



# Public Hearing

## AC-23-05

# River Bridge Ranch Block Perimeter Alternative Compliance

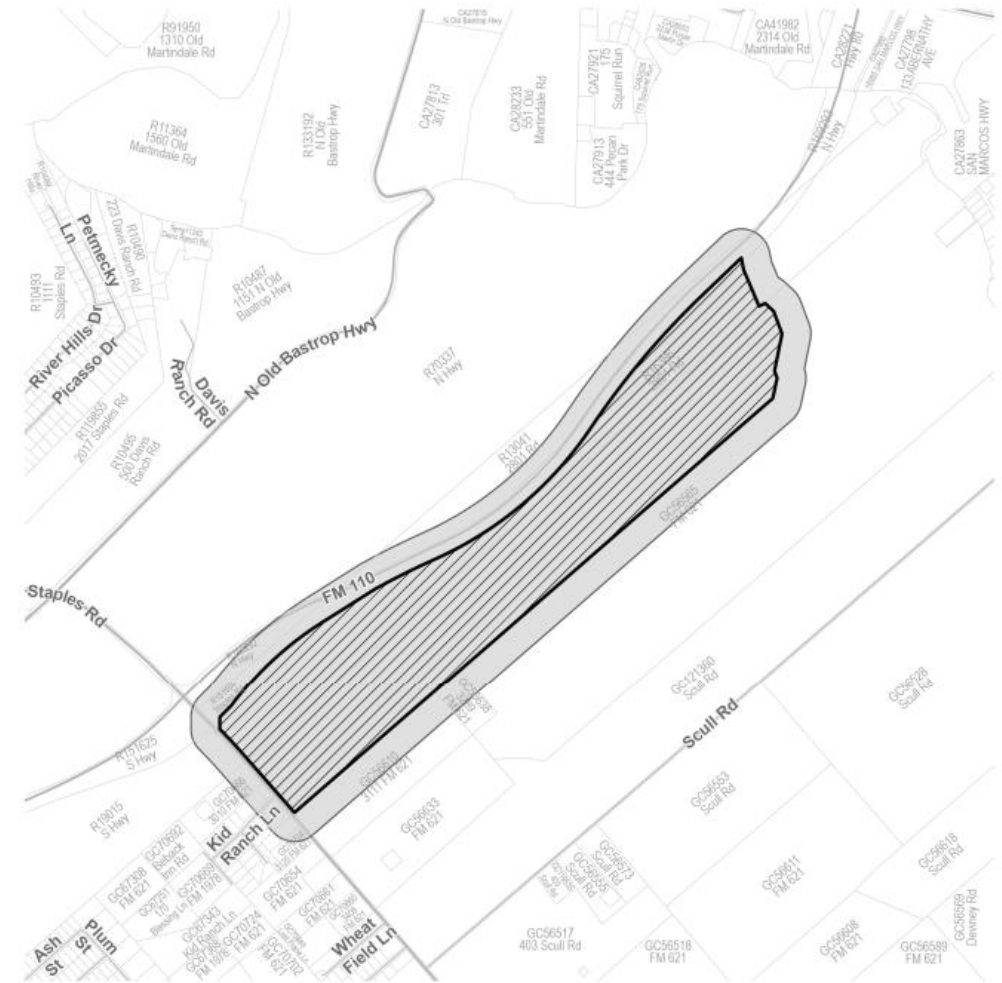
Hold a public hearing and consider a request by LJA Engineering on behalf of Lennar Homes of Texas for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.2.1 of the Land Development Code for a proposed plat generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)



# Property Information

- Approximately 329 acres
- Located within the City limits in both Hays and Guadalupe County.
- Located at the intersection of FM110 and Staples Rd.

