

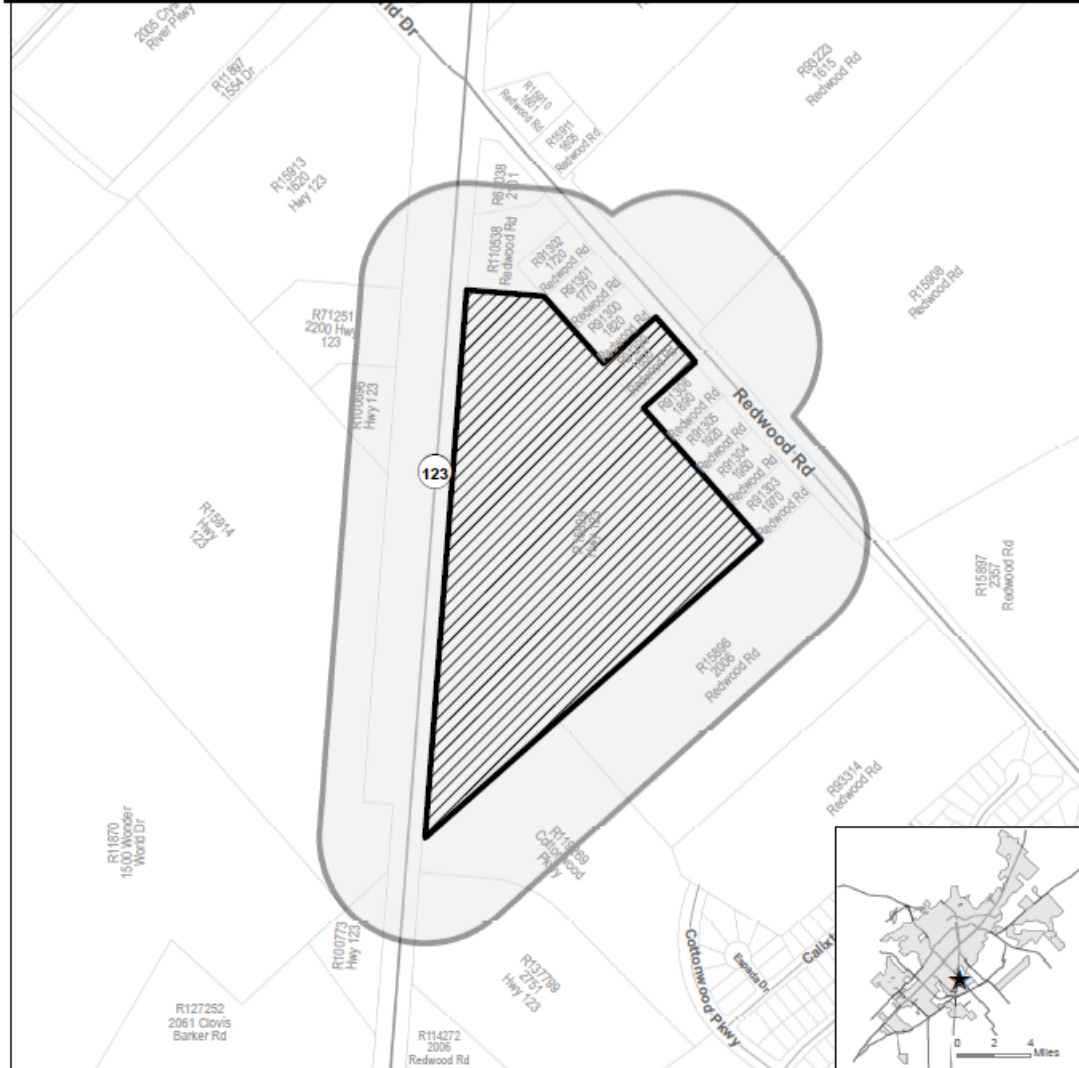
ZC-20-24 (2400 Block of Hwy 123 / Picoma)

Hold a public hearing and consider a request by Ed Theriot, on behalf of Jaime J. Russek Martinez, for a Zoning Change from Future Development (FD) to Character District - 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 32.24 acres out of the Barnett O. Kane Survey, Abstract Number 281, Hays County and being Lot 1, Block 1, R & R Subdivision Section 2, located at the 2400 Block of Hwy 123 (A. Villalobos)

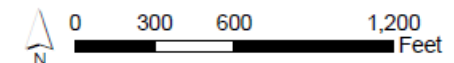
Location:

- Approximately 32.24 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - La Vista Retirement Community
 - Proposed Multifamily
 - Commercial / Warehouse
 - Vacant / Agricultural land
- Located primarily outside the City Limits (Extraterritorial Jurisdiction)
 - A 30 foot strip of property is annexed along the southern property line

