

## **ZC-20-20 (The Mayan CD-3)**

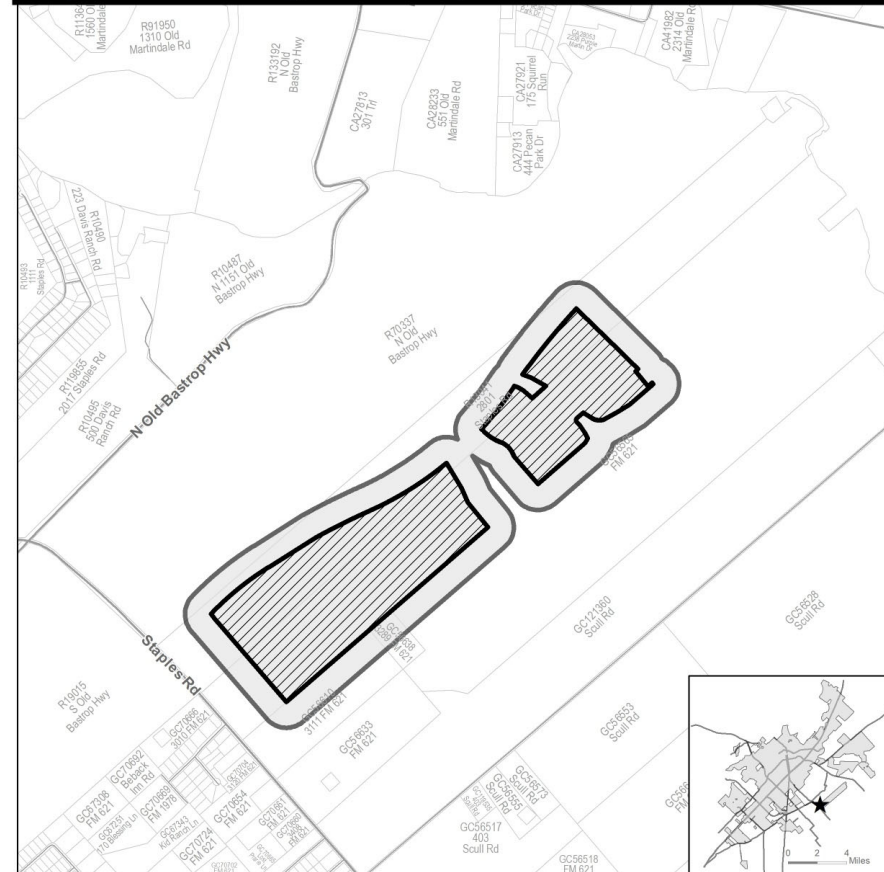
Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 220.023 acres, more or less, out of the William Burnett Jr. Survey, Abstract No. 56 and the Benjamin & Graves Fulcher Survey, Abstract No. 813, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, generally located at 2801 Staples, from “FD” Future Development District to “CD-3” Character District-3; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.



## Location:

- Approximately 220 acres
  - Part of an ~380 acre development with proposed CD-4, CD-5, and LI zoning
- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road
- Surrounding uses include:
  - Agricultural / Rural
- Located within City Limits

## ZC-20-20 400' Notification Buffer Mayan CD-3 Zoning – 2801 Staples Road



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

0 1,000 2,000 4,000 Feet

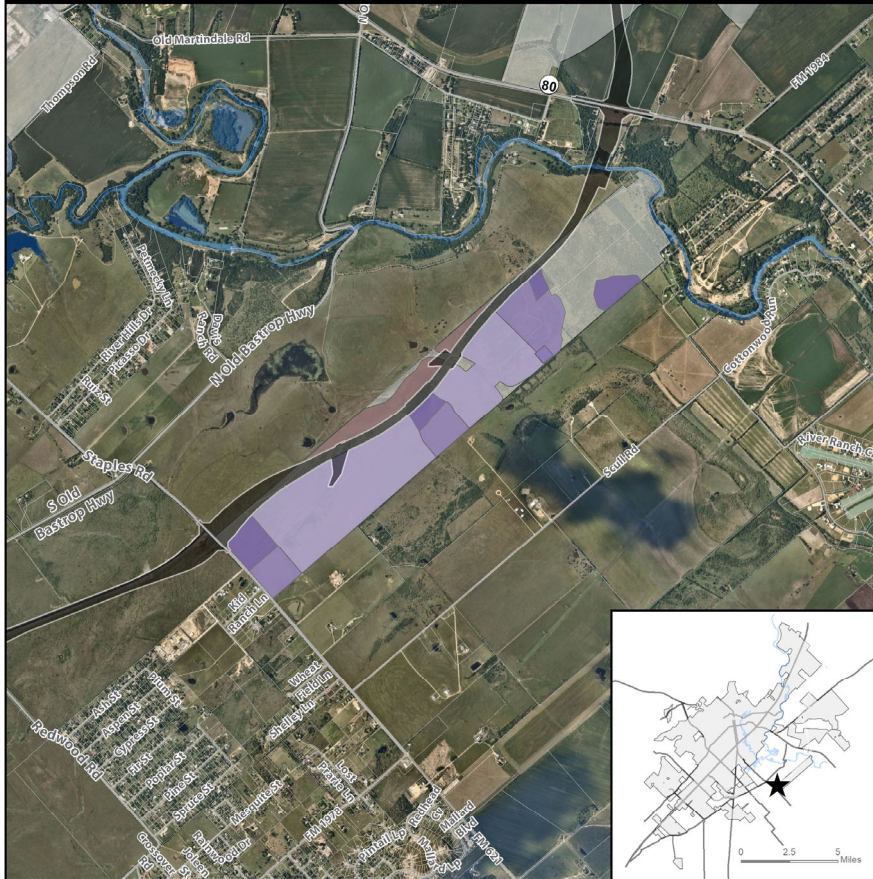
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Map Date: 8/4/2020

