

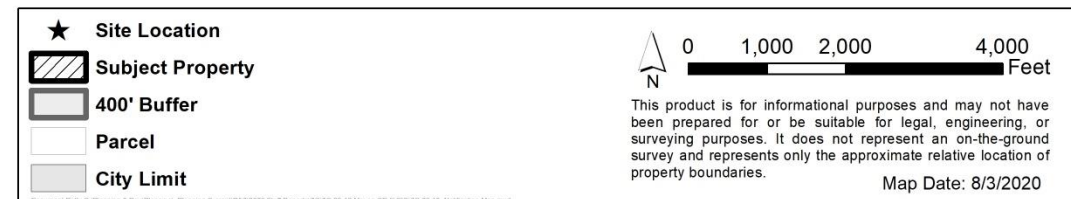
## **ZC-20-18 (The Mayan CD-5)**

Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC., for a zoning change from “FD” Future Development to “CD-5” Character District-5, for approximately 42.872 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 813, the William A. Matthews Survey, Abstract No. 305, and the William Burnett Jr. Survey, Abstract No. 56, Hays County Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, located at 2801 Staples Road (S. Caldwell)

## Location:

- Approximately 43 acres
  - Part of an ~380 acre development with proposed CD-3, CD-4, and LI zoning
- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road
- Surrounding uses include:
  - Agricultural / Rural
- Located within City Limits

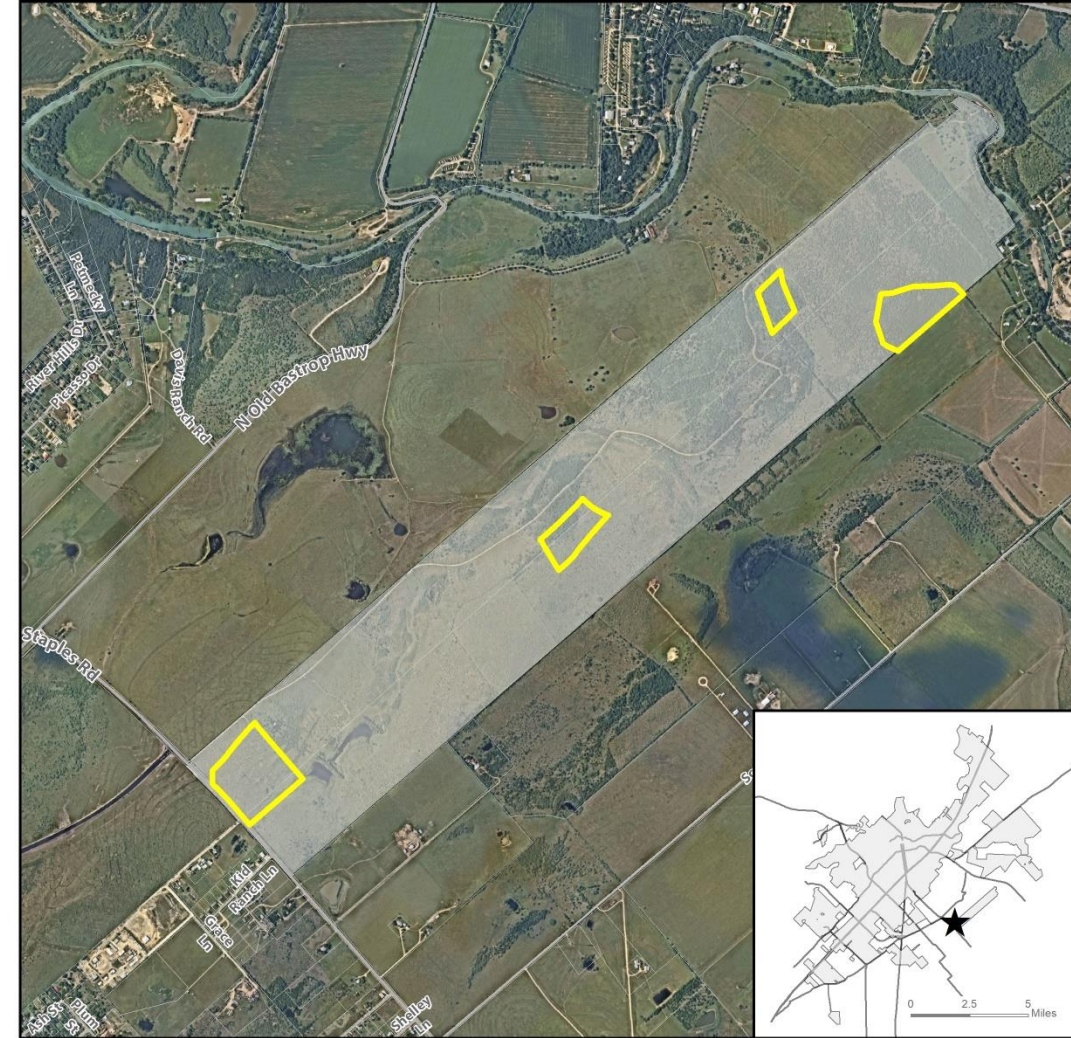
## ZC-20-18 400' Notification Buffer Mayan CD-5 Zoning – 2801 Staples Road



# Context & History

- Annexed in 2008
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District-5 (CD-5)
- Proposed CD-5 zoning allows for primarily commercial uses with allowances for attached and multifamily residential uses. Some industrial uses are allowed but primarily with an approved CUP.
- Request is being processed concurrently with CD-3, CD-4, and LI requests