ZC-20-24 400' Notification Buffer Picoma CD-5 Zoning – 2400 Block of Hwy 123



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



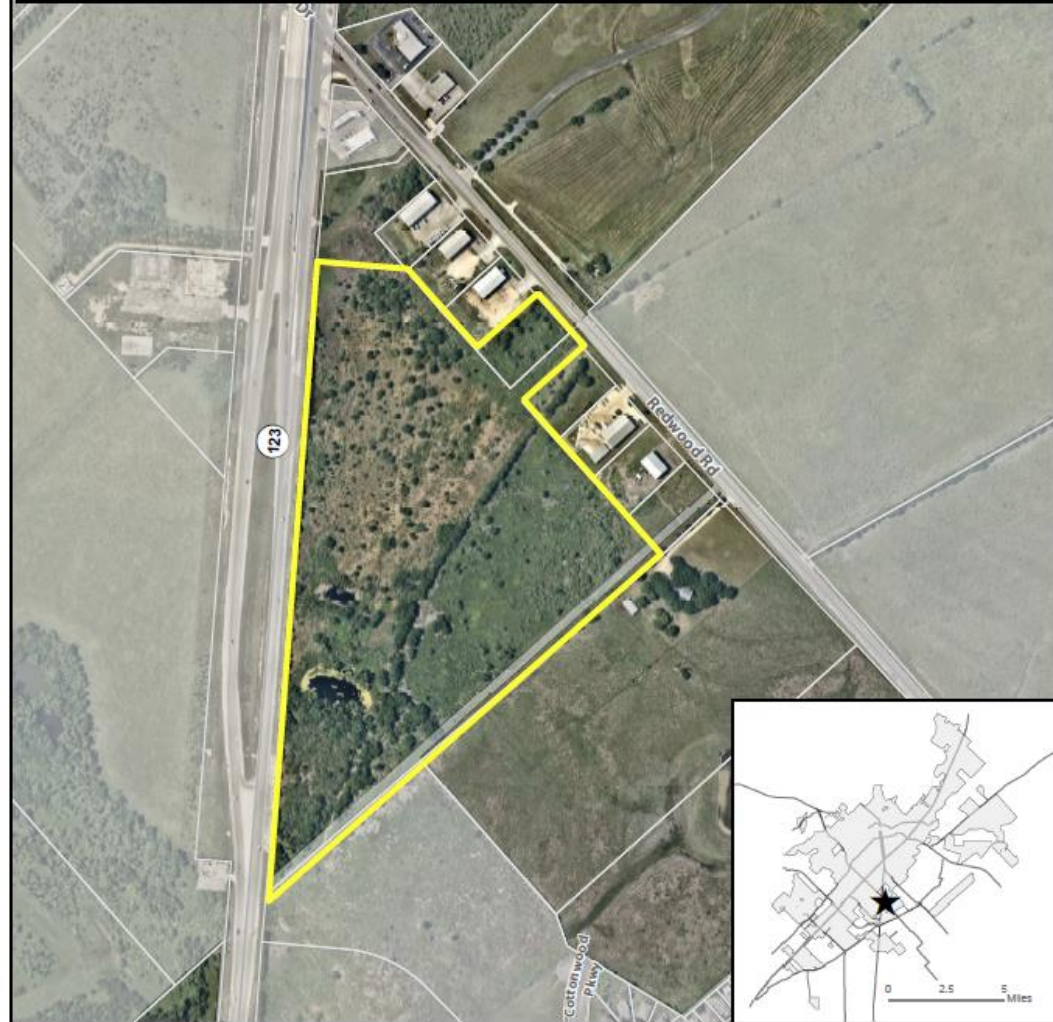
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Map Date: 10/6/2020

Context & History

- **Existing Zoning:** Outside City Limits (ETJ) / Future Development (FD)
- **Proposed Zoning:** Character District - 5 (CD-5)
 - Applicant is proposing multifamily. Other potential uses allowed in CD-5 may be proposed
- Proposed CD-5 zoning allows for residential, commercial, and office uses and Building Types.
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.