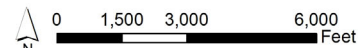




## ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 The Mayan-Requested Zoning



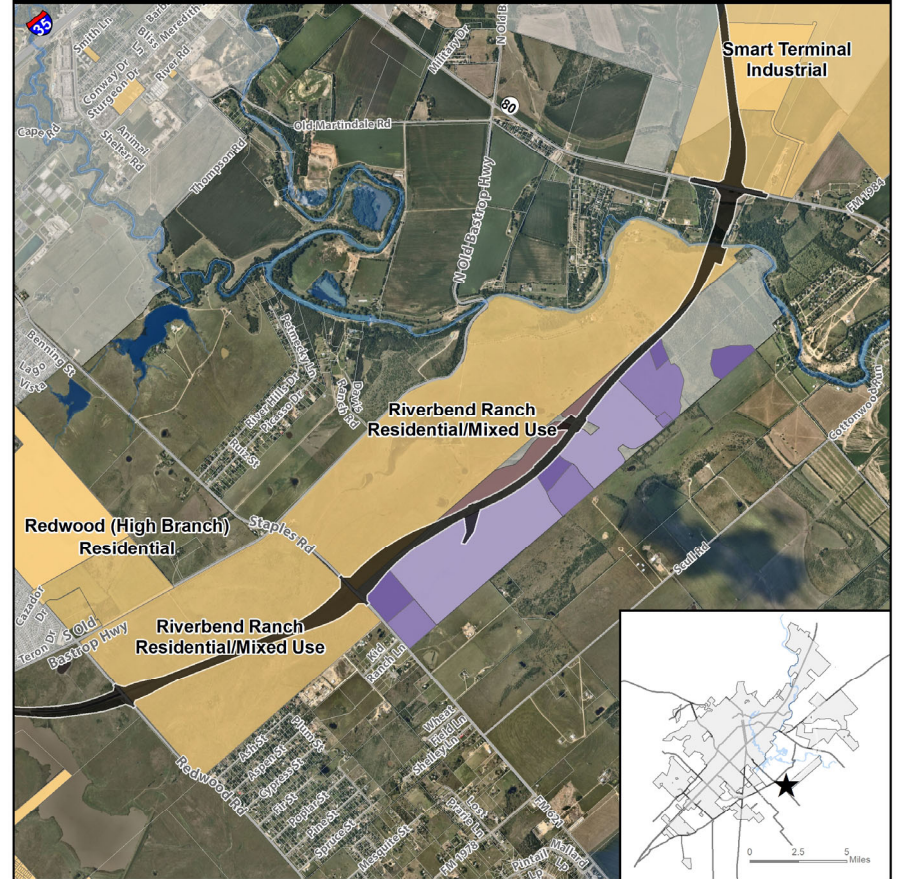
- ★ Site Location
- Parcel
- City Limit
- FM 110
- River
- CD-3
- CD-4
- CD-5
- LI



