

ZC-20-19 (The Mayan CD-4)

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 74.853 acres, more or less, of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, Texas, located generally at 2801 Staples Road, from “FD” Future Development District to “CD-4” Character District-4; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

Location:

- Approximately 75 acres
 - Part of an ~380 acre development with proposed CD-3, CD-5, and LI zoning
- **Current Configuration:**
 - Vacant / Agricultural land
 - Future FM 110 Road
- Surrounding uses include:
 - Agricultural / Rural
- Located within City Limits

ZC-20-19 400' Notification Buffer Mayan CD-4 Zoning – 2801 Staples Road

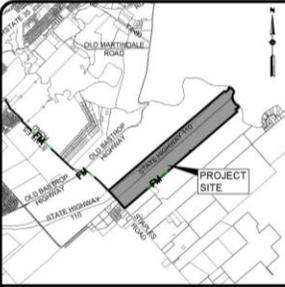


★	Site Location
	Subject Property
	400' Buffer
	Parcel
	City Limit

0 1,000 2,000 4,000 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: 8/4/2020



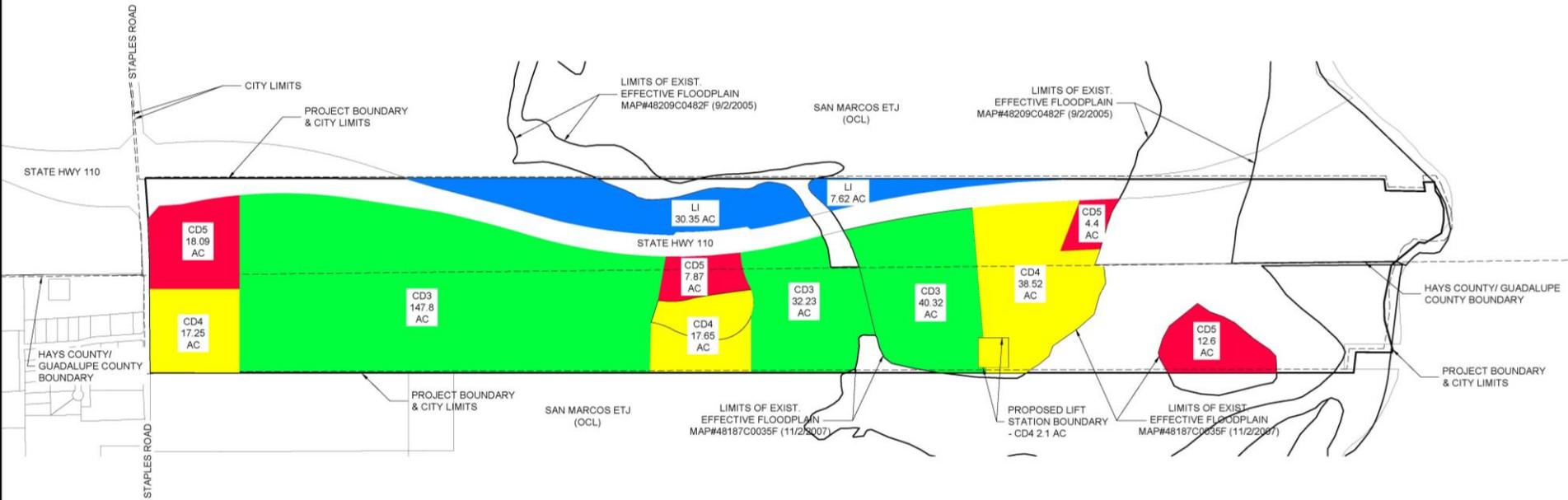
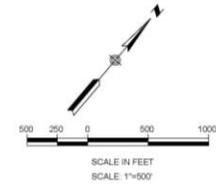
LOCATION MAP
N.T.S.

CURRENT ZONING

FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)



**THE MAYAN
ZONING DEDICATION
EXHIBIT**

NO.	REVISIONS	DATE
	DESCRIPTION <td> </td>	

DATE: 04/05/2020	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
SCALE: 1"=500'	PROJECT NO: SA193-026	DATE: 04/05/2020

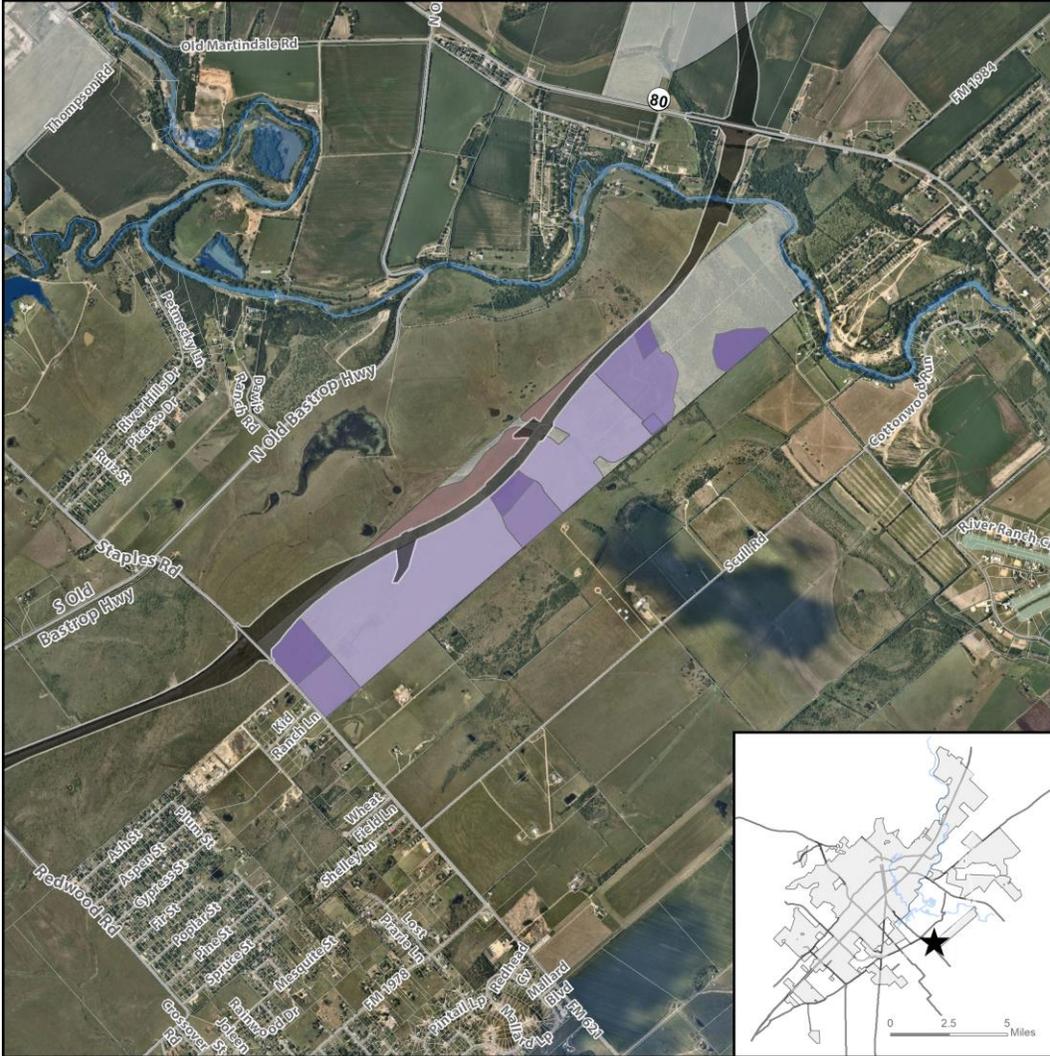
LJA Engineering, Inc.
 1100 NE Loop 410
 Suite 650
 San Antonio, Texas 78208
 Phone 210.502.2700
 Fax 210.502.2749
 TDD 210.502.2749