ZC-20-24 Aerial View Picoma CD-5 Zoning – 2400 Block of Hwy 123



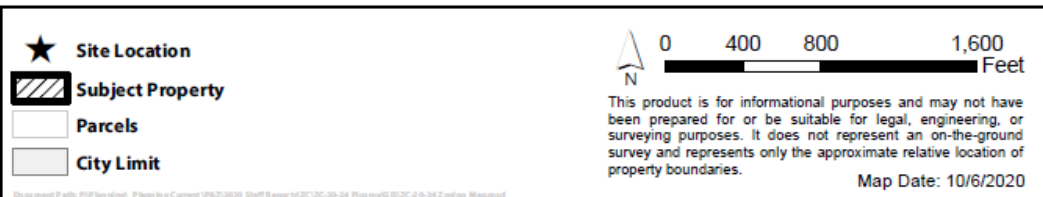
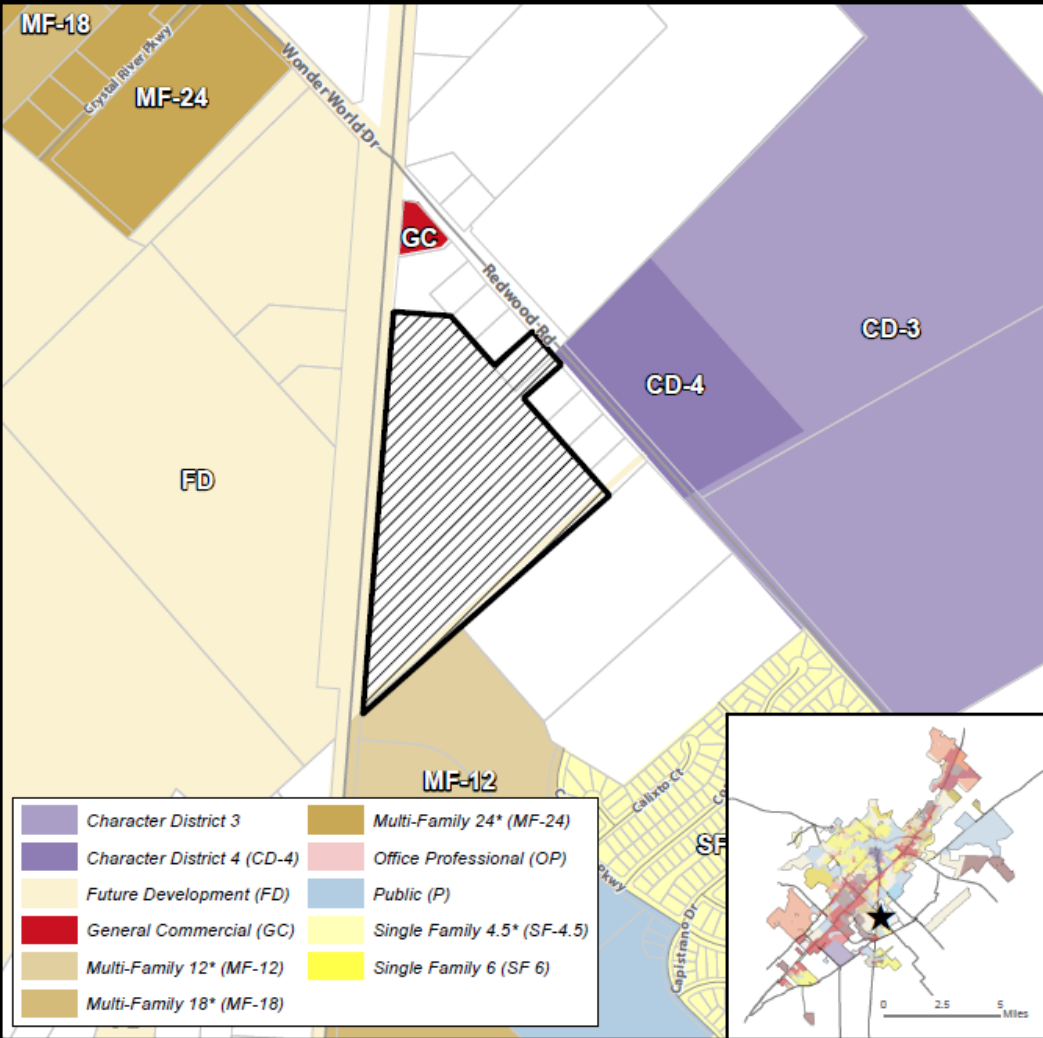
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 250 500 1,000 Feet

