

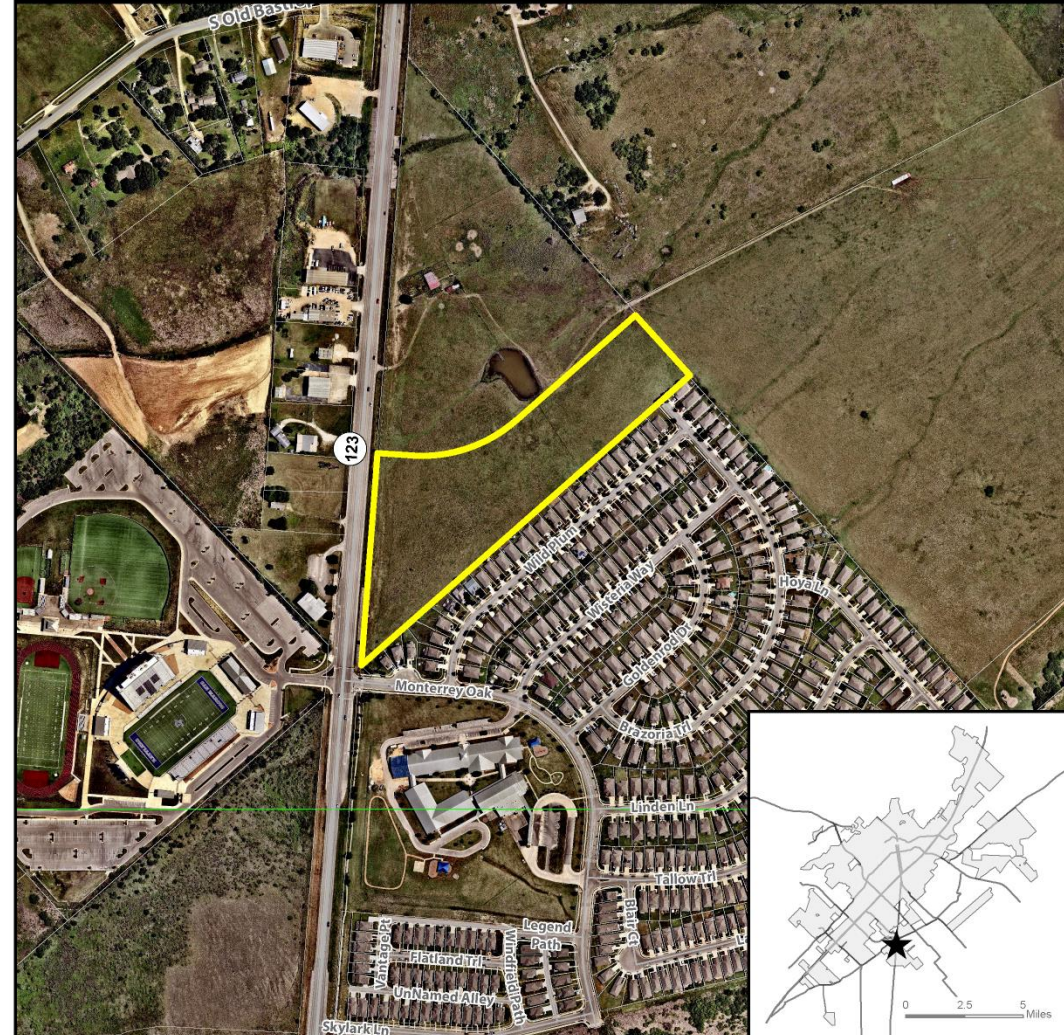
ZC-20-23 (Vantage)

Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from “FD” Future Development to “CD-2.5” Character District 2.5, for approximately 12.5 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 12.5 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family
 - Vacant / Agricultural
- Located primarily in a Low Intensity Area as designated on the Preferred Scenario Map

