

## **PSA-20-02 (Riverbend Ranch)**

Receive a Staff presentation and hold a Public Hearing to consider a request by HK Real Estate Development for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity” for 1,142 acres of land, more or less, located at the intersection of North Old Bastrop Highway and Staples Road.

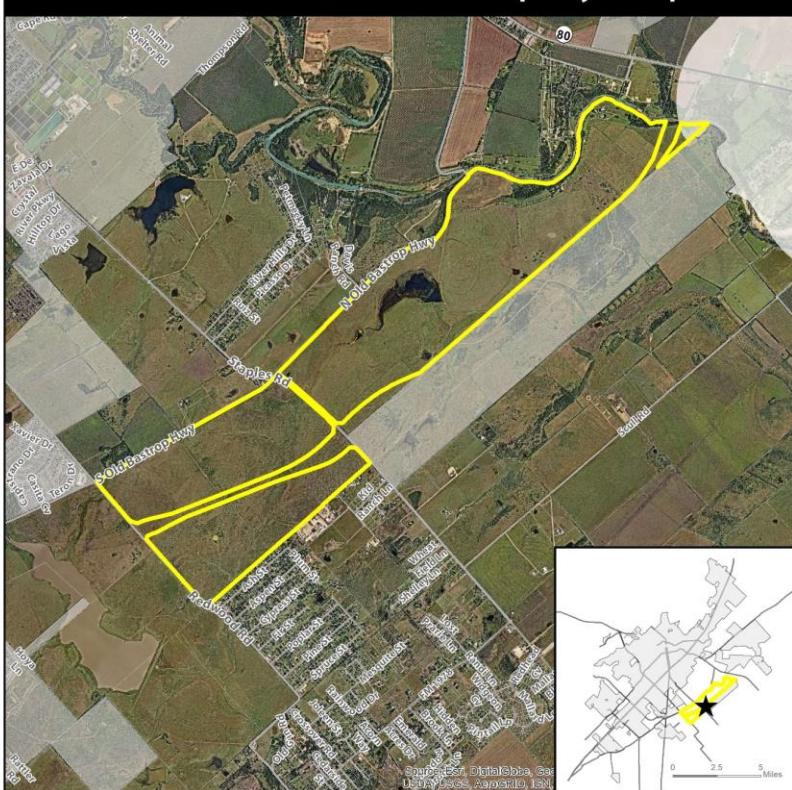
## Location:

- Approximately 1,142 acres near the intersection of North Old Bastrop Highway and Staples Road.
- Vacant/Agricultural land
- Located outside the City Limits in the ETJ
- Surrounding uses include:
  - Vacant/Agricultural
  - Winery, Water Treatment Plant, and RV Park across the San Marcos River
  - Residential, Commercial, Industrial (ETJ-Redwood Community)

PSA-20-02

Aerial View

Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 1,600 3,200 6,400 Feet

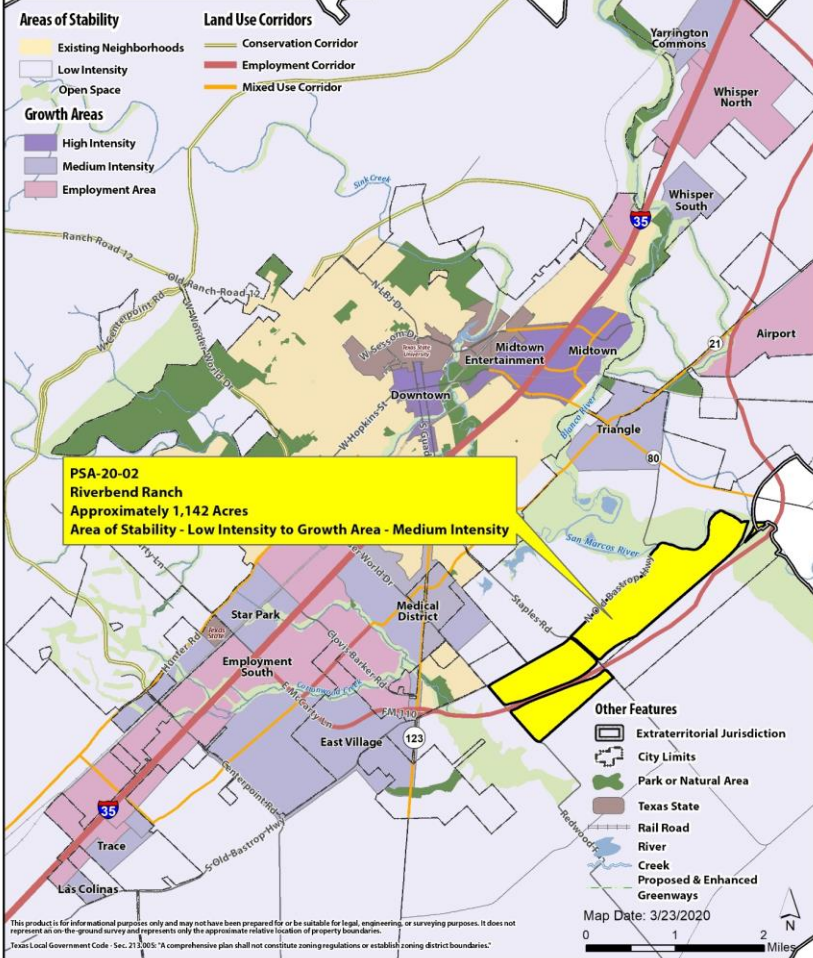
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Map Date: 3/23/2020

