

ZC-20-04 (Mystic Canyon)

Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from “FD” Future Development, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single Family, for approximately 5.217 acres, more or less, out of the Benjamin J. White, Thomas Forsith, Elijah Clark, and Robert H. Williams Surveys, generally located west of the intersection of Old Ranch Road 12 and Craddock Avenue.

(T. Carpenter)

Location:

- Approximately 5.217 acres
- **Current Configuration:**
Vacant land
- Surrounding uses include:
 - Single-family residences
 - Multifamily
- Located within an Existing Neighborhood on the Preferred Scenario Map

ZC-20-04
Aerial View
FD, CC, P to SF-6 — Ranch Road 12



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

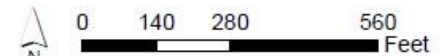
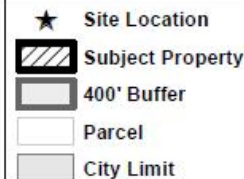
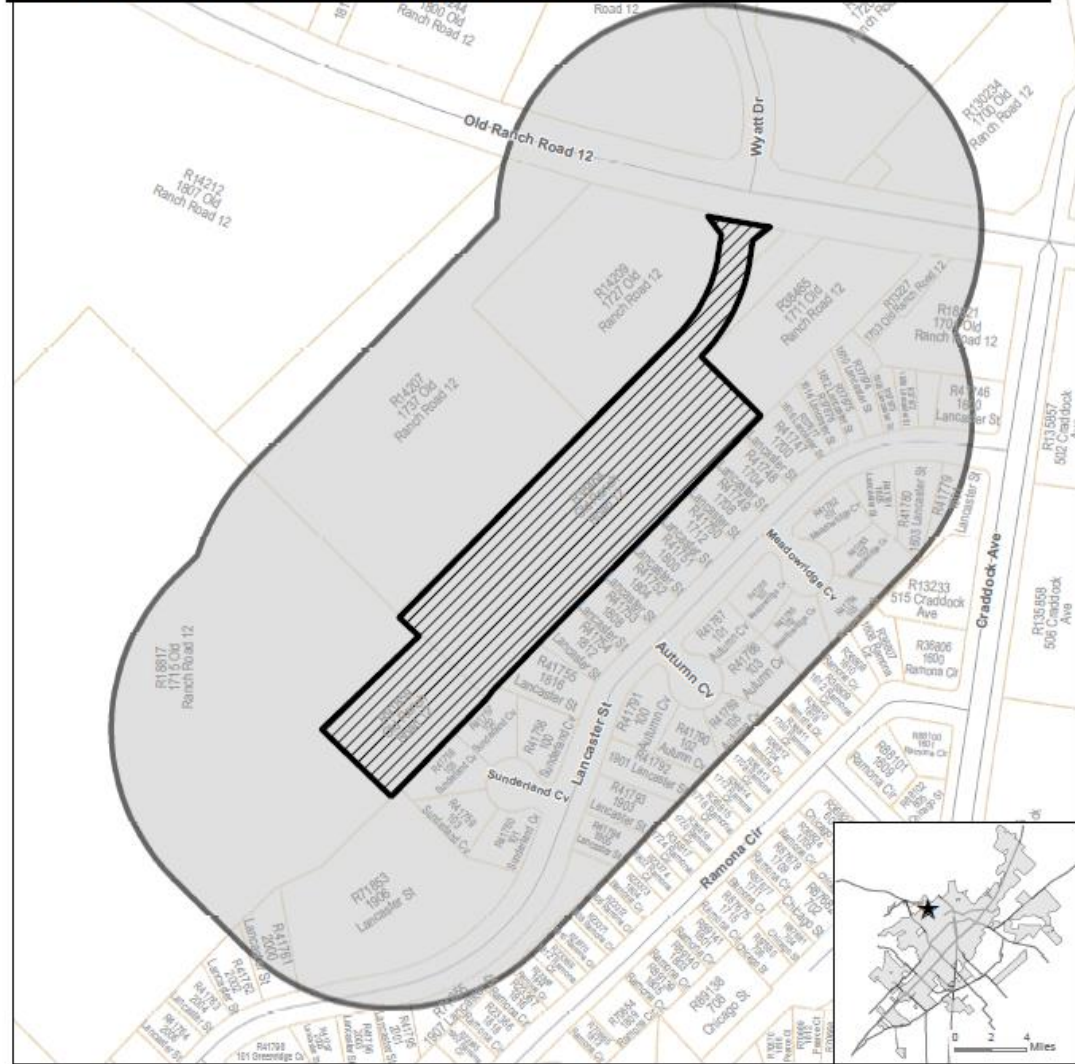


