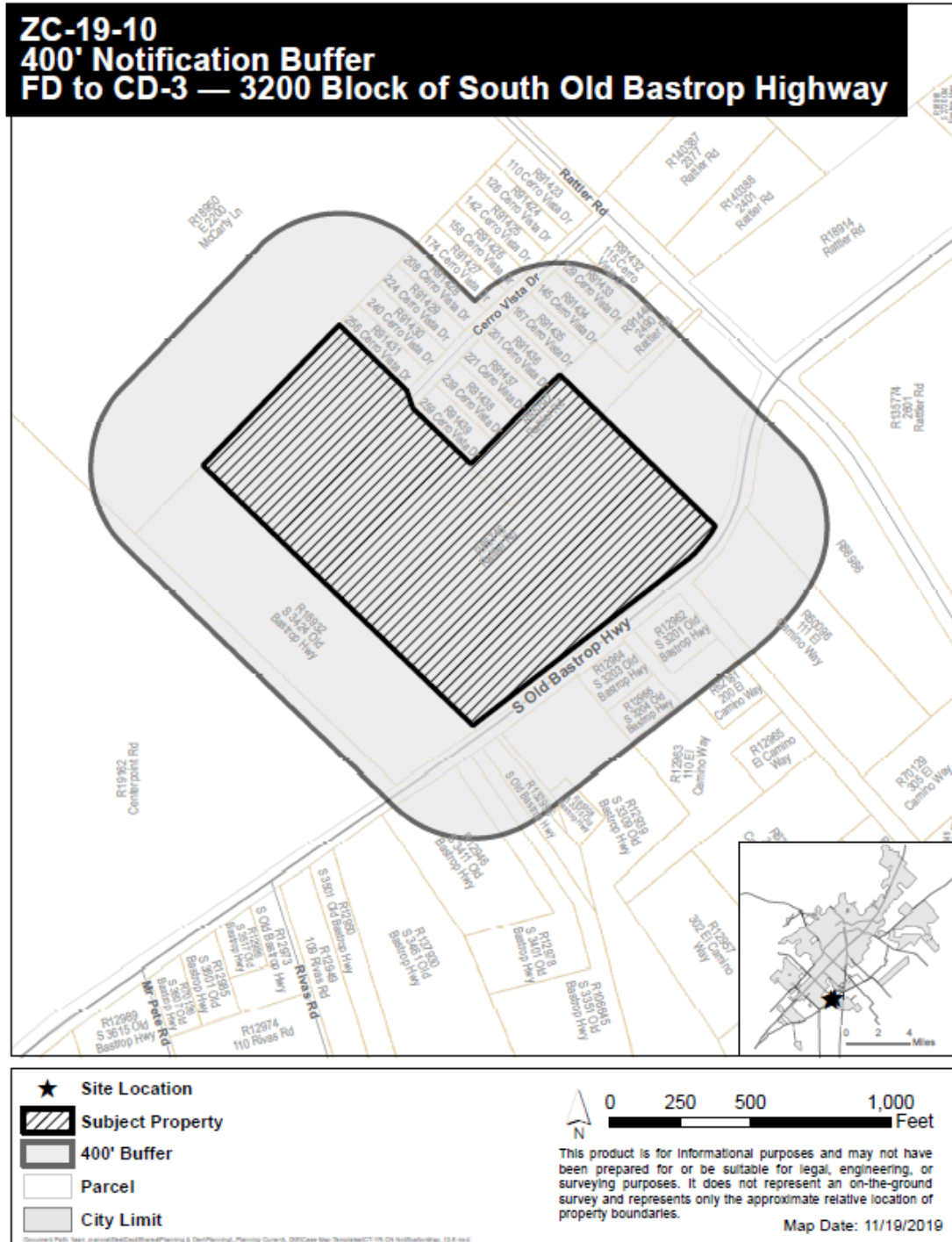


# **Ordinance 2020-XX**

## **South Old Bastrop Highway Zoning Change**

Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2020-XX, by Doucet and Associates on behalf of SHC Holdings, LLC, amending the Official Zoning Map of the City by rezoning 29.4 acres, more or less, out of the Cyrus Wickson Survey, Abstract 474, Hays County, generally located in the 3200 Block of South Old Bastrop Hwy, from “FD” Future Development to “CD-3” Character District - 3, and including procedural provisions on the first of two readings, and consider approval of Ordinance 2020-XX, on the first of two readings.

