

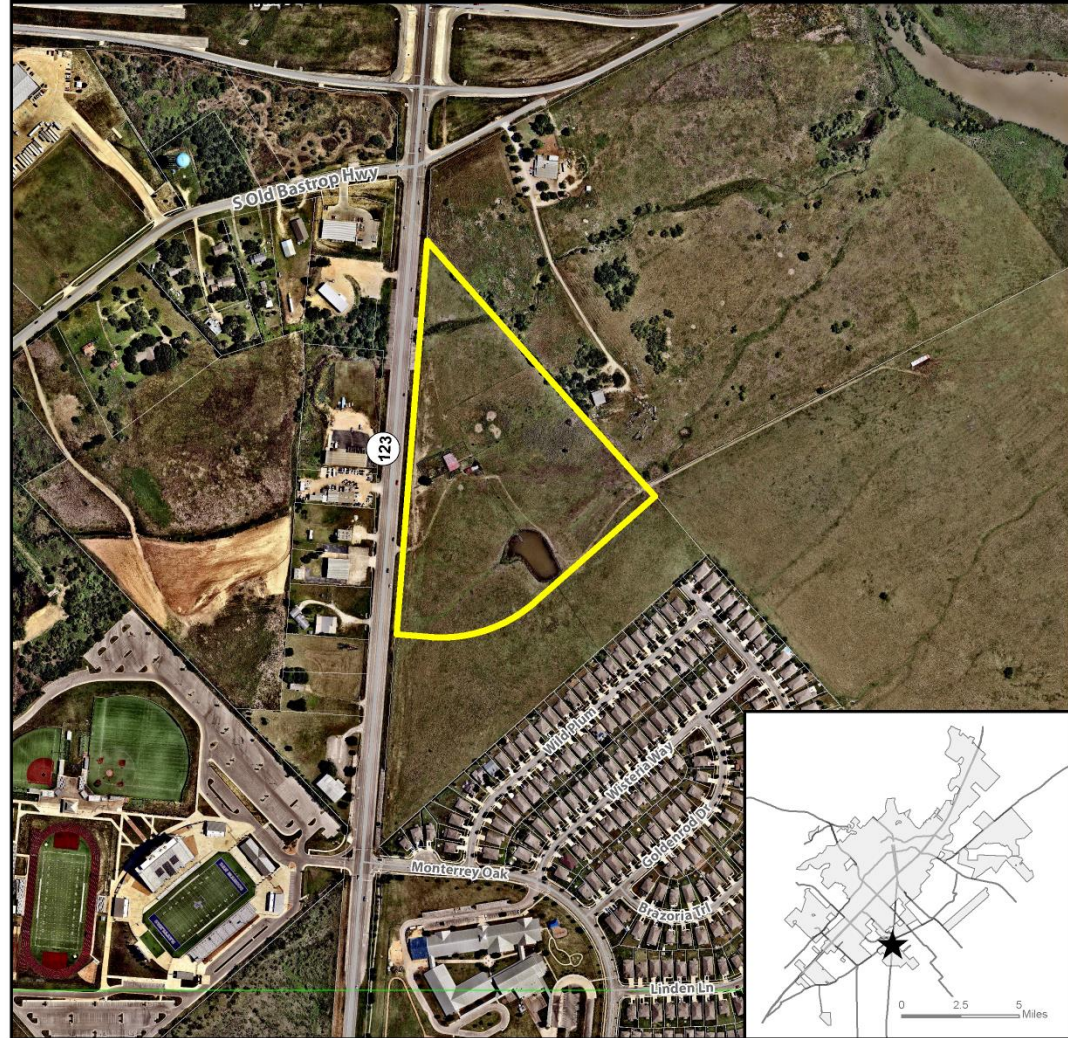
ZC-20-05 (Vantage 2)

Hold a public hearing and consider a request by , on behalf of Mohnke Poor Farm, LLC, for a zoning change from “FD” Future Development to “CD-4” Character District 3, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)

Location:

- Approximately 18.5 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Veterinary Clinic
 - Vacant / Agricultural
- Located outside the City Limits (Extraterritorial Jurisdiction)