ZC-20-18  
Aerial View  
Mayan CD-5 Zoning – 2801 Staples Road



★ Site Location

■ Subject Property

■ Parcel

■ City Limit

0 1,000 2,000 4,000 Feet

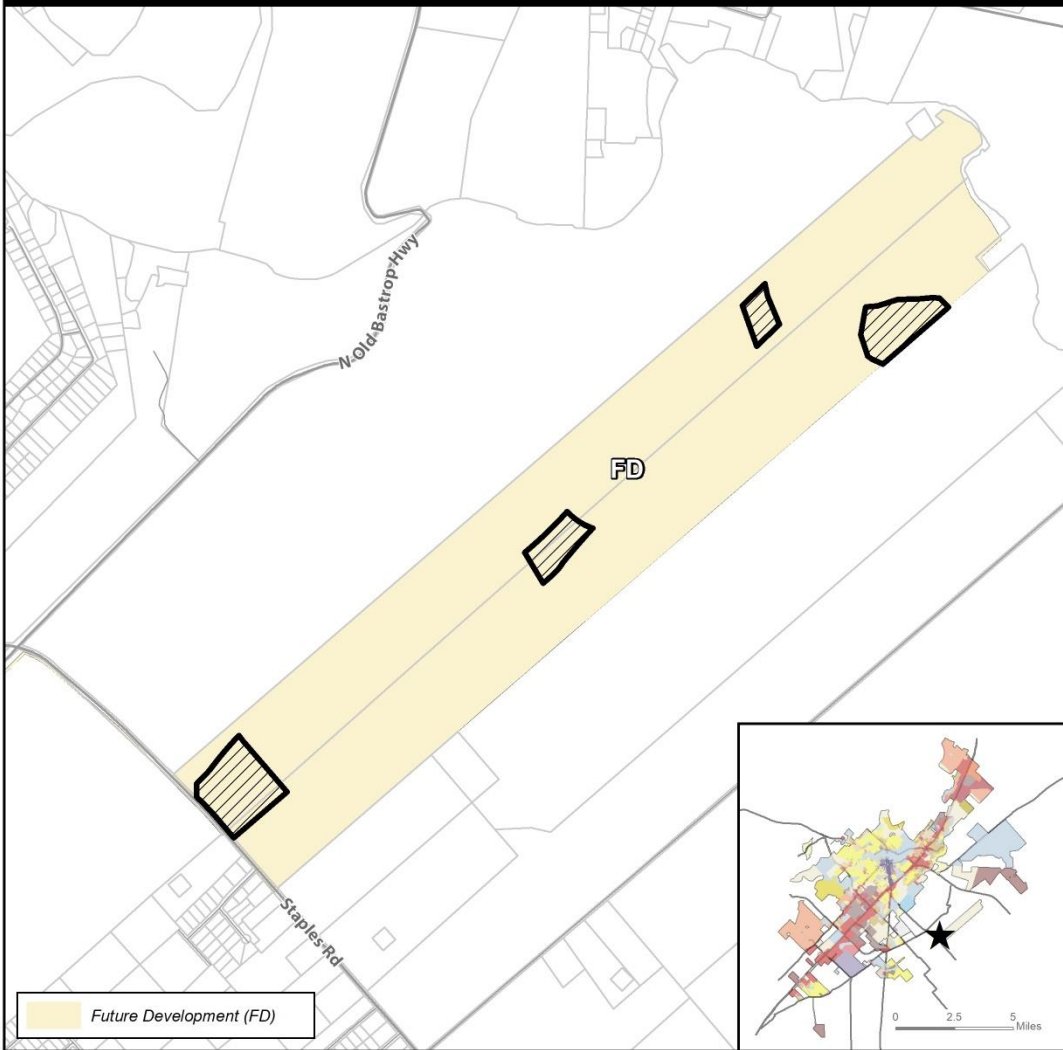
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Map Date: 8/3/2020



# **ZC-20-18** **Existing Zoning** **Mayan CD-5 Zoning – 2801 Staples Road**



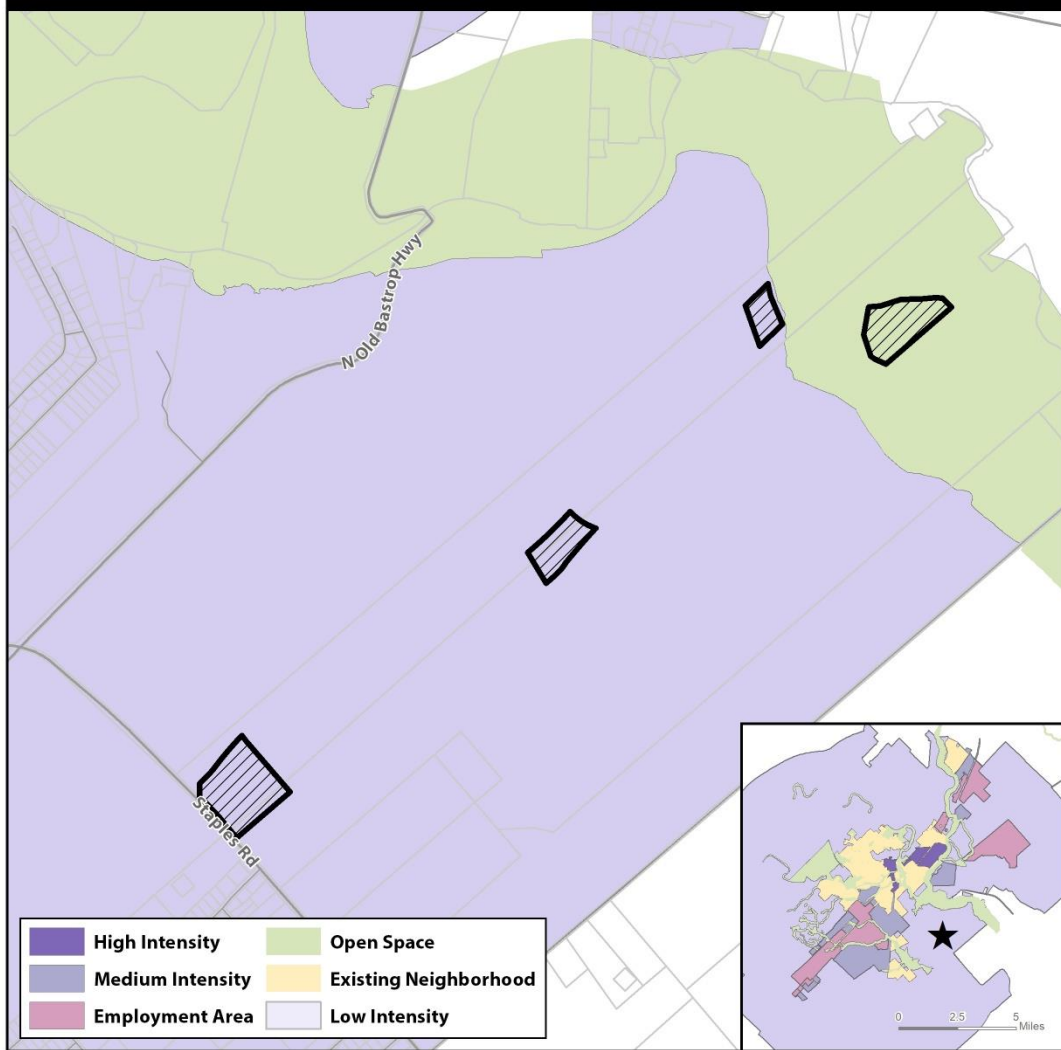
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 1,000 2,000 4,000 Feet