ZC-20-02 Aerial View FD to CD-3 — 3625 State Highway 123



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



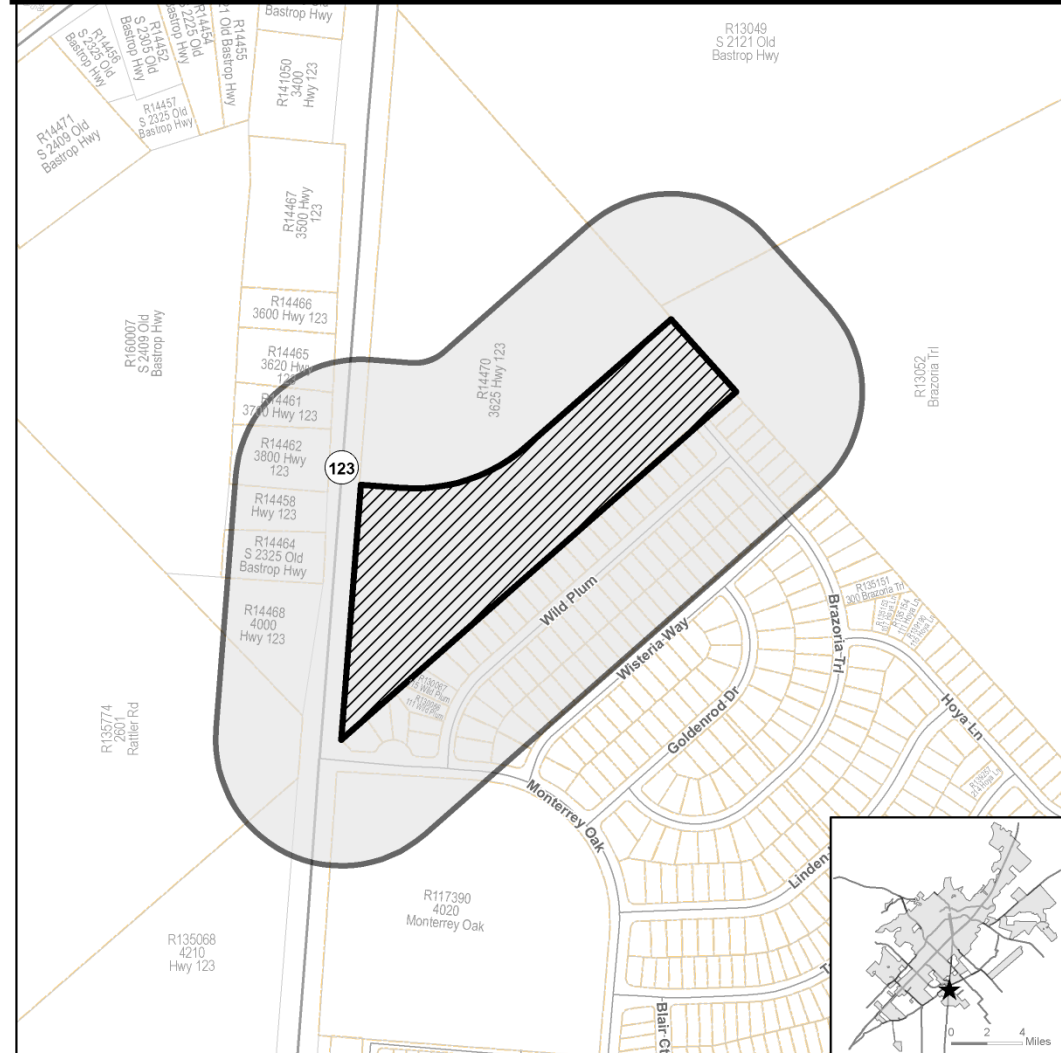
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Map Date: 1/9/2020

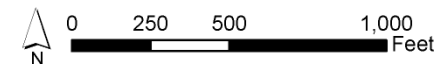
Context & History

- **Existing Zoning:** Future Development (FD) upon annexation.
- **Proposed Zoning:** Character District – 2.5 (CD-2.5)
- Proposed CD-2.5 zoning allows for residential uses

