



Legislation Details (With Text)

File #: AC-23-05 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 5/5/2023 **In control:** Planning and Zoning Commission
On agenda: 5/23/2023 **Final action:** 5/23/2023
Title: AC-23-05 (River Bridge Ranch 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)

Sponsors:

Indexes:

Code sections:

Attachments: 1. AC-23-05 Staff Report, 2. AC-23-05 Maps, 3. AC-23-05 Application Documents, 4. AC-23-05 Code Section, 5. AC-23-05 P&Z Presentation

Date	Ver.	Action By	Action	Result
5/23/2023	1	Planning and Zoning Commission		

AGENDA CAPTION:

AC-23-05 (River Bridge Ranch 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)

Meeting date: May 23, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

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Background Information:

The request is part of the 329-acre River Bridge Ranch Preliminary Plat, a proposed residential subdivision located within the City limits at the intersection of FM 110 and Staples Rd. The development is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2007.

(Land Development Ordinances can be found at <https://bit.ly/3KomLdm> and details on the Settlement Agreement can be located via the interactive agenda at <https://san-marcos-tx.legistar.com/LegislationDetail.aspx?ID=4675279&GUID=4FBCC69F-1BBC-4E1D-A44B-6D3082984D43&Options=&Search=>>).

The applicant has requested to have their block length/ perimeter measurements assessed under the current code. Block perimeter maximums are assessed based on the zoning district, which is 2,800ft for CD-3. Per Section 3.6.2.1.C, blocks are bounded by public right-of-way (not including an alley), however blocks may be broken by a civic building or open lot provided the lot is fifty feet wide and deep and provides a pedestrian passage (10ft sidewalk) directly connecting the 2 streets on each block face.

Although approximately 104 acres of the plat is currently zoned CD-4 and CD-5 (which have block perimeter lengths of 2,000 ft), there is a pending zoning change in process to designate the entire Preliminary Plat area as CD-3 (ZC-23-13) for which the Planning and Zoning Commission voted to recommend approval of at their April 25th meeting.

Council Committee, Board/Commission Action:

N/A

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff is recommending **approval** 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.