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Map Date: 8/3/2020

# **ZC-20-18** **Preferred Scenario** **Mayan CD-5 Zoning – 2801 Staples Road**



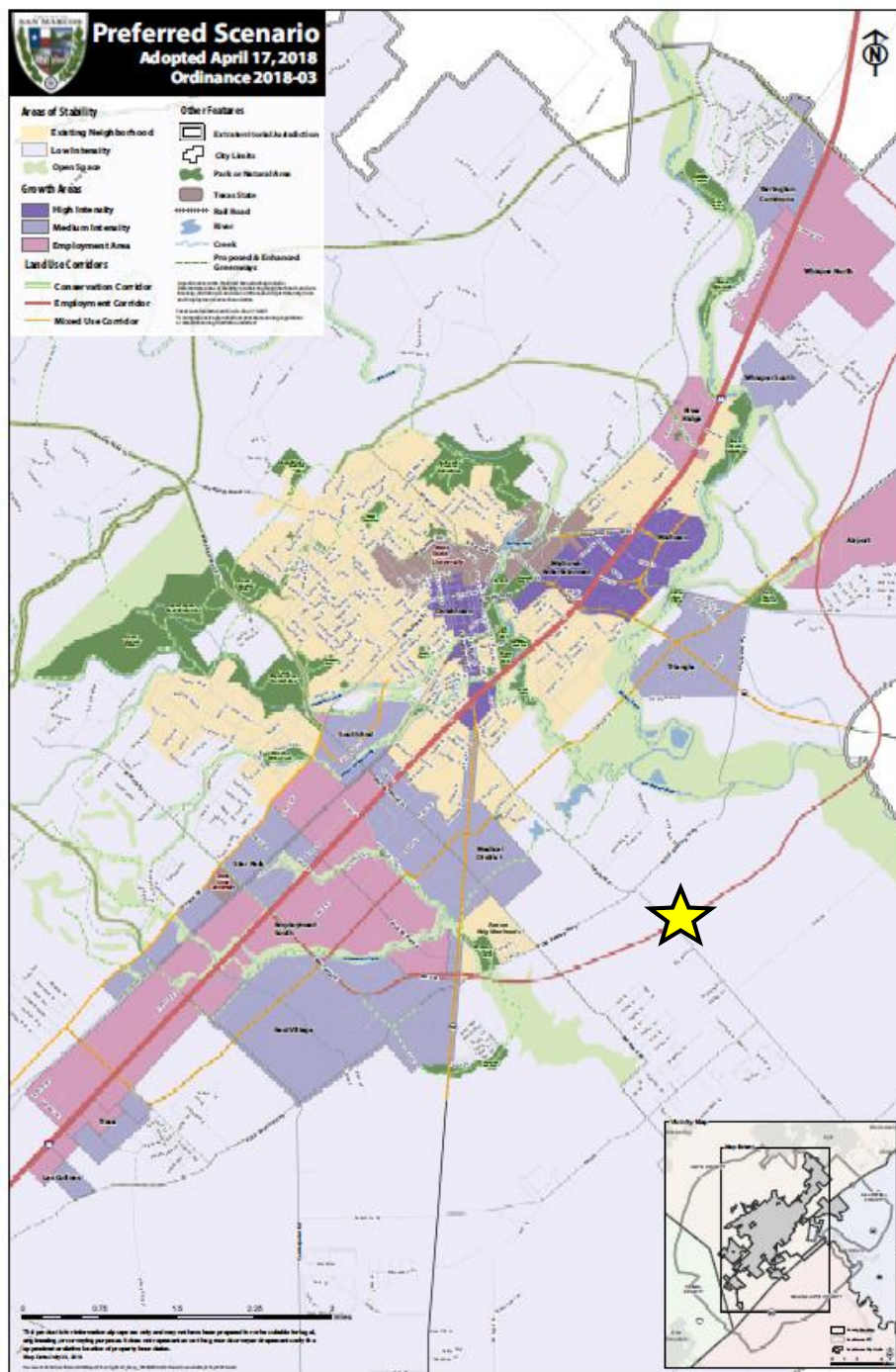
- High Intensity
- Medium Intensity
- Employment Area
- Open Space
- Existing Neighborhood
- Low Intensity