AC-23-05 River Bridge Ranch Block Length- SH 110/Staples 400ft Buffer

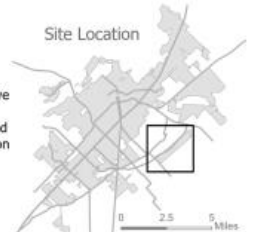


- Subject Property
- Parcel
- 400ft Buffer



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

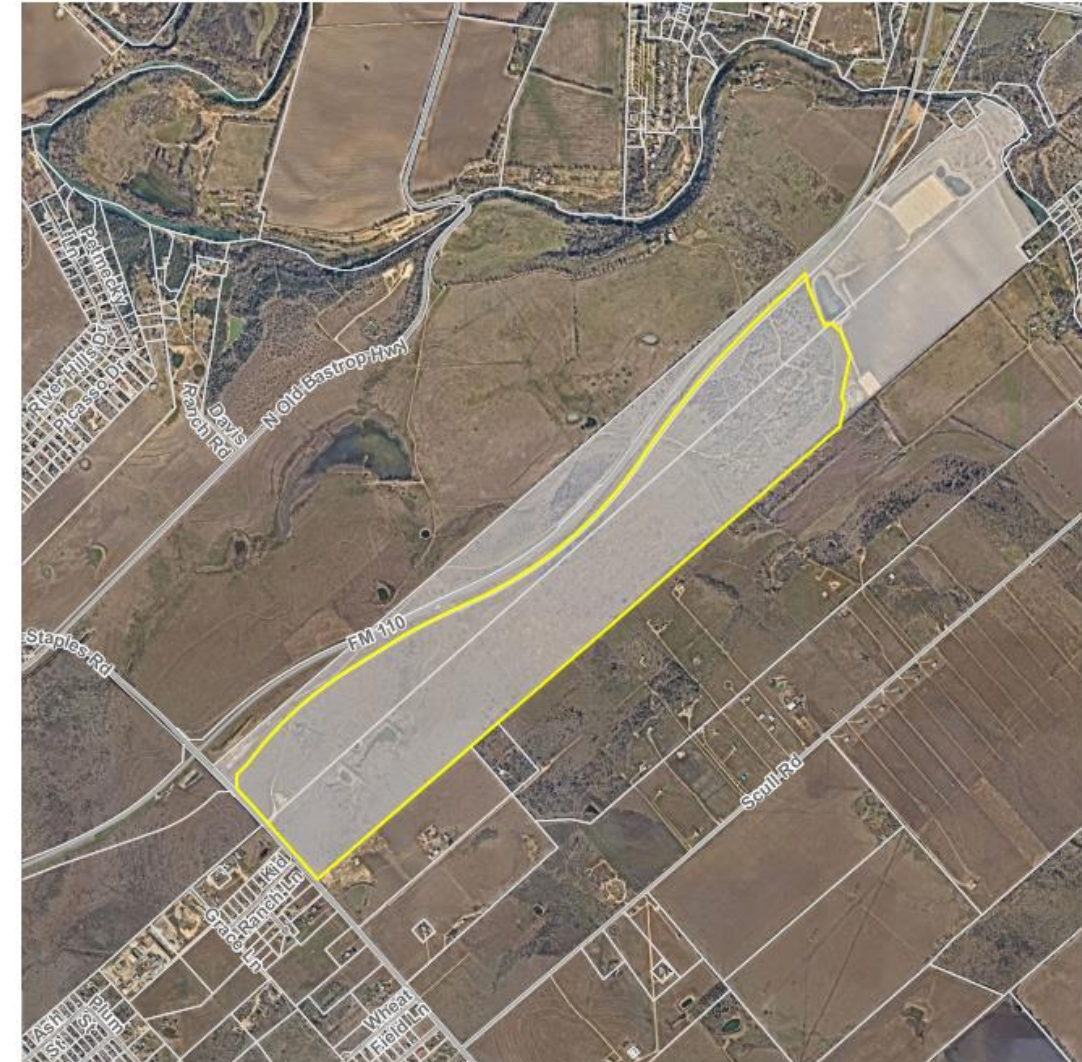
Date: 5/4/2023



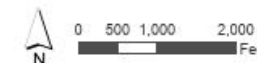


# Context

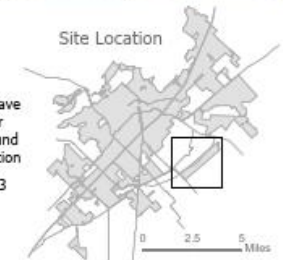
- Currently vacant
- Single family residential subdivision Preliminary Plat in review (PC-22-47)
- Surrounding Uses
  - Residential
  - Vacant (plat in review for single family residential)
  - Riverbend Ranch/ Riley's Pointe Development Agreement
  - Commercial (Redwood)



