

Zoning Request

ZC-20-20

2801 Staples Road



Summary

Request:	Zoning change from “FD” Future Development to “CD-3” Character District-3		
Applicant:	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	Property Owner:	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

Notification

Application:	July 14, 2020	Neighborhood Meeting:	N/A
Published:	July 26, 2020	# of Participants	N/A
Posted:	July 24, 2020	Personal:	July 24, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 220.023-acre tract out of the William Burnett Jr. Survey, Abstract No. 56 and the Benjamin & Graves Fulcher Survey, Abstract No. 813, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas.		
Location:	2801 Staples Road		
Acreage:	+/- 220.023	PDD/DA/Other:	N/A
Existing Zoning:	“FD” Future Development	Proposed Zoning:	CD-3 “Character District-3”
Existing Use:	Vacant / Rural	Proposed Use:	Single Family Residential
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:	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity
South of Property:	ETJ	Vacant/Redwood Community	Area of Stability-Low Intensity

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		(Residential & Commercial Uses)	
East of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity
West of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity

Staff Recommendation

<input type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<p>Although the proposed zoning change to Character District-3 is to be "Considered" in Low Intensity areas and is compatible with the single-family residential uses envisioned in the Comprehensive Plan for Low Intensity areas, the area immediately adjacent to the future FM 110 thoroughfare is not appropriate for single family lot development. The proposed single-family zoning does not align with the goals and intent for the FM 110 "Employment Corridor" stated in the Comprehensive Plan and block and access standards as well as privacy fence standards in the Development Code discourages this type of development along major thoroughfares such as FM 110.</p> <p>Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a neutral recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the City Council.</p>					
Staff: Shavon Caldwell		Title: Planner		Date: September 1, 2020	

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<p><u>Planning and Zoning Commission Meeting: August 11th, 2020</u></p> <p>Speakers in favor or opposed: David Earl and Tory Hurt spoke in favor of the request.</p> <p>Recommendation from the Planning and Zoning Commission meeting held August 11, 2020: Recommendation for approval 9-0</p>					

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History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Character District-3" is to allow for the development of approximately 220 acres of single-family residential uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Additional Analysis

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The subject property is located along the proposed FM 110 which is designated as an "Employment Corridor" on the Preferred Scenario Map. According to the Comprehensive Plan, development along this corridor should "serve major employment related land uses" and include "some mixture in uses including **limited** residential".
- It is best practice to include higher density and intensity uses at major intersections and along major corridors and transition lower density uses away from these intersections and corridors. The proposed location for single family development directly adjacent to FM 110 does not create a smooth transition of density from this major thoroughfare.
- San Marcos Development Code discourages single family lot development along major thoroughfares through required block standards, stub street connections, maximum fence heights, and minimum fence transparency requirements.
- Hays County provides the following overview of the FM 110 project:
This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three

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sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

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

Comments from Other Departments

Police	No issues with the proposed development.
Fire	This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area's fire suppression doesn't meet the program's minimum criteria.
Public Services	No issues with the proposed development.
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</p> <p><i>The subject property is located within an “Area of Stability-Low Intensity” designation on the Preferred Scenario Map. Per the Comprehensive Plan, “Character Districts” such as Character District-3 zoning are “Considered” within Low Intensity designations.</i></p> <p><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability-Low Intensity” will generally maintain their existing character and that “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.” Although the proposed zoning does not ensure “that the character of the area remains” as the existing character is rural/agricultural, the Comprehensive Plan envisions single family as an acceptable use and building types in Low Intensity Areas.</i></p> <p><i>However, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. Employment Corridors are primarily intended to “serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.” The single-family residential nature of CD-3 zoning does not implement this objective and policy stated in the Comprehensive Plan.</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</p> <p><i>Studies were not complete at time of request.</i></p>
		<u>X</u>	<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</p> <p><i>A development agreement is not in effect.</i></p>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<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</p> <p><i>Character District-3 zoning allows primarily for attached and detached single family residential. The standards associated with this zoning district are appropriate for the general area to be reclassified but may not be appropriate for the area immediately adjacent to the future FM 110 thoroughfare.</i></p> <p><i>The FM 110 thoroughfare involves initially constructing two travel lanes but as traffic increases over time is planned to add two additional lanes. Block standards, stub street requirements, and fence and wall transparency and height standards in the San Marcos Development Code discourages single family lot development along major thoroughfares.</i></p>
		<u>X</u>	<p>Whether the proposed zoning will reinforce the existing or planned character of the area</p> <p><i>Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural and open space. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.</i></p>
		<u>X</u>	<p>Whether the site is appropriate for the development allowed in the proposed district</p> <p><i>The property is vacant, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-3 zoning district. The portion of the property directly adjacent to the future FM 110 is not appropriate for single family residential development.</i></p>
<u>X</u>			<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning</p> <p><i>The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a <u>temporary</u> zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.</i></p>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether there is a need for the proposed use at the proposed location <i>The proposed rezoning would allow for single family attached and detached uses. The subject property's location in proximity of the future FM 110 thoroughfare would allow for such uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.</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 not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.</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 surrounding property is primarily vacant agricultural/rural. There are no anticipated adverse impacts.</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>This request is not for a Neighborhood Density District.</i>
<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 subject property is located within a low to moderately constrained area according to the Land Use Suitability Map. A very small portion of the subject property is located within the 100-year floodplain.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>