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

0 1,000 2,000 4,000 Feet

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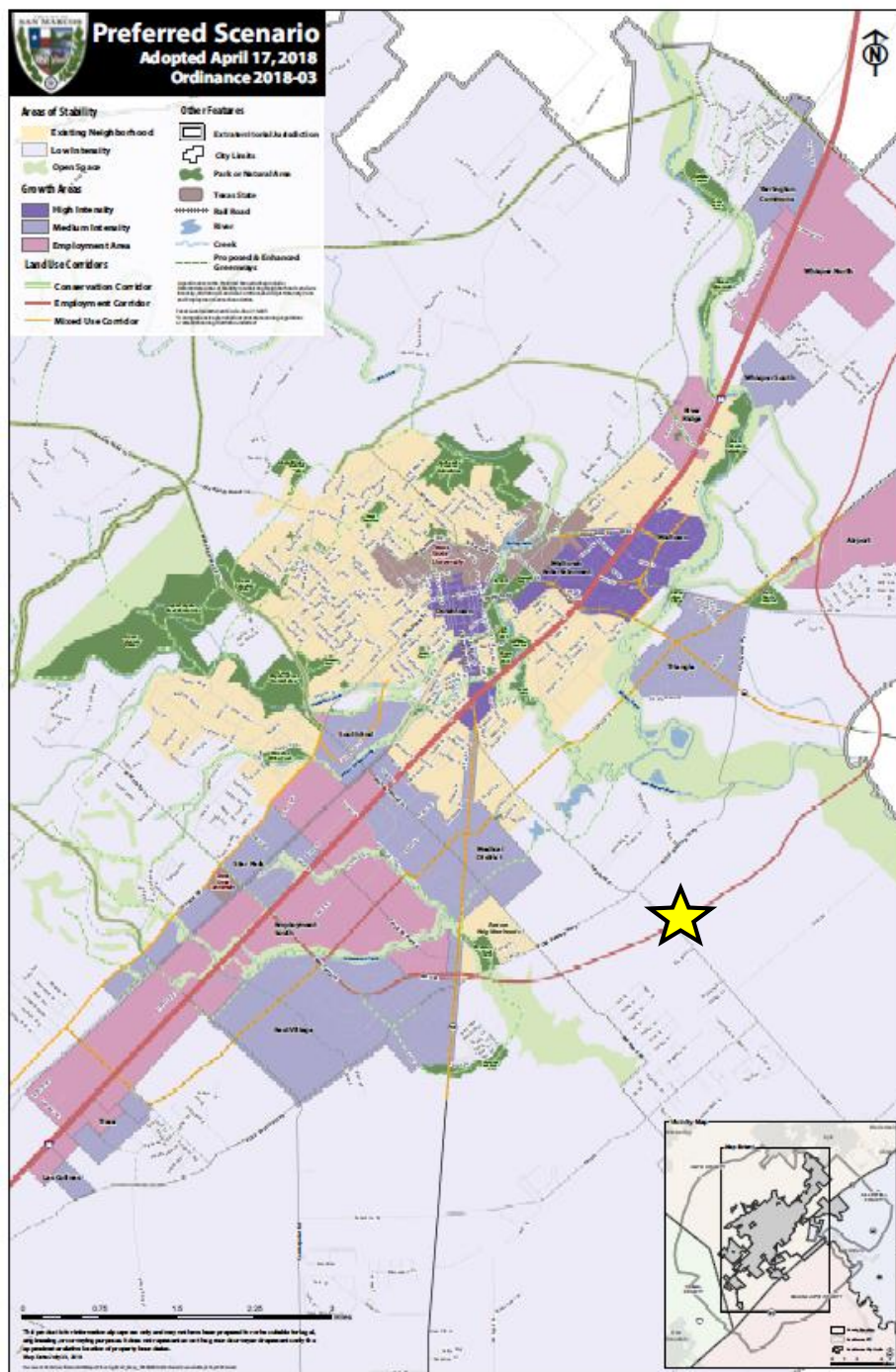
# Comprehensive Plan Analysis

