



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, June 23, 2020

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.**

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

### EXECUTIVE SESSION

*NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

IV. 30 Minute Citizen Comment Period

*Persons wishing to comment during the citizen comment period must submit their written comments to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of May 26, 2020.
2. PC-20-17 (Cottonwood Creek Phase 3 Unit 5) Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 16.520 acres, more or less, out of the Farnham Frye and John F. Geister Surveys. (T. Carpenter)

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-6) by:*

- 1) *Sending written comments, to be read aloud\*;* or
- 2) *Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on\*.*

*\*Written comments or requests to join in a public hearing must be sent to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes*

each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/18805/Citizen-Comments-Virtual-Meetings>

3. AC-20-06 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for an Alternative Compliance Request to allow two lots that exceed a 3:1 ratio in length to width for approximately 0.34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)
4. ZC-20-09 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for a Zoning Change from Single Family - 6 (SF-6) to Neighborhood Density - 3 (ND-3), for approximately 0.34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)
5. ZC-20-11 (Corner of South Old Bastrop Highway and Rattler Road) Hold a public hearing and consider a request by David Richardson, on behalf of Rattler Road Land Partners LLC, for a zoning change from "FD" Future Development to "CD-5" - Character District-5, for approximately 10 acres, more or less, out of the C. Wickson Roberts Survey, Abstract 474, Hays County, generally located at the northern corner of South Old Bastrop Highway and Rattler Road. (S. Caldwell)
6. ZC-20-13 (Redwood 3) Hold a public hearing and consider a request by James Ingalls, on behalf of Jim Smith, Smith Co. Redwood LLC, for a zoning change from "FD" Future Development to "SF-6" Single Family-6, for approximately 80 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, generally located at 2519 Redwood Road. (A. Villalobos)

#### V. Question and Answer Session with Press and Public.

*This is an opportunity for the Press and Public to ask questions related to items on this agenda.*

#### VI. Adjournment

#### Notice of Assistance at the Public Meetings

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ Title:  
\_\_\_\_\_



## Legislation Text

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**File #:** ID#20-401, **Version:** 1

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**AGENDA CAPTION:**

Consider approval of the minutes of the regular meeting of May 26, 2020.

**Meeting date:** June 23, 2020

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** Click or tap here to enter text.

**Account Number:** Click or tap here to enter text.

**Funds Available:** Click or tap here to enter text.

**Account Name:** Click or tap here to enter text.

**Fiscal Note:**

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

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

Choose an item.

Choose an item.

Choose an item.

**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 - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

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**File #:** ID#20-401, **Version:** 1

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

Choose an item.

**Background Information:**

Click or tap here to enter text.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, May 26, 2020

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.**

### I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Gleason at 6:00 p.m. on Tuesday, May 26, 2020 via Virtual Meeting due to COVID-19.

### II. Roll Call

**Present** 9 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner William Agnew, Commissioner Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

### III. Chairperson's Opening Remarks

#### EXECUTIVE SESSION

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta provided a written comment that was read aloud. She said there's still a situation of a City worker suggesting sidewalks on Belvin in a survey, but the worker does not want it to be ADA compliant. She also expressed concern about the agenda caption for the first public hearing item, saying it did not show transparency.

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of April 28, 2020.
2. Consider approval of the minutes of the regular meeting of May 12, 2020.
3. PC-19-44 (Mystic Canyon) Consider a request by Bill Couch, on behalf of Kali Kate Services, Inc. to approve the Preliminary Plat consisting of approximately 62.059 acres, more or less, out of the Benjamin J White and Robert H Williams Surveys. (T. Carpenter)
4. PC-20-11 (Paso Robles Phase 4B Section 1) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC to approve the Final Plat consisting of approximately 23.7 acres, more or less, out of the John Williams Survey. (T. Carpenter)

5. PC-20-23 (Trace PA 1A, Section C) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 2.127 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

**A motion was made by Commissioner Moore, seconded by Commissioner Kelsey, that PC-19-44 (Mystic Canyon) be pulled from the Consent Agenda.**

**The motion carried by the following vote:**

**For:** 8 - Commissioner Dillon, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Recused:** 1 - Commissioner Haverland

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that items #1 (April 28, 2020 Minutes), #2 (May 12, 2020 Minutes), #4 (PC-21-11) (Paso Robles Phase 4B Section 1) and Item #5 (PC-20-23) (Trace PA 1A, Section C) of the Consent Agenda be approved. The motion carried by the following vote:**

**For:** 8 - Commissioner Dillon, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Recused:** 1 - Commissioner Haverland

**A motion was made by Commissioner Kelsey, seconded by Commissioner Agnew, that Item #3 PC-19-44 (Mystic Canyon) be approved. The motion carried by the following vote:**

**For:** 7 - Commissioner Dillon, Commissioner Rand, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 1 - Commissioner Moore

**Recused:** 1 - Commissioner Haverland

## **PUBLIC HEARINGS**

6. CUP-20-11 (Surterra) Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new

Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce. (A. Villalobos)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Marcus Ruark, applicant, gave an overview of the request.

Mike Gillespie, applicant, gave an overview of the request.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Kelsey, seconded by Commission Haverland, that CUP-20-11 (Surterra) be approved with staff conditions.**

**A motion was made by Commissioner Moore, seconded by Commissioner McCarty, that the main motion be amended so that: Thirty percent of their electric usage be provided by on-site solar.**

**A revised motion was made by Commissioner Moore, seconded by Commissioner Agnew, that the main motion be amended so that: Thirty percent of the energy be obtained from renewables. The motion failed by the following vote:**

**For:** 3 - Commissioner Moore, Commissioner Agnew and Commissioner McCarty

**Against:** 6 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Kelsey, Commissioner Gleason and Commissioner Spell

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that the main motion be amended so that: A closed loop system for the cultivation areas only shall be required. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Chair Gleason called for a vote on the main motion with the following**

**conditions: 1.) No more than 5,000 square feet of the interior of the facility shall be used for the use of distribution and the facility shall have no more than 6 distribution truck bays; 2.) All distribution truck traffic associated with Surterra shall be prohibited from using Esplanade Parkway; 3.) A closed loop system for the cultivation areas only shall be required. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

7. PC-20-19 (Blanco Riverwalk Subdivision IIB Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vinson Wood, for approval of a replat of approximately 6.653 acres, more or less, legally known as Lot 1E3, Block A, Blanco Riverwalk Subdivision IIB, and establishing Lot 1E3A and Lot 1E3B, Block A, Blanco Riverwalk Subdivision IIB, located at 3021 N IH 35. (A. Villalobos)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Planner, gave an overview of the request.

Robert W. McDonald III, applicant, said the plat met statutory requirements, and the proposed use complies with their PDD. He was available for questions.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Haverland, seconded by Commissioner Spell, that PC-20-19 (Blanco Riverwalk Subdivision IIB Replat) be approved. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

#### V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

#### VI. Adjournment

The meeting was adjourned at 8:07 p.m.

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_ Title:  
\_\_\_\_\_



## Legislation Text

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File #: PC-20-17, Version: 1

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### **AGENDA CAPTION:**

PC-20-17 (Cottonwood Creek Phase 3 Unit 5) Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 16.520 acres, more or less, out of the Farnham Frye and John F. Geister Surveys. (T. Carpenter)

Meeting date: June 23, 2020

Department: Planning & 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]

Choose an item.

Choose an item.

Choose an item.

**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 - Choose an item.
- 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)]

Choose an item.

**Background Information:**

Click or tap here to enter text.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommends approval of the request.

<b>Plat - Final</b>	<b>Cottonwood Creek Phase 3, Unit 5</b>
<b>PC-20-17</b>	



**Summary**

<b>Request:</b>	Consideration of a Final Plat with 69 residential lots and one open space lot.		
<b>Applicant:</b>	Pape-Dawson Engineers 2000 NW Loop 410 San Antonio, TX 78213	<b>Property Owner:</b>	Continental Homes of Texas LP 210 W Hutchison St San Marcos, TX 78666
<b>Parkland Required:</b>	Provided in previous phases	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Rattler Road	<b>New Street Names:</b>	Half Moon Court

**Notification**

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	N/A	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	N/A
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Location:</b>	Rattler Road and Adler Way		
<b>Acreage:</b>	16.520	<b>Master Plan:</b>	Cottonwood Creek Master Plan
<b>Existing Zoning:</b>	SF-6	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Single Family		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	6

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	P	Parkland	Low Intensity
<b>South of Property:</b>	SF-6	Single Family	Low Intensity
<b>East of Property:</b>	ETJ	Vacant	Low Intensity
<b>West of Property:</b>	PH-ZL	Single Family	Low Intensity

**Staff Recommendation**

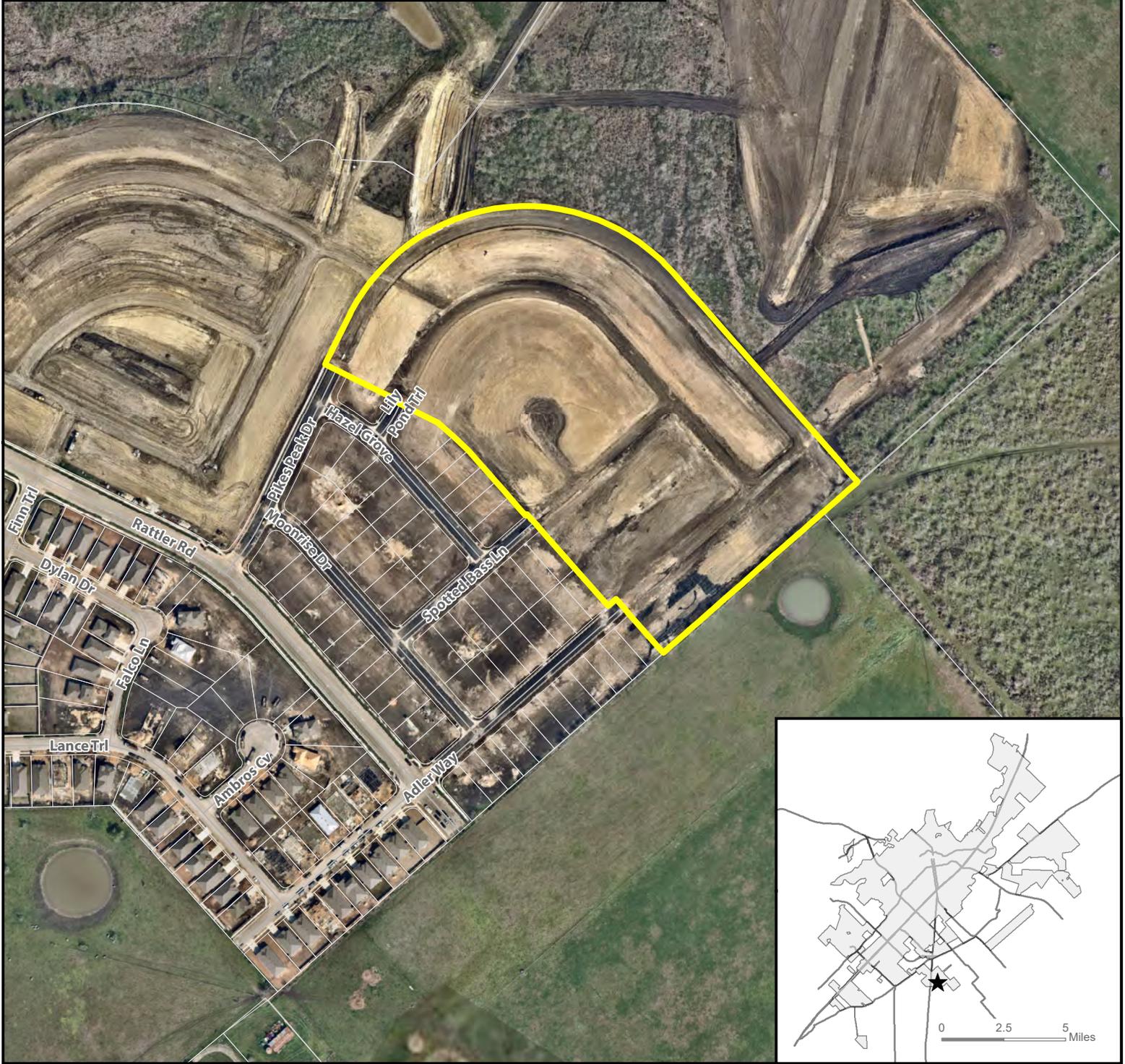
<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Tory Carpenter, AICP, CNU-A			<b>Title :</b> Planner		<b>Date:</b> June 15, 2020

<b>Plat - Final</b>	<b>Cottonwood Creek Phase 3, Unit 5</b>
<b>PC-20-17</b>	

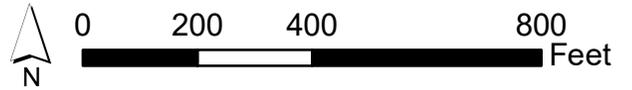


Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>X</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

# PC-20-17 Aerial View Cottonwood Creek Phase 3 Unit 5 Final Plat



-  **Subject Property**
-  **Parcel**
-  **City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/8/2020

FINAL PLAT  
OF  
**COTTONWOOD CREEK**  
**PHASE 3 UNIT 5**

A 16.520 ACRE TRACT OF LAND, OUT OF 45.298 ACRE TRACT OF LAND  
RECORDED IN INSTRUMENT # 2018028863, OF THE OFFICIAL PUBLIC  
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE J.F. GEISTER SURVEY NO.7,  
ABSTRACT 203 OF HAYS COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 16.520 ACRE TRACT OF LAND OUT OF A 45.298 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO. 17, ABSTRACT 183, THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 AND THE J.F. GEISTER SURVEY NO.6, ABSTRACT 202 OF HAYS COUNTY, TEXAS, PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS COTTONWOOD CREEK, PHASE 3 UNIT 5, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

ADIB KHOURY, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, LP  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750-1227

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY'S NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

**SUBDIVISION NOTES:**

- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY.

**GENERAL NOTES:**

- SIDEWALKS NOT ADJACENT TO A RESIDENTIAL LOT, ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
- WATERSHED PROTECTION PLAN PHASE 2 PERMIT APPROVED. PERMIT # 2017-21790.
- THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS ARE REQUIRED TO BE APPROVED BEFORE THE PLAT APPROVAL AND EITHER THE IMPROVEMENTS CONSTRUCTED OR SURVEY POSTED FOR THE FILING OF THE PLAT.
- ANY PRIVATE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPE IRRIGATION, REQUIRES APPROVAL OF A LICENSE AGREEMENT.
- LOT 900, BLOCK AA SHALL BE DESIGNATED AS A GREENBELT LOT AND DRAINAGE EASEMENT. THIS LOT WILL BE MAINTAINED BY THE COTTONWOOD CREEK HOMEOWNERS ASSOCIATION OR OTHER SUCCESSORS.

THE STATE OF TEXAS §  
COUNTY OF PLANO §

I, JON W. COOPER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

JON W. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10194390  
5810 TENNYSON PARKWAY, SUITE 425,  
PLANO, TEXAS, 75024

THE STATE OF TEXAS §  
COUNTY OF COMAL §

THAT I, TODD BLACKMON, DO HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE.

TODD BLACKMON  
REGISTERED PROFESSIONAL ENGINEER NO. 89208  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028800  
1672 INDEPENDENCE DRIVE, STUIRE 102  
NEW BRAUNFELS, TEXAS, 78132

**FLOOD ZONE NOTE:**

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP, HAYS COUNTY, TEXAS. COMMUNITY PANEL NUMBER 48209C0479F, DATED SEPTEMBER 2, 2005.

**UTILITY PROVIDER NOTE:**

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:  
CENTURYLINK (PHONE)  
BLUE BONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)  
CHARTER (CABLE TELEVISION)  
CITY OF SAN MARCOS (SEWER & WATER)  
CENTERPOINT ENERGY (GAS)

**DRAINAGE EASEMENT NOTES:**

- DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
- MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE SOLE RESPONSIBILITY OF THE COTTONWOOD CREEK SUBDIVISION HOMEOWNER'S ASSOCIATION.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SAN MARCOS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE TABLE BELOW.

BLOCK	LOT	SIDE-CORNER FRONTAGE
W	23	PIKES PEAK DR
Z	16	LILY POND TRL
Z	17	LILY POND TRL
AA	18	SPOTTED BASS LN
AA	19	SPOTTED BASS LN
AA	25	SPOTTED BASS LN
AB	25	ADLER WAY

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION      DATE

\_\_\_\_\_  
SHANNON MATTINGLY      DATE  
DIRECTOR OF DEVELOPMENT SERVICES

\_\_\_\_\_  
CESLY BURRELL      DATE  
RECORDING SECRETARY

\_\_\_\_\_  
CIP AND ENGINEERING      DATE

THE STATE OF TEXAS §  
COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN CFN: \_\_\_\_\_

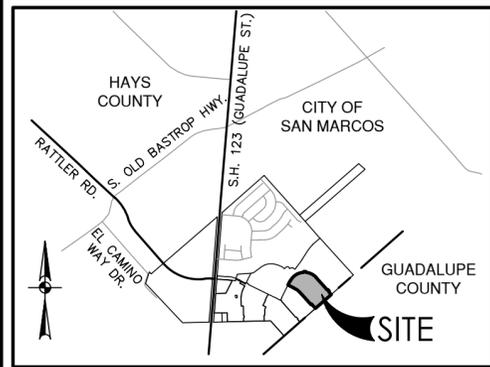
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

\_\_\_\_\_  
ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390  
DATE OF PREPARATION: May 4, 2020

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT



LOCATION MAP  
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- BLK BLOCK
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)
- OF REAL PROPERTY OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- HAYS COUNTY / GUADALUPE COUNTY LINE
- CENTERLINE
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 10' PUBLIC UTILITY EASEMENT
- 15' DRAINAGE EASEMENT
- REMAINING PORTION OF 20' WASTEWATER EASEMENT (INSTRUMENT # 20004468, PR)
- 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 20015032, PR)

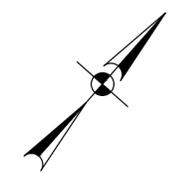
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S41°23'13"E	50.00'
L2	S41°23'13"E	103.44'
L3	S48°36'47"W	25.00'
L4	S48°36'47"W	5.00'
L5	N47°20'50"W	99.24'
L6	N26°15'45"E	5.63'
L7	N41°23'13"W	124.67'
L8	S41°23'13"E	49.83'
L9	S30°07'44"W	47.77'
L10	S67°20'39"W	41.78'
L11	N73°08'00"W	42.90'
L12	N53°25'27"W	43.12'
L13	S54°10'12"W	13.57'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	475.00'	60°51'09"	N56°41'20"E	481.11'
C2	20.00'	84°47'03"	N44°43'23"E	26.97'
C3	20.00'	84°47'03"	S40°03'40"E	26.97'
C4	475.00'	41°03'59"	S61°55'12"E	333.21'
C5	20.00'	90°00'00"	S86°23'13"E	28.28'
C6	20.00'	90°00'00"	S3°36'47"W	28.28'
C7	20.00'	90°00'00"	N86°23'13"W	28.28'
C8	15.00'	90°00'00"	N3°36'47"E	21.21'
C9	15.00'	90°00'00"	N86°23'13"W	21.21'
C10	15.00'	90°00'00"	N3°36'47"E	21.21'
C11	60.00'	266°10'39"	S88°17'53"E	87.64'
C12	15.00'	86°10'39"	S1°42'07"W	20.49'
C13	15.00'	90°00'00"	S86°23'13"E	21.21'
C14	15.00'	90°00'00"	N3°36'47"E	21.21'
C15	245.00'	112°21'02"	S82°26'16"W	407.06'
C16	295.00'	112°21'02"	N82°26'16"E	490.14'
C17	15.00'	90°00'00"	S86°23'13"E	21.21'
C18	20.00'	90°00'00"	N3°36'47"E	28.28'
C19	415.00'	112°21'02"	S82°26'16"W	689.52'

FINAL PLAT  
OF  
COTTONWOOD CREEK  
PHASE 3 UNIT 5

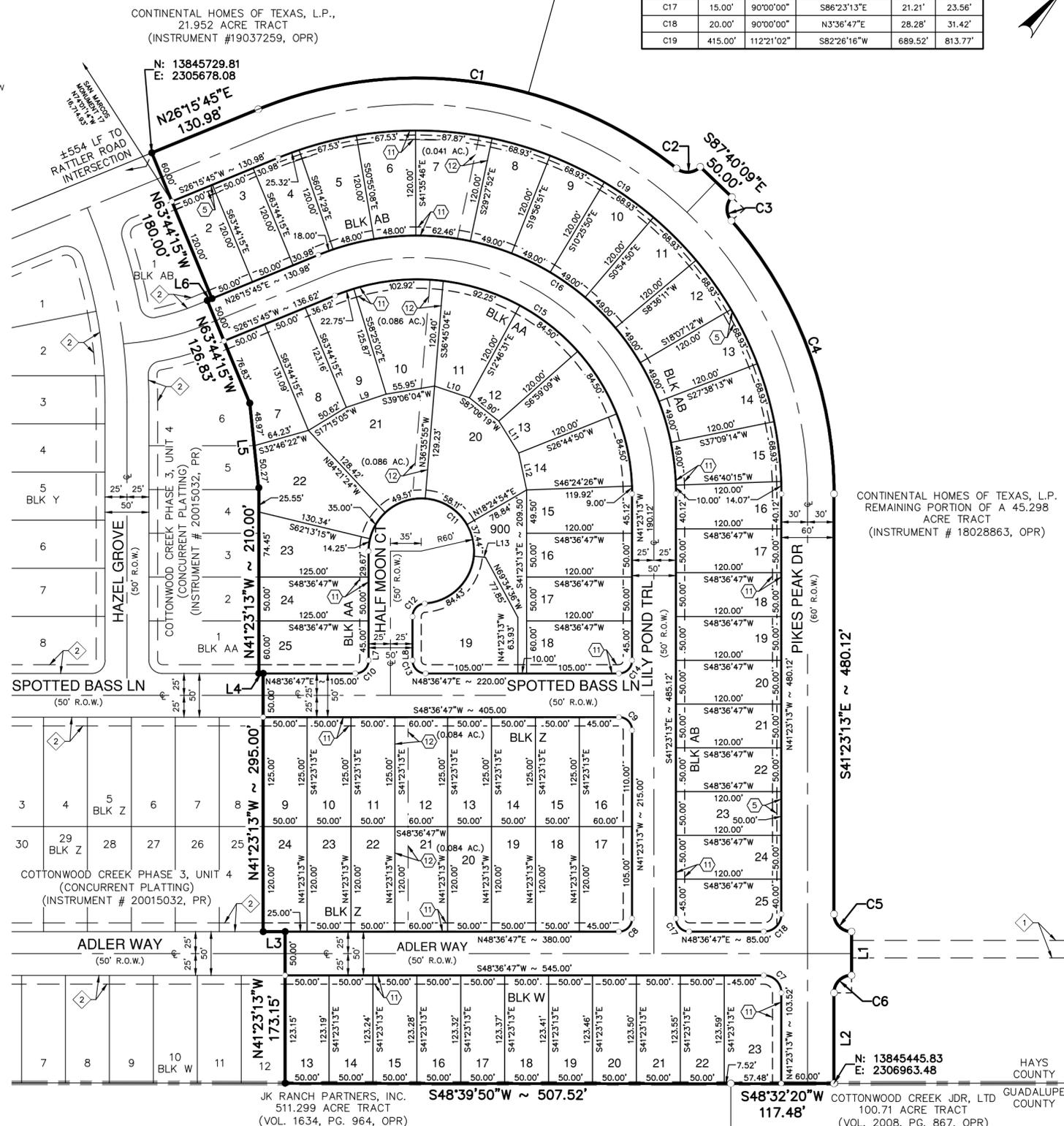
A 16.520 ACRE TRACT OF LAND, OUT OF 45.298 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 2018028863, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 OF HAYS COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TBPB FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10194390  
DATE OF PREPARATION: May 4, 2020



CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINING PORTION OF A 45.298 ACRE TRACT  
(INSTRUMENT # 18028863, OPR)

N: 13845445.83  
E: 2306963.48

HAYS COUNTY  
GUADALUPE COUNTY

JK RANCH PARTNERS, INC.  
511.299 ACRE TRACT  
(VOL. 1634, PG. 964, OPR)

COTTONWOOD CREEK JDR, LTD  
100.71 ACRE TRACT  
(VOL. 2008, PG. 867, OPR)

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

SCOTTWOOD CREEK PHASE 3 UNIT 5  
Civil Job No. 11173-11; Survey Job No. 9125-18  
DATE: 5/4/2020 11:20 AM USER: d.undberg  
FILE: V:\1173\11\_Design\Civil\Plat\111731-11-FINAL.dwg

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	Todd Blackmon, P.E.	Property Owner	Adib Khoury
Company	Pape-Dawson Engineers, Inc.	Company	Continental Homes of Texas LP
Mailing Address	1672 Independence Drive, Suite 102, New Braunfels, TX 78132	Mailing Address	10700 Pecan Park Blvd., Suite 400 Austin, Texas 78750
Phone #	(830) 632-5633	Phone #	(512) 345-4663
Email	Jperez@Pape-Dawson.com	Email	RLGray@drhorton.com

## PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek Phase 3 Unit 5

Subject Property Address or General Location: SE corner of Rattler Rd & Hwy 123

Acres: 16.520 Tax ID #: R 162778

Located in:  City Limits  Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

Type of Plat:  Final Subdivision Plat  Final Development Plat

Current Number of Lots: 1 Current Land Use: Undeveloped

Proposed Number of Lots: 70 Proposed Land Use: Single-family Residential

## AUTHORIZATION

*I certify that the information on this application is accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Filing Fee \$1,321 plus \$100 per acre      Technology Fee \$13      MAXIMUM COST \$2,513

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: \_\_\_\_\_

Date: 2-6-2020

## NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.*

- By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: \_\_\_\_\_

Date: 2-6-2020

## RECORDATION REQUIREMENTS\*\*\*

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ \_\_\_\_\_
- Tax Certificate, printed within 30 days of recordation date (paid prior to January 31<sup>st</sup> of current year)

**Other possible recording requirements:**

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ \_\_\_\_\_
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ \_\_\_\_\_

\*\*\*Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

PROPERTY OWNER AUTHORIZATION

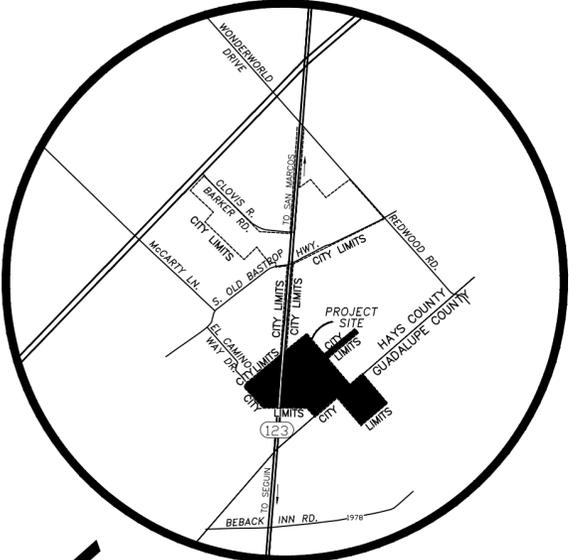
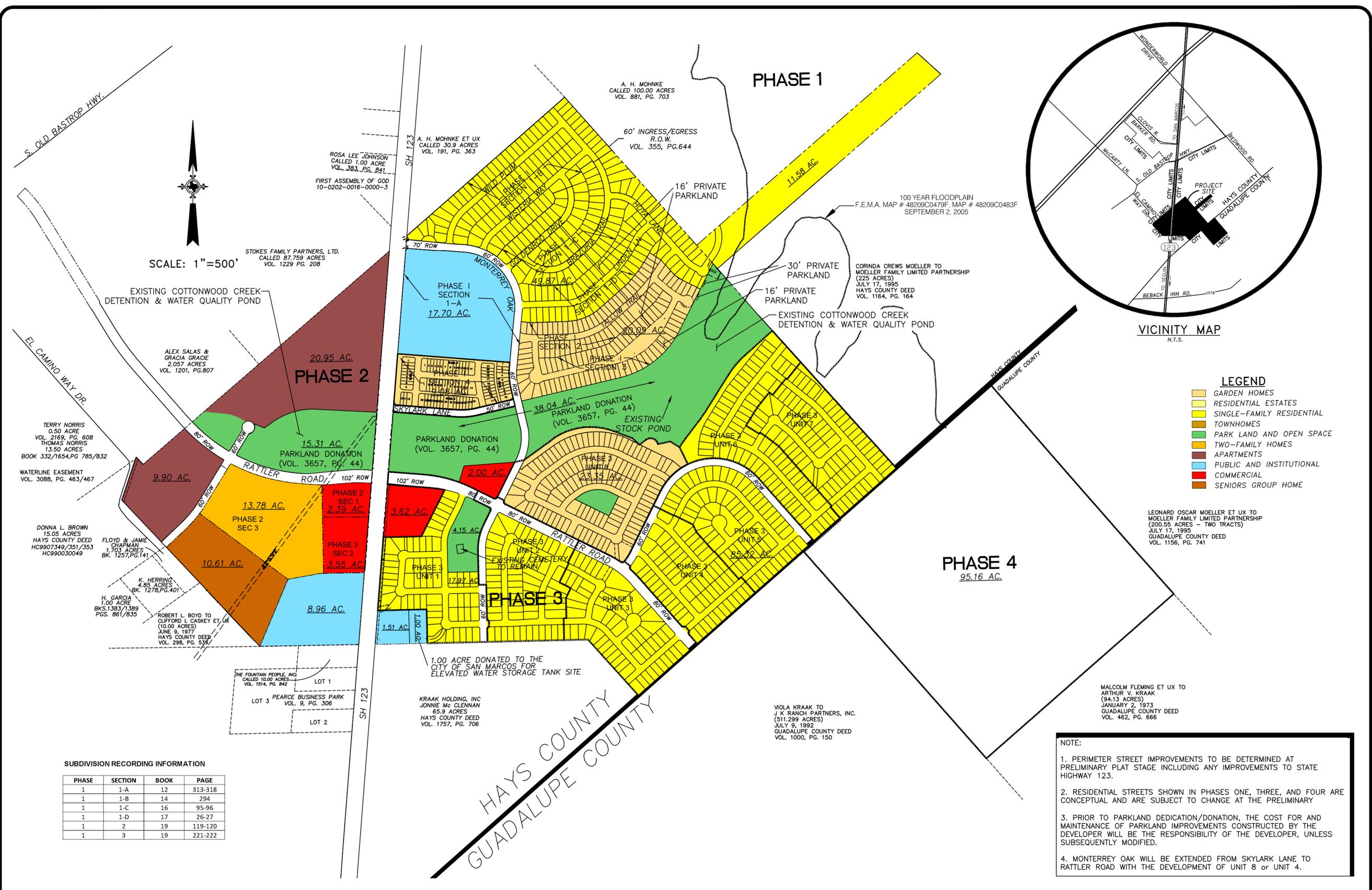
I, Adib Khoury (owner name) on behalf of  
Continental Homes of Texas LP (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
SE corner of Rattler Rd and Highway 123 (address).

I hereby authorize Todd Blackmon, P.E. (agent name) on behalf of  
Pape-Dawson Engineers, Inc. (agent company) to file this application for  
Final Plat (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 2-6-20  
Printed Name, Title: Adib Khoury, Assistant Secretary

Signature of Agent:  Date: 2-6-2020  
Printed Name, Title: Todd Blackmon, P.E., Managing Vice President

G:\CompanyData\Clients\0420-Ramsey\_Engineering, LLC\5\0420-RE-Cottonwood Creek Sub\1282-4-001 - COTTONWOOD CREEK SUBDIVISION MASTER PLAN\2019-MASTER PLANNING [18x24] August 01, 2019 - 10:16am



- LEGEND**
- GARDEN HOMES
  - RESIDENTIAL ESTATES
  - SINGLE-FAMILY RESIDENTIAL
  - TOWNHOMES
  - PARK LAND AND OPEN SPACE
  - TWO-FAMILY HOMES
  - APARTMENTS
  - PUBLIC AND INSTITUTIONAL
  - COMMERCIAL
  - SENIORS GROUP HOME

**SUBDIVISION RECORDING INFORMATION**

PHASE	SECTION	BOOK	PAGE
1	1-A	12	313-318
1	1-B	14	294
1	1-C	16	95-96
1	1-D	17	26-27
1	2	19	119-120
1	3	19	221-222

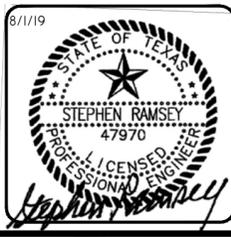
- NOTE:**
- PERIMETER STREET IMPROVEMENTS TO BE DETERMINED AT PRELIMINARY PLAT STAGE INCLUDING ANY IMPROVEMENTS TO STATE HIGHWAY 123.
  - RESIDENTIAL STREETS SHOWN IN PHASES ONE, THREE, AND FOUR ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE PRELIMINARY
  - PRIOR TO PARKLAND DEDICATION/DONATION, THE COST FOR AND MAINTENANCE OF PARKLAND IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, UNLESS SUBSEQUENTLY MODIFIED.
  - MONTERREY OAK WILL BE EXTENDED FROM SKYLARK LANE TO RATTLER ROAD WITH THE DEVELOPMENT OF UNIT 8 or UNIT 4.

PROJECT No.  
18-005-10

SHEET TITLE  
**MASTER PLAN OF THE  
COTTONWOOD CREEK  
SUBDIVISION  
(VESTED DEVELOPMENT)**

CLIENT/OWNER  
COTTONWOOD CREEK JDR, LTD.  
RANDALL MORRIS, PRESIDENT  
333 CHEATHAM ST.  
SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS	RECOM'D



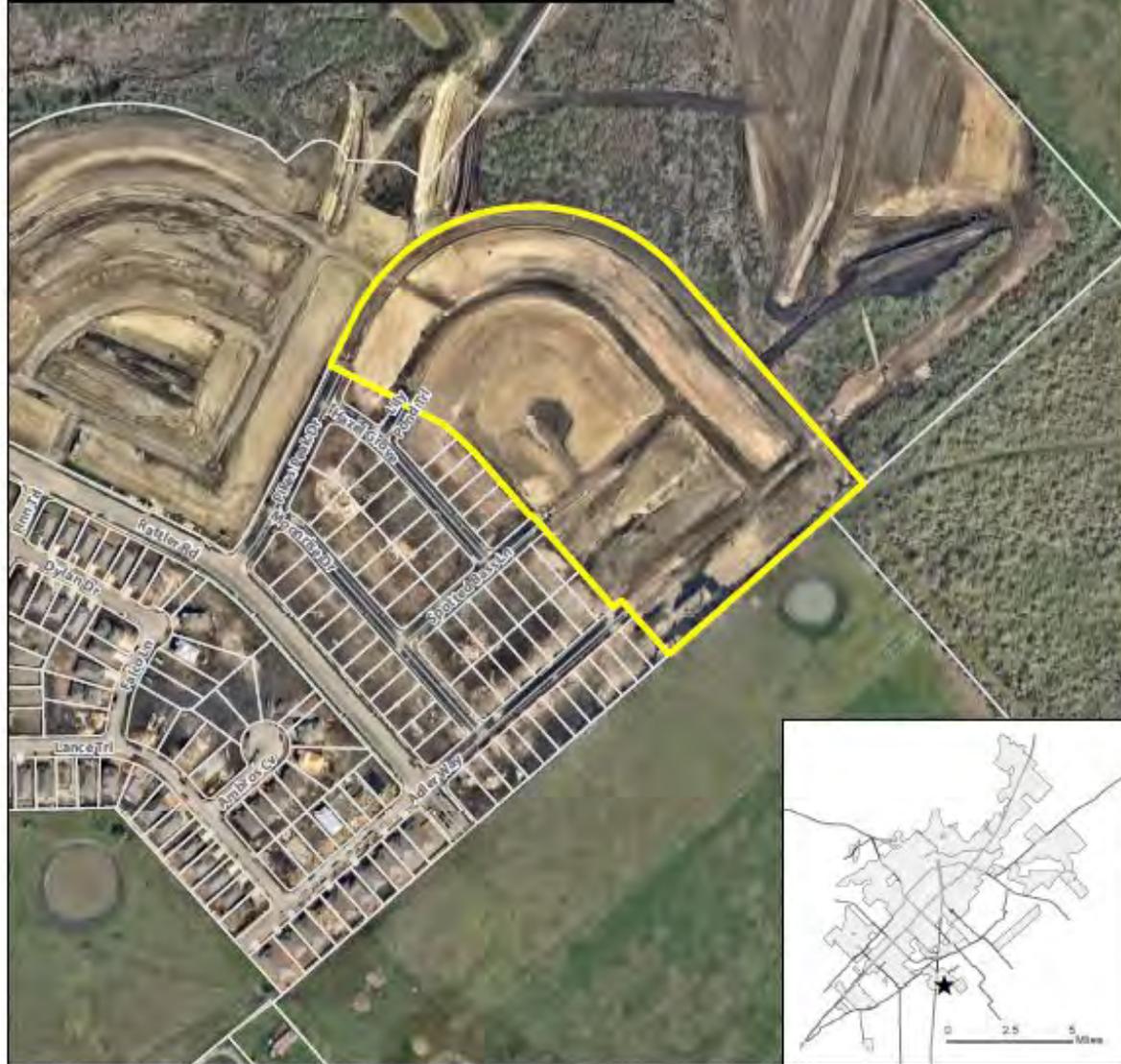
**RAMSEY**  
**RE** ENGINEERING  
Ramsey Engineering, LLC  
Civil Engineering • Consulting  
TBPE Firm No. F-12606  
3206 Yellowpine Terrace  
Austin, Texas 78757  
Cell: 512-650-6800  
ramsey-eng@att.net

PC-20-17 (Cottonwood Creek Phase 3 Unit 5)

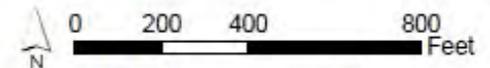
Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 16.520 acres, more or less, out of the Farnham Frye and John F. Geister Surveys. (T. Carpenter)

- +/- 16.520 Acres
- 69 single-family lots
- One open space lot
- Cottonwood Creek Master Plan

**PC-20-17  
Aerial View  
Cottonwood Creek Phase 3 Unit 5  
Final Plat**



- Subject Property
- Parcel
- City Limit

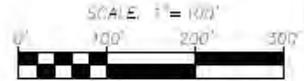


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/8/2020

# FINAL PLAT OF COTTONWOOD CREEK PHASE 3 UNIT 5

A 1620 ACRE TRACT OF LAND, OUT OF A 2689 ACRE TRACT OF LAND  
RECORDED IN INSTRUMENT # 20180883, OF THE OFFICIAL PUBLIC  
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE L1, 328TH SURVEY, N.M.S.  
ABSTRACT 303 OF HAYS COUNTY, TEXAS.

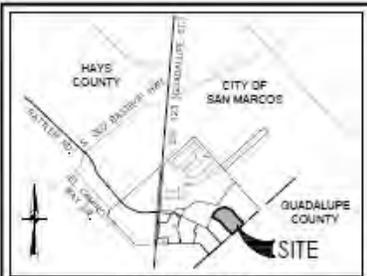


**PAPE-DAWSON  
ENGINEERS**

3400 JEFFERSON STREET, SUITE 100, SAN MARCOS, TEXAS 78666  
TEL: 787-533-1111 FAX: 787-533-1112  
WWW.PAPE-DAWSON.COM  
DATE OF PREPARATION: May 4, 2020

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S85°21'12"E	80.20'
L2	S71°07'12"E	128.84'
L3	S70°30'47"W	22.30'
L4	S70°30'47"W	3.00'
L5	S70°30'47"W	69.24'
L6	S42°39'40"E	2.02'
L7	S40°27'55"W	1.8847'
L8	S70°30'47"E	69.69'
L9	S70°30'47"W	23.37'
L10	S70°30'47"W	41.78'
L11	S71°07'52"W	52.80'
L12	S42°39'40"E	43.42'
L13	S40°12'02"W	2.27'

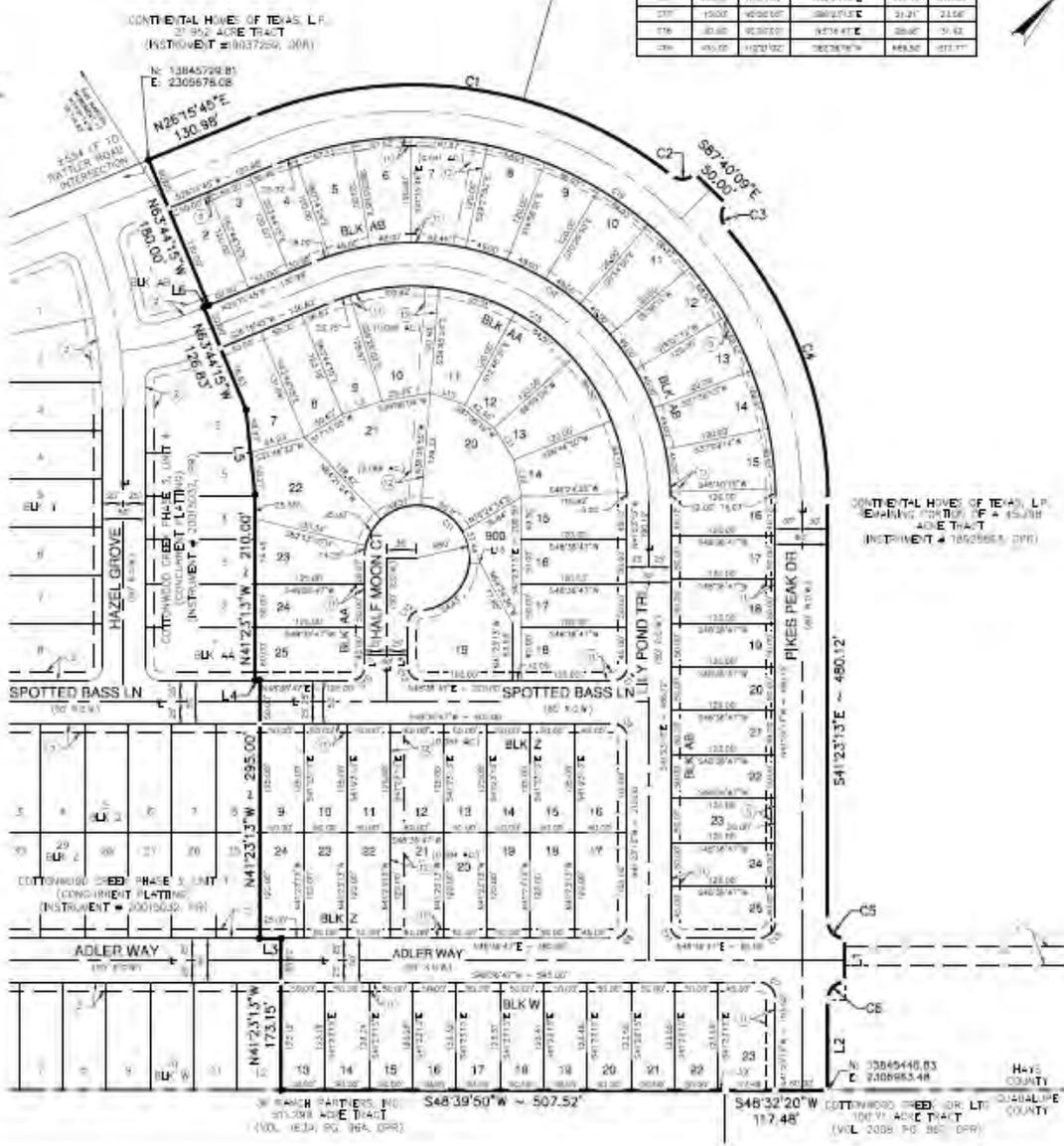
CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD	LENGTH
C1	475.00'	59°51'58"	408.403'E	481°01'	324.40'	324.40'
C2	20.00'	88°41'05"	34.8423'E	269°47'	32.87'	32.87'
C3	34.00'	54°47'05"	28.6757'E	16°47'	28.67'	28.67'
C4	475.00'	112°02'54"	347.201'E	333.20'	346.40'	346.40'
C5	33.00'	107°00'00"	26.9727'E	26.97'	31.42'	31.42'
C6	30.00'	62°58'52"	20.9477'E	16.48'	20.93'	20.93'
C7	20.00'	40°00'00"	16.0027'E	16.00'	16.42'	16.42'
C8	15.00'	30°00'00"	11.2547'E	11.25'	12.38'	12.38'
C9	15.00'	63°30'00"	14.8237'E	11.21'	23.88'	23.88'
C10	15.00'	64°30'00"	14.7184'E	11.21'	23.88'	23.88'
C11	40.00'	30.0000°	39.6750'E	39.67'	47.67'	47.67'
C12	14.00'	46°12'39"	12.6207'E	12.49'	12.48'	12.48'
C13	14.00'	62°02'02"	14.0017'E	11.47'	23.68'	23.68'
C14	15.00'	66.0000°	14.2584'E	11.42'	23.68'	23.68'
C15	215.00'	112°12'02"	182.2816'E	182.08'	180.42'	180.42'
C16	248.00'	112°01'02"	182.2918'E	182.08'	179.49'	179.49'
C17	120.00'	60°00'00"	120.0017'E	121.21'	23.68'	23.68'
C18	30.00'	30°00'00"	29.7447'E	29.67'	16.42'	16.42'
C19	40.00'	112°12'02"	182.2816'E	182.08'	171.77'	171.77'



LOCATION MAP

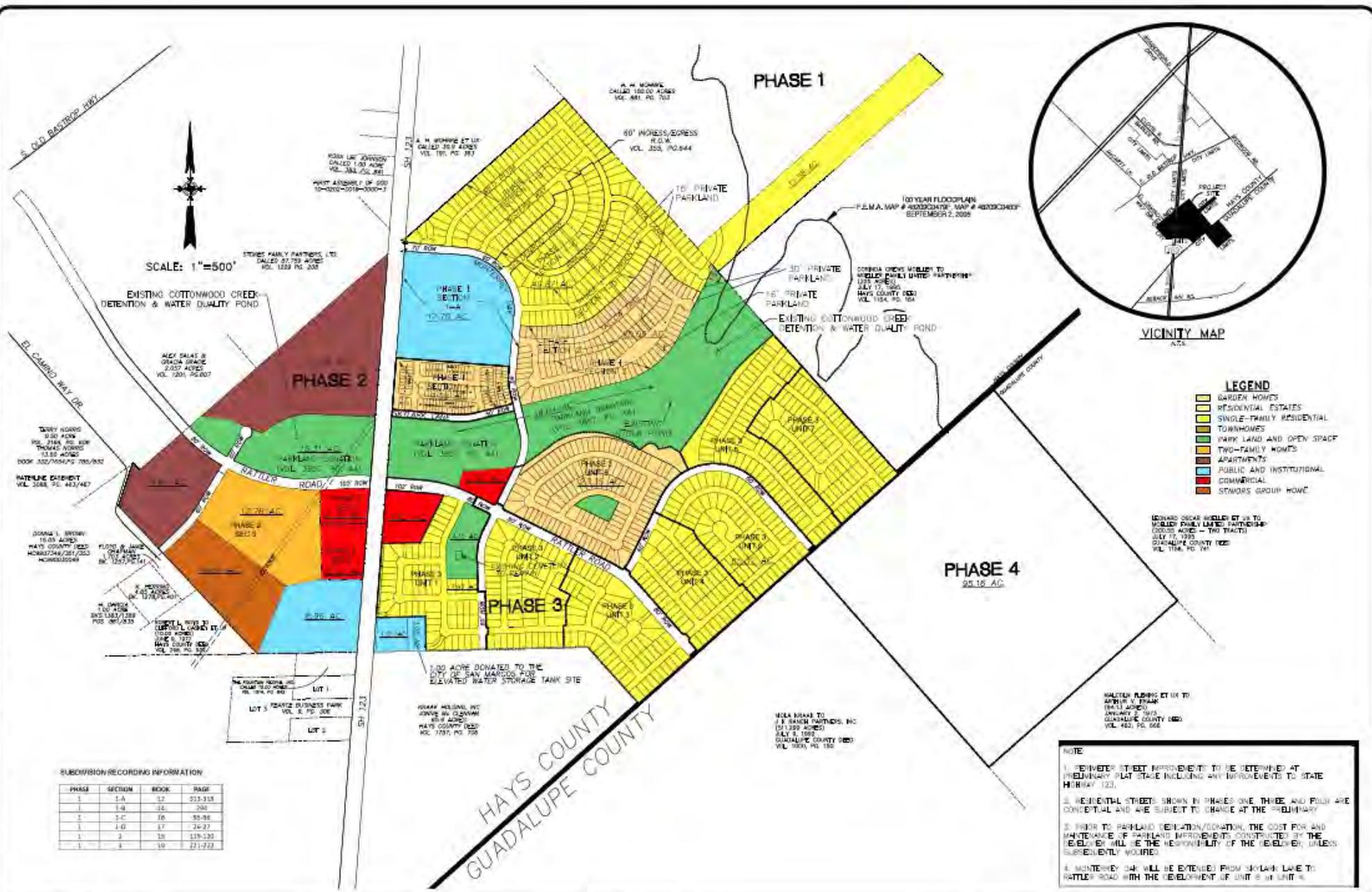
**LEGEND**

- ACROSS BLOCK
- DOCUMENT NUMBER
- OFFICIAL PUBLIC RECORDS
- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PLAT RECORDS OF HAYS COUNTY, TEXAS
- HAYS COUNTY GUADALUPE COUNTY LINE
- VEHICULAR HIGHWAY
- SEWER (NOT-LOCAL)
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- VOLUME
- PAGE(S)
- HIGHWAY
- BOUNDARY OF BOUNDARY
- BOUNDARY NORTH OR OTHERWISE
- SECTION 1/2 BOUNDARY (S)
- SECTION 1/2 BOUNDARY (N)
- REMAINING PORTION OF 30 WASTEWATER EASEMENT (INSTRUMENT # 2006448, PP)
- REMAINING PORTION OF PUBLIC UTILITY EASEMENT (INSTRUMENT # 20015032, PP)



SCOTTWOOD CREEK PHASE 3 UNIT 5  
CIVIL Job No. 11175-11; Survey Job No. 0155-18

C:\Users\jramsey\OneDrive\Documents\Projects\2018\18-005-10\18-005-10.dwg (Sheet) August 01, 2018 10:10 AM  
 C:\Users\jramsey\OneDrive\Documents\Projects\2018\18-005-10\18-005-10.dwg (Sheet) August 01, 2018 10:10 AM



SCALE: 1"=500'

**SUBDIVISION RECORDING INFORMATION**

PHASE	SECTION	BOOK	PAGE
1	1-A	32	233-318
1	1-B	34	269
1	1-C	36	35-86
1	1-D	37	26-27
1	2	39	319-330
1	3	39	271-272

**NOTE**

1. FEETMETER STREET IMPROVEMENTS TO BE DETERMINED AT PRELIMINARY PLAT STAGE INCLUDING ANY IMPROVEMENTS TO STATE HIGHWAY 123.
2. RESIDENTIAL STREETS SHOWN IN PHASES ONE, THREE, AND FOUR ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE PRELIMINARY.
3. PRIOR TO PARCELAND DONATION, THE COST FOR AND MAINTENANCE OF PARCELAND IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, UNLESS SUBSEQUENTLY WAIVED.
4. MONTEREY DR. WILL BE EXTENDED FROM SKYLAKE LANE TO RATTLE ROAD WITH THE DEVELOPMENT OF UNIT 6 OF UNIT 4.