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Map Date: 8/10/2020

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



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



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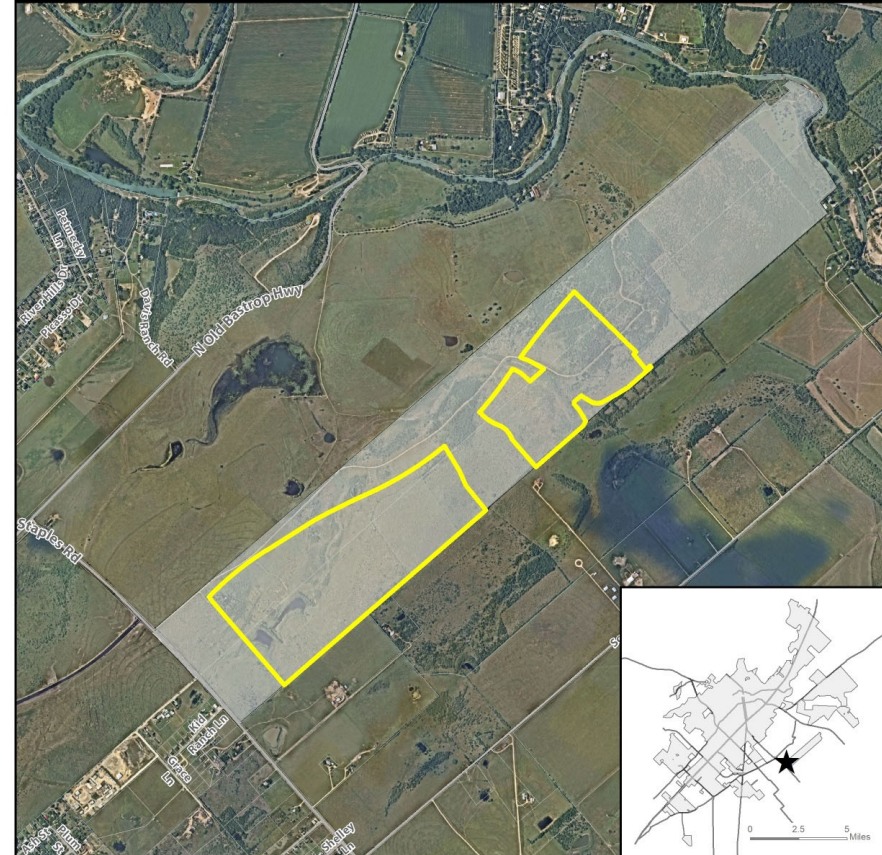




## Context & History

- **Annexed in 2008**
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District-3 (CD-3)
- Proposed CD-3 zoning allows primarily for one and two family residential uses. and some limited commercial uses. Commercial uses are largely prohibited in this district.
- Request is being processed concurrently with CD-4, CD-5, and LI requests

ZC-20-20  
Aerial View  
Mayan CD-3 Zoning – 2801 Staples Road



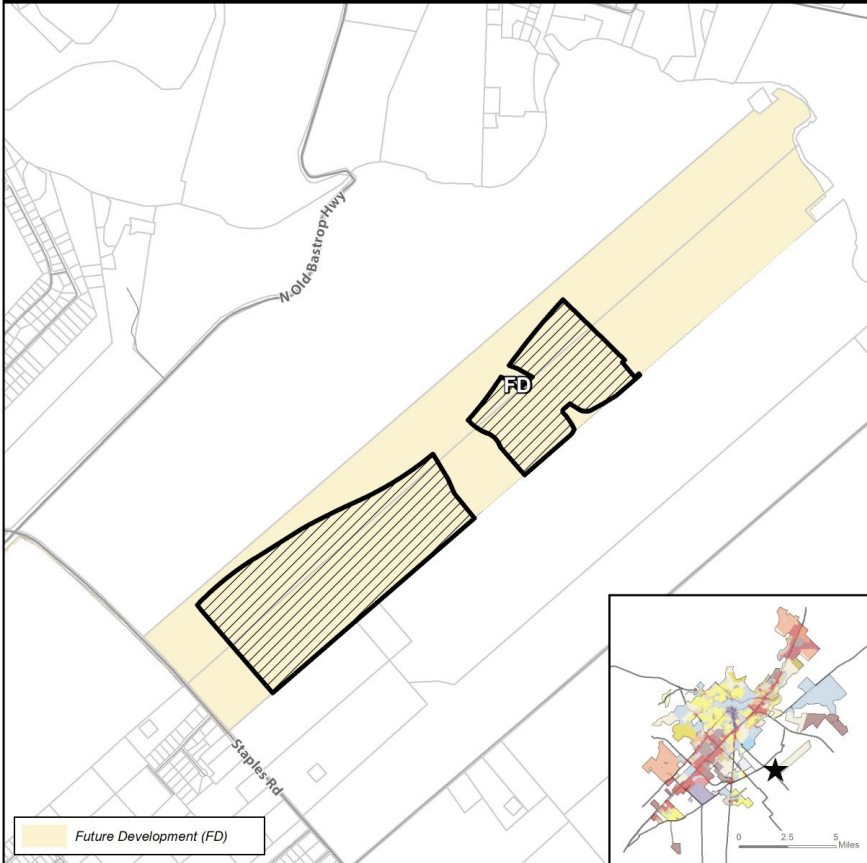
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 1,000 2,000 4,000 Feet