## Request:

- Area of Stability-Low Intensity to Growth Area-Medium Intensity
- Amends the Preferred Scenario for this area in the map and Comprehensive Plan
- The Preferred Scenario directs intensity of and development within a designated area
- Determines which zoning amendments are consistent and can be considered

## Preferred Scenario Application Spring 2020

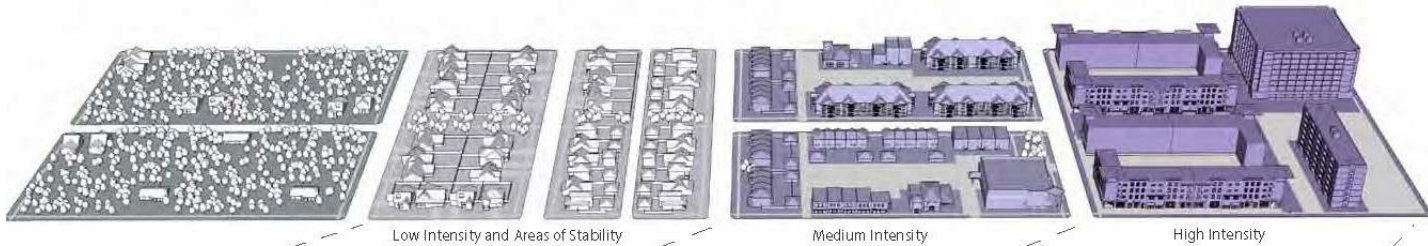


**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

**Low Intensity:** Generally made up of large tracts of land where preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal.

**Medium or High Intensity:** An area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs with a short walk, bike, transit trip or drive



**Low Intensity:** Single Family, Bed & Breakfasts, Home Office, Corner Neighborhood Retail. Mixed use at nodes and corridors. 1-3 story buildings. Examples: Blanco Vista and Paso Robles.

**Medium Intensity:** Single Family, Duplex, Multifamily, Lodging, Office/Flex Space at nodes, Corner Store, Convenience Retail, Restaurant, Light Industrial with CUP. Mixed use at nodes and corridors. 1-5 story buildings. Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle.