- Subject Property
- Parcel
- City Limit



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Date: 5/1/2023





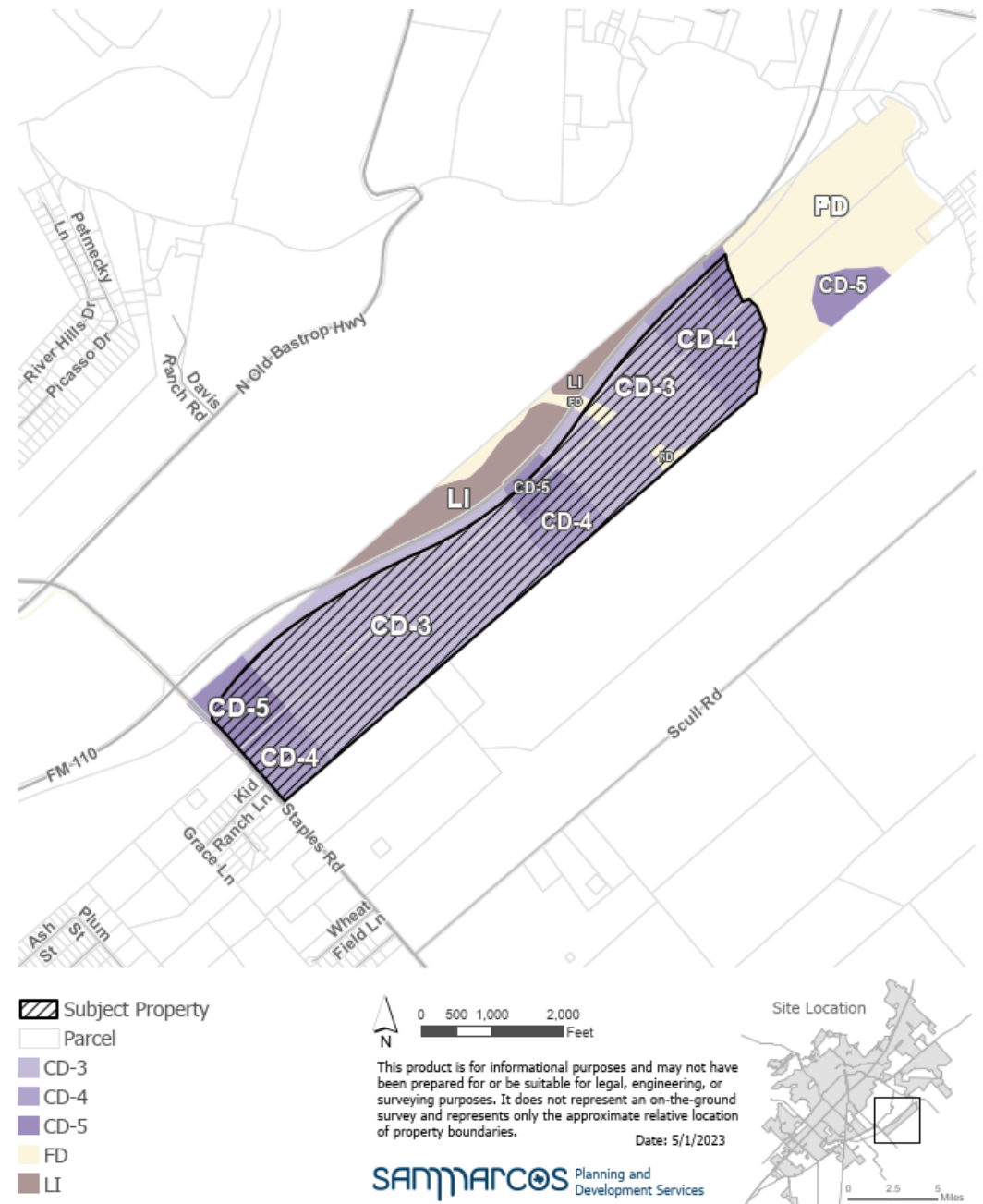
# Context

- Subject to a settlement agreement with the City which allows the applicant to develop under the Codes in effect in 2007 however the applicant is choosing to follow the current code standards for block perimeter measurement.
- Pending zoning change from CD-4 and CD-5 to CD-3 (ZC-23-13).
- Proposed Use:  
Single Family Residential