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Map Date: 8/4/2020

# **ZC-20-20 Existing Zoning Mayan CD-3 Zoning – 2801 Staples Road**



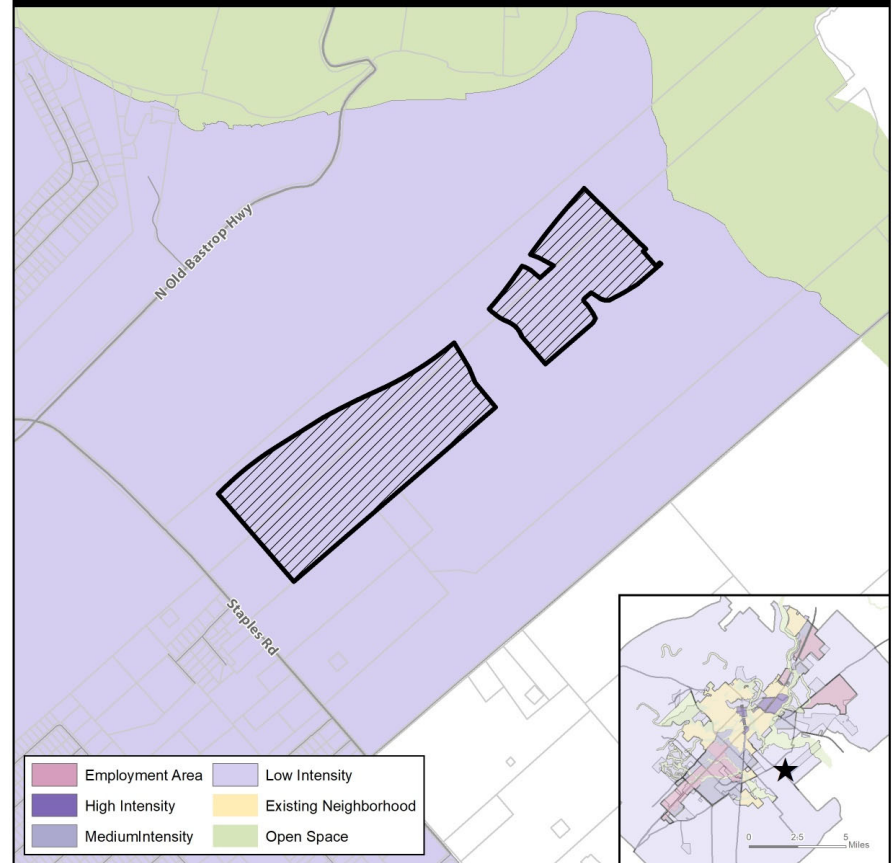
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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# **ZC-20-20 Preferred Scenario Mayan CD-3 Zoning – 2801 Staples Road**