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Map Date: 3/6/2020

Context & History

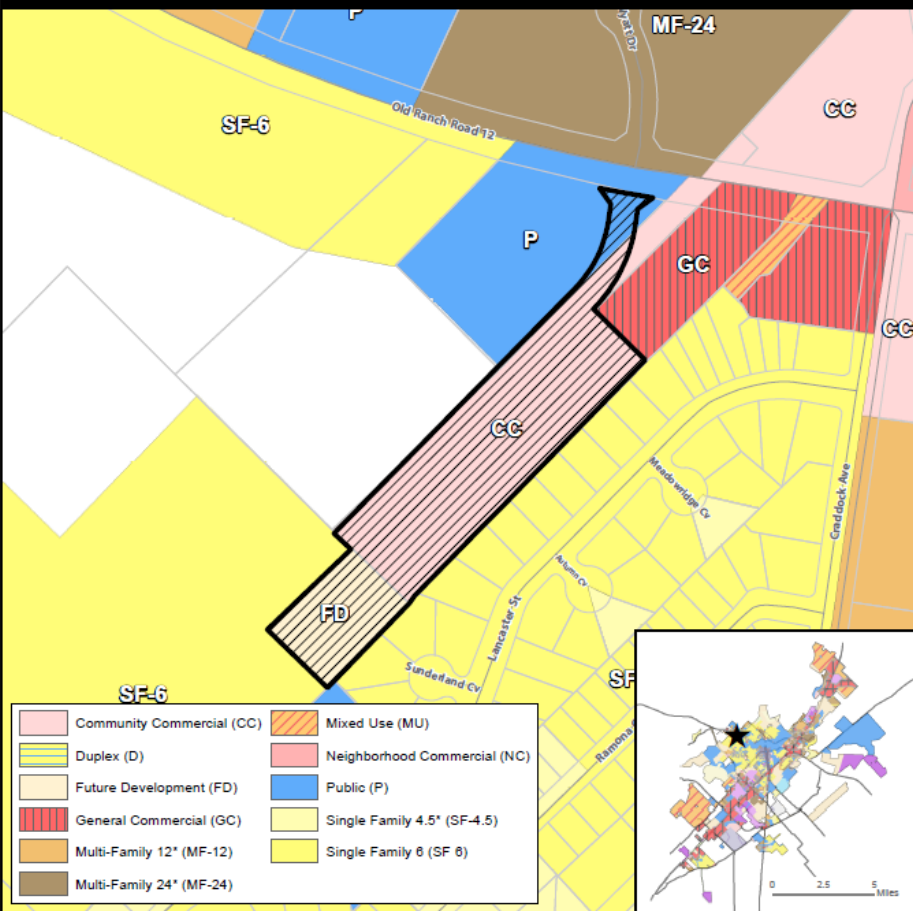
- **Existing Zoning:**
Future Development (FD)
- **Proposed Zoning:**
Single Family (SF-6)
- Proposed SF-6 zoning allows single-family detached units.
- Associated with Mystic Canyon zoning change which was approved in 2018.