AC-23-05

River Bridge Ranch Block Length- SH 110/Staples

Zoning



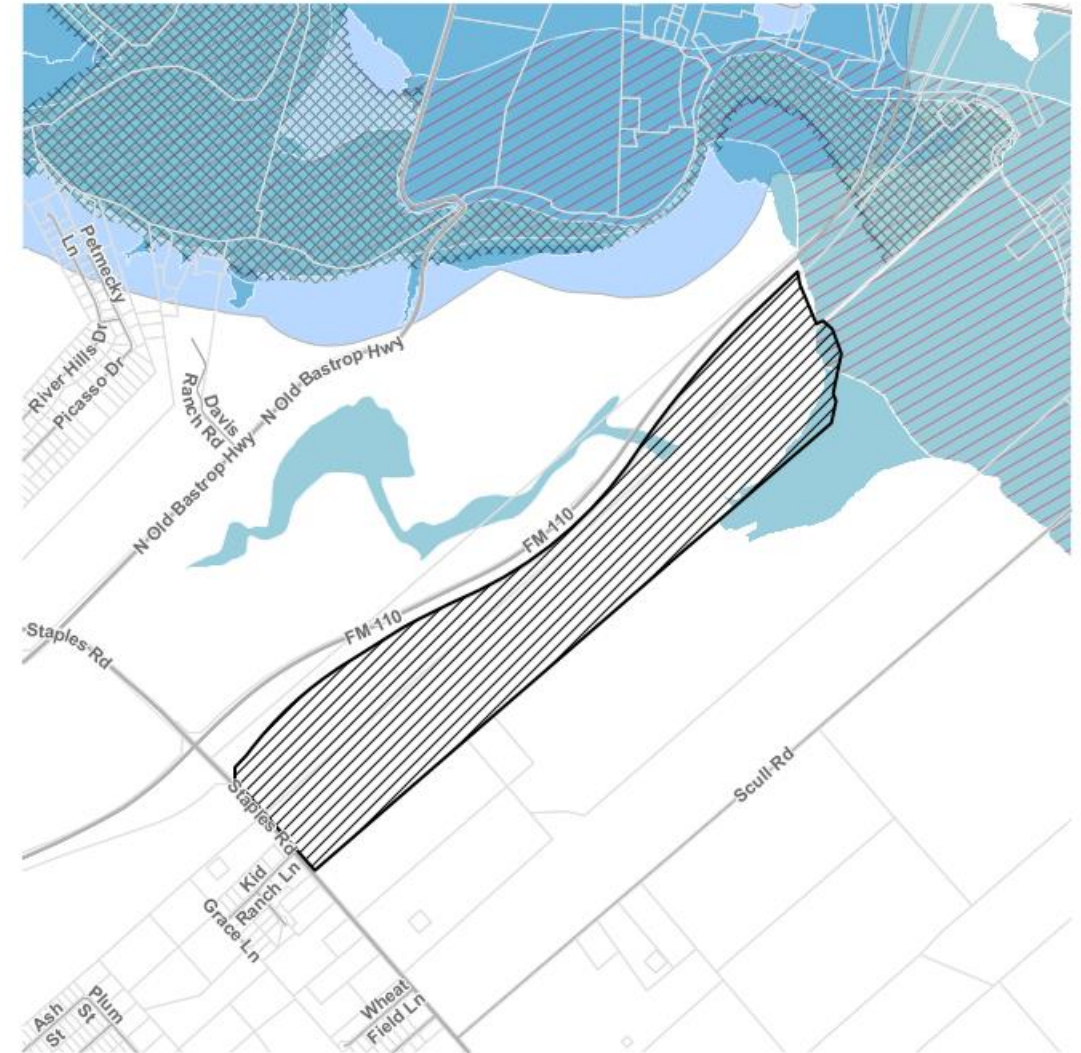


- Development must meet the block perimeter maximum requirement during platting (2,800 feet for CD-3).
- A block is bounded by an improved public right-of-way, not including an alley.
- Applicant is requesting to waive the maximum block perimeter requirement (the largest block perimeter would be approx. 7,500ft)
- Constraints:
  - TxDOT access management;
  - Proposed drainage and open space within southern part of site.

AC-23-05

River Bridge Ranch Block Length- SH 110/Staples

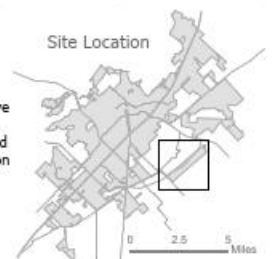
Environmental Features



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Date: 5/1/2023

**SAN MARCOS** Planning and Development Services





Approx 7,500 ft

LEGEND

- OPEN SPACE W/ PEDESTRIAN TRAILS
- 1616' BLOCK PERIMETER MEASUREMENT
- 1616' CUL-DE-SAC LENGTH MEASUREMENT



FUTURE ZONING  
PLEASE NOTE: THE AREAS WITHIN THE LIMITS OF THIS EXHIBIT THAT ARE ZONED CD-4 & CD-5 ARE IN THE PROCESS OF BEING REZONED TO CD-3





## Recommendation

Staff recommends approval of the request with the following conditions:

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.