PROJECT No.  
18-005-10

SHEET No.  
1 OF 2

**SHEET TITLE**

MASTER PLAN OF THE  
COTTONWOOD CREEK  
SUBDIVISION  
(VESTED DEVELOPMENT)

**CLIENT/OWNER**

COTTONWOOD CREEK JDR, LTD.  
RANDALL MORRIS, PRESIDENT  
333 CHEATHAM ST.  
SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS	RECORD



**RAMSEY ENGINEERING**

Ramsey Engineering, LLC  
Civil Engineering • Consulting  
TBPE Firm No. F-12606

3206 Yellowpine Terrace  
Austin, Texas 78757

Cell: 512-650-6800  
ramsey-eng@aol.net

## Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-17 as submitted.



## Legislation Text

---

File #: AC-20-06, Version: 1

---

### **AGENDA CAPTION:**

AC-20-06 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for an Alternative Compliance Request to allow two lots that exceed a 3:1 ratio in length to width for approximately 0.34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)

Meeting date: June 23, 2020

Department: Planning and Development Services

### **Amount & Source of Funding**

Funds Required: NA  
Account Number: NA  
Funds Available: NA  
Account Name: NA

### **Fiscal Note:**

Prior Council Action: [Click or tap here to enter text.](#)

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

Choose an item.

Choose an item.

Choose an item.

**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 - Choose an item.
- Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- 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)]

Choose an item.

**Background Information:**

The applicant is requesting an Alternative Compliance to deviate from the Irregularly-Shaped Lots standards in the San Marcos Development Code. The applicant is proposing to take one lot, that is currently in conformation and divide it into two lots, both of which would be considered severely elongated, as they would be in excess of a 3 to 1 ratio in length to width.

In addition to the Alternative Compliance application, the applicant is submitting a Zoning Change request, to rezone the property from SF-6 to ND-3. As part of this request, the applicant is required to submit an Existing Neighborhood Regulating Plan (ENRP) overlay.

The submitted ENRP shows that the applicant intends to subdivide the existing lot, which measures approximately 99 feet wide by 167 feet deep, into two lots measuring approximately 44.5 feet wide by 167 feet deep. This request is possible as the ND-3 zoning district allows for the Cottage building type to be built on lots that are a minimum of 40 feet wide and have a lot area of 4,500 square feet, which the proposed lots exceed. However, the proposed configuration exceeds the 3:1 maximum ratio, and is instead approximately 3.75:1.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff submits this request to the Planning and Zoning Commission and recommends **approval** of the request with the following condition:

1. Approval of Alternative Compliance request is contingent upon rezoning to ND-3
2. The Alternative Compliance shall not expire

<b>Alternative Compliance</b>	<b>724 Valley</b>
<b>AC-20-06</b>	<b>Irregularly Shaped Lots</b>



**Summary**

<b>Request:</b>	An Alternative Compliance to the Irregularly Shaped Lots standards for in Section 3.6.3.1(B)(3) of the San Marcos Development Code.		
<b>Applicant:</b>	Al Carroll, P.E. PO Box 968 San Marcos, TX 78667	<b>Property Owner:</b>	Marel & Rosa Alvarado 415 Pinafore St Buda, TX 78610
<b>Alternative Compliance Expiration:</b>	The Alternative Compliance shall not expire.		

**Notification**

<b>Posted:</b>	<b>NA</b>	<b>Personal:</b>	<b>May 22, 2020</b>
<b>Response:</b>	None as of date of Staff Report		

**Property Description**

<b>Legal Description:</b>	Lot S Block 5 B.W. Breeding Addition		
<b>Location:</b>	The intersection of Valley Street and Luck Street Alley		
<b>Acreage:</b>	.34 +/-	<b>Central Business Area:</b>	No
<b>Existing Zoning:</b>	"SF-6" Single Family-6	<b>Proposed Zoning:</b>	"ND-3" Neighborhood Density - 3
<b>Preferred Scenario:</b>	Existing Neighborhood	<b>CONA Neighborhood:</b>	Dunbar
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Two single family homes and an ADU
<b>Sector:</b>	1	<b>Utility Capacity:</b>	Adequate

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	SF-6	Vacant	Existing Neighborhood
<b>South of Property:</b>	P	Boys and Girls Club	Existing Neighborhood
<b>East of Property:</b>	SF-6	House	Existing Neighborhood
<b>West of Property:</b>	SF-6	House	Existing Neighborhood

**Alternative Compliance****724 Valley****AC-20-06****Irregularly Shaped Lots****History**

The applicant is requesting an Alternative Compliance to deviate from the Irregularly-Shaped Lots standards in the San Marcos Development Code. The applicant is proposing to take one lot that currently conforms with lot standards and divide it into two lots, both of which would be considered severely elongated, as they would be in excess of a 3 to 1 ratio in length to width.

Section 3.6.3.1(B)(3) states that “Triangular, severely elongated (in excess of 3 to one length to width ratio) or tapered, or flag lots shall not be permitted except for use as dedicated parkland lots.”

Section 3.6.3.1(B)(3)(a) specifically states that exceptions to these standards fall under the alternative compliance process in accordance with Section 2.8.4.1 of the San Marcos Development Code.

**Additional Analysis**

In addition to the Alternative Compliance application, the applicant is submitting a Zoning Change request, to rezone the property from SF-6 to ND-3. As part of this request, the applicant is required to submit an Existing Neighborhood Regulating Plan (ENRP) overlay. The purpose of the ENRP is to establish certain overlay characteristics such as the number of lots proposed, the allowed building types, transitional buffers, and parking locations.

The submitted ENRP shows that the applicant intends to subdivide the existing lot, which measures approximately 99 feet wide by 167 feet deep, into two lots measuring approximately 44.5 feet wide by 167 feet deep. This request is possible as the ND-3 zoning district allows for the Cottage building type to be built on lots that are a minimum of 40 feet wide and have a lot area of 4,500 square feet, which the proposed lots exceed. However, the proposed configuration exceeds the 3:1 maximum ratio, and is instead approximately 3.75:1.

As this property is located within an existing previously developed neighborhood, the applicant is unable to shape the proposed lots to meet the 3:1 requirement, even though both lots exceed the minimum lot dimensional standards. Additionally, there are similarly shaped lots existing in the neighborhood near this property.

**Comments from Other Departments**

<b>Police</b>	No Concerns
<b>Fire</b>	No Concerns
<b>Public Services</b>	No Concerns
<b>Engineering</b>	No Concerns

<b>Alternative Compliance</b>	<b>724 Valley</b>
<b>AC-20-06</b>	<b>Irregularly Shaped Lots</b>



**Staff Recommendation**

Approval as Submitted	<b>X</b>	<b>Approval with Conditions</b>	Denial
Staff recommends that the request be approved with the following conditions:			
<b>General:</b> <ol style="list-style-type: none"> <li>1. Approval of Alternative Compliance is contingent on approval of rezoning to ND-3</li> <li>2. This Alternative Compliance shall not expire.</li> </ol>			
<b>Staff:</b> Will Parrish AICP, CNU-A		<b>Title :</b> Planner	<b>Date:</b> January 30, 2020

valuation			<b>Criteria for Approval (2.8.4.4)</b>
Consistent	Inconsistent	Neutral	
<b><u>X</u></b>			<b>The request is consistent with the policies embodied in the adopted Comprehensive Plan;</b> <i>This property is located within an Existing Neighborhood as indicated on the Preferred Scenario Map. The Comprehensive Plan states that development within Existing Neighborhoods should be compatible with the surrounding neighborhood. There are several lots within close proximity to the proposed Alternative Compliance that have similar dimensions.</i>
<b><u>X</u></b>			<b>The request is consistent with the general purpose, intent and character of the development regulations applicable to the property;</b> <i>See Criteria for Approval in Section 3.6.5.1 below.</i>
	<b><u>X</u></b>		<b>There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property;</b> <i>None noted.</i>
<b><u>X</u></b>			<b>The request is detrimental to the public health, safety or welfare, or injurious to other property within the area;</b> <i>Staff does not feel that the request is detrimental to the public health, safety, or welfare, or is injurious to other property within the area.</i>
<b><u>X</u></b>			<b>The request either:</b> <ol style="list-style-type: none"> <li>a. <b>Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to, parking, traffic, noise, odors, visual nuisances, and drainage; or</b>  <i>The proposed zoning district and Existing Area Regulating Plan have standards to minimize adverse impacts, such as parking location standards.</i> </li> <li>b. <b>Includes Improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts.</b> </li> </ol>
<b><u>X</u></b>			<b>The request shall not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods;</b> <i>No adverse effects on surrounding properties or neighborhoods are noted.</i>

**Alternative Compliance**

**AC-20-06**

**724 Valley**

**Irregularly Shaped Lots**

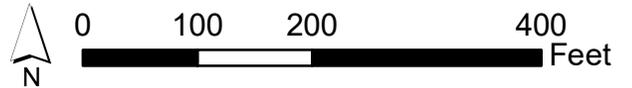


Evaluation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods; and</b></p> <p><i>The applicant is proposing to build two homes and an Accessory Dwelling Unit, which is compatible with the surrounding uses of homes and the Boys and Girls Club.</i></p>
<u>X</u>			<p><b>The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or Improvement compatible with adjacent development or the neighborhood.</b></p> <p><i>The request meets all standards of the requested ND-3 zoning district, the Alternative Compliance request will not waive or modify any zoning standards.</i></p>

# AC-20-06 Aerial View Alternative Compliance — 724 Valley Street



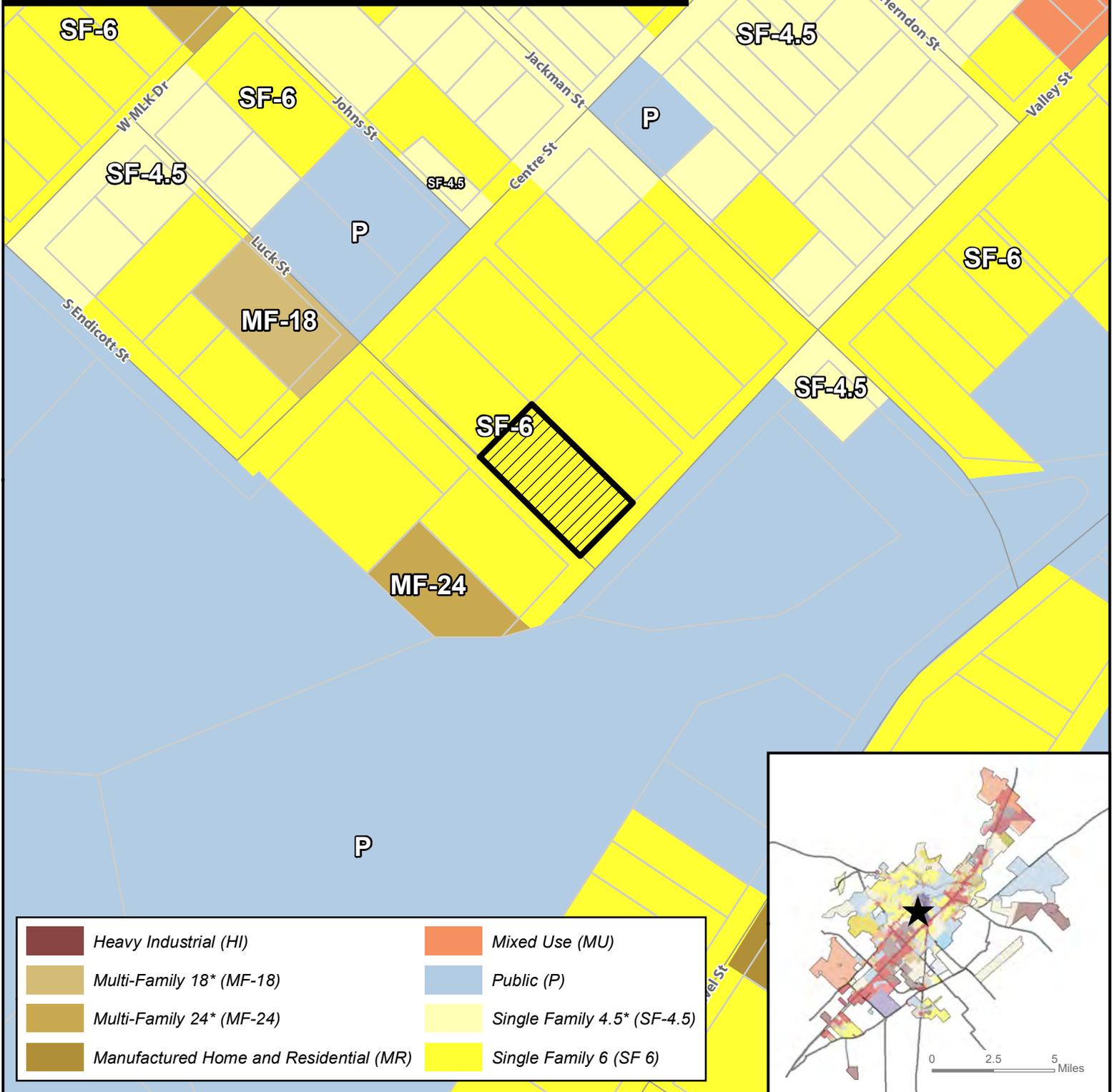
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/19/2020

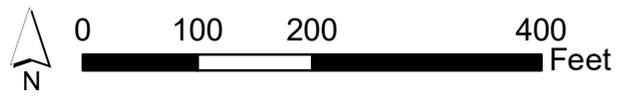
# AC-20-06 Existing Zoning Alternative Compliance 724 Valley Street



	Heavy Industrial (HI)		Mixed Use (MU)
	Multi-Family 18* (MF-18)		Public (P)
	Multi-Family 24* (MF-24)		Single Family 4.5* (SF-4.5)
	Manufactured Home and Residential (MR)		Single Family 6 (SF 6)



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



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Map Date: 4/21/2020



Property ID	Property Address	Owner	Mailing Address	City	State	ZIP
R24628	630 CENTRE	ALUTTO NICHOLAS STEPHEN & REBECCA	630 CENTRE ST	SAN MARCOS	TX	78666
R21981	724 VALLEY	ALVARADO, MAREL JR & ROSA L	415 PINAFORE ST	BUDA	TX	78610
R21983	734 VALLEY	ARMSTEAD, ALBERT L	1421 W HOPKINS ST	SAN MARCOS	TX	78666
R128947	319 JACKMAN	BROWN PAMELS	319 JACKMAN ST	SAN MARCOS	TX	78666
R21979	719 CENTRE	VYAS WILLIE ET AL	719 CENTRE ST	SAN MARCOS	TX	78666
R21967	740 CENTRE	CALLIHAN, BILLY RAY	740 CENTRE ST	SAN MARCOS	TX	78666
R35323	752 GRAVEL	CASTILLO, GLORIA	4612 MILBURN LN	AUSTIN	TX	78702
R35321	738 GRAVEL	DE LOS SANTOS ANITA	738 GRAVEL ST	SAN MARCOS	TX	78666
R24669	314 HERNDON	ESCOBAR, NICOLAS VARGAS	314 HERNDON	SAN MARCOS	TX	78666
R21969	736 CENTRE	FB PROPERTIES LLC	PO BOX 705	SAN MARCOS	TX	78667
R24666	315 JACKMAN	FLORES, PRISCILLA	1529 JERUSALEM DR	ROUND ROCK	TX	78664
R21958	214 JACKMAN	FOSTER NARCISIS & ESTATE OF WILEY R	214 JACKMAN ST	SAN MARCOS	TX	78666
R21959	708 CENTRE	FREEMAN ANNIE LEE ESTATE	721 GRAVEL ST	SAN MARCOS	TX	78666
R21962	721 MLK	GARZA MANAGEMENT TRUST OF 1994	PO BOX 1898	SAN MARCOS	TX	78666
R24700	401 JACKMAN	GIBERSON RICHARD J	PO BOX 7555	BUDA	TX	78610
R21976	701 CENTRE	GONZALES SAUL	816 STAGECOACH TRL	SAN MARCOS	TX	78666
R21963	716 CENTRE	GREATER BETHEL BAPTIST CHURCH	PO BOX 1068	SAN MARCOS	TX	78666
R21984	743 CENTRE	GRIFFIS JOHN	743 CENTRE ST	SAN MARCOS	TX	78666
R21973	711 CENTRE	HARRIS MELVIN	711 CENTRE ST	SAN MARCOS	TX	78666
R21986	CENTRE	HUTSON, WILLIAM R	107 CHURCH ST	LANCASTER	PA	17602
R21960	706 CENTRE	KENDRICK ODIE	1001 MORNINGWOOD DR	SAN MARCOS	TX	78666
R70609	725 CENTRE	MAJORS, HENRY	210 ENDICOTT	SAN MARCOS	TX	78666
R24667	606 VALLEY	PACHECO MARCUS & JACLYN	612 VALLEY ST	SAN MARCOS	TX	78666
R21972	712 VALLEY	PATTERSON BENJAMIN G	121 S BISHOP ST	SAN MARCOS	TX	78666

R24658	625 CENTRE	PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST	PO BOX 1887	SAN MARCOS	TX	78666
R21955	JACKMAN	PETERSON ARRON & LUELLA	2703 TRAILBLAZER LN	MANVEL	TX	77578
R24657	311 JACKMAN	PORTER BERNIE	1801 FRAZIER AVE	AUSTIN	TX	78704
R35320	738 GRAVEL	STANDARD GREG	438 VISTA VERDE	BLANCO	TX	78606
R21956	712 CENTRE	TAYLOR, ESTELLA	4804 GLENGARY CA	BAKERSFIELD	CA	93309
R21974	JACKMAN	TAYLOR, W C	4106 BELGRADE DR	HOUSTON	TX	77045
R21978	312 JACKMAN	TOWNSEND, LILLIE BELLE	312 JACKMAN	SAN MARCOS	TX	78666
R21980	720 VALLEY	WEBSTER, DEBORAH E	125 REDWOOD DR	KYLE	TX	78640
R21970	214 ENDICOTT	WILLIAM DONNIE L	214 ENDICOTT ST	SAN MARCOS	TX	78666
		CATHY DILLON	1000 BURLESON	SAN MARCOS	TX	78666
		AMY KIRWIN	1131 W MLK DR	SAN MARCOS	TX	78666
		OLLIE GILES	524 VALLEY ST	SAN MARCOS	TX	78666

# CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name	AL CARROLL, PE	Property Owner	MAREL ALVARADO JR. & ROSA ALVARADO
Company	TRI-TECH ENGINEERING	Company	
Applicant's Mailing Address	P.O. BOX 968 SAN MARCOS, TEXAS 78667	Owner's Mailing Address	415 PINAFORE ST. BUDA, TEXAS 78610
Applicant's Phone #	(512) 440-0222	Owner's Phone #	(512) 743-2907
Applicant's Email	acarroll@tritechtx.com	Owner's Email	rosa.alvarado@amd.com

## PROPERTY INFORMATION

Subject Property Address: 724 VALLEY ST. SAN MARCOS, TX 78666

Zoning District: 0.34 Ac. Tax ID #: R 21981

Legal Description: Lot S Block 5 Subdivision B. W. BREEDING ADDITION

## DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We are requesting a waiver from the maximum 3:1 lot width to depth ratio to allow for maximum development potential while still adhering to all other requirements for the zoning regulations associated with the subject property.

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Initial Filing Fee \$793\*                      Technology Fee \$13                      **TOTAL COST \$806**

Renewal/Amendment Filing Fee \$423\*                      Technology Fee \$13                      **TOTAL COST \$436**

*\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

**Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.**

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: Marel Alvarado & Rosa Alvarado Date: 4/15/2020

Print Name: MAREL ALVARADO JR. & ROSA ALVARADO

## PROPERTY OWNER AUTHORIZATION

I, MAREL ALVARADO JR. & ROSA ALVARADO (owner name) on behalf of  
\_\_\_\_\_  
\_\_\_\_\_  
(company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
724 VALLEY ST., SAN MARCOS, TEXAS 78666 (address).

I hereby authorize AL CARROLL, P.E. (agent name) on behalf of  
TRI-TECH ENGINEERING (agent company) to file this application for  
ALTERNATIVE COMPLIANCE APPLICATION (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

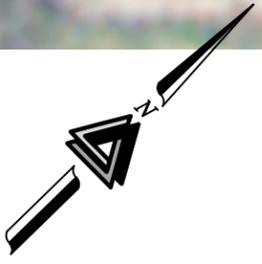
Signature of Owner: Marel Alvarado Jr. Rosa Alvarado Date: 4/15/2020

Printed Name, Title: MAREL ALVARADO JR. & ROSA ALVARADO

Signature of Agent: al carroll Date: 4/22/2020

Printed Name, Title: AL CARROLL, CIVIL ENGINEERING MANAGER SAN MARCOS DIVISION

**EXISTING CONDITIONS  
OF LOT S, BLOCK 5,  
B.W. BREEDING ADDITION  
CITY OF SAN MARCOS  
HAYS COUNTY, TEXAS**



SCALE: 1"=20'



MARCH 23, 2020

ENGINEER:

SURVEYOR:



**TRI-TECH**  
ENGINEERING SURVEYING PLANNING

155 RIVERWALK DRIVE  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222

www.tritechtx.com

TBPLS REGIS. #: 10193729  
TBPE REGIS. #: F-18693

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

That, Marel Alvarado Jr. & Rosa Alvarado, owners of the certain tract of land shown hereon and described in a deed recorded in Instrument #19029152, of the Hays County Deed Records, same being Lot S, Block 5, B. W. Breeding Addition, do hereby subdivide said lot as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of San Marcos the streets, alleys, rights-of-way, easements, and public places shown hereon for such public purposes as the City of San Marcos may deem appropriate. This subdivision is to be known as the LOT S1 & LOT S2, BLOCK 5, B. W. BREEDING ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

By: \_\_\_\_\_  
Marel Alvarado Jr.  
415 Pinafore St.  
Buda, Texas 78610

By: \_\_\_\_\_  
Rosa Alvarado  
415 Pinafore St.  
Buda, Texas 78610

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Marel Alvarado Jr. & Rosa Alvarado, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS\*  
CITY OF SAN MARCOS\*

Approved and authorized to be recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Director of the Planning and Development Services Department of the City of San Marcos.

\_\_\_\_\_  
Director of Development Services  
City of San Marcos, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of CIP and Engineering  
City of San Marcos, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary  
City of San Marcos, Texas

\_\_\_\_\_  
Date

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ at \_\_\_\_ o'clock, \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_, at \_\_\_\_ o'clock, \_\_\_\_ M., in the Plat Records of Hays County, Texas, in Instrument No. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal of the Office of County Clerk, this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

\_\_\_\_\_  
Elaine H. Cardenas, County Clerk  
Hays County, Texas

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Arthur Vasquez Torres, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of San Marcos, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal at San Marcos, Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

RELEASED FOR REVIEW 02/27/20

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Arthur Vasquez Torres  
R.P.L.S. # 5737, State of Texas

\_\_\_\_\_  
Date

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll Jr., Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone, nor is it in the Barton Springs Segment of the Edwards Aquifer Recharge Zone; it is however in the Transition Zone of the Edwards Aquifer and is located within Zone X flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0389 F effective date September 2, 2005, and that each lot conforms to the San Marcos Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at San Marcos, Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

RELEASED FOR REVIEW 02/27/20

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Al Carroll Jr.  
Registered Professional Engineer, No. 119251  
State of Texas

\_\_\_\_\_  
Date

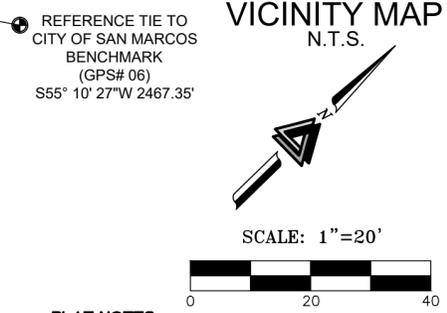
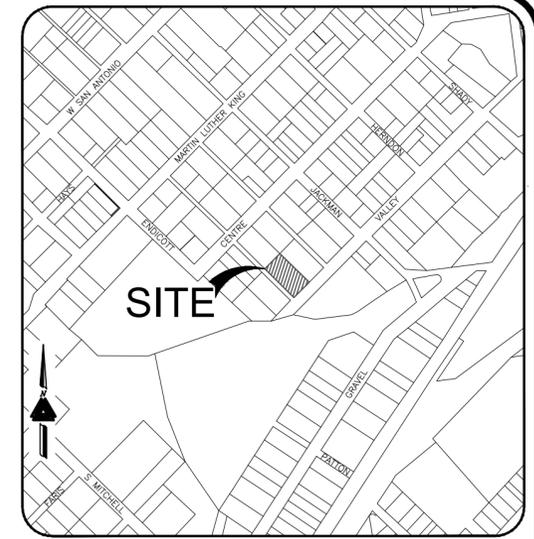
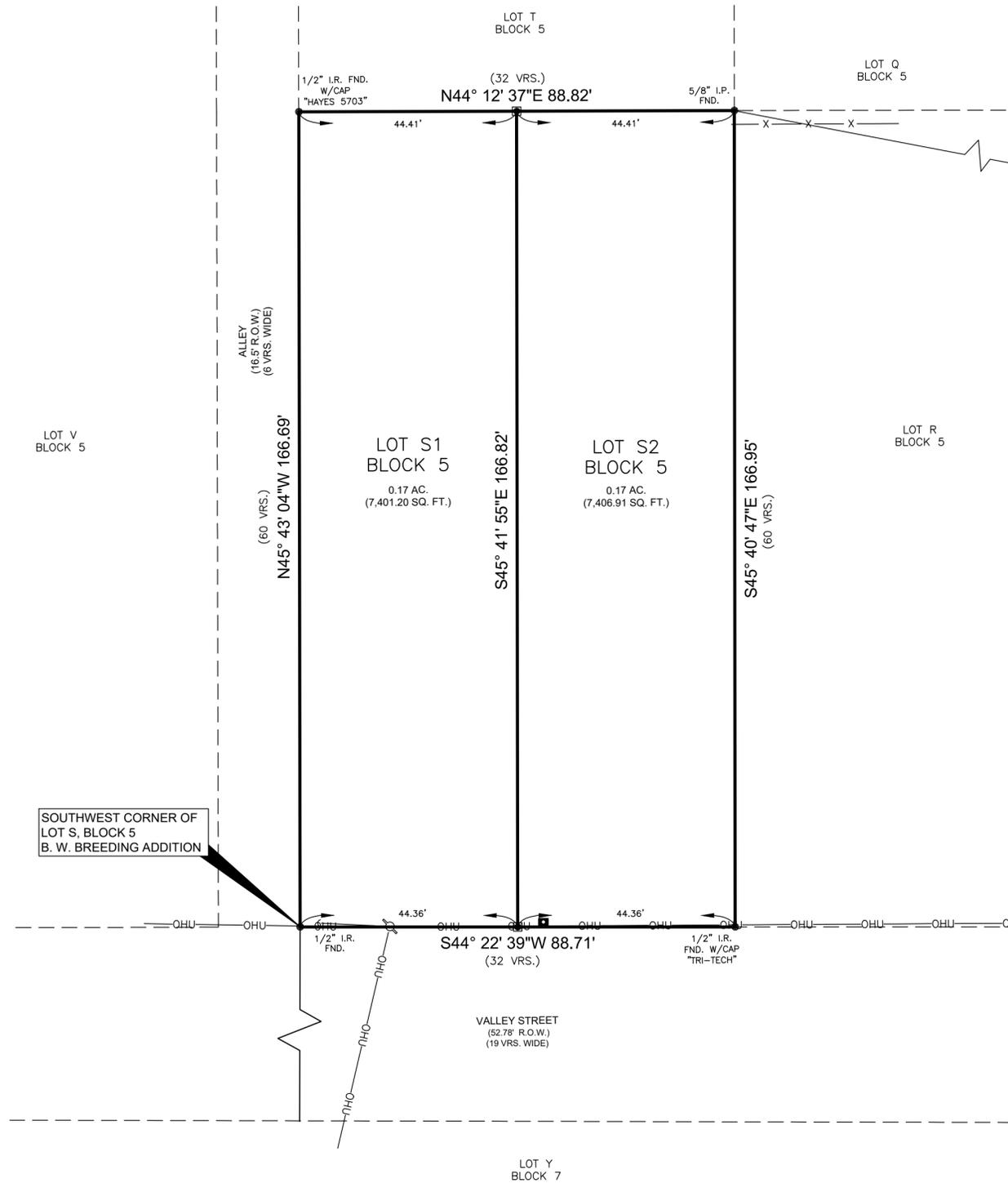
### LEGEND

	IRON ROD W/ TRI-TECH CAP SET		IRON ROD
	IRON ROD FOUND		IRON PIPE
	UTILITY POLE		FOUND
	WATER METER		VARAS
	WIRE FENCE		RIGHT OF WAY
	OVERHEAD UTILITIES		PLAT RECORDS OF HAYS COUNTY, TEXAS
	RECORD DIMENSIONS		DEED RECORDS OF HAYS COUNTY, TEXAS

PLAN 574X

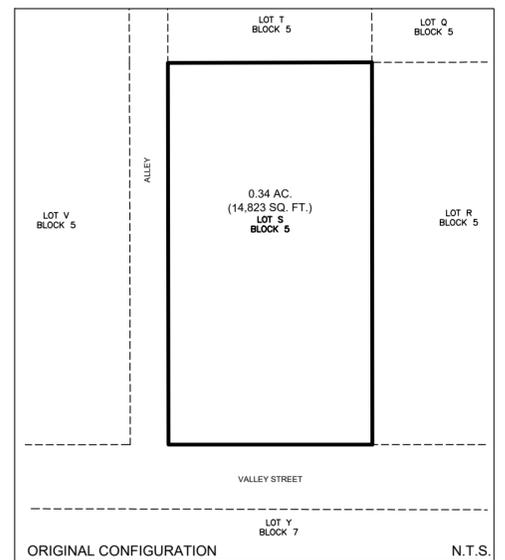
SM-19-1195000  
SMS-MC207-19

## REPLAT OF LOT S, BLOCK 5, B.W. BREEDING ADDITION CREATING LOT S1 & LOT S2, BLOCK 5, B.W. BREEDING ADDITION CITY OF SAN MARCOS HAYS COUNTY, TEXAS



### PLAT NOTES

- No portion of this subdivision lies within the Edwards Aquifer Recharge Zone or the San Marcos River Corridor.
- This subdivision lies within the boundaries of the Edwards Aquifer Transition Zone and the Purgatory Creek Watershed.
- No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County F.I.R.M. Panel #48209C 0389 F, dated September 2, 2005.
- This subdivision contains 2 residential lots for a total of 0.34 acres.
- This subdivision lies within the following jurisdictions:  
Emergency Services District #3  
San Marcos Independent School District
- Water supply for this subdivision is provided by City of San Marcos Utilities.
- Wastewater treatment for this subdivision is provided by City of San Marcos Utilities.
- Electricity for this subdivision is provided by San Marcos Electric Utilities.
- Telephone service for this subdivision is provided by Century Link.
- This subdivision lies within the City Limits of The City of San Marcos and is subject to its ordinances.
- Building setback lines per City of San Marcos Zoning Ordinance.
- Bearing Basis: Texas State Plane Coordinate System—South Central Zone.
- The purpose for this replat is to create two lots out of one existing lot.
- Surface to Grid Coefficient is 0.99988089413



ENGINEER: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_  
FEBRUARY 24, 2020



155 RIVERWALK DRIVE  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222

www.tritechtx.com TBPLS REGIS. #: 10193729  
TBPE REGIS. #: F-18693

## AC-20-06 (Irregularly Shaped Lots)

Hold a public hearing and consider a request by Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)

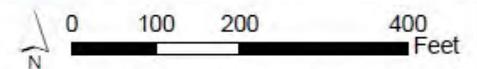
## Location:

- Approximately 0.34 acres along near the intersection of Valley Street and Luck Street Alley
- **Existing Zoning:** Single Family-6 “SF-6”
- **Requested Zoning:** Neighborhood Density-3 “ND-3”
- **Current Configuration:** Vacant
- **Surrounding uses include:**
  - Single Family
  - Boys and Girls Club
  - Vacant

### AC-20-06 Aerial View Alternative Compliance — 724 Valley Street



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



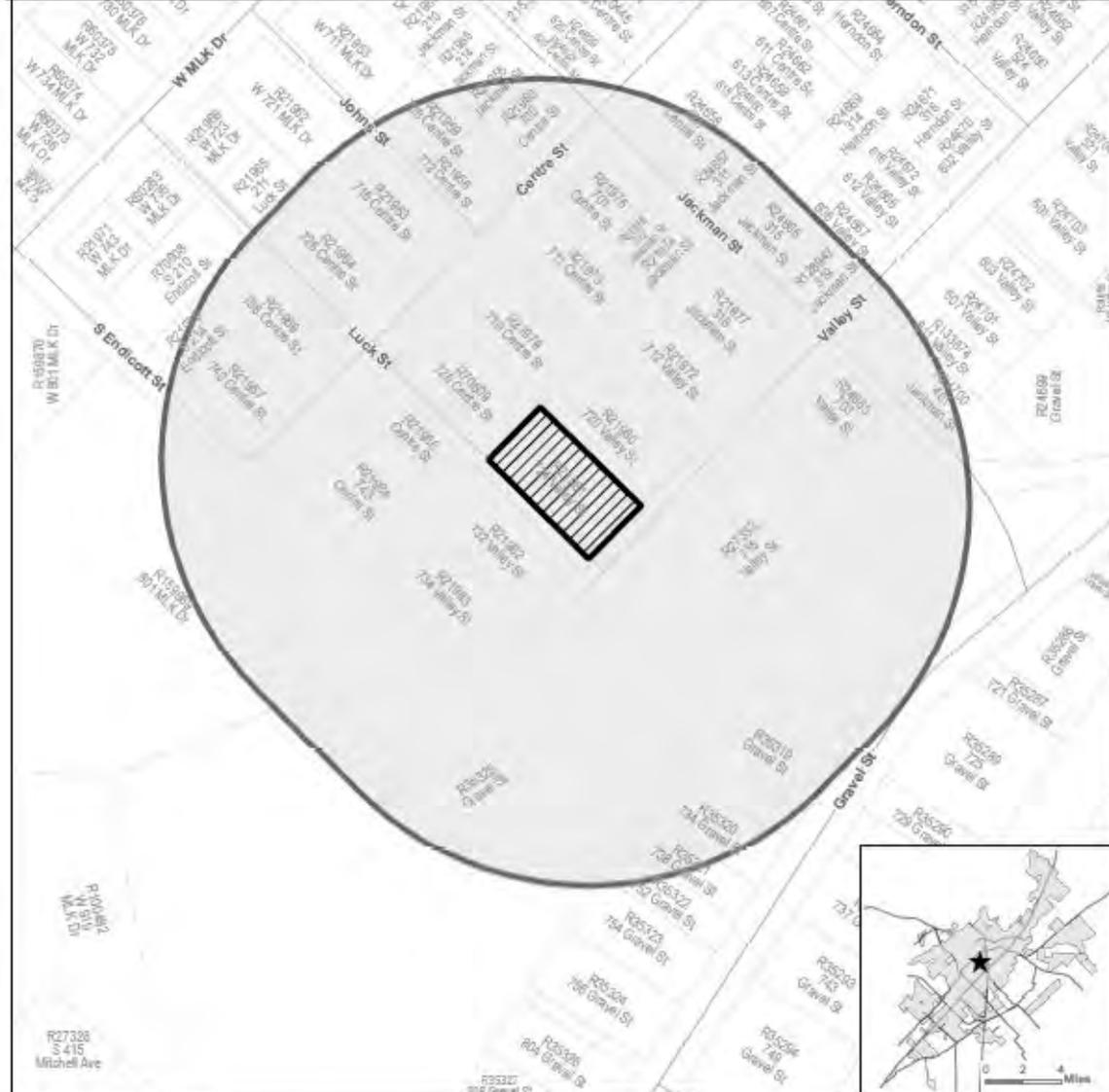
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/19/2020

# Context & History

- **Alternative Compliance: Irregularly Shaped Lots**
  - Severely elongated, exceeding 3:1 length to width
- Proposed lots approximately 3.75:1 length to width
- Regulating Plan required with proposed Zoning Change
- Lots will exceed minimum requirements of ND-3 lot dimensional requirements for the Cottage building type

## AC-20-06 400' Notification Buffer Alternative Compliance — 724 Valley Street



★	Site Location	<p>0 100 200 400 Feet</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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Map Date: 5/19/2020

# Alternative Compliance Request

## *Section 3.6.3.1(B)(3)*

**Code Requirement:** Triangular, severely elongated (in excess of three to one length to width ratio) or tapered, or flag lots shall not be permitted except for use as dedicated parkland lots.

**Applicant Request:** Applicant is requesting to waive the 3 to 1 maximum and allow two lots that are approximately 3.75 to 1

- 3. Irregularly-Shaped Lots.** Irregularly-shaped lots shall have sufficient width at the front setback line to meet lot width requirements in Chapter 4. Triangular, severely elongated (in excess of a three to one length to width ratio) or tapered, or flag lots shall be not be permitted except for use as dedicated parkland lots.
  - a.** Exceptions to the irregularly shaped lot requirements fall under the alternative compliance process in accordance with Section 2.8.4.1.





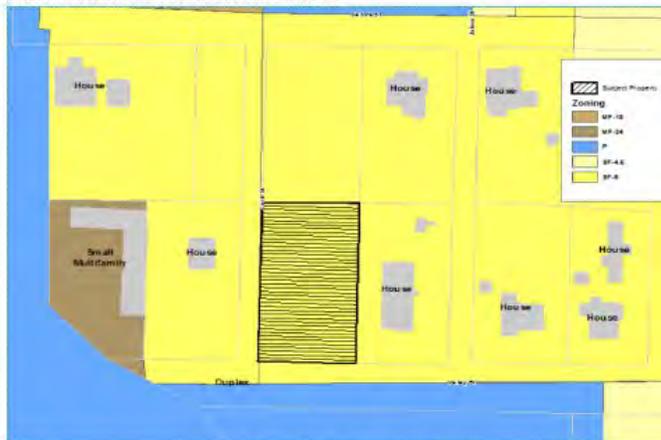
# Existing Neighborhood Regulating Plan

## PROPERTY: 724 VALLEY STREET EXISTING CONDITIONS ANALYSIS



EXISTING STREETS AND STREETSAPES	
	VALLEY STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

## EXISTING ZONING AND BUILDING TYPES



## PROPERTY: 724 VALLEY STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2019-####

PROPOSED ZONING REGULATIONS	
	Existing Lot
Zoning District	Neighborhood Density - 3 (ND-3)
Building Type	Cottage / Accessory Dwelling Unit
Max. Units	3, one cottage per lot and one Accessory Dwelling Unit on lot closest to Luck Street Alley
Required Streetscape	Residential
Street Type	Existing (no new streets required)
Transitional Protective Yard	N/A
Residential Infill Compatibility	N/A (proposing new lot configuration)
Parking location	Surface Parking: Second or Third Layer

## PROPOSED ZONING



# Analysis

## Purpose of the 3:1 Maximum

- Reduces possibility of future land locked lots.
- Helps to maintain adequate access to lots.
- Helps to ensure consistent block formation.

## Surrounding Neighborhood

- Property is in an Existing Neighborhood
- Several lots in the vicinity have similar proportions to the proposed lots
- Proposed lots exceed the minimum dimensional standards for proposed cottage buildings within the ND-3 zoning district.



## Staff Recommendation

**Staff recommends that the request be approved with the following condition:**

- 1. Approval of Alternative Compliance is contingent of approval of rezoning to ND-3**
- 2. This Alternative Compliance shall not expire.**



Legislation Text

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File #: ZC-20-09, Version: 1

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**AGENDA CAPTION:**

ZC-20-09 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for a Zoning Change from Single Family - 6 (SF-6) to Neighborhood Density - 3 (ND-3), for approximately 0.34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)

Meeting date: June 23, 2020

Department: Planning and Development Services

**Amount & Source of Funding**

Funds Required: NA  
Account Number: NA  
Funds Available: NA  
Account Name: NA

**Fiscal Note:**

Prior Council Action: [Click or tap here to enter text.](#)

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

Choose an item.

Choose an item.

Choose an item.

**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 - Choose an item.
- Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- 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)]

Choose an item.

**Background Information:**

This property is located within the Dunbar neighborhood. It is a currently vacant lot that the owner is proposing to re-zone to ND-3, which would allow them to divide the lot into two smaller lots. The applicant is proposing that each lot will have one primary residence, and one lot will have an Accessory Dwelling Unit.

According to Section 4.1.2.5(D), this property is subject to the Single Family Preservation Buffer analysis requirements. After review of the analysis, it has been determined that the surrounding property within the buffer is primarily Single Family - 6 (SF-6), with approximately 59% of the surrounding property zoned SF-6.

The applicant is proposing to divide this lot into two smaller lots. These proposed lots are similar in size to the existing lots behind them, facing Centre Street. However, while the proposed lots meet the minimum lot width requirements for the proposed zoning district, ND-3, they exceed the maximum 3:1 depth to width ratio platting requirement. In order for these lots to meet City of San Marcos requirements, an Alternative Compliance request must be approved by the Planning and Zoning Commission.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from Single Family - 6 (SF-6) to Neighborhood Density - 3 (ND-3).

<b>Zoning Request</b>	<b>724 Valley Street</b>
<b>ZC-20-09</b>	SF-6 to ND-3



**Summary**

<b>Request:</b>	Re-zone approximately .34 acres currently in zoned Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3).		
<b>Applicant:</b>	Al Carroll, P.E. P.O. Box 968 San Marcos, TX 78667	<b>Property Owner:</b>	Marel & Rosa Alvarado 415 Pinafore Street Buda, TX 78610

**Notification**

<b>Application:</b>	March 30, 2020 April 7, 2020 (updated)	<b>Neighborhood Meeting:</b>	April 14, 2020
<b>Published:</b>	April 26, 2020	<b># of Participants</b>	0
<b>Posted:</b>	April 24, 2020	<b>Personal:</b>	April 24, 2020
<b>Response:</b>	There has been no response as of the time of this Staff Report.		

**Property Description**

<b>Legal Description:</b>	Lot S Block 5 B.W. Breeding Addition		
<b>Location:</b>	Intersection of Valley Street and Luck Street Alley.		
<b>Acreage:</b>	.34 +/-	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Single Family-6 (SF-6)	<b>Proposed Zoning:</b>	Neighborhood Density-3 (ND-3)
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Residential
<b>Existing Occupancy:</b>	Restrictions Do Apply	<b>Proposed Occupancy:</b>	Restrictions Do Apply
<b>Preferred Scenario:</b>	Existing Neighborhood	<b>Proposed Designation:</b>	Existing Neighborhood
<b>CONA Neighborhood:</b>	Dunbar	<b>Sector:</b>	1
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey</b>	Low

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	SF-6	Vacant	Existing Neighborhood
<b>South of Property:</b>	P	Boys and Girls Club	Existing Neighborhood
<b>East of Property:</b>	SF-6	Residence	Existing Neighborhood
<b>West of Property:</b>	SF-6	Residence	Existing Neighborhood

<b>Zoning Request</b>	<b>724 Valley Street</b>
<b>ZC-20-09</b>	SF-6 to ND-3



**Staff Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> <b>Alternate Approval</b>	<input type="checkbox"/> <b>Denial</b>
<b>Staff:</b> Will Parrish AICP, CNU-A	<b>Title :</b> Planner	<b>Date:</b> January 20, 2020

**History**

This property is located within the Dunbar neighborhood. It is a currently vacant lot that the owner is proposing to re-zone to ND-3, which would allow them to divide the lot into two smaller lots. The applicant is proposing that each lot will have one primary residence, and one lot will have an Accessory Dwelling Unit.

**Additional Analysis**

This property is located three lots from the westernmost end of Valley Street. It is across Valley Street from the Boys and Girls Club, and between two single family residences. The last property on Valley Street (two lots down) is zoned Multifamily-24 (MF-24).

The proposed zoning district, ND-3, allows five building types, including: Accessory Structure, House, Cottage, Zero Lot Line House, and Civic Building. The maximum building height allowed within this district is two stories.

The applicant has stated that they intend to place one cottage home on each lot. Additionally the lot closest to Luck Street Alley would also include an Accessory Structure.

According to Section 4.1.2.5(D), this property is subject to the Single Family Preservation Buffer analysis requirements. After review of the analysis, it has been determined that the surrounding property within the buffer is primarily Single Family – 6 (SF-6), with approximately 59% of the surrounding property zoned SF-6.

The applicant is proposing to divide this lot into two smaller lots. These proposed lots are similar in size to the lots the existing lots behind them, facing Centre Street. However, while the proposed lots meet the minimum lot width requirements for the proposed zoning district, ND-3, they exceed the maximum 3:1 depth to width ratio platting requirement. In order for these lots to meet City of San Marcos requirements, an Alternative Compliance request must be approved by the Planning and Zoning Commission.

