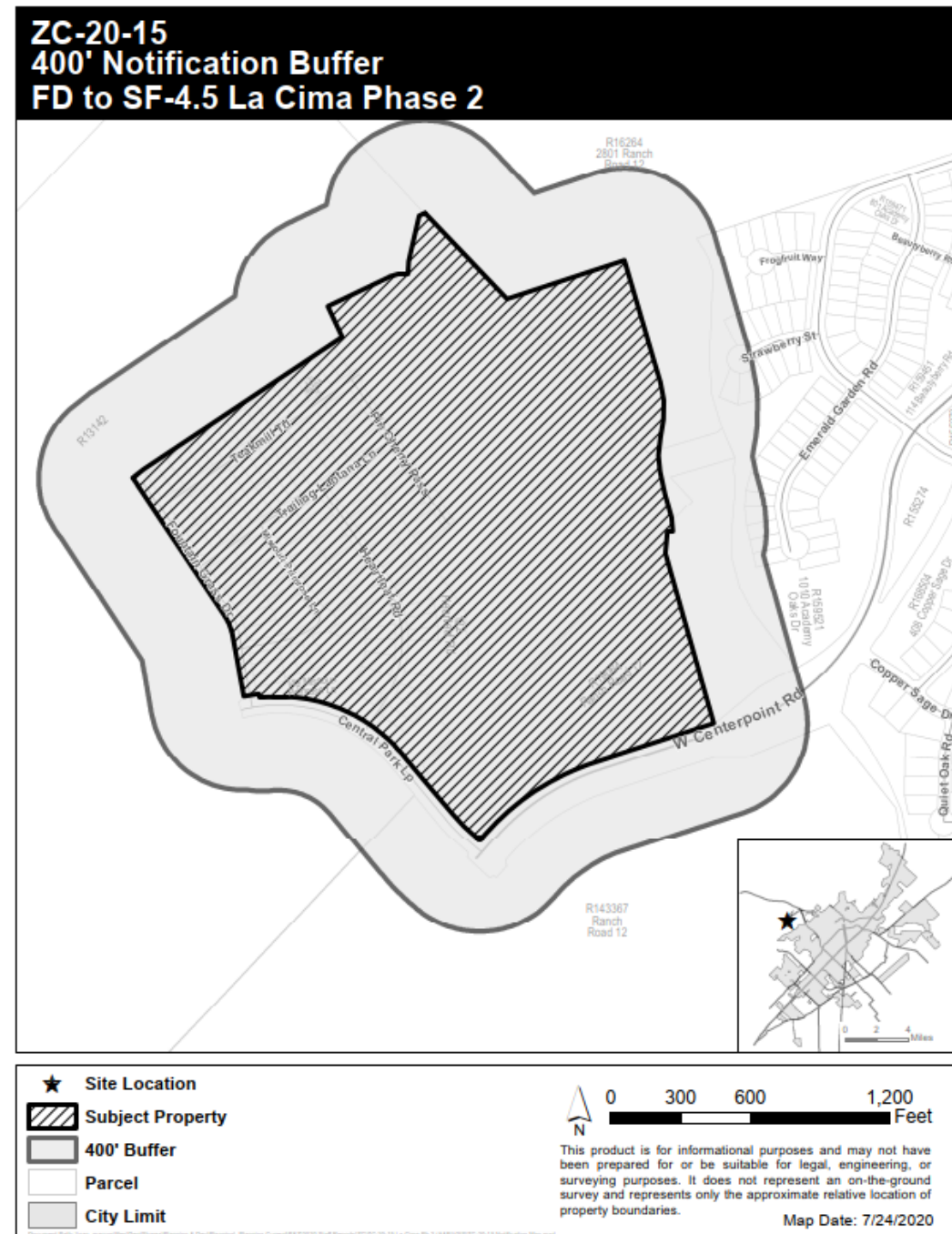


ZC-20-01 (La Cima, Phase 1, Section 2)

Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from “FD” Future Development to “SF-4.5” Single Family – 4.5, for approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

Location:

- Approximately 89.694 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family (ETJ)
 - San Marcos Academy
 - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



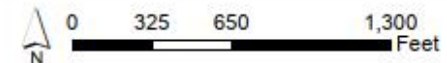
Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Single Family – 4.5 (SF-4.5)
- Proposed SF-4.5 zoning allows for residential uses
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.