ZC-20-05
Aerial View
FD to CD-4 — 3625 State Highway 123

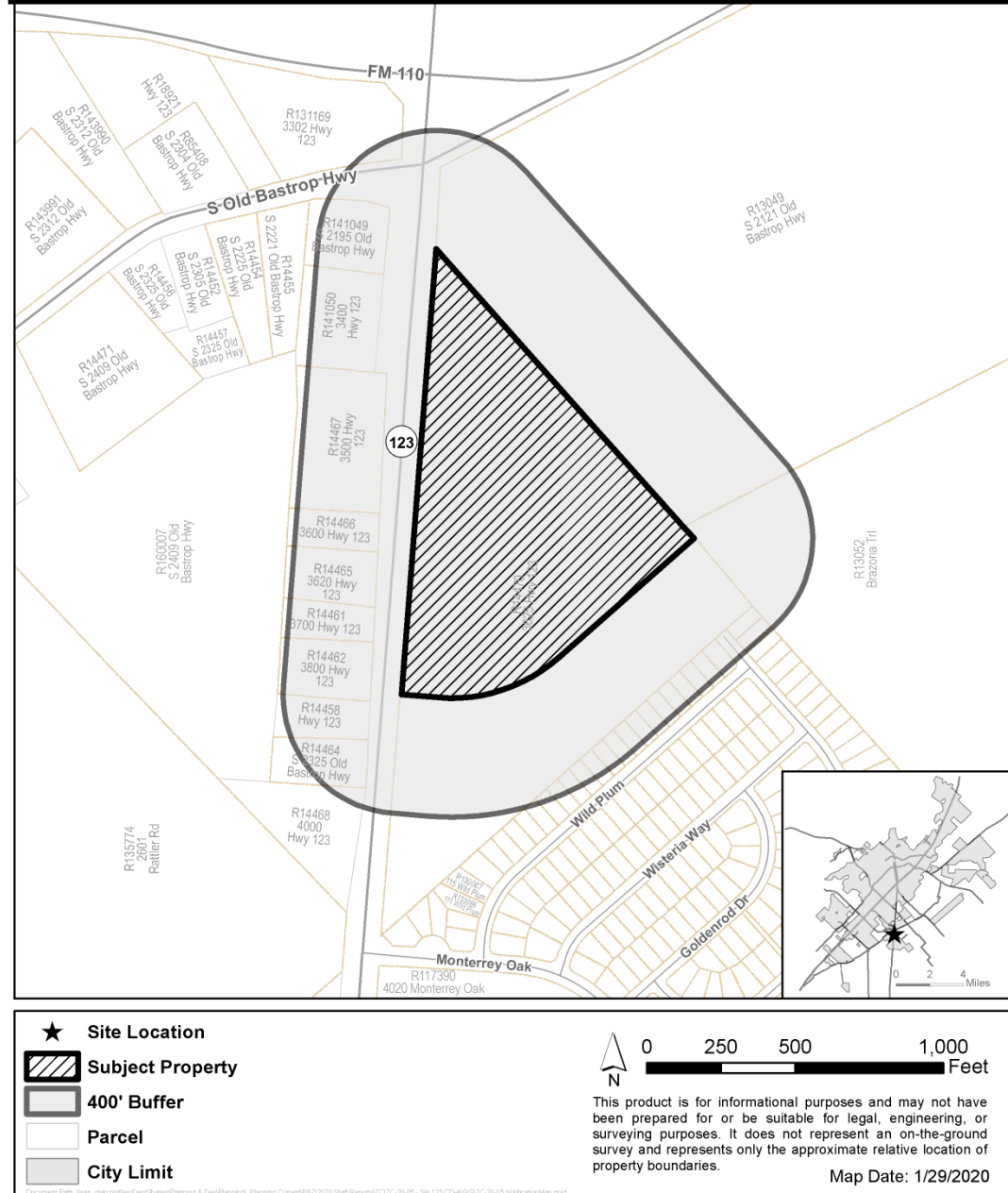


- ★ Site Location
- Subject Property
- Parcel
- City Limit

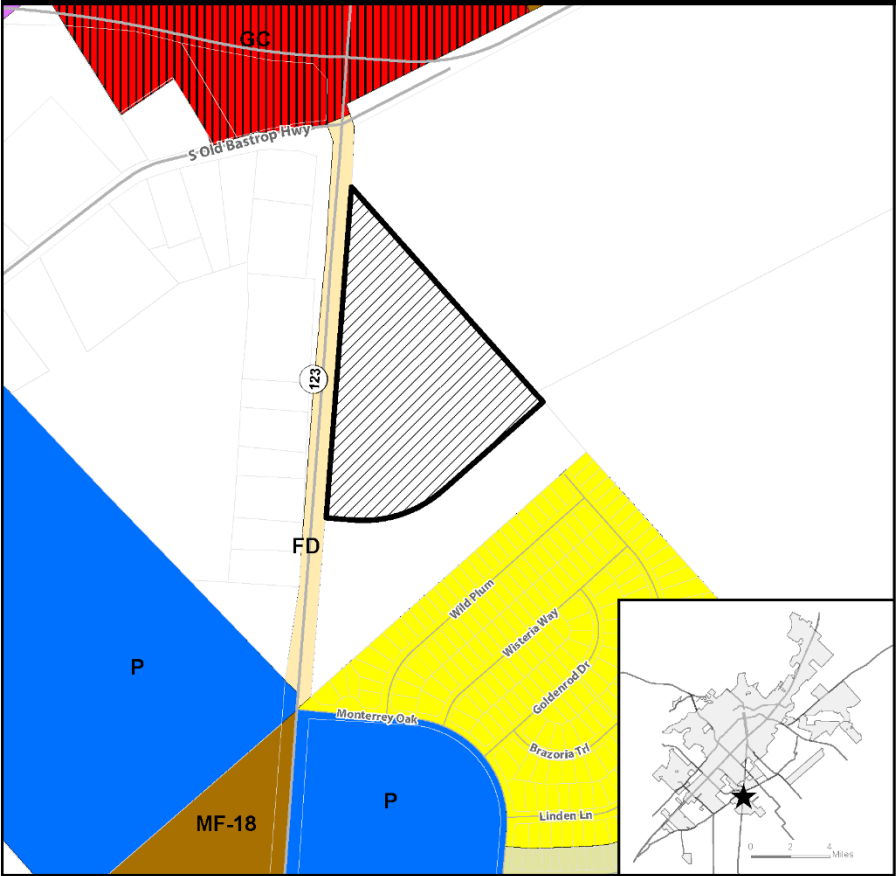