**Comments from Other Departments**

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

Zoning Request	724 Valley Street
ZC-20-09	SF-6 to ND-3



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><b>Table 4.1 of the San Marcos Development Code identifies Neighborhood Density Districts as districts that are C - Considered in Existing Neighborhoods, all other districts are identified as NP – Not Preferred.</b></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><b>Studies were not complete at the time of this request.</b></p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect.</p> <p><b>There are no development agreements associated with this site.</b></p>
<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><b>The uses proposed are consistent with surrounding uses and zoning.</b></p>
<u>X</u>			<p>Whether the proposed zoning will reinforce the existing or planned character of the area.</p> <p><b>The proposed district is consistent with the existing character of the area. There are two similarly sized (currently vacant) lots directly behind this one.</b></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district.</p> <p><b>Residential homes are appropriate for this site.</b></p>
	<u>X</u>		<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning.</p> <p><b>The property can be used according to its current zoning, however it could not be subdivided into multiple lots.</b></p>

Zoning Request	724 Valley Street
ZC-20-09	SF-6 to ND-3

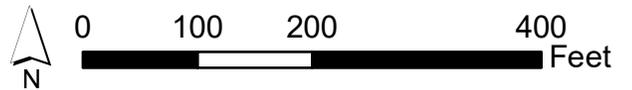


Evaluation	Criteria for Approval (Sec.2.5.1.4)	Evaluation	Criteria for Approval (Sec.2.5.1.4)
<u>X</u>			Whether there is a need for the proposed use at the proposed location. <b><i>The rezoning does serve a public purpose as it furthers the goals and vision of the Comprehensive Plan by providing a diversity of housing types.</i></b>
<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. <b><i>The property is located within an existing neighborhood with adequate services.</i></b>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property. <b><i>Staff does not anticipate adverse impacts on adjacent property as the proposed use is consistent with the surrounding uses.</i></b>
<u>X</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. <b><i>The proposed use does comply with compatibility of uses and density in Section 4.1.2.5. The request is listed as "C" Considered and does not require a supermajority vote to approve.</i></b>
<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. <b><i>This property is located within an area that has very little environmental constraints according to the Land Use Suitability Map.</i></b>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare. <b><i>None noted.</i></b>

# ZC-20-09 Aerial View SF-6 to ND-3 — 724 Valley Street



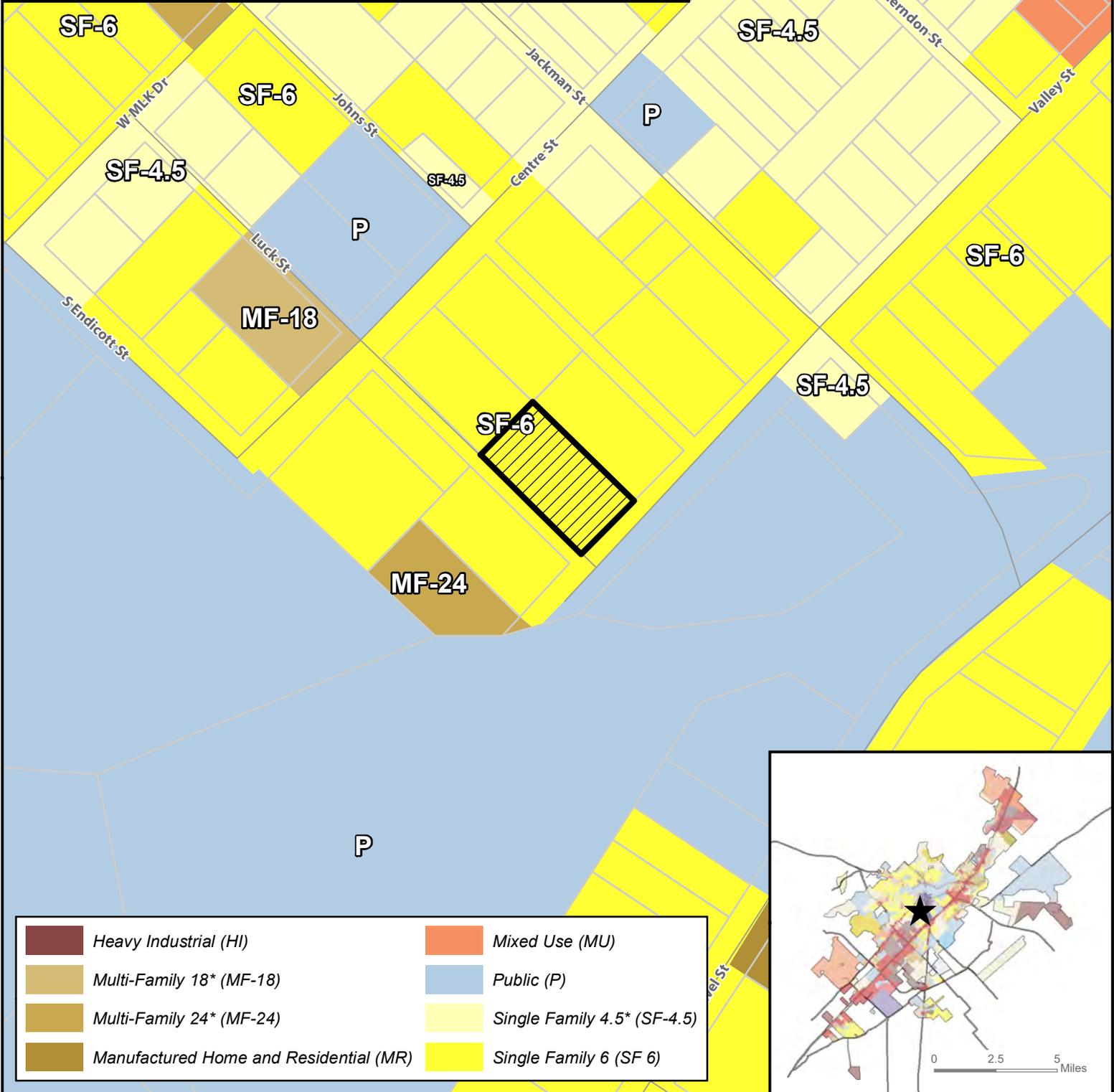
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



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Map Date: 4/21/2020

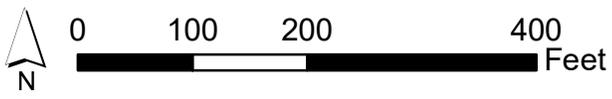
# ZC-20-09 Existing Zoning SF-6 to ND-3 — 724 Valley Street



	Heavy Industrial (HI)		Mixed Use (MU)
	Multi-Family 18* (MF-18)		Public (P)
	Multi-Family 24* (MF-24)		Single Family 4.5* (SF-4.5)
	Manufactured Home and Residential (MR)		Single Family 6 (SF 6)



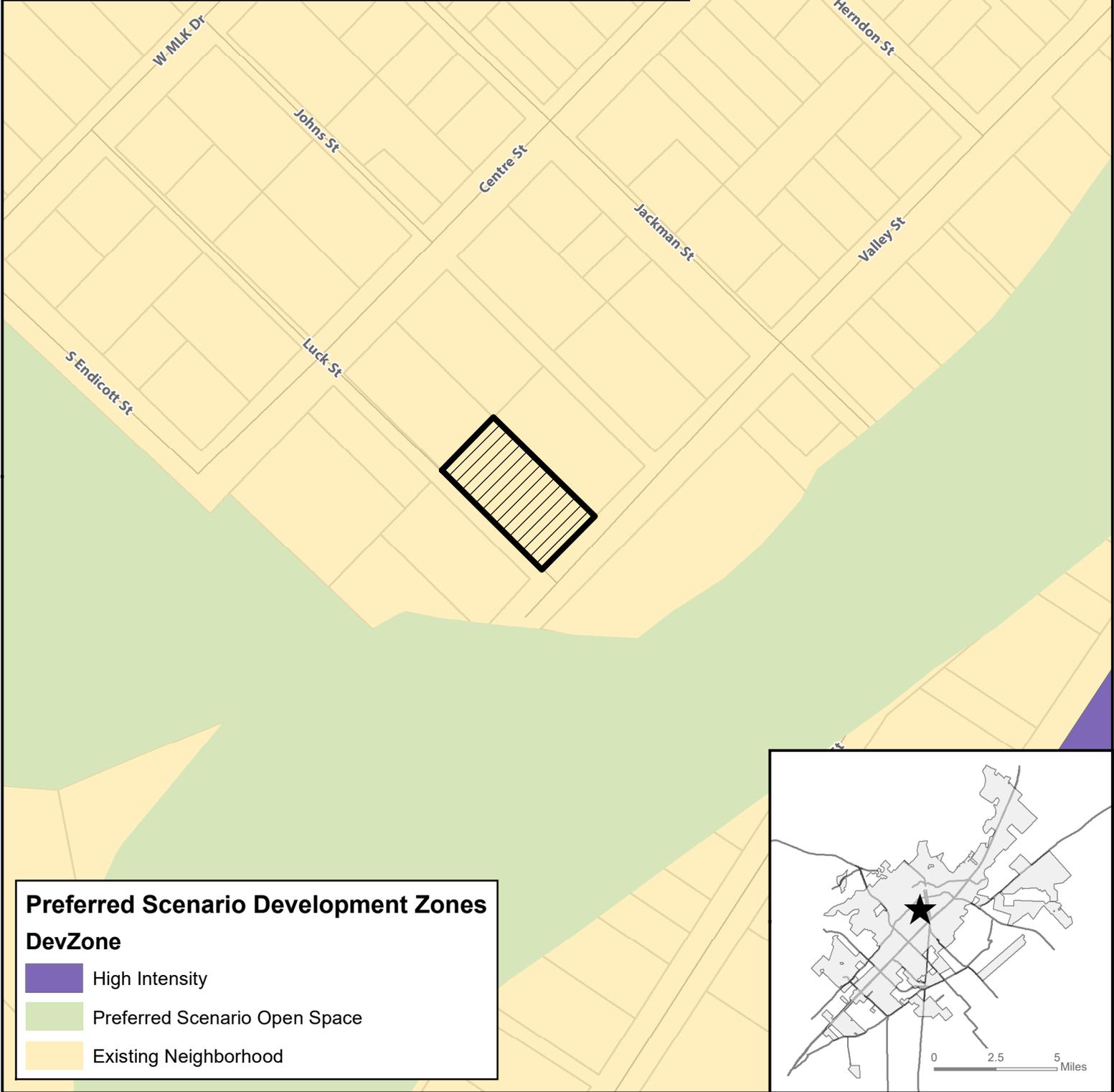
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 4/21/2020

# ZC-20-09 Preferred Scenario Map SF-6 to ND-3 — 724 Valley Street



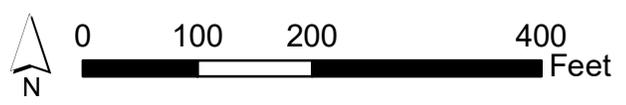
**Preferred Scenario Development Zones**

**DevZone**

-  High Intensity
-  Preferred Scenario Open Space
-  Existing Neighborhood



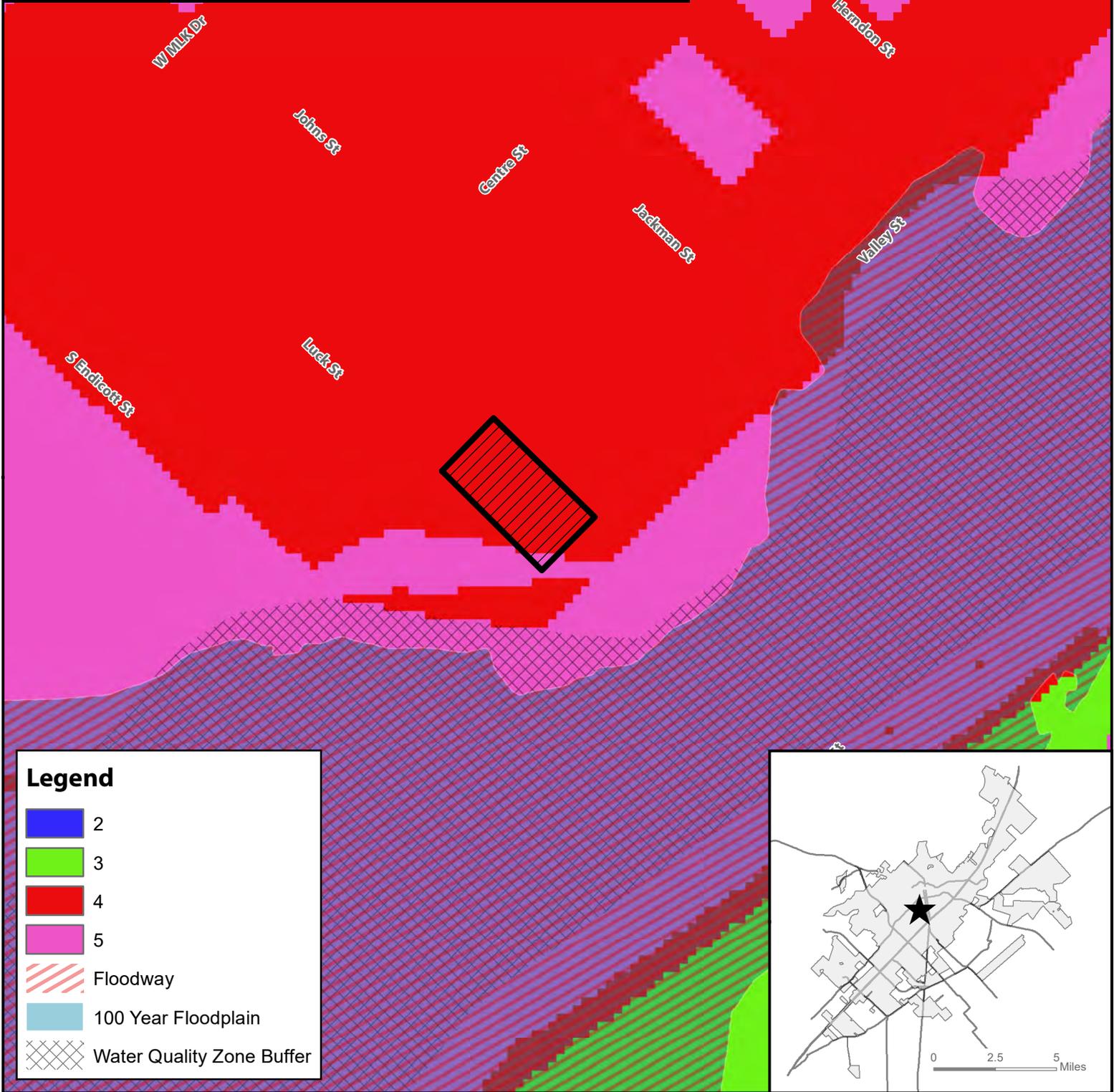
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 5/22/2020

# ZC-20-09 Environmental Map SF-6 to ND-3 — 724 Valley Street

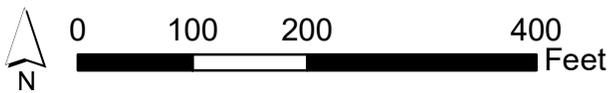


**Legend**

- 2
- 3
- 4
- 5
- Floodway
- 100 Year Floodplain
- Water Quality Zone Buffer



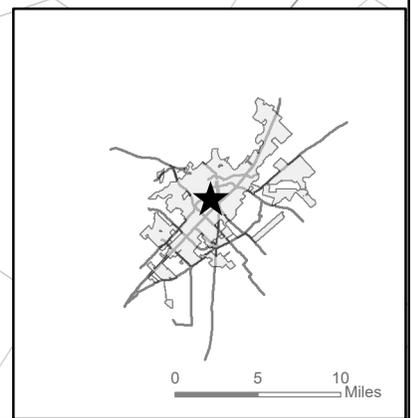
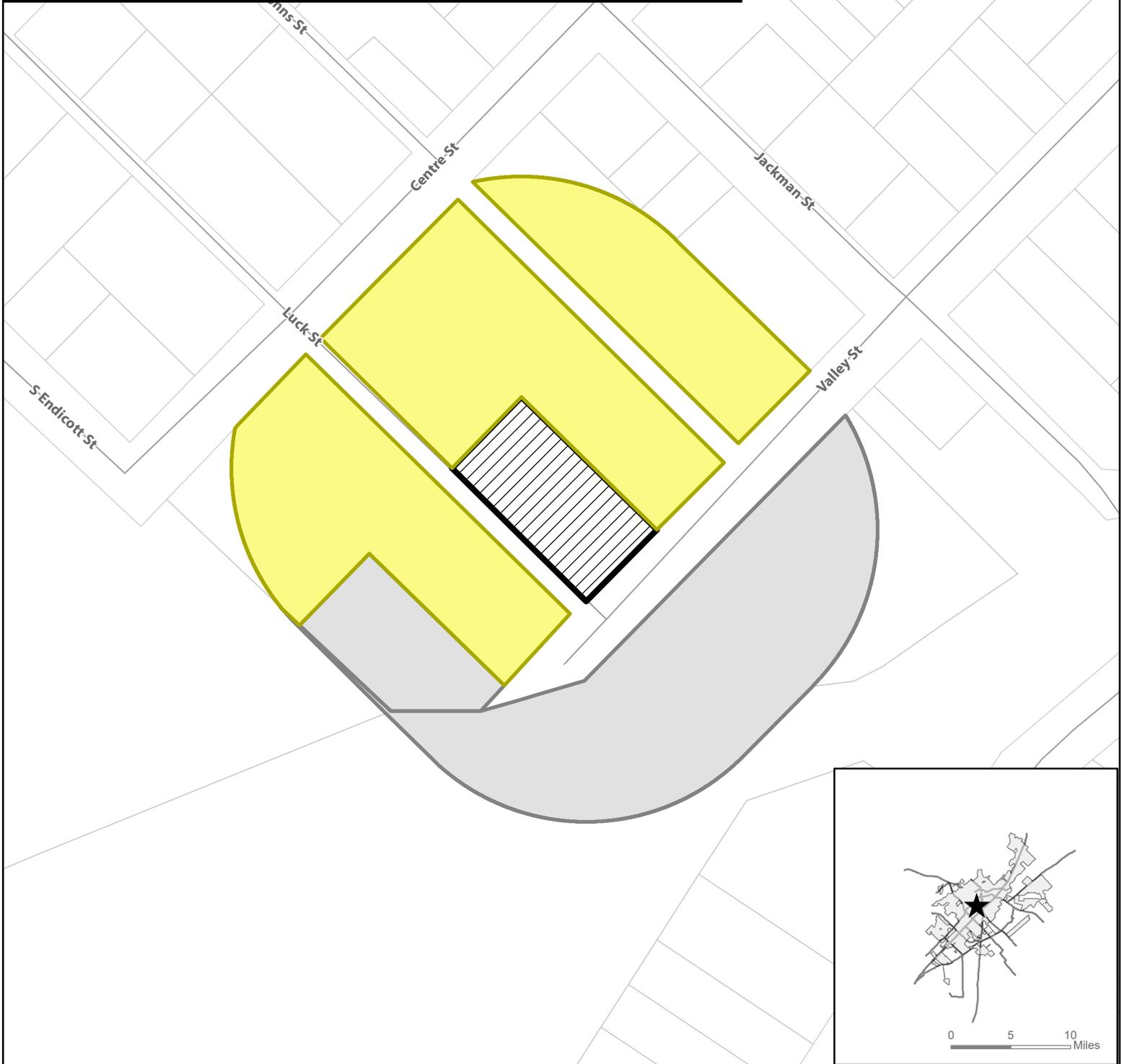
- ★ **Site Location**
- Subject Property**
- Parcels**
- City Limit**



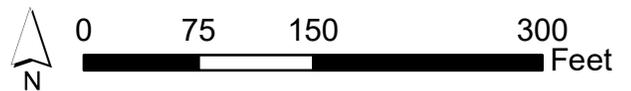
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Map Date: 5/22/2020

# ZC-20-09 Single Family Preservation Buffer 724 Valley Street



- ★ Site Location
- ▨ Subject Property
- 200' Buffer
- Zoned Area**
- 59% Single Family
- 41% All Other



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Map Date: 5/18/2020



Property ID	Property Address	Owner	Mailing Address	City	State	ZIP
R24628	630 CENTRE	ALUTTO NICHOLAS STEPHEN & REBECCA	630 CENTRE ST	SAN MARCOS	TX	78666
R21981	724 VALLEY	ALVARADO, MAREL JR & ROSA L	415 PINAFORE ST	BUDA	TX	78610
R21983	734 VALLEY	ARMSTEAD, ALBERT L	1421 W HOPKINS ST	SAN MARCOS	TX	78666
R128947	319 JACKMAN	BROWN PAMELS	319 JACKMAN ST	SAN MARCOS	TX	78666
R21979	719 CENTRE	VYAS WILLIE ET AL	719 CENTRE ST	SAN MARCOS	TX	78666
R21967	740 CENTRE	CALLIHAN, BILLY RAY	740 CENTRE ST	SAN MARCOS	TX	78666
R35323	752 GRAVEL	CASTILLO, GLORIA	4612 MILBURN LN	AUSTIN	TX	78702
R35321	738 GRAVEL	DE LOS SANTOS ANITA	738 GRAVEL ST	SAN MARCOS	TX	78666
R24669	314 HERNDON	ESCOBAR, NICOLAS VARGAS	314 HERNDON	SAN MARCOS	TX	78666
R21969	736 CENTRE	FB PROPERTIES LLC	PO BOX 705	SAN MARCOS	TX	78667
R24666	315 JACKMAN	FLORES, PRISCILLA	1529 JERUSALEM DR	ROUND ROCK	TX	78664
R21958	214 JACKMAN	FOSTER NARCISIS & ESTATE OF WILEY R	214 JACKMAN ST	SAN MARCOS	TX	78666
R21959	708 CENTRE	FREEMAN ANNIE LEE ESTATE	721 GRAVEL ST	SAN MARCOS	TX	78666
R21962	721 MLK	GARZA MANAGEMENT TRUST OF 1994	PO BOX 1898	SAN MARCOS	TX	78666
R24700	401 JACKMAN	GIBERSON RICHARD J	PO BOX 7555	BUDA	TX	78610
R21976	701 CENTRE	GONZALES SAUL	816 STAGECOACH TRL	SAN MARCOS	TX	78666
R21963	716 CENTRE	GREATER BETHEL BAPTIST CHURCH	PO BOX 1068	SAN MARCOS	TX	78666
R21984	743 CENTRE	GRIFFIS JOHN	743 CENTRE ST	SAN MARCOS	TX	78666
R21973	711 CENTRE	HARRIS MELVIN	711 CENTRE ST	SAN MARCOS	TX	78666
R21986	CENTRE	HUTSON, WILLIAM R	107 CHURCH ST	LANCASTER	PA	17602
R21960	706 CENTRE	KENDRICK ODIE	1001 MORNINGWOOD DR	SAN MARCOS	TX	78666
R70609	725 CENTRE	MAJORS, HENRY	210 ENDICOTT	SAN MARCOS	TX	78666
R24667	606 VALLEY	PACHECO MARCUS & JACLYN	612 VALLEY ST	SAN MARCOS	TX	78666
R21972	712 VALLEY	PATTERSON BENJAMIN G	121 S BISHOP ST	SAN MARCOS	TX	78666

R24658	625 CENTRE	PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST	PO BOX 1887	SAN MARCOS	TX	78666
R21955	JACKMAN	PETERSON ARRON & LUELLA	2703 TRAILBLAZER LN	MANVEL	TX	77578
R24657	311 JACKMAN	PORTER BERNIE	1801 FRAZIER AVE	AUSTIN	TX	78704
R35320	738 GRAVEL	STANDARD GREG	438 VISTA VERDE	BLANCO	TX	78606
R21956	712 CENTRE	TAYLOR, ESTELLA	4804 GLENGARY CA	BAKERSFIELD	CA	93309
R21974	JACKMAN	TAYLOR, W C	4106 BELGRADE DR	HOUSTON	TX	77045
R21978	312 JACKMAN	TOWNSEND, LILLIE BELLE	312 JACKMAN	SAN MARCOS	TX	78666
R21980	720 VALLEY	WEBSTER, DEBORAH E	125 REDWOOD DR	KYLE	TX	78640
R21970	214 ENDICOTT	WILLIAM DONNIE L	214 ENDICOTT ST	SAN MARCOS	TX	78666
		CATHY DILLON	1000 BURLESON	SAN MARCOS	TX	78666
		AMY KIRWIN	1131 W MLK DR	SAN MARCOS	TX	78666
		OLLIE GILES	524 VALLEY ST	SAN MARCOS	TX	78666

Section 5.1.1.2 Land Use Matrix **Single-Family-6 (SF-6) VS. Neighborhood Density-3 (ND-3)**

**TABLE 5.1 LAND USE MATRIX**

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
<b>AGRICULTURAL USES</b>																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	--	P	--	Section 5.1.2.5
<b>ACCESSORY USES AND STRUCTURES</b>																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
<b>RESIDENTIAL USES</b>																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
<b>COMMERCIAL USES</b>																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

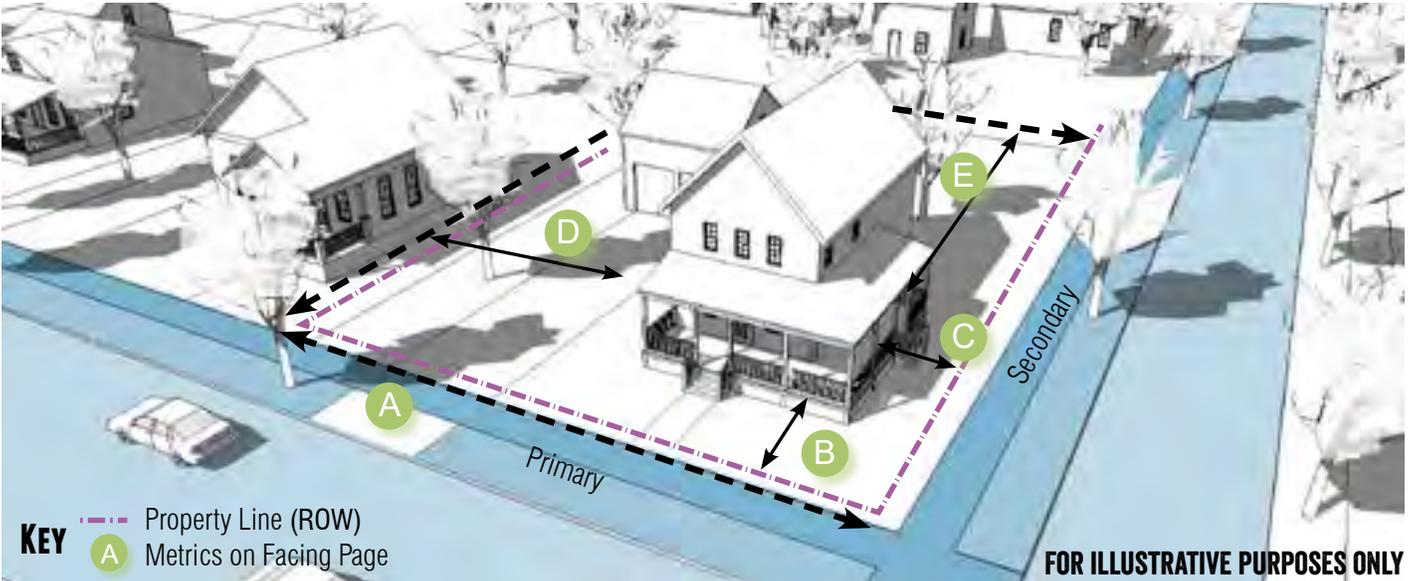
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
<b>PUBLIC &amp; INSTITUTIONAL</b>																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
<b>INDUSTRIAL</b>																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

## Zoning District Comparison Chart

Topic	<b>Existing Zoning: Single Family-6 (SF-6)</b>	<b>Proposed Zoning: Neighborhood Density-3 (ND-3)</b>
<b>Zoning Description</b>	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.	The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodated affordable alternatives for home ownership. ND-3 Should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.
<b>Uses</b>	Single-family residential ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	Parking allowed in the Second and Third Layer
<b>Parking Standards</b>	2 spaces per single-family dwelling unit, 1 space per ADU	2 spaces per single-family dwelling unit, 1 space for ADU
<b>Max Residential Units / acre</b>	5.5 units per acre (max)	10 units per acre (max)
<b>Occupancy Restrictions</b>	Apply	Apply
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	25' front setback, 5' side setback, 20' rear setback.	15' front setback, 5' side setback, 15' rear set back.
<b>Impervious Cover (max)</b>	50%	60%
<b>Lot Sizes</b>	Minimum 50' wide 6,000 square feet.	Allows a variety of lot sizes depending on Building Type.
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.
<b>Blocks</b>	3,000 ft. Block Perimeter max.	3,000 ft. Block Perimeter max.

SF-6

SECTION 4.4.1.3 SINGLE FAMILY - 6



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

**BUILDING STANDARDS**

Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.

**LOT**

<b>BUILDING TYPE</b>	<b>LOT AREA</b>	<b>LOT WIDTH</b>	<b>A</b>
House	6,000 sq. ft. min.	50 ft min.	
Cottage	6,000 sq. ft. min.	50 ft min.	
Civic	6,000 sq. ft. min.	50 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

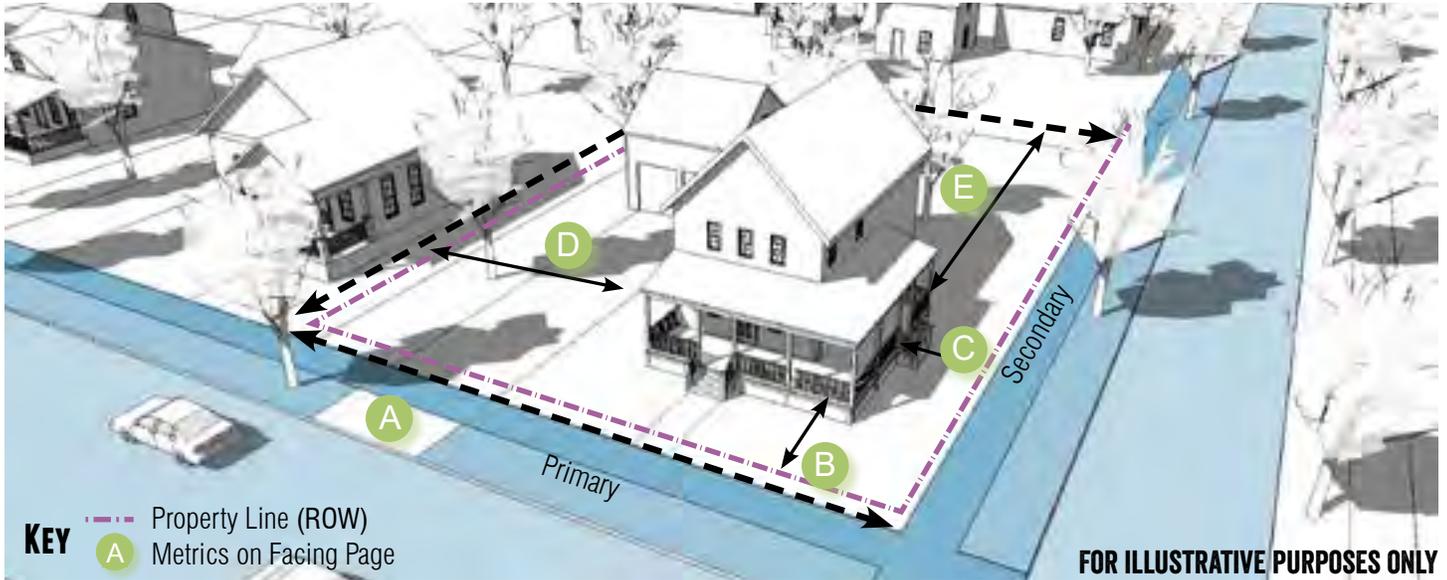
Primary Street	25 ft. min.	<b>B</b>
Secondary Street	15 ft. min.	<b>C</b>
Side	5 ft. min.	<b>D</b>
Rear	20 ft. min.	<b>E</b>

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	25 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

## ND-3

### SECTION 4.4.2.1 NEIGHBORHOOD DENSITY - 3



**KEY**  
 - - - Property Line (ROW)  
 A Metrics on Facing Page

FOR ILLUSTRATIVE PURPOSES ONLY



#### GENERAL DESCRIPTION

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

#### DENSITY

Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

#### 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	Section 4.4.6.3
Zero Lot Line House	Section 4.4.6.6
Civic	Section 4.4.6.15

**BUILDING STANDARDS**

Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.
Building Width	60 ft. max.	

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	6,000 sq. ft. min.	60 ft. min.	
Cottage	4,500 sq. ft. min.	40 ft. min.	
Zero Lot Line House	2,500 sq. ft. min.	25 ft. min.	
Civic	4,500 sq. ft. min.	50 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

Principal Street	15 ft. min or Avg front setback (Section 4.4.2.5)	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Principal Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

**PARKING LOCATION**

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

**ZC-20-09 (724 Valley Street) Zoning Change Review (By Comp Plan Element)**

**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	X	

**ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies**

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			Applicant has not indicated that infrastructure will be extended.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint				X	
Constraint by Class					
Cultural	X				
Edwards Aquifer		X			
Endangered Species	X				
Floodplains	X	X			
Geological	X				
Slope	X				
Soils				X	
Vegetation	X				
Watersheds				X	
Water Quality Zone	X				

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	<b>Purgatory Creek</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		<b>X</b>			
Notes: <b>Purgatory Creek is a direct tributary of the San Marcos River, which contains the endangered Texas Wild Rice. This watershed encompasses the majority of the downtown redevelopment zone; however, because this area already has a high impervious cover value (around 80-90%), the increase of loadings from redevelopment is not as high as the increase observed with the developments on previously undeveloped land.</b>					

**NEIGHBORHOODS – Where is the property located**

CONA Neighborhood(s):	<b>Dunbar</b>
Neighborhood Commission Area(s):	<b>1</b>
Neighborhood Character Study Area(s):	<b>N/A</b>

**PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure**

	YES	NO
Will Parks and / or Open Space be Provided?		<b>X</b>
Will Trails and / or Green Space Connections be Provided?		<b>X</b>
<b>This is a small replat fee in lieu of dedication is more appropriate.</b>		
<b>Maintenance / Repair Density</b>	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	<b>X</b>	
Water Infrastructure	<b>X</b>	
<b>Public Facility Availability</b>		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	<b>X</b>	
Wastewater service available?	<b>X</b>	
Water service available?	<b>X</b>	

**TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation**

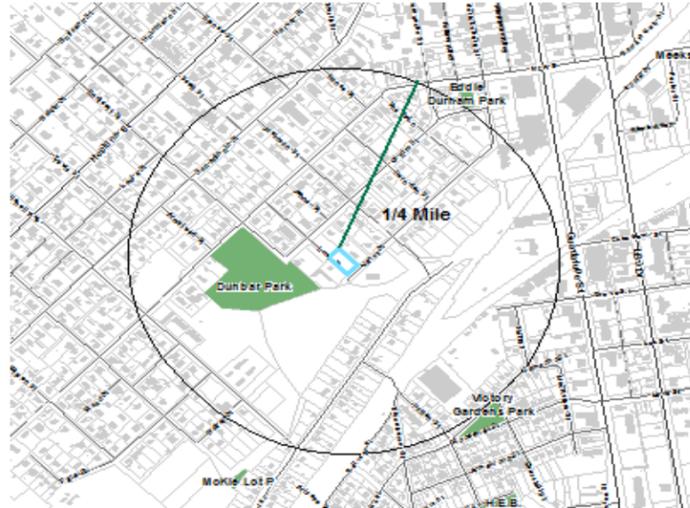
	A	B	C	D	F
Existing Daily LOS	<b>Valley Street</b>				
Existing Peak LOS	<b>Valley Street</b>				
Preferred Scenario Daily LOS	<b>Valley Street</b>				
Preferred Scenario Peak LOS	<b>Valley Street</b>				
<b>This property is located at the intersection of two neighborhood streets. These streets have traffic levels so low that they were not included within the Level of Service study.</b>					

	N/A	Good	Fair	Poor
Sidewalk Availability	X			
<b>Sidewalks are required to be built as part of the development.</b>				
	YES		NO	
Adjacent to existing bicycle lane?			X	
Adjacent to existing public transportation route?			X	
Notes: <b>The Transportation Master Plan indicates that there will be a Greenway located within Purgatory Creek that will function as a shared use path in the future, extending from the San Marcos River to Purgatory Park.</b>				

# PROPERTY: 724 VALLEY STREET

## EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES	
	VALLEY STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

EXISTING ZONING AND BUILDING TYPES



# PROPERTY: 724 VALLEY STREET

## EXISTING NEIGHBORHOOD REGULATING PLAN

### ORDINANCE #: 2019-####

PROPOSED ZONING REGULATIONS	
	Existing Lot
Zoning District	Neighborhood Density - 3 (ND-3)
Building Type	Cottage / Accessory Dwelling Unit
Max. Units	3, one cottage per lot and one Accessory Dwelling Unit on lot closest to Luck Street Alley
Required Streetscape	Residential
Street Type	Existing (no new streets required)
Transitional Protective Yard	N/A
Residential Infill Compatibility	N/A (proposing new lot configuration)
Parking location	Surface Parking: Second or Third Layer

PROPOSED ZONING



# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name	AL CARROLL, PE	Property Owner	MAREL ALVARADO JR. & ROSA ALVARADO
Company	TRI-TECH ENGINEERING	Company	
Applicant's Mailing Address	P.O. BOX 968 SAN MARCOS, TEXAS 78667	Owner's Mailing Address	415 PINAFORE ST. BUDA, TEXAS 78610
Applicant's Phone #	(512) 440-0222	Owner's Phone #	(512) 743-2907
Applicant's Email	acarroll@tritechtx.com	Owner's Email	rosa.alvarado@amd.com

## PROPERTY INFORMATION

Subject Property Address(es): 724 VALLEY ST. SAN MARCOS, TX 78666

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision B. W. BREEDING ADDITION

Total Acreage: 0.34 Ac. Tax ID #: R 21981

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: SF-6

Existing Land Use(s): \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): RESIDENTIAL (ND-3)

Proposed Land Uses / Reason for Change: \_\_\_\_\_

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Filing Fee\* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013  
 \*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE - [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**



**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: *Marel Alvarado Jr. Rosa Alvarado* Date: *2/25/2020*

Print Name: MAREL ALVARADO JR. & ROSA ALVARADO

Form Updated October, 2019

General Warranty Deed

15/ITC/WD/19/22411-SM

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: <sup>August 15</sup> July 15, 2019

Grantor: MICHAEL CHAGOYA, Independent Executor of the ESTATE OF FRANCES CHAGOYA, Deceased, in satisfaction of expenses of Estate administration, funeral expenses of Frances Chagoya, expenses of Frances Chagoya's last illness and/or allowances and claims against the Estate

Grantor's Mailing Address:

3565 N. MILWAUKEE AVE  
CHICAGO, IL 60641

Grantee: MAREL ALVARADO, JR. and ROSA L. ALVARADO, spouses

Grantee's Mailing Address:

415 Pinarofore Street  
Buda, TX 78610

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot S, Block No. Five (5), of the B.W. BREEDING ADDITION to the City of San Marcos, according to the map or plat thereof, recorded in Volume O, Page 202, Deed Records, Hays County, Texas, and being the same property conveyed by Alejo Almanza and wife, to Ambroso de los Santos by Deed dated November 22, 1909, recorded in Volume 55, Page 700, Deed Records, Hays County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or

not, all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

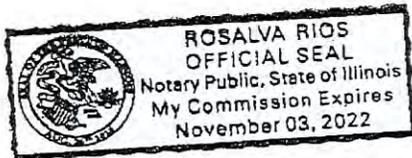
By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

When the context requires, singular nouns and pronouns include the plural.

*Michael Chagoza*  
MICHAEL CHAGOYA, Independent Executor of  
the ESTATE OF FRANCES CHAGOYA,  
Deceased

ILLINOIS  
STATE OF ~~TEXAS~~ §  
COUNTY OF COOK §

This instrument was acknowledged before me on the 15 day of August, 2019, by MICHAEL CHAGOYA, Independent Executor of the ESTATE OF FRANCES CHAGOYA, Deceased, on behalf of said Estate.



*Rosalva Rios*  
NOTARY PUBLIC, State of ~~Texas~~ ILLINOIS

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

19029152 DEED  
08/26/2019 09:23:51 AM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

*Elaine H. Cárdenas*



General Warranty Deed

15/ITC / 10/19/2019-5m

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: <sup>AUGUST MC</sup> July 15, 2019

**Grantor:** MICHAEL CHAGOYA, Independent Executor of the ESTATE OF FRANCES CHAGOYA, Deceased, in satisfaction of expenses of Estate administration, funeral expenses of Frances Chagoya, expenses of Frances Chagoya's last illness and/or allowances and claims against the Estate

**Grantor's Mailing Address:**

3565 N. MILWAUKEE AVE  
CHICAGO, IL 60641

**Grantee:** MAREL ALVARADO, JR. and ROSA L. ALVARADO, spouses

**Grantee's Mailing Address:**

415 Pinafore Street  
Buda, TX 78610

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

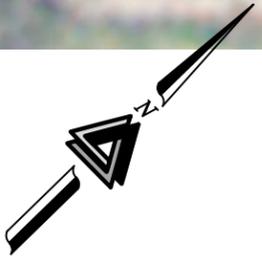
Lot S, Block No. Five (5), of the B.W. BREEDING ADDITION to the City of San Marcos, according to the map or plat thereof, recorded in Volume O, Page 202, Deed Records, Hays County, Texas, and being the same property conveyed by Alejo Almanza and wife, to Ambrosio de los Santos by Deed dated November 22, 1909, recorded in Volume 55, Page 700, Deed Records, Hays County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or



**EXISTING CONDITIONS  
OF LOT S, BLOCK 5,  
B.W. BREEDING ADDITION  
CITY OF SAN MARCOS  
HAYS COUNTY, TEXAS**



SCALE: 1"=20'



MARCH 23, 2020

ENGINEER:

SURVEYOR:



**TRI-TECH**  
ENGINEERING SURVEYING PLANNING

155 RIVERWALK DRIVE  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222

www.tritechtx.com

TBPLS REGIS. #: 10193729  
TBPE REGIS. #: F-18693

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

That, Marel Alvarado Jr. & Rosa Alvarado, owners of the certain tract of land shown hereon and described in a deed recorded in Instrument #19029152, of the Hays County Deed Records, same being Lot S, Block 5, B. W. Breeding Addition, do hereby subdivide said lot as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of San Marcos the streets, alleys, rights-of-way, easements, and public places shown hereon for such public purposes as the City of San Marcos may deem appropriate. This subdivision is to be known as the LOT S1 & LOT S2, BLOCK 5, B. W. BREEDING ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

By: \_\_\_\_\_  
Marel Alvarado Jr.  
415 Pinafore St.  
Buda, Texas 78610

By: \_\_\_\_\_  
Rosa Alvarado  
415 Pinafore St.  
Buda, Texas 78610

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Marel Alvarado Jr. & Rosa Alvarado, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS\*  
CITY OF SAN MARCOS\*

Approved and authorized to be recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Director of the Planning and Development Services Department of the City of San Marcos.

\_\_\_\_\_  
Director of Development Services  
City of San Marcos, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of CIP and Engineering  
City of San Marcos, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary  
City of San Marcos, Texas

\_\_\_\_\_  
Date

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ at \_\_\_\_ o'clock, \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_, at \_\_\_\_ o'clock, \_\_\_\_ M., in the Plat Records of Hays County, Texas, in Instrument No. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal of the Office of County Clerk, this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

\_\_\_\_\_  
Elaine H. Cardenas, County Clerk  
Hays County, Texas

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Arthur Vasquez Torres, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of San Marcos, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal at San Marcos, Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

RELEASED FOR REVIEW 02/27/20

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Arthur Vasquez Torres  
R.P.L.S. # 5737, State of Texas

\_\_\_\_\_  
Date

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll Jr., Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone, nor is it in the Barton Springs Segment of the Edwards Aquifer Recharge Zone; it is however in the Transition Zone of the Edwards Aquifer and is located within Zone X flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0389 F effective date September 2, 2005, and that each lot conforms to the San Marcos Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at San Marcos, Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

RELEASED FOR REVIEW 02/27/20

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Al Carroll Jr.  
Registered Professional Engineer, No. 119251  
State of Texas

\_\_\_\_\_  
Date

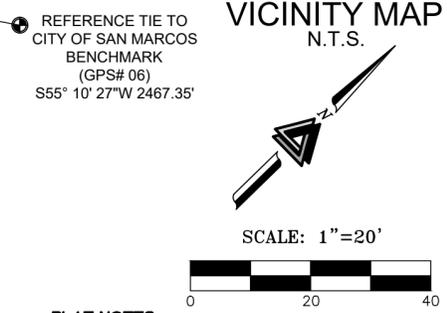
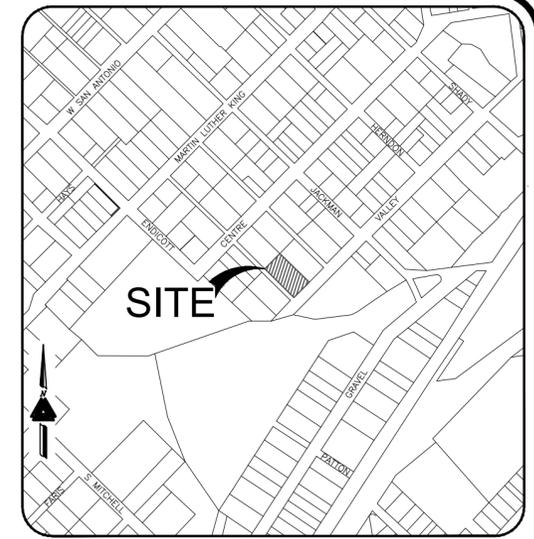
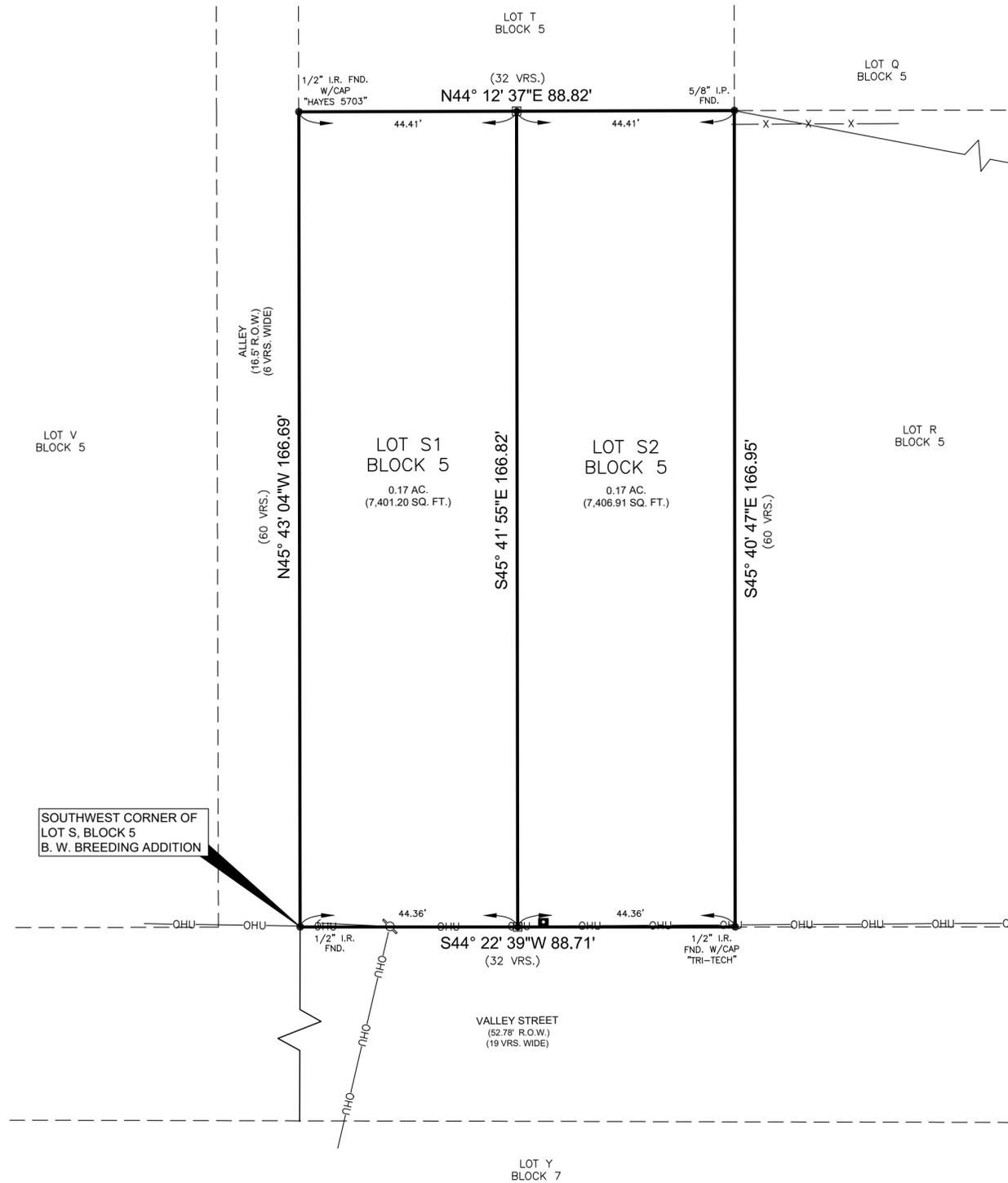
### LEGEND

	IRON ROD W/ TRI-TECH CAP SET		IRON ROD
	IRON ROD FOUND		IRON PIPE
	UTILITY POLE		FOUND
	WATER METER		VARAS
	WIRE FENCE		RIGHT OF WAY
	OVERHEAD UTILITIES		PLAT RECORDS OF HAYS COUNTY, TEXAS
	RECORD DIMENSIONS		DEED RECORDS OF HAYS COUNTY, TEXAS

PLAN 574X

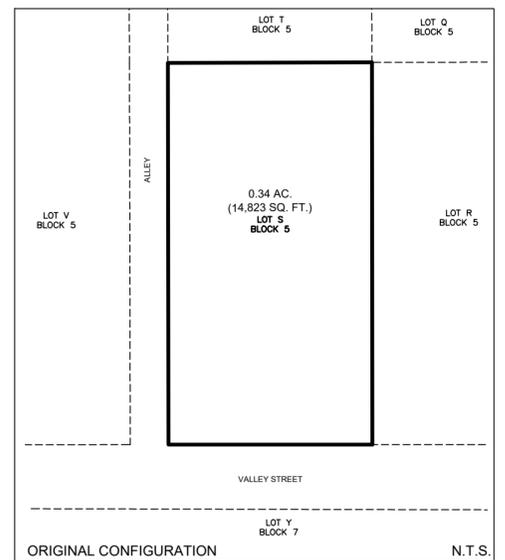
SM-19-1195000  
SMS-MC207-19

## REPLAT OF LOT S, BLOCK 5, B.W. BREEDING ADDITION CREATING LOT S1 & LOT S2, BLOCK 5, B.W. BREEDING ADDITION CITY OF SAN MARCOS HAYS COUNTY, TEXAS