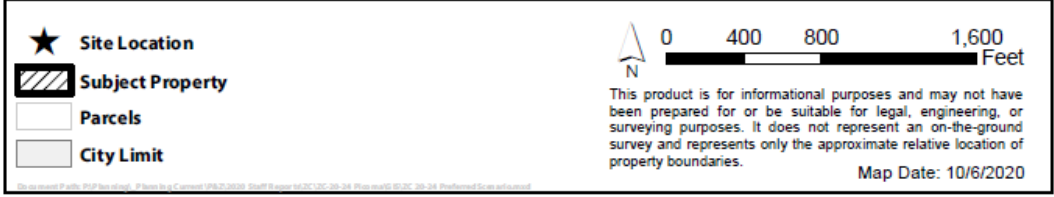
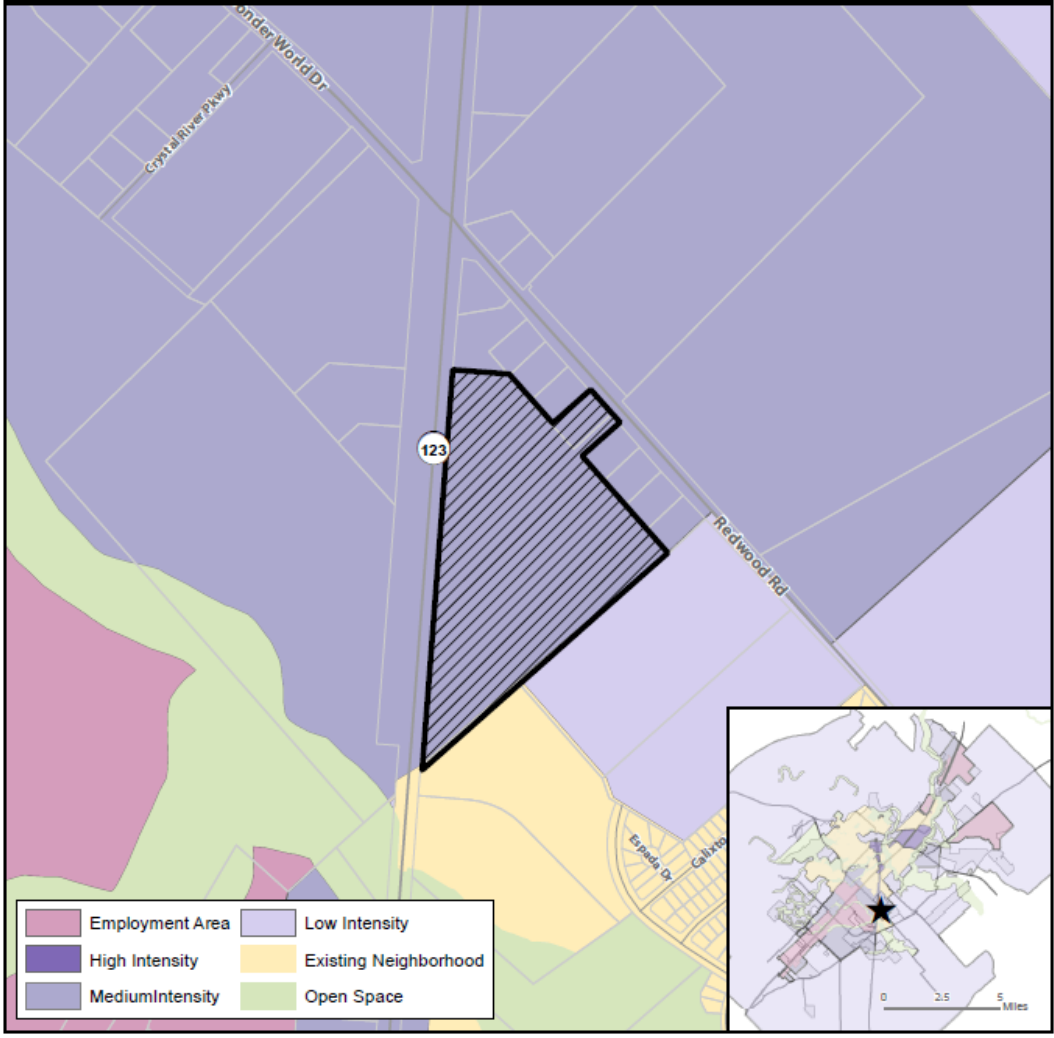
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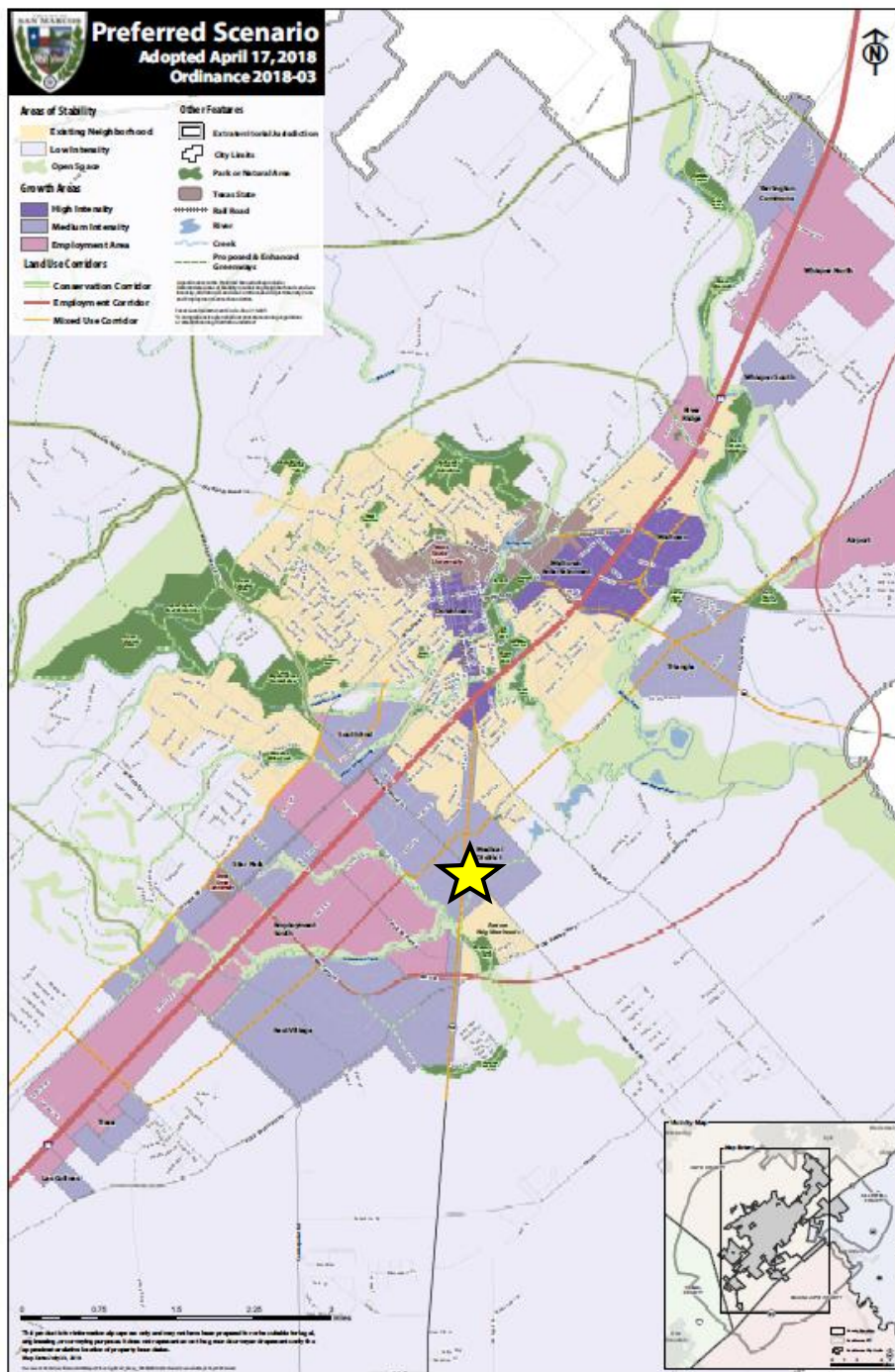
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ZC-20-24 **Existing Zoning** **Picoma CD-5 Zoning – 2400 Block of Hwy 123**



ZC-20-24 **Preferred Scenario** **Picoma CD-5 Zoning – 2400 Block of Hwy 123**





Comprehensive Plan Analysis

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

**Located in a Growth Area –
Medium Intensity Zone**

“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (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-5) within a Growth Area – Medium Intensity Zone.

