

Ordinances 2020-XX

Rattler Road / Old Bastrop Highway Zoning Change

Consider approval of Ordinance 2020-03, on the first of two readings, amending the Official Zoning Map of the City by rezoning approximately 4.96 acres out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, generally located at the western corner of South Old Bastrop Highway and Rattler Road, from “FD” Future Development District to “CD-5” Character District 5; and including procedural provisions.

January 7, 2020 City Council Discussion

- Council discussed concerns with the proposed CD-5 rezoning adjacent to a residential use.
- Applicant discussed that a new boundary could be proposed to address council concerns.
- Council postponed the request to a future meeting to allow the applicant to consider a new boundary.
- Council would provide direction regarding proposed boundary and new metes and bounds would be required at 2nd Reading.

Proposed Boundary

- Revised boundary from 6 acres to approximately 4.96 acres.
- The removed 1.04 acres would remain Future Development “FD” which is the default zoning for newly annexed property.
- Formal metes and bounds would be required prior to the second reading of the ordinance



Proposed Boundary Cont.

- 35 foot buffer between the northwestern residential lot and the CD-5 zoning boundary.
- Replicates the Type D Protective Yard Standard width. (Section 7.2.2.4)
- Fence, wall, and landscaping requirements do not apply, however, the 35' width ensures the CD-5 zoned property does not abut the neighboring residential property.

FIGURE 7.13 TYPE C AND D PROTECTIVE YARDS



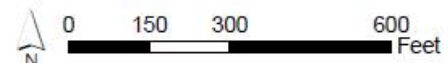
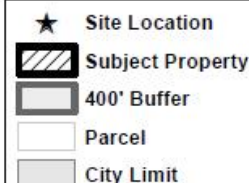
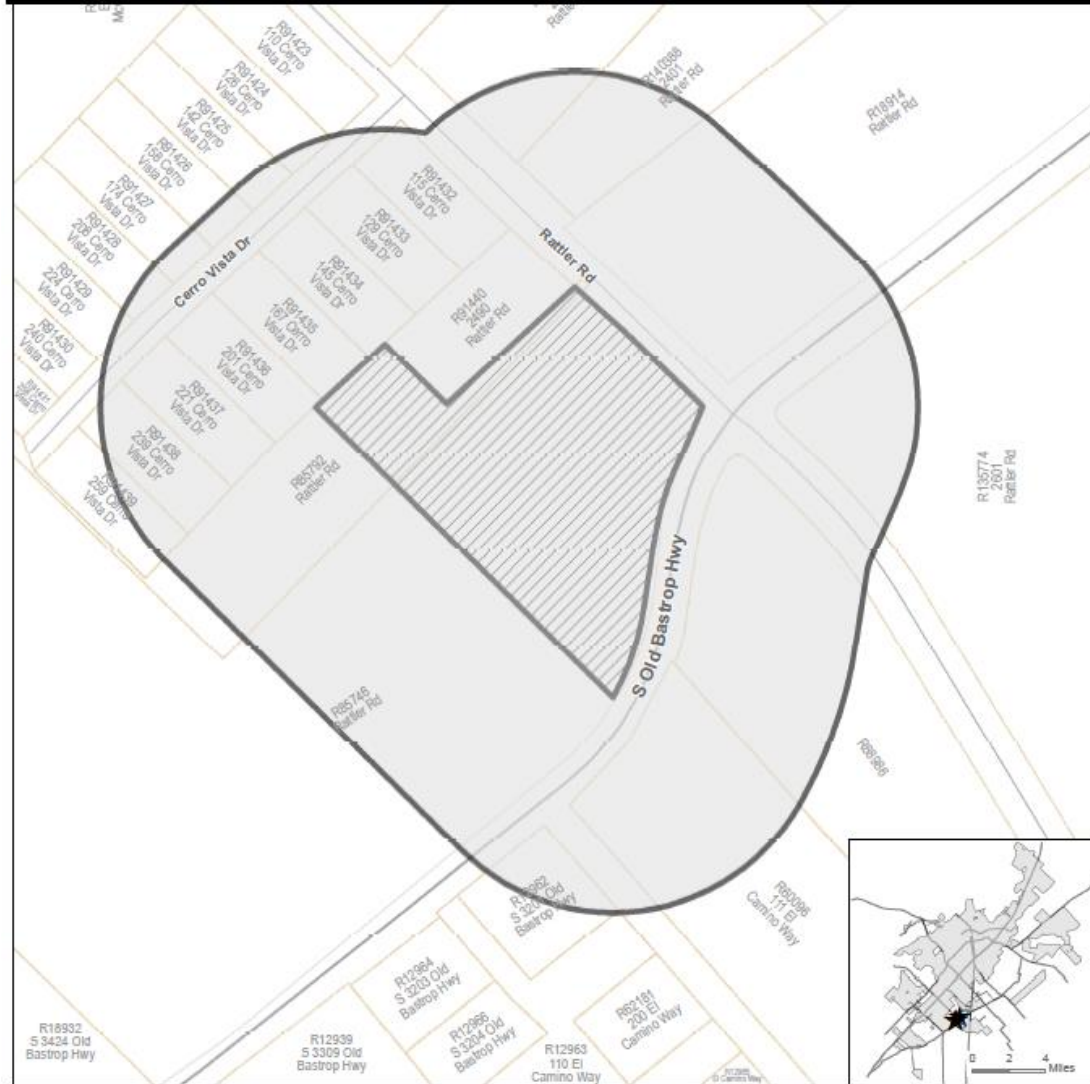
TABLE 7.8 TYPE C AND D PROTECTIVE YARD STANDARDS