# Zoning Context

## Existing Zoning:

- Outside City Limits (ETJ)
- Adjacent to Future Development

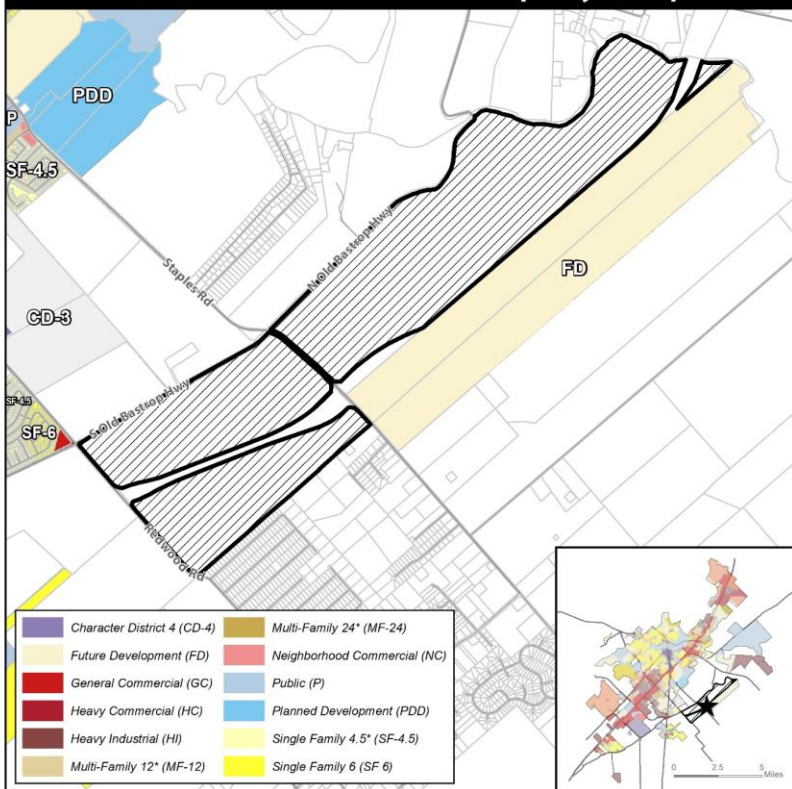
## Proposed Zoning: Medium Intensity Planning Area (PA)

- Annexation request is being processed concurrently for property

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Existing Zoning

Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
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## Planning Area Districts:

- Allows for the assignment of specific Character and/or Employment Districts based on Preferred Scenario
- Preferred Scenario Amendment change:
  - Conservation Planning Area:  
Clustered residential development in appropriate areas where large areas of environmentally sensitive or prime agricultural lands are preserved
  - Medium Intensity Planning Area:  
Area of change that accommodates new master planned communities with diverse housing types developed around a 5 minute walk to all services



### PA

### SECTION 4.4.3.7 PLANNING AREA DISTRICT



TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4	0 - 10%
		CD-5	10 - 40%
		EC	60 - 90%
		LI	0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, or 3	0 - 10%
		CD-4	10 - 30%
		CD-5	60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, or 3	10 - 30%
		CD-4	30 - 60%
		CD-5	10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2	50% min.
		CD-3	20 - 40%
		CD-4	10 - 30%
		CD-5	0 - 5%

## Planning Area District-Character District Allocation Comparison Chart

Character District	District Description	Max Units per Acre/ Allowed Building Types	Allowed % Allocation: Low Intensity Preferred Scenario	Allowed % Allocation: Medium Intensity Preferred Scenario
<b>Character District-1 (CD-1)</b>	Intended for the preservation of open space and the most sensitive natural resources in San Marcos. May include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.	N/A  N/A-Intended for preservation and open space	50% minimum (CD-1 or CD-2)	10-30% (CD-1, CD-2, or CD-3)
<b>Character District-2 (CD-2)</b>	Intended for the development of single family and agricultural uses in a rural setting. Characterized by primarily agricultural with woodlands and wetlands and scattered buildings.	0.1 max  House, Civic, ADU	50% minimum (CD-1 or CD-2)	10-30% (CD-1, CD-2, or CD-3)
<b>Character District-3 (CD-3)</b>	Primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of this district are not allowed.	10 max  House, Cottage, Cottage Court, Duplex, Zero Lot Line, Civic, ADU	20-40%	10-30% (CD-1, CD-2, or CD-3)
<b>Character District-4 (CD-4)</b>	Intended to accommodate a variety of residential options including single family, two family, and multifamily with limited commercial or mixed use on the corners.	N/A  Cottage, Duplex, Townhouse, Courtyard, Apartment, Live/Work, Neighborhood Shopfront, Civic, ADU	10-30%	30-60%
<b>Character District-5 (CD-5)</b>	Intended to provide for 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.	N/A  Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic, ADU	0-5%	10-30%