JOB NUMBER:
SA193-026

SHEET NO:
1
OF 1 SHEETS

Plot Date: 04/05/2020, 11:53:28 AM - 10/15/2020

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 The Mayan-Requested Zoning



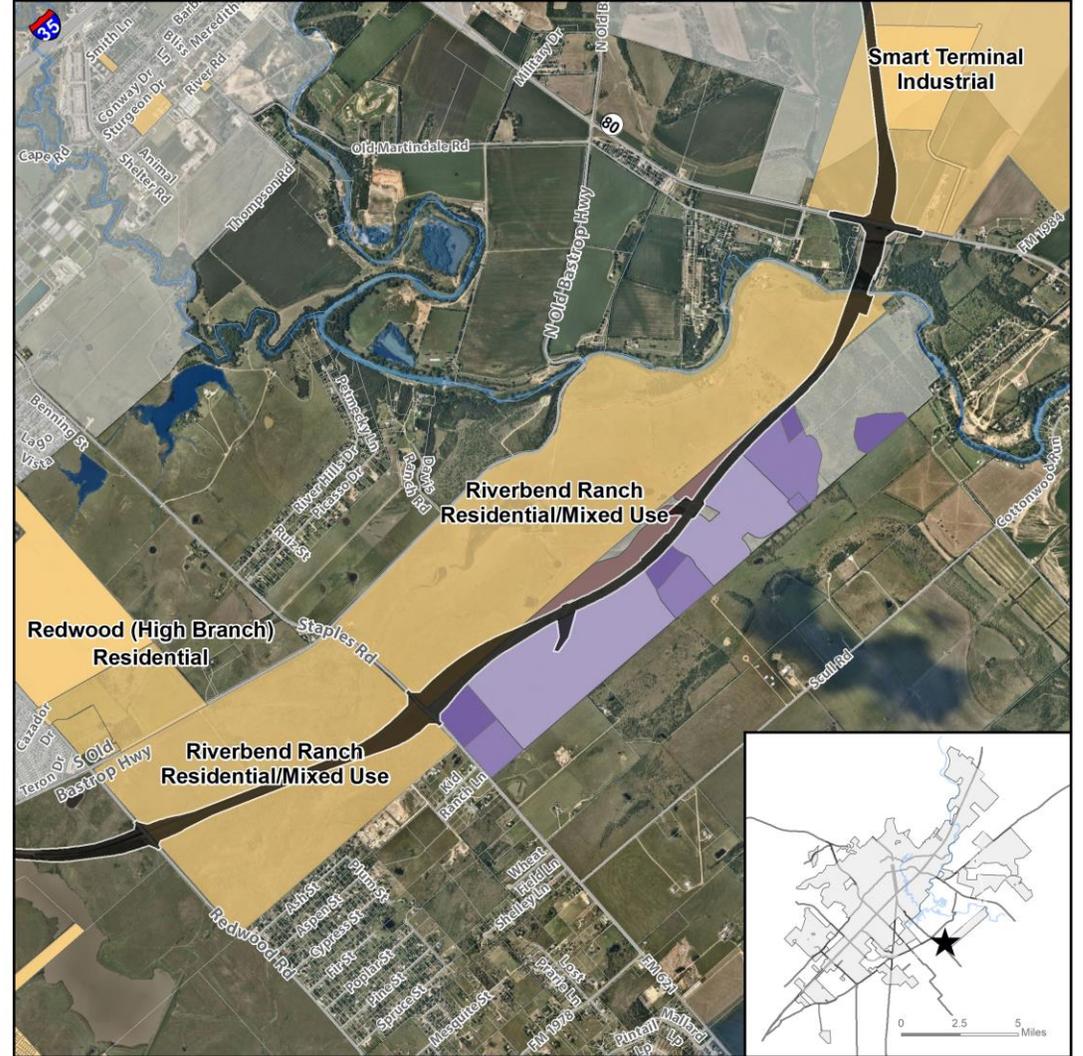
- ★ Site Location
- Parcel
- City Limit
- FM 110
- River
- Requested Zoning
- CD-3
- CD-4
- CD-5
- LI



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: 8/10/2020

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 The Mayan-Surrounding Developments



- Requested Zoning
- CD-3
- CD-4
- CD-5
- LI
- Surrounding Developments
- Parcel
- City Limit
- FM 110
- River