### PLAT NOTES

- No portion of this subdivision lies within the Edwards Aquifer Recharge Zone or the San Marcos River Corridor.
- This subdivision lies within the boundaries of the Edwards Aquifer Transition Zone and the Purgatory Creek Watershed.
- No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County F.I.R.M. Panel #48209C 0389 F, dated September 2, 2005.
- This subdivision contains 2 residential lots for a total of 0.34 acres.
- This subdivision lies within the following jurisdictions:  
Emergency Services District #3  
San Marcos Independent School District
- Water supply for this subdivision is provided by City of San Marcos Utilities.
- Wastewater treatment for this subdivision is provided by City of San Marcos Utilities.
- Electricity for this subdivision is provided by San Marcos Electric Utilities.
- Telephone service for this subdivision is provided by Century Link.
- This subdivision lies within the City Limits of The City of San Marcos and is subject to its ordinances.
- Building setback lines per City of San Marcos Zoning Ordinance.
- Bearing Basis: Texas State Plane Coordinate System—South Central Zone.
- The purpose for this replat is to create two lots out of one existing lot.
- Surface to Grid Coefficient is 0.99988089413



ORIGINAL CONFIGURATION N.T.S.  
FEBRUARY 24, 2020

ENGINEER: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_

**TRI-TECH**  
ENGINEERING SURVEYING PLANNING  
155 RIVERWALK DRIVE  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222  
www.tritechtx.com

TBPLS REGIS. #: 10193729  
TBPE REGIS. #: F-18693

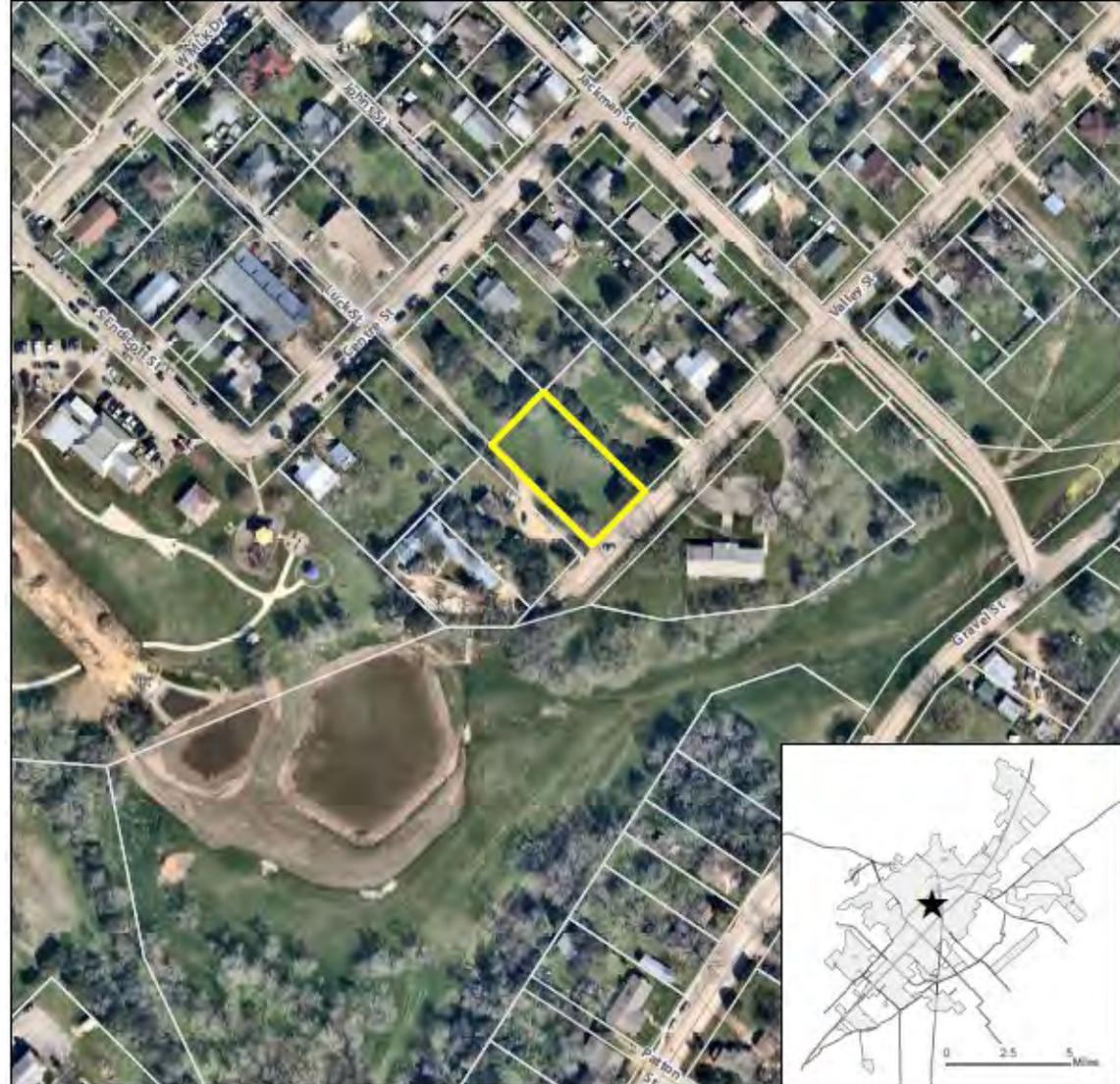
## ZC-20-09 (724 Valley Street)

ZC-20-09 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for a Zoning Change from Single Family – 6 (SF-6) to Neighborhood Density – 3 (ND-3), for approximately .34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)

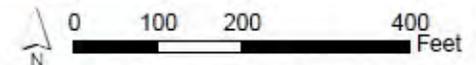
## Location:

- Approximately .34 acres
- **Current Configuration:**  
Vacant
- Surrounding uses include:
  - Single Family Residential
  - Boys and Girls Club
  - Vacant
- Located within the Dunbar Neighborhood

ZC-20-09  
Aerial View  
SF-6 to ND-3 — 724 Valley Street



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

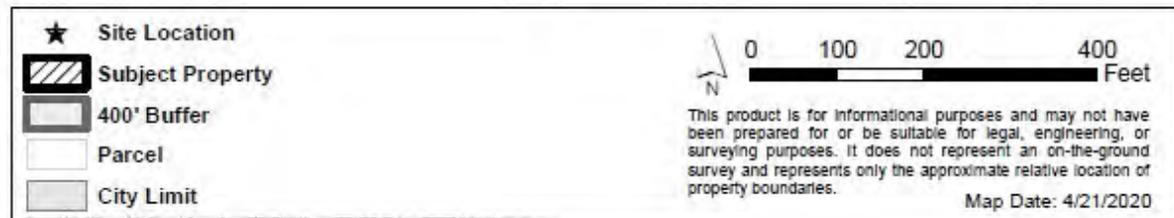
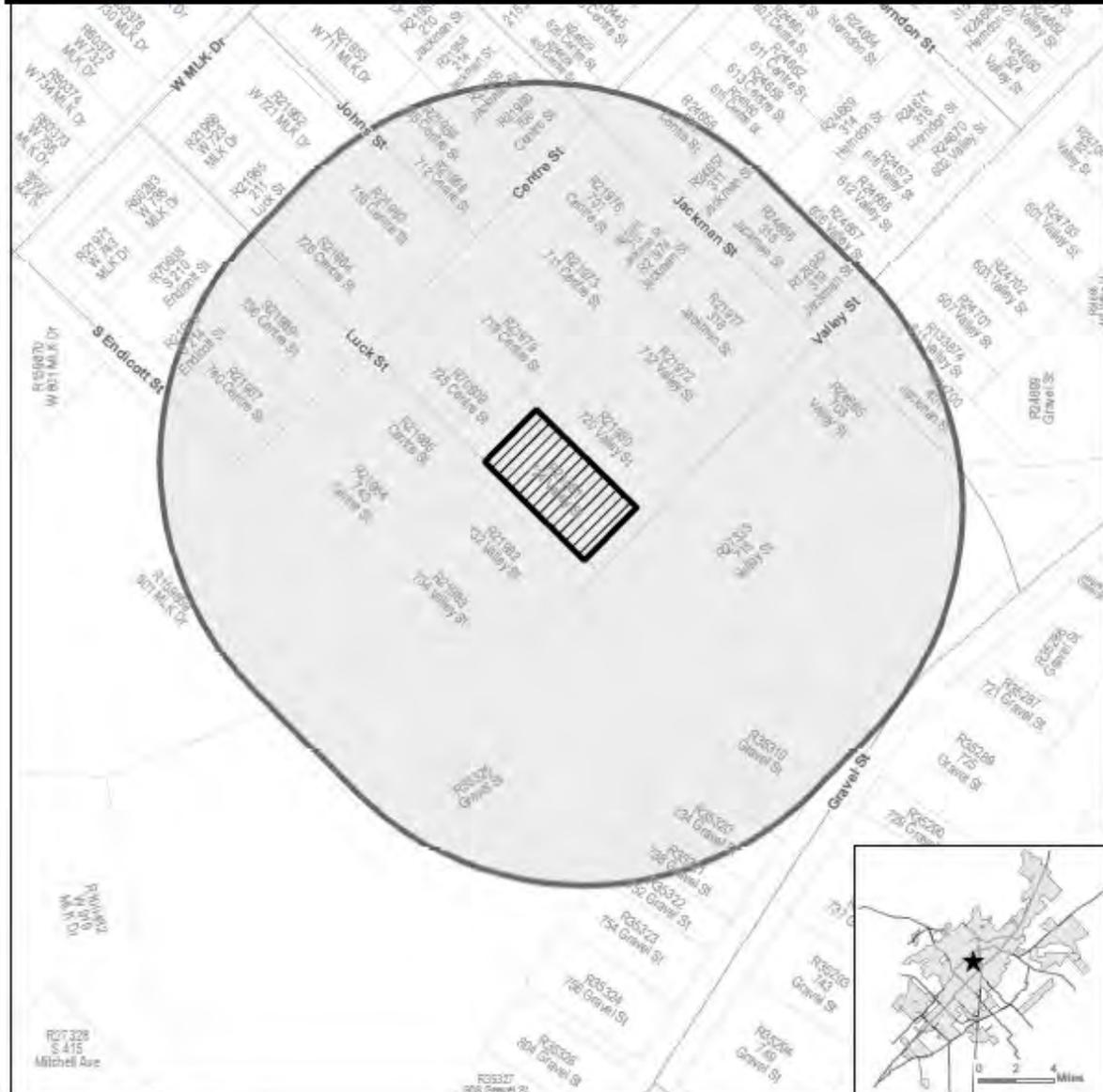


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

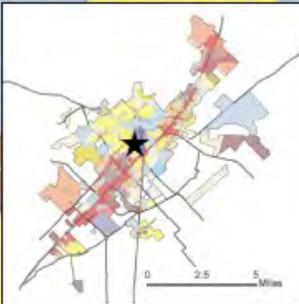
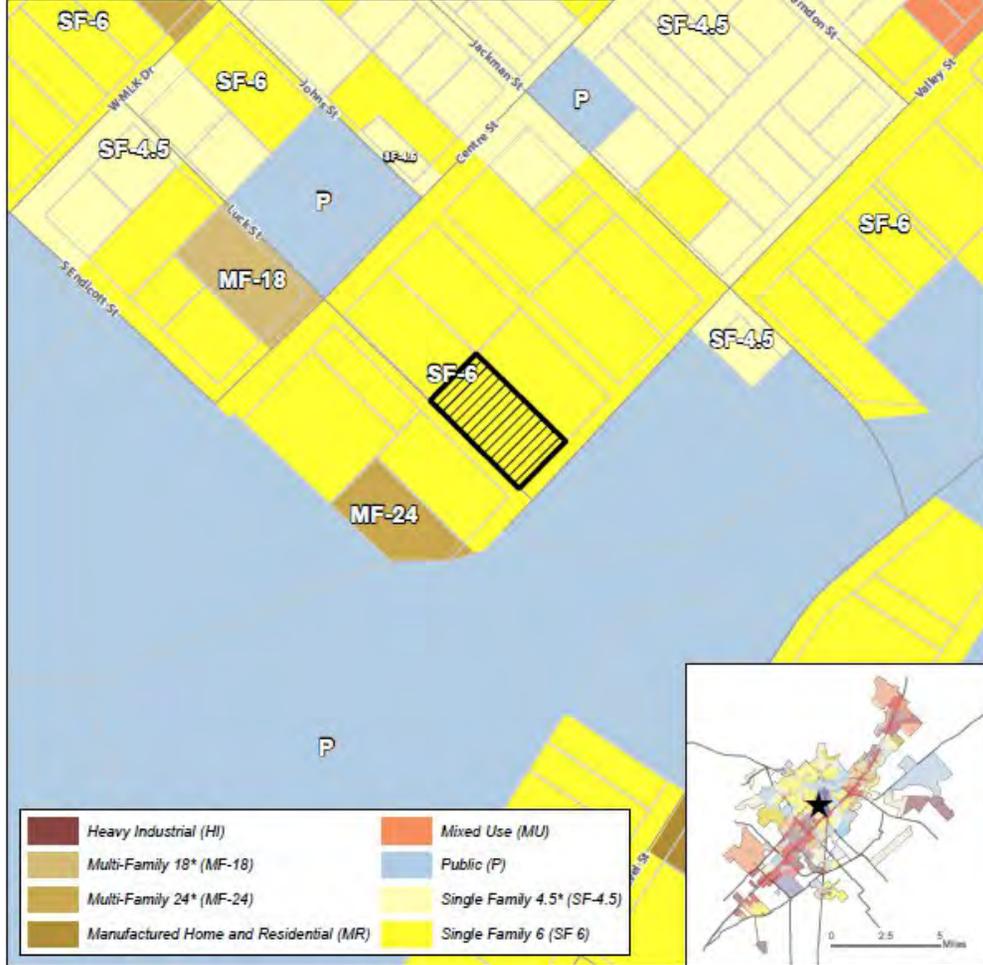
Map Date: 5/19/2020

## Context & History

- **Existing Zoning:** Single Family-6 (SF-6)
- **Proposed Zoning:** Neighborhood Density-3 (ND-3)
- Proposed ND-3 zoning allows for single lot to be divided into two.
- Applicant is proposing two lots, each with a cottage building type and one lot would have an Accessory Dwelling Unit (ADU).



### ZC-20-09 Existing Zoning SF-6 to ND-3 — 724 Valley Street



★ Site Location

Subject Property

Parcels

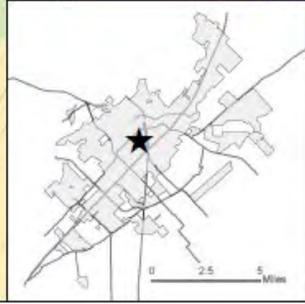
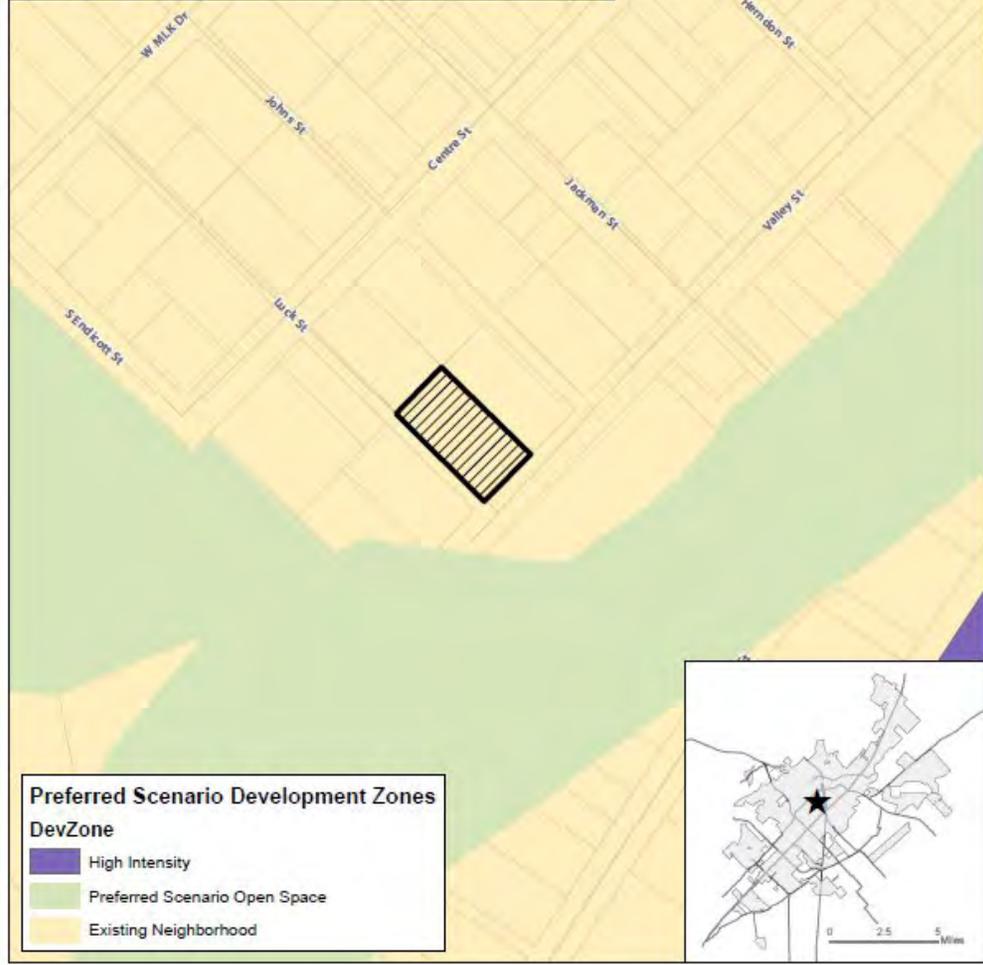
City Limit

0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/21/2020

### ZC-20-09 Preferred Scenario Map SF-6 to ND-3 — 724 Valley Street



★ Site Location

Subject Property

Parcels

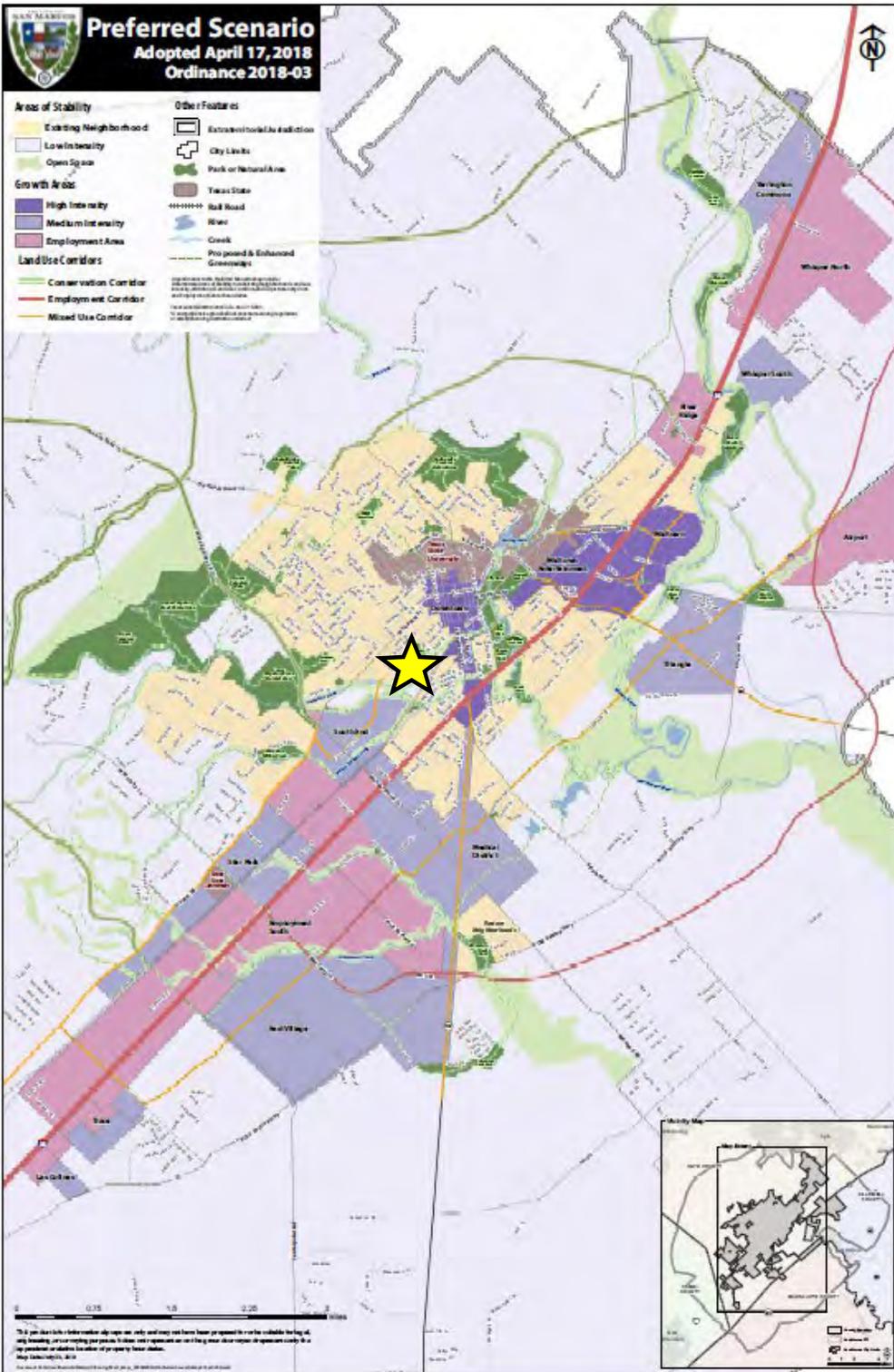
City Limit

0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/22/2020





# Comprehensive Plan Analysis

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

## Located in an Existing Neighborhood

“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” (4.1.1.6)

# Comprehensive Plan Analysis

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

**Applicant is requesting a “Neighborhood Density District” (ND-3) within an Existing Neighborhood. The Code directs us to Section 4.1.2.4 – 4.1.2.5**

**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	--	--	--
<b>Neighborhood Density Districts</b>	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		

# Comprehensive Plan Analysis

Step 3: What is the designated Neighborhood Density Category?

Single Family-6 (SF-6) is consistent with a “Low Density” Neighborhood Density Category

**TABLE 4.4 NEIGHBORHOOD DENSITY CATEGORIES**

NEIGHBORHOOD DENSITY CATEGORIES	NEIGHBORHOOD DENSITY DISTRICTS	CONVENTIONAL, SPECIAL, AND LEGACY DISTRICTS
Low Density	ND3	FD, AR, SF-R, MR, <b>SF-6</b> , SF4.5, DR, D, PH-ZL, P
Medium Density	ND3.5	TH, MF-12, P
High Density	ND4	MU, MF-18, MF-24, P
Commercial / Mixed Use	N-MS	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P

Step 4: Which Neighborhood Zoning District is appropriate in this category?

ND-3 Zoning is “Considered”

**TABLE 4.5 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE**

	NEIGHBORHOOD DENSITY CATEGORIES			
	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	COMMERCIAL/ MIXED USE
ND-3	C	C	NP	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-MS	NP*	NP*	C	C

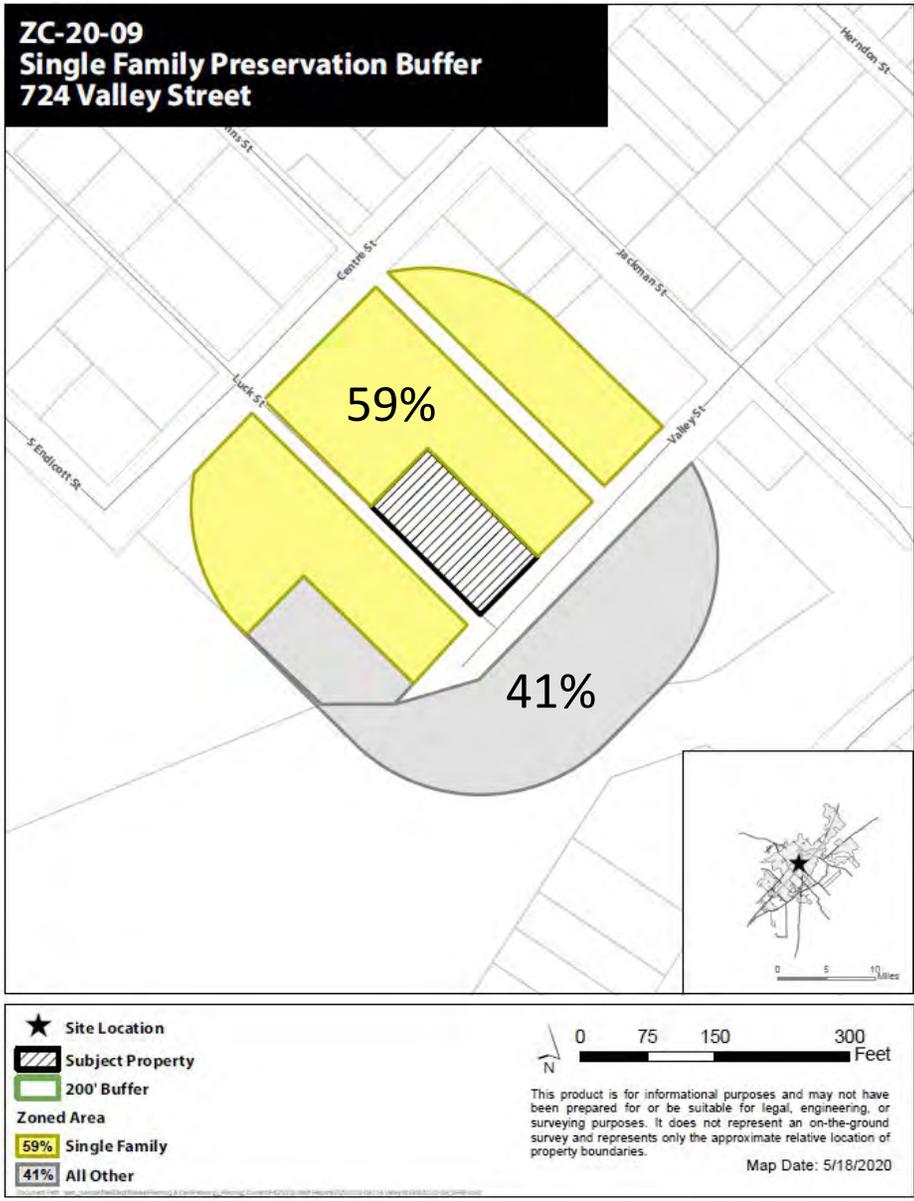
**LEGEND:**

C = Consider

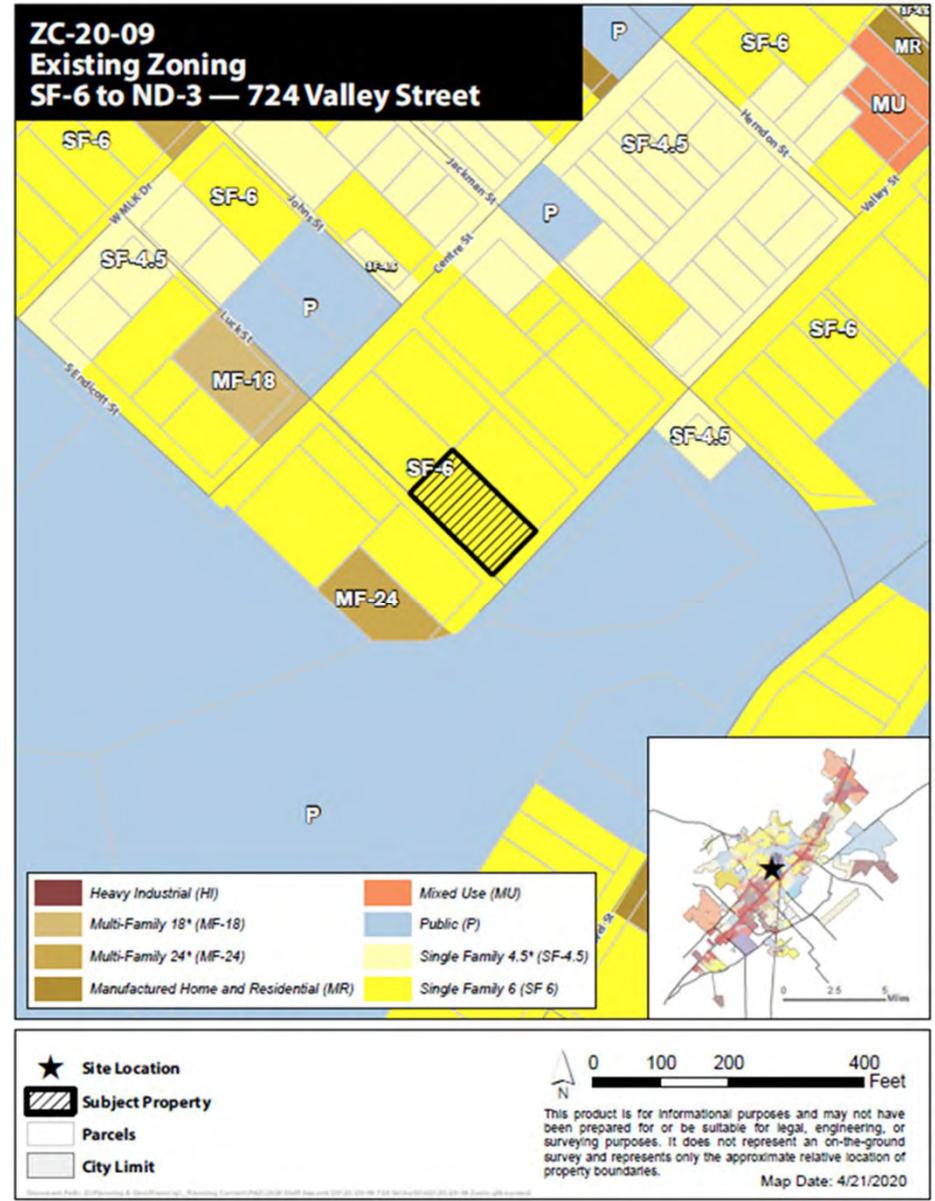
NP = Not Preferred

\* = 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.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.



Single-Family  
Preservation Buffer



Zoning Map

# CD-4 Zoning Analysis:

- The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodated affordable alternatives for home ownership. ND-3 Should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.
- **Allowable Building Types:** House, Cottage, Accessory Dwelling Unit, Zero Lot Line House, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.

4 CHAPTER \_\_\_\_\_ ZONING REGULATIONS

ND-3

SECTION 4.4.2.1 NEIGHBORHOOD DENSITY - 3

FOR ILLUSTRATIVE PURPOSES ONLY

**GENERAL DESCRIPTION**

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

**TRANSPORTATION**

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

**DENSITY**

Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Zero Lot Line House	Section 4.4.6.6
Civic	Section 4.4.6.15

4-46
San Marcos Development Code Adopted: April 17, 2018

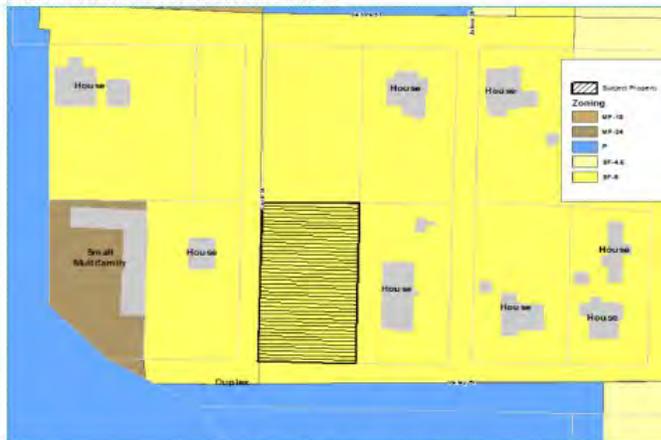
# Existing Neighborhood Regulating Plan

## PROPERTY: 724 VALLEY STREET EXISTING CONDITIONS ANALYSIS



EXISTING STREETS AND STREETSAPES	
	VALLEY STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

## EXISTING ZONING AND BUILDING TYPES

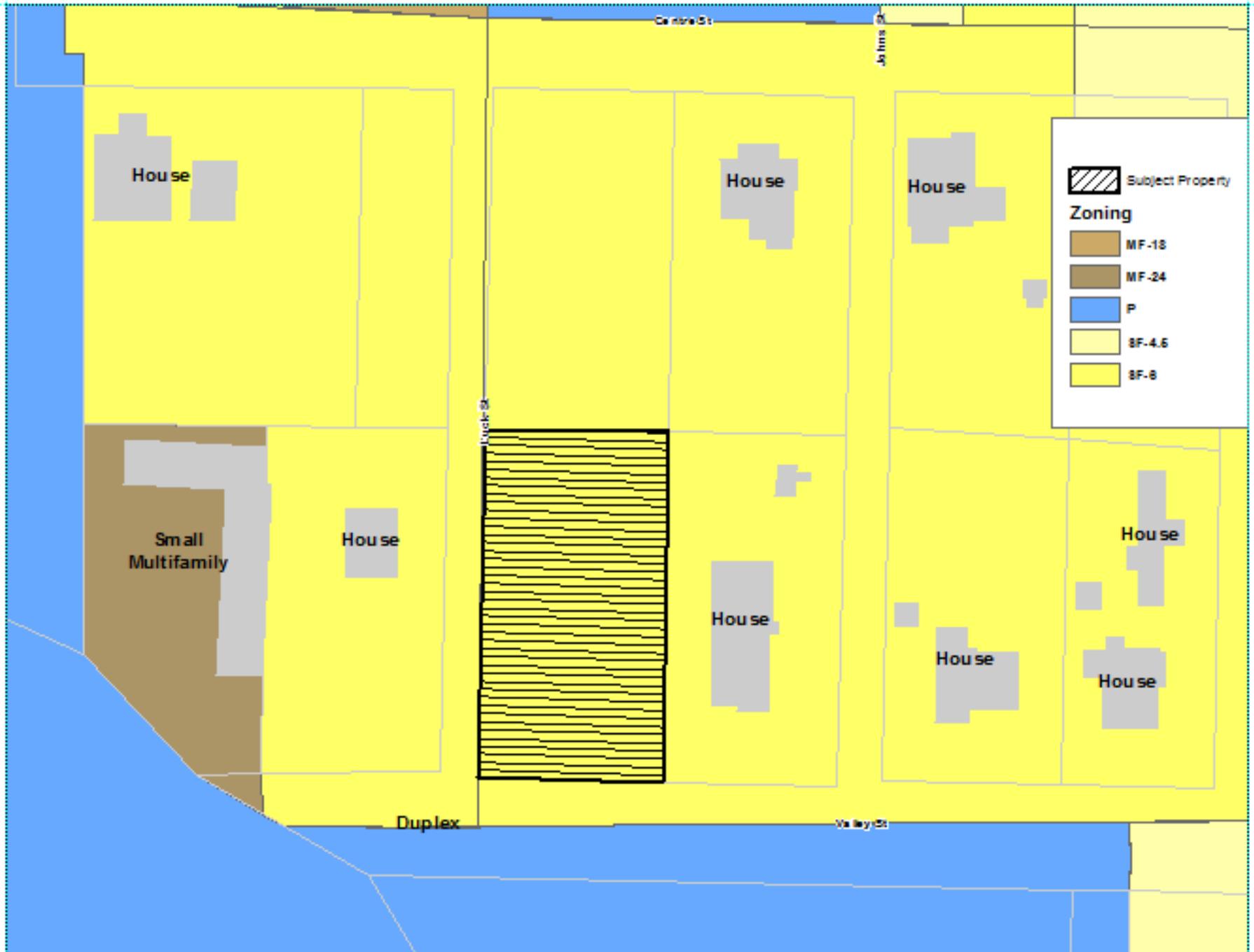


## PROPERTY: 724 VALLEY STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2019-####

PROPOSED ZONING REGULATIONS	
	Existing Lot
Zoning District	Neighborhood Density - 3 (ND-3)
Building Type	Cottage / Accessory Dwelling Unit
Max. Units	3, one cottage per lot and one Accessory Dwelling Unit on lot closest to Luck Street Alley
Required Streetscape	Residential
Street Type	Existing (no new streets required)
Transitional Protective Yard	N/A
Residential Infill Compatibility	N/A (proposing new lot configuration)
Parking location	Surface Parking: Second or Third Layer

## PROPOSED ZONING





## Environmental Analysis

- Located within the Purgatory Creek Watershed.
- Located on potentially erosive soils.
- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.



### ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint				X	
Constraint by Class					
Cultural	X				
Edwards Aquifer		X			
Endangered Species	X				
Floodplains	X	X			
Geological	X				
Slope	X				
Soils				X	
Vegetation	X				
Watersheds				X	
Water Quality Zone	X				



## Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “SF-6” Single Family - 6 to “ND-3” Neighborhood Density – 3.

## Zoning District Comparison Chart

Topic	Existing Zoning: Single Family-6 (SF-6)	Proposed Zoning: Neighborhood Density-3 (ND-3)
<b>Zoning Description</b>	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.	The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodated affordable alternatives for home ownership. ND-3 Should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.
<b>Uses</b>	Single-family residential ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	Parking allowed in the Second and Third Layer
<b>Parking Standards</b>	2 spaces per single-family dwelling unit, 1 space per ADU	2 spaces per single-family dwelling unit, 1 space for ADU
<b>Max Residential Units / acre</b>	5.5 units per acre (max)	10 units per acre (max)
<b>Occupancy Restrictions</b>	Apply	Apply
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	25' front setback, 5' side setback, 20' rear setback.	15' front setback, 5' side setback, 15' rear set back.
<b>Impervious Cover (max)</b>	50%	60%
<b>Lot Sizes</b>	Minimum 50' wide 6,000 square feet.	Allows a variety of lot sizes depending on Building Type.
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.
<b>Blocks</b>	3,000 ft. Block Perimeter max.	3,000 ft. Block Perimeter max.



Legislation Text

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File #: ZC-20-11, Version: 1

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**AGENDA CAPTION:**

ZC-20-11 (Corner of South Old Bastrop Highway and Rattler Road) Hold a public hearing and consider a request by David Richardson, on behalf of Rattler Road Land Partners LLC, for a zoning change from "FD" Future Development to "CD-5" - Character District-5, for approximately 10 acres, more or less, out of the C. Wickson Roberts Survey, Abstract 474, Hays County, generally located at the northern corner of South Old Bastrop Highway and Rattler Road. (S. Caldwell)

Meeting date: June 23, 2020

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: n/a

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

N/A

Choose an item.

Choose an item.

**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 - Choose an item.
- 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)]

Vision San Marcos - A River Runs Through Us

**Background Information:**

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is located across the street (South Old Bastrop Highway) from San Marcos High School and adjacent to residential and church uses. There is a CD-5 zoned tract located across Rattler Road and a CC-Community Commercial zoned tract located diagonally opposite of the property.

The purpose of the zoning is to allow for the development of a 216-unit low income housing apartment complex. In February 2020, City Council approved a Resolution of No Objection for this project allowing the developer to pursue housing tax credits from Texas Department of Housing and Community Affairs. According to the Resolution of No Objection application, the complex will contain 216 units consisting of one, two, and three bedrooms, restricted to those with incomes between 30% to 70% of the area median income.

The City will provide water and wastewater services to the site upon annexation. Bluebonnet Electric Cooperative will provide electric service to this development.

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

Staff provides this request to the Commission for your consideration and recommends approval of the request for a zoning change from "FD" Future Development to "CD-5" Character District-5.

<b>Zoning Request</b>	<b>South Old Bastrop Highway &amp; Rattler Road</b>
<b>ZC-20-11</b>	



**Summary**

<b>Request:</b>	Zoning change from “FD” Future Development to “CD-5” Character District – 5		
<b>Applicant:</b>	David Richardson Rattler Road Land Partners LLC. 454 Soledad, Ste. 200 San Antonio, TX 78205	<b>Property Owner:</b>	Rattler Road Land Partners LLC. 454 Soledad, Ste. 200 San Antonio, TX 78205

**Notification**

<b>Application:</b>	May 7, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	June 7, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	June 5, 2020	<b>Personal:</b>	June 5, 2020
<b>Response:</b>	None as of Staff Report date		

**Property Description**

<b>Legal Description:</b>	+/- 10 acre tract out of the C. Wickson Roberts Survey, Abstract No. 474, Hays County		
<b>Location:</b>	South Old Bastrop Highway and Rattler Road		
<b>Acreage:</b>	+/- 10	<b>PDD/DA/Other:</b>	Pending Annexation
<b>Existing Zoning:</b>	“FD” Future Development	<b>Proposed Zoning:</b>	“CD-5” Character District – 5
<b>Existing Use:</b>	Vacant / Rural	<b>Proposed Use:</b>	Multifamily
<b>Preferred Scenario:</b>	Growth Area-Medium Intensity	<b>Proposed Designation:</b>	Growth Area-Medium Intensity
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Developer is responsible for extending utilities.	<b>Floodplain:</b>	No
<b>Historic District</b>	N/A		

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Residential/Church	Growth Area-Medium Intensity
<b>South of Property:</b>	“CD-5” Character District 5/ “FD” Future Development/ETJ	Vacant (Proposed Retail and Commercial)/Vacant/Residential	Growth Area-Medium Intensity
<b>East of Property:</b>	“P” Public	San Marcos High School	Growth Area-Medium Intensity
<b>West of Property:</b>	ETJ	Residential/Church	Growth Area-Medium Intensity

<b>Zoning Request</b>	<b>South Old Bastrop Highway &amp; Rattler Road</b>
<b>ZC-20-11</b>	



**Staff Recommendation**

<b>X</b>	Approval as Submitted	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Shavon Caldwell		<b>Title:</b> Planner	<b>Date:</b> June 23, 2020

**History**

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to vacant land, residential and church uses, and the San Marcos High School.

The purpose of this zoning change is to allow the development of an apartment complex allowed within CD-5 zoning. In February 2020, City Council approved a Resolution of No Objection to the submission of an application for low-income housing tax credits from Texas Department of Housing and Community Affairs for this proposed project. According to the applicant, the apartment complex will contain 216 units consisting of one, two, and three bedrooms, restricted to those with incomes from 30% to 70% of the area median income. The complex will include 11 units that are ADA accessible and three of those units will be affordable to those at or below 30% of the area median income. The complex will include a fitness center, playscape, swimming pool, dog park, community garden, gazebo or pavilion sitting area, barbecue grills and picnic tables, a business center, furnished community/dining room, bicycle parking and a private shuttle that is operated in accordance with TDHCA requirements. A sketch of the applicant’s draft site plan is included in this packet.

The City of San Marcos will provide water and wastewater services at the site. 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**

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**

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

<b>Zoning Request</b>	<b>South Old Bastrop Highway &amp; Rattler Road</b>
<b>ZC-20-11</b>	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u><b>X</b></u>			<p><b>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</b></p> <p><i>Vision San Marcos states that the East Village Medium Intensity Zone should include a mix of commercial, retail, and service-oriented activity as well as a variety of residential options. The Comprehensive Plan further states that as the site of San Marcos' only high school, this area has a high potential for growth. The proposed request will add residential options to the East Village and will be near the high school. In addition, Character Districts, such as CD-5, are designated as "C" Considered on the Comprehensive Plan / District Translation Table within a Medium Intensity District</i></p>
		<u><b>N/A</b></u>	<p><b>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</b></p> <p><i>Studies were not complete at time of request.</i></p>
		<u><b>N/A</b></u>	<p><b>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</b></p> <p><i>A development agreement is not required because the property is requesting annexation into the city limits.</i></p>
<u><b>X</b></u>			<p><b>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</b></p> <p><i>The property is surrounded by property that is outside the city limits and is not regulated with regards to zoning or use. However, the subject property is located across from the San Marcos High School and can provide conveniently located housing for students and staff. In addition, there is existing Character District-5 and Community Commercial zoning across the street from the subject property.</i></p>
<u><b>X</b></u>			<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b></p> <p><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 a variety of housing options (Neighborhood and Housing Goal 3) and directs growth in the East Village Medium Intensity Zone, which is planned for such growth. In addition, the subject property's proximity to the high school has the potential to provide convenient pedestrian and bike access between the property and the school.</i></p>

<b>Zoning Request</b>	<b>South Old Bastrop Highway &amp; Rattler Road</b>
<b>ZC-20-11</b>	



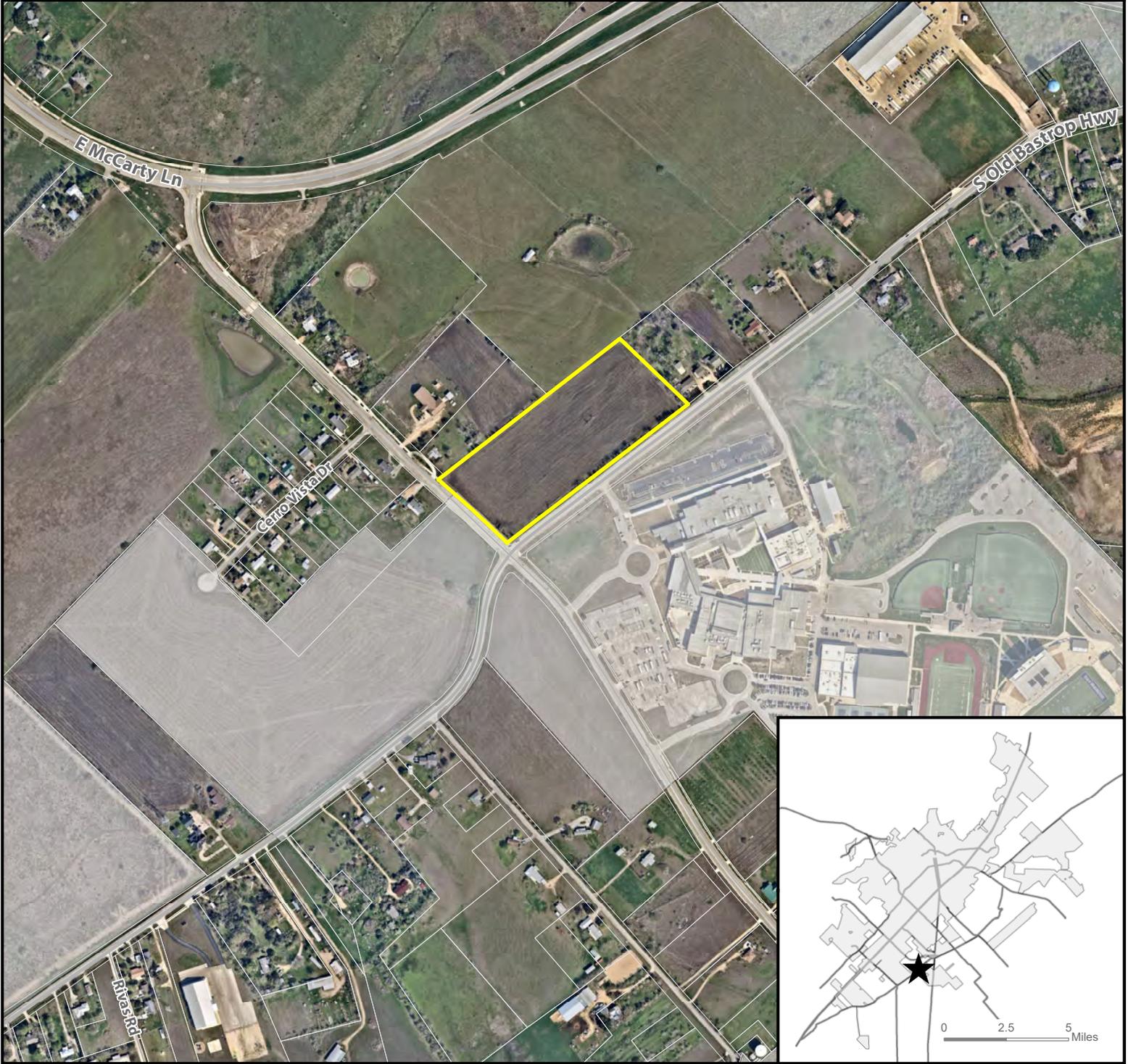
<u>X</u>		<p><b>Whether the site is appropriate for the development allowed in the proposed district</b></p> <p><i>The property is vacant and shown to be in a low constrained area on the Land Use Suitability Map. In addition, the subject property is near existing residential, commercial, and public uses.</i></p>
	<u>N/A</u>	<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b></p> <p><i>The property is currently not zoned as it is located outside of the City Limits.</i></p>
<u>X</u>		<p><b>Whether there is a need for the proposed use at the proposed location</b></p> <p><i>The rezoning does serve a need and purpose as it furthers the goals and vision of the Comprehensive Plan.</i></p>
<u>X</u>		<p><b>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</b></p> <p><i>The property is located within the City's water service area and will have water available upon annexation. The property is not located within the City's wastewater service area but there are City wastewater lines adjacent to the property and City service will be available upon annexation. The City is in the process of adding the property as an area covered by the City CCN for wastewater service.</i></p>
<u>X</u>		<p><b>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</b></p> <p><i>The majority of the area surrounding the property is located within the East Village Medium Intensity Zone. Character districts are intended for new development in Medium Intensity Zone.</i></p>
	<u>N/A</u>	<p><b>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</b></p> <p><i>This request is not for a Neighborhood Density District.</i></p>
<u>X</u>		<p><b>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</b></p> <p><i>The property is located within a low to moderately constrained area according to the Land Use Suitability Map. In addition, there is no floodplain on the property.</i></p>

Zoning Request	South Old Bastrop Highway & Rattler Road
ZC-20-11	

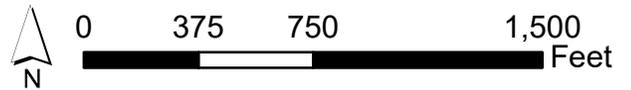


<u>X</u>		<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>
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# ZC-20-11 Aerial View Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.



