

Zoning Request

ZC-20-13

Redwood 3 2519 Redwood Road



Summary

Request:	Zoning change from “FD” Future Development to “SF-6” Single Family-6		
Applicant:	James Ingalls, P.E. Moeller and Associates 2021 SH 46, Ste. 105 New Braunfels, TX 78132	Property Owner:	Jim Smith Smith Co. Redwood LLC 1400 Post Oak Blvd Ste. 900 Houston, TX 77056

Notification

Application:	May 15, 2020	Neighborhood Meeting:	N/A
Published:	June 7, 2020	# of Participants	N/A
Posted:	June 5, 2020	Personal:	June 5, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 79.926 acre tract out of the Barnette O. Kane Survey, Abstract No. 281, Hays County		
Location:	2519 Redwood Road		
Acreage:	79.926	PDD/DA/Other:	Pending Annexation
Existing Zoning:	“FD” Future Development	Proposed Zoning:	“SF-6” Single Family-6
Existing Use:	Vacant / Rural	Proposed Use:	Single Family
Preferred Scenario:	Area of Stability – Low Intensity	Proposed Designation:	Area of Stability – Low Intensity
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extending utilities.	Floodplain:	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Character District-3 “CD-3”	Rural / Vacant	Area of Stability – Low Intensity
South of Property:	ETJ (Outside City Limits)	Rural / Vacant	Area of Stability – Low Intensity
East of Property:	ETJ (Outside City Limits)	Rural / Vacant	Area of Stability – Low Intensity
West of Property:	ETJ (Outside City Limits) / Single Family-6 “SF-6” / Single Family 4.5 “SF-4.5”	Rural / Vacant and Single-Family	Area of Stability – Existing Neighborhood

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	Denial
<p>Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a neutral recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.</p> <p>The varying factors that contribute to this recommendation are that while SF-6 is compatible with the surrounding SF-6 zoning in El Camino Real as well as potential single-family detached uses allowed in the proposed High Branch neighborhood to the north (currently zoned Character District-3), SF-6 is “Not Preferred” for this area based on the comprehensive plan. When a zoning district is “Not Preferred”, additional scrutiny is required when considering the zoning request as outlined in the staff report.</p>		

Staff: Andrea Villalobos, AICP, CNU-A **Title:** Senior Planner **Date:** June 15, 2020

History

The subject property is currently located outside the City Limits in the San Marcos Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as a portion of property that was recently zoned Character District-3 (CD-3) in 2019 as part of a proposed residential subdivision known as High Branch. The purpose of this zoning change is for the development of a residential neighborhood.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development. This zoning request is being processed concurrently with an annexation request for the property.

Additional Analysis

Upon annexation, the property will be zoned “FD”, the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council.

The Development Code states that a request for Single Family-6 (SF-6) zoning in an Area of Stability – Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. However, the proposed zoning change to SF-6 is generally compatible with surrounding existing residential neighborhoods, such as El Camino Real, and would also be compatible with potential uses allowed in the adjacent High Branch Character District-3 zoning. However, “Conventional Residential Districts” such as SF-6 are Not Preferred in this location on the Comprehensive Plan and alternatively are to be Considered in an Area of Stability – Existing Neighborhood. Zoning districts that are to be “C” Considered in this area on the Comprehensive Plan are “Character Districts” such as Character District-3, which allows for various diverse residential building types in well planned areas where utilities and infrastructure are designed and constructed to support a walkable environment. While the applicant is not proposing a Character District, development on the subject property will be required to provide necessary multi-modal infrastructure

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which connects to the adjacent properties helping to establish a network leading to the Medical District Intensity Zone to the north. At this time, the applicant has stated that he intends to market the property for single family detached homes.

Additional details regarding this analysis is outlined in the staff report and the Comprehensive Plan Analysis checklist.

Comments from Other Departments

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

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
	X		<p>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</p> <p>Compatible with existing character <i>The subject property is located within an Area of Stability – Low Intensity designation. Vision San Marcos Comprehensive Plan states that “the preferred scenario anticipates that these areas will generally maintain their existing character. Being located in an area of stability does not mean that these areas should not or will not change. It means that any changes, whether new development, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” The proposed zoning to SF-6 is generally compatible with the character of surrounding single family neighborhoods such as the El Camino Real subdivision and the allowable residential uses in the adjacent proposed High Branch subdivision recently zoned Character District-3 (see zoning map).</i></p> <p>Diverse Housing Needs <i>The proposed SF-6 zoning district does not allow for a diversity of uses or building types and only allows for a House, Cottage, or Accessory Dwelling Unit residential building type. Alternatively, another residential zoning district within the Development Code, such as Character District-3, allows for a diversity of housing types, such as a House, Cottage, Cottage Court, Duplex, and Zero Lot Line House. Diversified housing options to serve citizens with varying needs and</i></p>

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interests is one of the goals of the Comprehensive Plan (Neighborhoods and Housing, Goal 3).