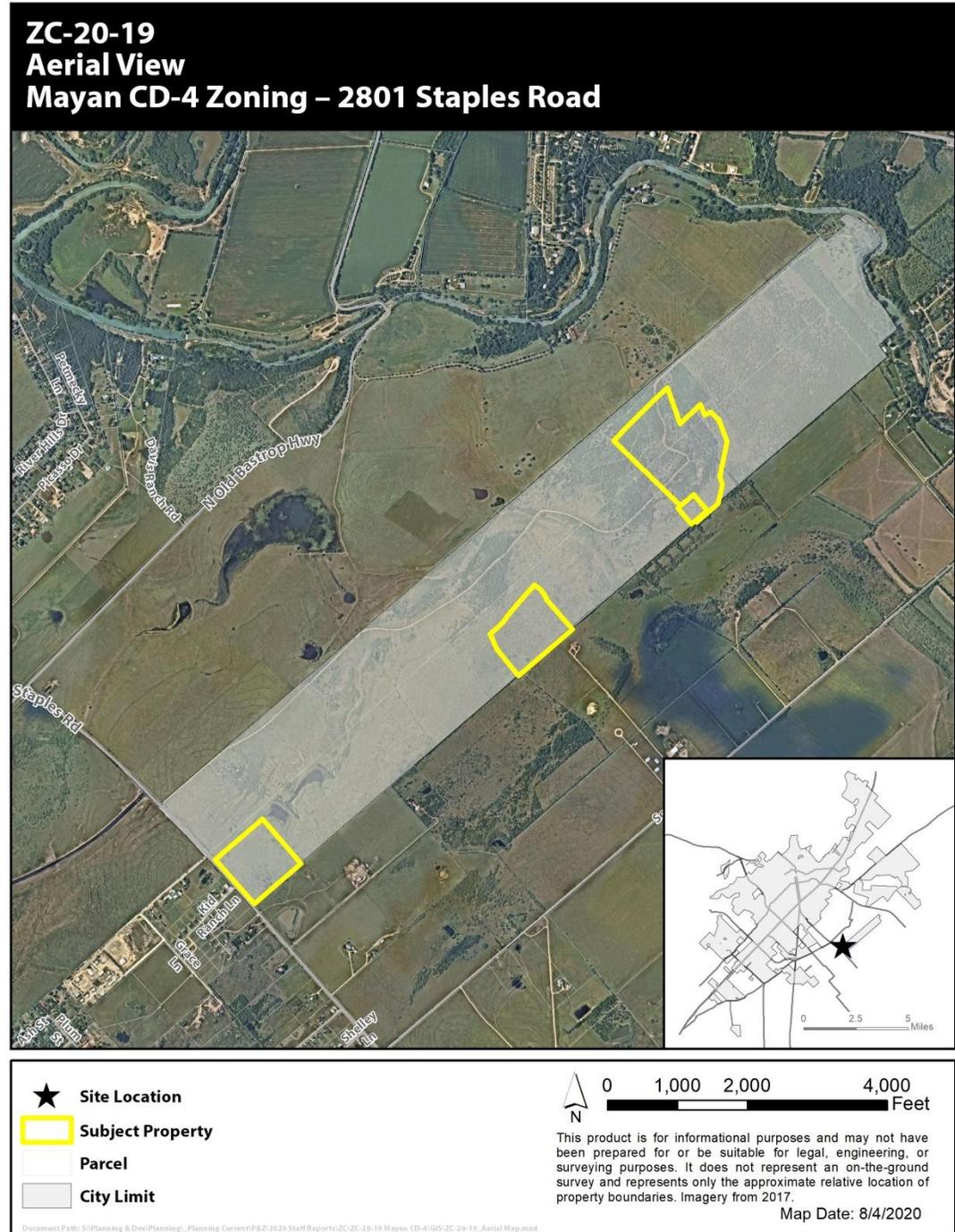


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

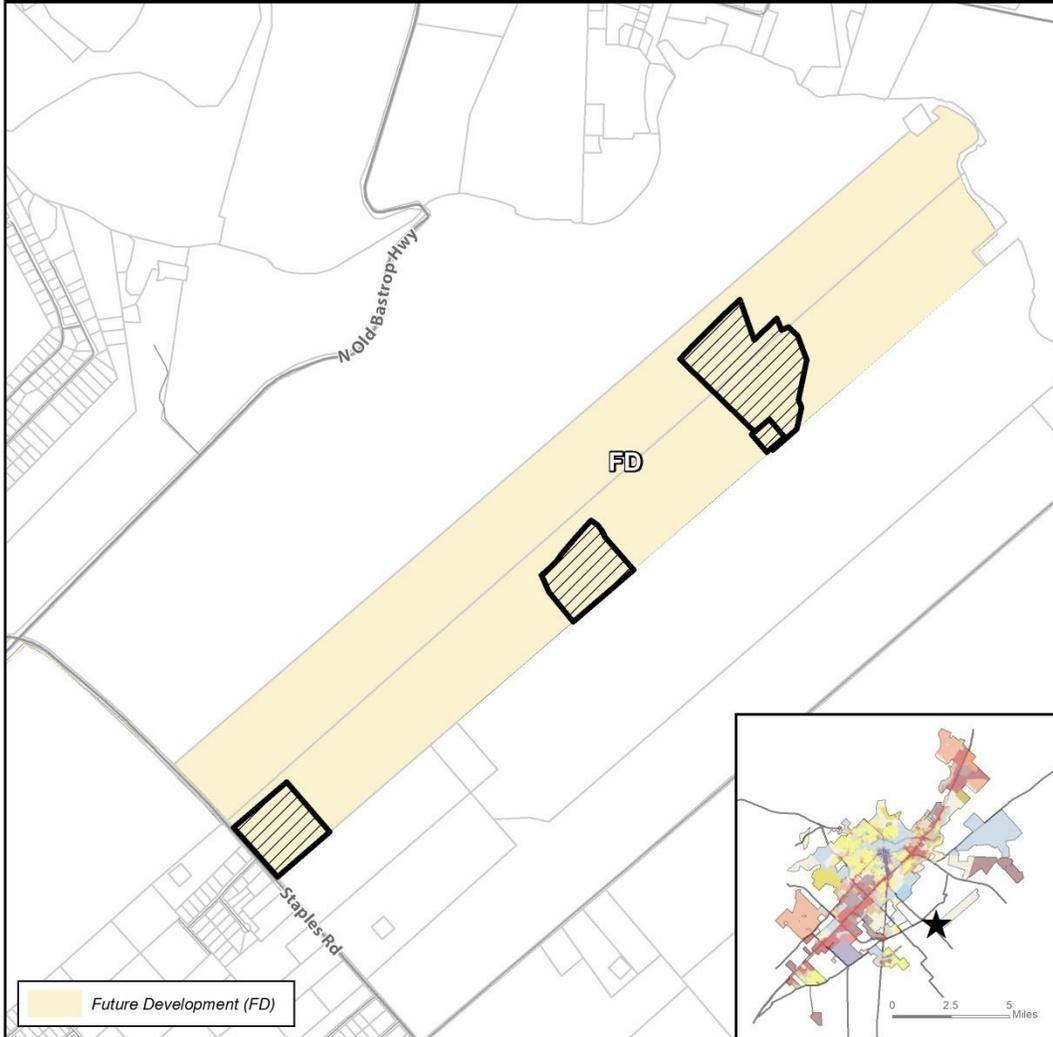
Map Date: 8/10/2020

Context & History

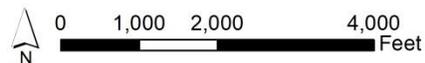
- Annexed in 2008
- Existing Zoning: Future Development (FD)
- Proposed Zoning: Character District-4 (CD-4)
- Proposed CD-4 zoning allows primarily for a variety of residential uses and some limited commercial uses. Most commercial