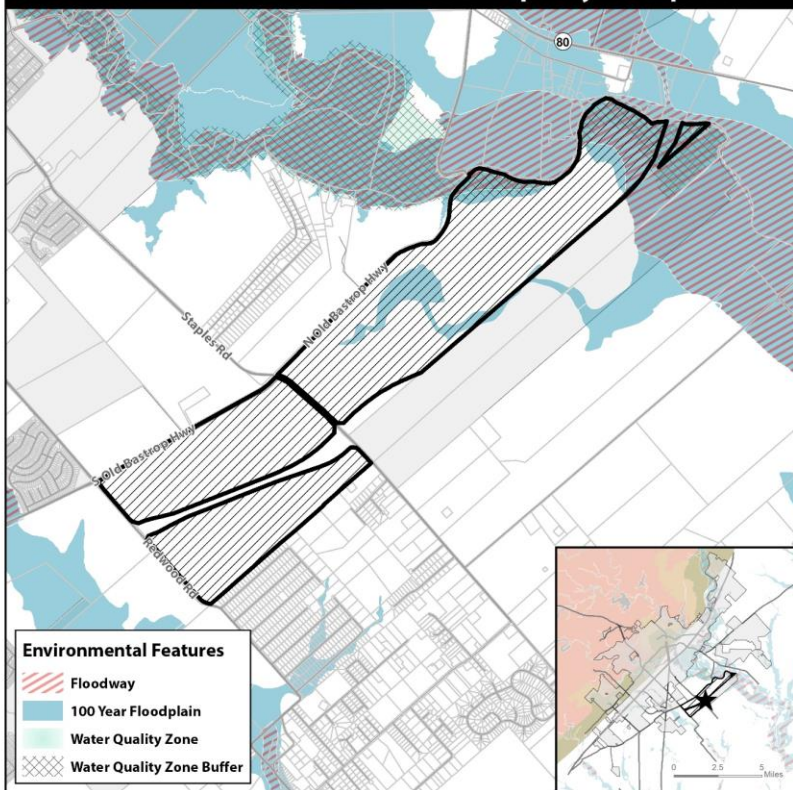
## Environmental Analysis

- Northernmost extent of property adjacent to San Marcos River located in the floodway, floodplain, and water quality zones
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.

PSA-20-02

Environmental Features

Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
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0 1,600 3,200 6,400 Feet

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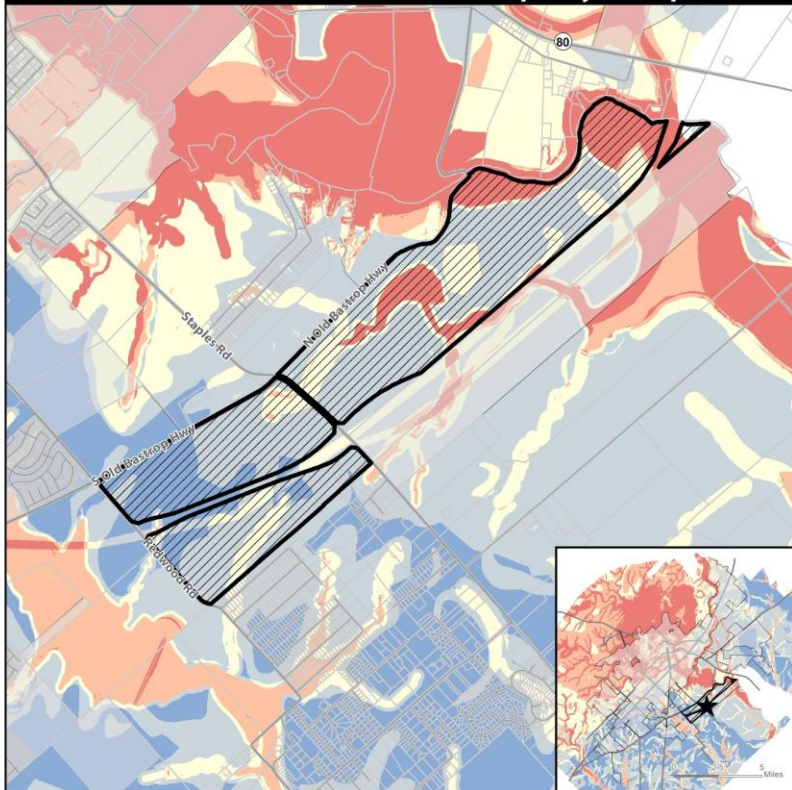
## Environmental Analysis

- Majority of site, except for area located within the floodway and floodplain is classified as **Least to Moderately Constrained**