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-5 Zoning Analysis:

- CD-5 zoning is intended to provide a variety of residential, retail, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
- **Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs diversified housing options and to direct growth to Intensity Zones.
- The property is vacant and shown to be in a low constrained area. There is no floodplain on the property.

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5







GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

DENSITY

Impervious Cover	100% max.
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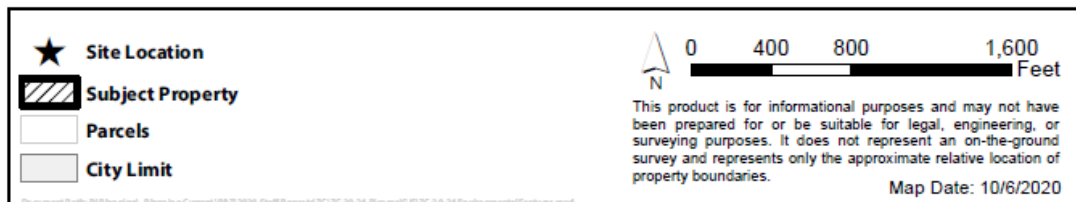
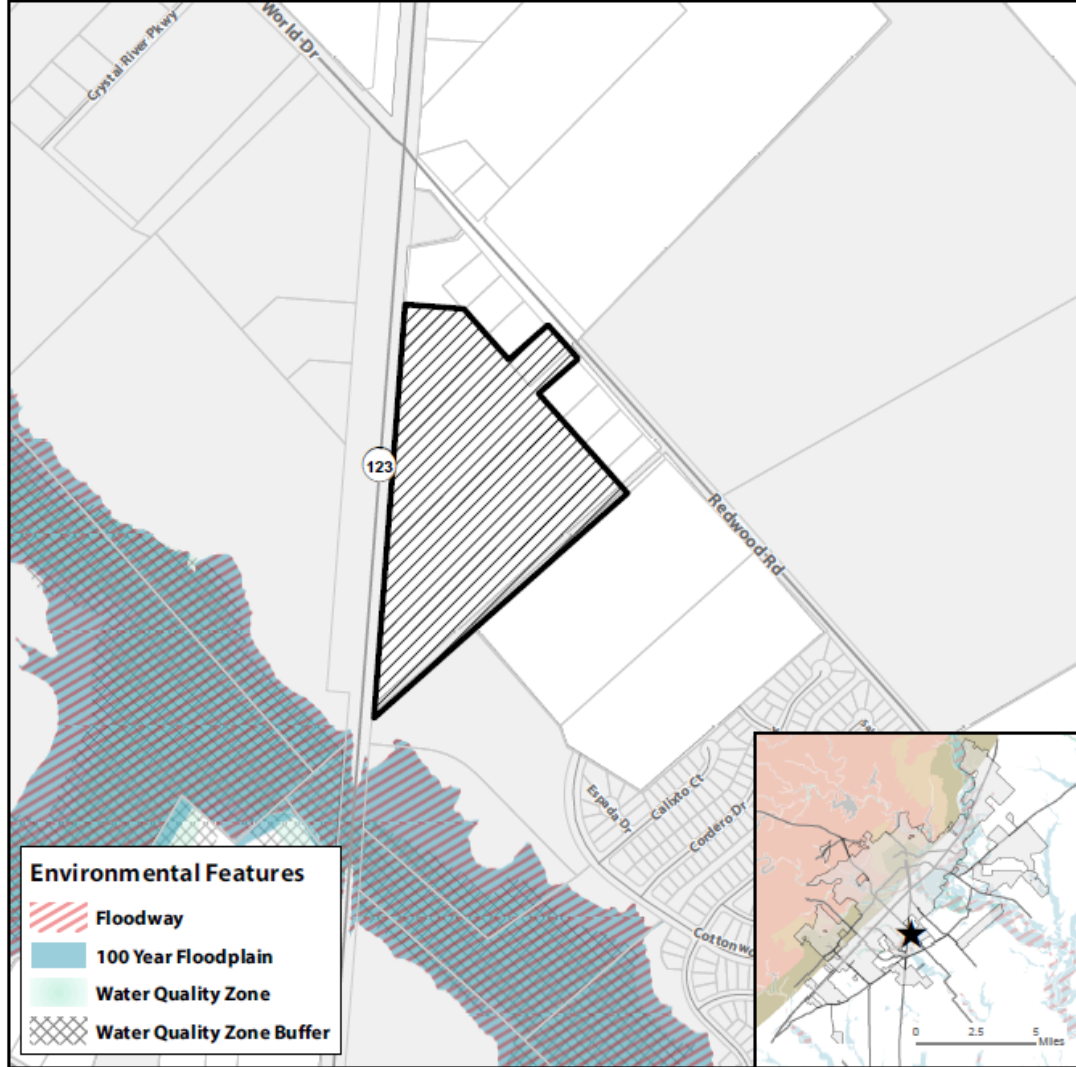
BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-20-24 Environmental Features Picoma CD-5 Zoning – 2400 Block of Hwy 123