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Map Date: 1/9/2020



**ZC-20-05
Zoning Map
FD to CD-4**



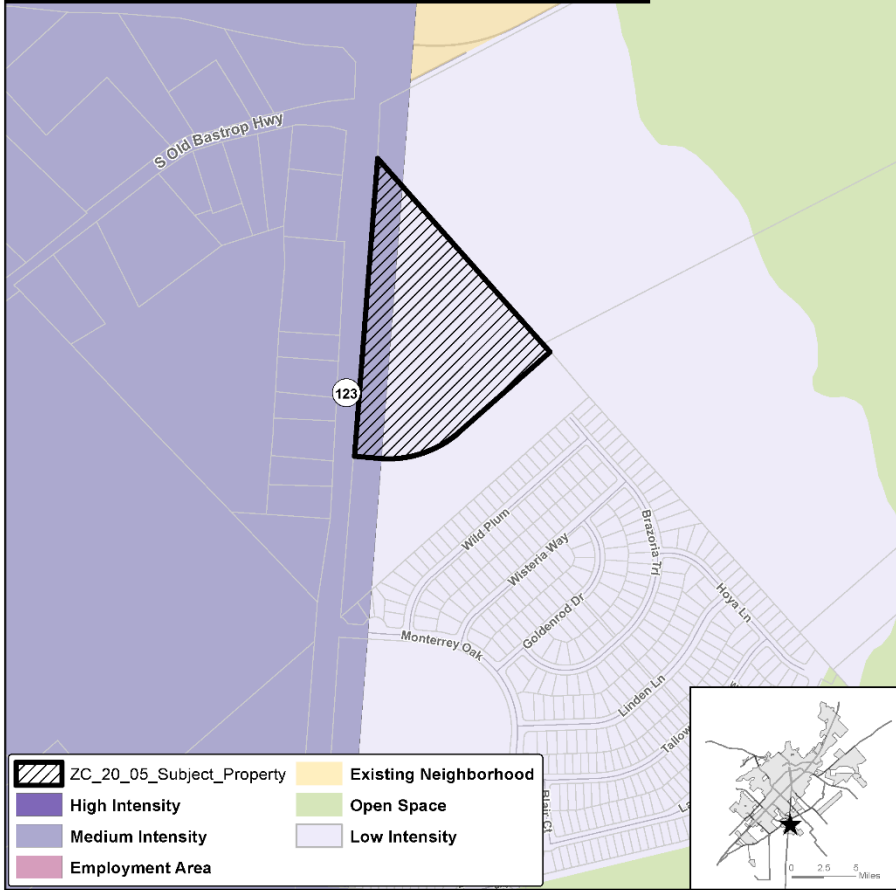
- ★ Site Location
- ▨ Subject Property
- ▭ Parcel
- ▭ City Limit