PSA-20-02

Land Use Suitability

Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



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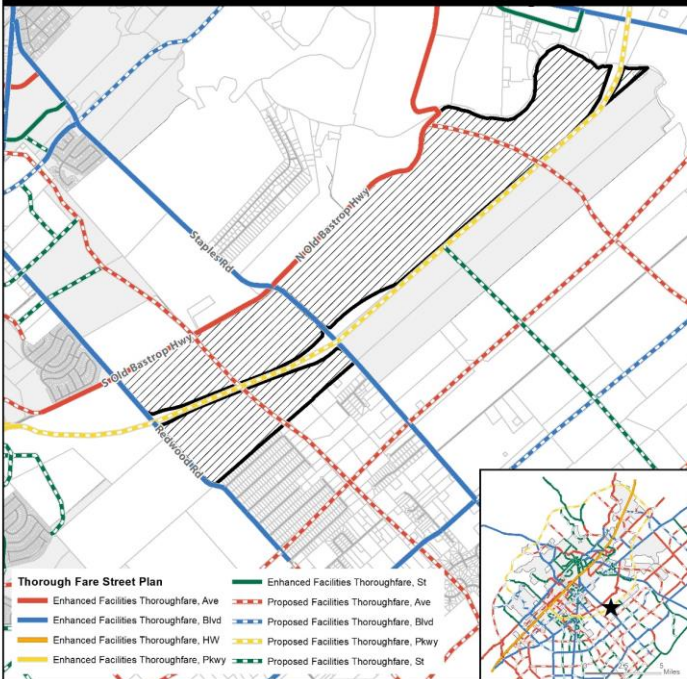
Land Use Suitability	
Value	
1	Least Constrained
2	
3	Moderately Constrained
4	
5	Most Constrained



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# PSA-20-02 Transportation Master Plan Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



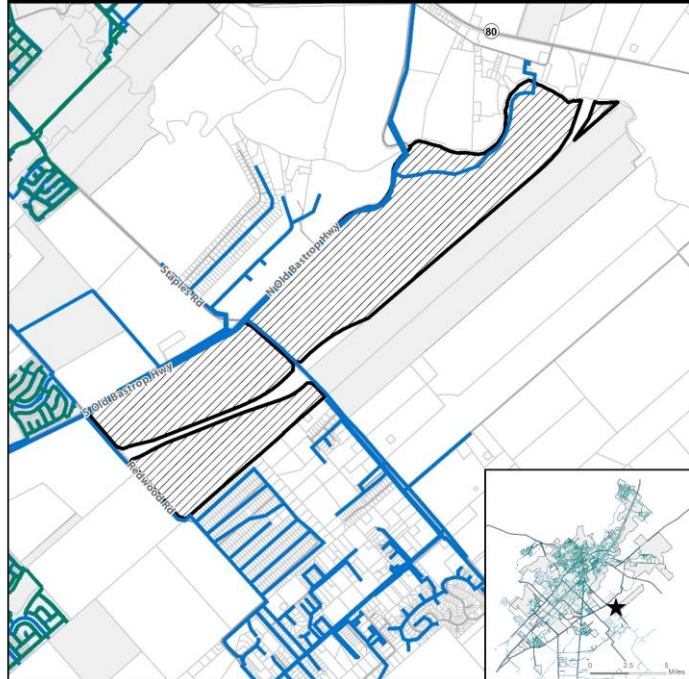
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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# PSA-20-02 Water/Wastewater Lines Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