	TYPE C	TYPE D
Depth (min)	20 ft.	35 ft.
Fence Height (min)	Not Allowed	6 ft.
Wall Height (min)	6 ft.	Not Required
Shade Trees (min per 100 ft.)	4	6
Understory Trees (min per 100 ft.)	4	6
Shrubs (min per 100 ft.)	40	60

Location:

- Approximately six 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)

ZC-19-11 400' Notification Buffer FD to CD-5 — Corner of Rattler Rd and S Old Bastrop Hwy



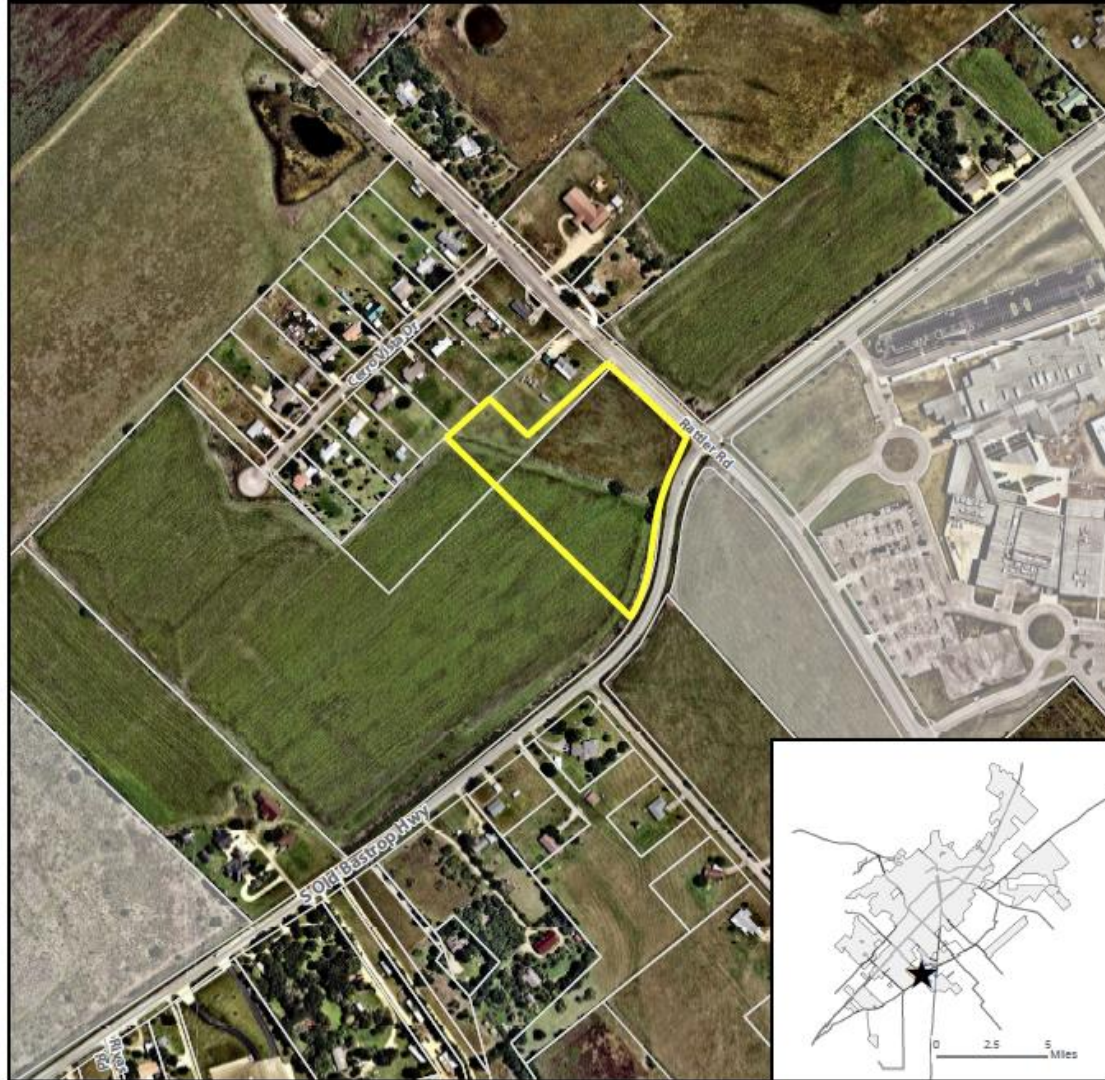
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Map Date: 11/19/2019