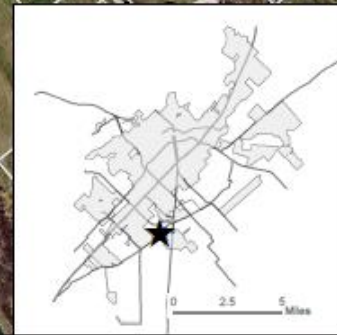
- Approximately 29.4 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Single-family (ETJ)
  - San Marcos High School
  - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



## Context & History

- **Existing Zoning:** 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-19-10**  
**Aerial View**  
**FD to CD-3 - 3200 Block of South Old Bastrop**



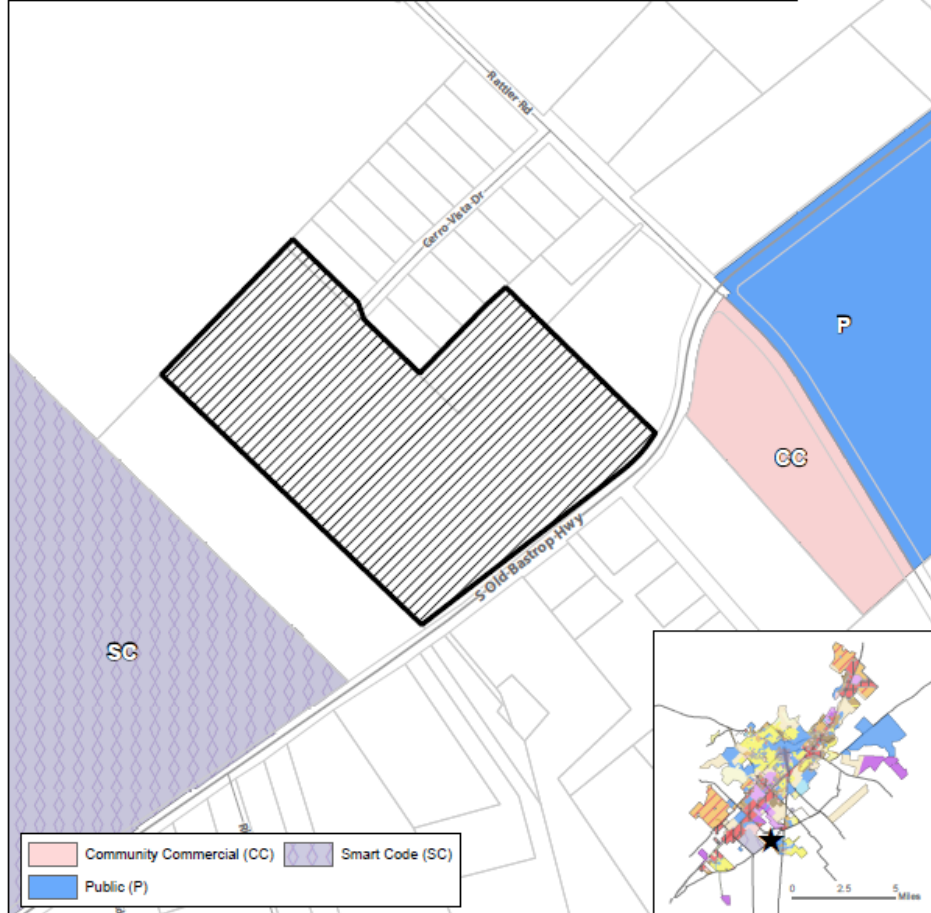
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 245 490 980 Feet

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. Imagery from 2017.

