



Mixed Use Village Residential Component

June 20, 2024

Grant Watanabe, P.E.

Director of Public Works and Engineering Services



Agenda

- Definition
- Residential Components
- Mixed Use Village Parcels
- LUEs and CCN Overview
- Development Requirements
 - Building Placement and Setbacks
 - Building Height
 - Parking
 - Landscaping and Impervious Cover
 - Residential Transition Buffer
- Development Examples
- Questions



Definition and Intent

Per Comprehensive Plan Chapter 5.3:

- The Mixed Use Village District (MU) indicates areas within the City of Fair Oaks Ranch where the City encourages a mixture of uses that create pedestrian scaled development at major transportation nodes.
- The City encourages development in this area to generally conform to the Hill Country design aesthetic, similar to the materials and massing found in downtown commercial districts in Boerne, Fredericksburg and Comfort.

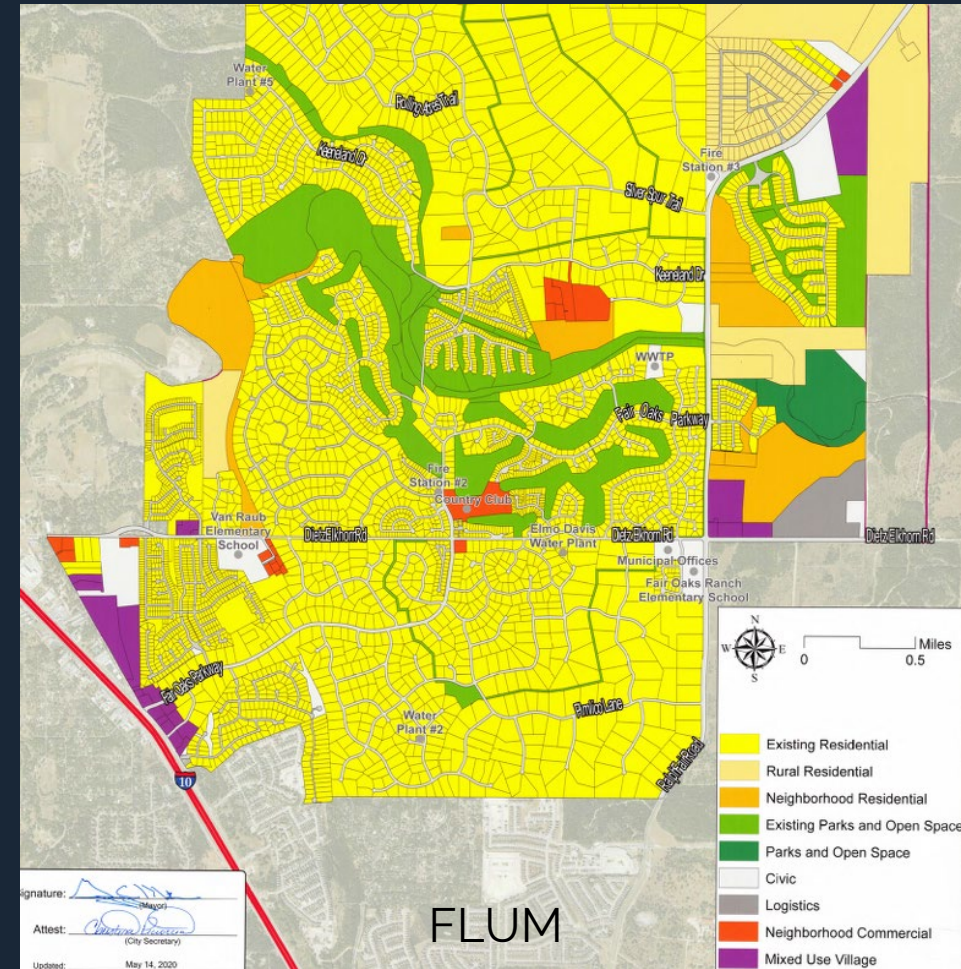
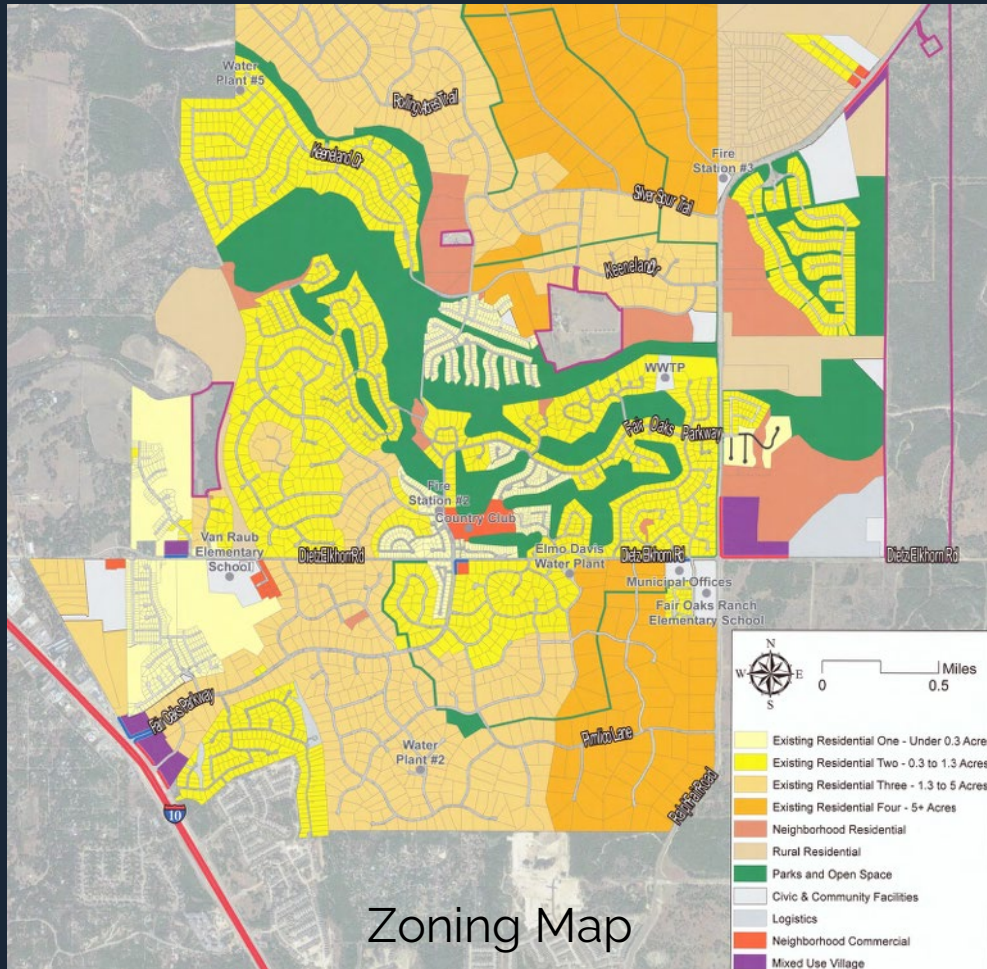


