

Alternative Compliance	FM 110/ Staples Rd
AC-23-05	River Bridge Ranch Block Perimeter



Summary

Request:	Alternative Compliance to the maximum block perimeter standards in Table 3.1, Section 3.6.2.1 of the San Marcos Development Code		
Applicant:	LJA Engineering, Inc 7500 Rialto Blvd, Bld II Austin, TX, 78735	Property Owner:	Lennar Homes of Texas 13620 N FM 620, Bldg B Austin, TX, 78717

Notification

Posted:	N/A	Personal:	May 10, 2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Approximately 328.85 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd.		
Location:	Southeast of the Intersection between FM 110 and Staples Rd		
Acreage:	328.85 +/- acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-3/CD-4 and CD-5 (pending Zoning Change request to all CD-3)	Proposed Zoning:	Same
Existing Use:	Vacant	Proposed Use:	Residential
Preferred Scenario:	Low Intensity	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Extension required at the expense of the developer	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	LI / ETJ (Riverbend Ranch Development Agreement)	Vacant	Low Intensity Zone
South of Property:	CD-3	Vacant	Low Intensity Zone
East of Property:	ETJ/CD-3/ FD	Vacant	Low Intensity Zone
West of Property:	ETJ (includes Riverbend Ranch Development Agreement)	Manufactured Home Rental Community/ Appliance Sales/ Vacant	Low Intensity Zone

Alternative Compliance	FM 110/ Staples Rd
AC-23-05	River Bridge Ranch Block Perimeter



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
<p>Staff is recommending conditional approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Sidewalks, thoroughfares, open space and public access easements shall be provided in manner which is substantially similar to the submitted block perimeter exhibit. 2. A 12' shared use path shall be provided within the 35' multi use greenway lot along FM 110 and along Staples Rd. 3. All lots annotated as "Open Space for pedestrian access" on the block perimeter exhibit shall include a pedestrian passage with a 10' sidewalk per Section 3.7.2.6.C of the current Land Development Code which connects the opposing block faces. 		
Staff: Julia Cleary	Title: Senior Planner, AICP	Date: Wednesday, May 17

Alternative Compliance

FM 110/ Staples Rd

AC-23-05

River Bridge Ranch Block Perimeter



History

The request is part of the 329-acre River Bridge Ranch Preliminary Plat, a proposed residential subdivision located within the City limits at the intersection of FM 110 and Staples Rd. The development is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2007, however the applicant has requested to have their block length/ perimeter measurements assessed under the current code.

Block perimeter maximums are assessed based on the zoning district, which is 2,800ft for CD-3. Per Section 3.6.2.1.C, blocks are bounded by public right-of-way (not including an alley), however blocks may be broken by a civic building or open lot provided the lot is fifty feet wide and deep and provides a pedestrian passage (10ft sidewalk) directly connecting the 2 streets on each block face.

Although approximately 104 acres of the plat is currently zoned CD-4 and CD-5 (which have block perimeter lengths of 2,000 ft), there is a pending zoning change in process to designate the entire Preliminary Plat area as CD-3 (ZC-23-13) for which the Planning and Zoning Commission voted to recommend approval of at their April 25th meeting.

Additional Analysis

The applicant is requesting an Alternative Compliance to deviate from the maximum block length standards from the current code (block perimeter length) to allow for a maximum block perimeter of up to approximately 7,500ft. The largest proposed block in the plat would be the western block adjacent the intersection of Staples and FM 110. FM 110 is proposed as a "Highway" in the City's Thoroughfare Plan which is intended to be "*high speed, limited access facilities that serve as the backbone infrastructure for the transportation network*". Additional connections onto FM 110, or the construction of a frontage road, would be required to meet the block perimeter requirements.

No stub streets to the south are proposed on the eastern side of the development, the applicant is instead proposing that this be open space/ drainage due to the existing floodplain. This would limit the connectivity options for any development of the parcel to the south, although it should be noted that there is also substantial floodway and floodplain in that area.

A stub street to the east is proposed in case development should occur in the future (there is a small parcel which is still zoned to CD-5, although no development is proposed on that parcel at this time). Staff recommended condition no. 1 (compliance with the submitted block perimeter exhibit) is made with the understanding that the exact location of the eastern stub street may need to be adjusted at the time of Final Platting to accommodate the adjacent drainage infrastructure/ pond.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Alternative Compliance	FM 110/ Staples Rd
AC-23-05	River Bridge Ranch Block Perimeter



Evaluation			Maximum Block Length Alternative Compliance Findings (Sec. 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The approved design adjustment meets the intent of this Article.</p> <ul style="list-style-type: none"> A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network. B. Large blocks with limited connectivity discourages walking, contributes to street congestion and adds driving distance that can negatively impact emergency services. C. New streets should be designed to consider future development. D. The access regulations are intended to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments to lessen traffic congestion. Pedestrian, bike, and vehicular access should be safe, direct and convenient. <p><i>A proposed pedestrian passage (public access easement) will connect the internal street along the northeastern boundary with the greenway on FM 110</i></p>
		<u>X</u>	<p>The approved design adjustment conforms with the Comprehensive Plan and adopted City Plans.</p>
<u>X</u>			<p>The approved design adjustment does not increase congestion or compromise safety.</p> <p><i>A Traffic impact Analysis has been approved for the Preliminary Plat identifying the need for left turn and right turn deceleration lanes on FM 110 and Staples Rd.</i></p>
<u>X</u>			<p>The approved adjustment does not create any lots without direct street frontage.</p> <p><i>All lots will have direct street frontage.</i></p>
<u>X</u>			<p>The design adjustment is deemed reasonable due to one or more of the following:</p> <ul style="list-style-type: none"> a. Topographic changes are too steep; b. The presence of existing buildings, stream and other natural features; c. Site layout of developed properties; d. Adjoining uses or their vehicles are incompatible; e. Strict compliance would pose a safety hazard; or f. The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site. <p><i>There is floodplain on the southeastern part of the site. TxDOT access management requirements along FM-110 will also apply.</i></p>