0 300 600 1,200 Feet

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Map Date: 1/17/2020

**ZC-20-05
Preferred Scenario
FD to CD-4 - Vantage 2**



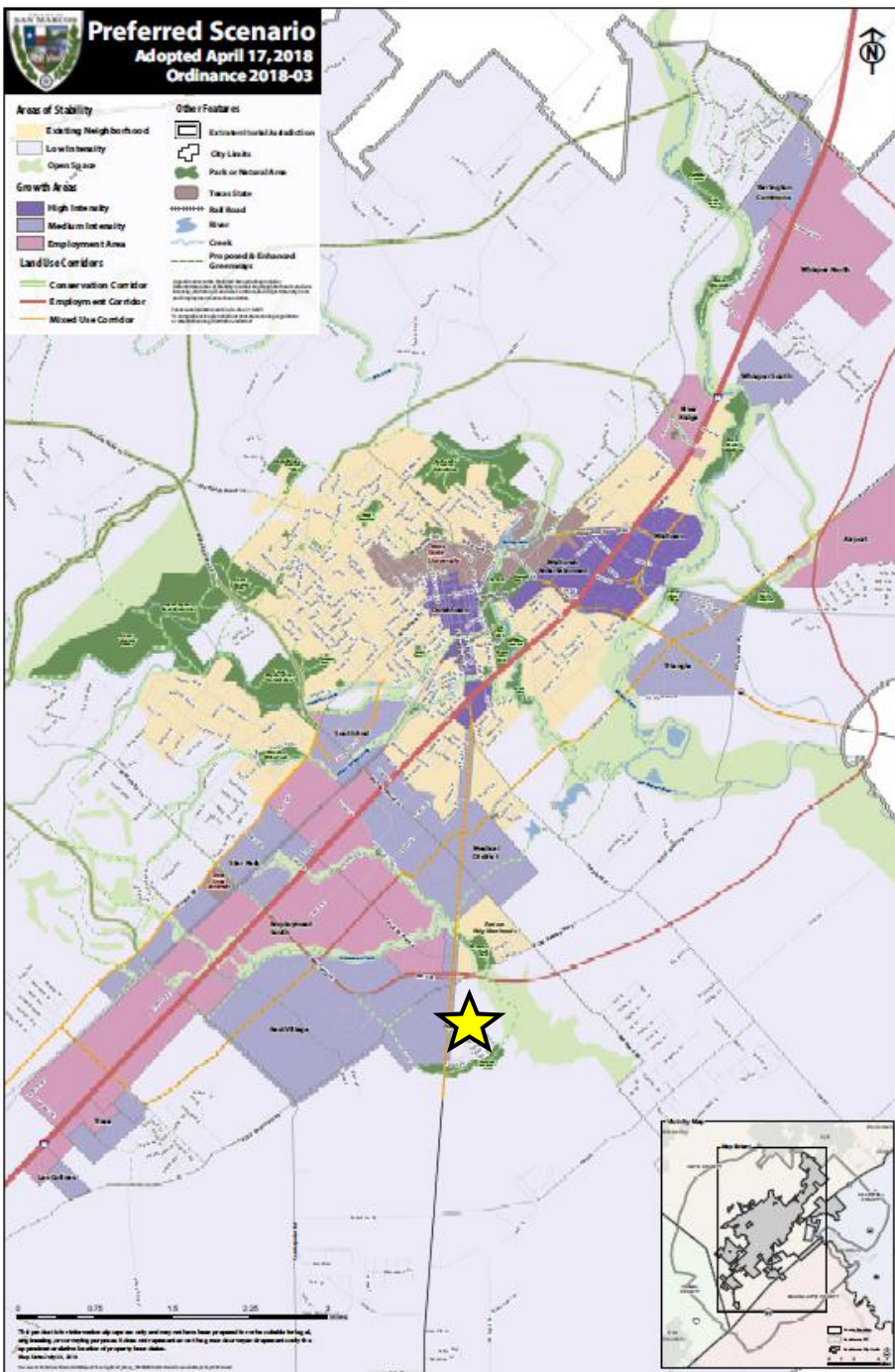
- ▨ ZC_20_05_Subject_Property
- ▭ Existing Neighborhood
- ▭ High Intensity
- ▭ Medium Intensity
- ▭ Employment Area
- ▭ Open Space
- ▭ Low Intensity