MU Residential Components

Per UDC Table 4.2 Use Table, the following are permitted by right with no restrictions on density so long as other MU development requirements are met:

- Single Family Residential
- Accessory Building Residential Unit (Garage Apt.)
- Single-family Residential Attached/Townhomes/Patio Homes/Duplex/Multi-Unit Homes (3-4 units)
- Multi-family Residential

Mixed Use Village Parcels



Service Unit and LUE Overview



- Service Unit: Standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, expressed in LUEs.
- Living Unit Equivalent (LUE): Basis for establishing equivalency among and within various customer classes based on flow for a ¾ inch water meter (single family home)

Meter Size	LUE Equivalent	Maximum Water Impact Fee	Maximum Wastewater Impact Fee	Combined Maximum Impact Fee
¾" Displacement	1.0	\$8,670.33	\$6,068.64	\$14,738.97
1" Displacement	1.6	\$13,872.53	\$9,709.82	\$23,582.35
1-1/2" Displacement	2.0	\$17,340.66	\$12,137.28	\$29,477.94
2" Compound	6.4	\$55,490.11	\$38,839.30	\$94,329.41
3" Compound	12.8	\$110,980.22	\$77,678.59	\$188,658.82

- The Master Plan includes projections for future water and wastewater connections for planning purposes.