Infrastructure Requirements

• Street Requirements

- Transportation Master Plan
- Block perimeter requirements (2,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

- Existing infrastructure, however, any required extensions of water and wastewater facilities will be installed in accordance with City standards

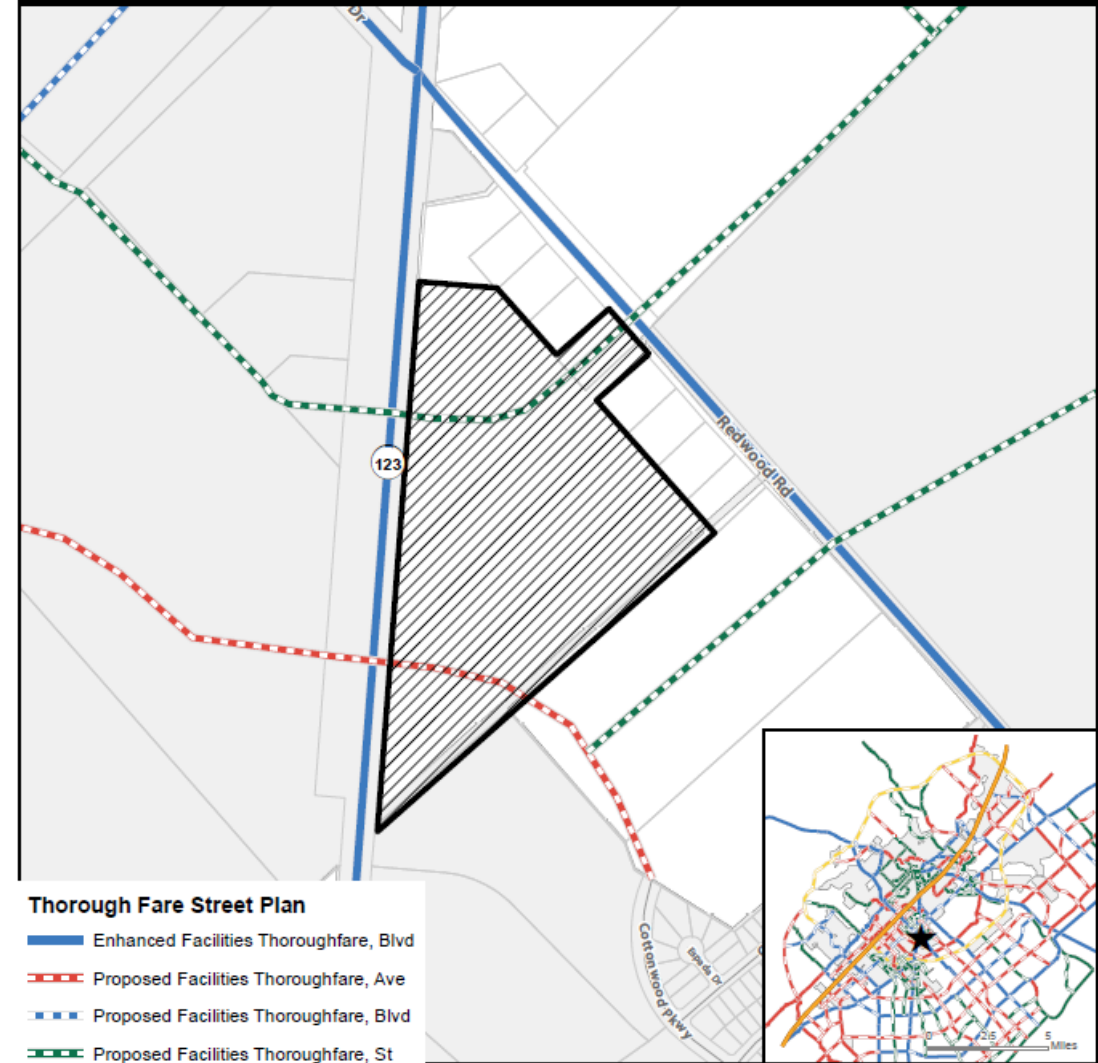
• Parkland Dedication + Development

- Land dedication and development of infrastructure required for residential uses based on the total number of units proposed
- Fee-in-lieu may be requested

ZC-20-24

Transportation Master Plan

Picoma CD-5 Zoning – 2400 Block of Hwy 123



Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Blvd
- Proposed Facilities Thoroughfare, Ave
- Proposed Facilities Thoroughfare, Blvd
- Proposed Facilities Thoroughfare, St