Designated as Not Preferred

The Comprehensive Plan states that “Conventional Residential Districts”, such as SF-6, are designated as “NP” Not Preferred on the Comprehensive Plan / District Translation Table within an Area of Stability – Low Intensity designation. Therefore, the request to SF-6 does not align with the Comprehensive Plan District Translation Table. The Development Code states that “conventional residential zoning districts, such as SF-6, are intended for low-density single family residential development in existing residential neighborhoods”. In other words, SF-6 is designated as “C” Considered in parts of the City with an “Area of Stability – Existing Neighborhood” designation which includes existing neighborhoods in San Marcos but does not include undeveloped or greenfield areas.

Character Districts are to be Considered

Undeveloped, agricultural land in San Marcos is generally located in the periphery of San Marcos within the ETJ. When considering how these areas in the periphery of San Marcos develop, environmental sensitivity, multi-modal transportation, and density should be considered. The Comprehensive Plan / District Translation Table states that “Character Districts”, such as the CD-3 zoning district, are designated as “C” Considered and that new communities should be considered in medium and low intensity designated areas on the Preferred Scenario map. Zoning districts, such as Character Districts allow for a diverse array of building types, land uses, and densities that provide additional housing opportunities and services for a neighborhood so that resident’s needs are more accessible. Character Districts are intended to be walkable and require multi-modal transportation improvements through block standards, streetscape standards such as sidewalks and street trees, and garage standards which require that the front façade of the home be in front of the garage. While the applicant is not requesting a Character District, development on the property will still be required to install necessary infrastructure for all modes of transportation, including street networks, stub-streets to surrounding property, sidewalks, parkland, and a greenway along Redwood Road. This greenway will connect the subject property to the Medical District Intensity Zone to the north.

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
			<p>Land Use Suitability <i>Lastly, the Comprehensive Plan states that “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” The subject property is not located in an environmentally sensitive area and is within a low to moderately constrained area on the Land Use Suitability Map.</i></p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at time of request.</i></p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>A development agreement is not required because the property is requesting annexation into the city limits.</i></p>
<u>X</u>			<p>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <i>SF-6 zoning is restricted to primarily residential uses such as detached residential homes (see attached land use matrix comparison table). SF-6 zoning 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 request pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed. The immediately surrounding area is rural (located outside the city limits), residential, or is planned for residential uses.</i></p> <p><i>It is best practice to include higher density uses at major intersections and transition lower density uses away from intersections. While SF-6 is not being requested at the immediate intersection of Redwood Road and Old Bastrop Hwy, SF-6 does not create a smooth transition of density from the intersection moving north. SF-6 allows for less density than the adjacent Character District-3, but SF-6 would be closer to a major intersection (See zoning map for visual)</i></p>

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Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	
		<p>Whether the proposed zoning will reinforce the existing or planned character of the area <i>The proposed zoning will reinforce the existing character of the developed area which includes single family detached residential homes. However, approval of this zoning change would allow the property to develop in a manner that is "NP" Not Preferred according to the District Translation Table.</i></p>
<u>X</u>		<p>Whether the site is appropriate for the development allowed in the proposed district <i>The property is vacant and shown to be in a low to moderately constrained area on the Land Use Suitability Map. In addition, the subject property is near an existing residential subdivision, El Camino Real, and the proposed High Branch subdivision located adjacent to the property that is proposed for residential uses allowed within Character District-3 zoning.</i></p>
		<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently not zoned as it is located outside City Limits.</i></p>
		<p>Whether there is a need for the proposed use at the proposed location <i>The proposed rezoning would allow primarily single family detached homes which is consistent with what is existing and proposed adjacent to the subject property. While to proposed SF-6 zoning does provide for new housing opportunities in San Marcos, it does not provide for diversified housing options.</i></p>
<u>X</u>		<p>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The property is located within the City's water service area and adjacent to the City's wastewater service area. A wastewater line will have to be extended to serve the property. Once the property is annexed, the City's wastewater service area boundary will be updated.</i></p>
<u>X</u>		<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The immediately surrounding area is primarily residential. The proposed development is consistent with existing or proposed surrounding uses.</i></p>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<p>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5</p> <p><i>This request is not for a Neighborhood Density District.</i></p>
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management</p> <p><i>The property is located within a moderately constrained area according to the Land Use Suitability Map and there is no floodplain on the property. A Watershed Protection Plan is required prior to development.</i></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>