

## **ZC-20-12 (Steen Road)**

Hold a public hearing and consider a request by Mike Siefert, on behalf of Lookout Partners, L.P., for a Zoning Change from Future Development (FD) to Single Family 6 (SF-6), for approximately 14.71 acres out of the J.W. Berry Survey, located near N LBJ Drive and Steen Road.  
(T. Carpenter)

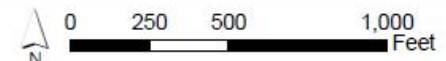
## Location:

- Approximately 14.71 acres
- **Current Configuration:**  
Vacant land
- Surrounding uses include:
  - Single-family residences
  - Vacant Land
- Located within a Low Intensity on the Preferred Scenario Map

## ZC-20-12 Aerial View FD to SF-6 — Steen Road



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



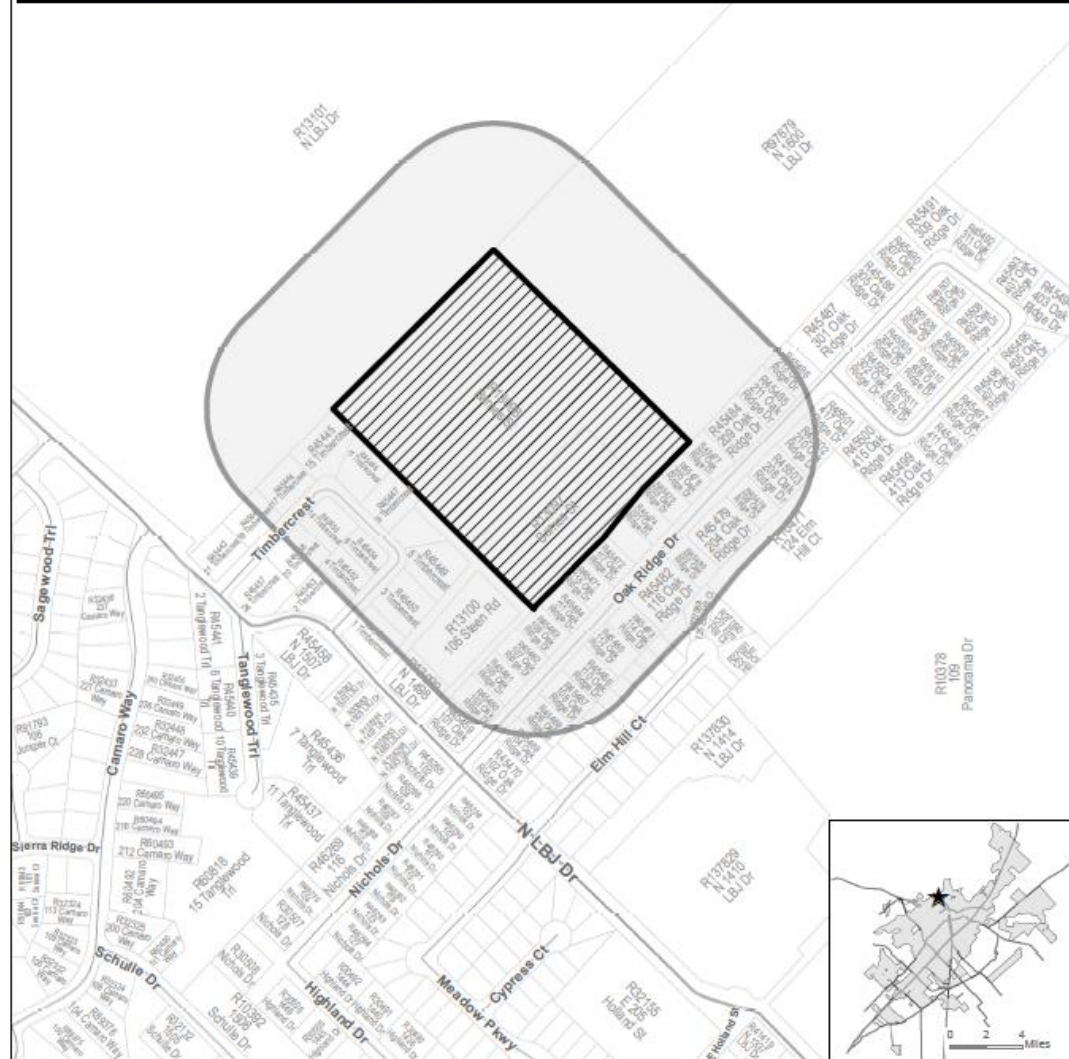
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
Map Date: 9/1/2020

# Context & History

- Annexed in 2015
- Existing Zoning:  
Future Development (FD)
- Proposed Zoning:  
Single Family (SF-6)
- Proposed SF-6 zoning allows single-family detached units.