**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)





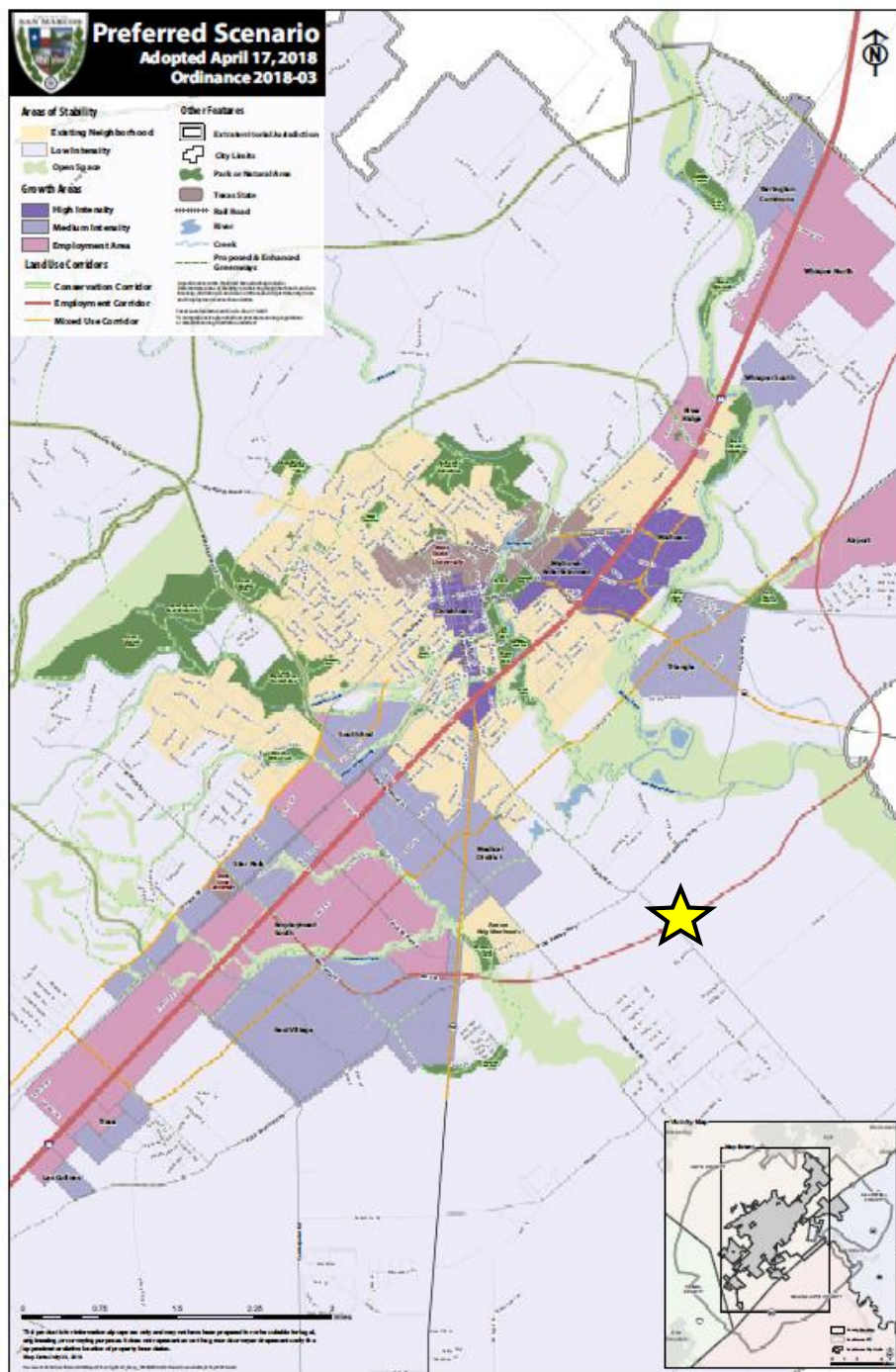
# Comprehensive Plan Analysis

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

**Located in an Area of Stability – Low Intensity**

*“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map and the Comprehensive Plan.”*

*(San Marcos Development Code, pg. 144)*



# Comprehensive Plan Analysis

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

**Located Along Employment Corridor**

*“Employment corridors are primarily intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.”*

*(Comprehensive Plan, pg. 79)*

# Comprehensive Plan Analysis

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

**Applicant is requesting a “Character District”  
(Character District-5 zoning) within an Area of Stability – Low Intensity.**

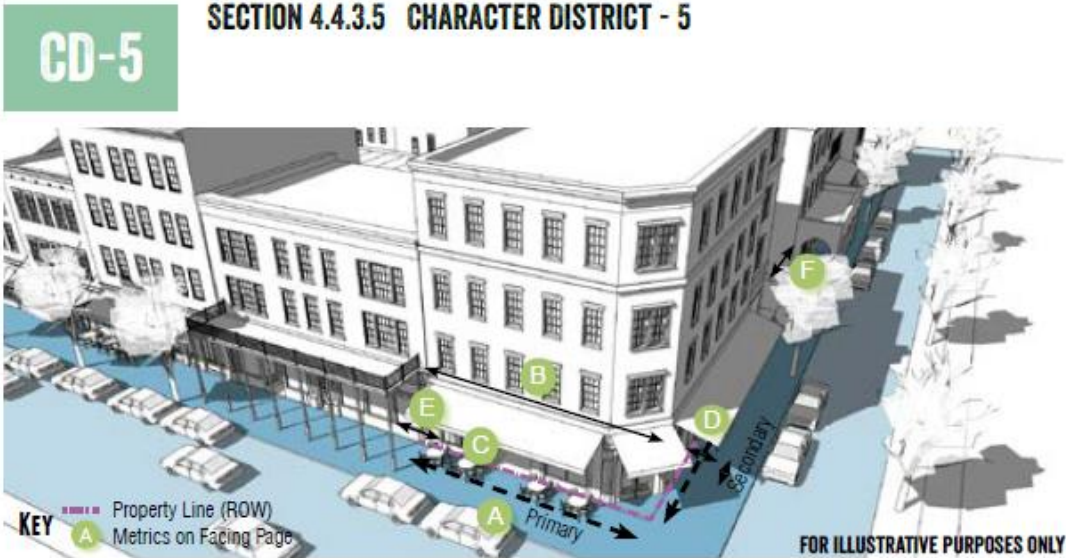
**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

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	



# CD-5 Zoning Analysis:

- CD-5 is intended for a variety of retail, service, commercial, and residential uses. Auto-oriented uses are restrict and mixed use promote walkability and pedestrian-oriented activity.
- **Allowable Building Types:** *Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic*
- **Allowable Uses:** Professional office, medical, personal services, retail sales, eating establishment, mobile food court, bed & breakfast, boutique hotel, indoor and outdoor recreation, multifamily, courtyard housing, light manufacturing, vehicle repair.
- **Surrounding Area:** Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.



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.