ZC-20-02
400' Notification Buffer
FD to CD-3 — 3625 State Highway 123



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



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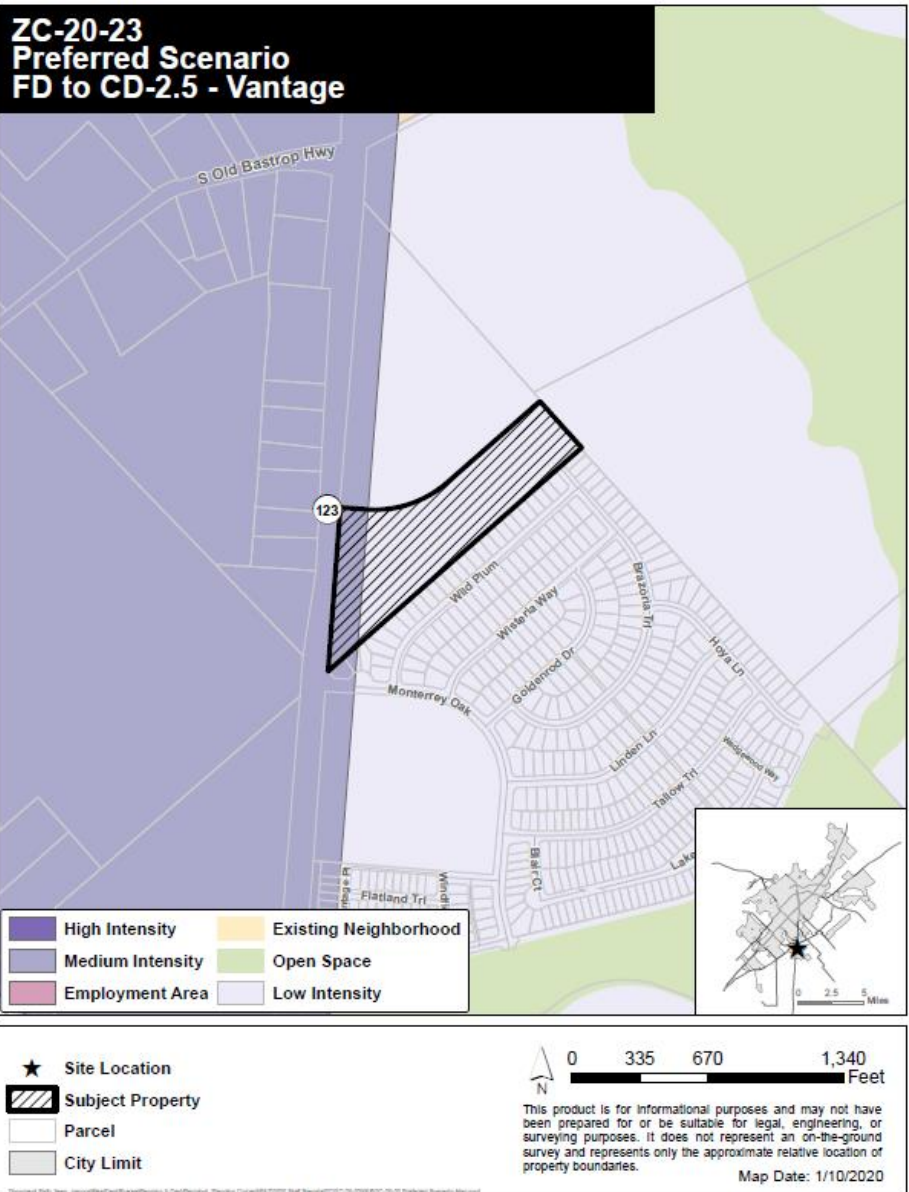
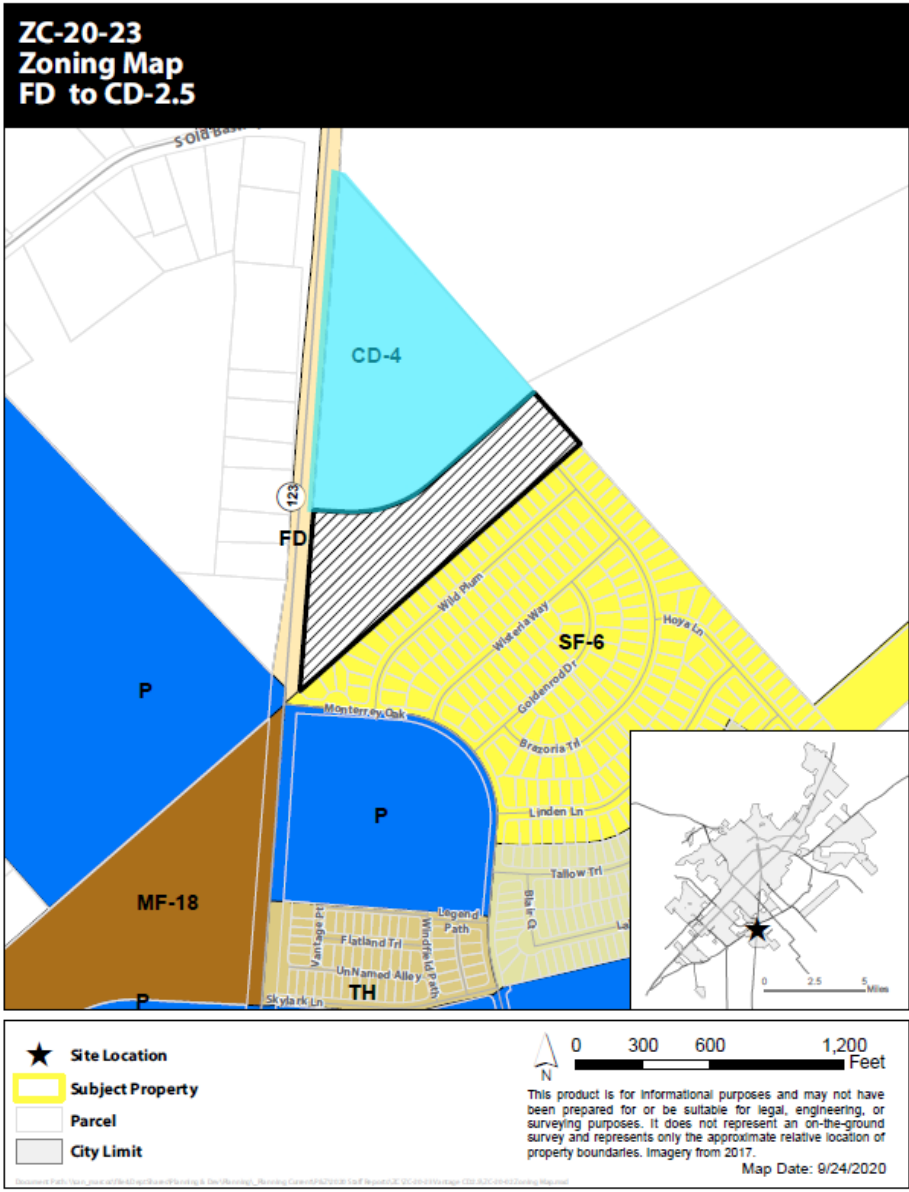
Map Date: 1/30/2020