**ZC-20-12**  
**400' Notification Buffer**  
**FD to SF-6 — Steen Rd.**



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit

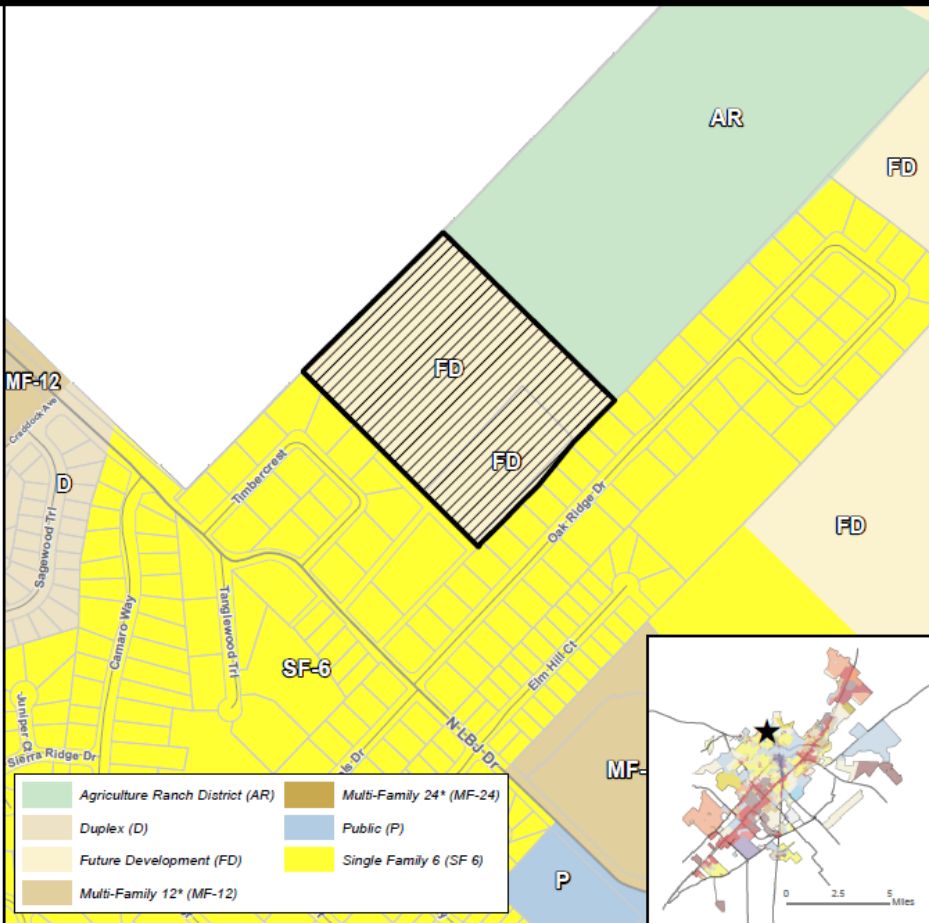


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Map Date: 9/1/2020



# **ZC-20-12** **Existing Zoning** **FD to SF-6 — Steen Rd**



★ Site Location