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Map Date: 3/6/2020

ZC-20-04 **Zoning Map** **FD, CC, P to SF-6 — Ranch Road 12**

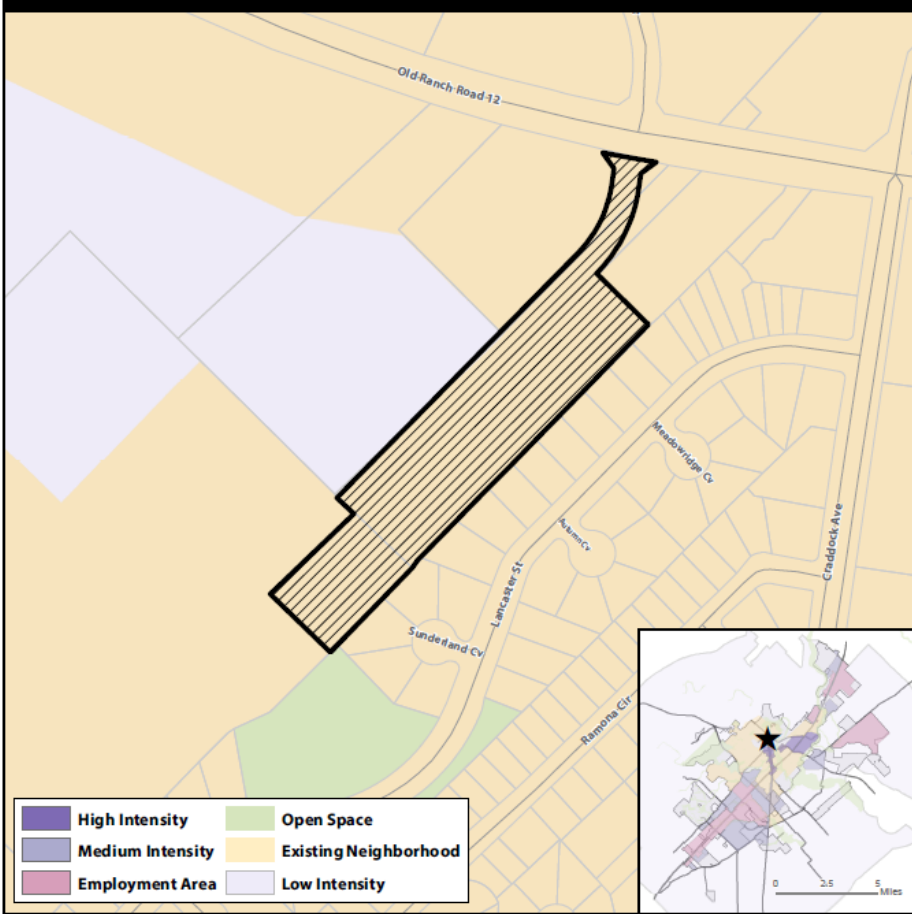


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

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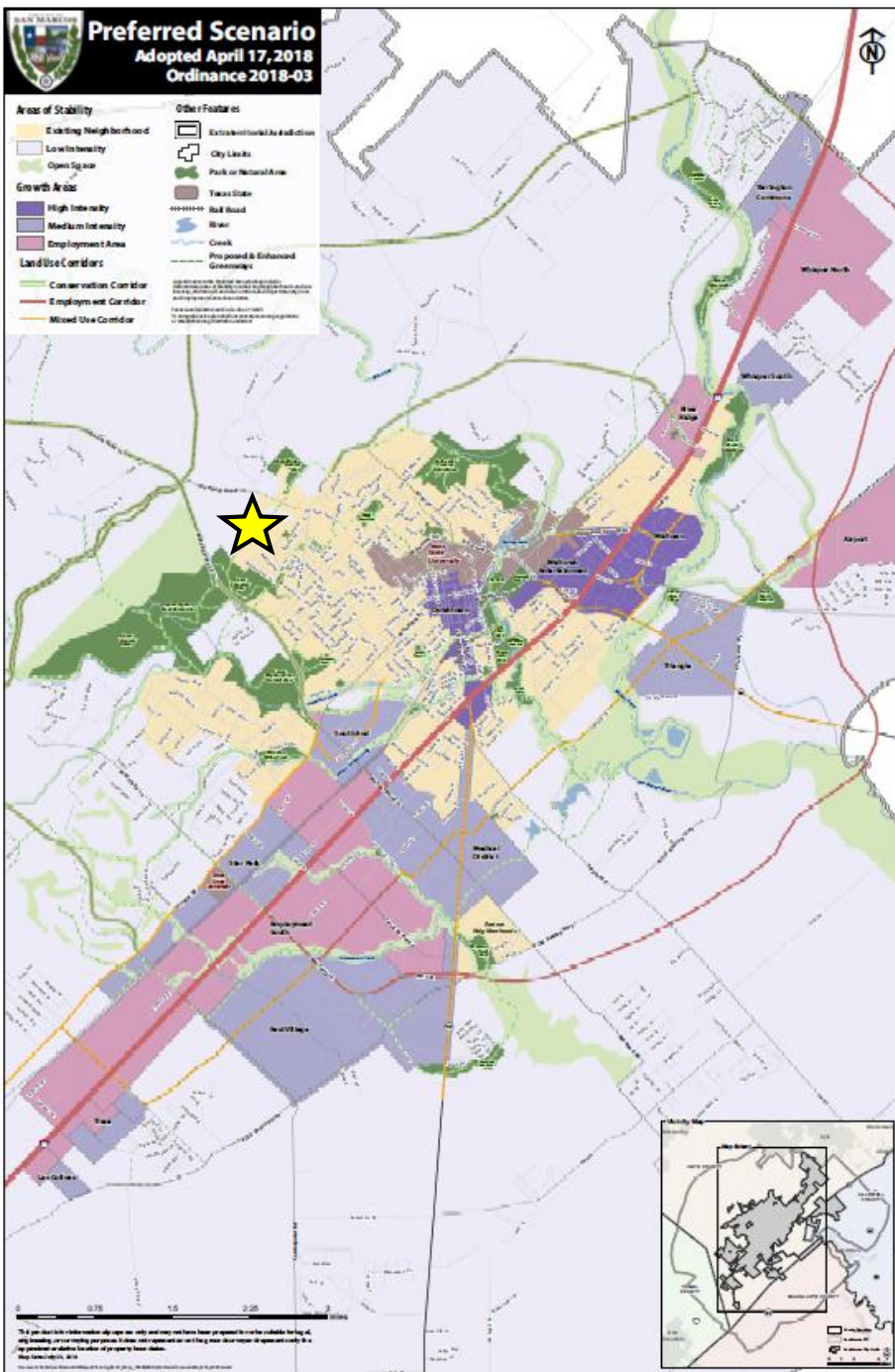
ZC-20-04 **Preferred Scenario** **FD, CC, P to SF-6 — Ranch Road 12**