DENSITY

Impervious Cover	100% max.
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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

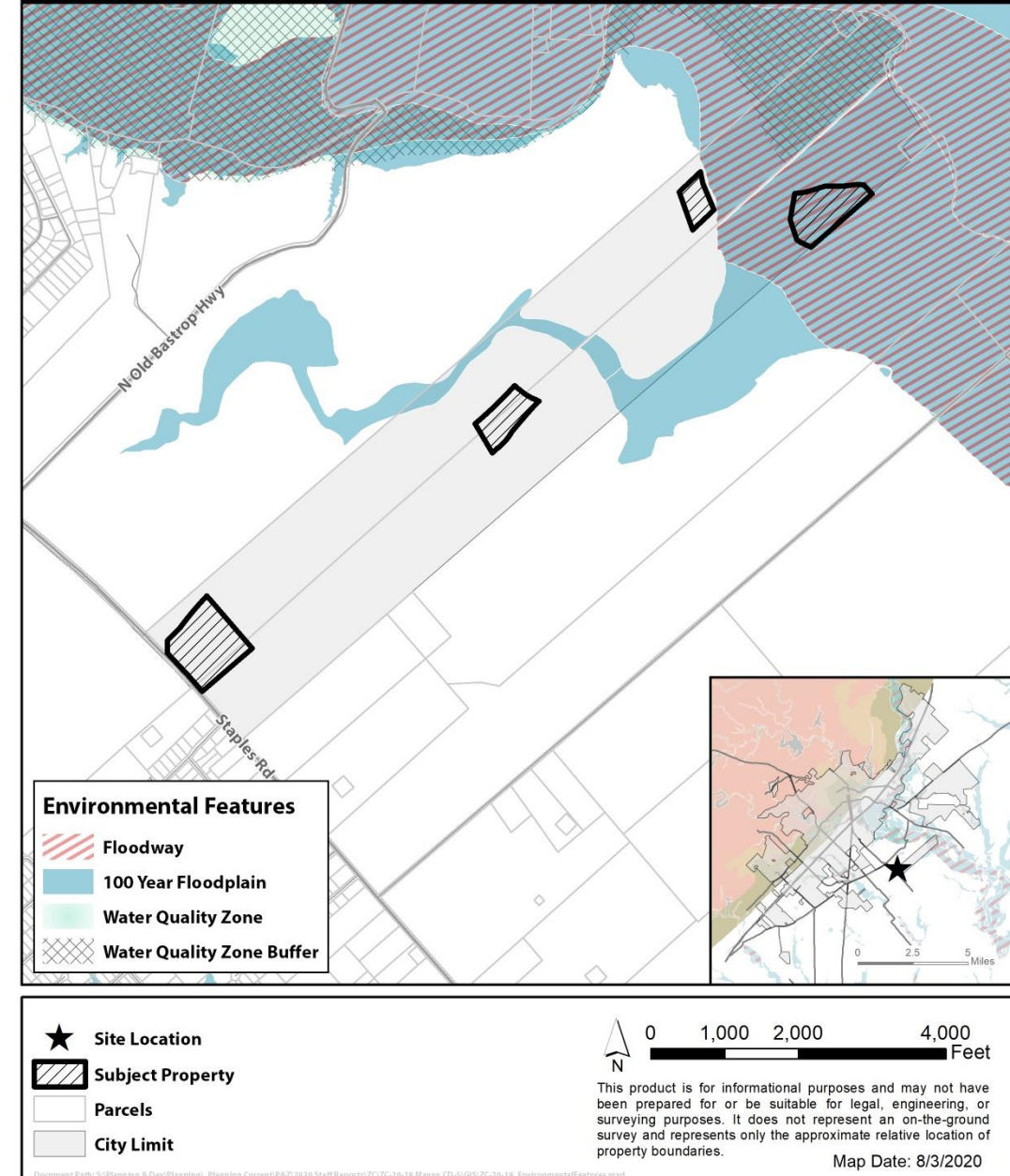
BUILDING TYPES ALLOWED

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

## Environmental Analysis

- Located in a moderately to highly constrained area on the Land Use Suitability map
- Partially located within the regulatory floodway
- 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)

### ZC-20-18 Environmental Features Mayan CD-5 Zoning – 2801 Staples Road





## Additional Requirements

### • Street Requirements

- Transportation Master Plan
- Block perimeter requirements (2,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

### • Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

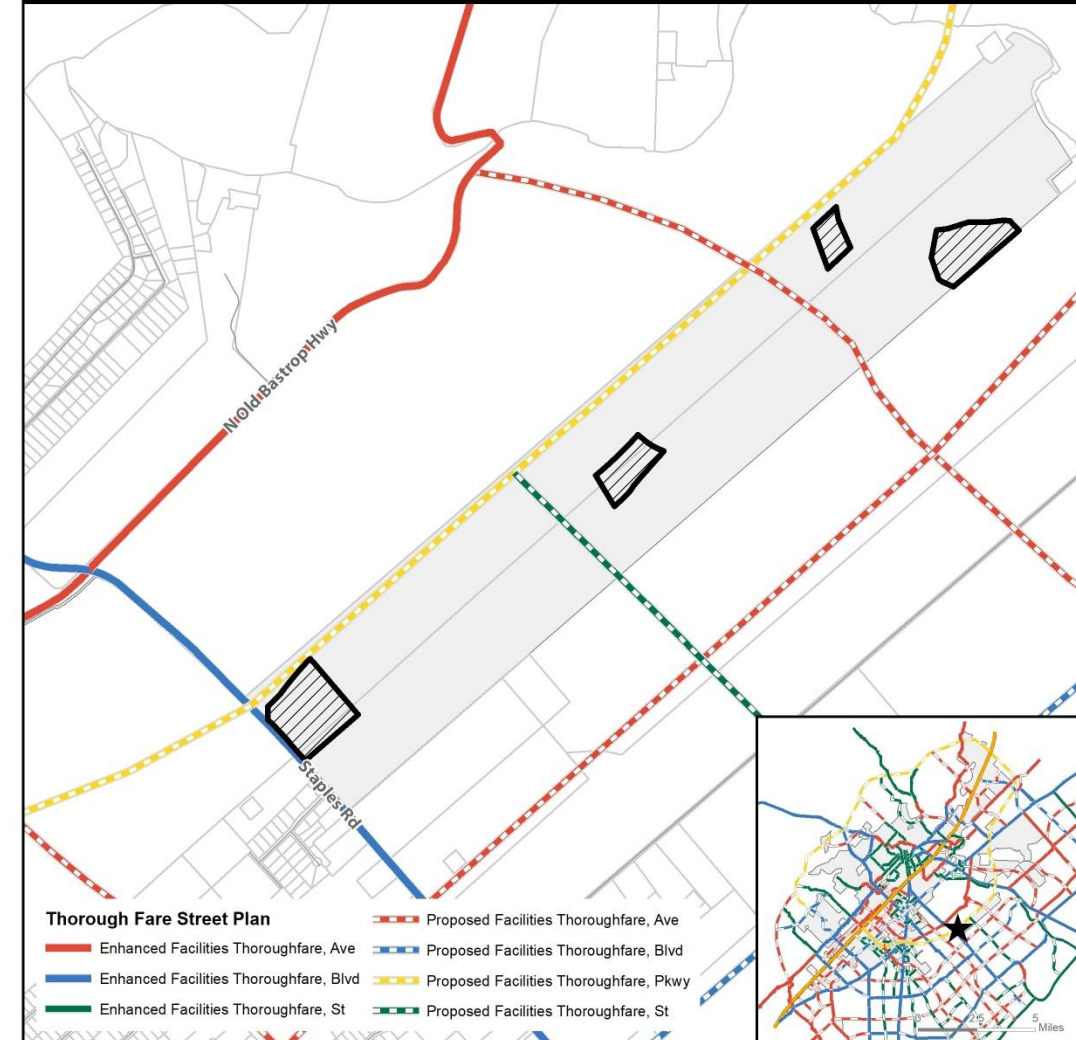
### • Utility Requirements

- Extension of water and wastewater facilities in accordance with City standards

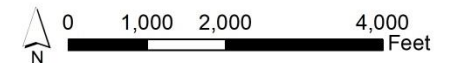
### • Parkland Requirements

- Parkland Development and Parkland Dedication (based on number of units proposed)

## ZC-20-18 Transportation Master Plan Mayan CD-5 Zoning – 2801 Staples Road



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



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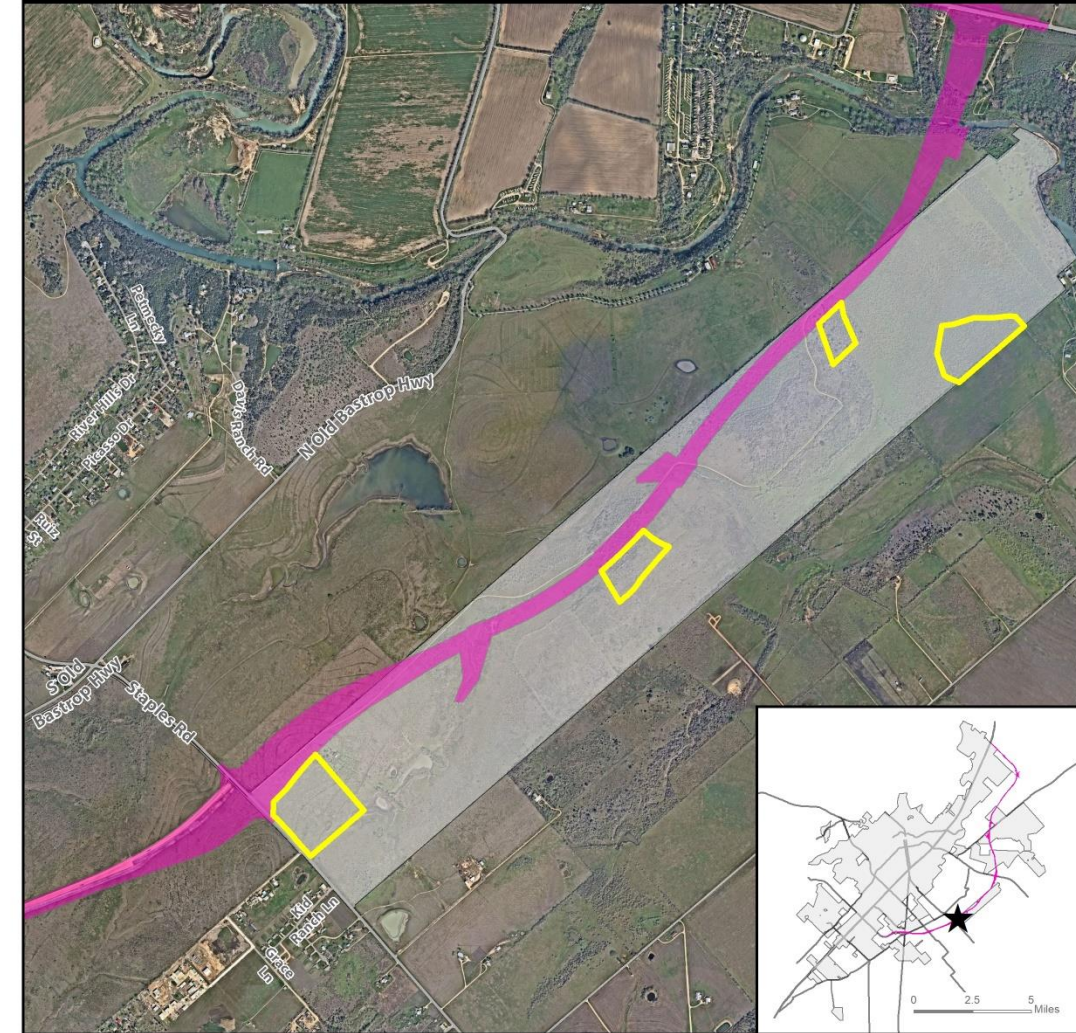
## Additional Analysis