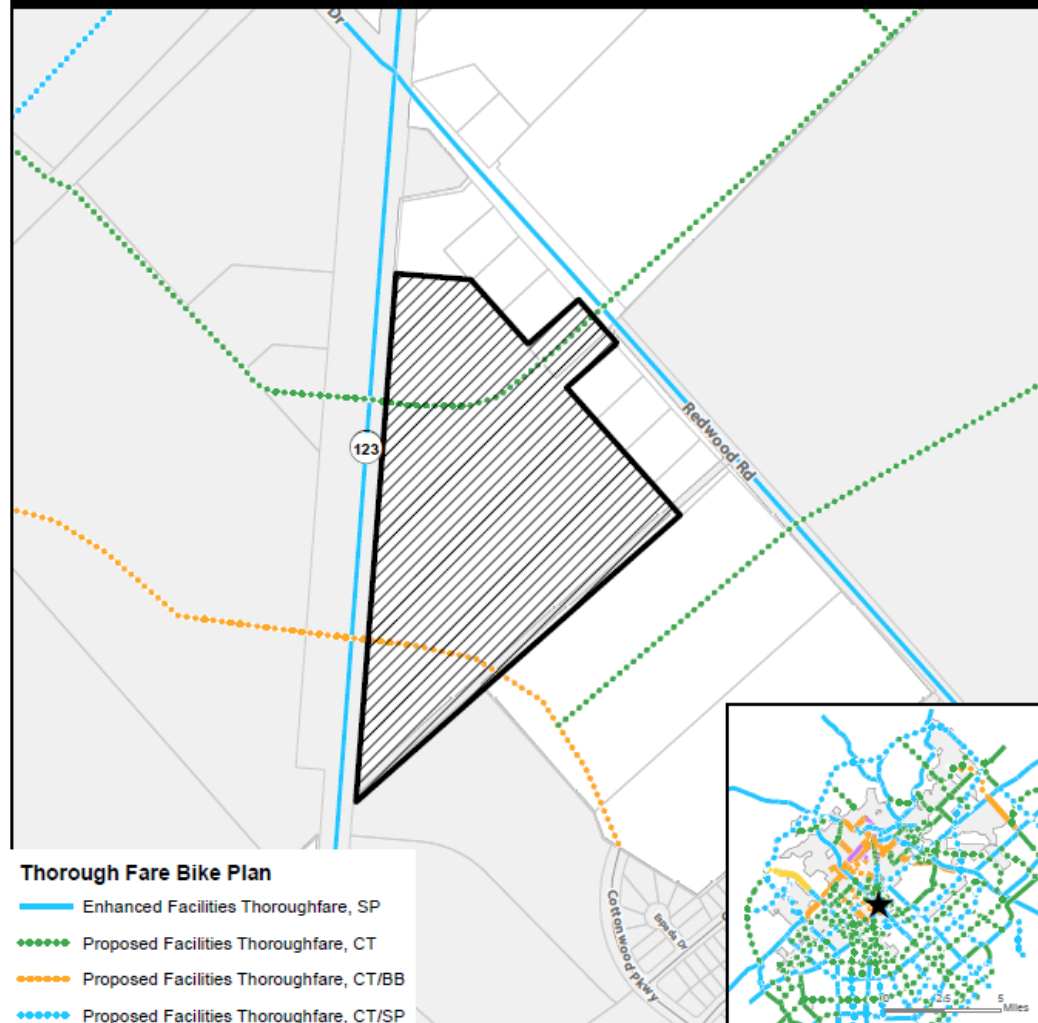
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

0 300 600 1,200 Feet

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ZC-20-24 Transportation Master Plan - Bicycle Facilities Picoma CD-5 Zoning – 2400 Block of Hwy 123



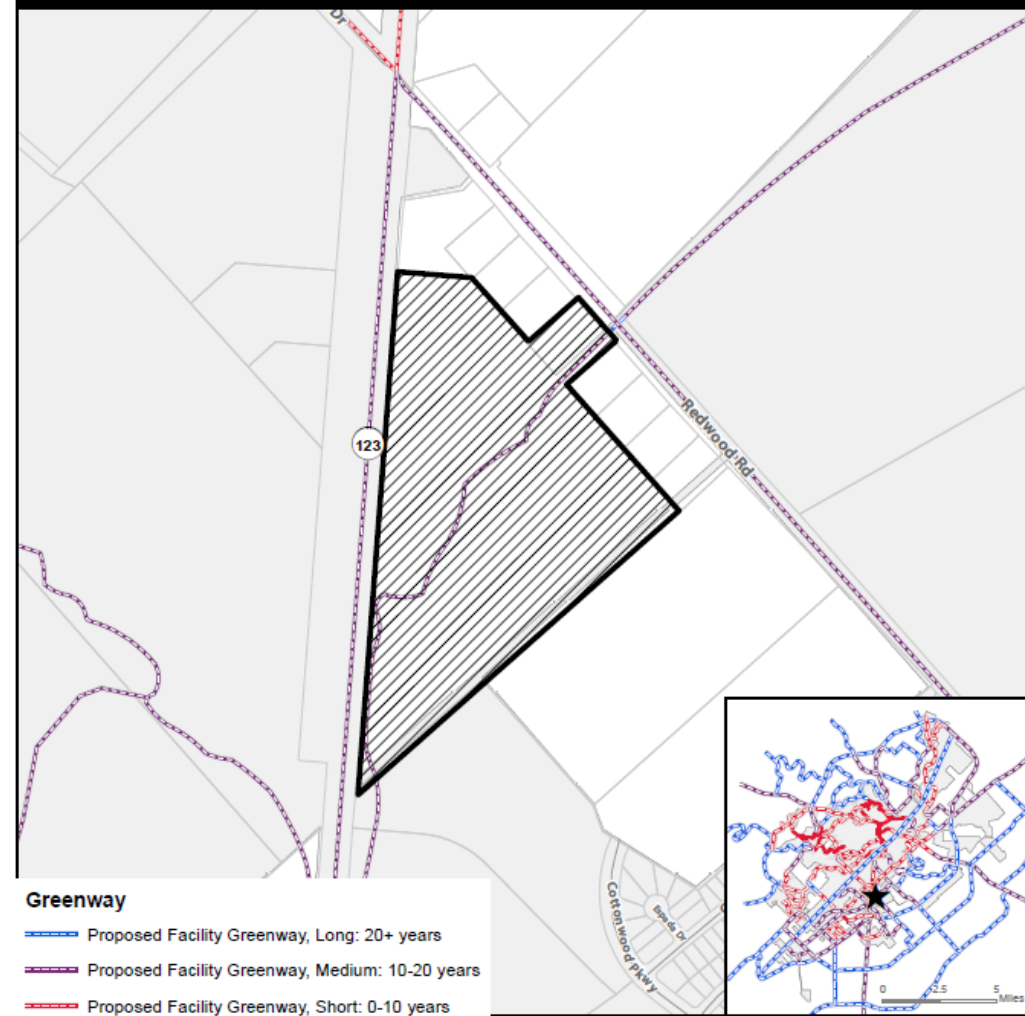
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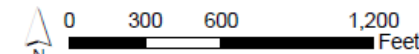
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ZC-20-24 Transportation Master Plan - Greenways Picoma CD-5 Zoning – 2400 Block of Hwy 123