Map Date: 11/25/2019

## ZC-19-10 Existing Zoning Map FD to CD-3 - 3200 Block of South Old Bastrop Hwy



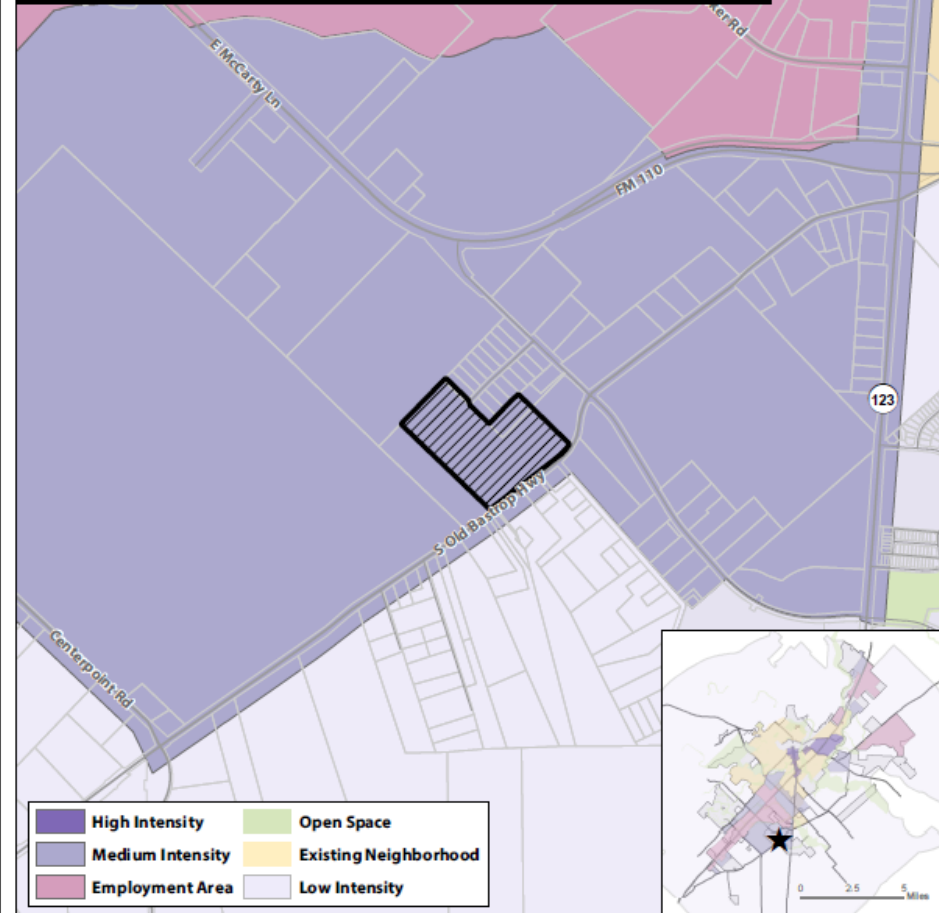
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 255 510 1,020 Feet