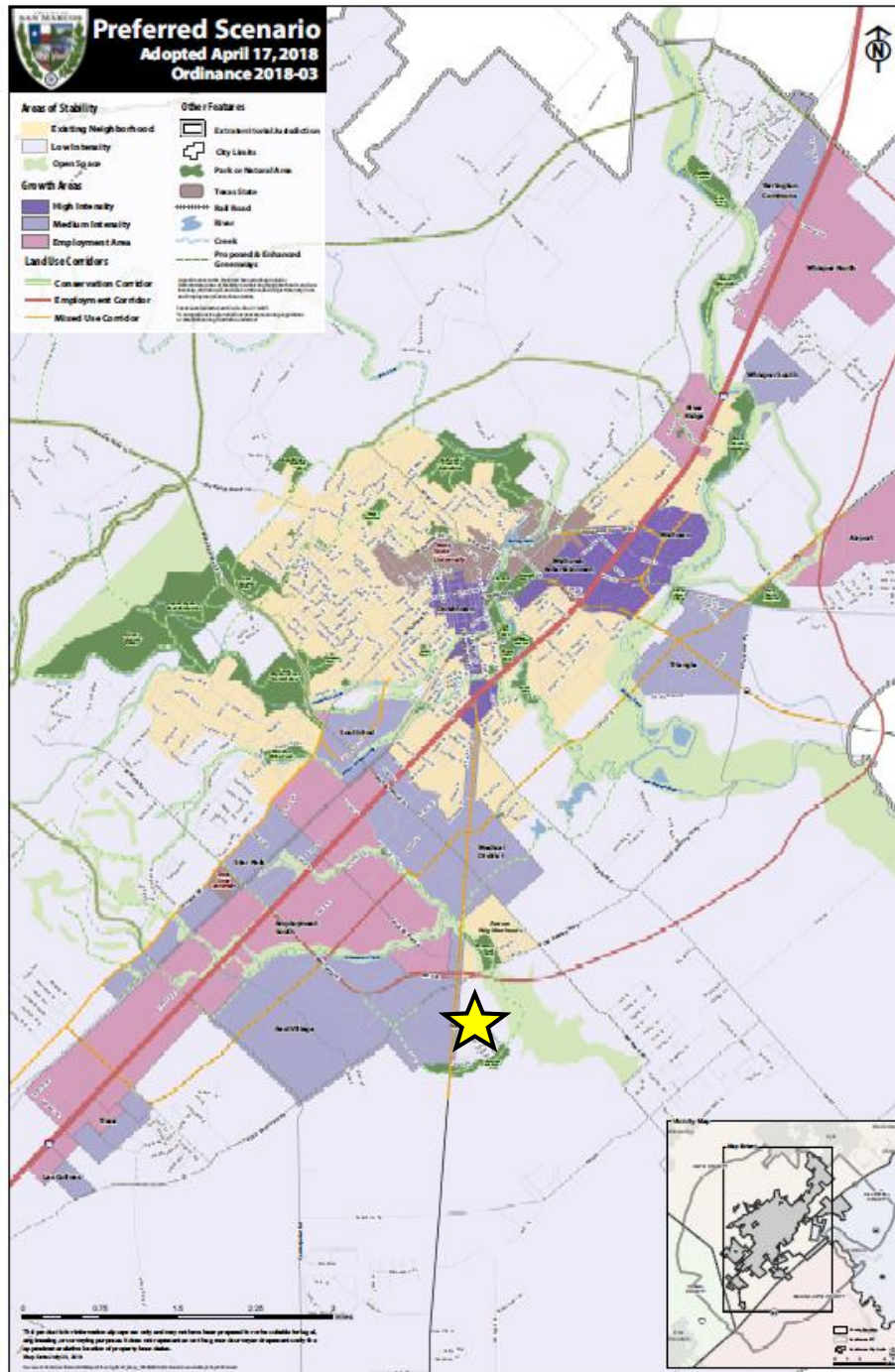
Context & History

The applicant previously made a request to rezone the property to Character District – 3 (CD-3) that was heard by the Planning and Zoning Commission and City Council earlier this year.

At their regularly scheduled meeting on 2/25/2020 the Planning and Zoning Commission voted 5 to 3 to recommend approval of the request to City Council.

At their regularly scheduled meeting on 3/14/2020 the City Council voted to deny the request 4-2. At the meeting several Council members discussed concern over the lack single family occupancy restrictions within the CD-3 zoning district as a primary concern.





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-2.5) 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-2.5 Zoning Analysis:

- The CD-2.5 district is proposed to accommodate single-family detached houses and encourage opportunities for home ownership. CD-2.5 could be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.
- Allowable Building Types:** *House, Accessory Dwelling Unit, and Civic Building*
- Occupancy Restrictions **do** apply within the CD-2.5 zoning district.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the growth should be compatible with surrounding uses.
- The property is vacant.

SECTION 4.4.3.3 CHARACTER DISTRICT-2.5

GENERAL DESCRIPTION The CD-2.5 district is proposed to accommodate single-family detached houses and encourage opportunities for home ownership. CD-2.5 could be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

DENSITY

Units per Gross Acre	8 max
Impervious cover	60% max
Occupancy Restrictions	5.1.4.1

TRANSPORTATION

Block Perimeter	2,800 ft. max	Section 3.6.2.1
Streetscape Style	Residential Conventional	Section 3.8.1.10 Section 3.8.1.7

BUILDING TYPES ALLOWED

Building Type	
Accessory Dwelling Unit	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

BUILDING STANDARDS

Principle Building Height	2 stories max.	35 ft. max
Accessory Structure Height	N/A	24 ft max

SETBACKS-PRINCIPAL BUILDING

Principal Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	15 ft. min
Rear, abutting alley	5 ft. min

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH
House	4,500 sq. ft min	40 ft. min.
Civic	4,500 sq. ft. min	50 ft. min.