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

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Map Date: 3/6/2020



Comprehensive Plan Analysis

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

Existing Neighborhood Area

“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” (4.1.1.6)

Comprehensive Plan Analysis

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

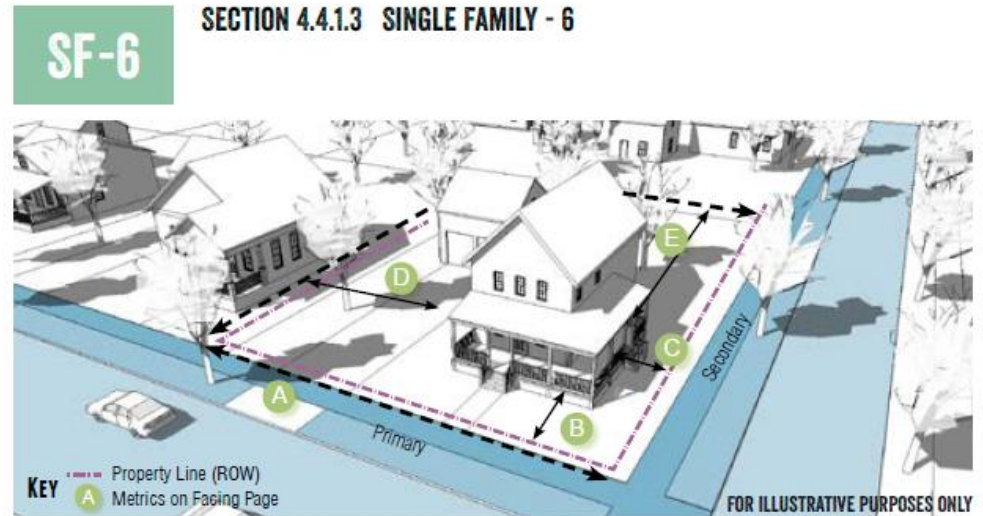
Applicant is requesting a Congenital residential District (SF-6) within an Existing Neighborhood Area. Zoning request is C – Considered, and is consistent with the San Marcos Development Code.

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	

SF-6 Zoning Analysis:

- The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet.
- Allowable Building Types:** House, Cottage, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan.
- The property is vacant.