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Map Date: 11/25/2019

## ZC-19-10 Preferred Scenario FD to CD-3 - 3200 Block of South Old Bastrop Hwy

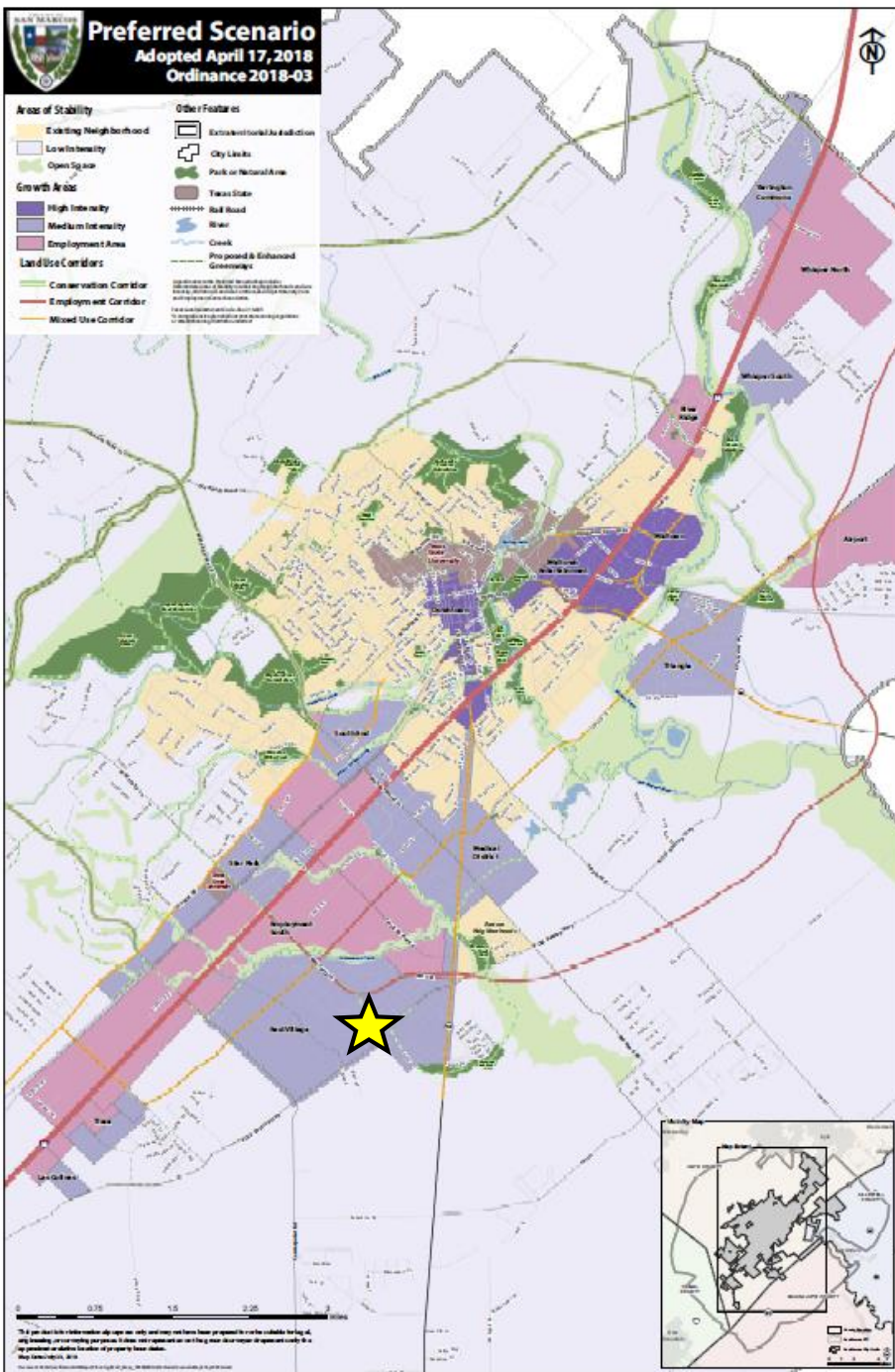


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 750 1,500 3,000 Feet

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Map Date: 11/25/2019



# Comprehensive Plan Analysis

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

**Located in a Medium 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)*

# Comprehensive Plan Analysis

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

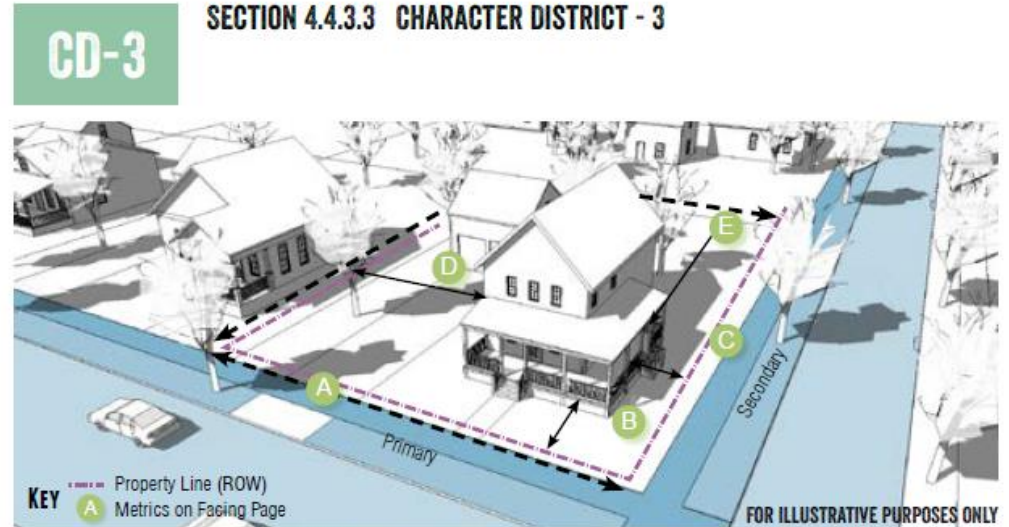
**Applicant is requesting a “Character District” (CD-3) within a Medium Intensity Zone.**