- Sanitary Main
- Water Main



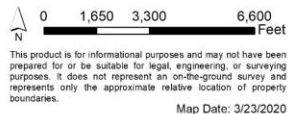
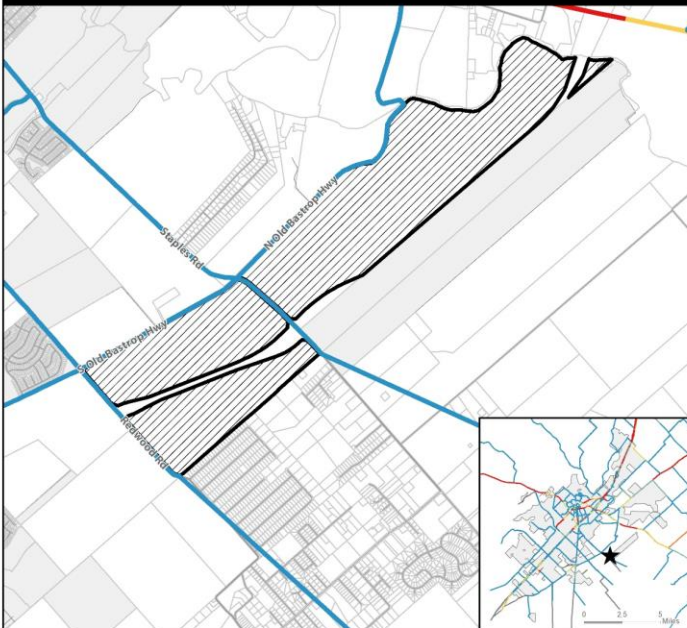
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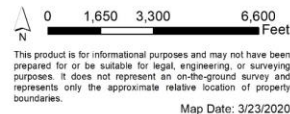
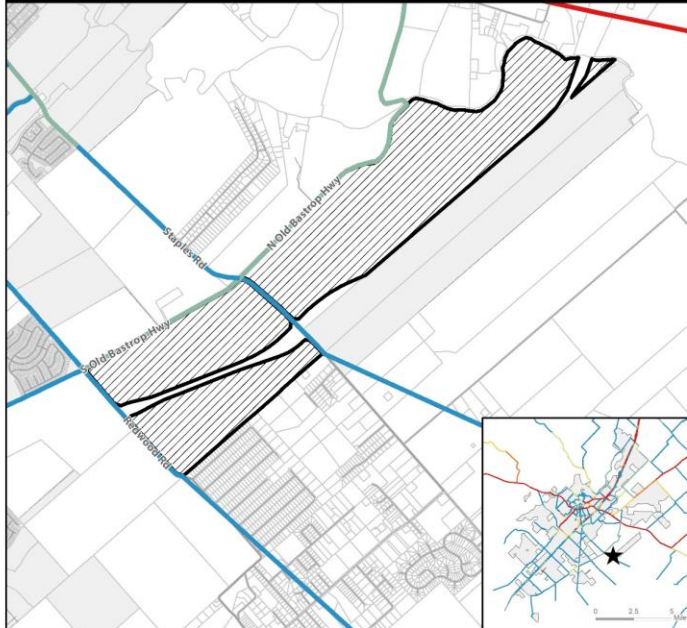
# PSA -20-02 TDM Existing Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



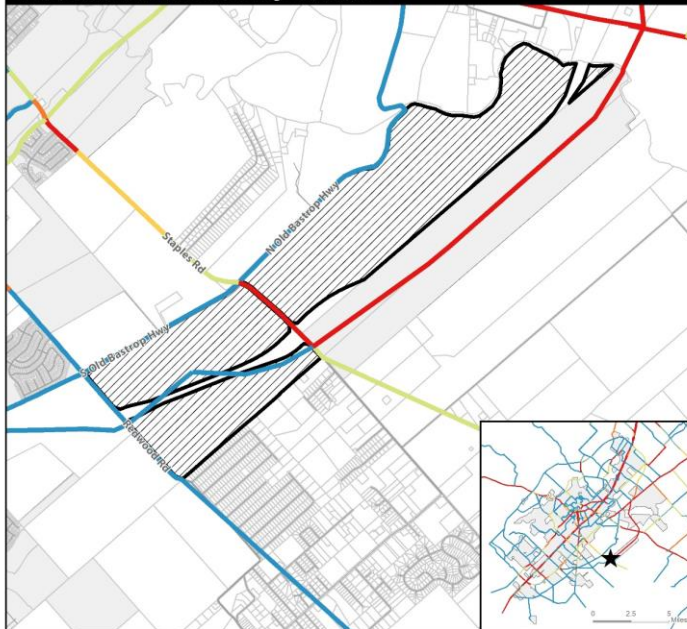
# PSA-20-02 TDM Existing Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