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

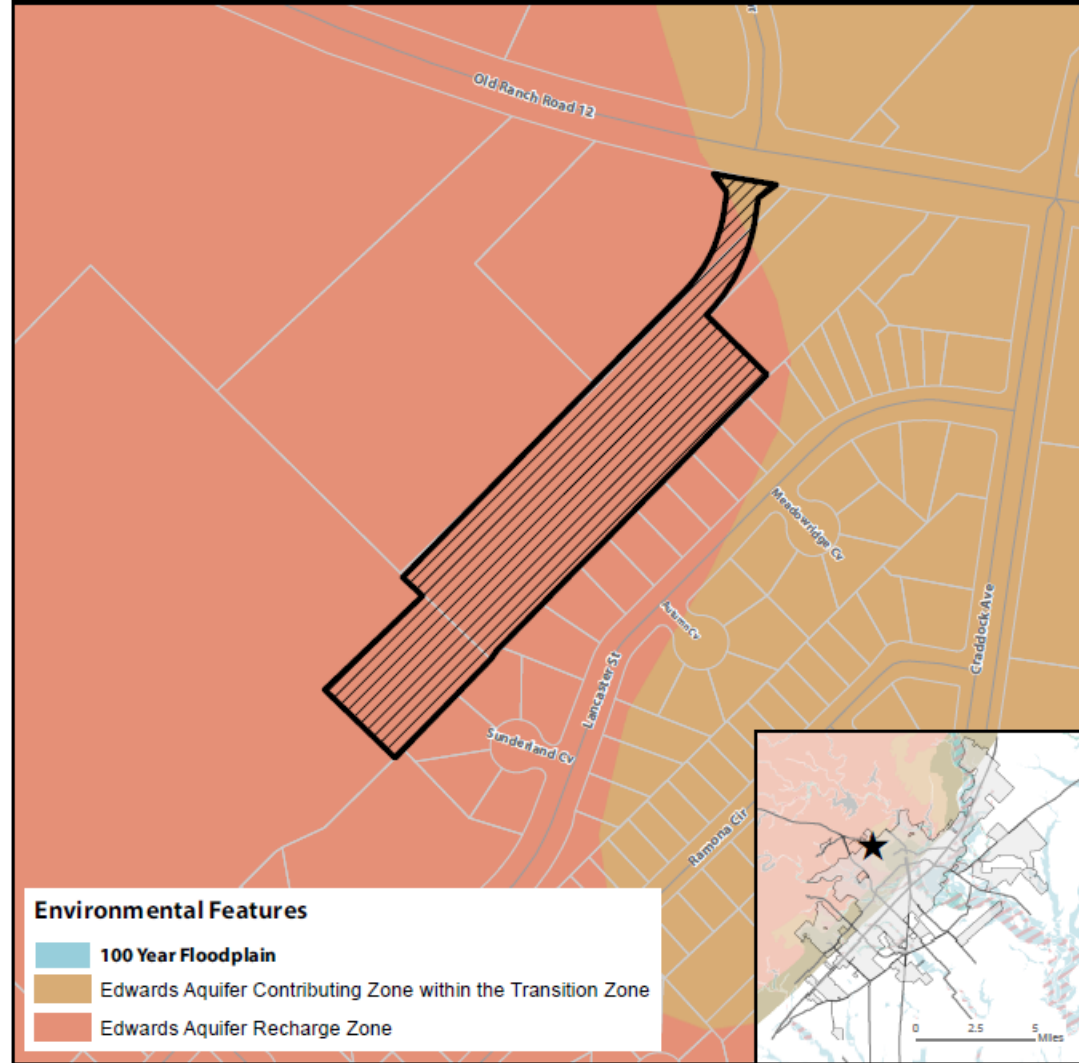
BUILDING TYPES ALLOWED




Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

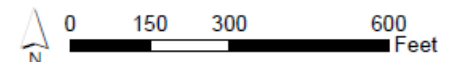
Environmental Analysis

- Not located in floodplain.
- Located within Edwards Aquifer Recharge Zone.
- Not located on significant slopes.

ZC-20-04 Environmental Features FD, CC, P to SF-6 — Ranch Road 12



-  Subject Property
-  Parcels
-  City Limit



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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, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single-Family.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: Community Commercial (CC)	Proposed Zoning: Single Family (SF-6)
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 CC, Community Commercial is established to provide areas for quality larger general retail establishments and services facilities for the retail sale of goods and services. The district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential (See Land Use Matrix)	Commercial. (See Land Use Matrix)	Single-family residential. (See Land Use Matrix)
Parking Location	No location standards	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (if single family detached)	Varies based on use.	1 space per dwelling unit.
Max Residential Units / acre	0.4 units per acre (max)	N/A	5.5 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	10% - 15%	Tree and shrub requirements
Building Height (max)	2 stories	N/A	2 stories
Setbacks	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	20' front setback, 5 ft side setback, 5 ft rear setback	25' front Setback, 5' side setback, 20' rear set back.
Impervious Cover (max)	30%	80% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).	50% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).
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.	Conventional.	Residential, and Conventional.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max.	3,000 ft. Block Perimeter max.