SETBACKS-ACCESSORY STRUCTURE

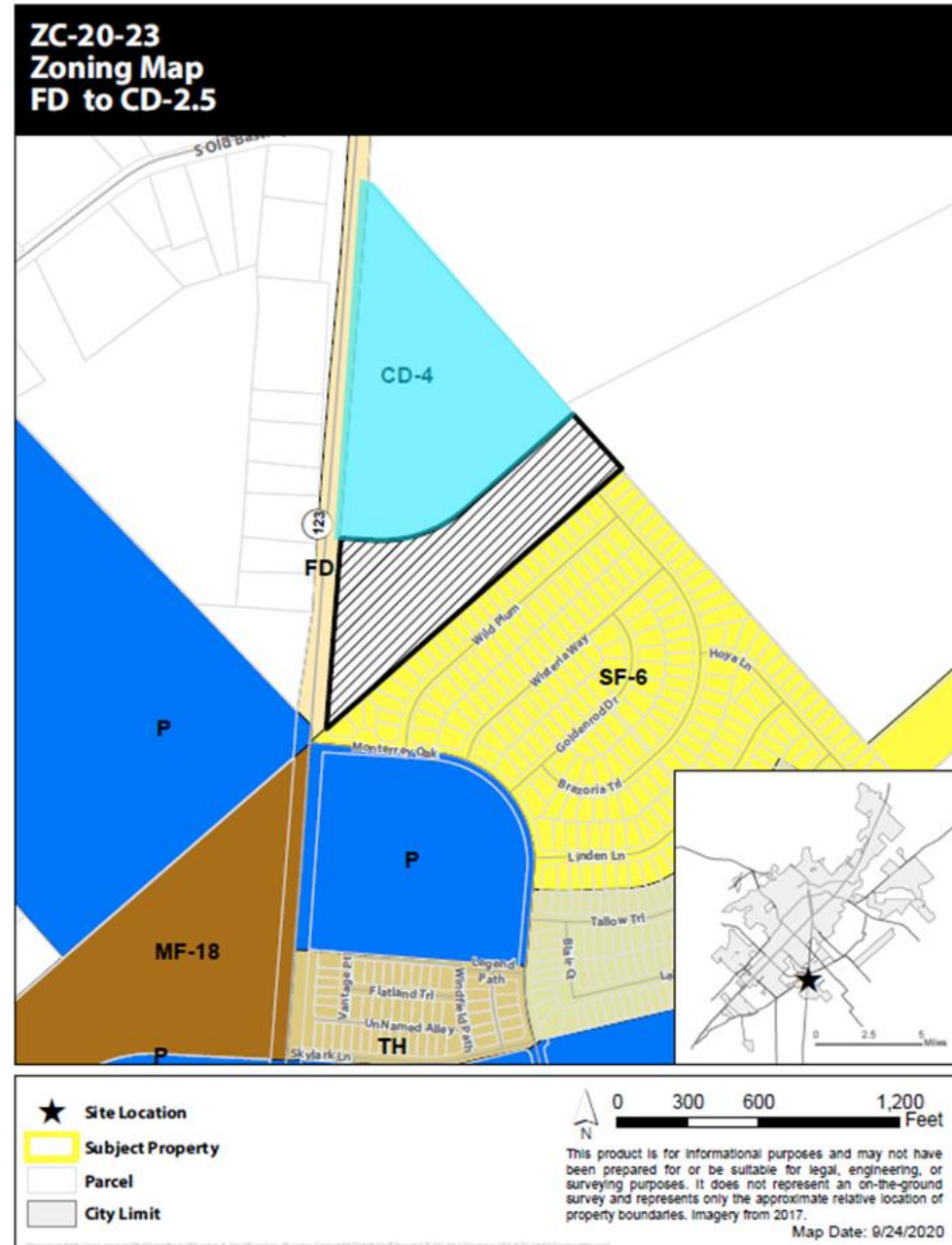
Primary Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

PARKING LOCATION

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

Adjacent Development

- North side of the property abuts the Vantage multifamily development.
 - Annexed and Zoned CD-4 Spring of 2020
 - Not yet under construction.
- South side of property abuts Cottonwood Creek Neighborhood.
- Cottonwood Creek neighborhood zoning includes Single Family – 6 (SF-6), Patio Home – Zero Lot Line (PH-ZL), and Townhouse (TH), Public, and General Commercial zoning.

