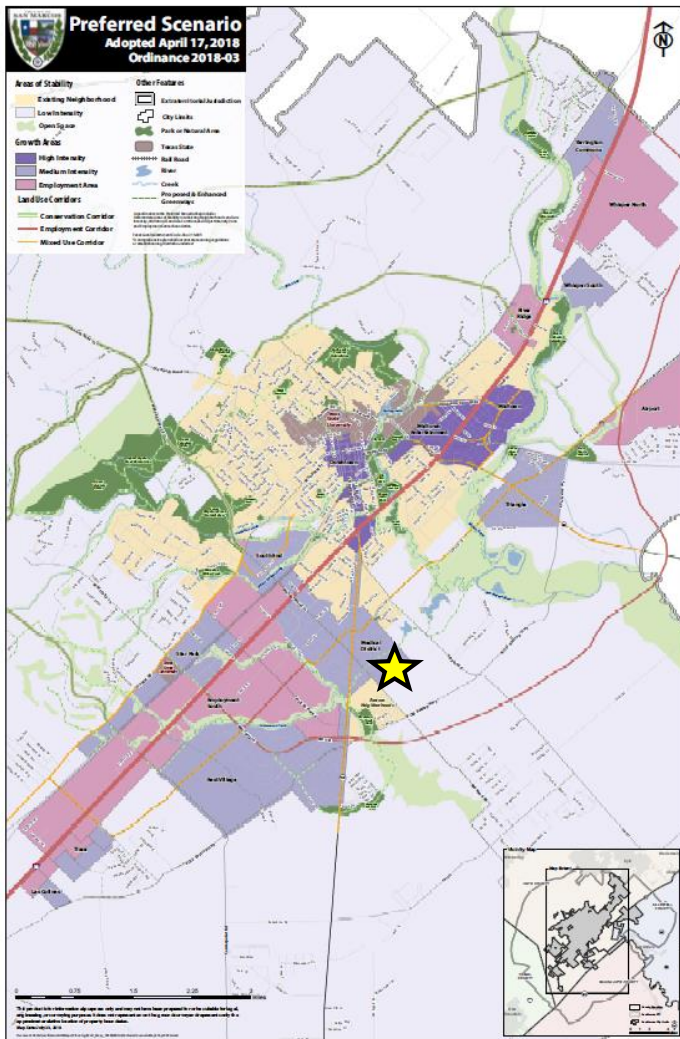


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 7/29/2019



Comprehensive Plan Analysis

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

Located in a Medium and Low Intensity Zone

“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)

“Low Intensity Areas are varied with respect to environmental sensitivity and development suitability of the land” (4.1.1.6)

Comprehensive Plan Analysis

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

Applicant is requesting a “Character District” (CD-3) within a Medium and 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	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 zoning 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.
- Allowable Building Types:** *House, Cottage, Accessory Dwelling Unit, Cottage Court, Duplex, Zero Lot Line House, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant and shown to be in a low to moderately constrained area. There is no floodplain on the property.