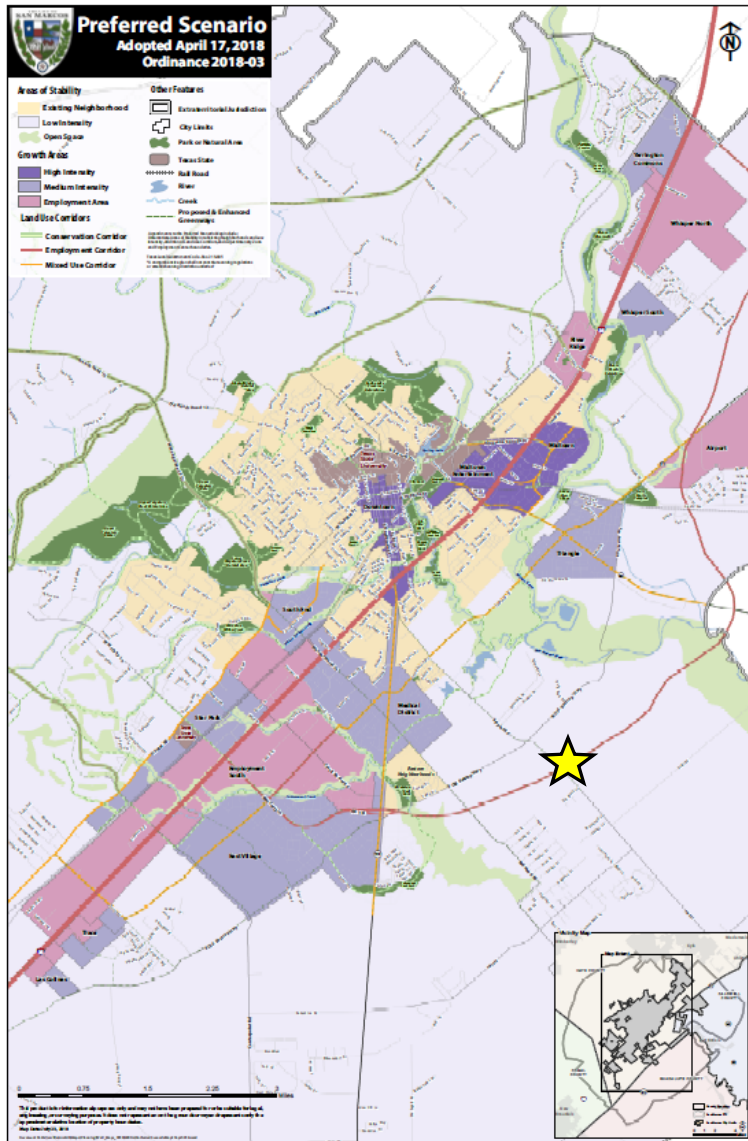


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 8/4/2020



# Comprehensive Plan Analysis

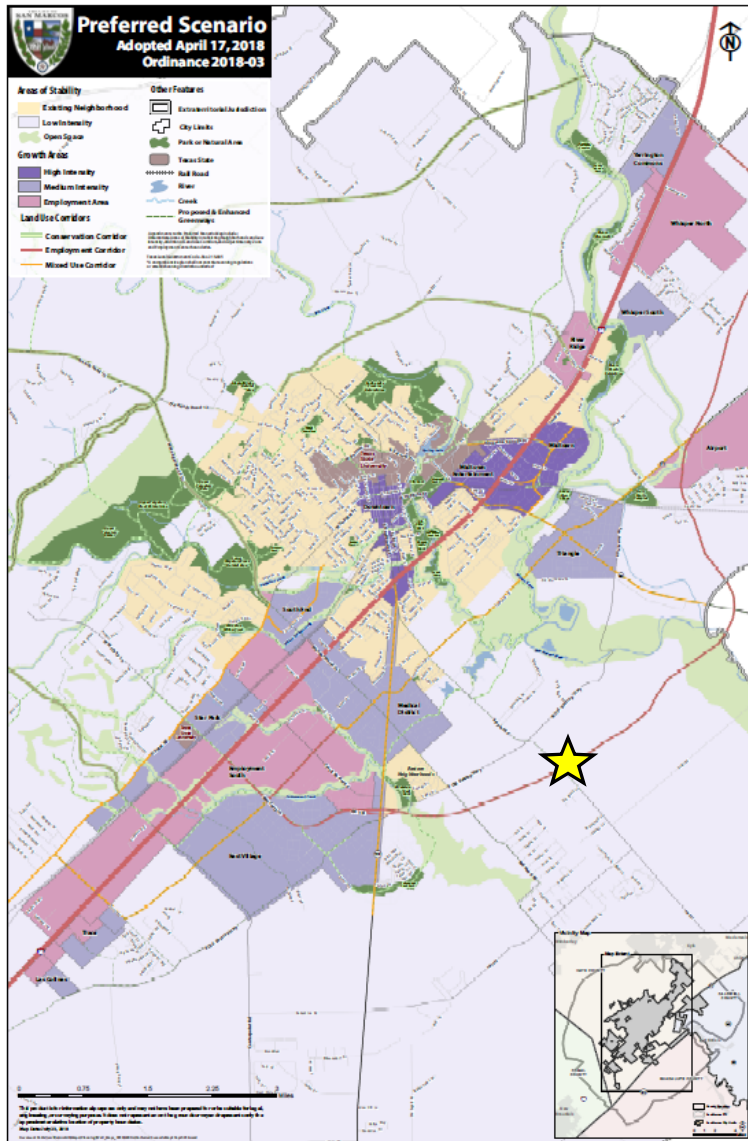
**Step 1:** Where is the property located on the Comprehensive Plan?