ZC-20-15
Aerial View
FD to SF-4.5 - La Cima Phase 2



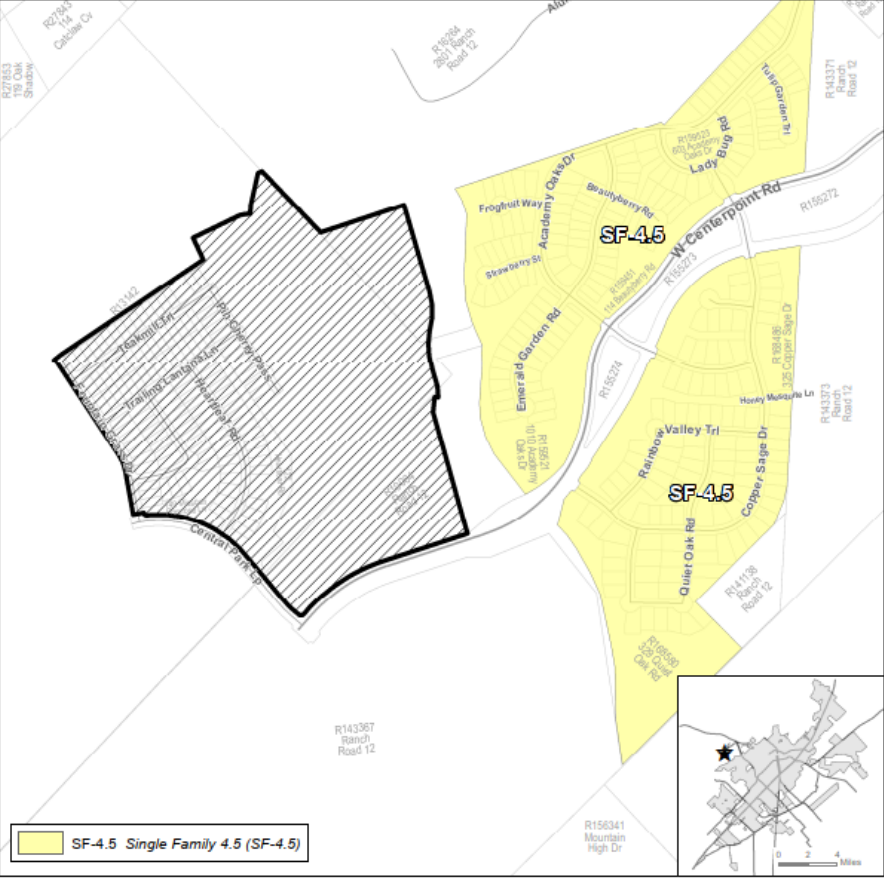
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