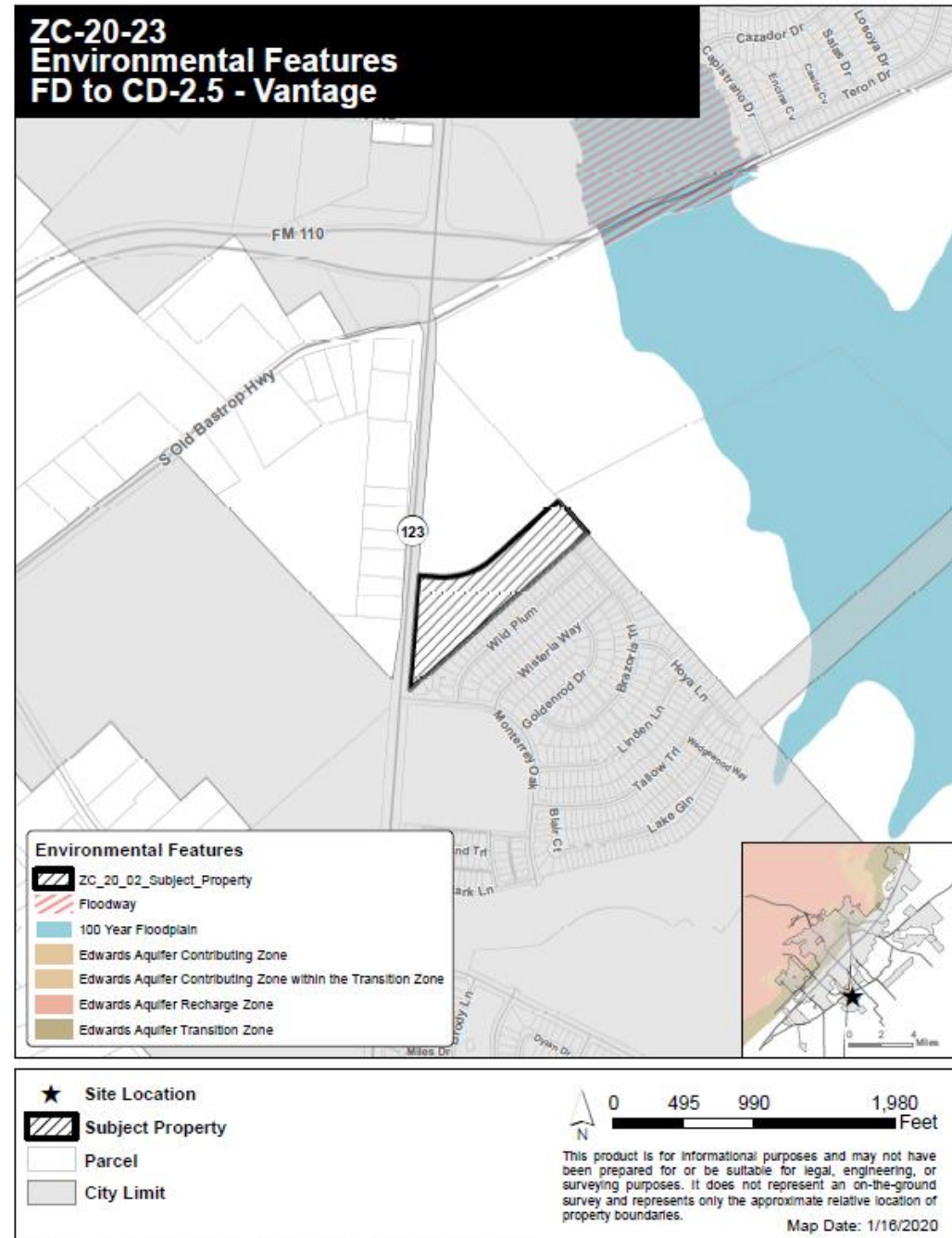


Character District 2.5 (CD-2.5)

	Single Family 6 (SF-6)	Single Family 4.5 (SF-4.5)	Character District 2.5 (CD-2.5)	Character District 3 (CD-3)
Density (units per acre)	5.5 max.	7.5 max.	8 max.	10 max.
Impervious Cover	50% max.	60% max.	60% max.	60% max.
Occupancy Restrictions	Apply	Apply	Apply	Do Not Apply
Building Types Permitted	House, ADU	House, ADU	House, ADU	House, ADU, Duplex, Cottage Court, Zero Lot Line
Height Max.	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)

Environmental Analysis

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





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-2.5” Character District – 2.5.

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 2.5 (CD-2.5)
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-2.5 District is primarily intended to accommodate single-family detached houses and encourage home ownership. Uses that would interfere with the residential nature of the district are not allowed.
Uses	No zoning restrictions	Residential (<i>See Land Use Matrix</i>)	Residential, Civic.
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 (Single Family Detached)	2 spaces per dwelling unit
Max Residential Units / acre	Based on County Septic restrictions..	0.4 units per acre (max)	8 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Tree and shrub requirements
Building Height(max)	No zoning standards	2 stories	2 stories
Setbacks	No zoning standards	Based on Zoning District	15 foot front, 5 foot side (interior), 10 foot side (corner), 15 foot rear (5 foot with alley).
Impervious Cover (max)	No zoning standards	30%	60%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Minimum 4,500 square ft lot.
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 Street: 5' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,800 ft. Block Perimeter max.