**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 constrained area. There is no floodplain on the property.



### 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.

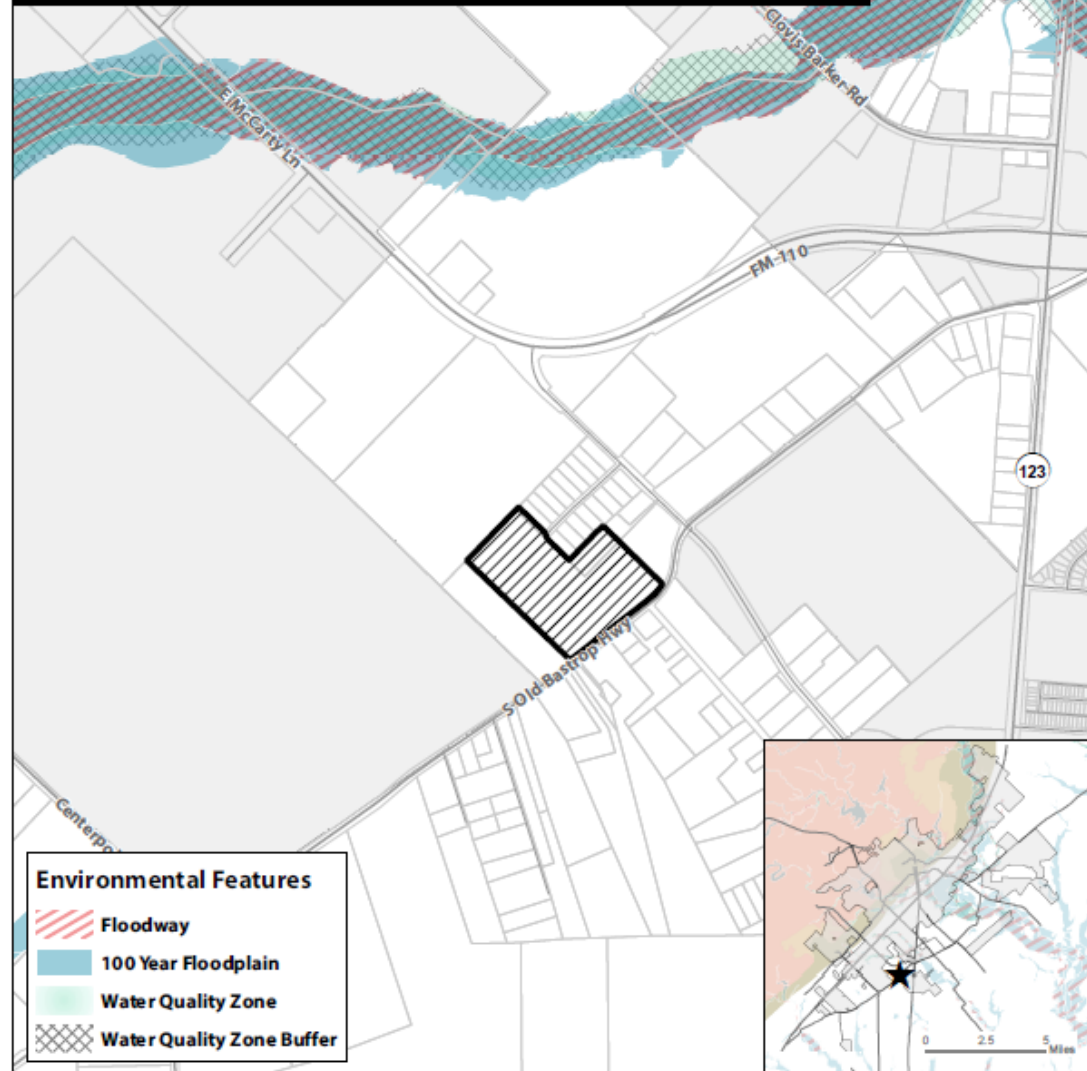
### TRANSPORTATION

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

**ZC-19-10**  
**Environmental Features**  
**FD to CD-3 - 3200 Block of South Old Bastrop Hwy**



## Infrastructure

### • Street Requirements

- Transportation Master Plan
- Block perimeter requirements
- Bike facility requirements
- Sidewalk connections
- Traffic Impact Analysis (TIA)

### • Parkland Dedication + Development

- Land dedication and development of infrastructure (fee-in-lieu may be requested)
- Approved by Parks Board
- Active recreation
- Neighborhood / regional parks
- Parkland types