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

0 335 670 1,340 Feet

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Map Date: 1/17/2020



Comprehensive Plan Analysis

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

Located in a Low Intensity Zone

“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally 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)

Comprehensive Plan Analysis

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

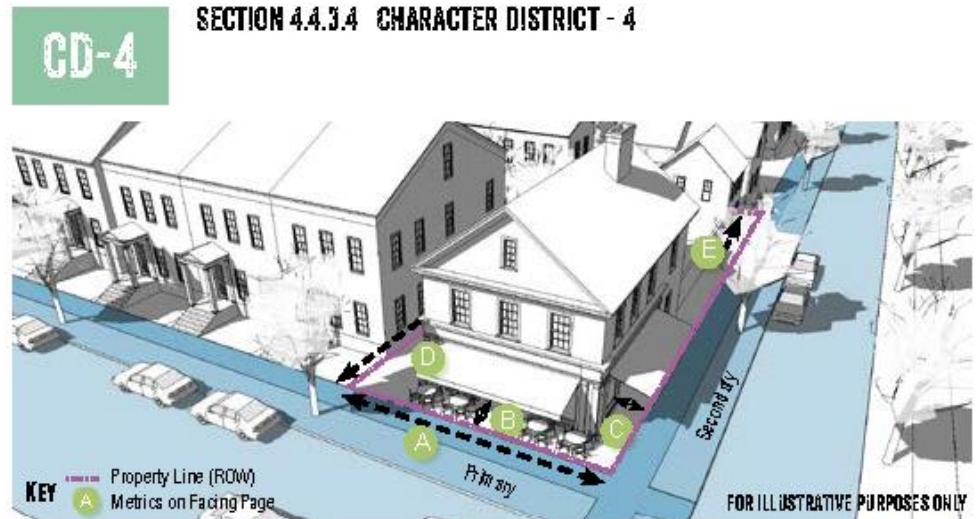
Applicant is requesting a “Character District” (CD-4) within a Low Intensity Zone. Zoning request is C – Considered, and is consistent with the San Marcos Development Code.

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:

- CD-4 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:** *Cottage, Accessory Dwelling Unit, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, and Civic Building.*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.



