



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, August 11, 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
- 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.*

### 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.*

### CONSENT AGENDA

1. PC-19-35 (Hymeadow, Section 2, Phase 1) Consider a request by Binkley & Barfield, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 27.638 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located northeast of Yarrington Road, along State Highway 21, Hays County, Texas. (A.Brake)
2. PC-20-15 (Cottonwood Creek Monterrey Oak) Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 0.481 acres, more or less, out of the Farnham Frye Survey. (T. Carpenter)

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-7) 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. ZC-20-15 (La Cima Phase 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 2, LLC, for a zoning change from “FD” Future Development to “SF-4.5” Single Family - 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)
4. ZC-20-17 (The Mayan LI) 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 “LI” Light Industrial, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County, located at 2801 Staples Road.
5. 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, generally located at 2801 Staples Road. (S. Caldwell)
6. ZC-20-19 (The Mayan CD-4) 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-4” Character District-4, for approximately 78.853 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, located at 2801 Staples Road. (S. Caldwell)
7. ZC-20-20 (The Mayan CD-3) 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-3” Character District-3, for 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, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, located at 2801 Staples Road. (S. Caldwell)

## V. 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*

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-19-35, **Version:** 1

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**AGENDA CAPTION:**

PC-19-35 (Hymeadow, Section 2, Phase 1) Consider a request by Binkley & Barfield, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 27.638 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located northeast of Yarrington Road, along State Highway 21, Hays County, Texas. (A.Brake)

**Meeting date:** August 11, 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):**

- Economic Development
- Environment & Resource Protection
- Land Use
- Neighborhoods & Housing
- Parks, Public Spaces & Facilities
- Transportation
- Core Services
- Not Applicable

**Master Plan:** N/A

**Background Information:**

This property is part of the larger Sunset Oaks/Hymeadow development located in the ETJ. No portion of the subject property is located within the city limits and will not be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County and the plat has been reviewed by Hays County officials and meets all Hays County platting requirements. Staff has reviewed the request and determined the requirements of Section 3.2.3.4 of the San Marcos Development Code have been met.

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

The Parks Advisory Board approved a fee-in-lieu of dedication of parkland in the amount of \$57,514 at their regular meeting on July 16, 2020.

**Alternatives:**

N/A

**Recommendation:**

Staff recommends **approval** of the plat as submitted.

<b>Plat – Final</b>	<b>Hymeadow Section 2, Phase 1</b>
<b>PC-19-35</b>	



**Summary**

<b>Request:</b>	Consideration of a Final Plat with 149 single family lots and three open space lots.		
<b>Applicant:</b>	Binkley & Barfield, Inc. 2401 Double Creek Dr. Suite 200 Round Rock, TX 78664	<b>Property Owner:</b>	Brohn Homes 3720 Vaught Ranch Rd. Suite 200 Austin, TX 78730
<b>Parkland Required:</b>	\$57,514.00 Fee-in-lieu approved by Parks Board 7.16.20	<b>Utility Capacity:</b>	Adequate / By Developer
<b>Accessed from:</b>	State Highway 21	<b>New Street Names:</b>	Tempest Trail, Bright Flora Lane, Delta Crest, Haywood Manor, Hidden Branch Cove, White Dunes Drive, Heather Glen Way, Alterra Way, Living Reef Drive.

**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>	Northeast of Yarrington Road, along SH 21		
<b>Acreage:</b>	27.638 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	N/A – in ETJ	<b>Preferred Scenario:</b>	Area of Stability
<b>Proposed Use:</b>	Single Family		
<b>CONA Neighborhood:</b>	N/A – in ETJ	<b>Sector:</b>	N/A – in ETJ

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Vacant	Low Intensity
<b>South of Property:</b>	ETJ	Vacant & Commercial (Highway 21 Bar & Club)	Low Intensity
<b>East of Property:</b>	ETJ	Vacant	Low Intensity
<b>West of Property:</b>	ETJ	Vacant (part of Sunset Oaks)	Low Intensity

**Staff Recommendation**

<b>X</b>	Approval as Submitted	Approval with Conditions / Alternate	Denial
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<b>Plat – Final</b>	<b>Hymeadow Section 2, Phase 1</b>
<b>PC-19-35</b>	