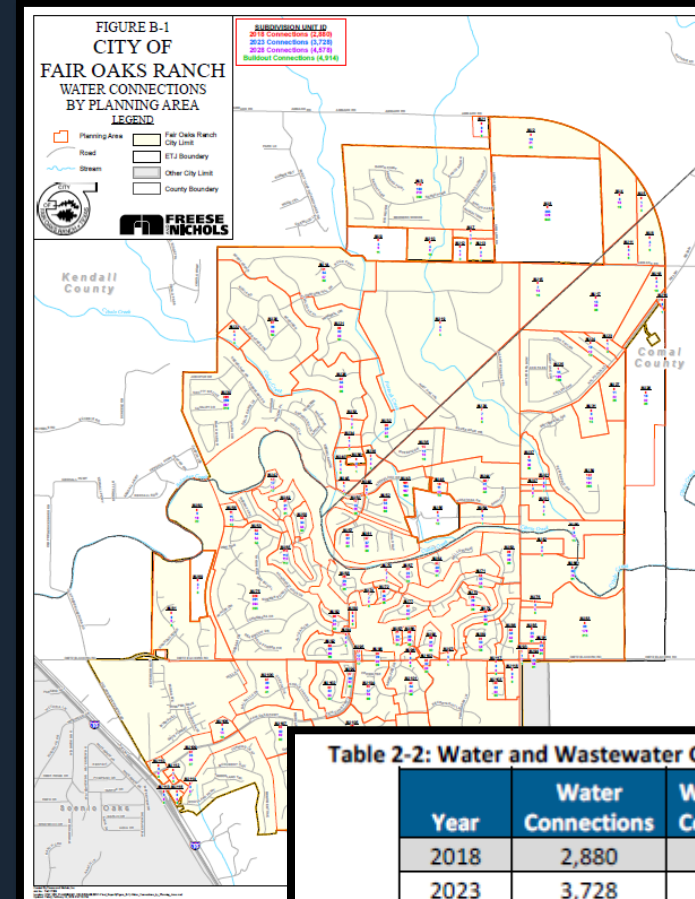


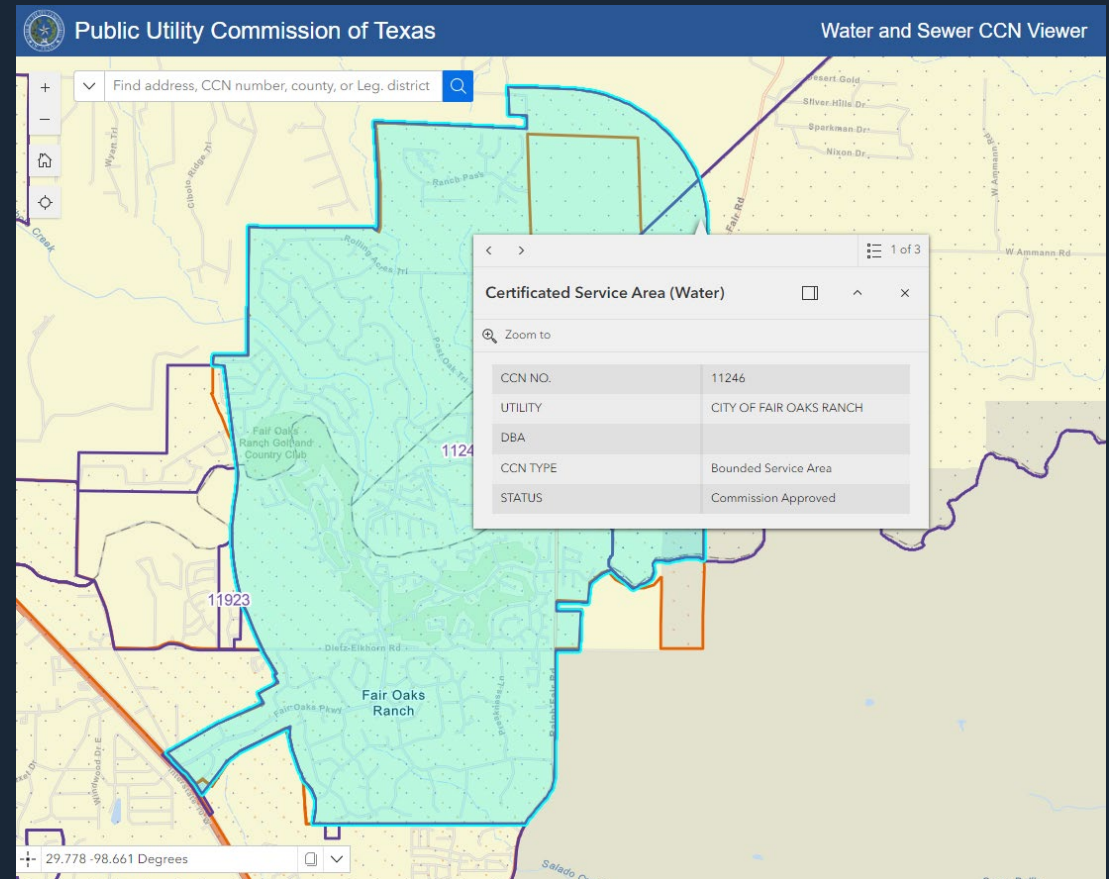
Table 2-2: Water and Wastewater Growth Projections

Year	Water Connections	Wastewater Connections
2018	2,880	1,740
2023	3,728	2,455
2028	4,578	3,169
Buildout	4,924	3,512

CCN Overview



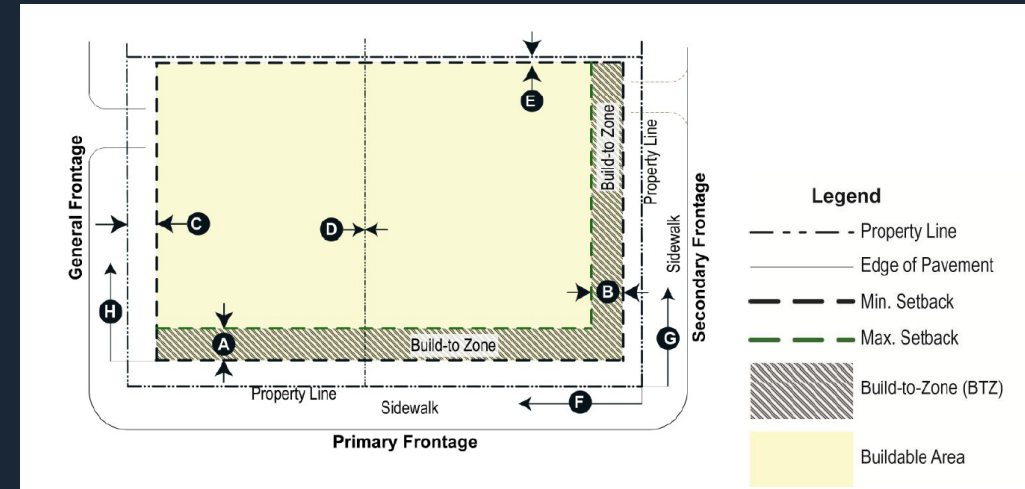
- Certificate of Convenience and Necessity (CCN): A state-issued monopoly for a specific geographic area in which the utility is obligated to provide continuous and adequate service to every applicant that requests service in that area.
- CCNs are approved by the Public Utility Commission after considering the utility's financial, managerial and technical capability to provide such service.
- Enables utilities to properly plan and manage infrastructure without competition from other service providers.
- A CCN holder is not required to serve outside its CCN.