uses are limited by specific use standards or require approval of a conditional use permit.
- Request is being processed concurrently with CD-3, CD-5, and LI requests



**ZC-20-19
Existing Zoning
Mayan CD-4 Zoning – 2801 Staples Road**

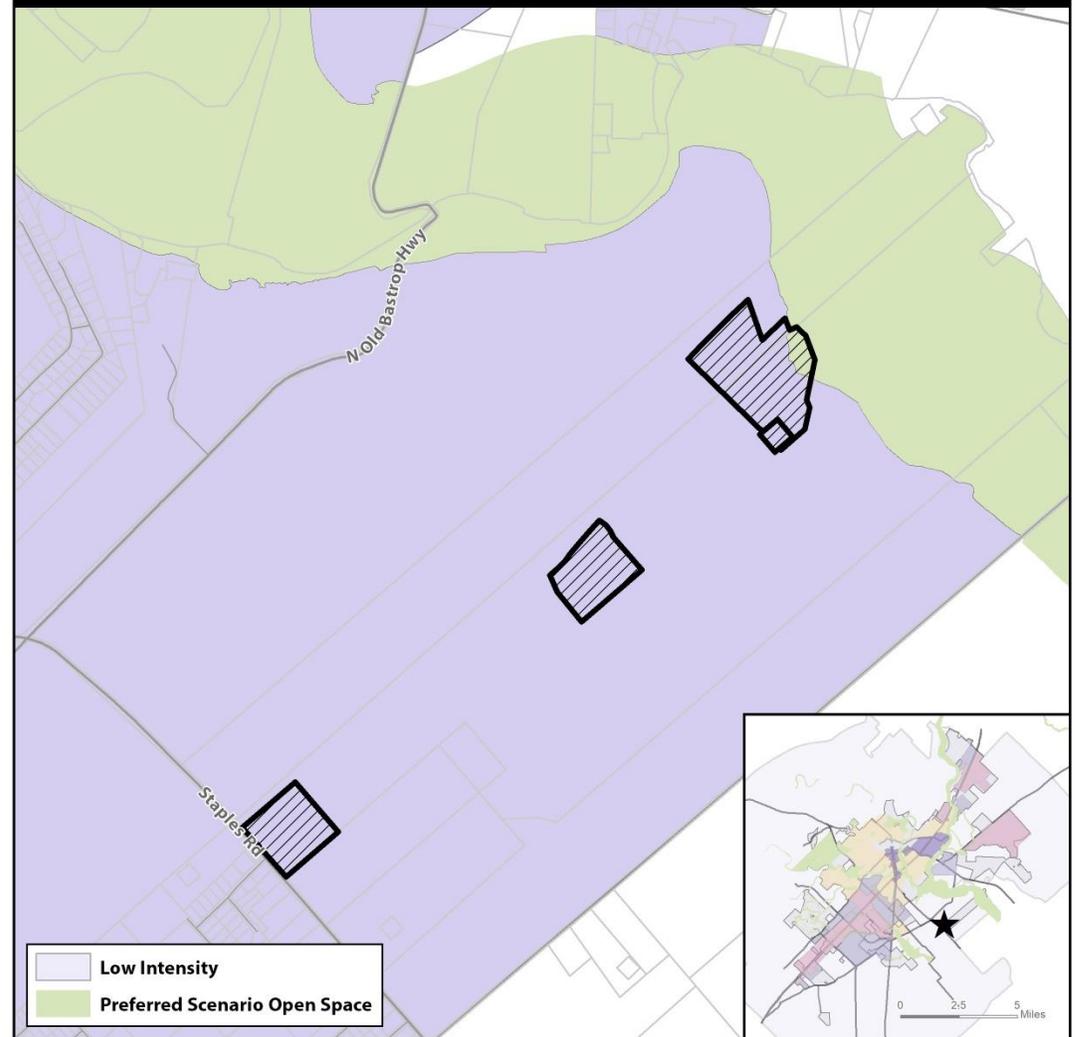


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



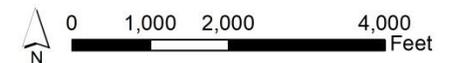
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Map Date: 8/4/2020