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 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

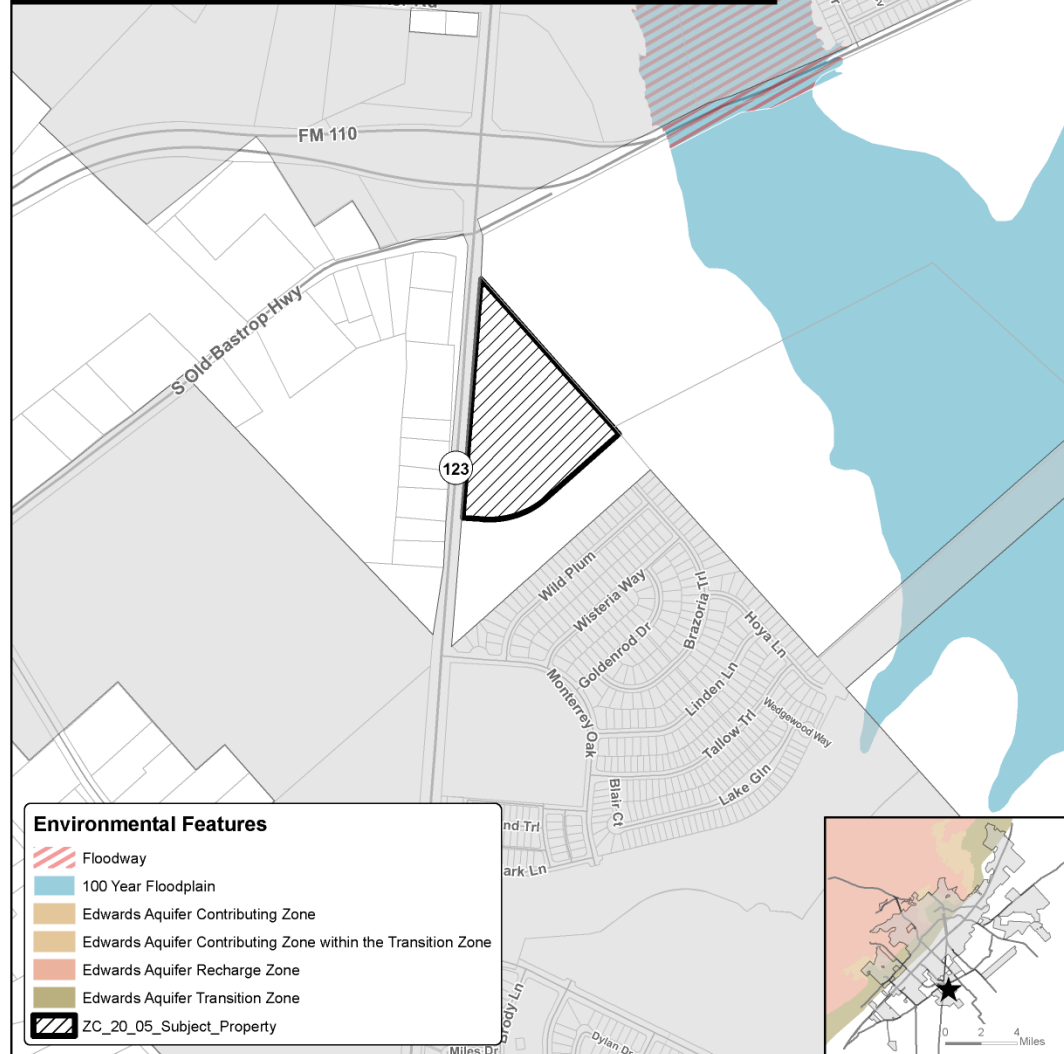
BUILDING TYPES ALLOWED

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

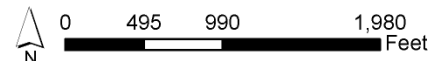
Environmental Analysis

- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.
- Not located within a sensitive watershed.