- **Compatibility:** CD-5 zoning is not compatible with the existing surrounding uses such as rural and agricultural. However, the future FM 110 adjacent to the property will most likely attract a diverse array of uses.
- **Preferred Scenario:** The majority of the property is located in a “Low Intensity” designation along an “Employment Corridor” where Character Districts are to be Considered. A portion of the subject property is located within an “Open Space” designation on the Preferred Scenario Map where Character Districts are Not Preferred and that are generally only suitable for limited residential and agricultural uses.
- **Land Use Suitability** – A portion of the property is located within the regulatory floodway. Development in the regulatory floodway is prohibited unless the applicant is able to process a Conditional Letter of Map Revision or Letter of Map Revision to remove this area from the floodplain, demonstrate no increase in water surface elevation, and meet compensatory storage requirements per City Code of Ordinances, Chapter 39-Flood Damage Prevention.

ZC-20-18

FM 110

The Mayan CD-5 Zoning — 2801 Staples Road



## Staff Recommendation:

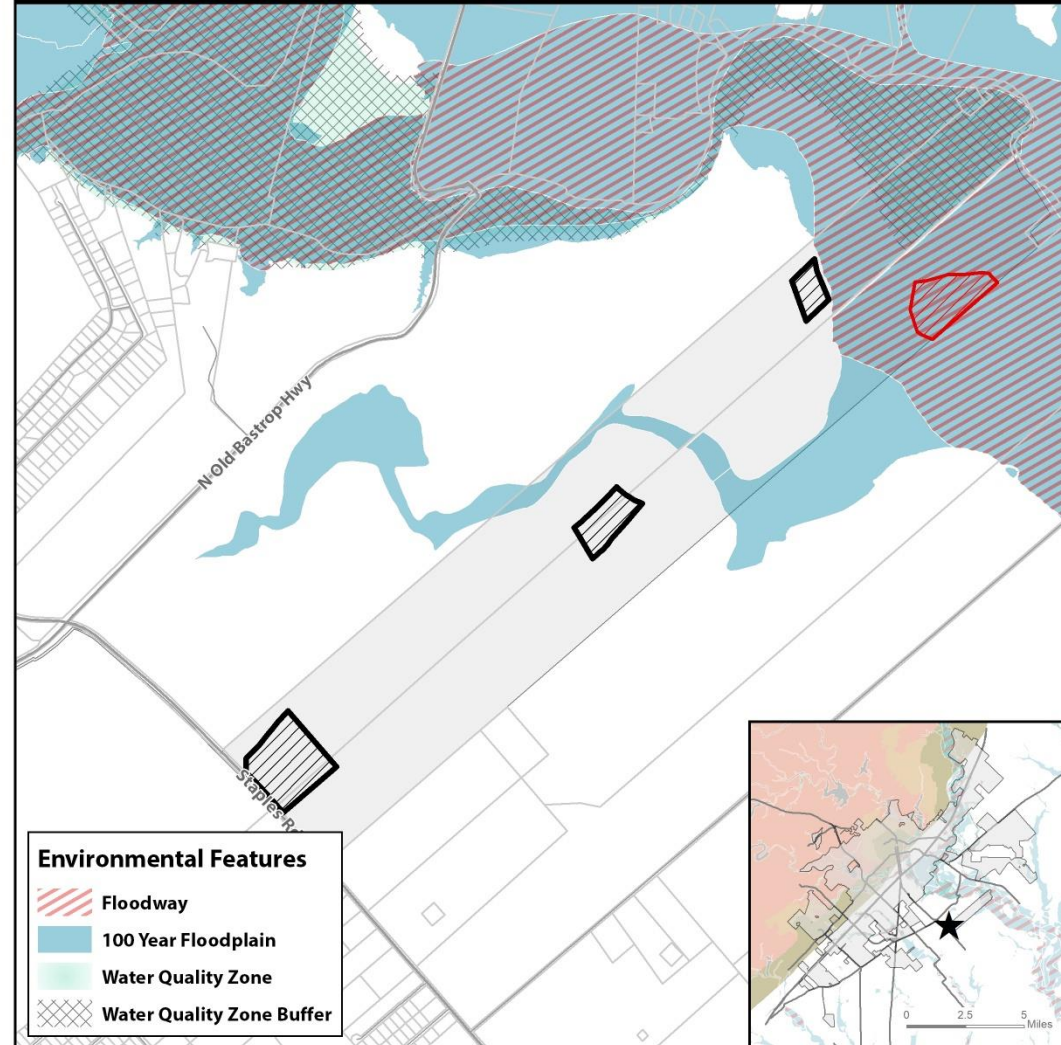
Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

Alternatively, to help address concerns with the zoning district's lack of alignment with the purpose and intent of Open Space designations on the Preferred Scenario Map and its location within the floodway, staff offers the below **alternate recommendation** for the Commission's consideration.

- Approval of requested CD-5 zoning with the exclusion of the ~12.546 acre tract located within the regulatory floodway and Open Space Preferred Scenario designation.



**ZC-20-18  
Alternative Staff Recommendation-Removal of 12.5 Acre Tract  
Mayan CD-5 Zoning – 2801 Staples Road**





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 (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
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) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
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