

Zoning Request

ZC-18-06

1600 Block of Redwood Road



Summary

Request:	Moeller & Associates, on behalf of Two Rivers Interests, L.P. is requesting a zoning change from "FD" Future Development to "CD-5" Character District 5 for approximately 15.0378 acres, more or less, located in the 1600 Block of Redwood Road.		
Applicant:	Moeller & Associates 2021 West Highway 46, Suite 105 New Braunfels, TX 78132	Property Owner:	Two Rivers Interests, L.P. 1400 Post Oak Blvd., Suite 900 Houston, TX 77056

Notification

Application:	May 11, 2018	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants	N/A
Posted:	May 25, 2018	Personal:	May 25, 2018
Response:	None as of the date of this report.		

Property Description

Legal Description:	Barnette O. Kane Survey, Abstract No. 281		
Location:	1600 Block of Redwood Road		
Acreage:	15.0378 +/-	PDD/DA/Other:	N/A
Existing Zoning:	Not Zoned (Outside City Limits)	Proposed Zoning:	Character District 5 (CD-5)
Existing Use:	Vacant	Proposed Use:	Apartments
Preferred Scenario:	Medical District Medium Intensity Zone	Proposed Designation:	N/A
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	A wastewater line will be required to be extended to service the property.		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Not Zoned (ETJ)	Vacant	Medical District Medium Intensity Zone
South of Property:	Not Zoned (ETJ)	Warehouses	Medical District Medium Intensity Zone and Existing Neighborhood
East of Property:	Not Zoned (ETJ)	Vacant	Medical District Medium Intensity Zone and Low Intensity
West of Property:	Not Zoned (ETJ)	La Vista Retirement Community	Medical District Medium Intensity Zone

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval Alternate	Denial
<p>The property is located along the edge of the Medical District Medium Intensity Zone and across from an Existing Neighborhood. CD-5 would be a more appropriate zoning classification if the property was located closer to the intersection of Wonder World Drive and State Highway 123. Therefore, <i>Staff recommends approval of an alternate zoning change to Character District 4 (CD-4) which is more appropriate for the location.</i> The applicant has been advised of Staff's recommendation and is amenable to the alternate approval. The Commission may recommend CD-4 instead of CD-5 as it is a less restrictive zoning classification.</p>			
Staff: Alison Brake, CNU-A		Title : Planner	Date: June 7, 2018

History

The applicant has filed a petition for annexation which requires approval from the City Council. The requests for annexation and the zoning change will fall on the same City Council meeting with the Council considering the annexation prior to the zoning change. By approving this request, the applicant understands that the approval does not bind the City Council to approve future legislative actions such as annexation and zoning.

Additional Analysis

The property is currently in the ETJ and not zoned. 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. See Comprehensive Plan Analysis Checklist and Criteria Checklists.

Comments from Other Departments

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

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Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			Helps prevent the impacts of high density uses on low density areas <i>The property is located along the edge of the Medical District Medium Intensity Zone. Character districts are intended for new development in both high and medium intensity zones on the Preferred Scenario Map.</i>
		<u>N/A</u>	Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study <i>There is no small area plan or neighborhood character study affecting this site.</i>
	<u>X</u>		Encourages more opportunities for home ownership <i>The property is proposed to be a multifamily development.</i>
<u>X</u>			Ensures a diversity of housing to serve citizens with varying needs and interests <i>CD-4 and CD-5 are intended to provide for a variety of residential uses, including single-family, two-family, and multifamily. See Comparative Code Matrix.</i>

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>Vision San Marcos states that Central Texas Medical Center has the potential to become an economic hub and bring additional healthcare related employment to San Marcos. Mixed uses will allow residents to live, work and do everyday tasks within the Medical District Intensity Zone.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>There is no small area plan or neighborhood character study affecting this site.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>There is no development agreement affecting this site.</i>
<u>X</u>			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

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			<i>The majority of the surrounding area is located outside of the City Limits, vacant, and within the Medical District Medium Intensity Zone.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>Approval of this zoning change would allow the property to develop according to the vision of the Comprehensive Plan, which states that the community needs diversified housing options (Neighborhood and Housing Goal 3).</i>
<u>X</u>			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. It is also located within the Medical District Medium Intensity Zone.</i>
		<u>N/A</u>	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 of the City Limits.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location <i>The rezoning does serve a public purpose as it furthers the goals and vision of the Comprehensive Plan.</i>
<u>X</u>			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>
		<u>X</u>	Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The majority of the area surrounding the property is located within the Medical District Medium Intensity Zone. Character districts are intended for new development in high and medium intensity zones.</i>
		<u>N/A</u>	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 <i>The request is for a Character District.</i>

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<u>X</u>			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 <i>The property is located within a low to moderately constrained area according to the Land Use Suitability Map.</i>
		<u>X</u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>