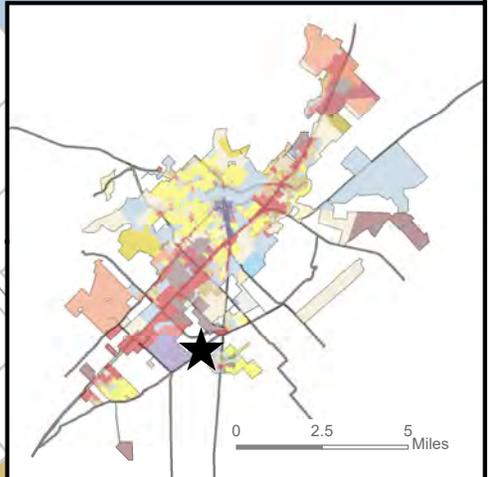
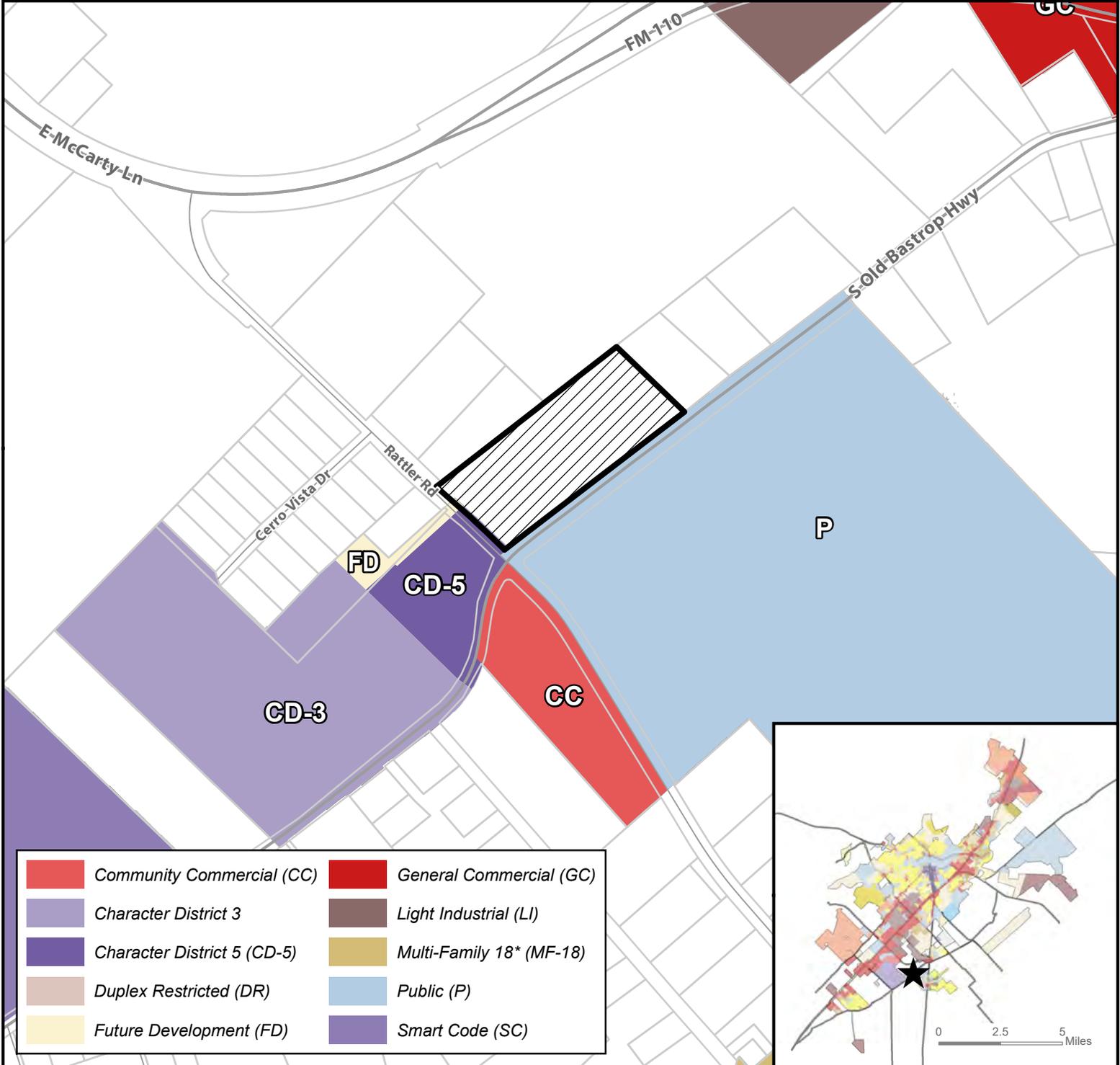
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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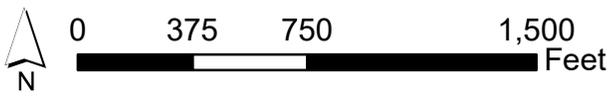
Map Date: 6/1/2020

# ZC-20-11 Existing Zoning Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.



	Community Commercial (CC)		General Commercial (GC)
	Character District 3		Light Industrial (LI)
	Character District 5 (CD-5)		Multi-Family 18* (MF-18)
	Duplex Restricted (DR)		Public (P)
	Future Development (FD)		Smart Code (SC)

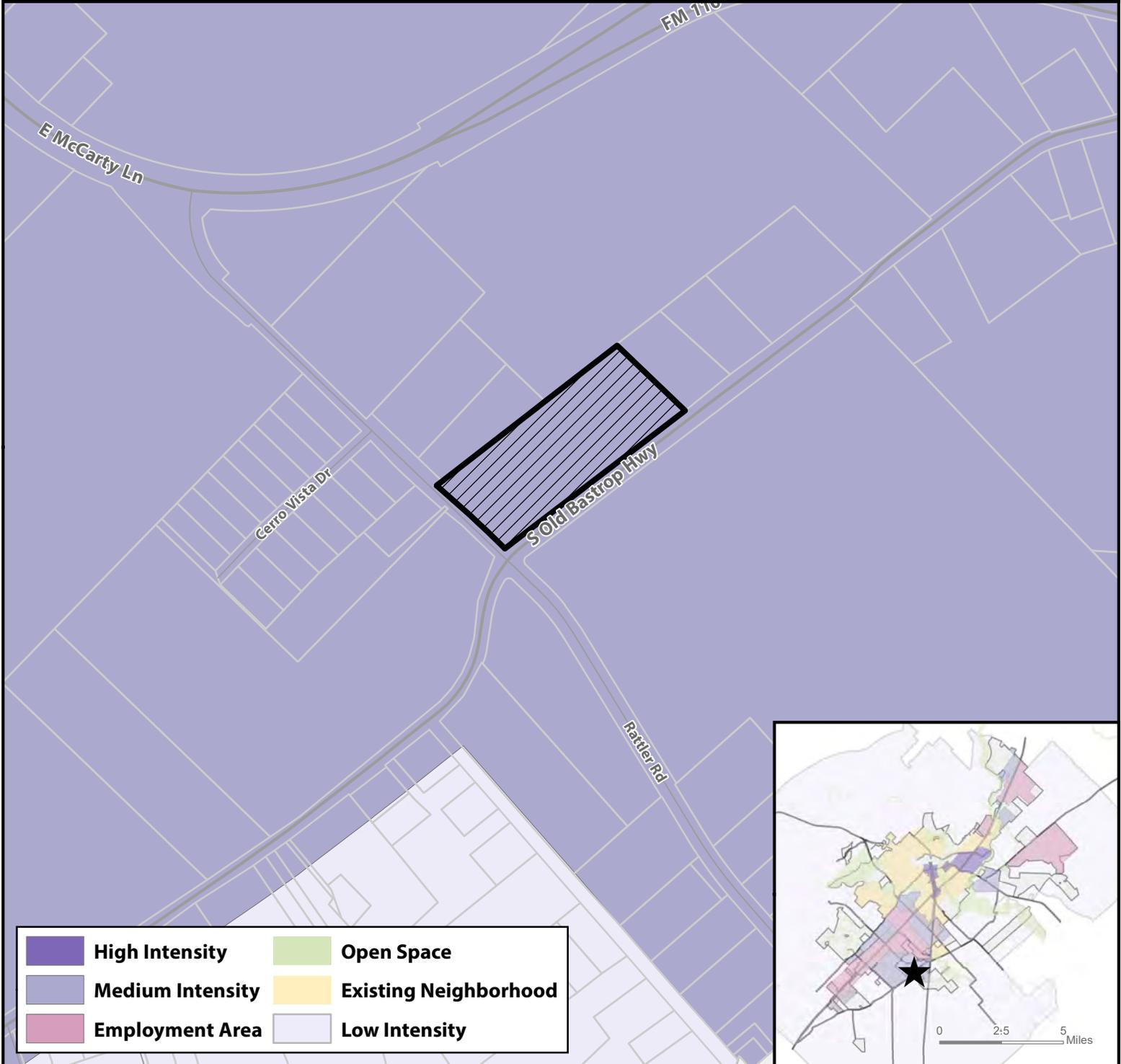
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



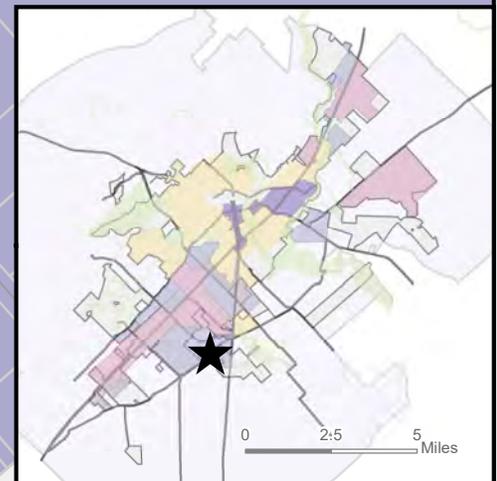
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Map Date: 6/1/2020

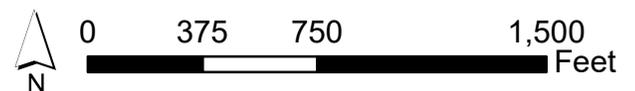
# ZC-20-11 Preferred Scenario Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.



	<b>High Intensity</b>		<b>Open Space</b>
	<b>Medium Intensity</b>		<b>Existing Neighborhood</b>
	<b>Employment Area</b>		<b>Low Intensity</b>



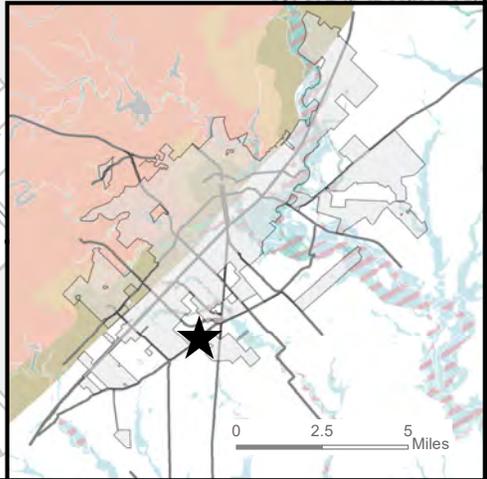
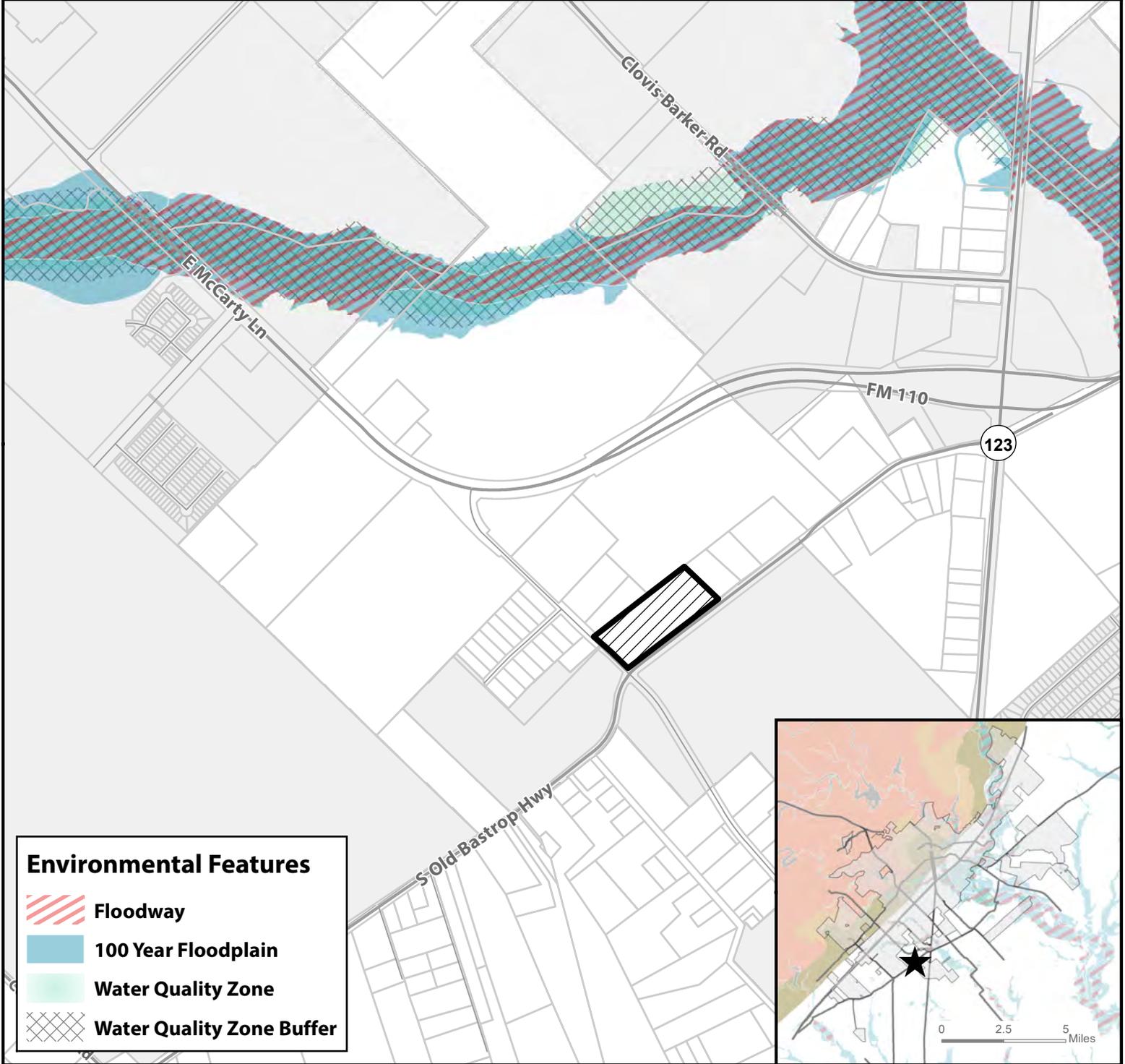
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 6/1/2020

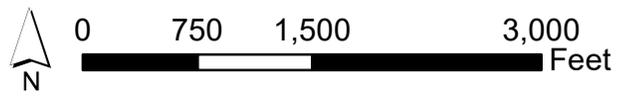
# ZC-20-11 Environmental Features Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.



**Environmental Features**

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

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



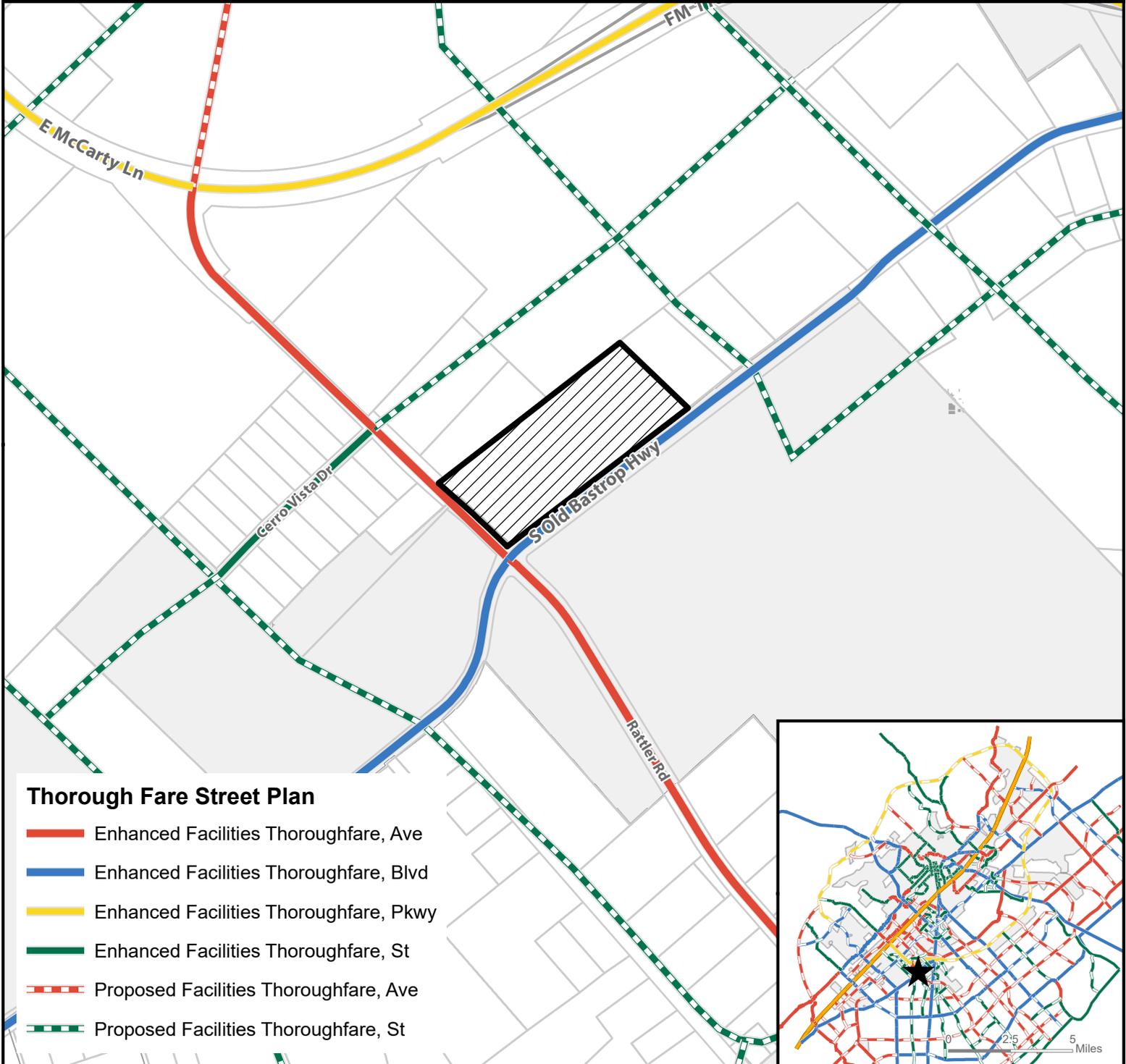
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Map Date: 6/2/2020

# ZC-20-11

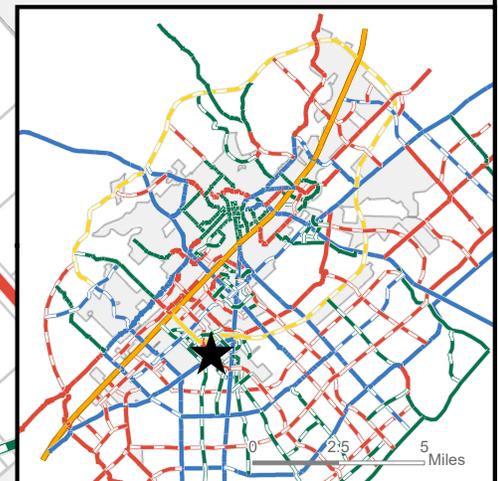
## Transportation Master Plan

### Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd

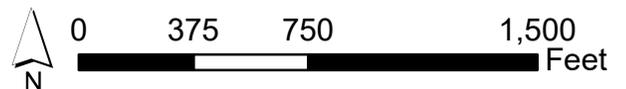


#### Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, Pkwy
- Enhanced Facilities Thoroughfare, St
- Proposed Facilities Thoroughfare, Ave
- Proposed Facilities Thoroughfare, St



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

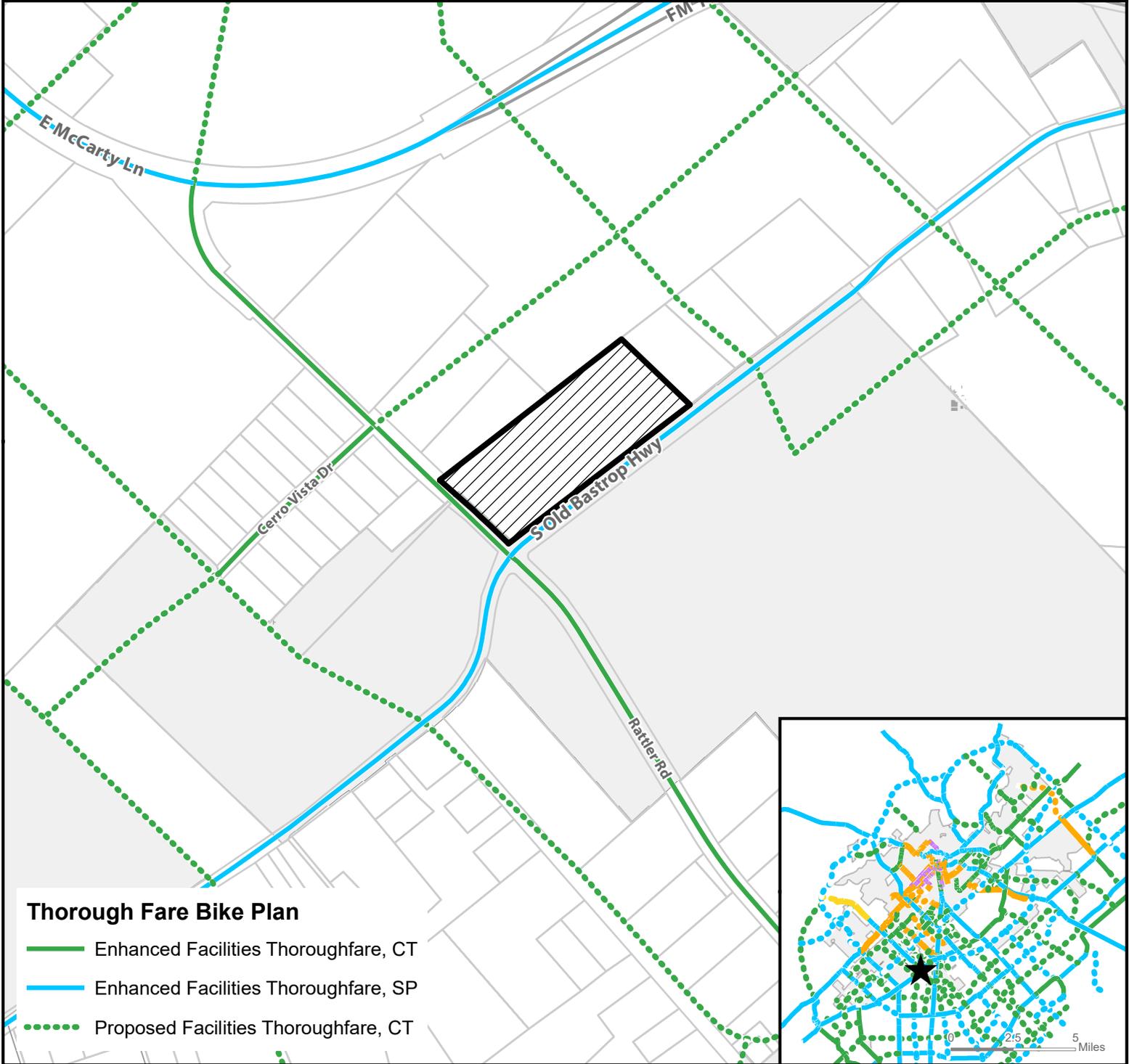


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Map Date: 6/1/2020

# ZC-20-11

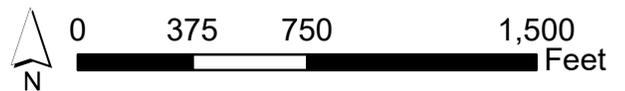
## Transportation Master Plan - Bicycle Facilities Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.



### Thorough Fare Bike Plan

- Enhanced Facilities Thoroughfare, CT
- Enhanced Facilities Thoroughfare, SP
- Proposed Facilities Thoroughfare, CT

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



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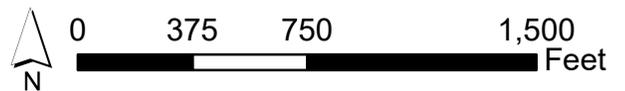
Map Date: 6/1/2020

# ZC-20-11

## Transportation Master Plan - Greenway Facilities Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.



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



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Map Date: 6/1/2020



## Notification List (ZC-20-11)

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City	Owner	
						State	Owner Zip
91434	145 CERRO VISTA	BAILEY JESSICA	145 CERRO VISTA		SAN MARCOS	TX	78666
		CARR REED & PATRICIA REVOCABLE TRUST	Attn: REED & PATRICIA M	2516 S OLD			
18916	OLD BASTROP		CARR TRUSTEES	BASTROP HWY	SAN MARCOS	TX	78666-8995
91433	129 CERRO VISTA	COY MARY & GOMEZ MANUEL	129 CERRO VISTA DR		SAN MARCOS	TX	78666
18934	2656 OLD BASTROP	ESPINOZA RAUL G & ROSA	2656 S OLD BASTROP HWY		SAN MARCOS	TX	78666-8892
	OLD BASTROP HWY/SH						
88986	123	FRAYEZUR PROPERTIES LP	PO BOX 629		SAN MARCOS	TX	78667
		HOUSING CORPORATION OF ETA					
		TAU CHAPTER OF SIGMA NU					
18917	2720 OLD BASTROP	FRATERNITY	3202 FM 1663 RD		HANKAMER	TX	77560-1011
140388	2401 RATTLER	MJ CROCKER CO LLC	3441 PLAINVIEW RD		MIDLOTHIAN	TX	76065
91440	2486 MCCARTY	PALACIOS LUIS	2486 E MCCARTY LN		SAN MARCOS	TX	78666-5029
18914		RATTLER ROAD LAND PARTNERS LLC	454 SOLEDAD ST	STE 200	SAN ANTONIO	TX	78205-1555
135774	2601 RATTLER	SAN MARCOS CISD	P O BOX 1087		SAN MARCOS	TX	78667-1087
140387	2377 RATTLER	SEGUNDA IGLESIA BAUTISTA	2377 RATTLER RD		SAN MARCOS	TX	78666-6400
	MCCARTY & S OLD						
85792	BASTROP	SHC HOLDINGS LLC	ATTN: SCOTT SNYDER	PO BOX 160523	AUSTIN	TX	78716-0523
91432	115 CERRO VISTA	TIJERINA, ROBERT, Jr	115 CERRO VISTA DR		SAN MARCOS	TX	78666

Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Character District (CD-5)

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
<b>AGRICULTURAL USES</b>																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
<b>ACCESSORY USES AND STRUCTURES</b>																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
<b>RESIDENTIAL USES</b>																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
<b>COMMERCIAL USES</b>																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
<b>PUBLIC &amp; INSTITUTIONAL</b>																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
<b>INDUSTRIAL</b>																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

# Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Character District – 5 (CD-5)
<b>Zoning Description</b>	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	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.
<b>Uses</b>	Residential / Agricultural ( <i>See Land Use Matrix</i> )	Residential, Commercial, Office, etc. ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only
<b>Parking Standards</b>	Dependent upon use	Dependent upon use
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	N/A
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories (min), 5 stories (max)
<b>Setbacks</b>	Based on Zoning District	Based on Zoning District
<b>Impervious Cover (max)</b>	30%	100%
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	2,000 ft. Block Perimeter max

### Section 4.2.1.2 Building Types Allowed by District **Future Development (FD)** VS. **Character District (CD-5)**

Building types are allowed by district as set forth below.

**TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT**

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	<b>ACCESSORY DWELLING UNIT</b>	■	■	■	■	■	■	■	■	■	■	--	--
	<b>HOUSE</b>	■	■	■	■	■	--	■	■	--	--	--	--
	<b>COTTAGE</b>	--	■	■	■	■	--	■	■	--	--	--	--
	<b>COTTAGE COURT</b>	--	--	--	■	--	--	■	--	--	--	--	--
	<b>DUPLEX</b>	--	--	--	■	--	--	■	■	--	--	--	--
	<b>ZERO LOT LINE HOUSE</b>	--	--	■	■	--	--	■	--	--	--	--	--
	<b>TOWNHOUSE</b>	--	--	--	■	■	■	--	■	■	■	--	--
	<b>SMALL MULTI-FAMILY</b>	--	--	--	■	■	■	--	--	--	--	--	--
	<b>COURTYARD HOUSING</b>	--	--	--	--	■	--	--	■	--	--	--	--

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	APARTMENT	--	--	--	--	--	--	--	■	■	■	--	--
	LIVE/WORK	--	--	--	--	--	■	--	■	■	■	--	■
	NEIGHBORHOOD SHOPFRONT	--	--	--	--	■	■	--	■	--	--	--	--
	MIXED USE SHOPFRONT	--	--	--	--	--	■	--	--	■	■	--	■
	GENERAL COMMERCIAL	--	--	--	--	--	--	--	--	--	--	■	■
	CIVIC	■	■	■	■	■	■	■	■	■	■	■	■

LEGEND

■ =Allowed

-- =Not Allowed

## ARTICLE 2: BUILDING TYPES

### DIVISION 1: BUILDING TYPES

#### Section 4.2.1.1 Building Types Established

The following building types have been established to allow for detailed regulation of the form within each zoning district.



#### **ACCESSORY DWELLING UNIT:**

A small self-contained structure located on the same lot as a detached house but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



#### **HOUSE:**

A medium to large detached single family structure. Typically located within a primarily single-family residential neighborhood in a more rural or suburban setting. If located within a walkable neighborhood, this building type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.



#### **COTTAGE:**

A medium to small sized detached structure that incorporates one unit. Typically located within a primarily residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. In its smaller size, this type can enable appropriately-scaled, well-designed affordable housing at higher densities and is important for providing a broad choice of housing types and promoting walkability.



#### **COTTAGE COURT:**

A series of small, detached structures located on individual lots, arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private open space and becomes an important community-enhancing element. This type is appropriately scaled to fit within primarily single-family neighborhoods and is important for providing affordability and a broad choice of housing types that promote walkability.



#### **DUPLEX:**

A small to medium sized building that consists of two units with separate entrances at least one of which faces the street. Units may be stacked one on top of the other, side-by-side, or front-to-back. This building type sits on a small to medium sized urban lot.



#### **ZERO LOT LINE HOUSE:**

A building type that accommodates one detached or two attached dwelling units with each unit located on separate lots with separate entrances facing the street. If units are attached they share a common wall along a lot line.



#### **TOWNHOUSE:**

A collection of narrow to medium sized attached buildings that consists of side-by-side units on individual lots with individual entries facing the street. This type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability. Syn: rowhouse



**SMALL MULTI-FAMILY:**

A medium-to-large-sized structure or collection of attached structures that consists of three to nine units. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability.



**COURTYARD HOUSING:**

Multi-family residential units arranged around a central court that consists of three to twenty-four units. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability.



**APARTMENT:**

A multi-family residential only structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).



**LIVE/WORK:**

A small to medium-sized attached or detached structure that consists of a flexible space used for artisan, studio, service, or retail uses, and a residential unit above and/or behind. This type is appropriate for providing affordable and flexible mixed use space for incubating neighborhood-serving retail and service uses, artists and other craftspeople. It is especially appropriate for incubating neighborhood serving commercial uses and allowing neighborhood main streets to expand as the market demands.



**NEIGHBORHOOD SHOPFRONT**

A building type that typically accommodates ground floor retail, office or commercial uses with or without upper-story residential or office uses at a scale that complements the existing residential character of the area.



**MIXED USE SHOPFRONT:**

A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses.



**GENERAL COMMERCIAL:**

A larger commercial building type that typically accommodates commercial, office or light industrial uses serving the surrounding community or region.



**CIVIC:**

A medium to large sized attached or detached building designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public function for public assembly and activity. Examples include libraries, churches, courthouses, schools, centers of government, performing arts, and museums which are often the most prominently sited and architecturally significant structures in a community.

**ZC-20-11 (Lantana on Bastrop) Zoning Change Review (By Comp Plan Element)**

**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	<b>X – Character Districts are “Considered” in Medium and High Intensity Zones on the Preferred Scenario Map.</b>	

**ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies**

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			<b>X</b>
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			<b>X</b>
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			<b>X</b>

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	<b>90%</b>	<b>10%</b>			
Constraint by Class					
Cultural	<b>100%</b>				
Edwards Aquifer	<b>100%</b>				
Endangered Species	<b>100%</b>				
Floodplains	<b>100%</b>				
Geological	<b>100%</b>				
Slope	<b>100%</b>				
Soils	<b>90%</b>	<b>10%</b>			
Vegetation	<b>100%</b>				
Watersheds	<b>100%</b>				
Water Quality Zone	<b>100%</b>				

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	<b>Cottonwood Creek Watershed</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed					<b>X</b>

Notes: **The 2013 Comprehensive Plan predicted a 342% increase of impervious cover under the Preferred Scenario of development. Although this may seem alarming, the area is primarily rural, undeveloped, and used for agriculture so any increase in impervious cover will seem high compared to the existing amount of 1.8% at the time the Comprehensive Plan was adopted. The predicted increase in impervious cover is attributed to multiple intensity zones located within the watershed.**

**NEIGHBORHOODS** – Where is the property located

CONA Neighborhood(s):	<b>N/A – Outside City Limits</b>
Neighborhood Commission Area(s):	<b>N/A – Outside City Limits</b>
Neighborhood Character Study Area(s):	<b>N/A</b>

**PARKS, PUBLIC SPACES AND FACILITIES** –Availability of parks and infrastructure

				YES	NO
Will Parks and / or Open Space be Provided? <b>Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. Fee in lieu of dedication and development may be accepted if requested by the subdivider and approved by the Responsible Official and/or the Parks Board.</b>				<b>X</b>	
Will Trails and / or Green Space Connections be Provided? <b>The Transportation Master Plan requires a greenway along Rattler Road.</b>				<b>X</b>	
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	<b>X</b>				
Water Infrastructure	<b>X</b>				
<b>Public Facility Availability</b>				<b>YES</b>	<b>NO</b>
Parks / Open Space within ¼ mile (walking distance)? <b>The nearest park is the Cottonwood Creek Park which is within approximately ½ mile walking distance. El Camino Real Park is within approximately 1-mile walking distance.</b>					<b>X</b>
Wastewater service available? <b>Wastewater lines will be required throughout the development to service the property.</b>				<b>X</b>	
Water service available? <b>Water lines will be also required throughout the development to service the property.</b>				<b>X</b>	

**TRANSPORTATION** – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	<b>South Old Bastrop Highway Rattler Road</b>	<b>X</b>				
Existing Peak LOS	<b>South Old Bastrop Highway Rattler Road</b>	<b>X</b>				
Preferred Scenario Daily LOS	<b>South Old Bastrop Highway Rattler Road</b>	<b>X</b>				
Preferred Scenario Peak LOS	<b>South Old Bastrop Highway Rattler Road</b>	<b>X</b>		<b>X</b>		
<b>Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.</b>						
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			<b>X</b>			

<b>Sidewalks will be required to be constructed at the time of development.</b>		
	YES	NO
Adjacent to existing bicycle lane? <b>The development will be responsible for constructing required bike infrastructure within new proposed streets.</b>		<b>X</b>
Adjacent to existing public transportation route?		<b>X</b>



## PLANNING AND DEVELOPMENT SERVICES

6/5/2020

ZC-20-11

### Notice of Public Hearing Zoning Change Request “FD” Future Development to “CD-5” Character District-5 South Old Bastrop Highway and Rattler Road

*Hold a public hearing and consider a request by David Richardson, on behalf of Rattler Road Land Partners LLC., for a zoning change from “FD” Future Development to “CD-5” Character District-5, or such other less intense zoning district classification as the City Council may approve, for approximately 10 acres, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474, Hays County, generally located at the intersection of South Old Bastrop Highway and Rattler Road.*

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing and will either approve or deny the request. This recommendation will be forwarded to the San Marcos City Council. Before making a decision, the Commission and Council will hold public hearings to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, June 23, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>
- A public hearing will be held at the City Council Meeting on **Tuesday, August 4, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: <https://sanmarcostx.gov/421/City-Council-Videos-Archives>

All interested citizens are invited to attend and participate in the public hearing. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council meeting, but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are received before 5 PM on the day of the meeting.

Development Services-Planning  
630 East Hopkins  
San Marcos, TX 78666  
[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Shavon Caldwell**, at **512.805.2649**. When calling, please refer to case number **ZC-20-11**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City’s website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES  
Enclosure: Map (See Reverse)

CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843  
SANMARCOSTX.GOV

Submitted 5/7/20 APP-Z-23274

# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name	David Richardson	Property Owner	Mark Tolley
Company	Rattler Road Land Partners, LLC	Company	Rattler Road Land Partners, LLC
Applicant's Mailing Address	454 Soledad, Ste. 200 San Antonio, TX 78205	Owner's Mailing Address	454 Soledad, Ste. 200 San Antonio, TX 78205
Applicant's Phone #	210-354-3705	Owner's Phone #	210-354-3705
Applicant's Email	David@missiondy.com	Owner's Email	Mark@missiondy.com

## PROPERTY INFORMATION

Subject Property Address(es): See attached Metes and Bounds

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: 9.933 Tax ID #: R \_\_\_\_\_

Preferred Scenario Designation: CD-5 Existing Zoning: Agricultural

Existing Land Use(s): Agricultural

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: Build multifamily affordable housing apartments

## AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee\* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

\*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE - [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

**PROPERTY OWNER AUTHORIZATION**

I, Mark Tolley (owner name) on behalf of Rattlers Road Land Partners, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at See attached Metes and Bounds (address).

I hereby authorize David Richardson (agent name) on behalf of Rattler Road Land Partners, LLC (agent company) to file this application for rezoning (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 5/7/20

Printed Name, Title: Mark Tolley, Partner

Signature of Agent: [Signature] Date: 5/7/20

Printed Name, Title: David Richardson, Director of acquisitions

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: 

Date: 5/7/20

Print Name: Mark Folley

## Special Warranty Deed with Vendor's Lien

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: February 20, 2020

Grantor: Linda Hurt a/k/a Linda Barnum Hurt a/k/a Linda Barnum Stamport, Laura Barnum a/k/a Laura Kay Barnum and Lisa Barnum a/k/a Lisa Kim Barnum

Grantor's Mailing Address: 5706 Everglade Road  
Dallas, TX 75224

Grantee: Rattler Road Land Partners, LLC

Grantee's Mailing Address: 454 Soledad Street, Suite 200  
San Antonio, TX 78205

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Raza Development Fund, Inc. (hereinafter "Lender") in the principal amount of One Million One Hundred Thirty-Nine Thousand and No/100 DOLLARS (\$1,139,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Gary S. Farmer, trustee.

Property (including any improvements):

Being 9.933 acres of land, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474, Hays County, Texas, and consisting of a portion 6.0 acres described in Deed recorded in Volume 208, Page 116, Deed Records of Hays County, Texas and all of 4.0 acres described in a Deed recorded in Volume 216, Page 41, Deed Records of Hays County, Texas, said 9.933 acres being more particularly described by metes and bounds in Exhibit "A-1" attached.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, by, through or under Grantor, but not otherwise.

36-T-117247/MF

Recorded By Texas National Title

*Laura Kay Barnum*

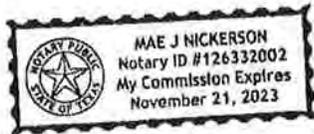
Laura Barnum a/k/a Laura Kay Barnum

STATE OF TEXAS

COUNTY OF

*Montgomery*

This Instrument was acknowledged before me on February 20, 2020, by Laura Barnum a/k/a Laura Kay Barnum.



*Mae J. Nickerson*  
Notary Public, State of Texas

36-T-117247/MF

Recorded By Texas National Title

## Exhibit "A-1"

### METES AND BOUNDS

Being 9.933 acres of land, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474, Hays County, Texas, and consisting of a portion 6.0 acres described in Deed recorded in Volume 208, Page 116, Deed Records of Hays County, Texas and all of 4.0 acres described in a Deed recorded in Volume 216, Page 41, Deed Records of Hays County, Texas, said 9.933 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod set for the South corner of this 9.933 acres, same being on the intersection of the northwest Right-of-Way of Old Bastrop Highway and the northeast Right-of-Way of Rattler Road and the **POINT OF BEGINNING**;

**THENCE** along the northeast Right-of-Way of said Rattler Road the following courses and distances:

North 46 degrees 04 minutes 57 seconds West (called North 46 degrees 05 minutes 31 seconds West), a distance of 171.75 feet to a point, and for the beginning of curve to the left;

Along said curve to the left with a radius of 1031.00 feet, an arc length of 40.17 feet (called 40.31 feet), a chord length of 40.17 feet, a chord bearing of North 47 degrees 05 minutes 19 seconds West, and a delta angle of 2 degrees 13 minutes 57 seconds to a point of tangency;

North 48 degrees 19 minutes 21 seconds West (called North 48 degrees 19 minutes 55 seconds West), a distance of 209.33 feet to a 1/2 inch iron rod set for the southwest corner of this 9.933 acres;

North 52 degrees 07 minutes 00 seconds East (called North 55 degrees 25 minutes 00 seconds East), at a distance of 19.92 feet pass a 1/2 inch iron rod found (monument of record dignity) in the for the South corner of Lot 2, Salinas Estates (Volume 17, Page 41), and in all a total distance of 620.93 feet to a 3/8 inch iron rod found for an angle corner of this 9.933 acres, same being the East corner of said Lot 2, and an angle corner of the Reed and Patricia Carr Revocable Trust 54.360 acre tract (Volume 2359, Page 218);

**THENCE** along the line common to this 9.933 acres and said Carr 54.360 acres, North 52 degrees 15 minutes 07 seconds East (called North 55 degrees 25 minutes 00 seconds East), a distance of 415.43 feet (called 415.50 feet) to a 1/2 inch iron rod found (monument of record dignity) for the North corner of this 9.933 acres, same being the West corner of the Housing Corporation of Eta Tau Chapter of Sigma Nu Fraternity 2.49 acre tract (Document No. 16015558);

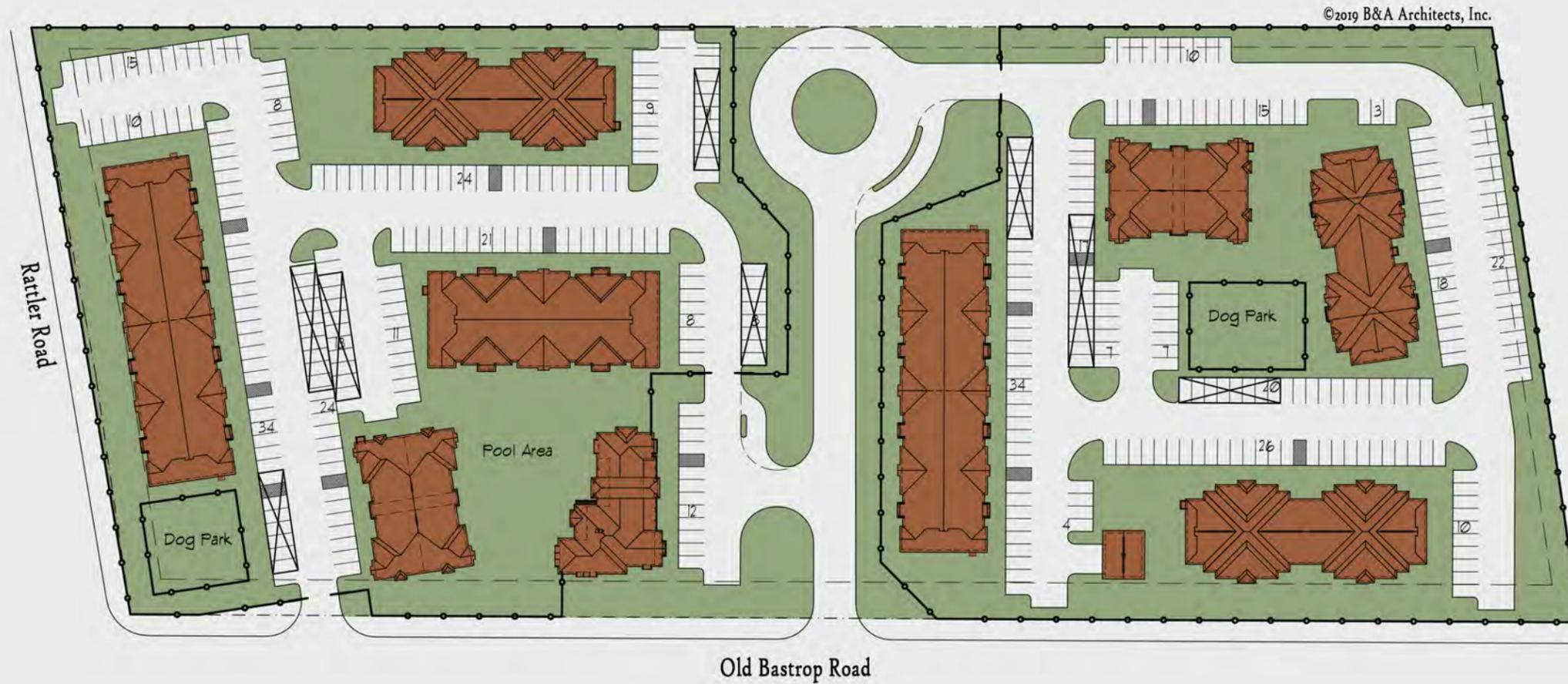
**THENCE** along the line common to this 9.933 acres and said Sigma Nu 2.49 acres, South 46 degrees 16 minutes 15 seconds East (called South 43 degrees 40 minutes 00 seconds East), a distance of 427.88 feet (called 426.70 feet) to a 1/2 inch iron rod found for the northeast corner of this 9.933 acres, same being the South corner of said Sigma Nu 2.49 acres and on the northwest Right-of-Way of said Old Bastrop Highway;

**THENCE** along northwest Right-of-Way of said Old Bastrop Highway, South 52 degrees 35 minutes 52 seconds West (called South 55 degrees 25 minutes 00 seconds West), at a distance of 1009.91 feet pass a 1/2 inch iron rod found, and in all a total distance of 1030.71 feet to the **POINT OF BEGINNING** and containing 9.933 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, Grid.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
May 3, 2019.