MU Development Requirements

- Building Placement and Setbacks
- Building Height – Max. 3 stories or 45 ft.
- Parking – Behind principal building or min. 6 ft. from property line if no building
- Landscaping – Min. 25%
- Impervious Cover – Max. 80%
- Residential Transition – 10 ft. setback, max. building height of 2 stories or 30 ft. within 25 ft.
- Tree Preservation – standard requirements apply

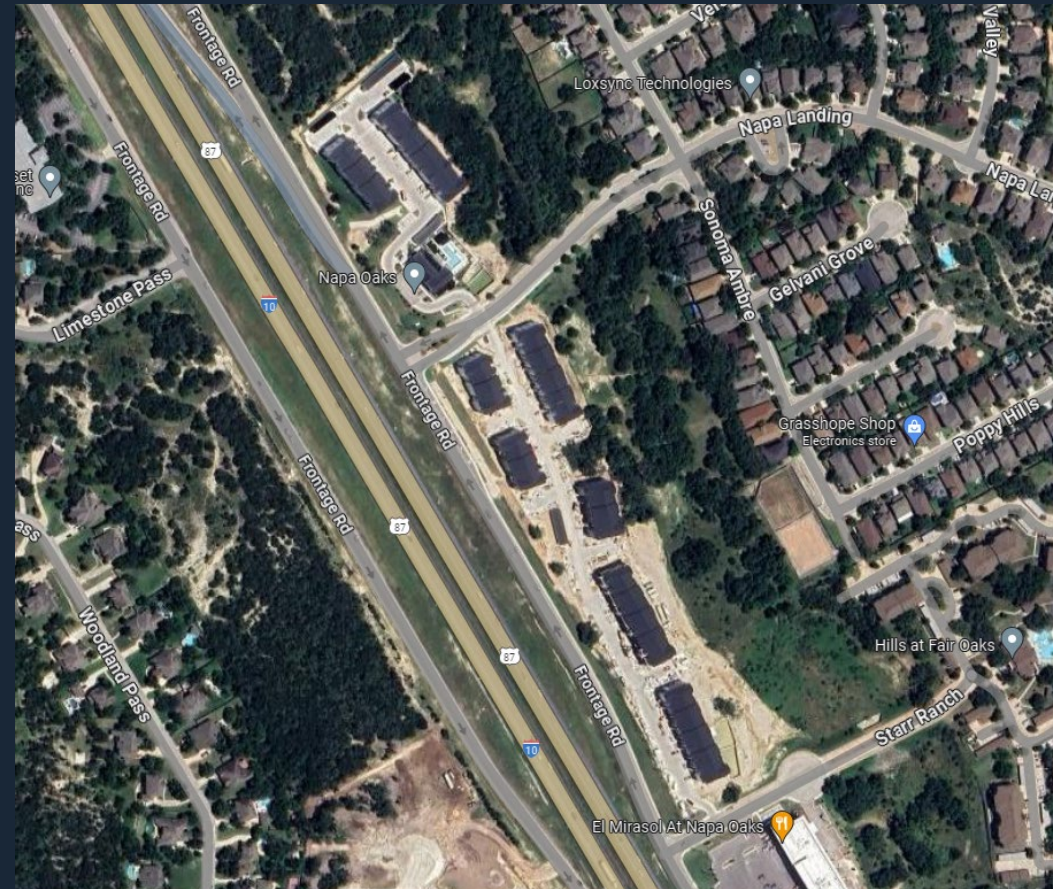


(i) Build-to Zone	
(Distance from property line to edge of the zone)	
Primary Frontage	0' min. setback – 20' max. setback
Secondary Frontage	10' min. setback – 20' max. setback
General Frontage	20' min. setback; no max. setback
Interior Side	5' min.; no max. setback
Rear	10' min.; no max. setback
(ii) Building Frontage	
Primary Frontage	60% min.
Secondary Frontage	40% min.
General Street or Alley Frontage	None Required

MU Development Examples



Botanica – Met all MU requirements



Napa Oaks Apartments – Could meet MU requirements with site plan adjustments



Questions?