**ZC-20-19
Preferred Scenario
Mayan CD-4 Zoning – 2801 Staples Road**

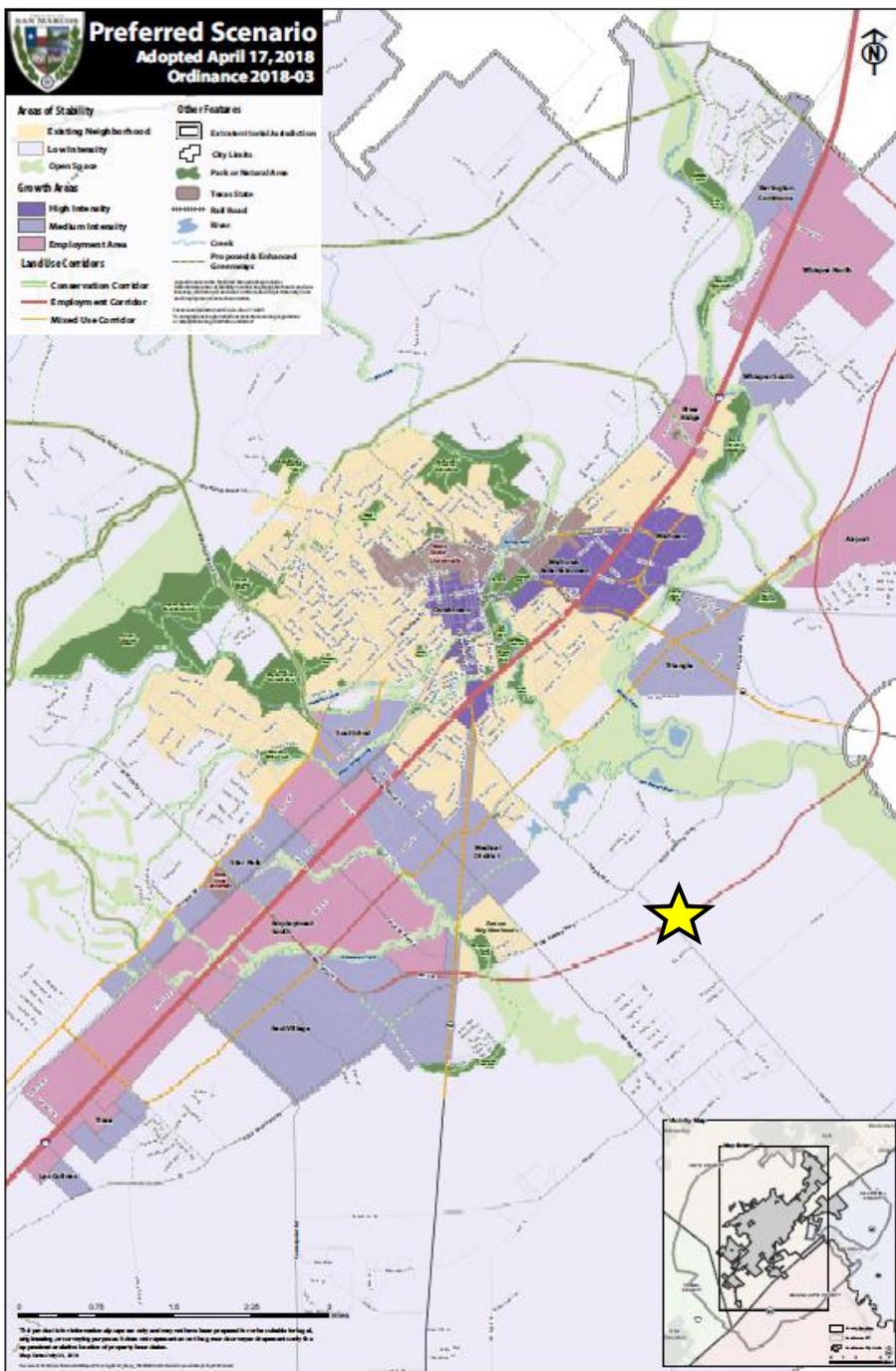


- ▭ Low Intensity
- ▭ Preferred Scenario Open Space

- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ 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: 8/4/2020

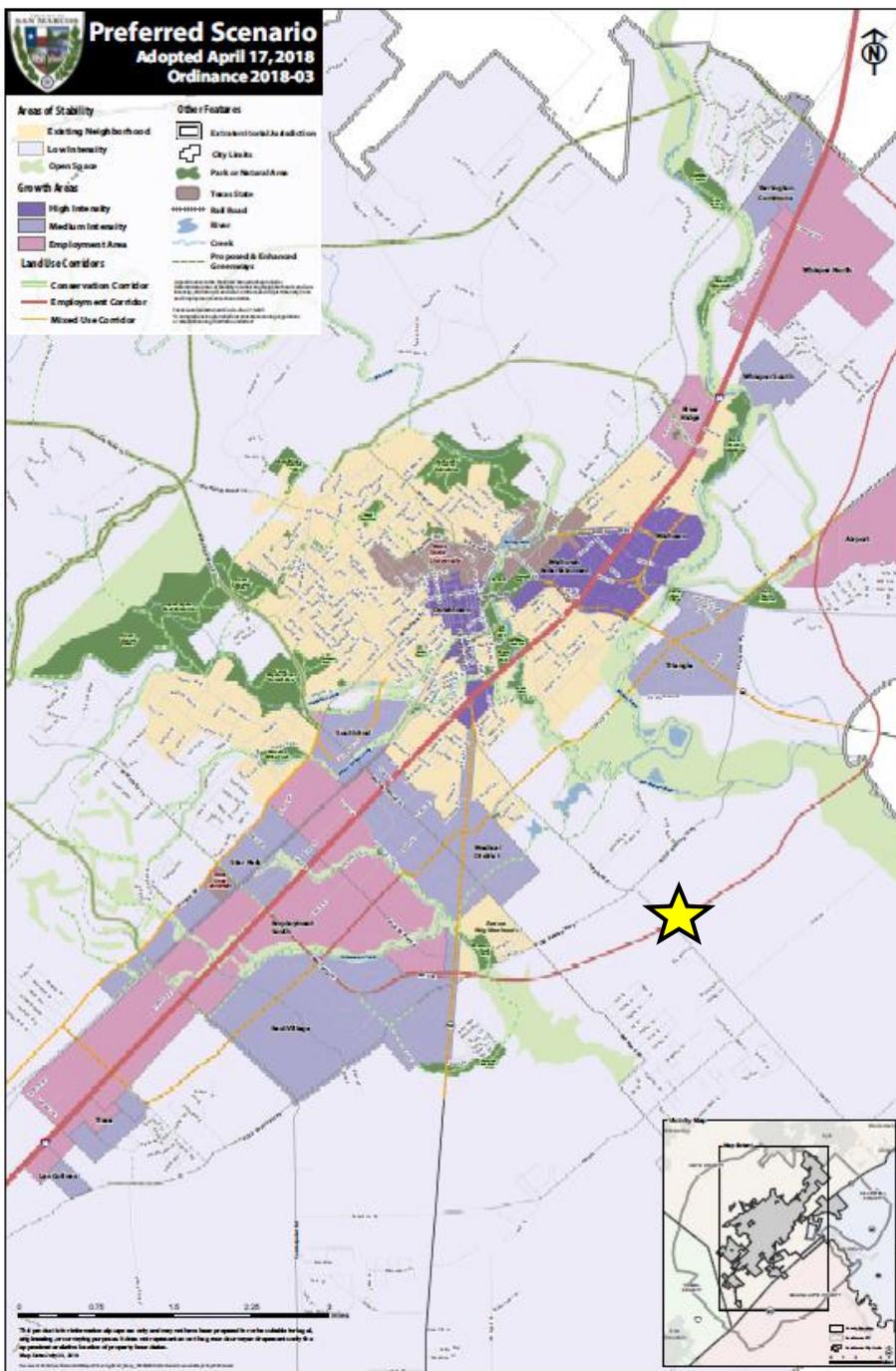


Comprehensive Plan Analysis

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)