**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)*





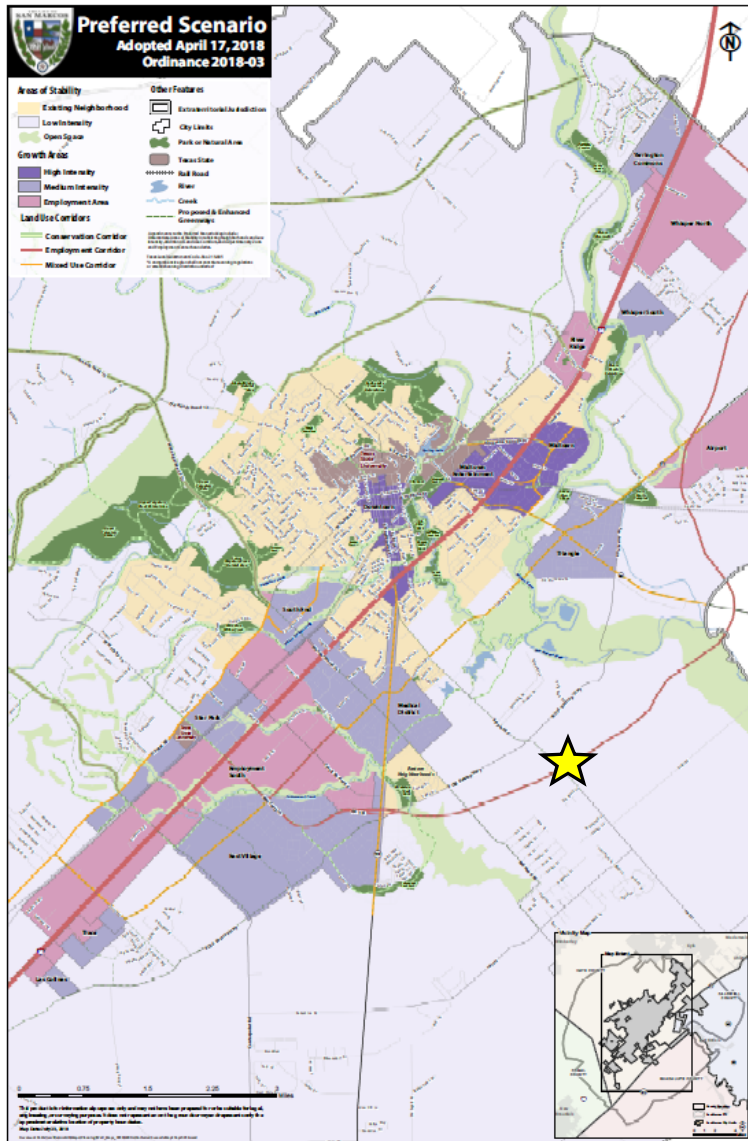
# Comprehensive Plan Analysis

**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-3 zoning) within an Area of Stability – Low Intensity.**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

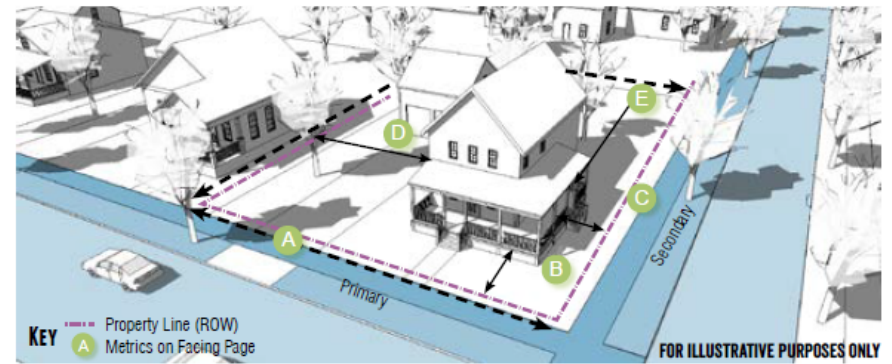
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider	

## CD-3 Zoning Analysis:

- CD-3 is intended to accommodate one and two family residential. Uses that would interfere with the residential nature of this district are prohibited.
- **Allowable Building Types:** *House, Cottage, Cottage Court, Duplex, Zero Lot Line, Civic*
- **Allowable Uses:** Single family (detached and attached), cottage court, two family.
- **Surrounding Area:** Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.