Map Date: 7/24/2020

ZC-20-15
Zoning Map
FD to SF-4.5 - La Cima Phase 2



★ Site Location

▨ Subject Property

▭ 400' Buffer

▭ Parcel

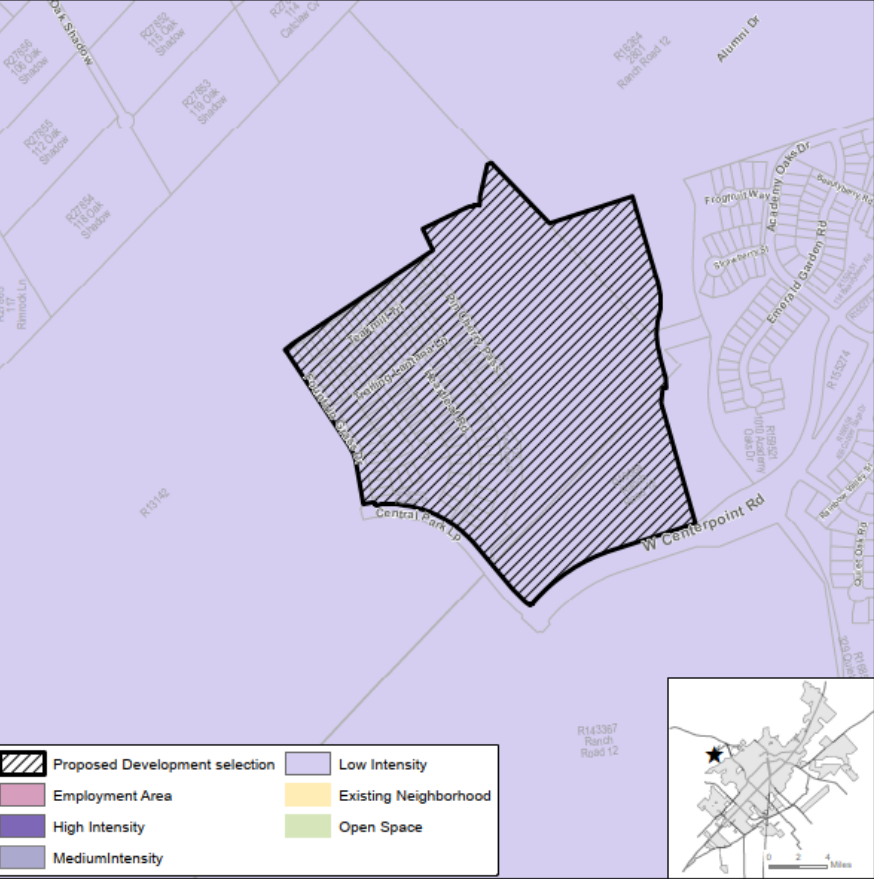
▭ City Limit

0 400 800 1,600 Feet

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Map Date: 7/9/2020

ZC-20-15
Preferred Scenario
FD to SF-4.5 - La Cima Phase 2



★ Site Location

▨ Subject Property

▭ 400' Buffer

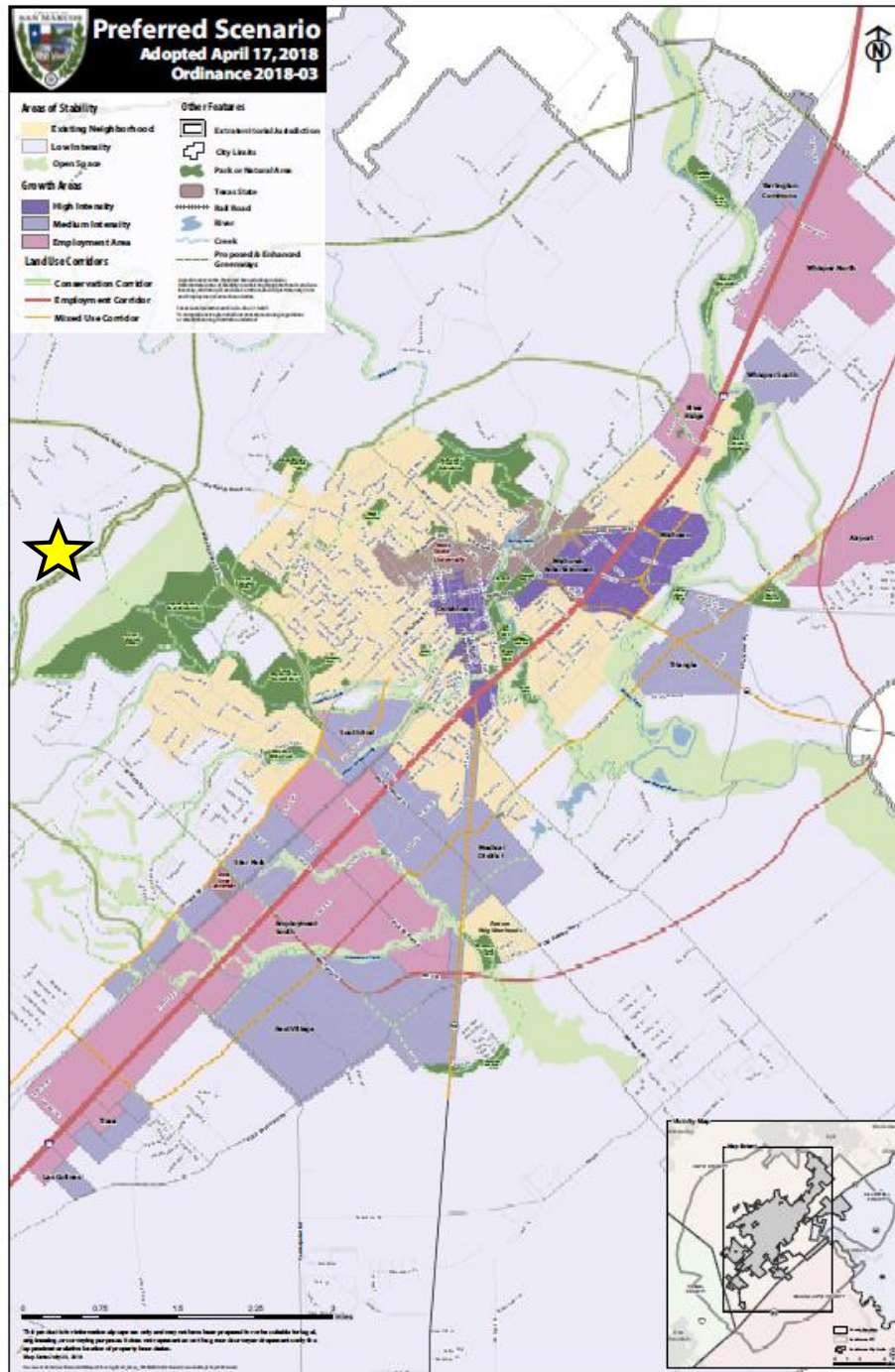
▭ Parcel

▭ City Limit

0 400 800 1,600 Feet

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Map Date: 7/24/2020



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 “Conventional Residential” (SF-4.5) within a Low Intensity Zone. The Development Agreement was in place prior to Code SMTX adoption, and the zoning request is consistent with the Development Agreement.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