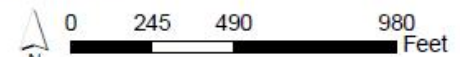
Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Character District - 5 (CD-5)
- Proposed CD-5 zoning allows for residential, commercial, and office 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-19-11
Aerial View
FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy



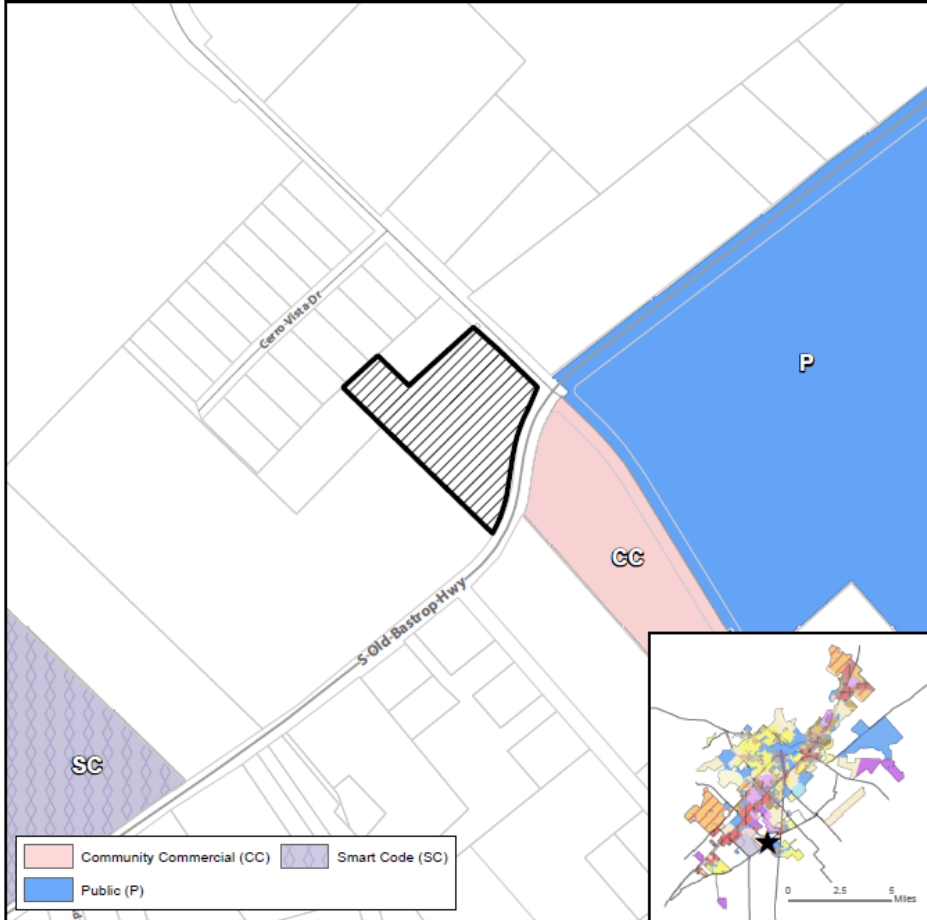
- ★ Site Location
- Subject Property
- Parcel
- City Limit