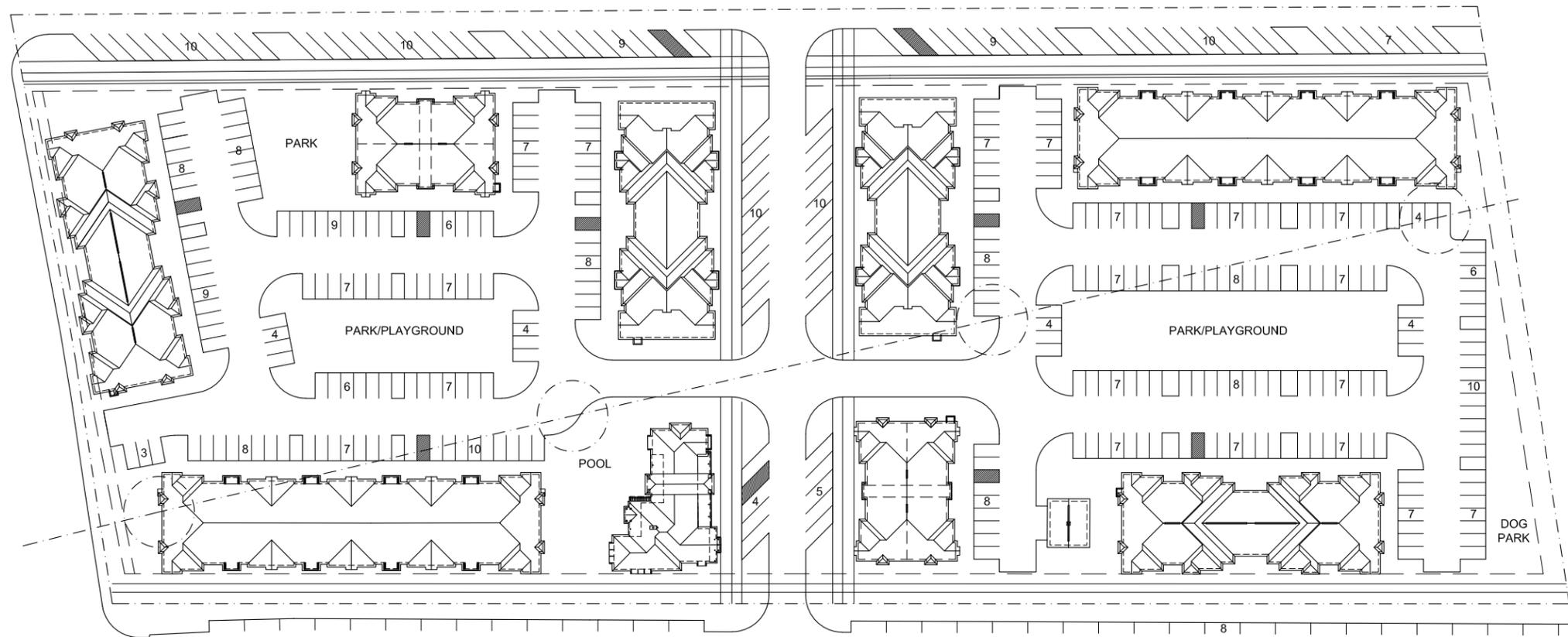




# RATTLER ROAD

Luxury Apartment Homes

## Concept Site Plan



## Rattler Road Apartments

San Marcos, Texas  
 Scale: 1" = 100'-0"  
 216 Units

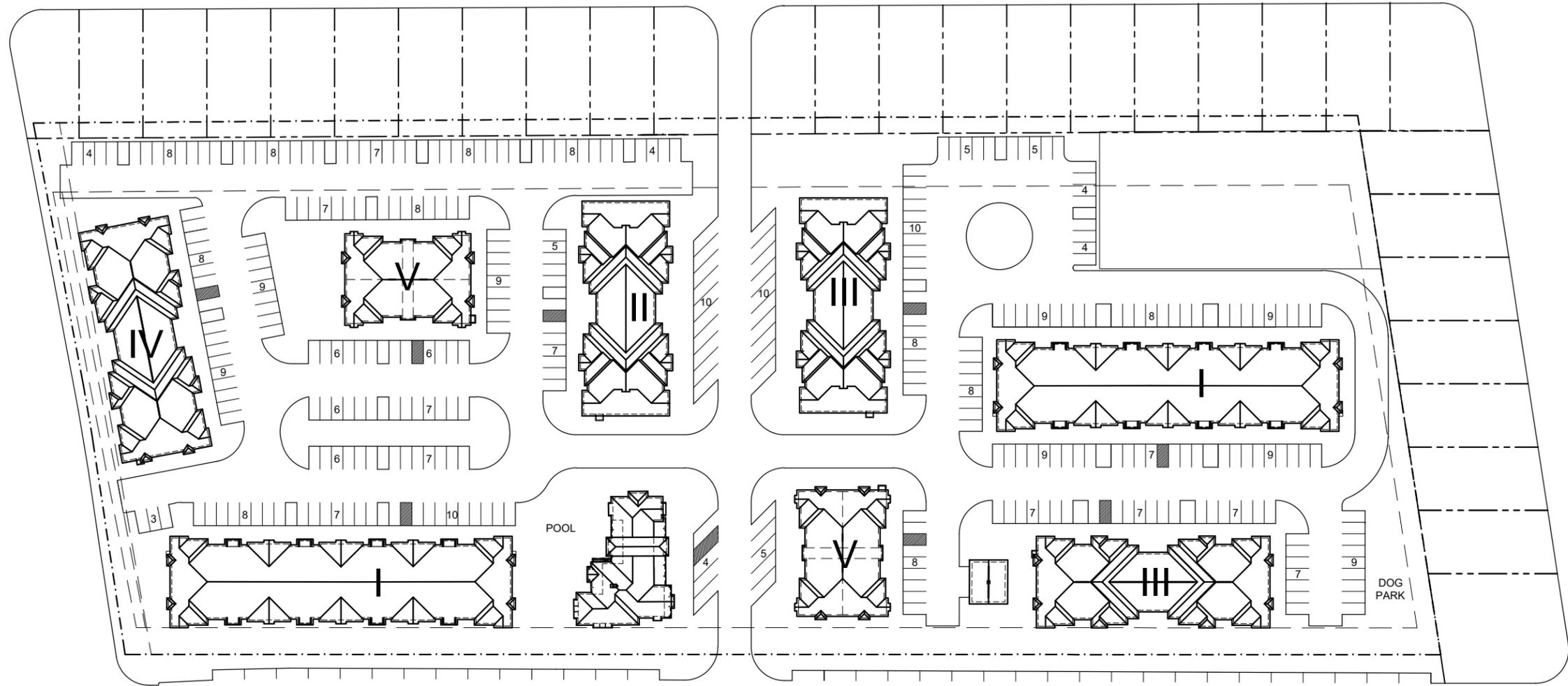


12.04.2019

72 A1 Units
24 A2 Units
36 B1 Units
12 B2 Units
72 C1 Units
<hr/>
216 Units

367 Parking Spaces

1.70 Parking Ratio



## CONCEPTUAL

### Rattler Road Apartments

San Marcos, Texas

Scale: 1" = 100'-0"

216 Units



3.03.2020

90 A Units

50 B Units

76 C Units

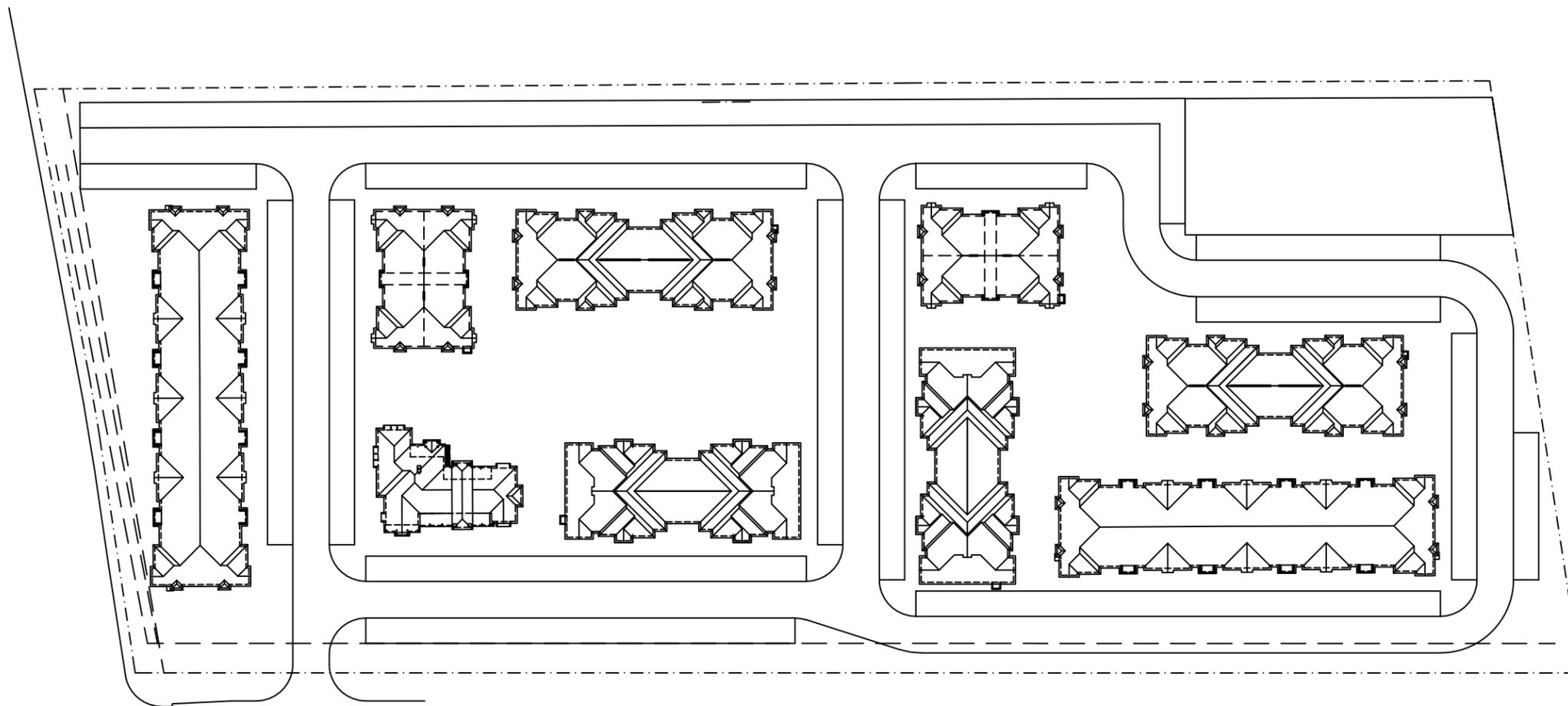
---

216 Units

344 Parking Spaces

(45 Potential Street Parking)

1.5 Parking Ratio



ALT  
CONCEPTUAL

Rattler Road Apartments

San Marcos, Texas  
Scale: 1" = 100'-0"  
216 Units



3.30.2020

90 A Units  
50 B Units  
76 C Units  

---

216 Units

406 Parking Spaces  
(all on-site parking)  
1.88 Parking Ratio

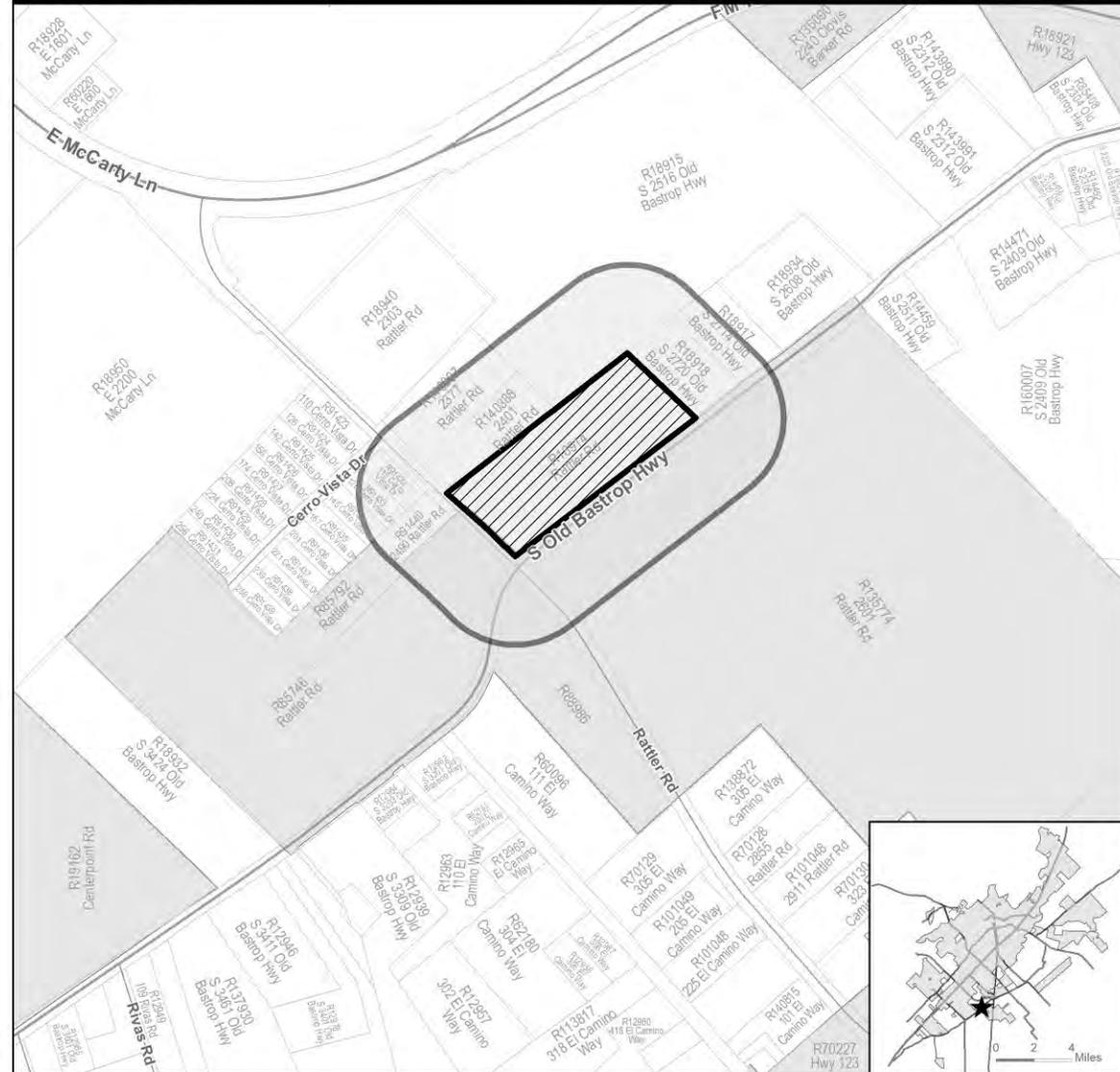
## ZC-20-11 (Corner of South Old Bastrop Highway & Rattler Road)

Hold a public hearing and consider a request by David Richardson, on behalf of Rattler Road Land Partners LLC, for a zoning change from “FD” Future Development to “CD-5” Character District-5, for approximately ten acres, more or less, out of the C. Wickson Roberts Survey, Abstract 474, Hays County, generally located at the northern corner of South Old Bastrop Hwy and Rattler Road. (S. Caldwell)

**ZC-20-11**  
**400' Notification Buffer**  
**Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.**

**Location:**

- Approximately ten acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Single-family (ETJ)
  - Church (ETJ)
  - San Marcos High School
  - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



★	Site Location	
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

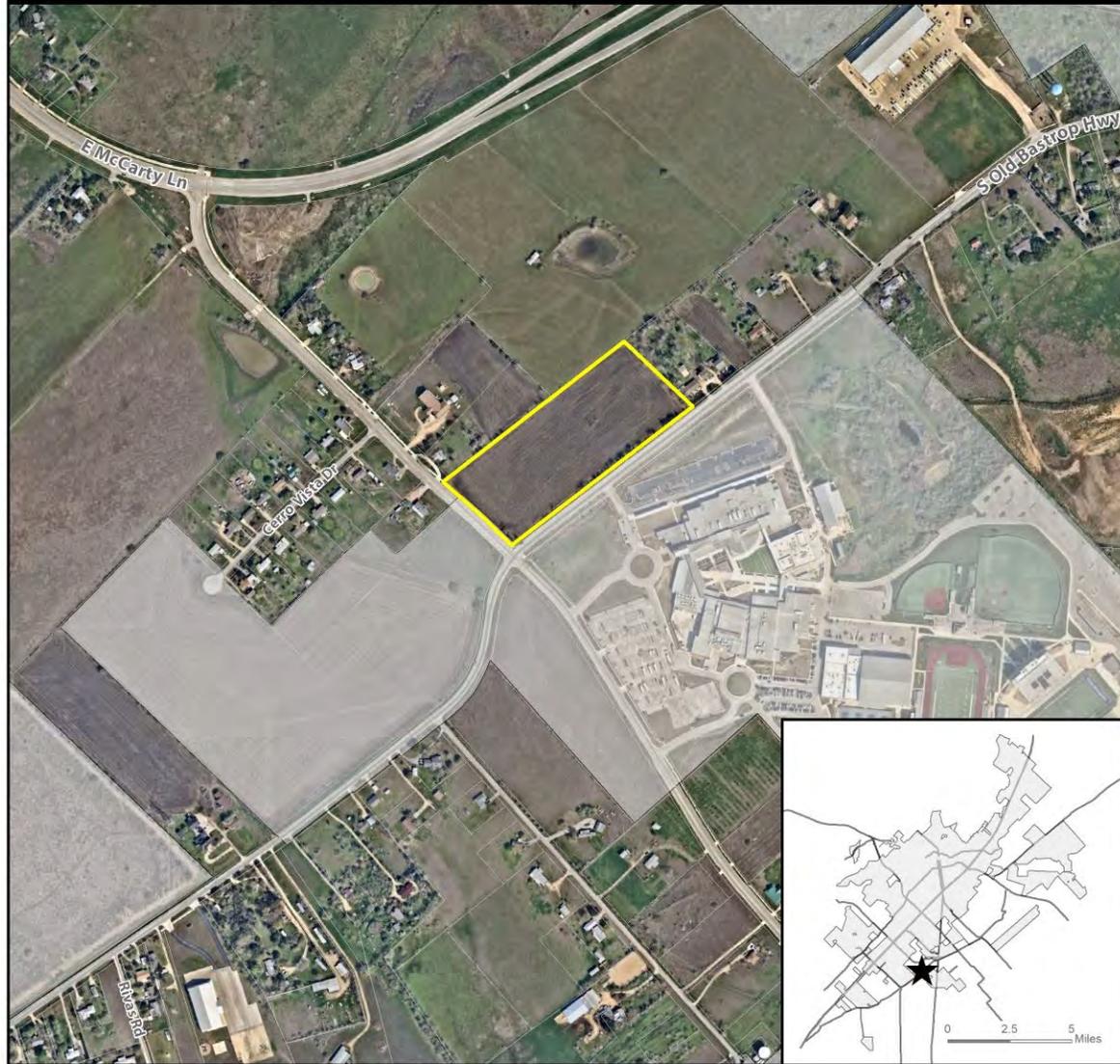
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/1/2020

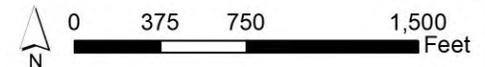
# Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Character District - 5 (CD-5)
- Proposed CD-5 zoning allows for residential, commercial, and office uses and Building Types.
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.

**ZC-20-11  
Aerial View  
Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.**



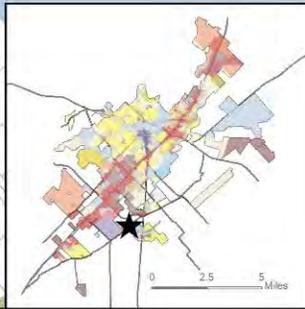
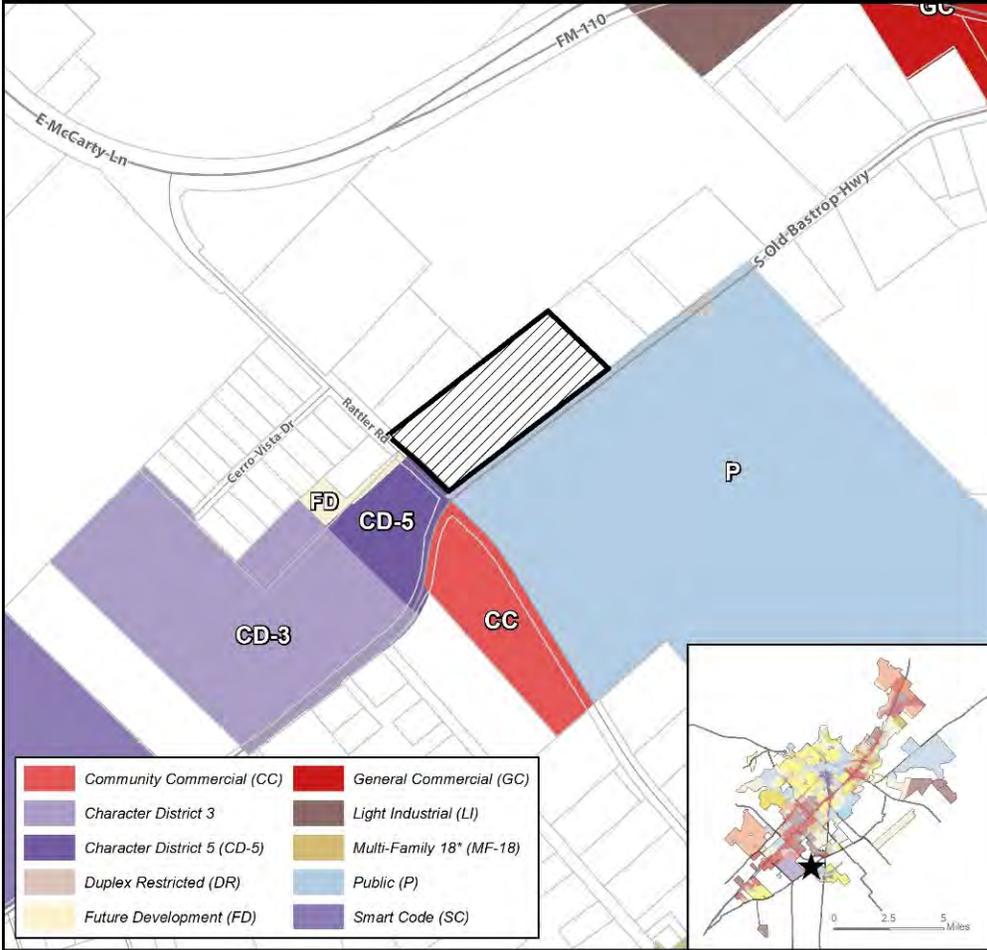
★ Site Location  
 [Yellow Outline] Subject Property  
 [Thin Line] Parcel  
 [Grey Area] City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/1/2020

**ZC-20-11  
Existing Zoning  
Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.**



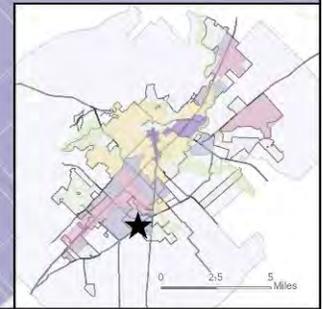
★ **Site Location**  
**Subject Property**  
**Parcels**  
**City Limit**

0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/1/2020

**ZC-20-11  
Preferred Scenario  
Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.**

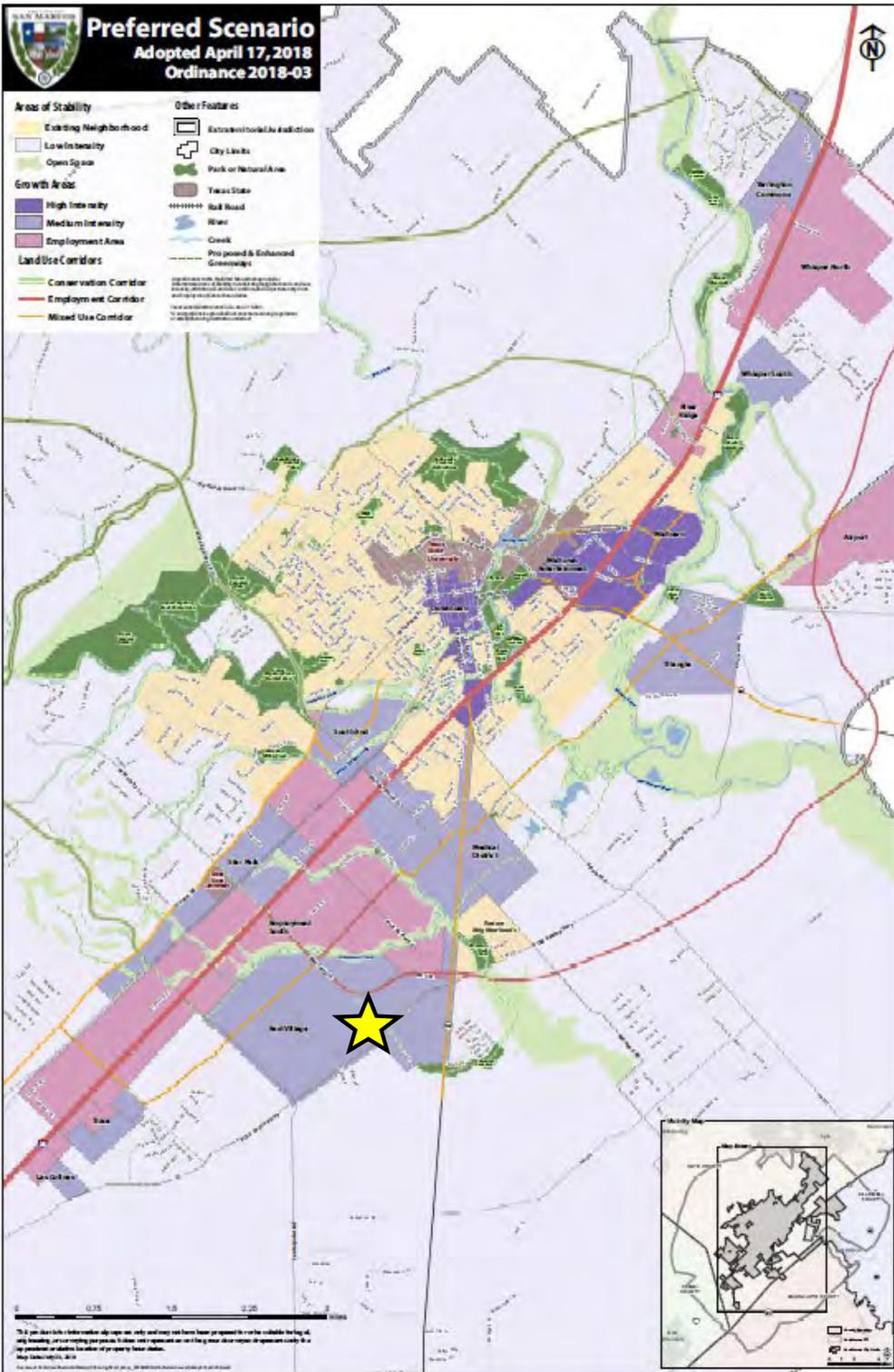


★ **Site Location**  
**Subject Property**  
**Parcels**  
**City Limit**

0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/1/2020



# Comprehensive Plan Analysis

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

**Located in a Medium Intensity Zone**

“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)

# Comprehensive Plan Analysis

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

**Applicant is requesting a “Character District” (CD-5) within a Medium 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	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
<b>Character Districts</b>	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider	

# CD-5 Zoning Analysis:

- CD-5 zoning is intended to provide a variety of residential, retail, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
- **Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs diversified housing options and to direct growth to Intensity Zones.
- The property is vacant and shown to be in a low constrained area. There is no floodplain on the property.

CD-5

**SECTION 4.4.3.5 CHARACTER DISTRICT - 5**





**GENERAL DESCRIPTION**

The CD-5 district is 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.

**TRANSPORTATION**

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

**DENSITY**

Impervious Cover	100% max.
------------------	-----------

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

## Infrastructure

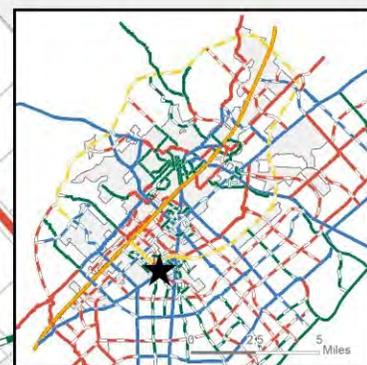
- **Street Requirements**
  - Block perimeter requirements
  - Bike facility requirements
  - Sidewalk connections
  - Traffic Impact Analysis (TIA)
  
- **Parkland Dedication + Development**
  - Land dedication and development of infrastructure required for residential uses
  - Fee-in-lieu may be requested
  
- **Environmental Requirements**
  - Watershed Protection Plan
  - Lot and street landscaping

### ZC-20-11 Transportation Master Plan Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd



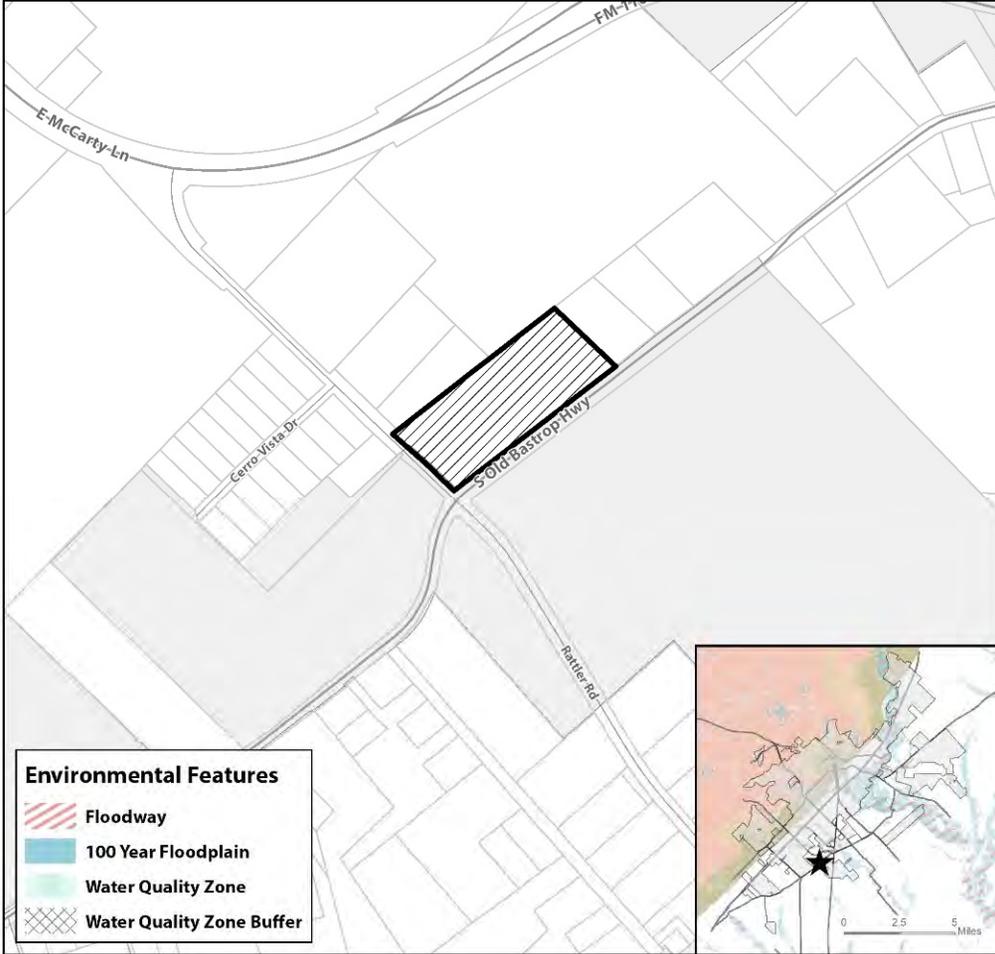
**Thorough Fare Street Plan**

	Enhanced Facilities Thoroughfare, Ave
	Enhanced Facilities Thoroughfare, Blvd
	Enhanced Facilities Thoroughfare, Pkwy
	Enhanced Facilities Thoroughfare, St
	Proposed Facilities Thoroughfare, Ave
	Proposed Facilities Thoroughfare, St



	<b>Site Location</b>	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 6/1/2020</p>
	<b>Subject Property</b>	
	<b>Parcels</b>	
	<b>City Limit</b>	

**ZC-20-11  
Environmental Features  
Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.**



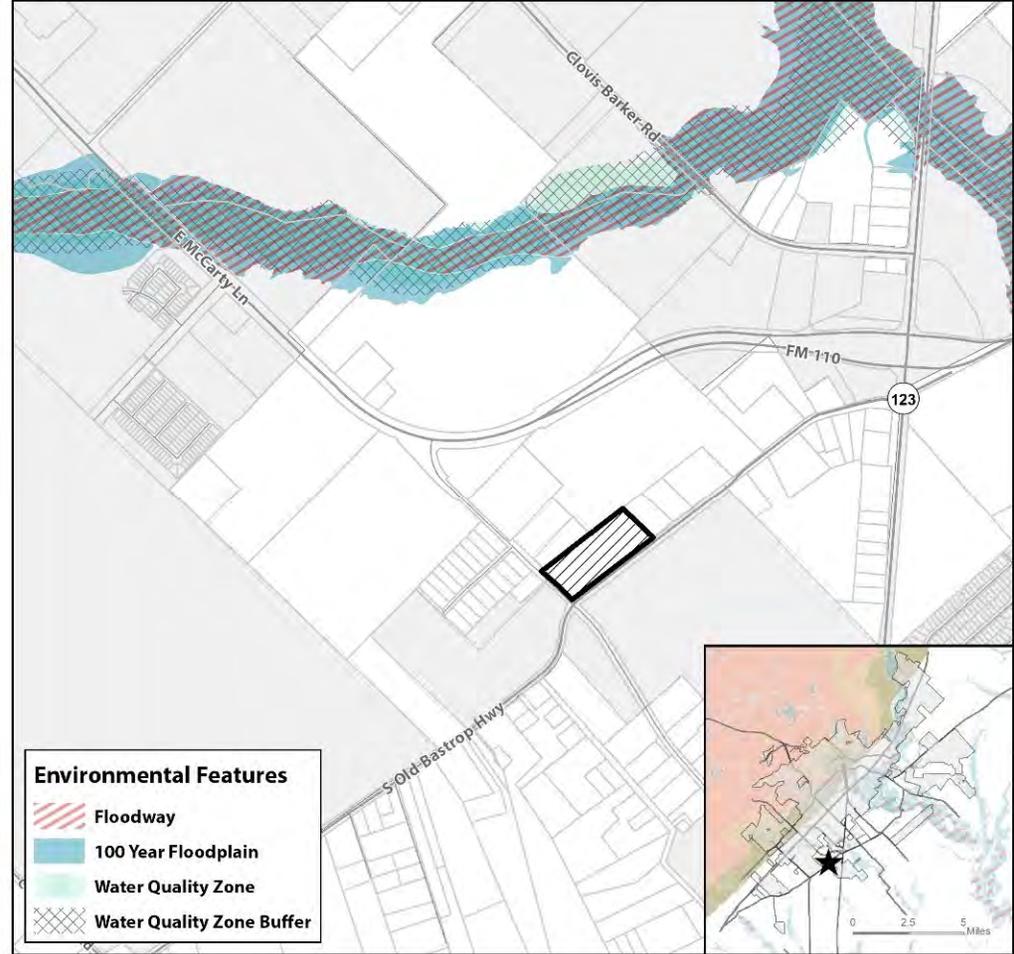
★ Site Location  
 [Thick black border] Subject Property  
 [Thin black border] Parcels  
 [Grey fill] City Limit

0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/1/2020

**ZC-20-11  
Environmental Features  
Lantana on Bastrop Zoning — South Old Bastrop Hwy. & Rattler Rd.**



★ Site Location  
 [Thick black border] Subject Property  
 [Thin black border] Parcels  
 [Grey fill] City Limit

0 750 1,500 3,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/2/2020





## Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-5” Character District – 5

# Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	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.
Uses	Residential / Agricultural ( <i>See Land Use Matrix</i> )	Residential, Commercial, Office, etc. ( <i>See Land Use Matrix</i> )
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max



Legislation Text

---

File #: ZC-20-13, Version: 1

---

**AGENDA CAPTION:**

ZC-20-13 (Redwood 3) Hold a public hearing and consider a request by James Ingalls, on behalf of Jim Smith, Smith Co. Redwood LLC, for a zoning change from "FD" Future Development to "SF-6" Single Family-6, for approximately 80 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, generally located at 2519 Redwood Road. (A. Villalobos)

Meeting date: June 23, 2020

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: n/a

**City Council Strategic Initiative:**

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:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

The subject property is currently located outside the City Limits in the San Marcos Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as a portion of property that was recently zoned Character District-3 (CD-3) in 2019 as part of a proposed residential subdivision known as High Branch. The purpose of this zoning change is for the development of a residential neighborhood. This zoning request is being processed concurrently with an annexation request for the property.

The Development Code states that a request for Single Family-6 (SF-6) zoning in an Area of Stability - Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. Zoning districts that are to be “C” Considered in this area on the Comprehensive Plan are “Character Districts” such as Character District-3, which allows for various diverse residential building types in well planned areas where utilities and infrastructure are designed and constructed to support a walkable environment.

At this time, the applicant has stated that he intends to market the property for single family detached homes. The proposed zoning change to SF-6 is generally compatible with surrounding existing residential neighborhoods, such as El Camino Real, and would also be compatible with potential uses allowed in the adjacent High Branch Character District-3 zoning. While the applicant is not proposing a Character District, development on the subject property will be required to provide necessary multi-modal infrastructure which connects to the adjacent properties helping to establish a network leading to the Medical District Intensity Zone to the north.

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

The varying factors that contribute to this recommendation are that while SF-6 is compatible with the surrounding SF-6 zoning in El Camino Real as well as potential single-family detached uses allowed in the proposed High Branch neighborhood to the north (currently zoned Character District-3), SF-6 is “Not Preferred” for this area based on the comprehensive plan. When a zoning district is “Not Preferred”, additional scrutiny is required when considering the zoning request as outlined in the staff report.

**Zoning Request****ZC-20-13****Redwood 3****2519 Redwood Road****Summary**

<b>Request:</b>	Zoning change from “FD” Future Development to “SF-6” Single Family-6		
<b>Applicant:</b>	James Ingalls, P.E. Moeller and Associates 2021 SH 46, Ste. 105 New Braunfels, TX 78132	<b>Property Owner:</b>	Jim Smith Smith Co. Redwood LLC 1400 Post Oak Blvd Ste. 900 Houston, TX 77056

**Notification**

<b>Application:</b>	May 15, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	June 7, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	June 5, 2020	<b>Personal:</b>	June 5, 2020
<b>Response:</b>	None as of Staff Report date		

**Property Description**

<b>Legal Description:</b>	+/- 79.926 acre tract out of the Barnette O. Kane Survey, Abstract No. 281, Hays County		
<b>Location:</b>	2519 Redwood Road		
<b>Acreage:</b>	79.926	<b>PDD/DA/Other:</b>	Pending Annexation
<b>Existing Zoning:</b>	“FD” Future Development	<b>Proposed Zoning:</b>	“SF-6” Single Family-6
<b>Existing Use:</b>	Vacant / Rural	<b>Proposed Use:</b>	Single Family
<b>Preferred Scenario:</b>	Area of Stability – Low Intensity	<b>Proposed Designation:</b>	Area of Stability – Low Intensity
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Developer is responsible for extending utilities.	<b>Floodplain:</b>	No
<b>Historic District</b>	N/A		

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Character District-3 “CD-3”	Rural / Vacant	Area of Stability – Low Intensity
<b>South of Property:</b>	ETJ (Outside City Limits)	Rural / Vacant	Area of Stability – Low Intensity
<b>East of Property:</b>	ETJ (Outside City Limits)	Rural / Vacant	Area of Stability – Low Intensity
<b>West of Property:</b>	ETJ (Outside City Limits) / Single Family-6 “SF-6” / Single Family 4.5 “SF-4.5”	Rural / Vacant and Single-Family	Area of Stability – Existing Neighborhood

<b>Zoning Request</b>	<b>Redwood 3</b>
<b>ZC-20-13</b>	<b>2519 Redwood Road</b>



**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/> <b>Approval with Conditions / Alternate</b>	Denial
<p>Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a <b>neutral</b> recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.</p> <p>The varying factors that contribute to this recommendation are that while SF-6 is compatible with the surrounding SF-6 zoning in El Camino Real as well as potential single-family detached uses allowed in the proposed High Branch neighborhood to the north (currently zoned Character District-3), SF-6 is “Not Preferred” for this area based on the comprehensive plan. When a zoning district is “Not Preferred”, additional scrutiny is required when considering the zoning request as outlined in the staff report.</p>		

**Staff:** Andrea Villalobos, AICP, CNU-A    **Title:** Senior Planner    **Date:** June 15, 2020

**History**

The subject property is currently located outside the City Limits in the San Marcos Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as a portion of property that was recently zoned Character District-3 (CD-3) in 2019 as part of a proposed residential subdivision known as High Branch. The purpose of this zoning change is for the development of a residential neighborhood.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development. This zoning request is being processed concurrently with an annexation request for the property.

**Additional Analysis**

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.

The Development Code states that a request for Single Family-6 (SF-6) zoning in an Area of Stability – Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. However, the proposed zoning change to SF-6 is generally compatible with surrounding existing residential neighborhoods, such as El Camino Real, and would also be compatible with potential uses allowed in the adjacent High Branch Character District-3 zoning. However, “Conventional Residential Districts” such as SF-6 are Not Preferred in this location on the Comprehensive Plan and alternatively are to be Considered in an Area of Stability – Existing Neighborhood. Zoning districts that are to be “C” Considered in this area on the Comprehensive Plan are “Character Districts” such as Character District-3, which allows for various diverse residential building types in well planned areas where utilities and infrastructure are designed and constructed to support a walkable environment. While the applicant is not proposing a Character District, development on the subject property will be required to provide necessary multi-modal infrastructure

<b>Zoning Request</b>	<b>Redwood 3</b>
<b>ZC-20-13</b>	<b>2519 Redwood Road</b>



which connects to the adjacent properties helping to establish a network leading to the Medical District Intensity Zone to the north. At this time, the applicant has stated that he intends to market the property for single family detached homes.

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

**Comments from Other Departments**

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

<b>Evaluation</b>			<b>Criteria for Approval (Sec.2.5.1.4)</b>
<b>Consistent</b>	<b>Inconsistent</b>	<b>Neutral</b>	
	<b>X</b>		<p><b>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</b></p> <p><b>Compatible with existing character</b>  <i>The subject property is located within an Area of Stability – Low Intensity designation. Vision San Marcos Comprehensive Plan states that “the preferred scenario anticipates that these areas will generally maintain their existing character. Being located in an area of stability does not mean that these areas should not or will not change. It means that any changes, whether new development, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” The proposed zoning to SF-6 is generally compatible with the character of surrounding single family neighborhoods such as the El Camino Real subdivision and the allowable residential uses in the adjacent proposed High Branch subdivision recently zoned Character District-3 (see zoning map).</i></p> <p><b>Diverse Housing Needs</b>  <i>The proposed SF-6 zoning district does not allow for a diversity of uses or building types and only allows for a House, Cottage, or Accessory Dwelling Unit residential building type. Alternatively, another residential zoning district within the Development Code, such as Character District-3, allows for a diversity of housing types, such as a House, Cottage, Cottage Court, Duplex, and Zero Lot Line House. Diversified housing options to serve citizens with varying needs and</i></p>

**Zoning Request**

**ZC-20-13**

**Redwood 3**

**2519 Redwood Road**



*interests is one of the goals of the Comprehensive Plan (Neighborhoods and Housing, Goal 3).*

***Designated as Not Preferred***

*The Comprehensive Plan states that “Conventional Residential Districts”, such as SF-6, are designated as “NP” Not Preferred on the Comprehensive Plan / District Translation Table within an Area of Stability – Low Intensity designation. Therefore, the request to SF-6 does not align with the Comprehensive Plan District Translation Table. The Development Code states that “conventional residential zoning districts, such as SF-6, are intended for low-density single family residential development in existing residential neighborhoods”. In other words, SF-6 is designated as “C” Considered in parts of the City with an “Area of Stability – Existing Neighborhood” designation which includes existing neighborhoods in San Marcos but does not include undeveloped or greenfield areas.*

***Character Districts are to be Considered***

*Undeveloped, agricultural land in San Marcos is generally located in the periphery of San Marcos within the ETJ. When considering how these areas in the periphery of San Marcos develop, environmental sensitivity, multi-modal transportation, and density should be considered. The Comprehensive Plan / District Translation Table states that “Character Districts”, such as the CD-3 zoning district, are designated as “C” Considered and that new communities should be considered in medium and low intensity designated areas on the Preferred Scenario map. Zoning districts, such as Character Districts allow for a diverse array of building types, land uses, and densities that provide additional housing opportunities and services for a neighborhood so that resident’s needs are more accessible. Character Districts are intended to be walkable and require multi-modal transportation improvements through block standards, streetscape standards such as sidewalks and street trees, and garage standards which require that the front façade of the home be in front of the garage. While the applicant is not requesting a Character District, development on the property will still be required to install necessary infrastructure for all modes of transportation, including street networks, stub-streets to surrounding property, sidewalks, parkland, and a greenway along Redwood Road. This greenway will connect the subject property to the Medical District Intensity Zone to the north.*

<b>Zoning Request</b>	<b>Redwood 3</b> <b>2519 Redwood Road</b>
<b>ZC-20-13</b>	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
			<p><b>Land Use Suitability</b>  <i>Lastly, the Comprehensive Plan states that “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” The subject property is not located in an environmentally sensitive area and is within a low to moderately constrained area on the Land Use Suitability Map.</i></p>
		<u>N/A</u>	<p><b>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</b>  <i>Studies were not complete at time of request.</i></p>
		<u>N/A</u>	<p><b>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</b>  <i>A development agreement is not required because the property is requesting annexation into the city limits.</i></p>
<u>X</u>			<p><b>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</b>  <i>SF-6 zoning is restricted to primarily residential uses such as detached residential homes (see attached land use matrix comparison table). SF-6 zoning is “intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more request pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed. The immediately surrounding area is rural (located outside the city limits), residential, or is planned for residential uses.</i></p> <p><i>It is best practice to include higher density uses at major intersections and transition lower density uses away from intersections. While SF-6 is not being requested at the immediate intersection of Redwood Road and Old Bastrop Hwy, SF-6 does not create a smooth transition of density from the intersection moving north. SF-6 allows for less density than the adjacent Character District-3, but SF-6 would be closer to a major intersection (See zoning map for visual)</i></p>

<b>Zoning Request</b>	<b>Redwood 3</b>
<b>ZC-20-13</b>	<b>2519 Redwood Road</b>



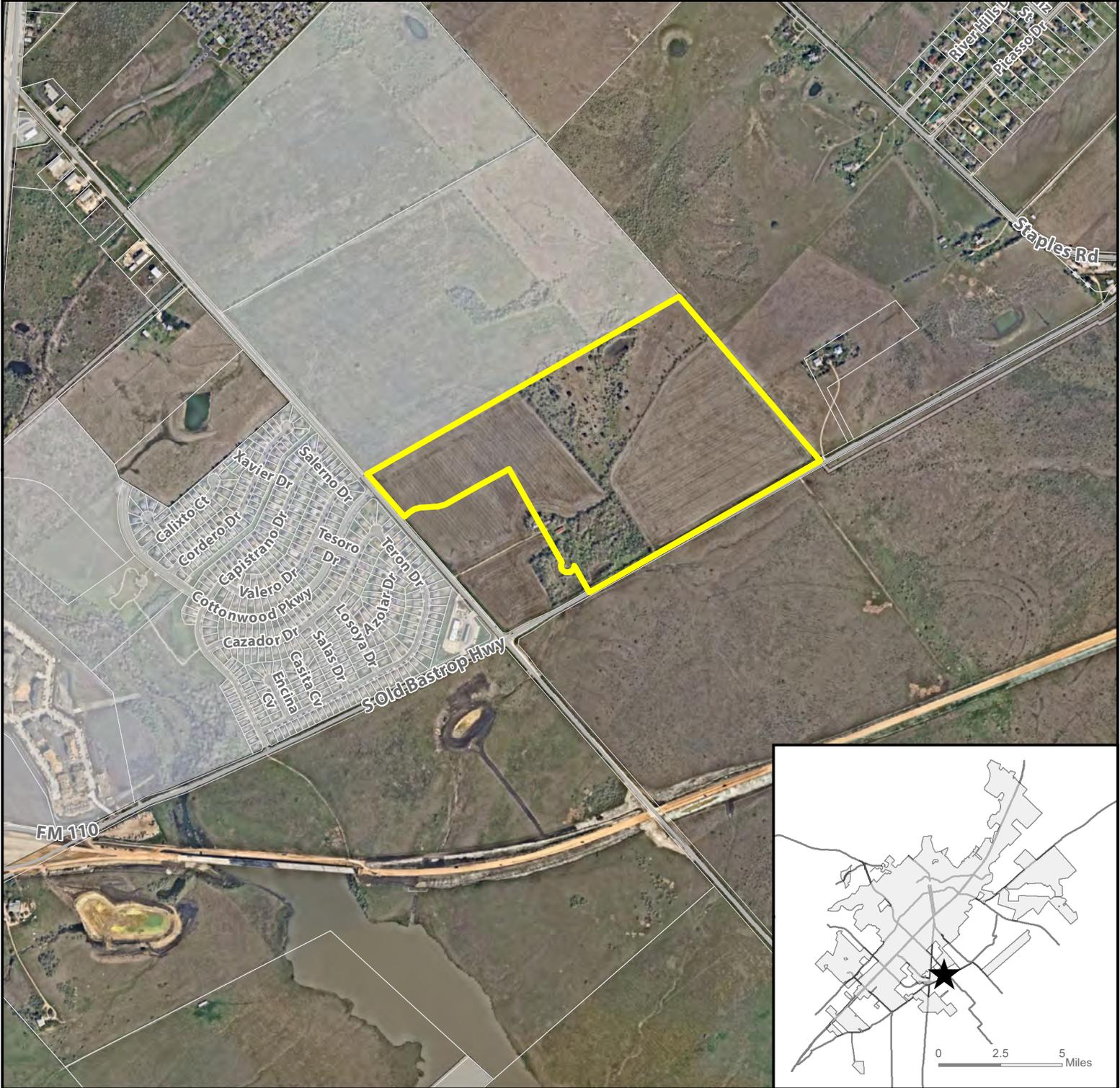
Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	
		<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b>  <i>The proposed zoning will reinforce the existing character of the developed area which includes single family detached residential homes. However, approval of this zoning change would allow the property to develop in a manner that is "NP" Not Preferred according to the District Translation Table.</i></p>
<u>X</u>		<p><b>Whether the site is appropriate for the development allowed in the proposed district</b>  <i>The property is vacant and shown to be in a low to moderately constrained area on the Land Use Suitability Map. In addition, the subject property is near an existing residential subdivision, El Camino Real, and the proposed High Branch subdivision located adjacent to the property that is proposed for residential uses allowed within Character District-3 zoning.</i></p>
		<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b>  <i>The property is currently not zoned as it is located outside City Limits.</i></p>
		<p><b>Whether there is a need for the proposed use at the proposed location</b>  <i>The proposed rezoning would allow primarily single family detached homes which is consistent with what is existing and proposed adjacent to the subject property. While to proposed SF-6 zoning does provide for new housing opportunities in San Marcos, it does not provide for diversified housing options.</i></p>
<u>X</u>		<p><b>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</b>  <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></p>
<u>X</u>		<p><b>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</b>  <i>The immediately surrounding area is primarily residential. The proposed development is consistent with existing or proposed surrounding uses.</i></p>