CD-3

SECTION 4.4.3.3 CHARACTER DISTRICT - 3



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

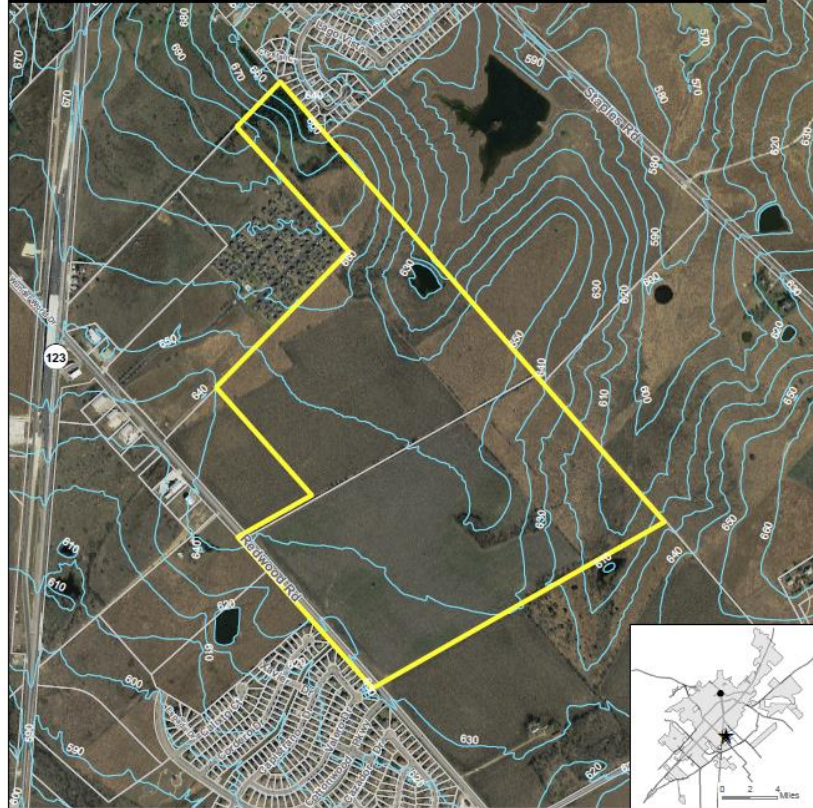
BUILDING TYPES ALLOWED




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 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15

Environmental Analysis

- Not located in floodplain
- Hills of Hays CIP
 - Holistic drainage improvements
 - Storm sewer system, curb/gutter, drainage channel
- Existing Elevations adjacent to Hills of Hays
 - 690 at western edge
 - 640 at Hilltop Drive
 - 50 feet of change
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-18-17 Contour Map FD/CD-4 to CD-3 — Redwood Rd