**History**

This property is part of the larger Sunset Oaks development located in the ETJ. No portion of the subject property is located within the city limits and will not be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County and the plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

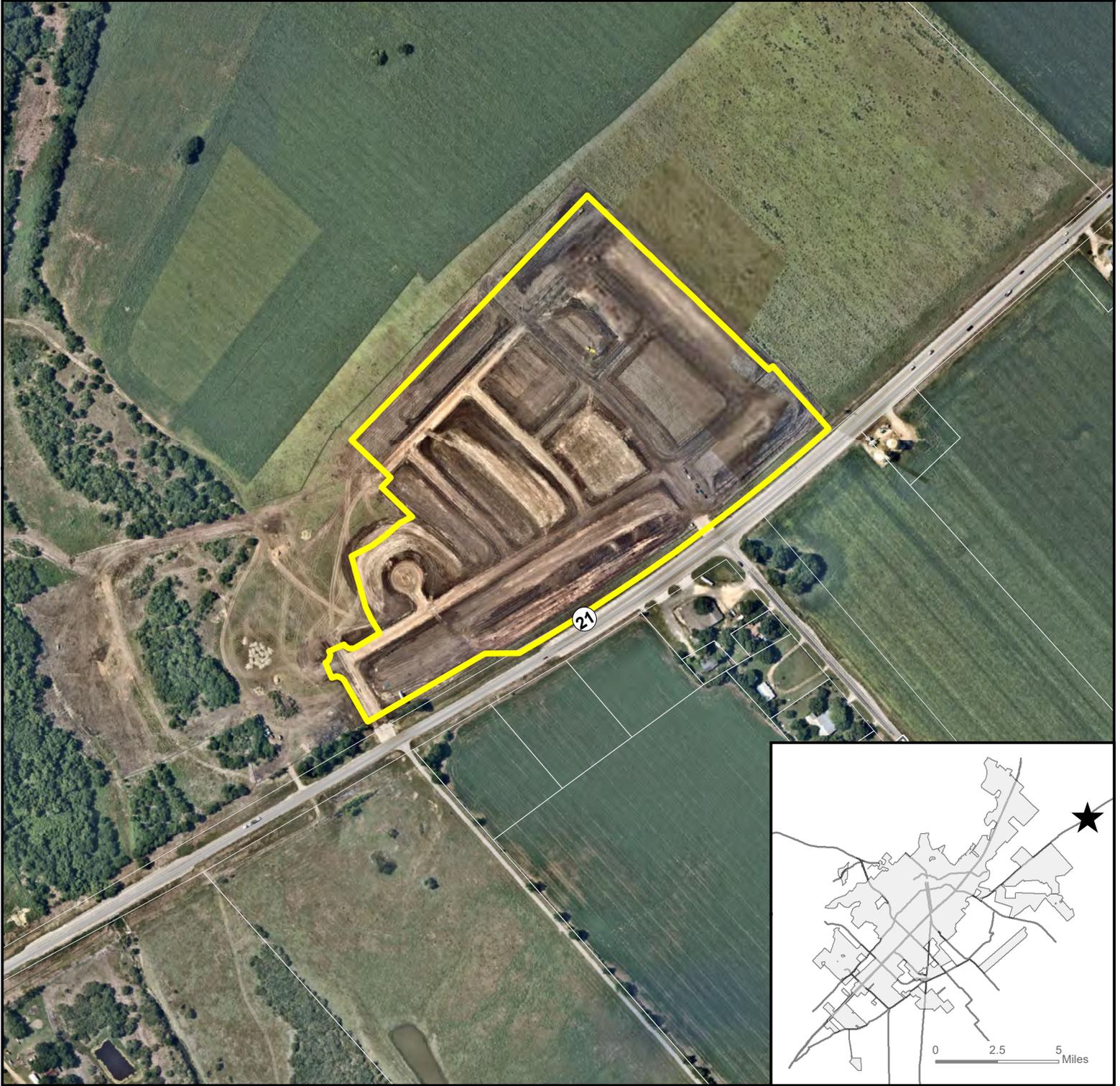
**Additional Analysis**

All requirements of Section 3.2.3.4 of the Development Code have been met.