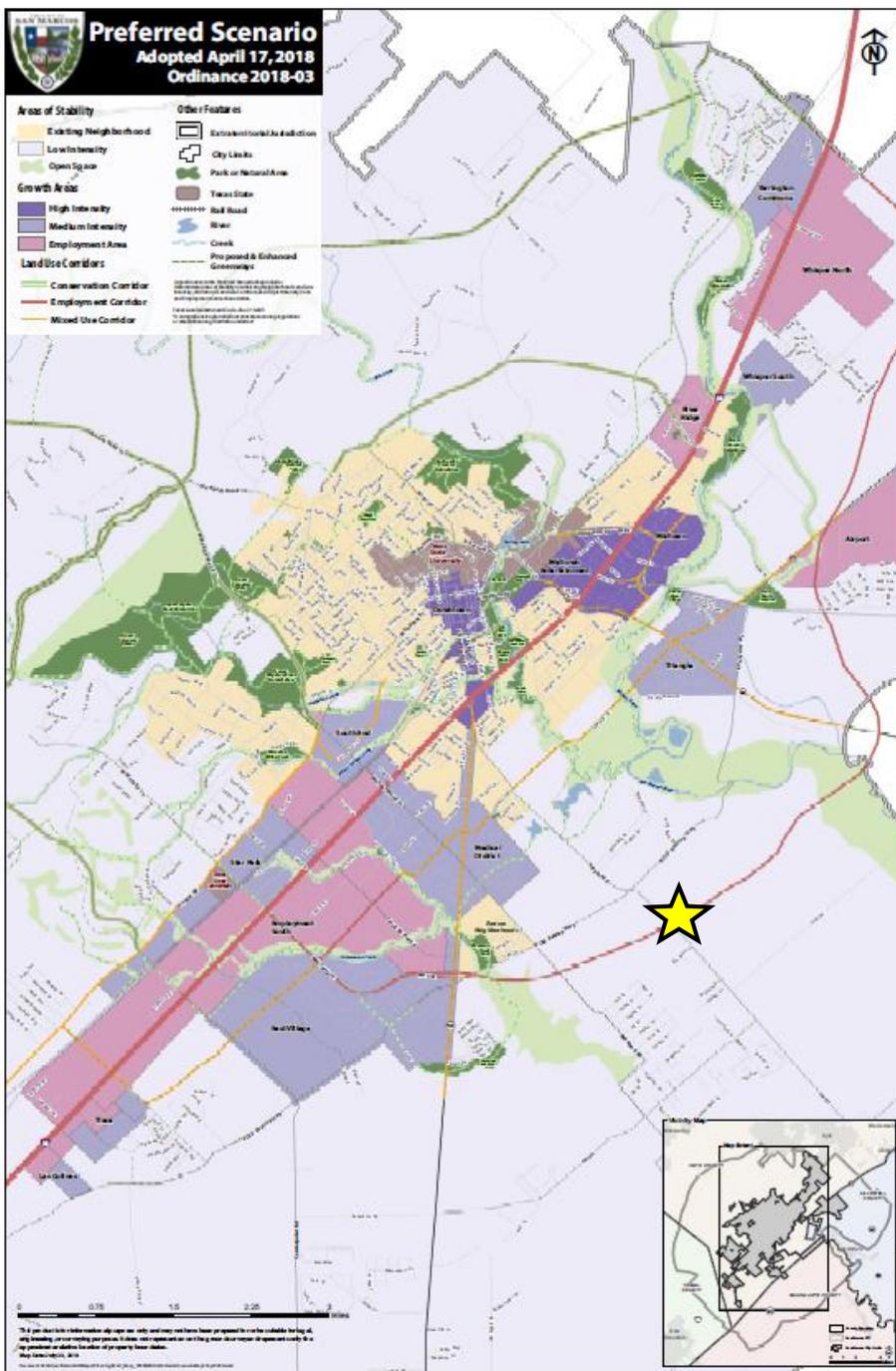
Comprehensive Plan Analysis

Step 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-4 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-4 Zoning Analysis:

- CD-4 is intended to accommodate a variety of residential uses including single-family, two-family, and multifamily with limited commercial or mixed use on the corners.
- **Allowable Building Types:** Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic
- **Allowable Uses:** Single family (detached and attached), cottage court, two family, multi-family, nursing/retirement home, boutique hotel, bed & breakfast.
- **Surrounding Area:** Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover	80% max.
------------------	----------