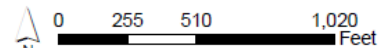
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Map Date: 11/27/2019

ZC-19-11 Existing Zoning Map FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy



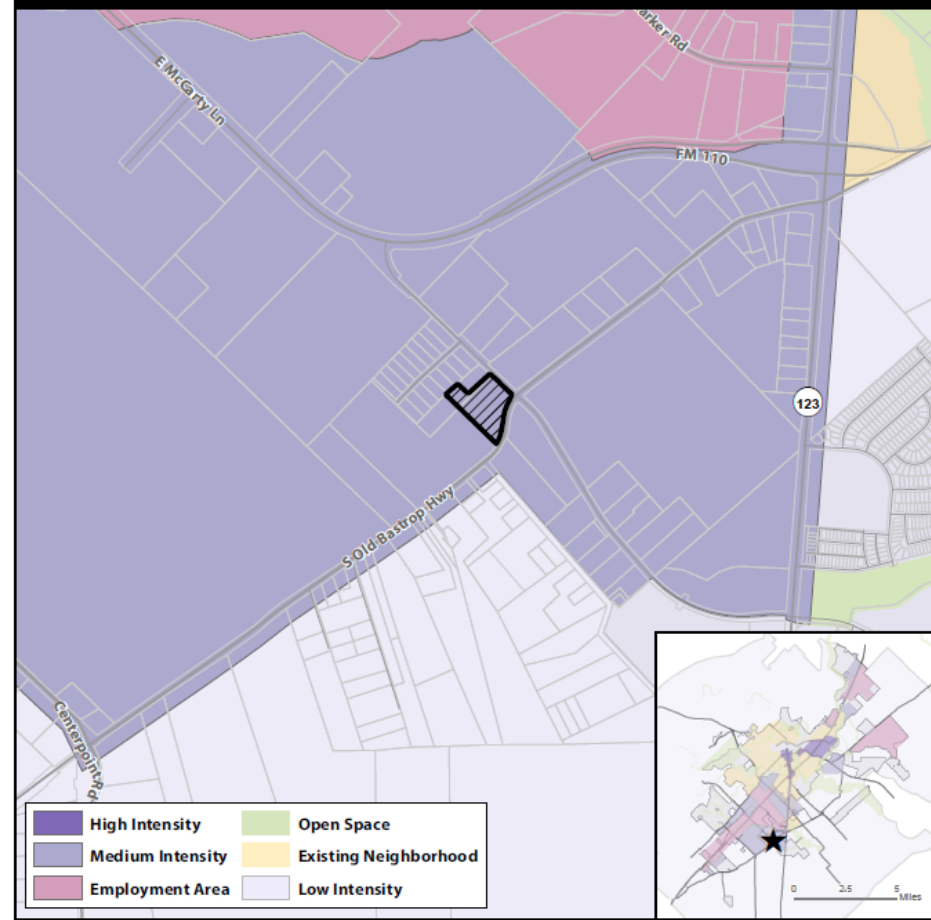
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 11/27/2019

ZC-19-11 Preferred Scenario FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy