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

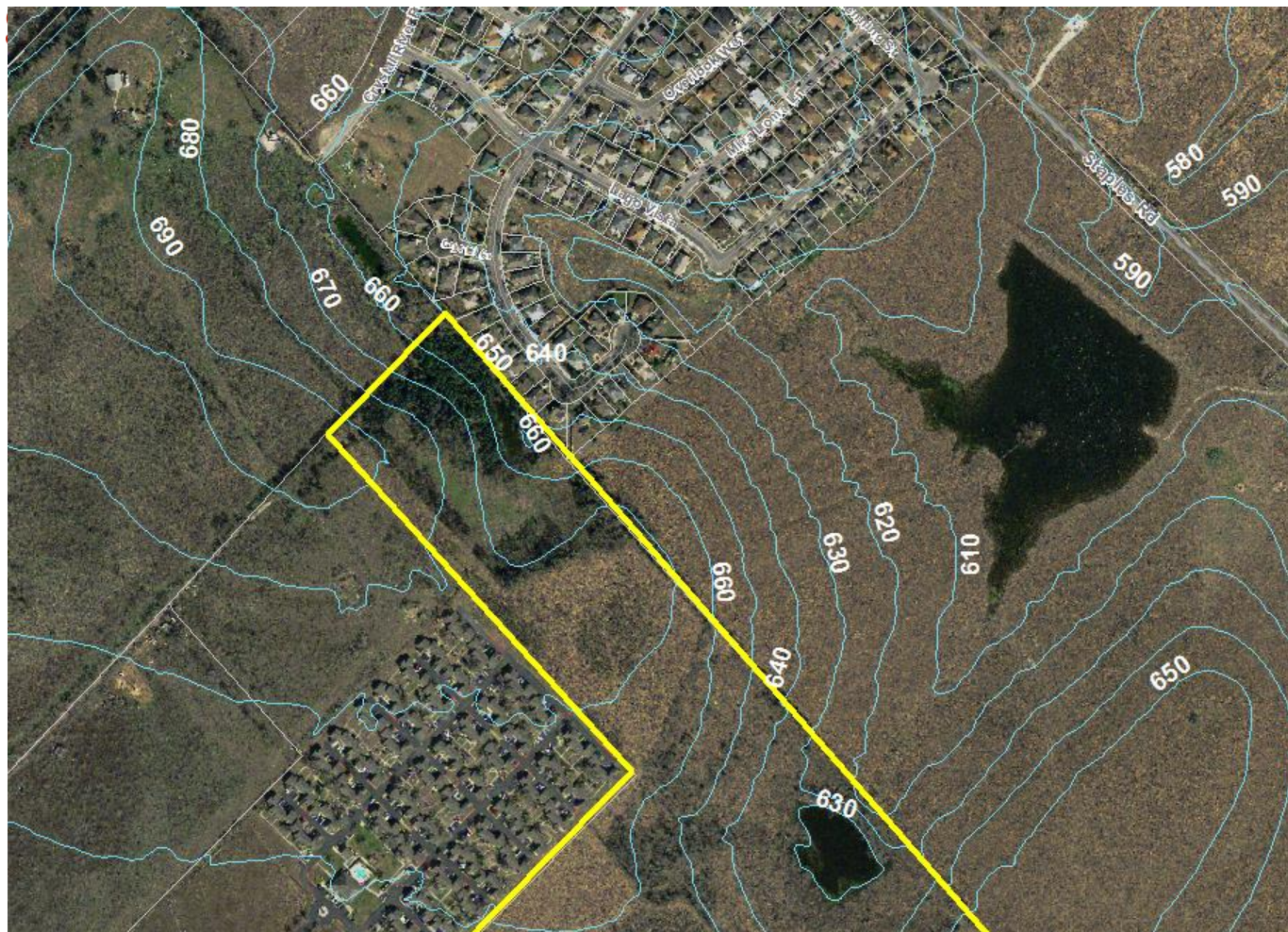
— Contour 10ft



0 500 1,000 2,000 Feet

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Map Date: 9/17/2019



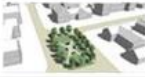


Parks and Open Space

- Parkland Dedication + Development
 - 400 units = 6 acres of parkland
 - Approved by Parks Board
 - Active Recreation
 - Neighborhood / Regional Parks
 - Parkland Types
- Transportation Master Plan Greenway Connection Required
- Street Types
 - Landscape buffers
 - Sidewalk connections

DIVISION 2: PARKLAND TYPES

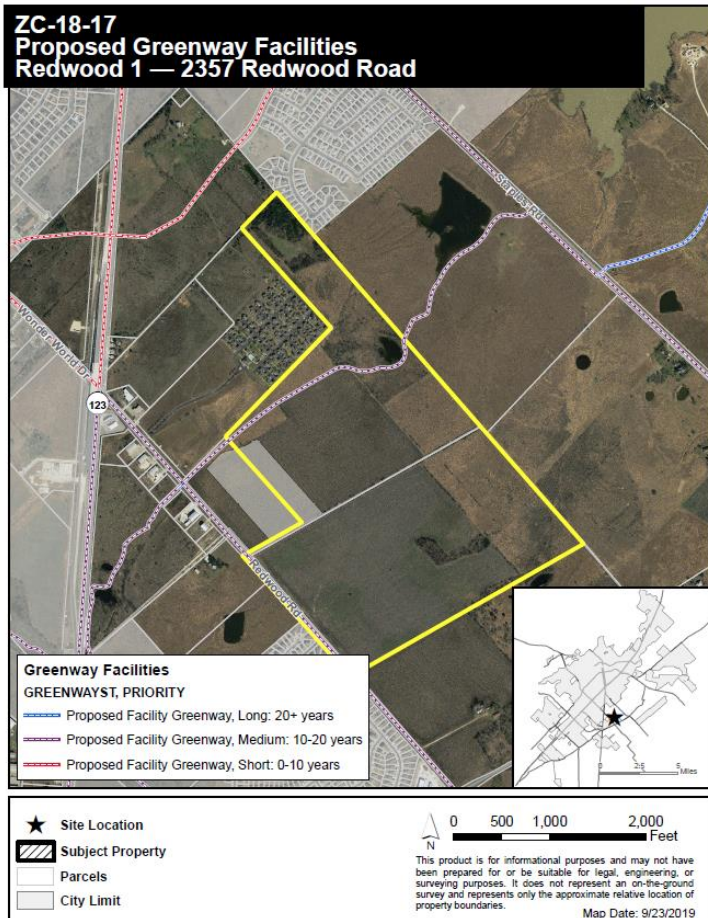
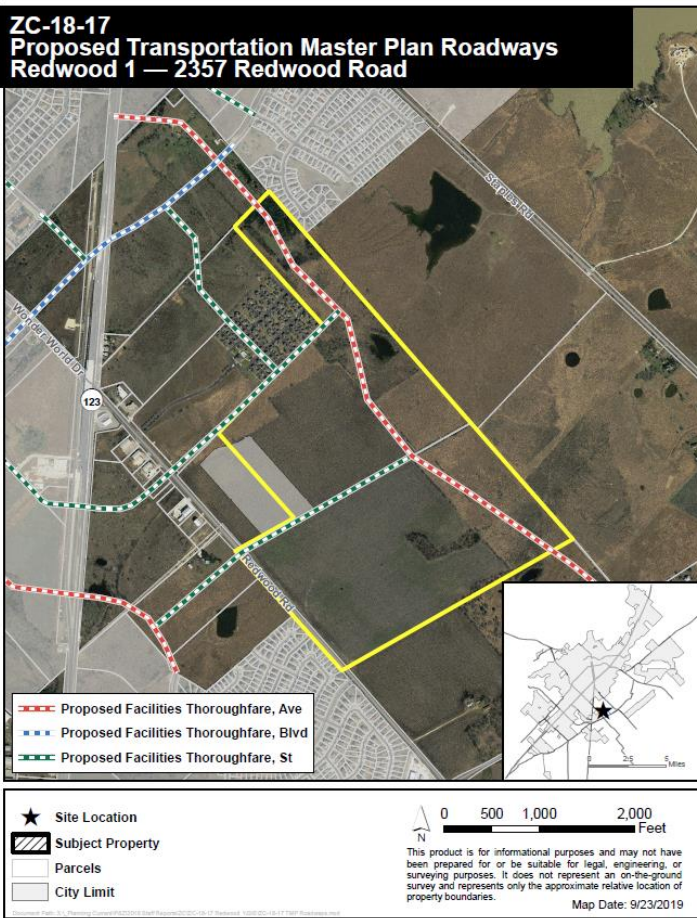
Section 3.10.2.1 Summary