TRANSPORTATION

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

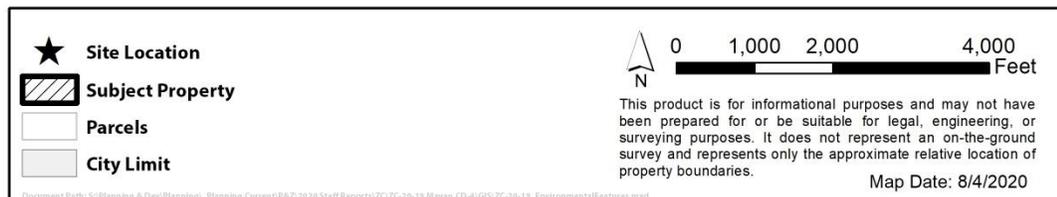
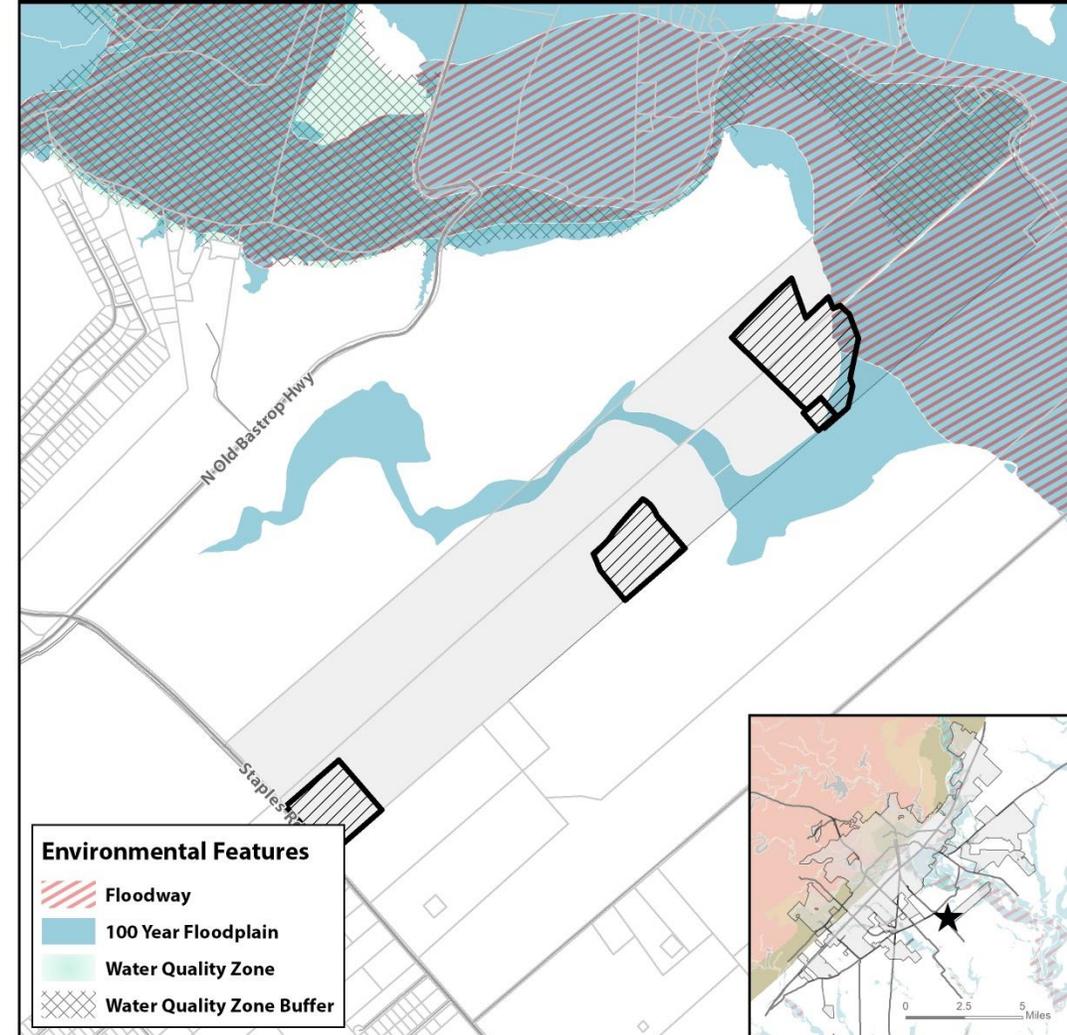
BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Small portion of CD-4 is located within the floodplain and 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-20-19 Environmental Features Mayan CD-4 Zoning – 2801 Staples Road



Additional Requirements

- **Street Requirements**

- Transportation Master Plan
- Block perimeter requirements (2,400 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

- **Subdivision Requirements**

- Subdivision plat in accordance with lot and block standards

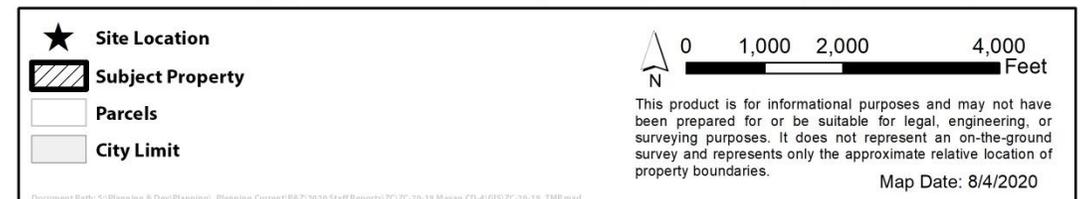
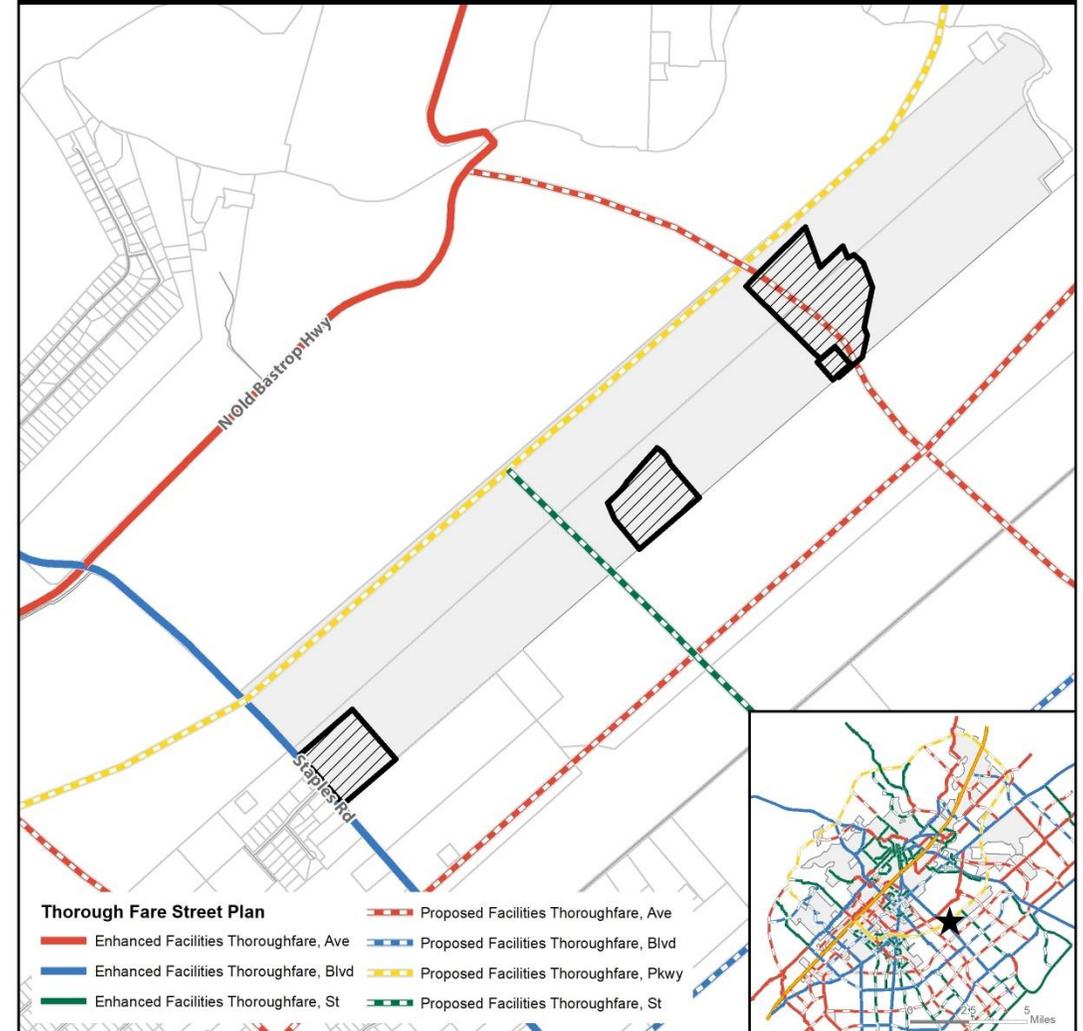
- **Utility Requirements**