<b>Staff:</b> Alison Brake, CNU-A	<b>Title :</b> Historic Preservation Officer and Planner	<b>Date:</b> August 3, 2020
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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>N/A</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>X</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-19-35 Aerial View Hymeadow Section 2, Phase 1 - Final Plat



**Site Location**



**Subject Property**



**Parcel**



**City Limit**



0 250 500 1,000 Feet

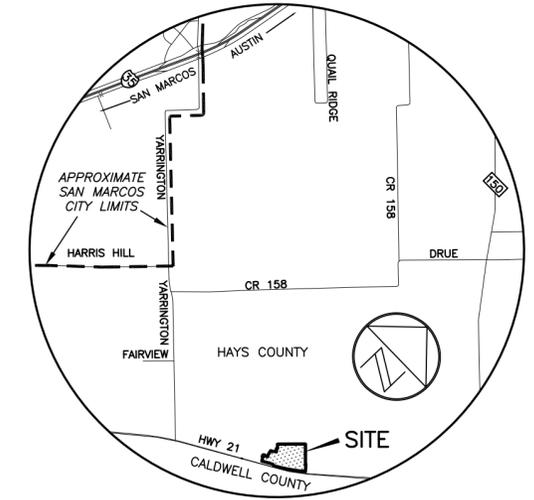
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 7/8/2020

# FINAL SUBDIVISION PLAT: HYMEADOW SECTION TWO, PHASE ONE HAYS COUNTY, TEXAS

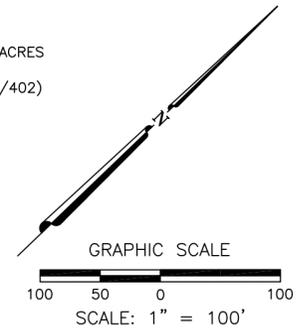
CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION  
d/b/a BROHN HOMES  
(19005818)

LOT SIZE CHART		
SIZE(AC)	#	%
≥ 10	1	151
5 < 10	1	1
2 < 5	1	1
1 < 2	1	1
< 1	1	151



LOCATION MAP  
NOT TO SCALE

K MARCOS, LLC  
PORTION OF 331.552 ACRES  
(18042121)  
AS DESCRIBED IN (51/402)



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 13885328.23  
E 2332261.23

TEXAS STATE PLANE COORDINATES:  
N 13883523.37  
E 2331958.07

ELEVATION = 672.80'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 0°33'44"

- LEGEND**
- 1/2" REBAR WITH CAP FOUND AS NOTED
  - <sup>CH</sup> 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - CONCRETE HIGHWAY MONUMENT FOUND
  - D.E. DRAINAGE EASEMENT
  - W.L.E. WATER/WASTEWATER LINE EASEMENT
  - ... SIDEWALK LOCATION
  - ( ) RECORD INFORMATION

C.O.S.M. GPS PT. 10  
GRID N: 13,888,162.71  
GRID E: 2,320,954.79  
ELEV. 629.35'  
NAVD88

REFERENCE TIE  
N43°55'01"E 1031.64'

REFERENCE TIE  
S66°17'57"W 445.32'

GRID COORDINATES:  
N = 13885166.87  
E = 2336087.80

**SURVEY ABSTRACT:**  
WILLIAM HEMPHILL SURVEY, ABS. 221  
SUBMITTAL DATE: 06/10/2019  
TOTAL AREA OF THIS PLAT: 27.638 AC.  
TOTAL NUMBER OF LOTS: 152  
RESIDENTIAL: 149  
OPEN SPACE: 3

**LINEAR FEET OF NEW STREETS**

TEMPEST TRAIL	1032
BRIGHT FLORA LANE	532
DELTA CREST	1645
HAYWOOD MANOR	242
HIDDEN BRANCH COVE	124
WHITE DUNES DRIVE	474
HEATHER GLEN WAY	546
ALTERRA WAY	972
LIVING REEF DRIVE	639

**WILLIAM HEMPHILL SURVEY  
ABS. 221**

CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION  
d/b/a BROHN HOMES  
(19005818)

OWNER AND DEVELOPER:  
CLAYTON PROPERTIES GROUP, INC.  
d.b.a. BROHN HOMES  
6720 VAUGHT RANCH RD. SUITE 200  
AUSTIN, TX 78730  
(512) 320-8833