### CD-3

#### SECTION 4.4.3.3 CHARACTER DISTRICT - 3



##### GENERAL DESCRIPTION

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

##### DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

##### TRANSPORTATION

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

##### BUILDING TYPES ALLOWED

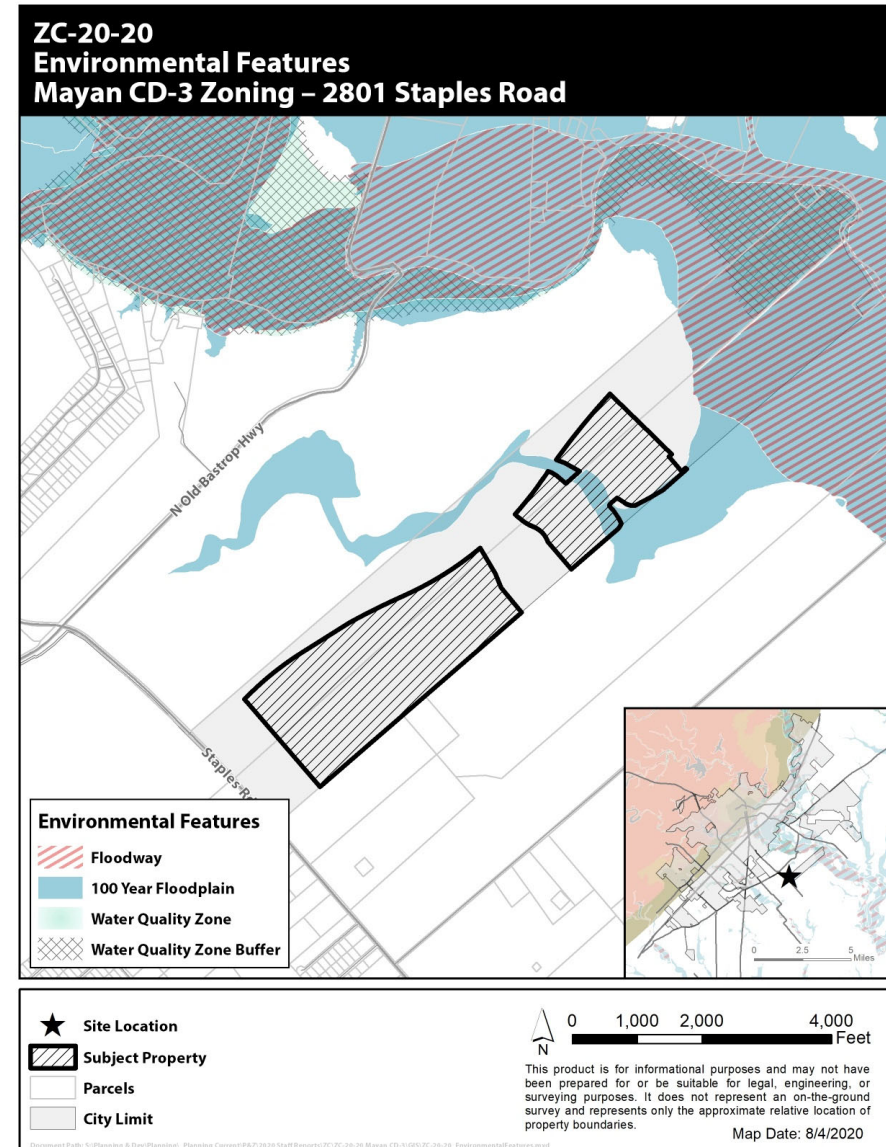
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15





## Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Small portion of CD-3 is located within the 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 (2,800 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

### • Subdivision Requirements

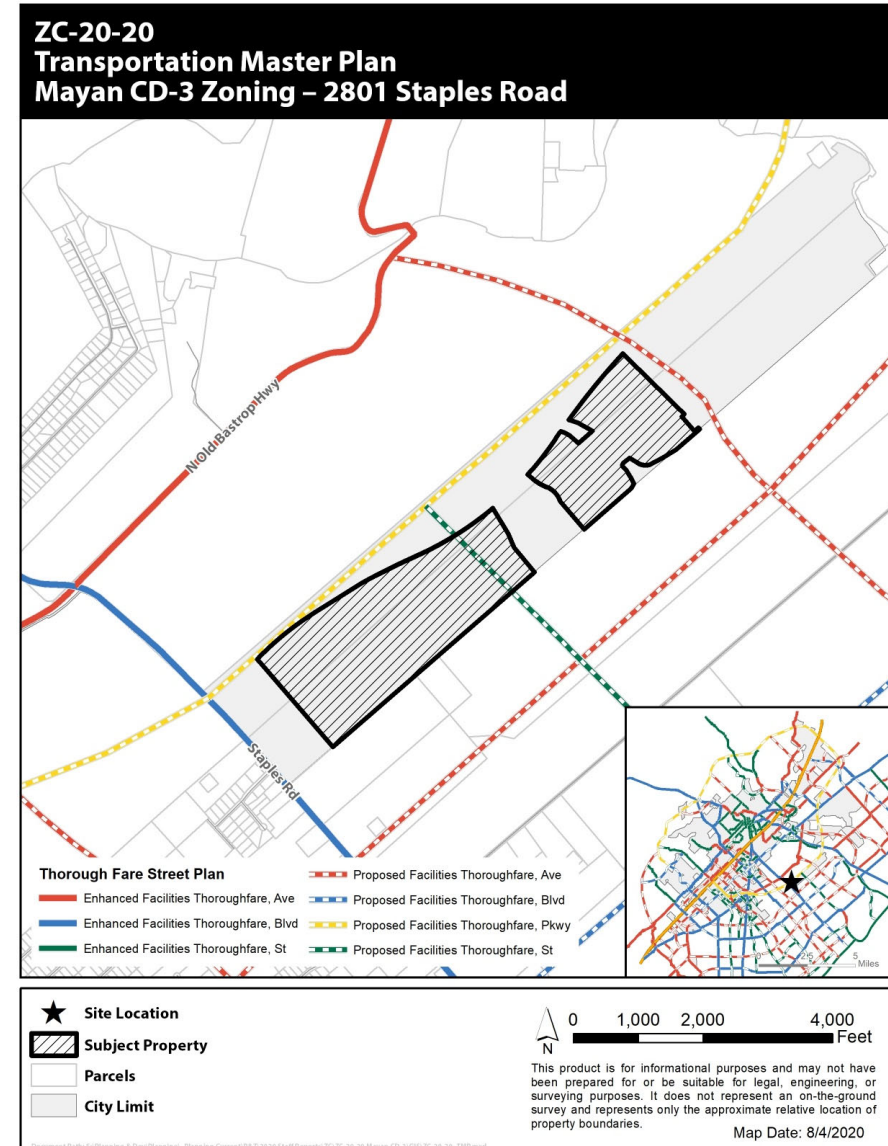
- Subdivision plat in accordance with lot and block standards