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

- **Parkland Requirements**

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

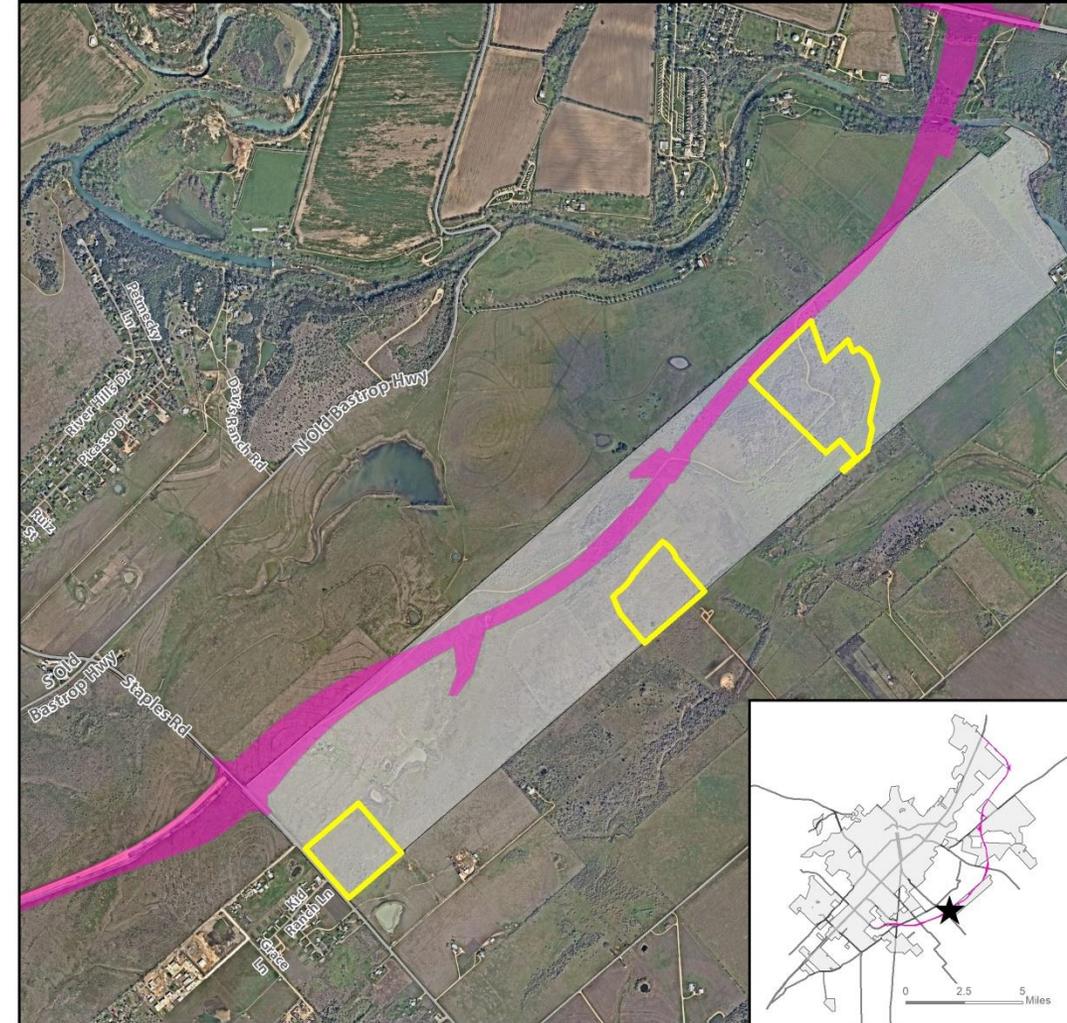
ZC-20-19 Transportation Master Plan Mayan CD-4 Zoning – 2801 Staples Road



Additional Analysis

- **Compatibility:** The FM 110 road will alter the existing character of the area and the subject property’s location would allow for a variety of residential uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.
- **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. While the existing rural and agricultural character of the area would not remain with CD-4 development, the Comprehensive Plan considers single family residential, home office, corner retail, and mixed use all appropriate uses and building types in Low Intensity areas.
- **Land Use Suitability** –Low Intensity Areas on the Preferred Scenario Map are varied and diverse with respect to environmental sensitivity and development suitability. Development in these areas should be guided by the Land Use Suitability Map. The proposed zoning district is in a low to moderately constrained area on the LUS map.

ZC-20-19 FM 110 The Mayan CD-4 Zoning — 2801 Staples Road





Commission Recommendation:

At the August 11, 2020 meeting, the Planning and Zoning Commission recommended **approval** of the zoning request with a 9-0 vote.

Staff Recommendation:

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-4” Character District – 4

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
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-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	Residential (<i>See Land Use Matrix</i>)	Residential, limited Commercial, limited Office. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units / 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	3 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	30%	80%
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.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter max.