ZC-20-05 Environmental Features FD to CD-4 - Vantage 2



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



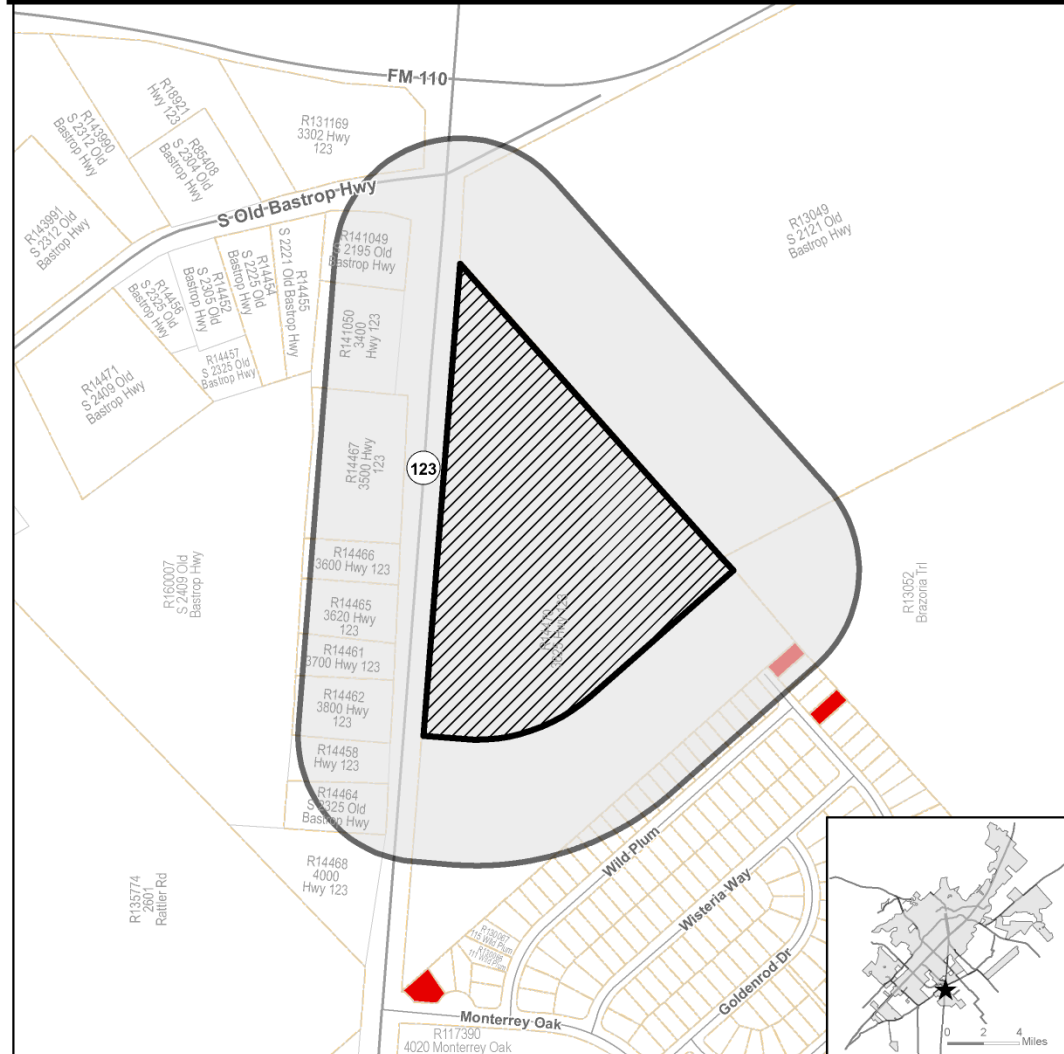
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Map Date: 1/16/2020

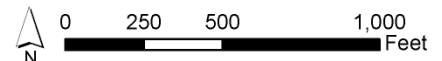


Opposition

- Three community members spoke against this request at P&Z.



- ★ Site Location
- Subject Property
- 400' Buffer
- Parcel
- City Limit
- Spoke Against Rezoning at P&Z



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Map Date: 2/27/2020

Planning and Zoning Recommendation:

The Planning and Zoning Commission recommended approval of the request by a vote of 5-3.

Staff Recommendation:

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-4” Character District – 4.

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	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.
Uses	No zoning restrictions	Residential (See <i>Land Use Matrix</i>)	Residential with some limited commercial. (See <i>Land Use Matrix</i>)
Parking Location	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	No zoning standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit, 3 spaces per 1,000 sq ft office, 4 spaces per 1,000 sq ft retail.
Max Residential Units / acre	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	No zoning standards	2 stories	3 stories
Setbacks	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	No zoning standards	30%	80%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, Conventional, and Mixed Use. See attached.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,400 ft. Block Perimeter max.