# PSA-20-02 TDM Future Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



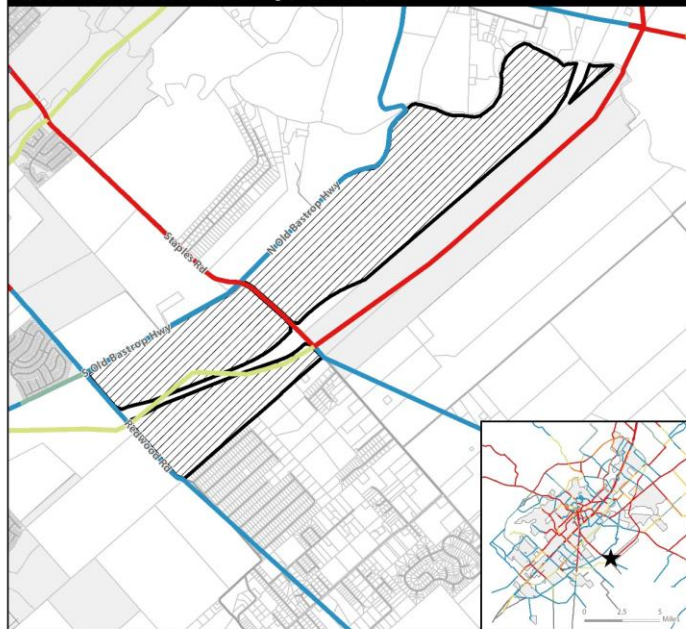
0 1,650 3,300 6,600 Feet

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# PSA-20-02 TDM Future Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



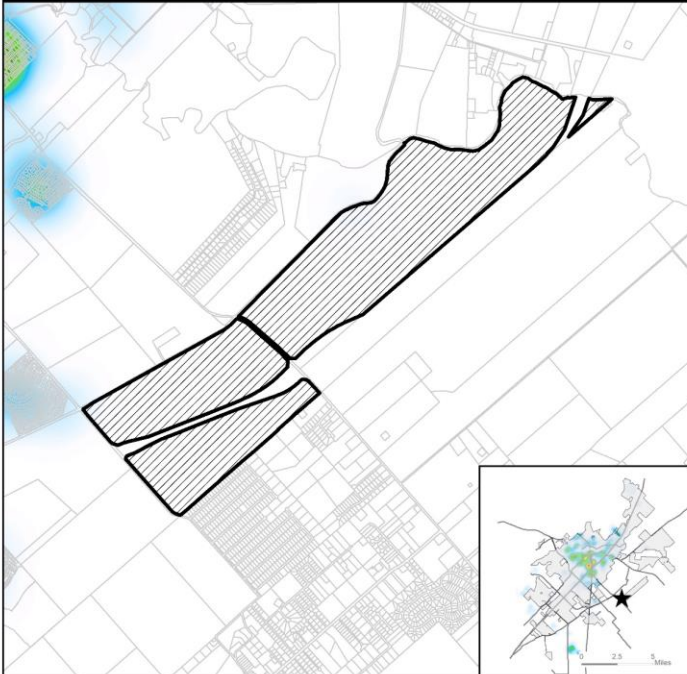
0 1,650 3,300 6,600 Feet

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**PSA-20-02**  
**Water Hotspots**  
**Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**



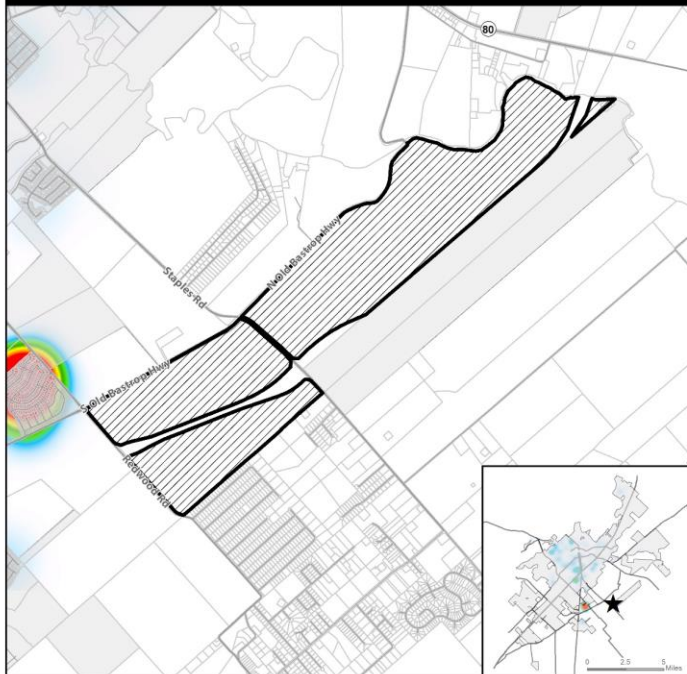
**Subject Property**  
**Site Location**  
**Parcels**  
**City Limit**

**Hot**  
**Cold**  
 Hotspot analysis based on service requests from 2013 to 2018.

0 1,600 3,200 6,400  
 Feet

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**PSA-20-02**  
**Wastewater Hotspots**  
**Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**