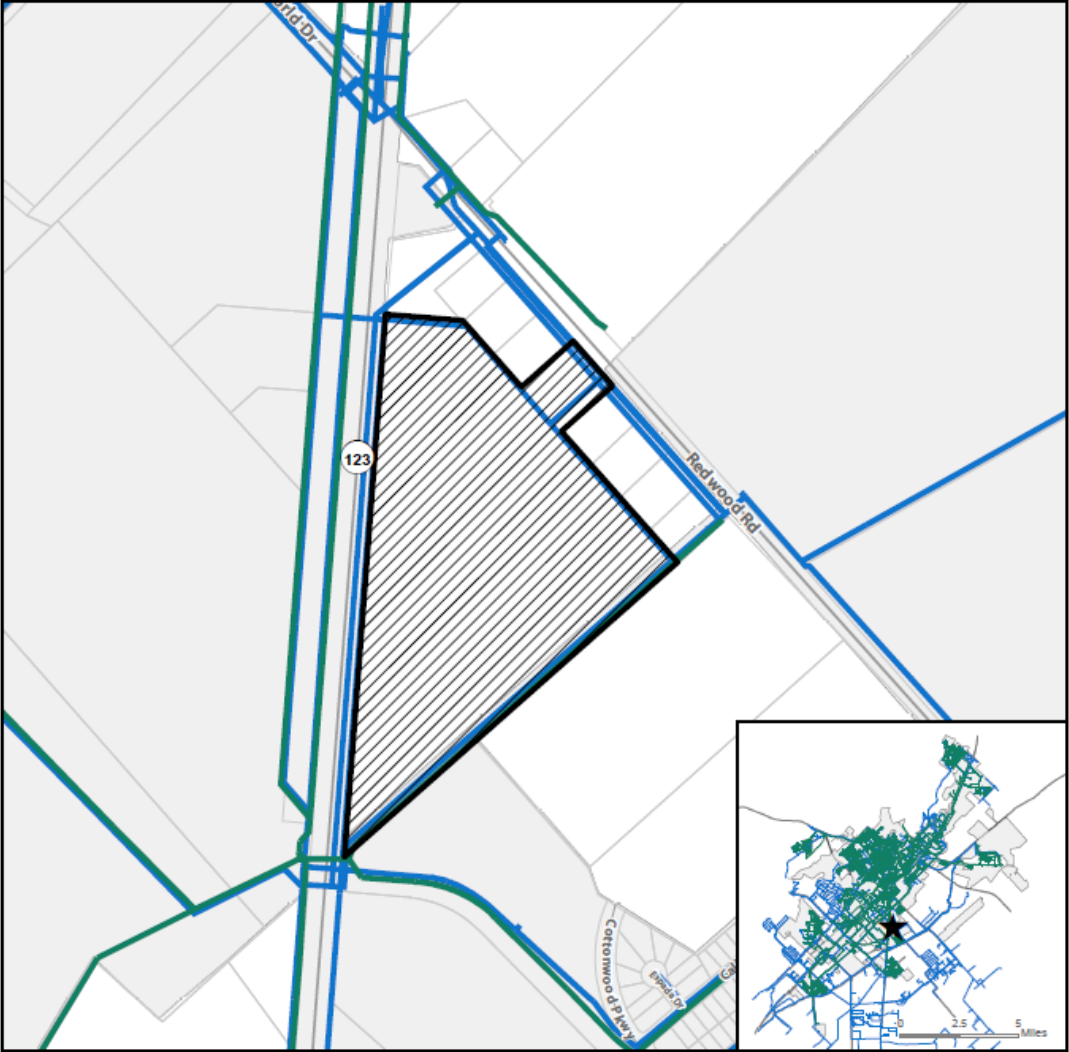
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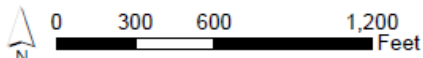
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ZC-20-24
Water/Wastewater Lines
Picoma CD-5 Zoning – 2400 Block of Hwy 123



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

- Sanitary Main
- Water Main



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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 to “CD-5” Character District – 5

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-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-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
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.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max