Subject Property

Parcels

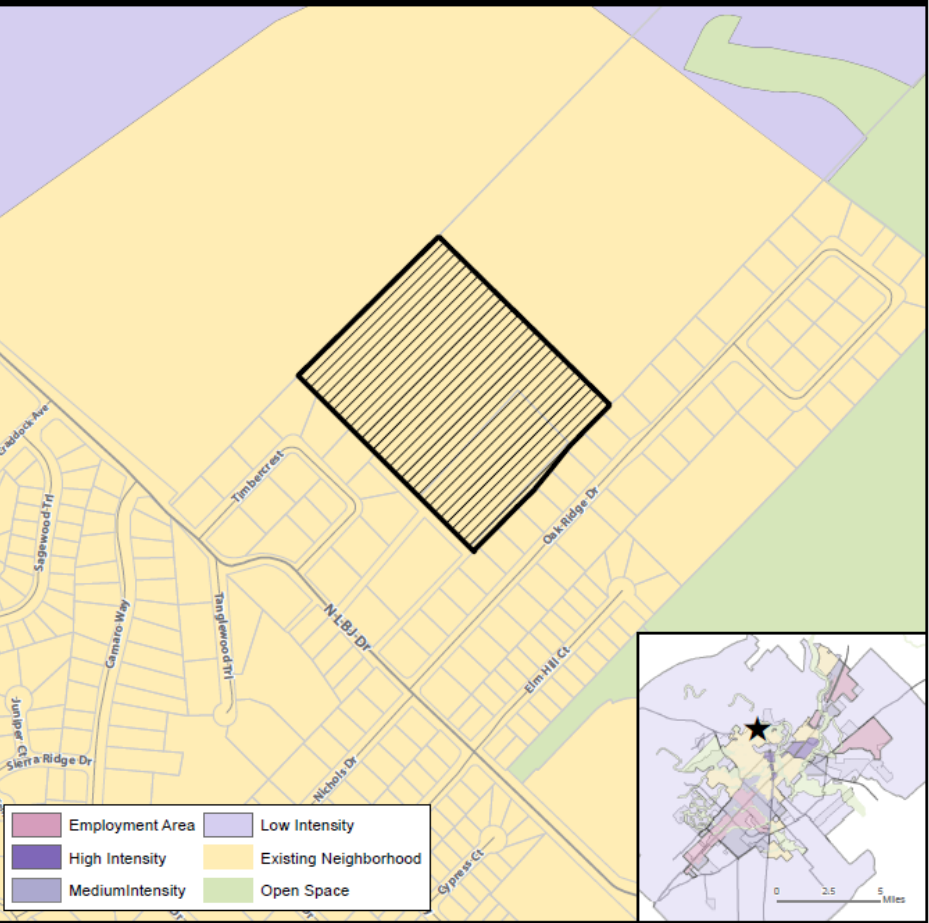
City Limit

0 250 500 1,000 Feet

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Map Date: 9/1/2020

# **ZC-20-12** **Preferred Scenario** **FD to SF-6 — Steen Rd**



★ Site Location

Subject Property