<b>Zoning Request</b>	<b>Redwood 3 2519 Redwood Road</b>
<b>ZC-20-13</b>	

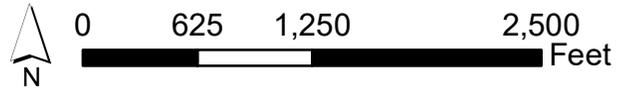


Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<p><b>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5</b></p> <p><i>This request is not for a Neighborhood Density District.</i></p>
<u>X</u>			<p><b>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</b></p> <p><i>The property is located within a moderately constrained area according to the Land Use Suitability Map and there is no floodplain on the property. A Watershed Protection Plan is required prior to development.</i></p>
<u>X</u>			<p><b>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</b></p> <p><i>None noted.</i></p>

# ZC-20-13 Aerial View Redwood 3 SF-6 Zoning – 2519 Redwood Road



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



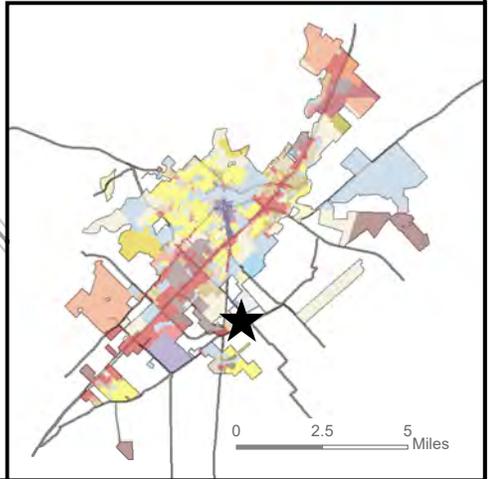
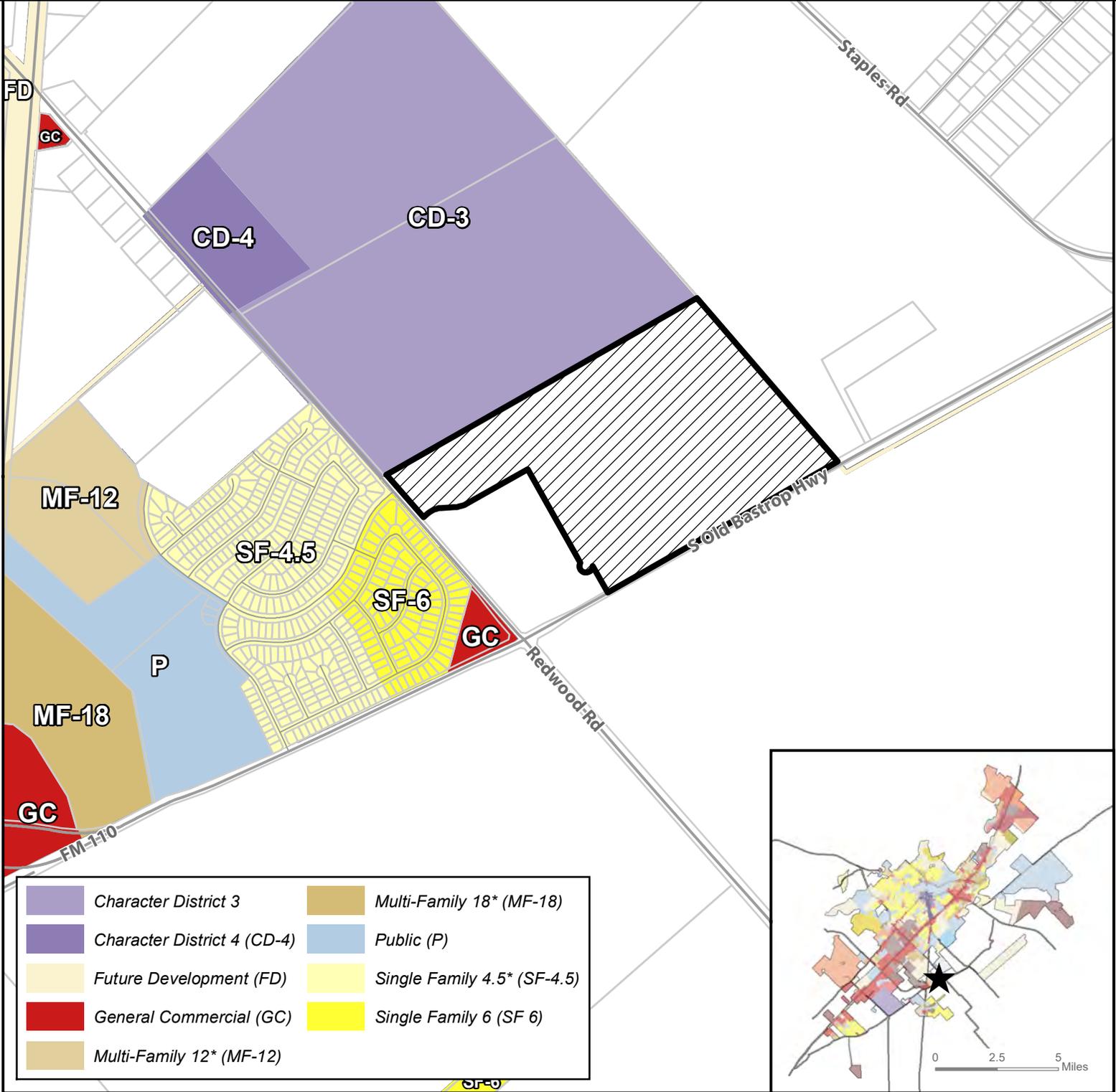
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Map Date: 5/15/2020

# ZC-20-13

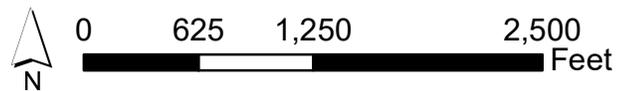
## Existing Zoning

### Redwood 3 SF-6 Zoning – 2519 Redwood Road



	Character District 3		Multi-Family 18* (MF-18)
	Character District 4 (CD-4)		Public (P)
	Future Development (FD)		Single Family 4.5* (SF-4.5)
	General Commercial (GC)		Single Family 6 (SF 6)
	Multi-Family 12* (MF-12)		

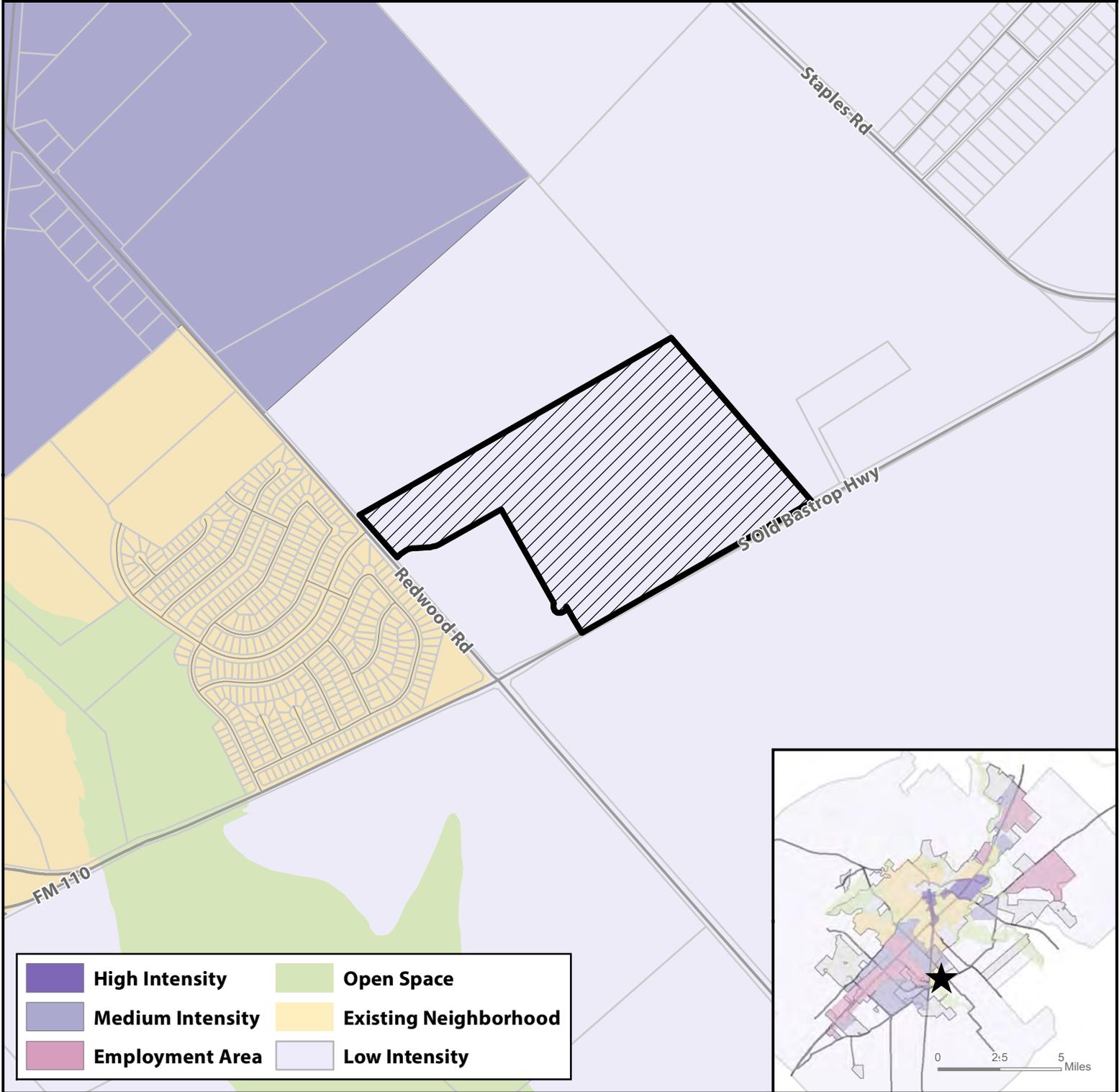
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 5/15/2020

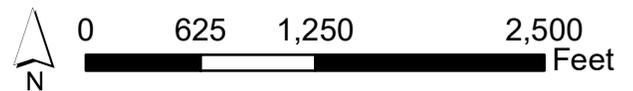
# ZC-20-13 Preferred Scenario Redwood 3 SF-6 Zoning – 2519 Redwood Road



	<b>High Intensity</b>		<b>Open Space</b>
	<b>Medium Intensity</b>		<b>Existing Neighborhood</b>
	<b>Employment Area</b>		<b>Low Intensity</b>



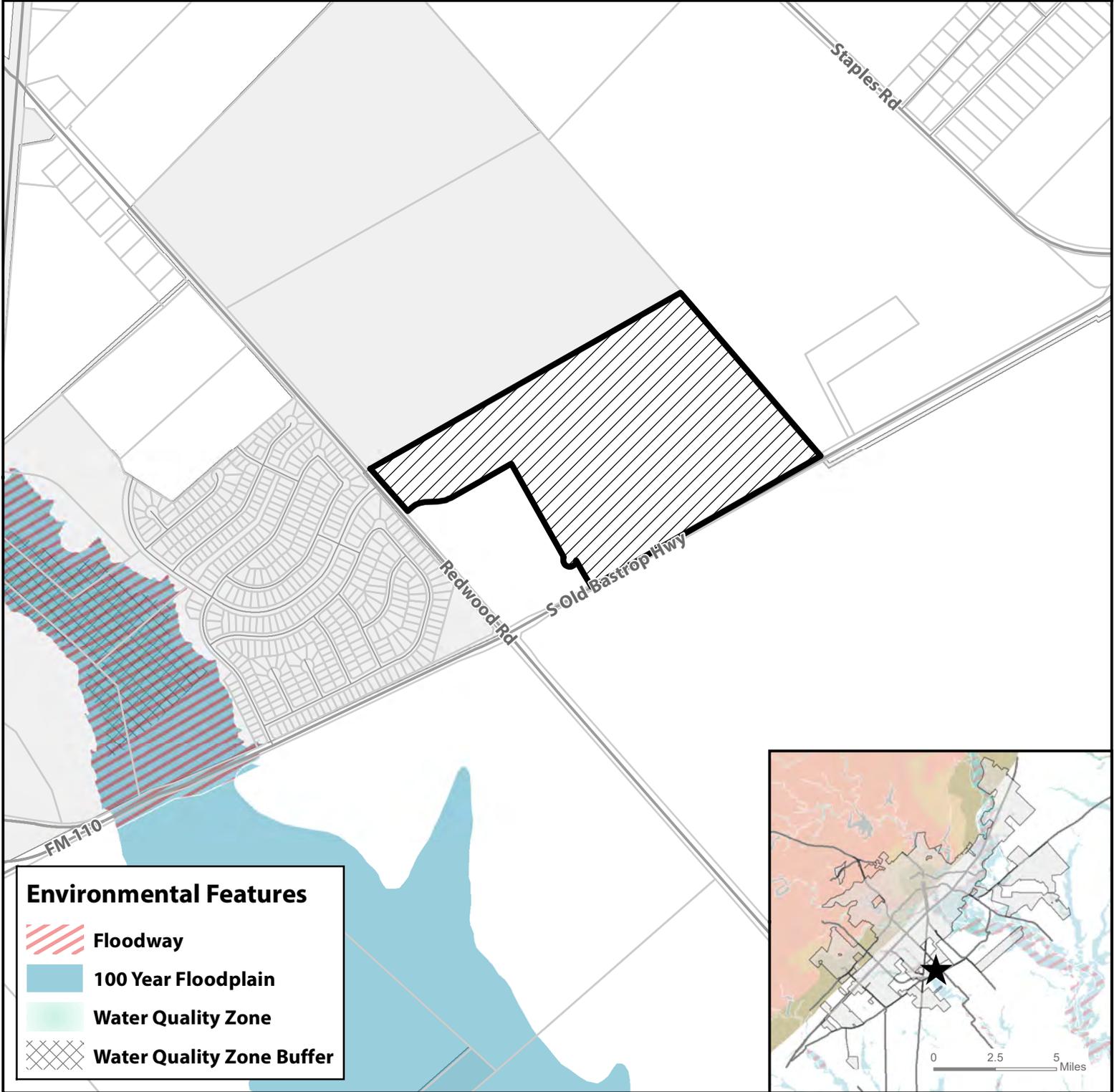
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 6/2/2020

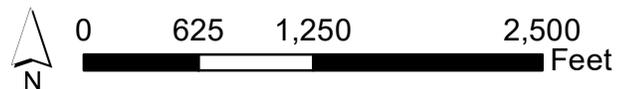
# ZC-20-13 Environmental Features Redwood 3 SF-6 Zoning – 2519 Redwood Road



## Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

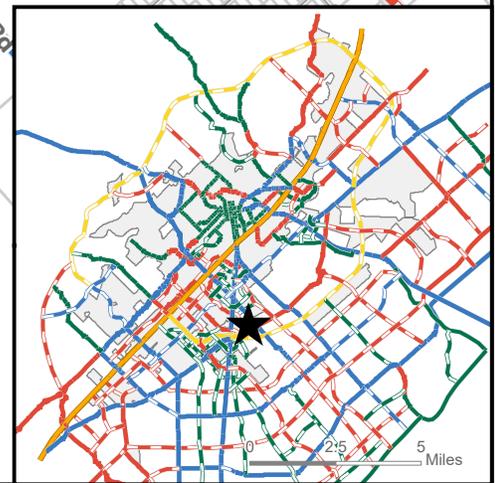
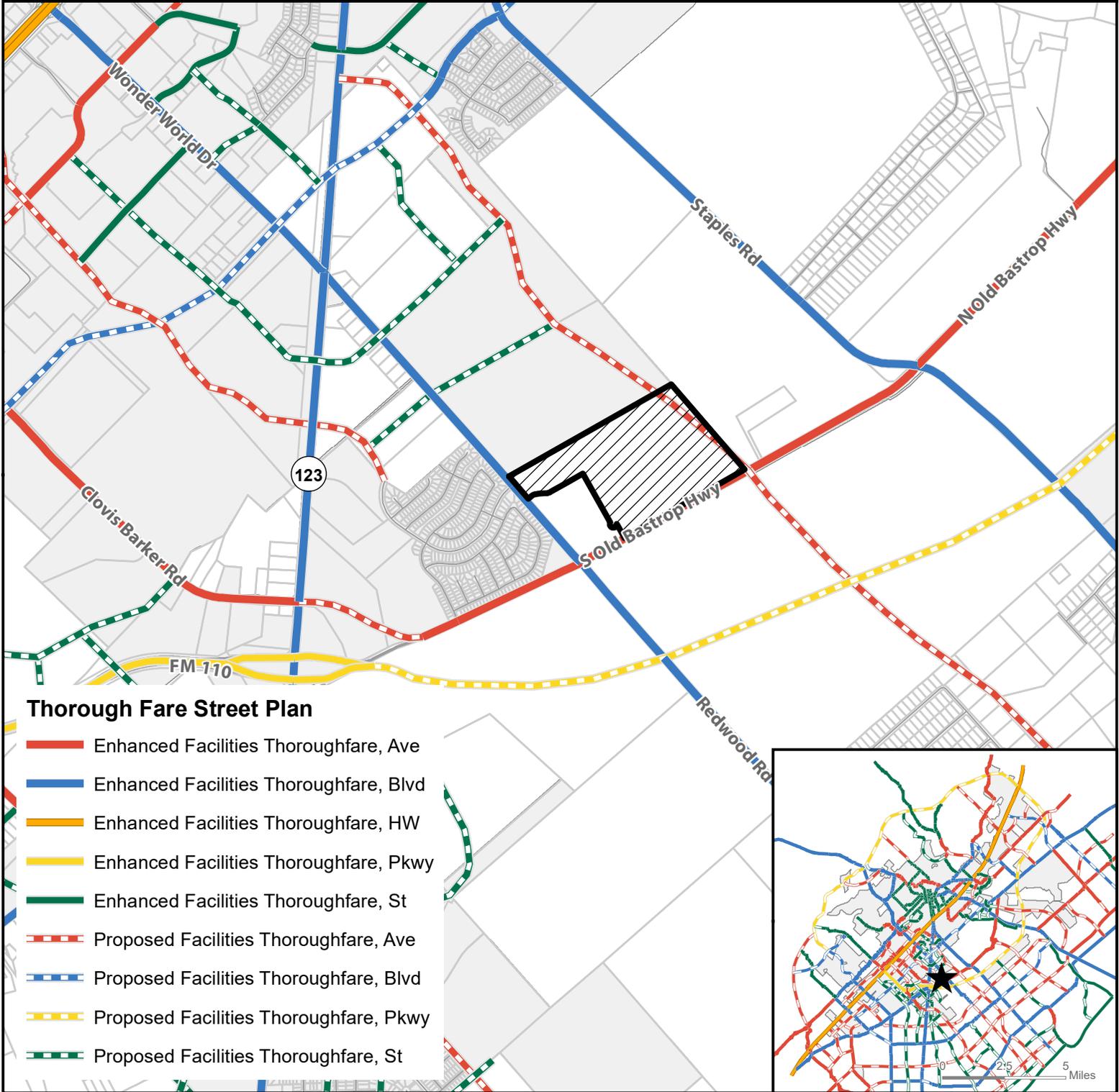
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



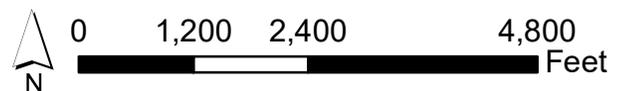
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Map Date: 5/15/2020

# ZC-20-13 Transportation Master Plan Redwood 3 SF-6 Zoning – 2519 Redwood Road



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

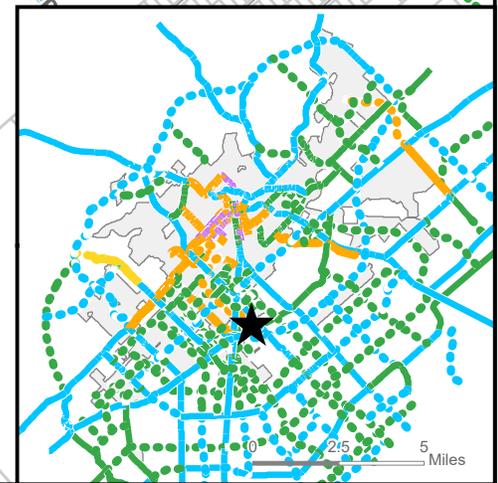
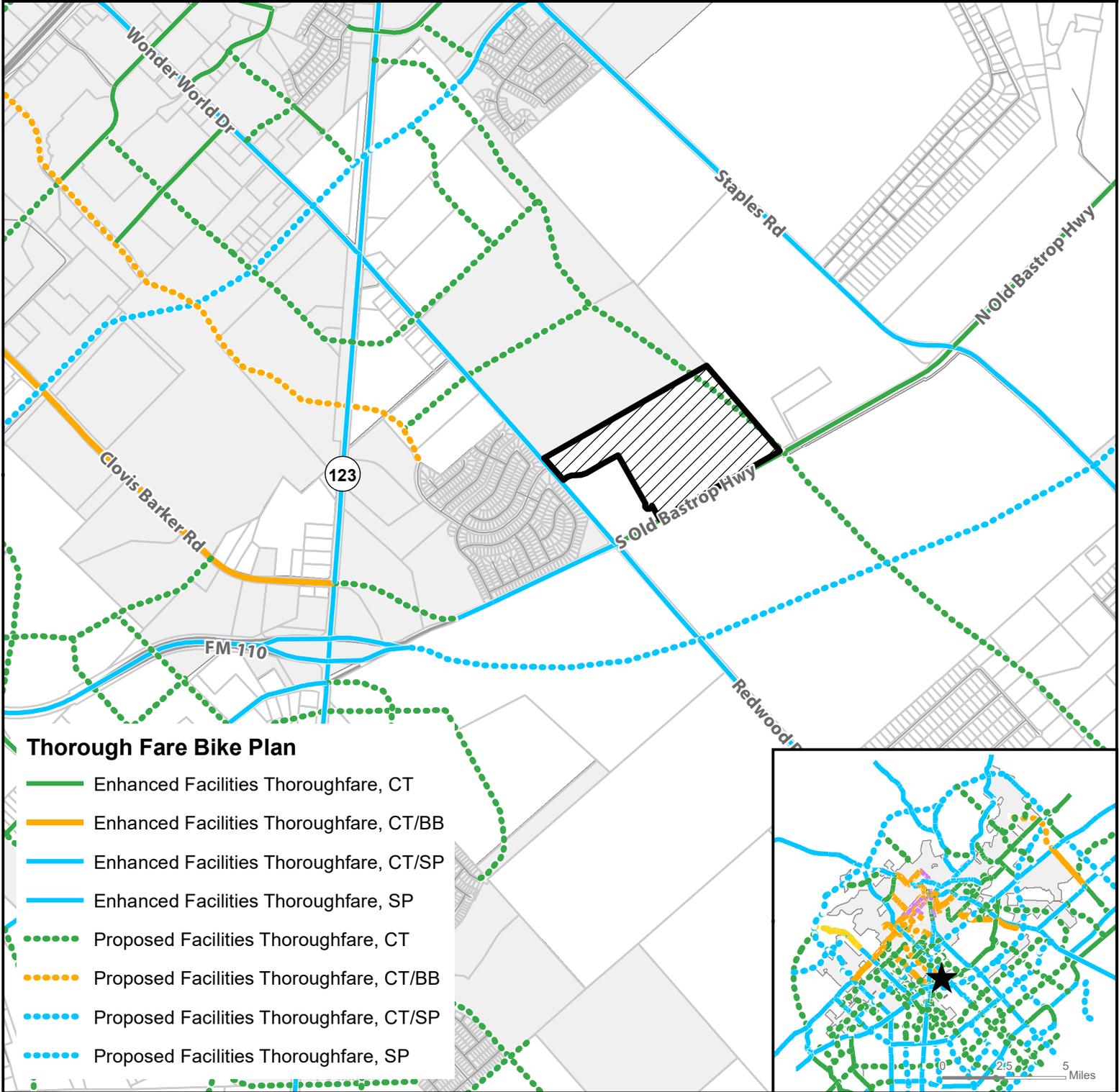


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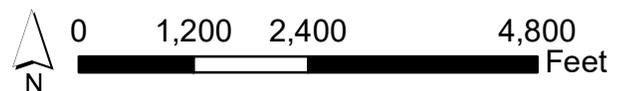
Map Date: 5/15/2020

# ZC-20-13

## Transportation Master Plan - Bicycle Facilities Redwood 3 SF-6 Zoning – 2519 Redwood Road



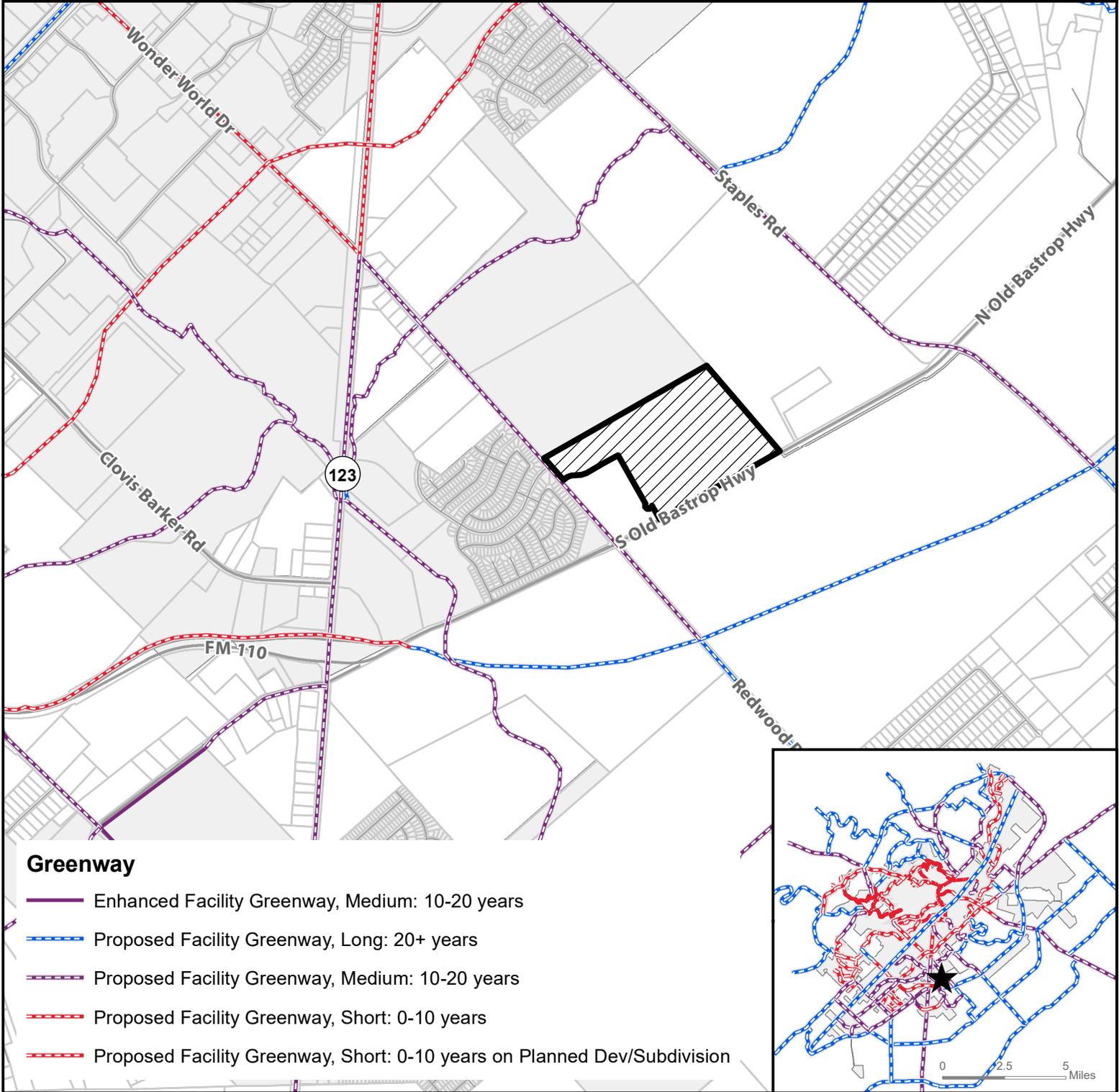
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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Map Date: 5/15/2020

# ZC-20-13 Transportation Master Plan - Greenway Facilities Redwood 3 SF-6 Zoning – 2519 Redwood Road



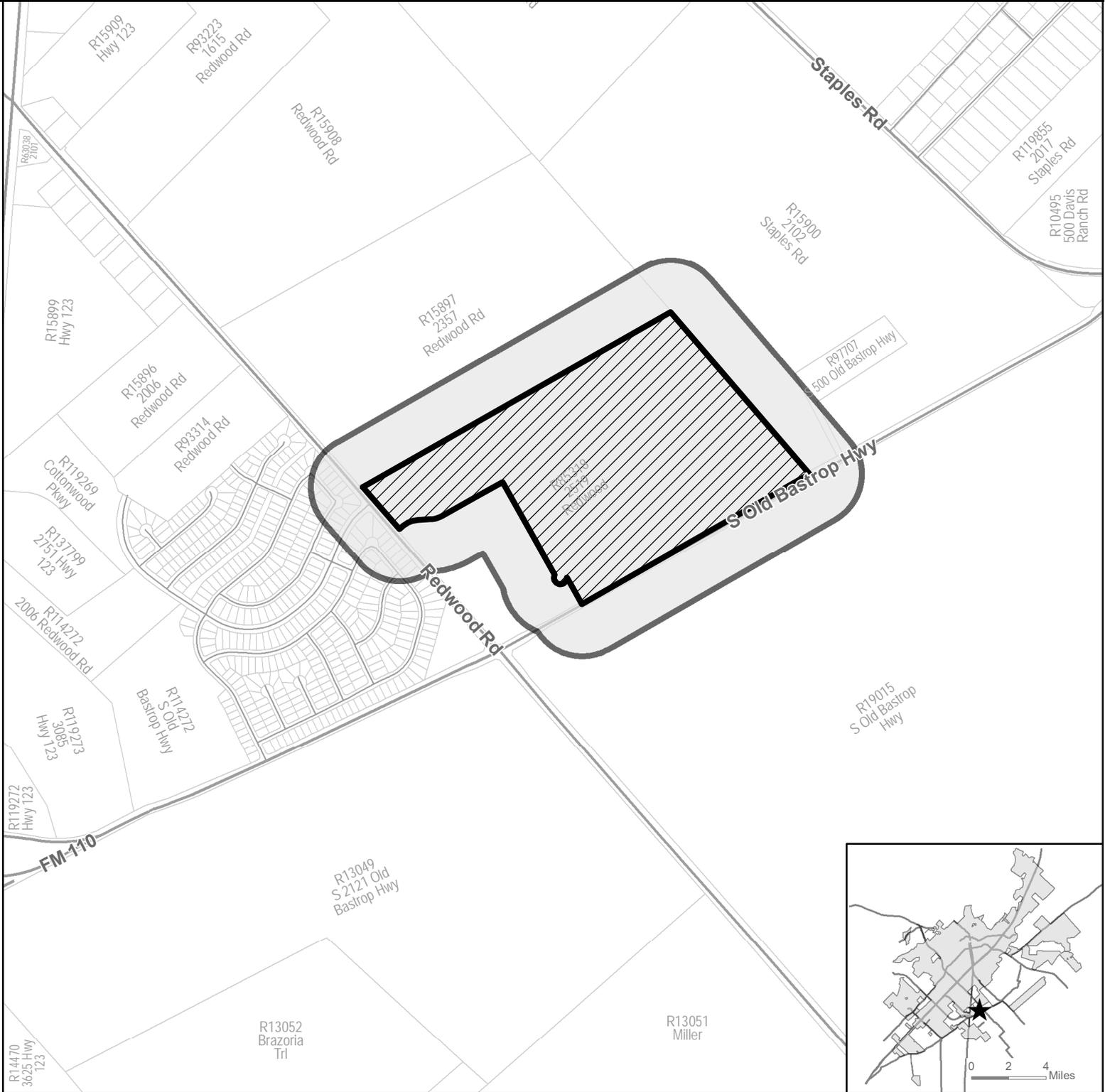
**Site Location**  
**Subject Property**  
**Parcels**  
**City Limit**

0 1,200 2,400 4,800 Feet

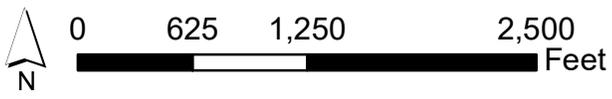
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Map Date: 5/15/2020

# ZC-20-13 400' Notification Buffer Redwood 3 SF-6 Zoning – 2519 Redwood Road



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 5/15/2020

## Notification List (ZC-20-13)

Site Address		Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip	
Property ID	Number							Site Address Street
105300	105	CAPISTRANO	ALVAREZ JEREMY M & ADALIA J AMERICAN HOMES 4 RENT	105 CAPISTRANO DR	SAN MARCOS	TX	78666	
105271	101	SALERNO	PROPERTIES TWO LLC BONILLA, ASHLEY NICOLE &	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301-2013	
105343	103	TERON	JEZARAY	103 TERON DR	SAN MARCOS	TX	78666	
105270	103	SALERNO	BOWER, ERIC	12000 SNOW GOOSE RD	AUSTIN	TX	78758	
105342	101	TERON	COMPEAN JOSEPH & VICTORIA	101 TERON DR	SAN MARCOS	TX	78666	
105263	216	VALERO	COSTILLA DAVID CROSS DEAN ALAN & CODY	216 VALERO DR	SAN MARCOS	TX	78666-6870	
105309	213	VALERO DR	BURROUGH DANNELS AMBROSE & MATHEWS	2724 MOUNTAIN HIGH DR	SAN MARCOS	TX	78666	
105268	107	SALERNO	CARRIE	107 SALERNO DR	SAN MARCOS	TX	78666	
105310	215	VALERO	DYE JORDAN R & TAYLOR C FLORES ALEJANDRO A & BEATRIZ	215 VALERO DR	SAN MARCOS	TX	78666-6870	
105264	115	SALERNO	BEA IZAGUIRRE FREEMAN EDUCATIONAL	301 CASCADE TRL	SAN MARCOS	TX	78666	
130384		CR 266	FOUNDATION	% FROST NATIONAL BANK TRUST P O BOX 2950	SAN ANTONIO	TX	78299-2950	
105260	210	VALERO	GARBER ZACHARY C	210 VALERO DR	SAN MARCOS	TX	78666-6870	
105344	105	TERON	GARZA MARTIN E & NORMA E	105 TERON DR	SAN MARCOS	TX	78666	
105265	113	SALERNO	GARZA MIGUEL & DELVIA	113 SALERNO DR	SAN MARCOS	TX	78666-6867	
105267	109	SALERNO	GONZALES BONITA M	109 SALERNO DR	SAN MARCOS	TX	78666-6867	
105339	205	CAZADOR	GONZALES DIANE & JOSEPH JONES STEPHEN RAY & GLORIA	205 CAZADOR DR	SAN MARCOS	TX	78666	
105341	209	CAZADOR	ELENA	209 CAZADOR DR	SAN MARCOS	TX	78666	
105298	101	CAPISTRANO DR	LIN LIZHU & TIAN AIYING	101 CAPISTRANO DR	SAN MARCOS	TX	78666-6868	
105266	111	SALERNO DR	MEDARIS MICHAEL WARD	111 SALERNO DR	SAN MARCOS	TX	78666-6867	
105261	212	VALERO	OOSTERHUIS RAPHAEL A	196 MUSGRAV	KYLE	TX	78640-5487	
105269	105	SALERNO DR	PARSONS MARTY THOMAS	105 SALERMO DR	SAN MARCOS	TX	78666	
105259	208	VALERO	POWELL WILLIAM G & STEFANIE RICHARDSON MATTHEW &	443 WILLOW SONG LN	SPARTA	TN	38583-6595	
105299	103	CAPISTRANO DR	BRANDI	103 CAPISTRANO DR	SAN MARCOS	TX	78666-6868	
105340	207	CAZADOR	SHARON PETERS REAL ESTATE INC	603 MUSTANG LN	SAN MARCOS	TX	78666	
15900		STAPLES	SHERRILL LANE TRUST	BAEBLER SHERRILL LANE &	LANE DEBORAH STUART	SAN MARCOS	TX	78666
85318	2519	REDWOOD	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900	HOUSTON	TX	77056
168709		REDWOOD	THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	STE 385	NEW BRAUNFELS	TX	78130
105311	217	VALERO	TKEL DANNY	& LIGUEZ LAURA A	PO BOX 124	SAN MARCOS	TX	78667-0124
105312	219	VALERO	TRAVIS TERRI A	219 VALERO DR	SAN MARCOS	TX	78666-6870	
15901	2102	STAPLES	TUNNELL LETITIA LANE	2102 FM 621	SAN MARCOS	TX	78666	
105262	214	VALERO	VILLEGAS RAYMOND JR & ISABEL	214 VALERO DR	SAN MARCOS	TX	78666-6870	

Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Single Family-6 (SF-6)

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
<b>AGRICULTURAL USES</b>																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	--	P		Section 5.1.2.5
<b>ACCESSORY USES AND STRUCTURES</b>																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
<b>RESIDENTIAL USES</b>																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
<b>COMMERCIAL USES</b>																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

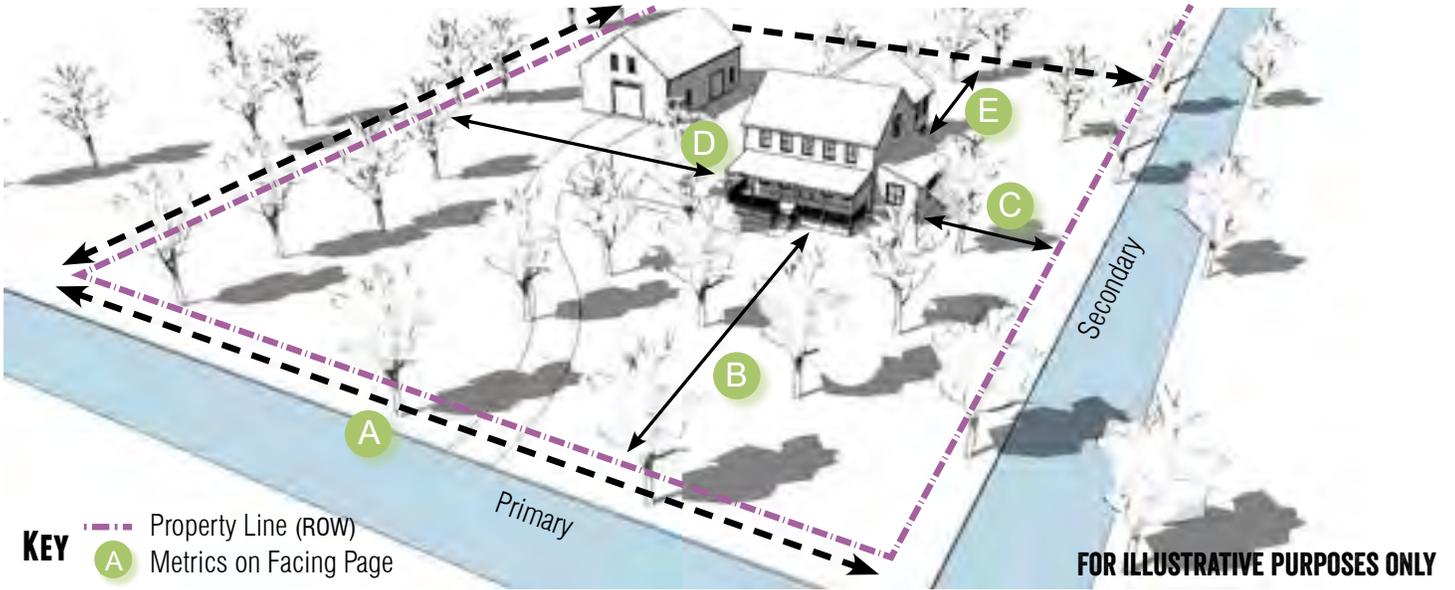
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
<b>PUBLIC &amp; INSTITUTIONAL</b>																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
<b>INDUSTRIAL</b>																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

# Zoning District Comparison Chart

Topic	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Single Family-6 (SF-6)</b>
<b>Zoning Description</b>	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
<b>Uses</b>	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily residential: Community Garden, Urban Farm, accessory structures, home occupation, single family detached uses (See Land Use Matrix)
<b>Parking Location</b>	No location or garage standards	No location or residential garage standards
<b>Parking Standards</b>	Depends on use	2 spaces per dwelling unit
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	5.5 (max)
<b>Occupancy Restrictions</b>	N/A	Yes
<b>Landscaping</b>	Tree and shrub requirements based on use	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories ( 40 feet)	2 stories (35' max)
<b>Setbacks</b>	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	25' minimum front setback (primary street), 15' minimum front setback (secondary street), 5' side setback, 20' rear setback
<b>Impervious Cover (max)</b>	30%	50%
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type.	6,000 sf minimum lot area; 50' minimum lot width
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	3,000 ft. Block Perimeter max

FD

SECTION 4.4.1.1 FUTURE DEVELOPMENT DISTRICT



GENERAL DESCRIPTION

The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.

DENSITY

Units Per Gross Acre	.4 max.
Impervious Cover	30% max.

TRANSPORTATION

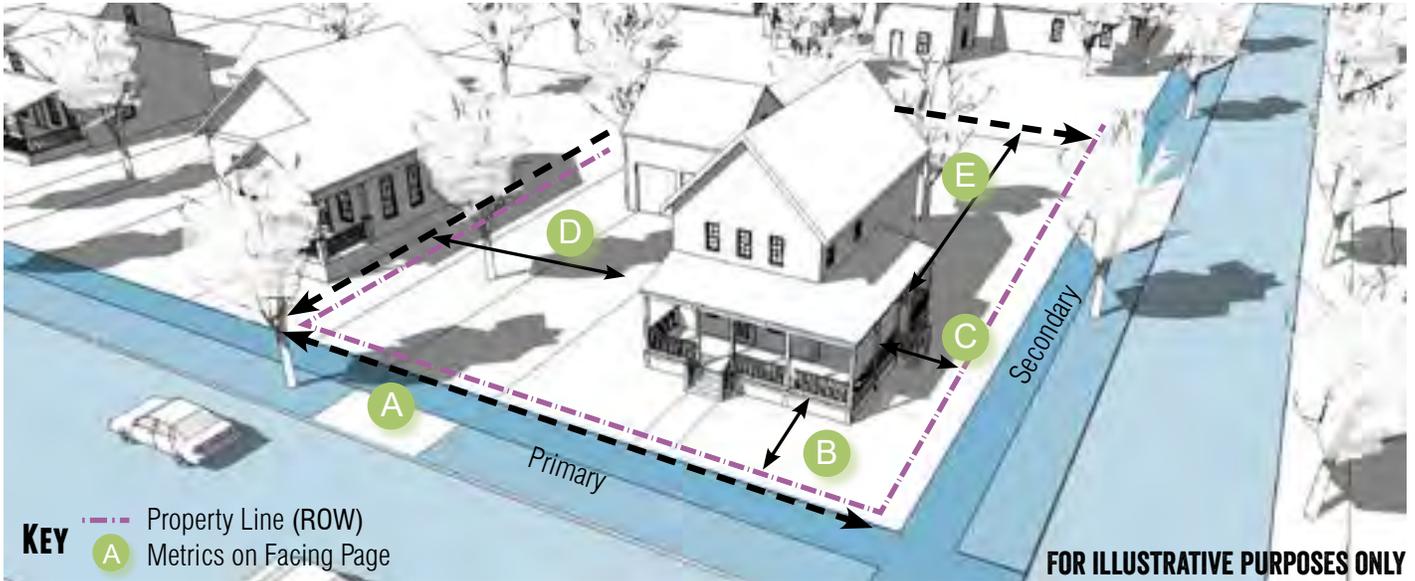
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

SF-6

SECTION 4.4.1.3 SINGLE FAMILY - 6



**GENERAL DESCRIPTION**

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

**DENSITY**

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

**TRANSPORTATION**

Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

**ZC-20-13 (2519 Redwood Road) Zoning Change Review (By Comp Plan Element)**

**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	<b>X – The subject property is located in an Area of Stability - Low Intensity Zone</b>	

**ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies**

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			<b>X</b>
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			<b>X</b>
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	<b>X</b>		

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Constraint by Class					
Cultural	<b>X</b>				
Edwards Aquifer	<b>X</b>				
Endangered Species	<b>X</b>				
Floodplains	<b>X</b>				
Geological	<b>X</b>				
Slope	<b>X</b>		<b>X</b>		
Soils	<b>X</b>	<b>X</b>		<b>X</b>	
Vegetation	<b>X</b>		<b>X</b>		
Watersheds	<b>X</b>			<b>X</b>	
Water Quality Zone	<b>X</b>				

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	<b>Cottonwood Creek Watershed and San Marcos River Watershed</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					<b>X</b>
Notes: <b>The majority of the property is located within the Cottonwood Creek Watershed. Most of the area that is located within this watershed is primarily rural, undeveloped, and used for agriculture. The Comprehensive Plan states that the rise in impervious cover can be attributed to multiple intensity zones located within the watershed.</b>					

**NEIGHBORHOODS** – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
Neighborhood Commission Area(s):	N/A – Outside City Limits
Neighborhood Character Study Area(s):	N/A

**PARKS, PUBLIC SPACES AND FACILITIES** –Availability of parks and infrastructure

		YES	NO
Will Parks and / or Open Space be Provided? <b>Parkland dedication or fee-in-lieu will be required at time of plat. In addition, the San Marcos Development Code requires a \$400/unit Parkland Development Fee to be paid prior to development.</b>		X	
Will Trails and / or Green Space Connections be Provided? <b>A greenway/trail is required through along Redwood Road per the Transportation Master Plan.</b>		X	
<b>Maintenance / Repair Density</b>	Low (maintenance)		High (maintenance)
Wastewater Infrastructure	X		
Water Infrastructure	X		
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>The development will be required to dedicate parkland at the time of plat.</b>			X
Wastewater service available? <b>Wastewater lines will be required throughout the development to service the property.</b>			X
Water service available? <b>Water lines will be required throughout the development to service the property.</b>		X	

**TRANSPORTATION** – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	<b>Redwood Road</b> <b>S Old Bastrop Hwy</b>	X				
Existing Peak LOS	<b>Redwood Road</b> <b>S Old Bastrop Hwy</b>	X		X		
Preferred Scenario Daily LOS	<b>Redwood Road</b> <b>S Old Bastrop Hwy</b>	X				
Preferred Scenario Peak LOS	<b>Redwood Road</b> <b>S Old Bastrop Hwy</b>	X				
<b>Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.</b>						
		N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)		X				
<b>Sidewalks will be required to be constructed at the time of development.</b>						
		YES	NO			
Adjacent to existing bicycle lane? <b>The development will be responsible for constructing required bike infrastructure within new proposed streets.</b>			X			
Adjacent to existing public transportation route?		X				
<b>The property is located on a CARTS route, the Guadalupe/Redwood route. The closest bus stop is approximately 1 mile.</b>						





**PLANNING AND DEVELOPMENT SERVICES**

**6/5/2020**

**ZC-20-13**

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development to “SF-6” Single Family-6  
2519 Redwood Road**

*Hold a public hearing and consider a request by James Ingalls, on behalf of Jim Smith, Smith Co. Redwood LLC, for a zoning change from “FD” Future Development to “SF-6” Single Family-6, or such other less intense zoning district classification as the City Council may approve, for approximately 80 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, generally located at 2519 Redwood Road.*

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing and will either approve or deny the request. This recommendation will be forwarded to the San Marcos City Council. Before making a decision, the Commission and Council will hold public hearings to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, June 23, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>
- A public hearing will be held at the City Council Meeting on **Tuesday, August 4, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: <https://sanmarcostx.gov/421/City-Council-Videos-Archives>

All interested citizens are invited to attend and participate in the public hearing. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council meeting, but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are received before 5 PM on the day of the meeting.