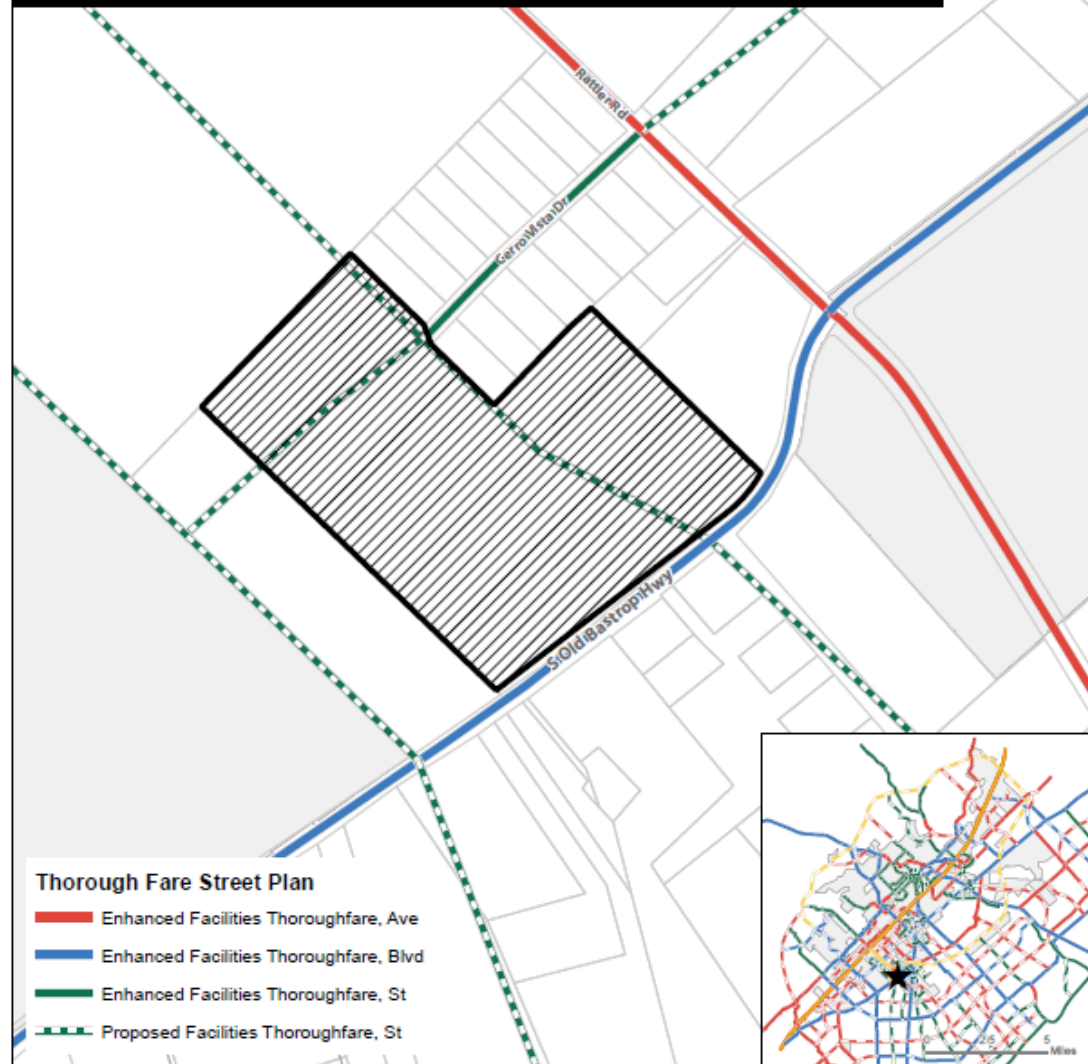
### • Environmental Requirements

- Watershed Protection Plan
- Lot and street landscaping

ZC-19-10

Transportation Master Plan

FD to CD-3 - 3200 Block of South Old Bastrop Highway



#### Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, St
- Proposed Facilities Thoroughfare, St

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

0 262.5 525 1,050 Feet

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Map Date: 11/25/2019



## Staff Recommendation:

At their December 10, 2019 Meeting, the Planning and Zoning Commission recommended **approval** of the zoning change with a 8-0 vote.

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

## Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	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-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 1st 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	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	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)	30%	60%
Lot Sizes	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.	Residential Street: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max