**Subject Property**  
**Site Location**  
**Parcels**  
**City Limit**

**Hot**  
**Cold**  
 Hotspot analysis based on service requests from 2013 to 2018.

0 1,600 3,200 6,400  
 Feet

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# Concept Plan



PHASING PLAN		
PHASE	LOT COUNT	FINAL PLAT SUBMISSION
1	482	ANTICIPATED 2023
2	597	ANTICIPATED 2027
3	641	ANTICIPATED 2031
4	455	ANTICIPATED 2035
5	1	ANTICIPATED 2035
6	4	ANTICIPATED 2027
TOTAL	3070	

LEGEND  
1 PHASE #

EXHIBIT C  
MASTER CONCEPT PLAN

RIVER BEND RANCH SUBDIVISION  
HK REAL ESTATE DEVELOPMENT, LLC

**LJA** Engineering, Inc.  
1000 E. 11th Street, Suite 200  
San Marcos, Texas 78068  
Phone: 210.292.2200  
Fax: 210.292.2201  
www.lja-engineering.com



1

1

SINGLE-FAMILY RESIDENTIAL



COMMERCIAL

1

MULTI-FAMILY RESIDENTIAL

5

DETENTION POND

11

PARK SPACE/ EST

PHASING PLAN		
PHASE	LOT COUNT	FINAL PLAN SUBMISSION
PHASE 1	506	ANTICIPATED 2023
PHASE 2	337	ANTICIPATED 2024
PHASE 3	455	ANTICIPATED 2025
PHASE 4	353	ANTICIPATED 2026
PHASE C1	6	ANTICIPATED 2026
PHASE C2	1	ANTICIPATED 2026
PHASE C3	3	ANTICIPATED 2026
PHASE M1	106	ANTICIPATED 2025
PHASE M2	1	ANTICIPATED 2024

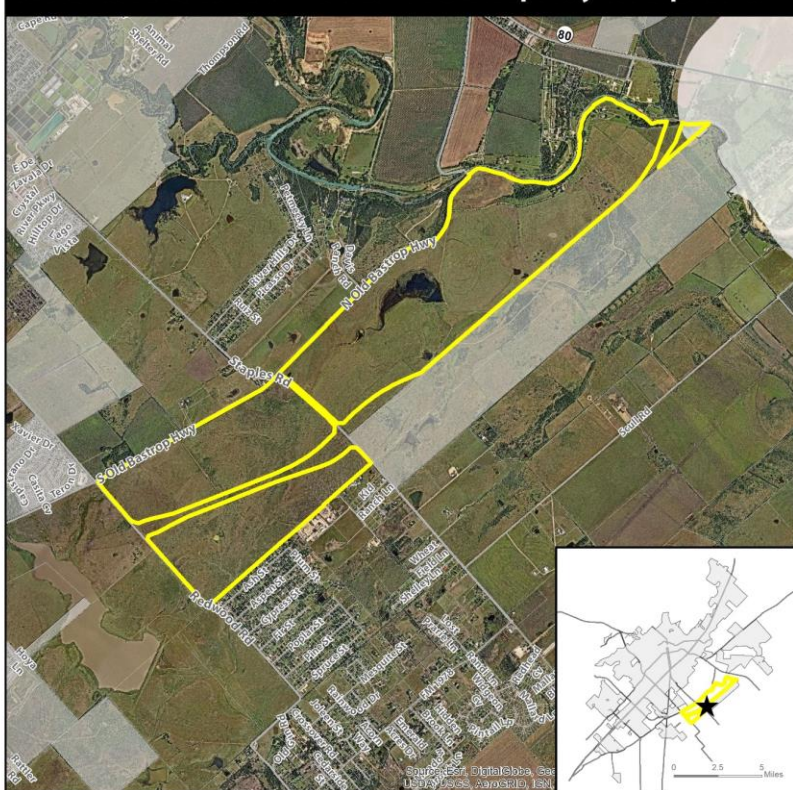
## Analysis:

- Located within a minimally constrained area according to the Land Use Suitability map.
- Annexation and extension of City infrastructure allows for contiguous, coherent CCN and City Limits avoiding “donut holes” and “leap frogging”
- Extension of City infrastructure avoids possible negative environmental impacts to San Marcos River with proposed package plant

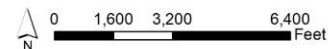
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## **Staff Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity”