



# Consent Agenda

## ZC-23-13

### River Bridge Ranch CD-4 & CD-5 to CD-3

Consider approval of Ordinance 2023-39, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-23-13, by rezoning approximately 104.179 +/- 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, from Character District-4 (CD-4) and Character District-5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



- Approximately 104 acres
- Located at the intersection of 110 and Staples Rd.
- Located within City limits.





# Context & History

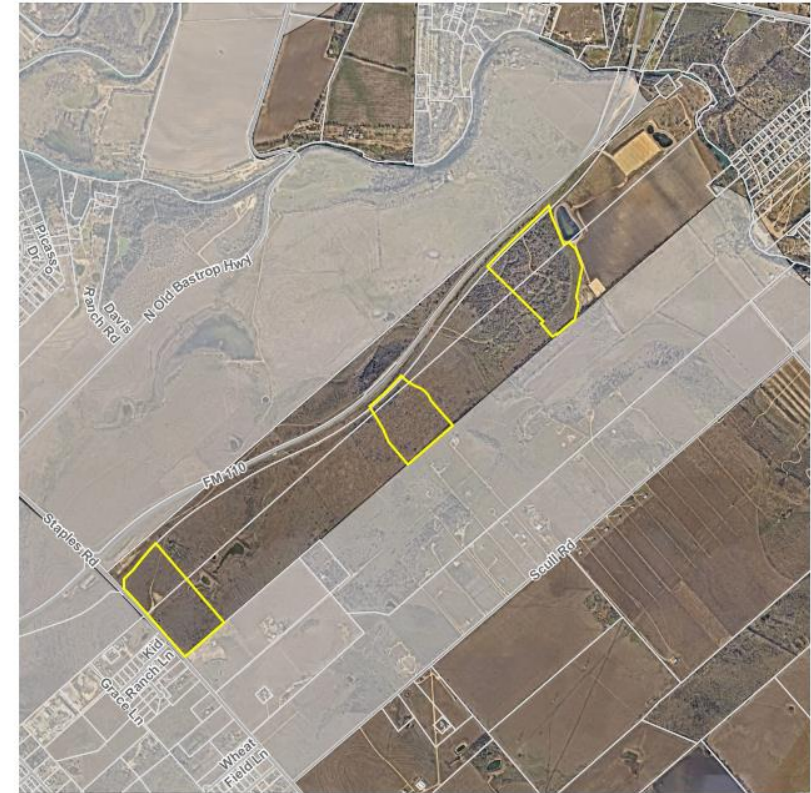
- Currently Vacant
- Surrounding Uses
  - Residential
  - Vacant (plat in review for single family residential)
  - Riverbend Ranch/ Riley's Pointe Development Agreement
- Subject to a settlement agreement with the City which allows the applicant to develop under the Codes in effect in 2007

ZC-23-13

River Bridge Ranch CD-3

FM 110/Staples Rd

Aerial



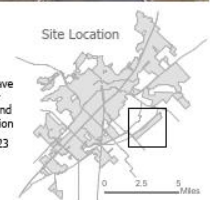
- Subject Property
- Parcel
- ETJ



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Date: 3/30/2023

**SAN MARCOS** Planning and Development Services





# Context & History

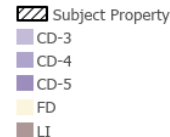
- Existing Zoning:  
Character District - 5(CD-5)  
and Character District - 4 (CD-4)
  - Allows a mixture of commercial, higher density residential and multifamily product types
- Proposed Zoning:  
Character District-3(CD-3)
  - Allows single family, duplexes and limited public/institutional

ZC-23-13

River Bridge Ranch CD-3

FM 110/Staples Rd

Zoning



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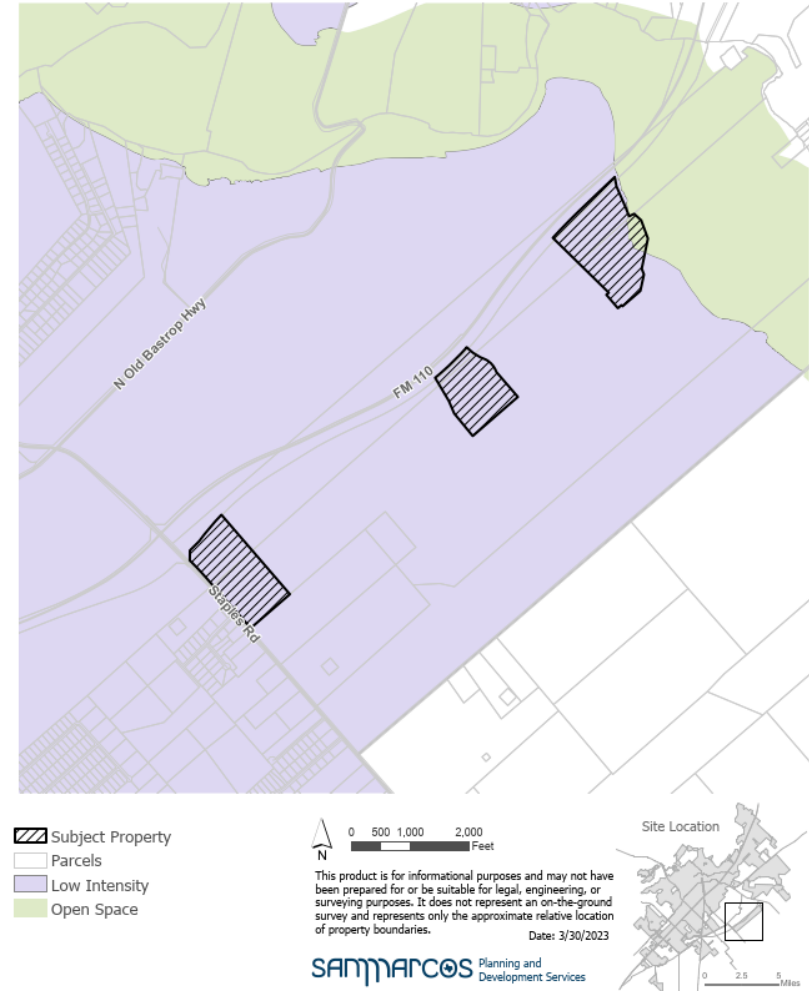




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario:  
Low Intensity
- *Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains."*





# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

**“Character District-3” (CD-3) within a “Low 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
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider





# Comprehensive Plan Analysis

**Step 3:** Is the request consistent with the District/ Existing Zoning Translation Table? **N/A\***

## Existing Zoning - CD4 & CD5 to “Character District” (CD-3)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

\* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

\*CD-4 and CD-5 are not shown in Table 4.6, comparable districts would be MF-12, MF-18, MF-24, MU and VMU



# Zoning Analysis

- District primarily intended to accommodate one- and two-family houses.
- Permitted building types include houses, cottage courts, duplexes, and civic buildings.
- Primarily residential uses.

CD-3

SECTION 4.4.3.4 CHARACTER DISTRICT - 3

KEY: Property Line (ROW)  
Metrics on Facing Page

FOR ILLUSTRATIVE PURPOSES ONLY

Three photographs of residential buildings: a yellow house with a red roof, a white house with a porch, and a modern tan house.

GENERAL DESCRIPTION

The CD 3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage Court	Section 4.4.6.3
Duplex	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.5
Civic Building	Section 4.4.6.14





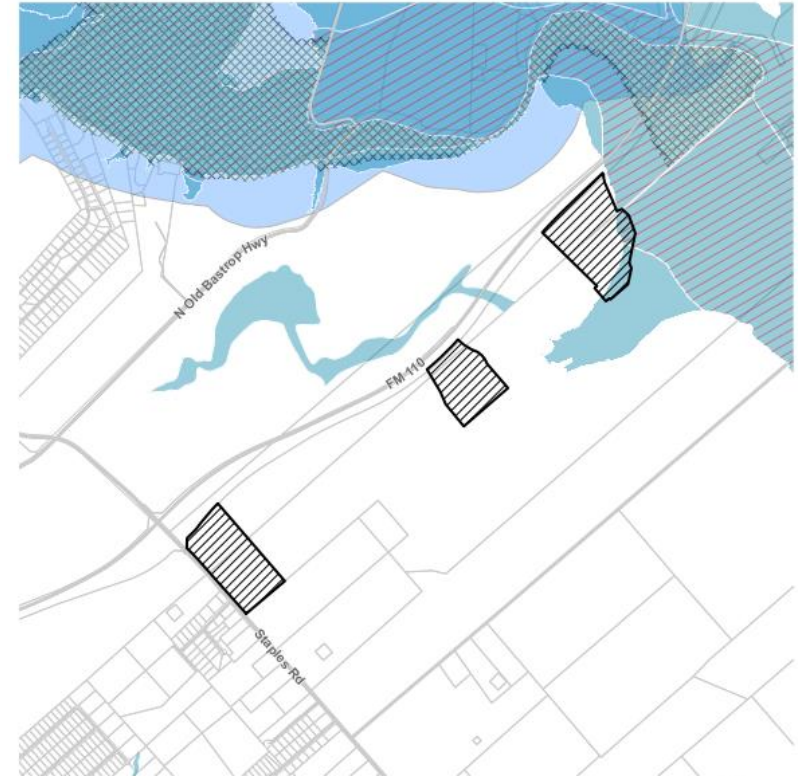
# Environmental Analysis

- Not located within the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone
- Floodplain located on the eastern boundary of the property.
- Requested zoning change will reduced the allowable impervious cover from 80% (CD-4) and 100% (CD-5) to 60%.

ZC-23-13

River Bridge Ranch CD-3 FM 110/Staples Rd

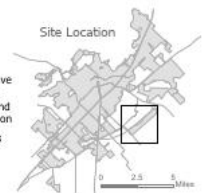
Environmental  
Features



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Date: 4/6/2023

**SAN MARCOS** Planning and  
Development Services





# Infrastructure

- **Streets**

- TMP requirements only if they were adopted prior to 2007
- Block length and stub street requirements per 2007 Code (pending Alternative Compliance/Plat Variance request)
- Sidewalks required along all streets.

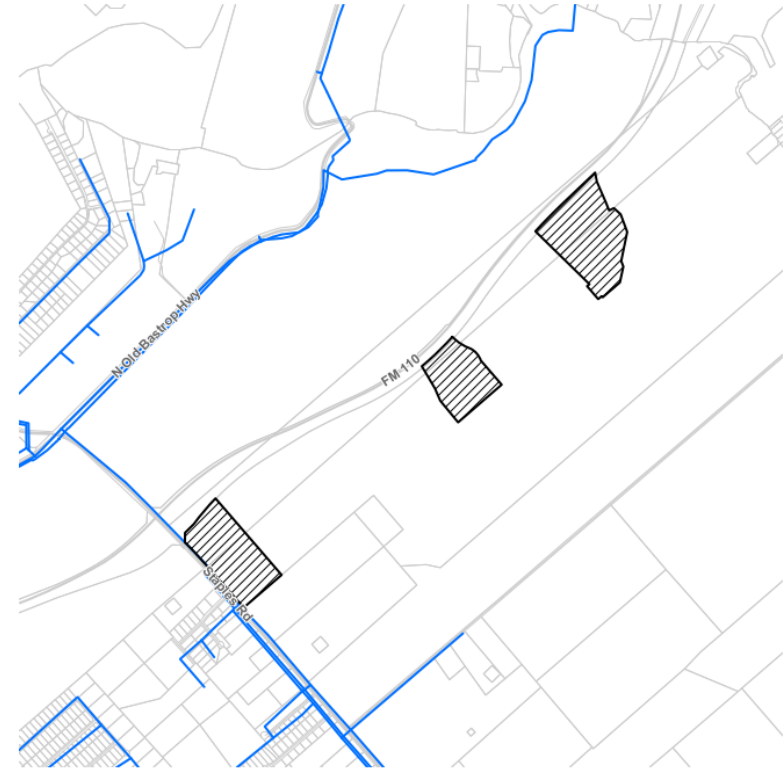
- **Utilities**

- City of San Marcos Water / Wastewater
- Bluebonnet Electric

ZC-23-13

River Bridge Ranch CD-3 FM 110/Staples Rd

Water and  
Wastewater



- ▨ Subject Property
- Potable Water Main Active
- Parcels



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Date: 3/30/2023

**SAN MARCOS** Planning and  
Development Services



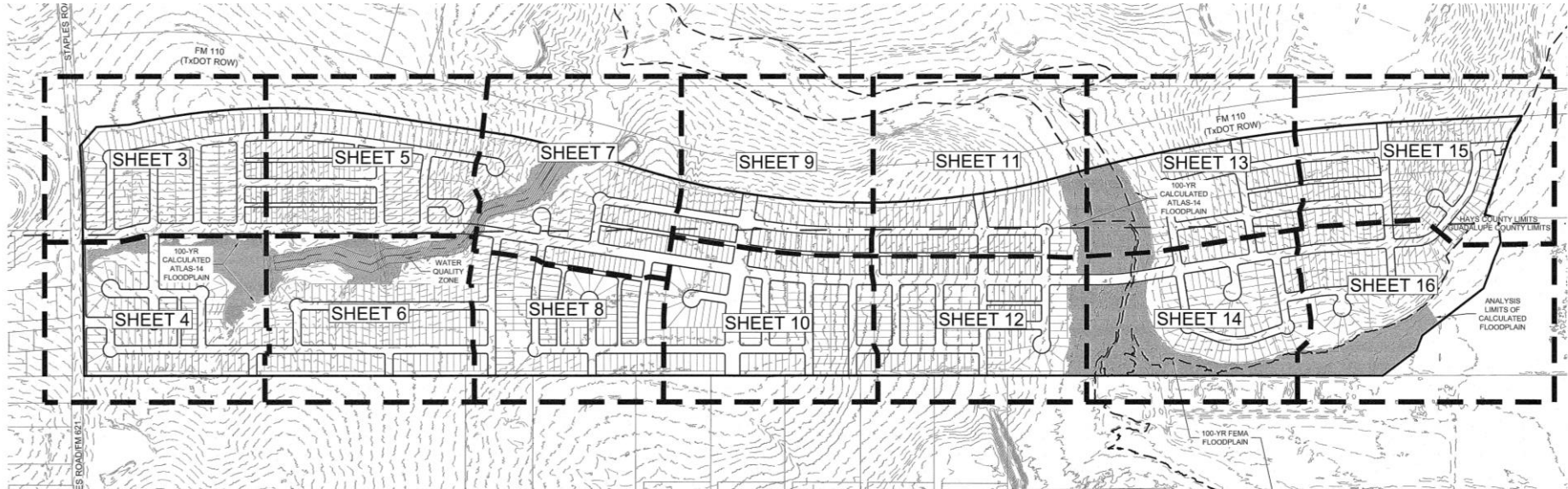


# Recommendation

- Staff recommended approval of ZC-23-13 as presented.
- The Planning and Zoning Commission voted to recommend approval of ZC-23-13.



- **Extract from Plat (not approved)**





## Zoning District Comparison Chart

Topic	Existing Zoning: Character District – 5 (CD-5)	Existing Zoning: Character District-4 (CD-4)	Proposed Zoning: Character District – 3 (CD-3)
<b>Zoning Description</b>	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.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed
<b>Uses</b>	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i> )	Residential, limited Commercial, limited Office. (See <i>Land Use Matrix</i> )	Residential (See <i>Land Use Matrix</i> )
<b>Parking Location</b>	No parking in the 1 <sup>st</sup> layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only	No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer	Parking allowed in the Second and Third Layer
<b>Parking Standards</b>	Dependent upon use	Dependent upon use	2 spaces per dwelling unit
<b>Max Residential Units per acre</b>	N/A	N/A	10 units per acre (max)
<b>Occupancy Restrictions</b>	N/A	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance	3 stories (max)	2 stories
<b>Setbacks</b>	0' minimum/12' max front, 0' side, and 0' rear	5-12' front Setback, 5' side setback, 15' rear set back.	15' front Setback, 5' side setback (interior), 10' side setback (corner), 15' rear set back.
<b>Impervious Cover (max)</b>	100%	80%	60%
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums	Minimum 4,500 sq ft lot area, Minimum 30-40' ft lot width