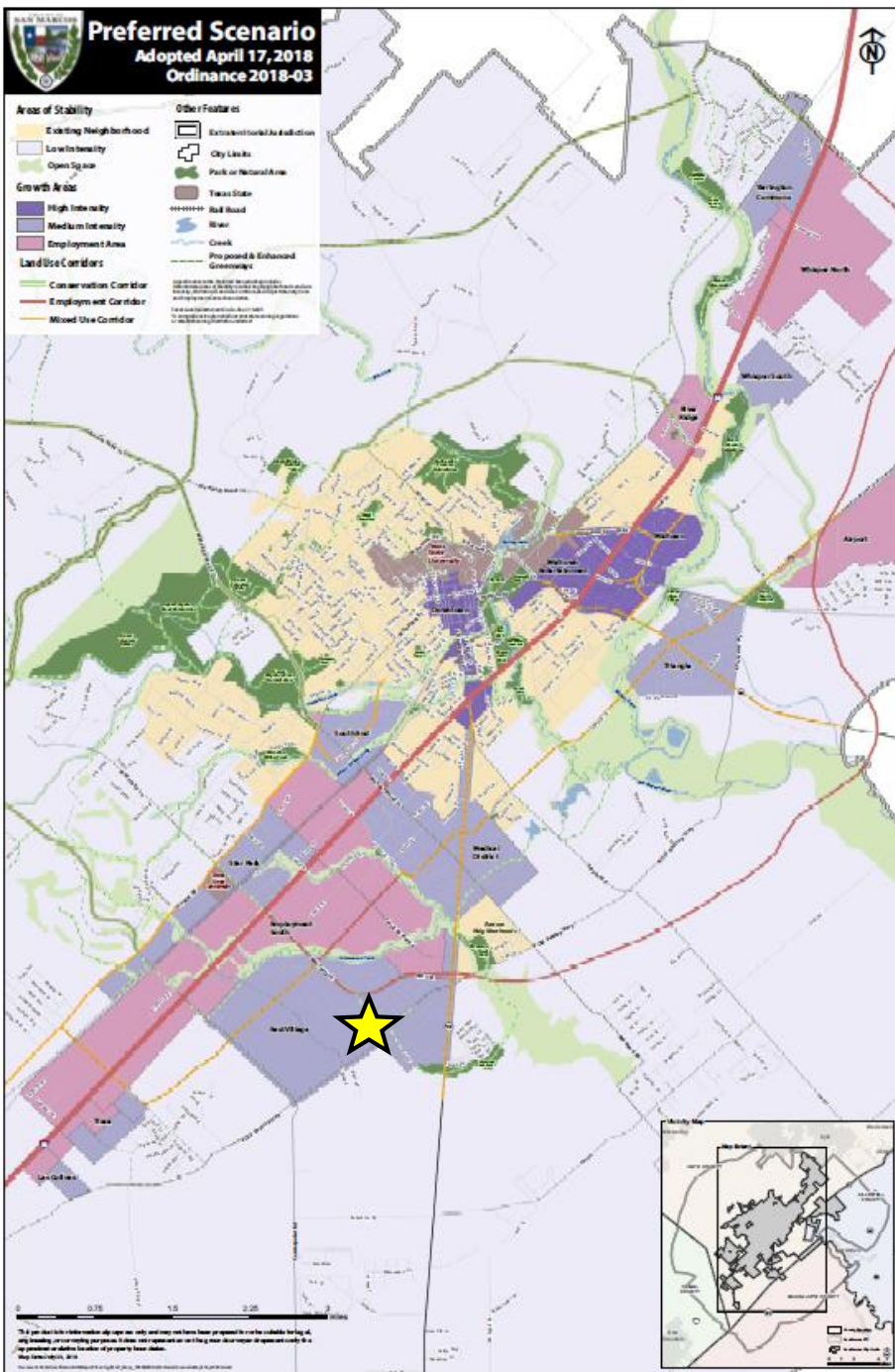


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 11/27/2019



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-5) 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-5 Zoning Analysis:

- CD-5 zoning is intended to provide a variety of residential, retail, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
- Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs diversified housing options and to direct growth to Intensity Zones.
- The property is vacant and shown to be in a low constrained area. There is no floodplain on the property.