### • Utility Requirements

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

### • Parkland Requirements

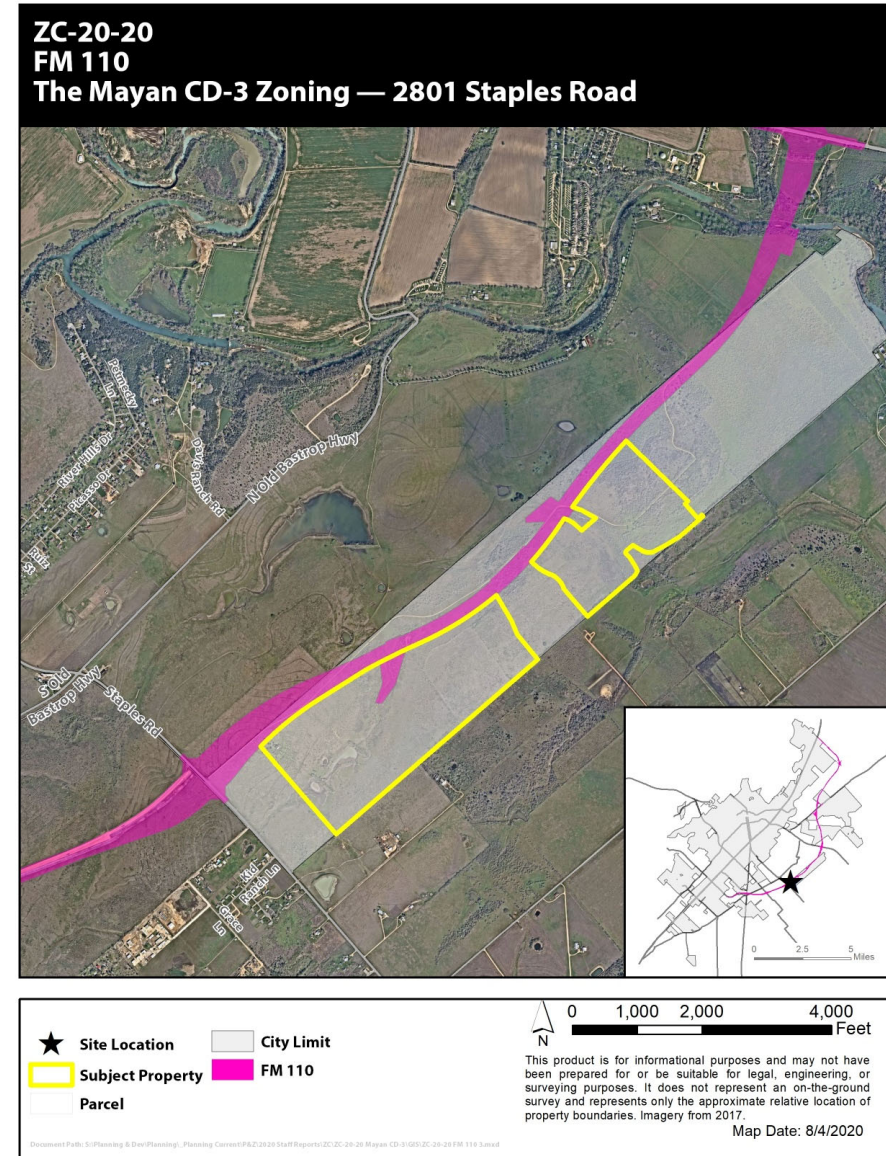
- Parkland Development and Parkland Dedication (based on number of units proposed)





## Additional Analysis

- **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 Comprehensive Plan considers one and two family residential appropriate uses and building types in Low Intensity areas it states that development along Employment Corridors should “serve major employment related land uses” and “include some mixture in uses including *limited* residential”.
- **Major Thoroughfares & Intersections** –It is generally best practice to include higher density and intensity uses along major corridors and at major intersections and to transition lower density uses away. The proposed one and two family use does not provide a smooth transition of density from the major thoroughfare.







### **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:**

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 City Council.

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 3 (CD-3)
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-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15-foot front Setback, 5-foot side setback (interior), <u>10 foot</u> side setback (corner), 15 foot rear set back.
Impervious Cover (max)	30%	60%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
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 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max.