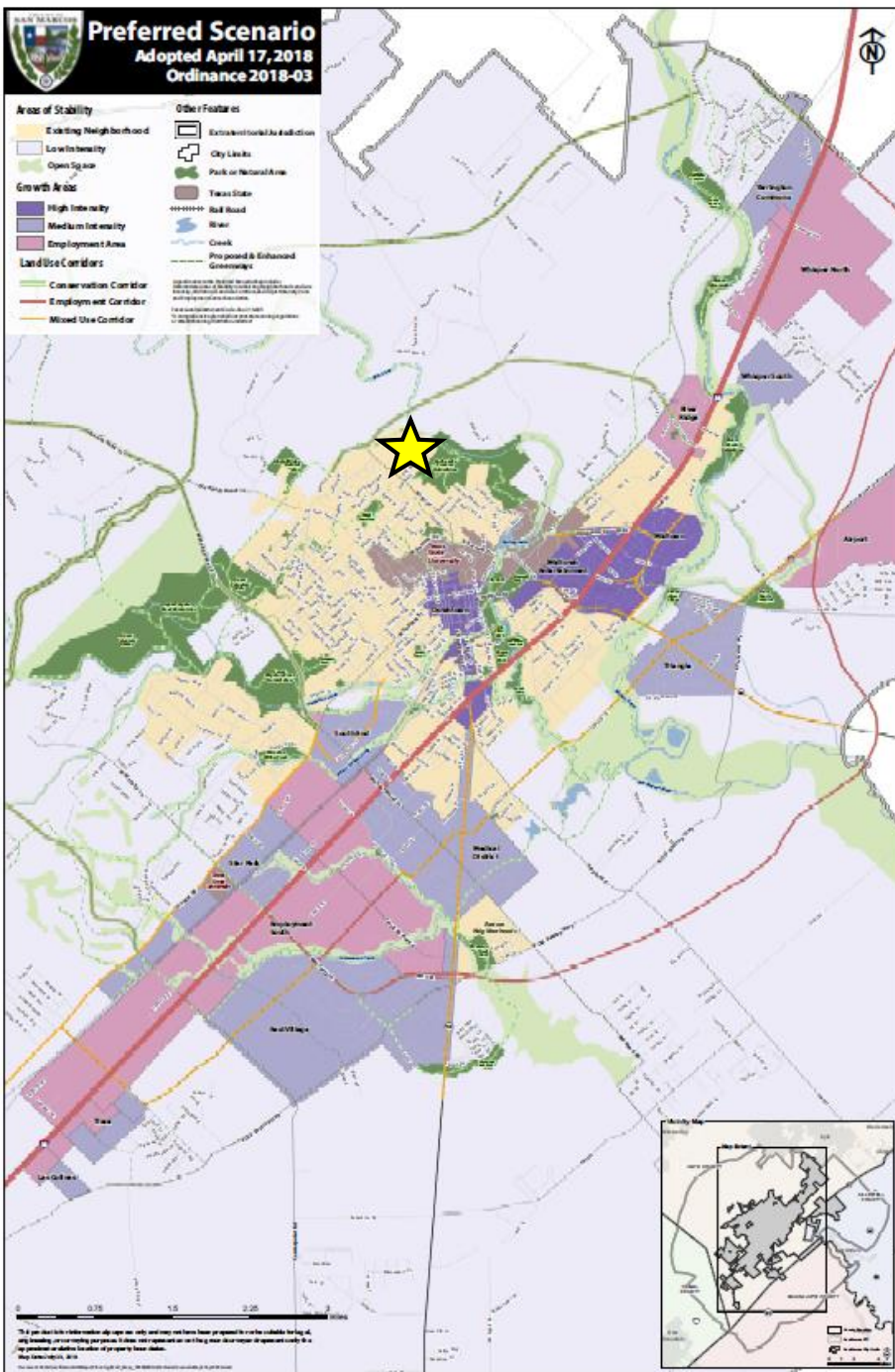
Parcels

City Limit

0 250 500 1,000 Feet

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Map Date: 9/4/2020



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

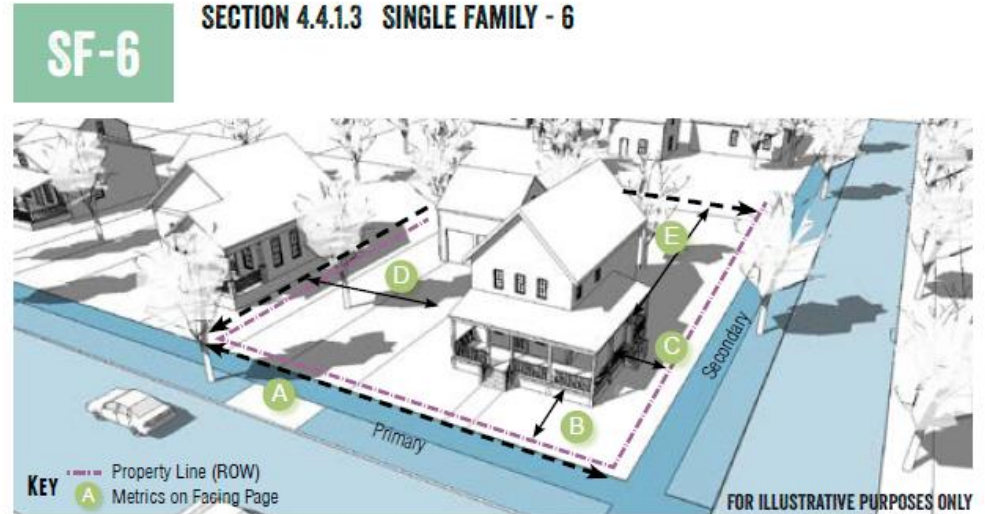
**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