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5



GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

DENSITY

Impervious Cover	100% max.
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BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

Infrastructure

• Street Requirements

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

• Parkland Dedication + Development

- Land dedication and development of infrastructure required for residential uses
- Fee-in-lieu may be requested

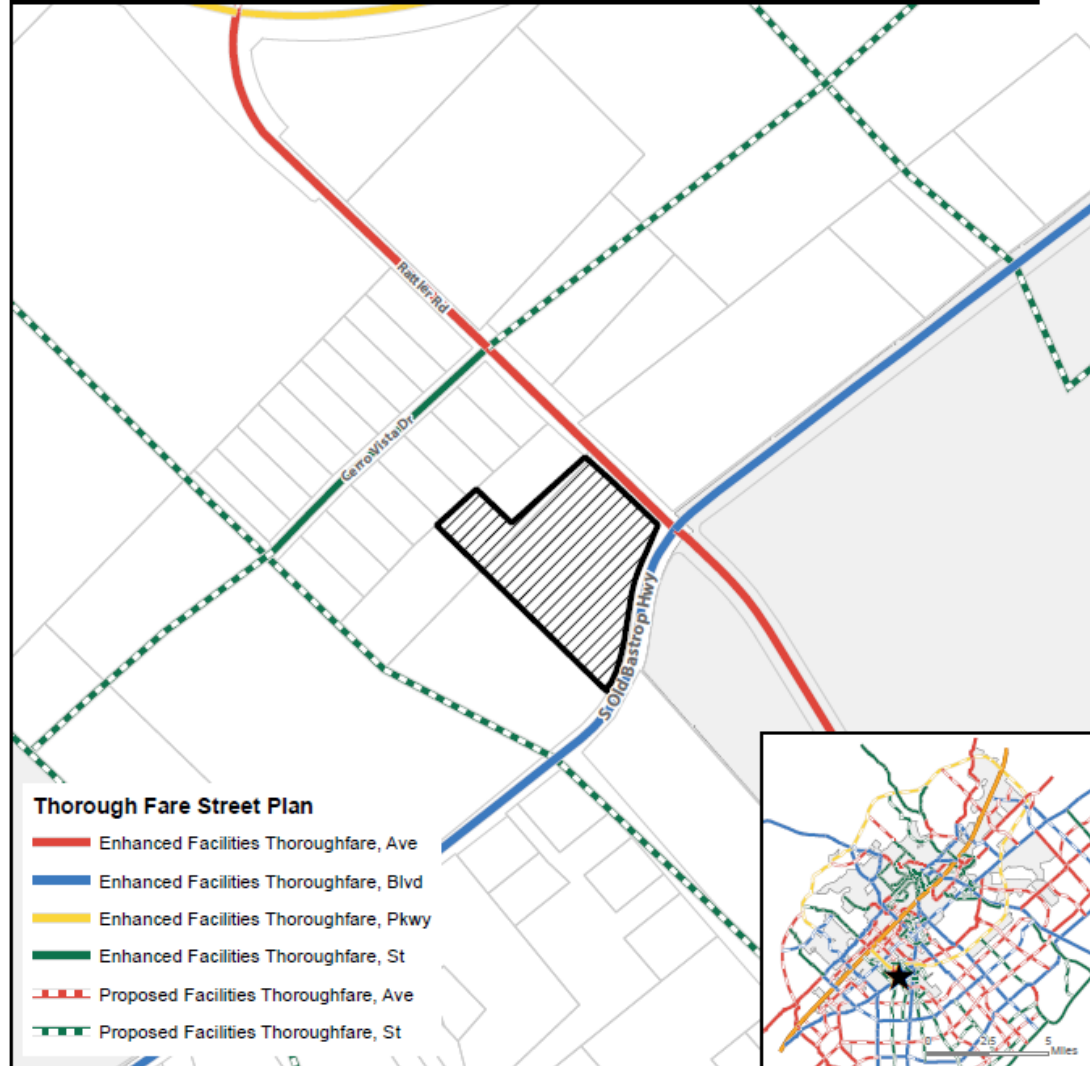
• Environmental Requirements

- Watershed Protection Plan
- Lot and street landscaping

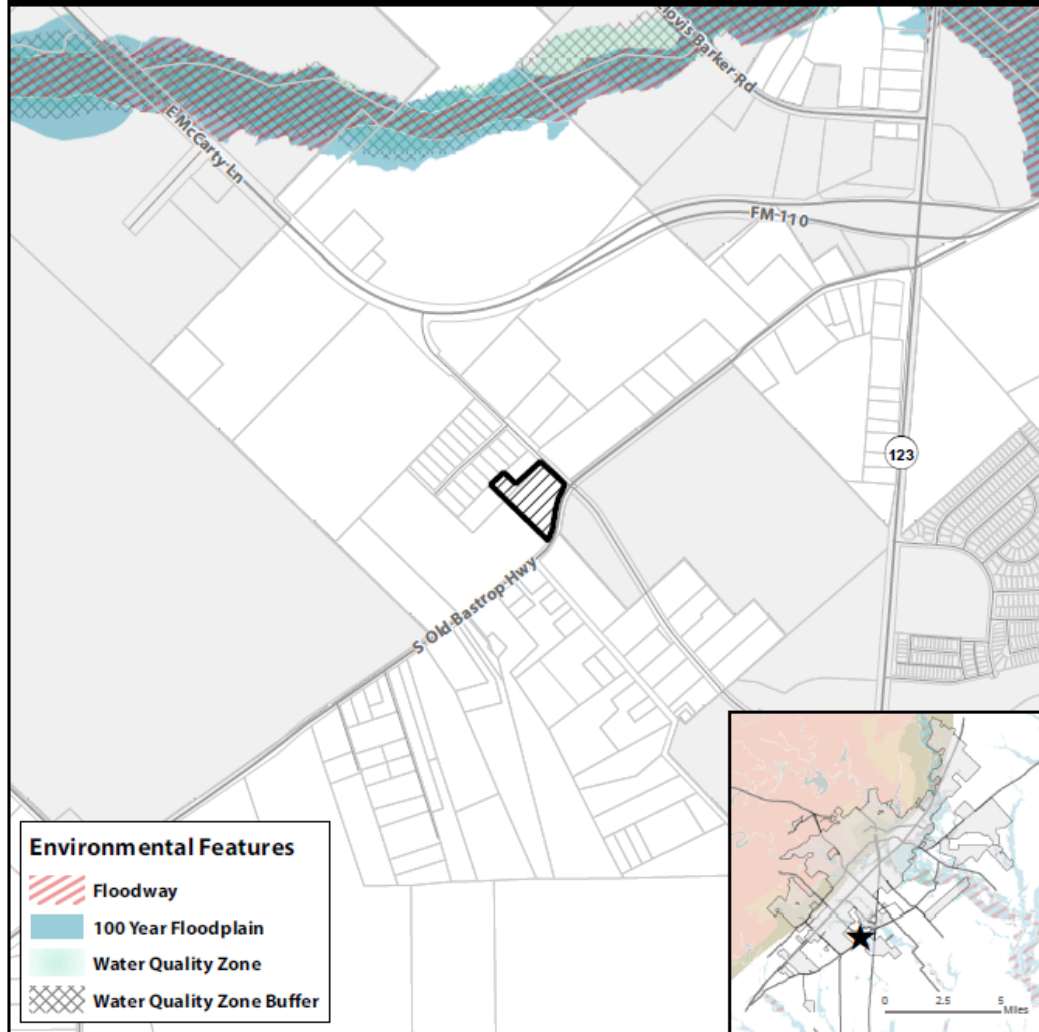
ZC-19-11

Transportation Master Plan

FD to CD-5 - Corner of Rattler Road and Old Bastrop Hwy



ZC-19-11 Environmental Features FD to CD-5 - Corner of Rattler Road and South Old Bastrop Hwy





Staff Recommendation:

At their December 10, 2019 Meeting, the Planning and Zoning Commission recommended approval of the zoning change with a 7-1 vote.

Staff provides this request to the Commission for your consideration and recommends approval of the request for a zoning change from “FD” Future Development to “CD-5” Character District – 5

*****If Council approves the updated boundary on first reading, the applicant will be required to provide an updated metes and bounds of the revised boundary prior to second reading of the ordinance.**

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
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-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Residential / Agricultural (<i>See Land Use Matrix</i>)	Residential, Commercial, Office, etc. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
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.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max