TABLE 3.4 PARKLAND TYPES

REGIONAL PARK TYPES	ILLUSTRATION
<p>A. Greenways: A natural preserve available for unstructured recreation and bicycle or pedestrian transportation. Its landscape shall consist of paths and trails, meadows, rivers or streams, woodland and open shelters, all naturalistically disposed. Open space or greenways may be linear, following the trajectories of natural corridors. The minimum width shall be 300 feet. Greenways shall be dedicated to the public.</p>	
<p>B. Open Space: An open area, available for unstructured recreation. Open space may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 30 acres.</p>	
<p>C. Community Park: Community Parks typically contain a specialized amenity such as athletic fields. Community parks are designed to serve the recreational needs of the entire city and may serve residents of other nearby populations. The minimum size shall be 10 acres. A community park shall be dedicated to the public.</p>	
NEIGHBORHOOD PARK TYPES	ILLUSTRATION
<p>D. General Neighborhood Park: A general neighborhood park typically includes open play areas, playgrounds, courts, practice athletic fields, and is available for civic purposes and gatherings. A general neighborhood park shall be spatially defined by streets and building frontages. The minimum size shall be 5 acres.</p>	
<p>E. Pocket Park: An open space designed and equipped for passive or active recreation. Pocket parks include a wide array of facilities and are designed as smaller gathering spaces within a neighborhood area. A pocket park may be spatially defined by streets or building frontages. There shall be no minimum or maximum size.</p>	
<p>F. Plaza: An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. There shall be no minimum or maximum size.</p>	
<p>G. Playground: An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and should be located within 1/2 mile of all residential units. Playgrounds may be included within other regional or neighborhood parks. There shall be no minimum or maximum size.</p>	
<p>H. Community Garden: A grouping of garden plots available for small-scale cultivation. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within residential areas and may be placed within a block or included within other regional or neighborhood parks. There shall be no minimum or maximum size.</p>	

Transportation Master Plan Roadways

Greenway Facilities



Staff Recommendation:

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development and “CD-4” Character District – 4, to “CD-3” Character District – 3

At the October 24th Planning Commission meeting, the Commission recommended approval of the request.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: Character District – 4 (CD-4)	Proposed Zoning: Character District - 3 (CD-3)
Zoning Description	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-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.	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)	Residential (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1 st layer; Garage design/orientation requirements	No parking in the 1 st layer; Garage design/orientation requirements
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
Max Residential Units per acre	0.4 units per acre (max)	N/A	10 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	3 stories	2 stories
Setbacks	Based on Zoning District	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	80%	60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	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.	Based on use of street (Residential Street Example: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required)	Residential Street: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter max	2,800 Block Perimeter max

San Marcos Development Code Requirements

Section 3.9.1.1 Flood Control Requirements

- B. Diversion of storm water is allowed within a development as long as it is returned to its natural flowing watercourse prior to leaving the developer's property
- F. Detention Required
- Drainage facilities shall be designed and constructed so that the rate of runoff from a site after construction shall be equal to or less than the runoff prior to construction.



304 East Hurrell Drive
Suite 200
Austin, Texas 78702
ph: 812.483.2767
f: 812.483.2754

TRAP FISH FACILITATION NO.: 144C
TRAP FISH FACILITATION NO.: P-145A
TRAP FISH FACILITATION NO.: 145B

[illegible]

PLOTTED: 1/17/201
JOB NO: 305-034



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OFFSITE DRAINAGE
EXHIBIT**
DATE: 5-20-2019

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301 MAIN PLAZA, SUITE 200
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