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		

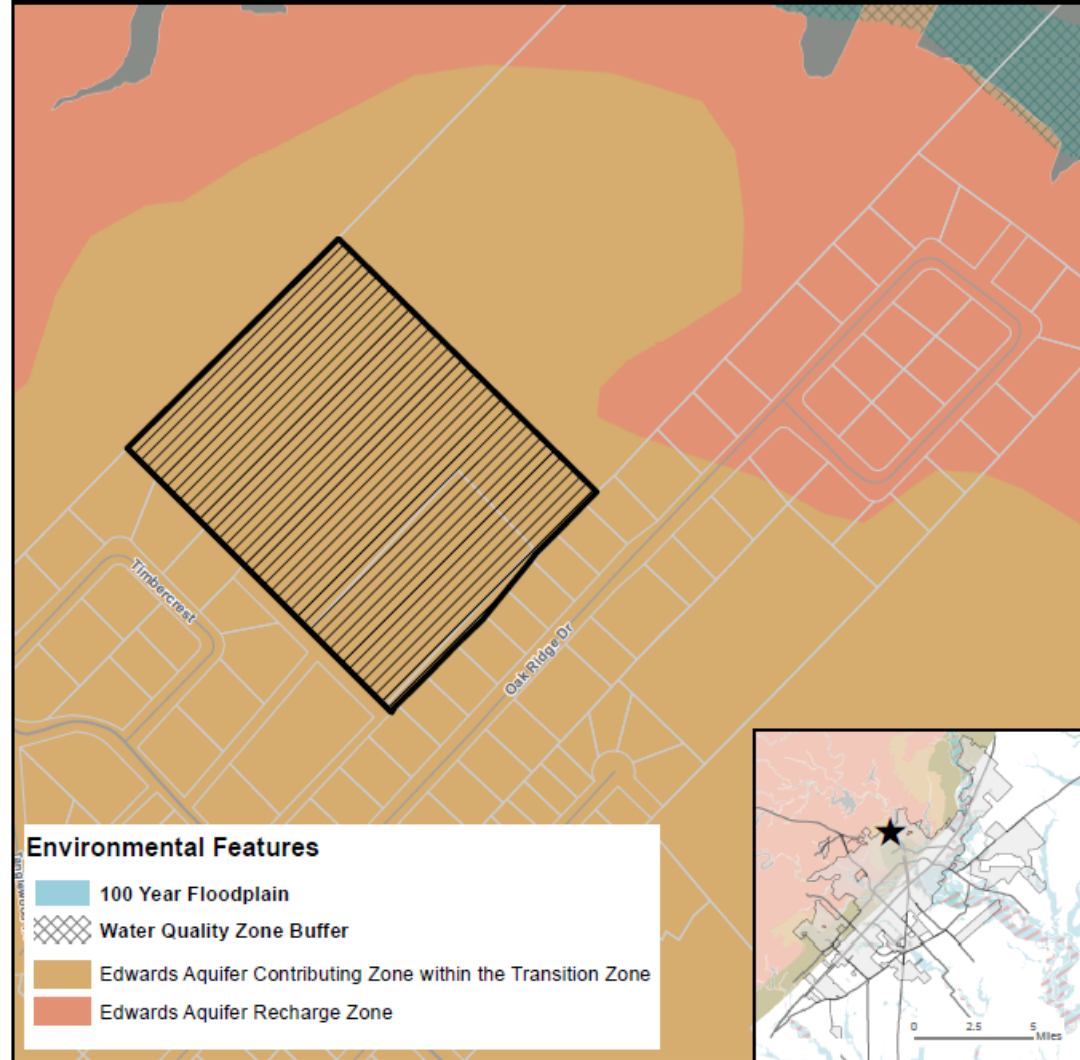
### BUILDING TYPES ALLOWED

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 in the Edwards Aquifer Contributing Zone.
- Significant slopes on <10% of the property.

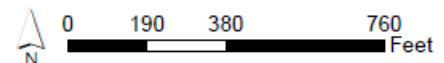
### ZC-20-12 Environmental Features FD to SF-6 — Steen Rd



#### Environmental Features

- 100 Year Floodplain
- Water Quality Zone Buffer
- Edwards Aquifer Contributing Zone within the Transition Zone
- Edwards Aquifer Recharge Zone

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



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Map Date: 9/4/2020



## 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-6” Single-Family.

## Zoning District Comparison Chart

Topic	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Single Family (SF-6)</b>
<b>Zoning Description</b>	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 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.
<b>Uses</b>	Residential ( <i>See Land Use Matrix</i> )	Single-family residential. ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit.
<b>Max Residential Units / acre</b>	0.4 units per acre (max)	5.5 units per acre (max)
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	25' front Setback, 5' side setback, 20' rear set back.
<b>Impervious Cover (max)</b>	30%	50% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, and Conventional.
<b>Blocks</b>	No Block Perimeter Required	3,000 ft. Block Perimeter max.