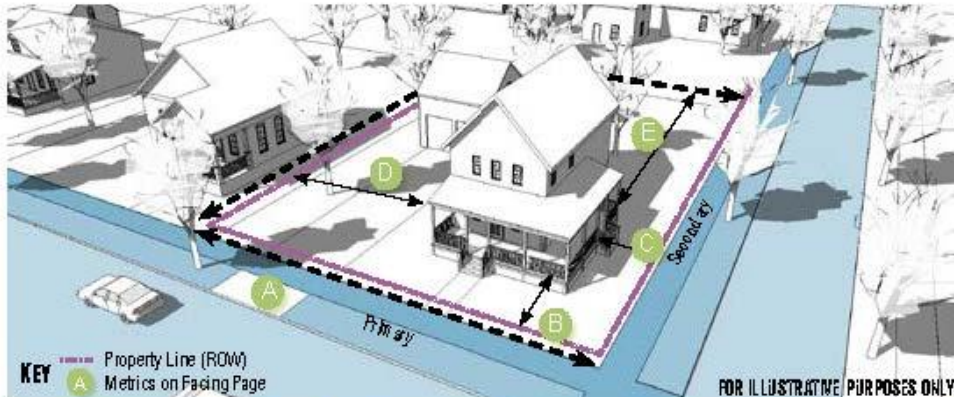
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	




SF-4.5 Zoning Analysis:

- SF-4.5 zoning is primarily intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Uses that would substantially interfere with the residential nature of the district are not allowed.
- Allowable Building Types:** *House, Cottage, Accessory Dwelling Unit, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options**.
- The property is vacant.

SF-4.5

SECTION 4.4.1.4 SINGLE FAMILY - 4.5



GENERAL DESCRIPTION

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 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.