Development Services-Planning  
630 East Hopkins  
San Marcos, TX 78666  
[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Andrea Villalobos**, at **512.805.2623**. When calling, please refer to case number **ZC-20-13**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES  
Enclosure: Map (See Reverse)

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843  
SANMARCOSTX.GOV**

# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: \_\_\_\_\_

Existing Land Use(s): \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): \_\_\_\_\_

Proposed Land Uses / Reason for Change: \_\_\_\_\_

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

**Filing Fee\* \$1,057 plus \$100 per acre    Technology Fee \$13    MAXIMUM COST \$3,013**

*\*Existing Neighborhood Regulating Plan Included.*

**Submission of this digital Application shall constitute as acknowledgement and authorization to process this request.**

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Jim Smith (owner name) on behalf of SmithCo Redwood LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Redwood Rd, San Marcos TX 78666 (address).

I hereby authorize James Ingalls, P.E. (agent name) on behalf of Moeller & Associates (agent company) to file this application for Zoning (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 4/21/20  
Printed Name, Title: Jim Smith / Manager

Signature of Agent:  Date: 4-27-20  
Printed Name, Title: James Ingalls, P.E.

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: 

Date: 4-27-20

Print Name: James Ingalls, P.E.



# CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input type="checkbox"/> n/a	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
<input checked="" type="checkbox"/>	Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
<input checked="" type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds	
<input checked="" type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input checked="" type="checkbox"/>	Certificate of no tax delinquency	
<input checked="" type="checkbox"/>	Proof of Ownership	
<input type="checkbox"/> n/a	Lien Holder(s) Name and Mailing Address(es)	
<input checked="" type="checkbox"/>	Agreement to the placement of notification signs and acknowledgement of notification requirements	
<input checked="" type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	
<input checked="" type="checkbox"/>	Filing Fee \$1,057 + \$100 per acre (\$3,000 max) Technology Fee \$13	
<p><b>**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."</b></p>		



METES AND BOUNDS DESCRIPTION  
FOR A  
79.926 ACRE TRACT OF LAND  
"ZONING"

Being a 79.926 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, being a portion of the remaining portion a called 99.56 acre tract of land, as conveyed to Smithco Redwood, LLC, and recorded in Document No. 19023899, of the Official Public Records of Hays County, Texas, and said 79.926 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeasterly Right-of-Way line of Redwood Road (a variable width R.O.W.), being in the Southeasterly line of a called 99.36 acre tract of land, as conveyed to Three Rivers Development, LLC, and recorded in Document No. 18042251, of the Official Public Records of Hays County, Texas, and being the most Westerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and with the common line between the remaining portion of said 99.56 acre tract of land and said 99.36 acre tract of land, N 60° 24' 29" E, a distance of 1,319.01 feet to a point for a Southeasterly corner of said 99.36 acre tract of land, and being a Northwesterly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between said 99.36 acre tract of land and the remaining portion of said 99.56 acre tract of land, N 60° 18' 52" E, a distance of 1,395.93 feet to a point for the most Easterly corner of said 99.36 acre tract of land, being in the Southwesterly line of a called 125.0 acre tract of land, as conveyed to James S. Lane and Billye Jo Sherrill Lane, recorded in Volume 878, Page 325, of the Official Public Records of Hays County, Texas, and being the most Northerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with the common line between said 125.0 acre tract of land and the remaining portion of said 99.56 acre tract of land, S 41° 06' 43" E, a distance of 270.93 feet to a point in the common line between said 125.0 acre tract of land and the remaining portion of said 99.56 acre tract of land, and being a Northeasterly corner of this herein described tract of land;

THENCE continuing with the common line between said 125.0 acre tract of land and the remaining portion of said 99.56 acre tract of land, S 40° 30' 11" E, a distance of 1,363.82 feet to a point in the Northwesterly R.O.W. line of Old Bastrop Highway (a variable width R.O.W.), being the most Southerly corner of said 125.0 acre tract of land, and being the most Easterly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE departing the Northwesterly R.O.W. line of said Old Bastrop Highway, and across and through said Old Bastrop Highway R.O.W., S 40° 30'11" E, a distance of 55.01 feet to a point in the Southeasterly R.O.W. line of said Old Bastrop Highway, being in the Northwesterly line of a called 525.22 acre tract of land, as conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, and recorded in Volume 359, Page 870, of the Official Public Records of Hays County, Texas, and being the most Easterly corner of this herein described tract of land;

THENCE with the Southeasterly R.O.W. line of said Old Bastrop Highway, and with the Northwesterly line of said 525.22 acre tract of land, S 60° 56'17" W, a distance of 2,019.19 feet to a point in the Southeasterly R.O.W. line of said Old Bastrop Highway, being in the Northwesterly line of said 525.22 acre tract of land, and being the most Southerly corner of this herein described tract of land;

THENCE departing the Southeasterly R.O.W. line of said Old Bastrop Highway, same being the Northwesterly line of said 525.22 acre tract of land, and across and through said Old Bastrop Highway R.O.W., N 29° 47'20" W, a distance of 50.73 feet to a point in the Northwesterly R.O.W. line of said Old Bastrop Highway, being in the Southeasterly line of the remaining portion of said 99.56 acre tract of land, and being a Southerly corner of this herein described tract of land;

THENCE departing the Northwesterly R.O.W. line of said Old Bastrop Highway, same being the Southeasterly line of the remaining portion of said 99.56 acre tract of land, and across and through the remaining portion of said 99.56 acre tract of land, the following courses:

N 29° 47'20" W, a distance of 89.26 feet to a point for a Southerly corner;

N 29° 21'38" W, a distance of 120.00 feet to a point for a Southerly corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 181.89 feet, a radius of 50.00 feet, a delta angle of 208° 26'05", a tangent length of 197.35, and a chord bearing and distance of N 76° 15'42" W, 96.94 feet to a point for a Southerly corner;

N 29° 21'38" W, a distance of 815.77 feet to a point for a Southwesterly interior corner;

S 60° 38'22" W, a distance of 526.86 feet to a point for a Southwesterly corner, and being the beginning of a curve to the right;

With said curve to the right, having an arc length of 103.78 feet, a radius of 227.00 feet, a delta angle of 26° 11'40", a tangent length of 52.81 feet, and a chord bearing and distance of S 73° 44'12" W, 102.88 feet to a point for a Westerly corner;

S 86° 52'31" W, a distance of 97.35 feet to a point for a Westerly corner, and being at the beginning of a curve to the left;

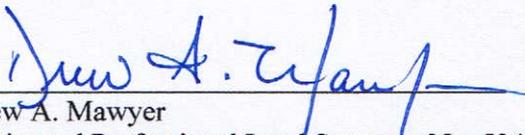
With said curve to the left, having an arc length of 114.77 feet, a radius of 173.00 feet, a delta angle of 38° 00'36", a tangent length of 59.59 feet, and a chord bearing and distance of S 67° 48'58" W, 112.68 feet to a point for a Westerly corner;

THENCE continuing across and through the remaining portion of said 99.56 acre tract of land, S 48° 48'40" W, a distance of 40.23 feet to a point in the Northeasterly R.O.W. line of aforementioned Redwood Road, being in the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and being a Southwesterly corner of this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 99.56 acre tract of land, N 41° 10' 31" W, a distance of 428.48 feet to the POINT OF BEGINNING, and containing 79.926 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.



Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W SH 46, New Braunfels, Texas, 78132  
MOE394- REDWOOD- 79.926 AC- 042720



**SPECIAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

THAT, Two Rivers Interests, LP, a Texas limited partnership (hereinafter referred to as "Grantor"), for the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable cash consideration in hand paid by Smithco Redwood, LLC, a Texas limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 1400 Post Oak Blvd., Suite 900, Houston, Texas 77056, the receipt and sufficiency of which are hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto Grantee those certain tracts or parcels of land, together with all improvements thereon, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Property").

This conveyance is made and accepted subject to any and all restrictions, conditions, covenants, easements and reservations, if any, affecting the use of the Property now of record in the Office of the County Clerk of the County in which the Property is situated, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, affecting the use of the Property (the "Permitted Exceptions"). Taxes for the current year are hereby assumed by Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, executors, administrators and assigns, and subject to the Permitted Exceptions, Grantor does hereby bind Grantor, and Grantor's successors and assigns, to Warrant and Forever Defend all and singular the Property unto Grantee and Grantee's heirs, executors, administrators and assigns, against every person-whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED effective as of the 16<sup>th</sup> day of July, 2019.

TWO RIVERS INTERESTS, LP,  
a Texas limited partnership

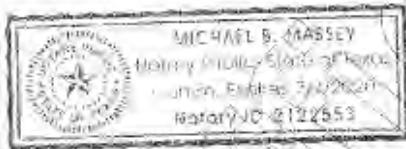
By: Two Rivers Interests GP, LLC,  
a Texas limited liability company,  
its general partner

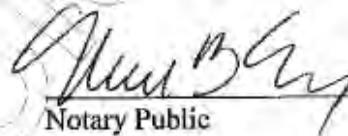
By:   
Jim R. Smith, Jr., Manager

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 16 day of July, 2019, by Jim R. Smith, Jr., Manager of Two Rivers Interests GP, LLC, a Texas limited liability company, General Partner of Two Rivers Interests, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership,



  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Description of a 99.56 acre tract of land, Hays County, Texas.

Being a 99.56 acre tract of land out of the Barnett O. Kane Survey, Hays County, Texas, and being all of that certain called 100 acre tract conveyed to Willie Henk by Partition Deed dated January 14, 1942 and recorded in Volume 123 on pages 403-410 of the Deed Records of Hays County, Texas, and described more particularly by metes and bounds as follows:

**BEGINNING** at a 1 inch diameter iron pipe found at a corner post in the Southwest line of a 125 acre tract conveyed by Billie Jo Sherrill Lane and James S. Lane to James S. Lane and Billie Jo Sherrill Lane "Trustees of the Sherrill-Lane Trust" by deed dated June 17, 1991 and recorded in Volume 878 on pages 325-328 of the Real Property Records of Hays County, Texas, for the East corner of a 100 acre tract conveyed by Alma Bauerschlag Meyer to George Edward Meyer and wife, Angela Zipp Meyer and Elsie Meyer Wray and husband, Milton E. Wray by deed dated January 22, 1958 and recorded in Volume 173 on pages 44-45 of the Deed Records of Hays County, Texas, for the North corner of the above cited Willie Henk 100 acre tract, for the North corner of the herein described 99.56 acre tract; from said iron pipe, a 1" diameter iron pipe found, the North corner of the said Meyer 100 acre tract bears N. 40° 36' 10" W. 1,616.61 feet;

**THENCE** with the fence, the Southwest line of the Sherrill-Lane Trust 125 acre tract, the Northeast line of the Willie Henk 100 acre tract, S. 40° 28' 36" E. 270.93 feet to a 1" iron pipe found and S. 39° 56' 22" E. 1,363.97 feet to a 1/2" re-bar rod set at a corner post in the Northwest line of County Road 266, Old San Antonio Road, for the South corner of the Sherrill-Lane Trust 125 acre tract, for the East corner of the Willie Henk 100 acre tract, for the East corner of this 99.56 acre tract;

**THENCE** with the Northwest line of Old San Antonio Road, the Southeast line of the Willie Henk 100 acre tract, with an unfenced line, S. 61° 31' 31" W. 1,447.81 feet to a 1/2" re-bar rod set at a corner post and with a partially fenced line, S. 61° 20' 00" W. 1,270.53 feet to a 1/2" re-bar rod set at the point of intersection of the Northwest line of Old San Antonio Road with the Northeast line of County Road 232, Redwood Road, for the South corner of the Willie Henk 100 acre tract, for the South corner of this 99.56 acre tract;

**THENCE** with the unfenced Northeast line of Redwood Road, the Southwest line of the Willie Henk 100 acre tract, N. 40° 34' 17" W. 1,616.67 feet to a 1/2" re-bar rod set for the South corner of the aforesaid Meyer 100 acre tract, for the West corner of the Willie Henk 100 acre tract, for the West corner of this 99.56 acre tract; from said rod, a 1" iron pipe, the West corner of the Meyer 100 acre tract bears N. 41° 06' 30" W. 1,638.04 feet;

**THENCE** with the Southeast line of the Meyer 100 acre tract, the Northwest line of the Willie Henk 100 acre tract, with an unfenced line, N. 61° 01' 22" E. 1,334.45 feet to a 1/2" re-bar rod set at a fence corner post, and with a fence, N. 61° 03' 44" E. 664.52 feet to a 1/2" re-bar rod set at a post and N. 60° 53' 02" E. 730.92 feet to the Place of Beginning.

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19023899 DEED  
07/16/2019 09:31:00 AM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

*Elaine H. Cárdenas*



Unofficial Copy

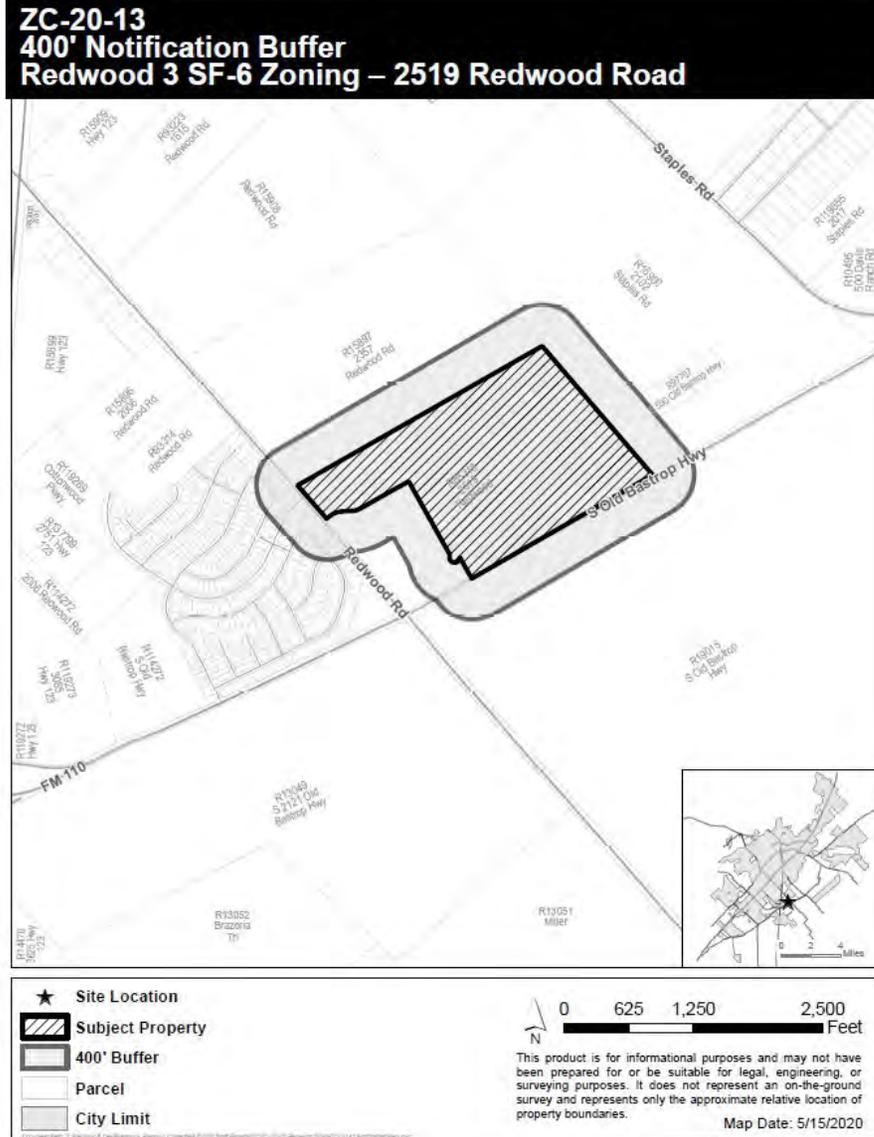
## ZC-20-13 (Redwood 3)

Hold a public hearing and consider a request by James Ingalls, on behalf of Jim Smith, Smith Co. Redwood LLC, for a zoning change from “FD” Future Development to “SF-6” Single Family-6, for approximately 80 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, generally located at 2519 Redwood Road. (A. Villalobos)



## Location:

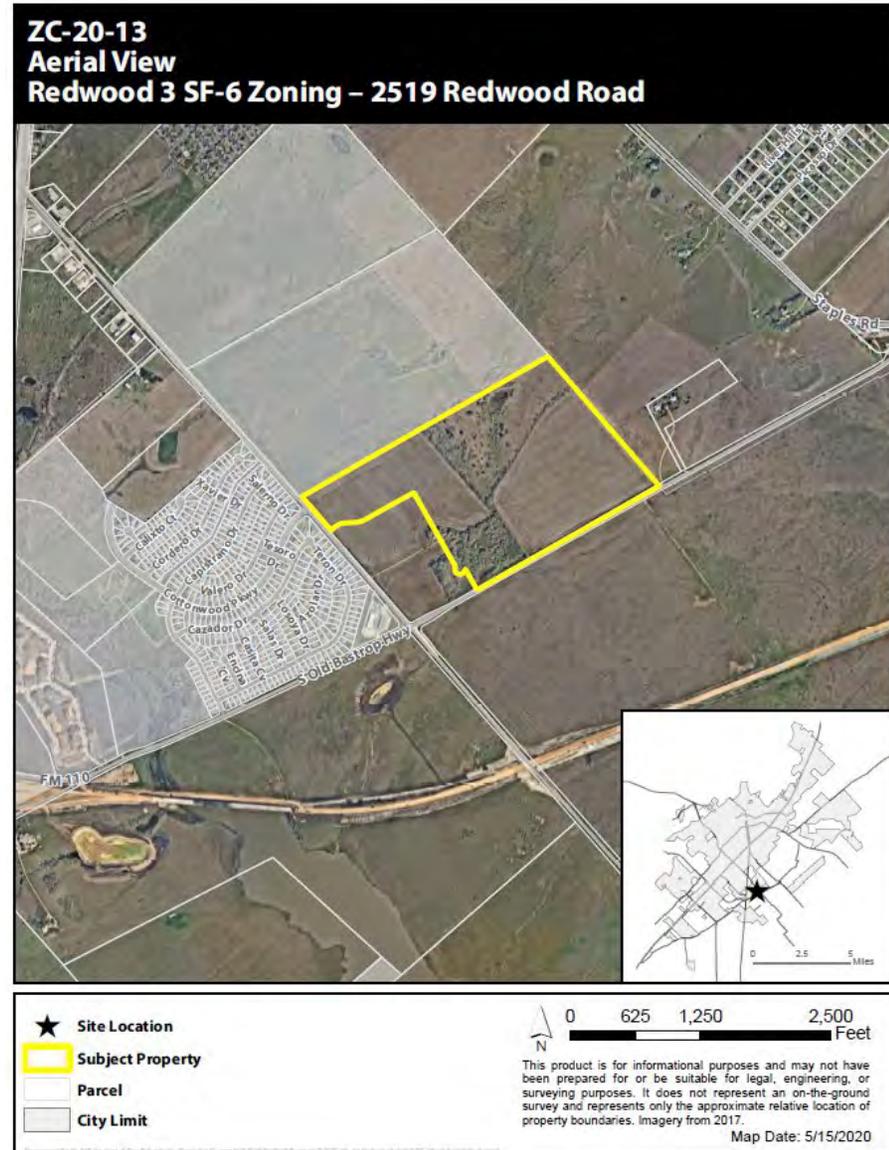
- Approximately 80 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
  - Single Family (El Camino Real neighborhood)
  - Agricultural / Rural (ETJ)
  - Gas Station
- Located outside the City Limits (Extraterritorial Jurisdiction)



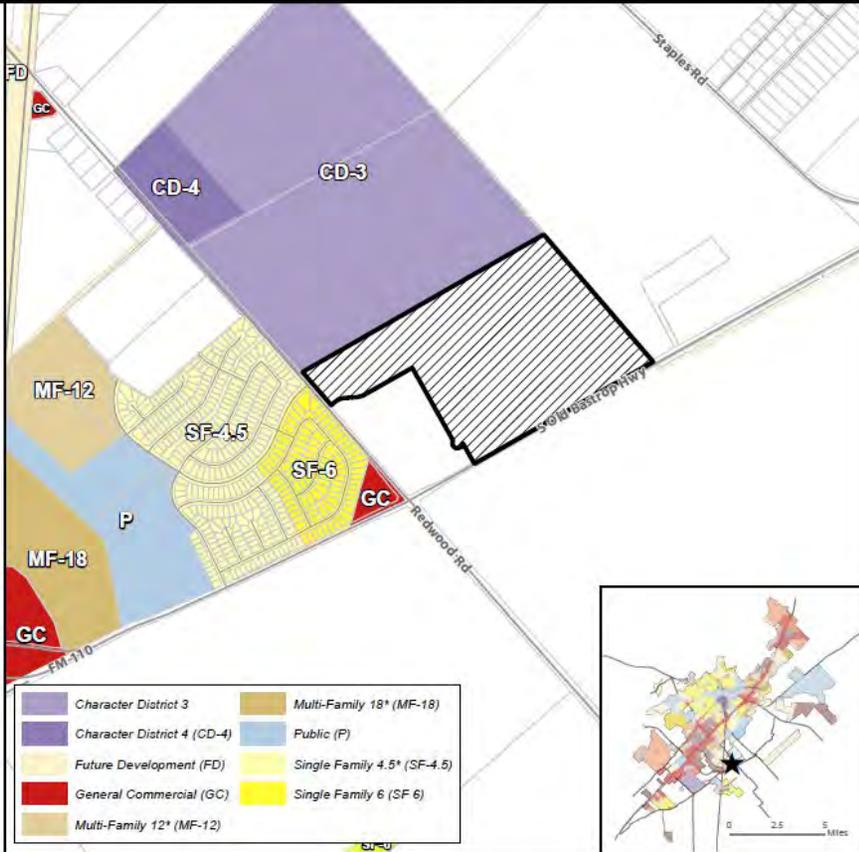


## Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Single Family-6 (SF-6)
- Proposed SF-6 zoning allows for primarily only single family residential uses with some limited and conditional uses (community garden, urban farm, etc.)
- Applicant is currently proposing a single family neighborhood.
- Annexation request is being processed concurrently for property located outside City Limits



**ZC-20-13**  
**Existing Zoning**  
**Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ Site Location

▨ Subject Property

▭ Parcels

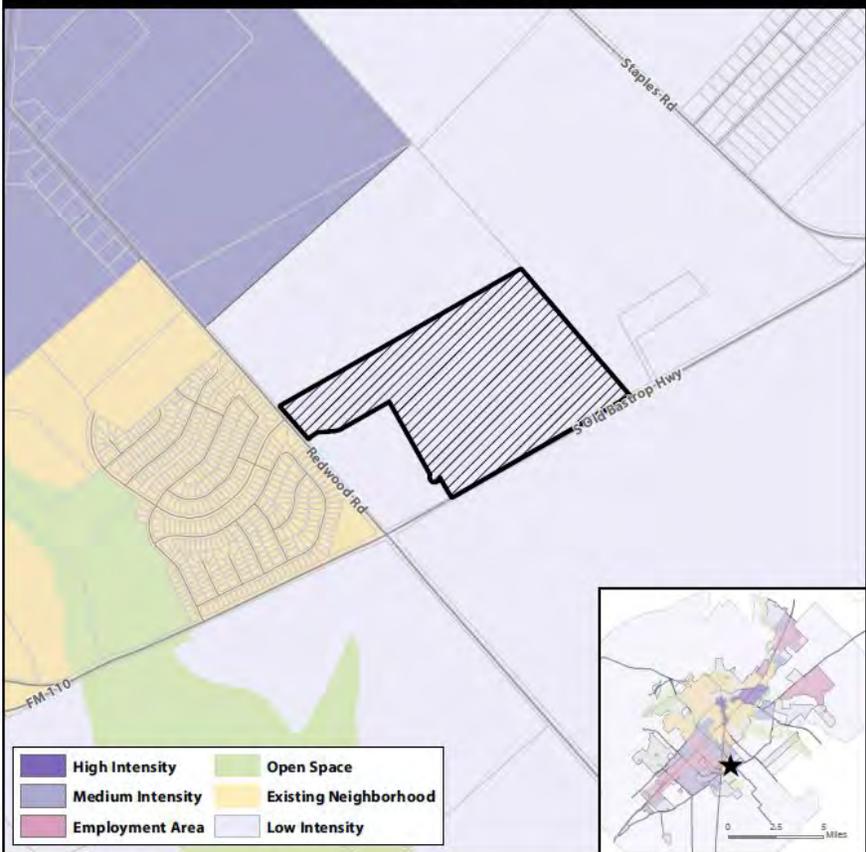
▭ City Limit

0 625 1,250 2,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/15/2020

**ZC-20-13**  
**Preferred Scenario**  
**Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ Site Location

▨ Subject Property

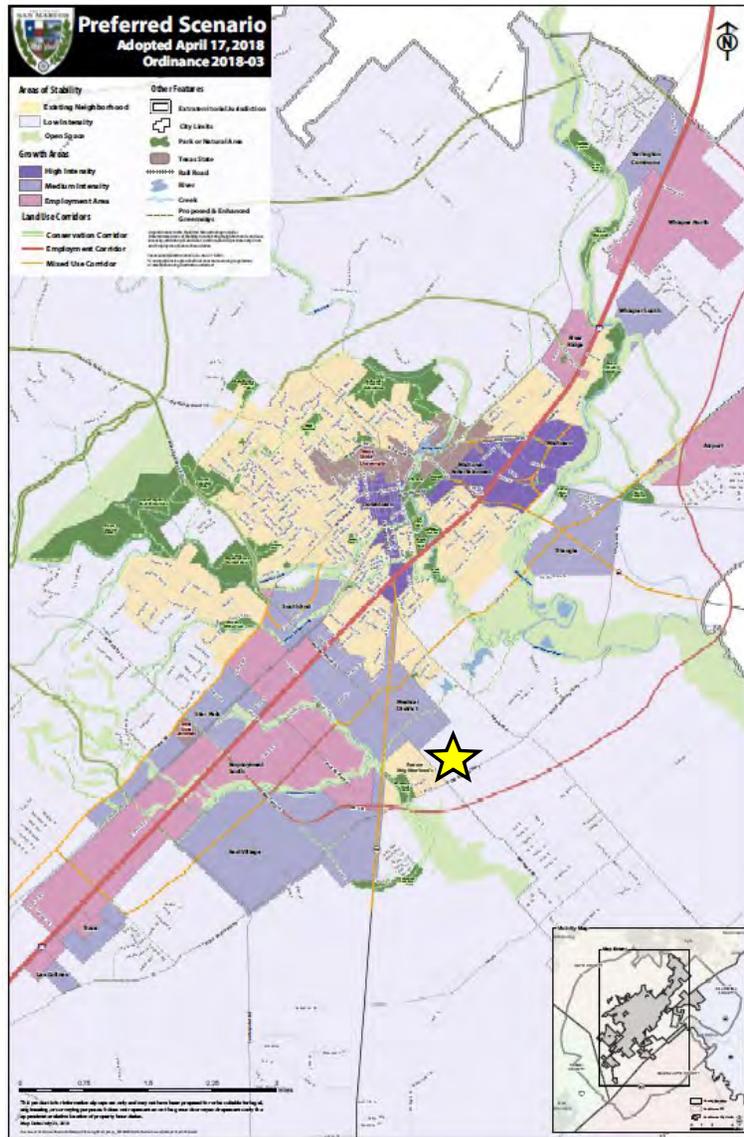
▭ Parcels

▭ City Limit

0 625 1,250 2,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/2/2020



# Comprehensive Plan Analysis

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

**Located in an Area of Stability – 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, pg. 77)

## Comprehensive Plan Analysis

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

Applicant is requesting a “Conventional Residential” (Single Family-6 zoning) within an Area of Stability – Low Intensity.

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	

## SF-6 Zoning Analysis:

- SF-6 is intended for single family detached residential homes and associated accessory structures.
- Allowable Building Types:** *House, Cottage, Civic, Accessory Dwelling Unit*
- Allowable Uses:** Community Garden, Accessory Structures, Home Occupation, Family Home Care, Short Term Rental, Single Family Detached, Community Home, Civic
- Surrounding area is comprised of single family rural / agricultural land as well as a single family neighborhood, El Camino Real.
- The property to the north was recently annexed and zoned to Character District-3 in 2019 and is proposed as a residential subdivision.



**GENERAL DESCRIPTION**

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

**DENSITY**

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

**TRANSPORTATION**

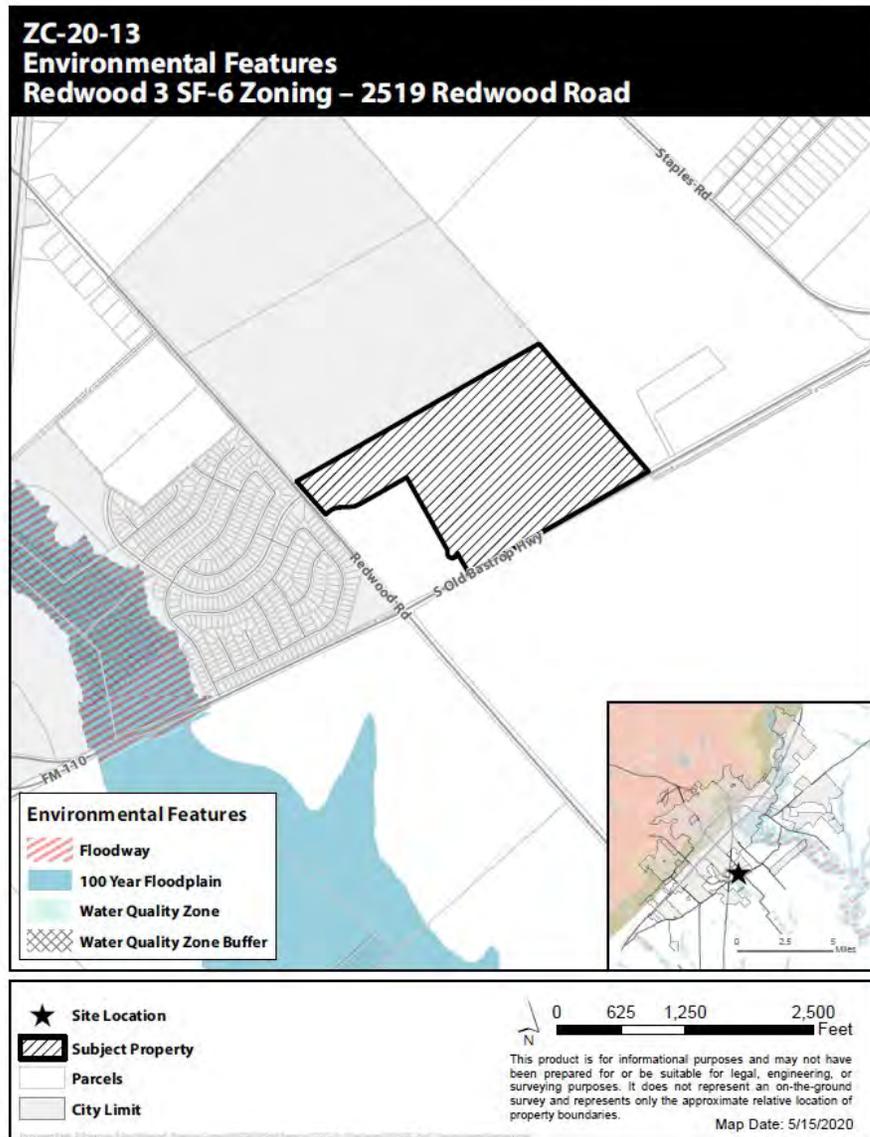
Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

## Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports
- “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” (Comprehensive Plan)





## Additional Requirements

### • Street Requirements

- Transportation Master Plan
- Block perimeter requirements (3,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

### • Subdivision Requirements

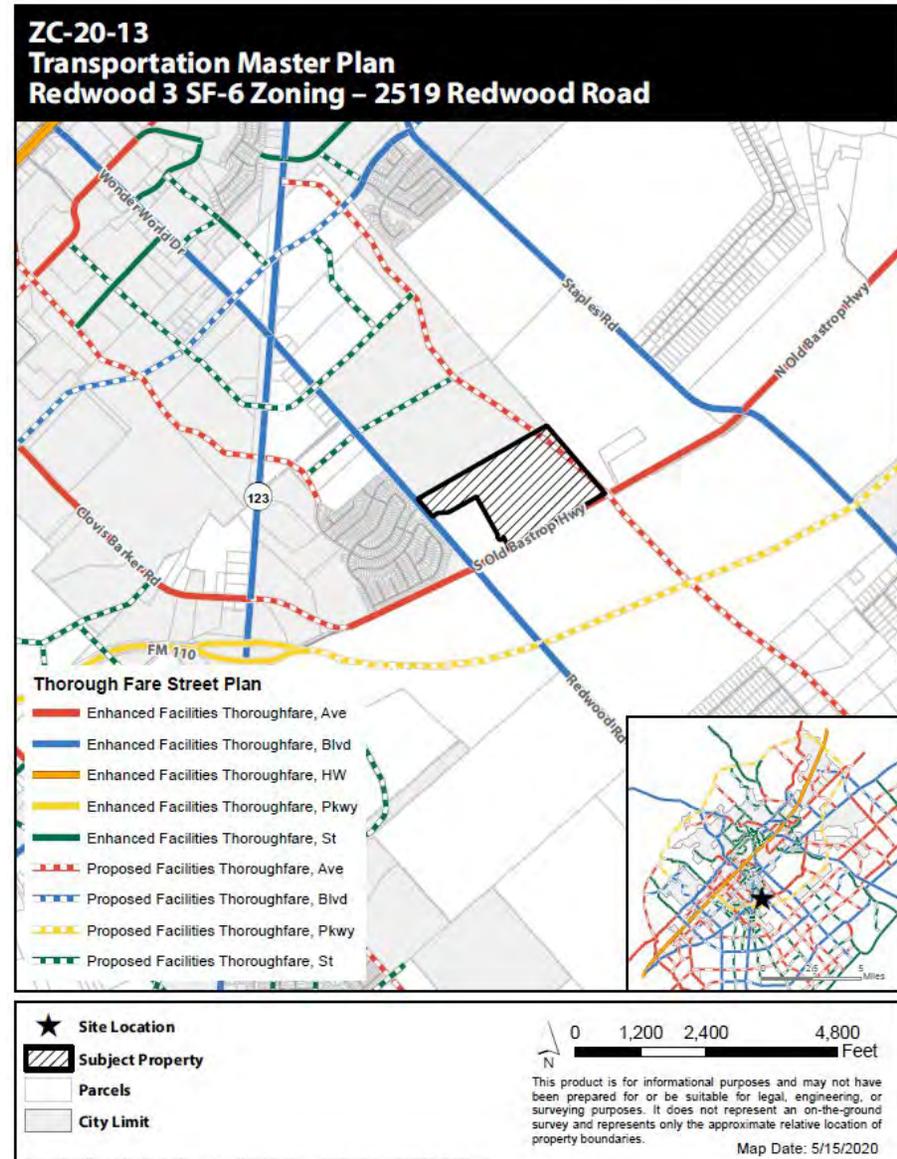
- Subdivision plat in accordance with lot and block standards

### • Utility Requirements

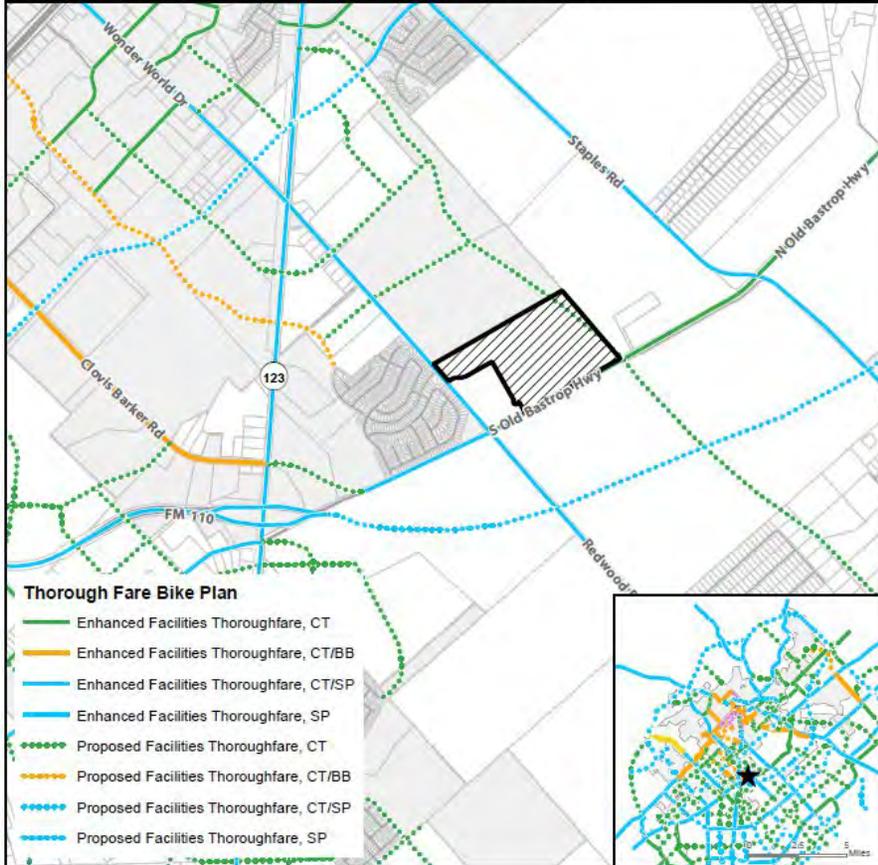
- Extension of water and wastewater facilities in accordance with City standards

### • Parkland Requirements

- Parkland Development and Parkland Dedication (based on number of units proposed)



**ZC-20-13  
Transportation Master Plan - Bicycle Facilities  
Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ Site Location

▨ Subject Property

□ Parcels

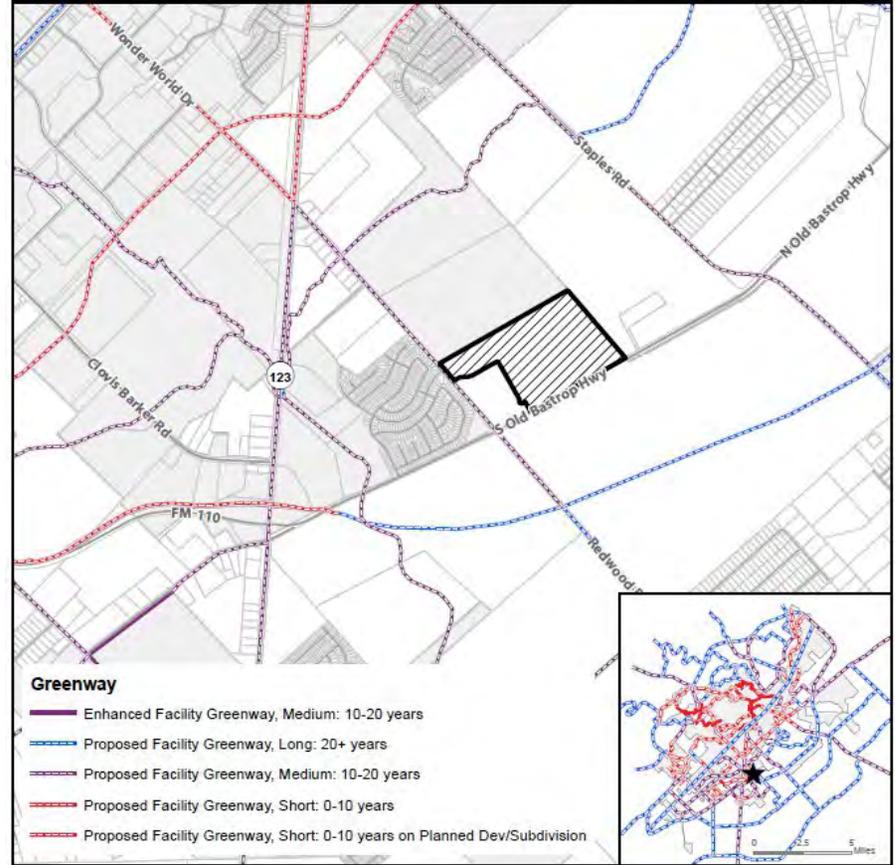
□ City Limit

0 1,200 2,400 4,800 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/15/2020

**ZC-20-13  
Transportation Master Plan - Greenway Facilities  
Redwood 3 SF-6 Zoning – 2519 Redwood Road**



★ Site Location

▨ Subject Property

□ Parcels

□ City Limit

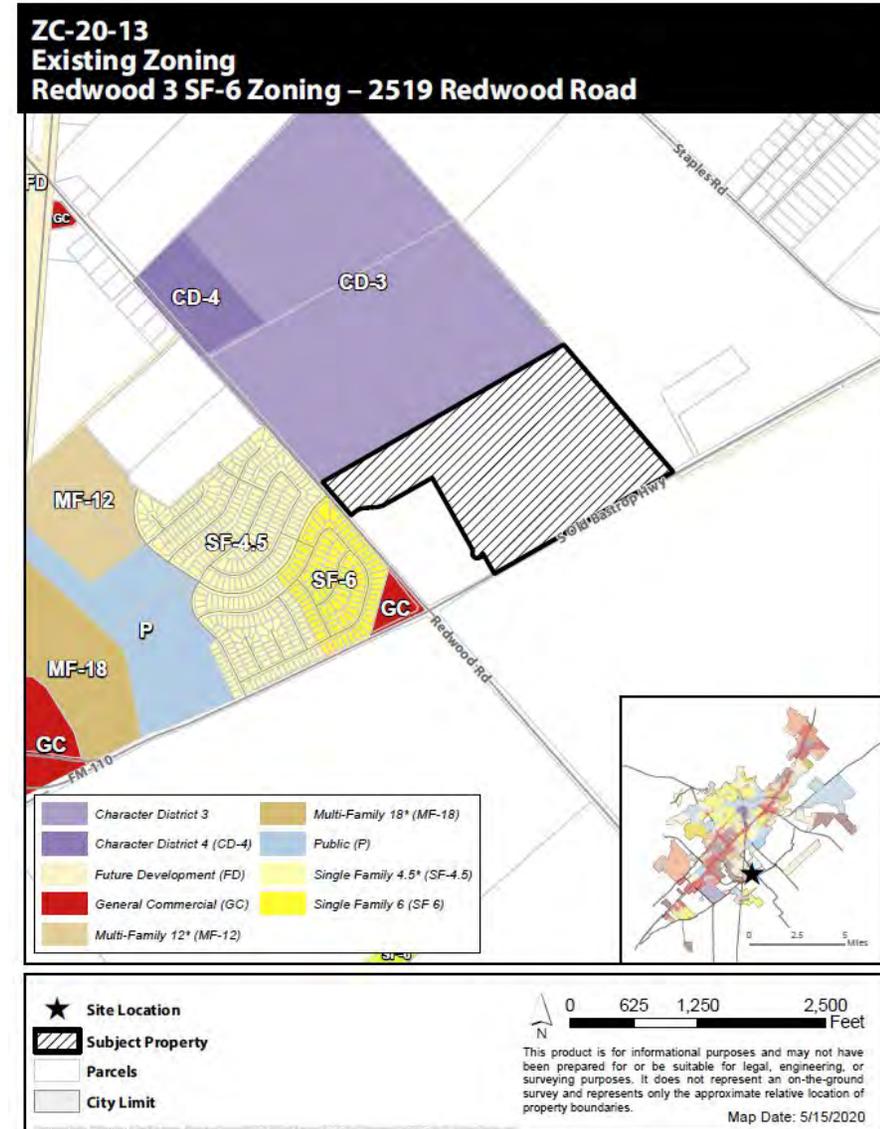
0 1,200 2,400 4,800 Feet

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Map Date: 5/15/2020

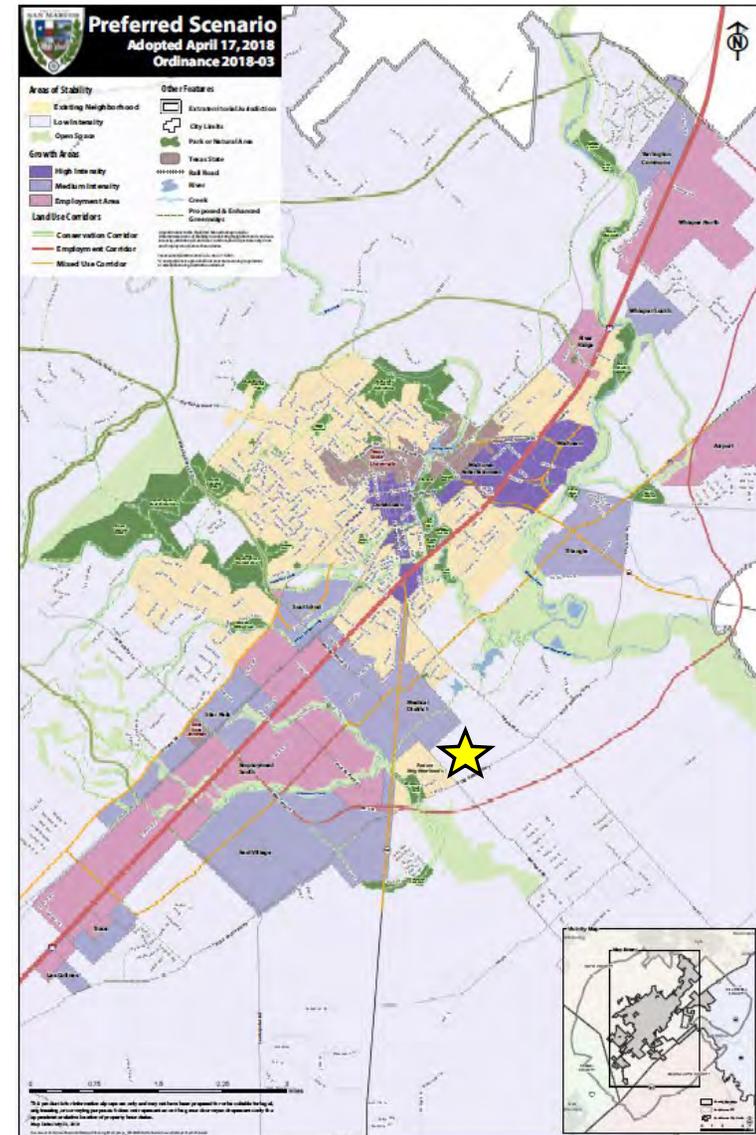
## Additional Analysis

- **Compatibility:** SF-6 is generally compatible with surrounding existing residential neighborhoods, such as El Camino Real, and with potential uses in the adjacent High Branch CD-3 zoning
- **Diversity of Residential Uses:** SF-6 does not promote a diversity of residential uses and is restricted to primarily single family detached uses, similar to the adjacent El Camino Real.
- **Major Intersection:** It is best practice to add higher density uses near the intersection of major roadways and transition lower density uses away from the intersection. SF-6 does not create a smooth transition as it is less dense than the adjacent CD-3 to the north.



## Additional Analysis

- **Preferred Scenario:** Single Family-6 is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map.
  - Alternatively, Single Family-6 is to be “C” Considered in an ‘Area of Stability – Low Intensity’ on the Preferred Scenario Map
  - Character Districts are to be “C” Considered in an “Area of Stability – Low Intensity” on the Preferred Scenario Map
- **Multi-modal:** The proposed development will be required to install necessary multi-modal infrastructure (sidewalks, blocks, stub streets, bike, and greenways). This is important as we consider the proximity to the Medical District Medium Intensity Zone. However, enhanced garage standards which promote a pedestrian-oriented streetscape do not apply in SF-6 zoning.
- **Land Use Suitability** – The subject property is low to moderately constrained and is not located in any floodplain. The development is situated from sensitive sites





### **Staff Recommendation:**

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

## Zoning District Comparison Chart

Topic	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Single Family-6 (SF-6)</b>
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily residential: Community Garden, Urban Farm, accessory structures, home occupation, single family detached uses (See Land Use Matrix)
Parking Location	No location or garage standards	No location or residential garage standards
Parking Standards	Depends on use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	5.5 (max)
Occupancy Restrictions	N/A	Yes
Landscaping	Tree and shrub requirements based on use	Tree and shrub requirements
Building Height (max)	2 stories ( 40 feet)	2 stories (35' max)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	25' minimum front setback (primary street), 15' minimum front setback (secondary street), 5' side setback, 20' rear setback
Impervious Cover (max)	30%	50%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	6,000 sf minimum lot area; 50' minimum lot width
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max