TRANSPORTATION

Block Perimeter	3,000 ft max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

DENSITY

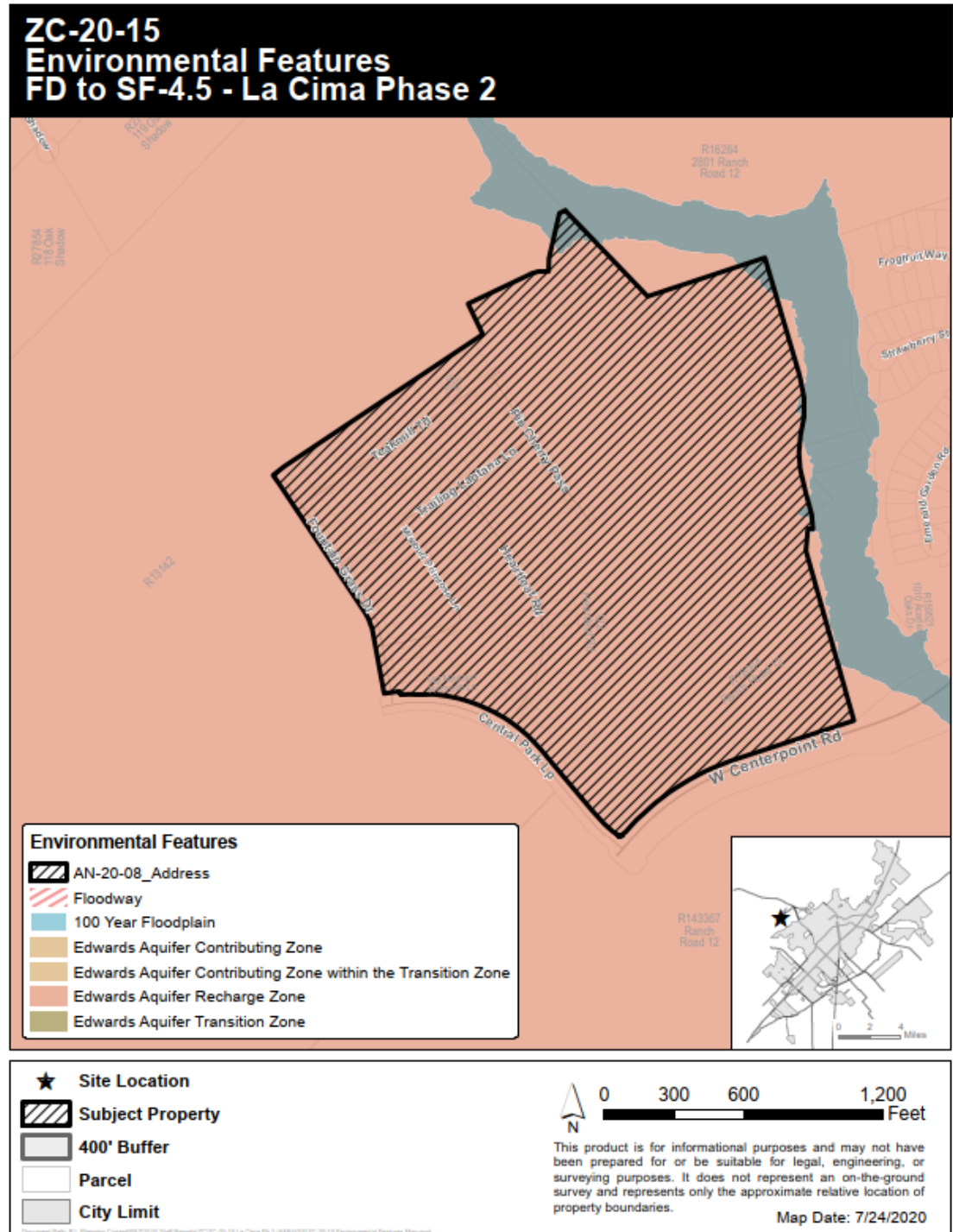
Units Per Gross Acre	7.5 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

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; floodplain is adjacent
 - Small area that along the north and east boundaries where the floodplain is evident – this is contained in drainage easements per the Phase 2, Section B plat
- Existing development standards within Development Agreement to mitigate for impact to natural features



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 “SF-4.5” Single Family – 4.5

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family – 4.5 (SF-4.5)
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-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 (<i>See Land Use Matrix</i>)	Residential (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards
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)	7.5 units per acre (max)
Occupancy Restrictions	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
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 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max