ENGINEER:  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724

CHOW WING WAH &  
KELLY SMITH  
50.00 ACRES  
221/169

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/359

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/359

RAUL & IRMA AGUILAR  
1.421 ACRES  
2016-002158

LEONARD GERMER  
47.20 ACRES  
2015-003632

COUNTY LINE WATER SUPPLY  
1.00 ACRES  
179/246

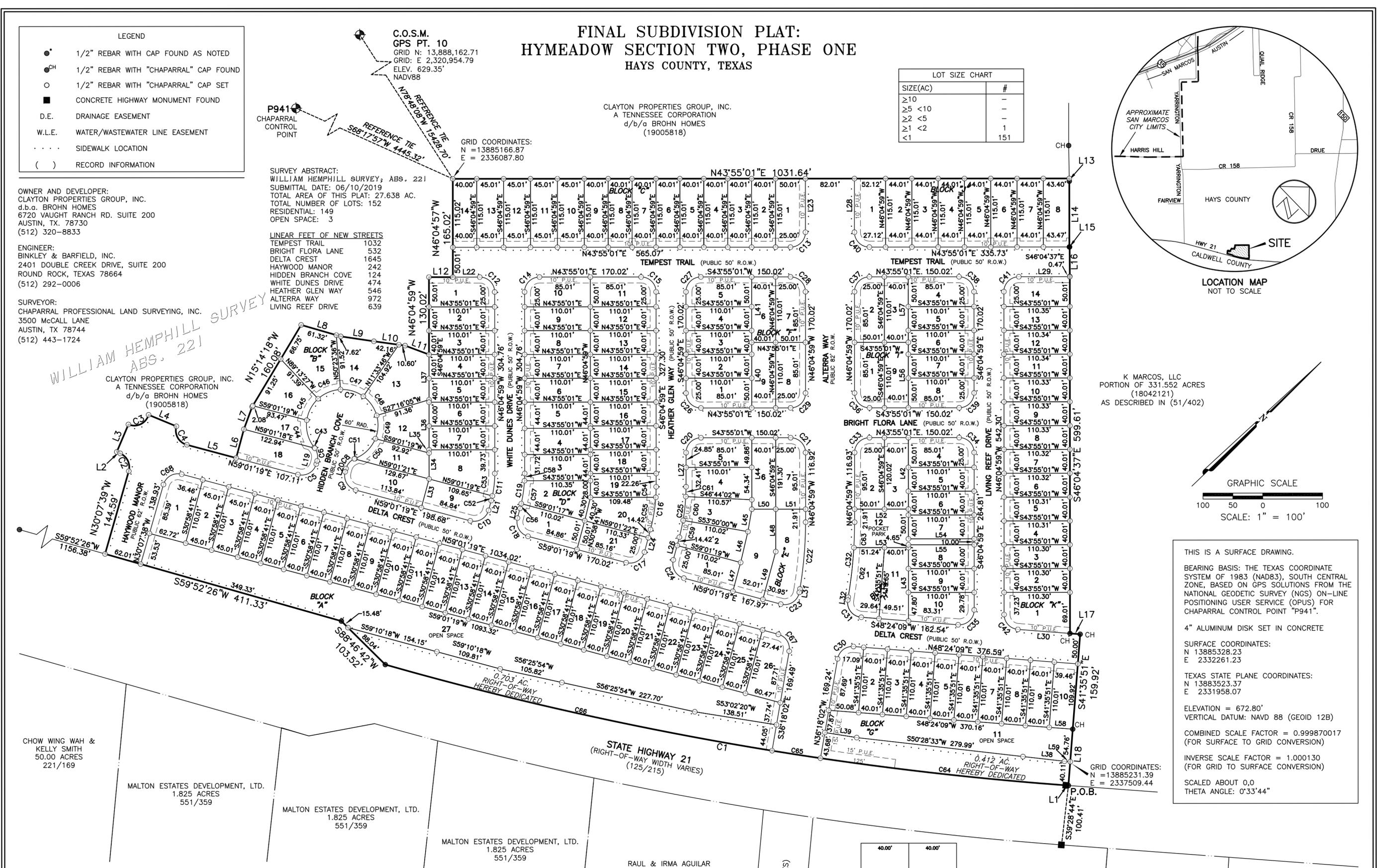
NANCY MYERS  
83.79 ACRES  
2018-003228

PROJECT NO.: 1434-001  
DRAWING NO.: 1434-001-PL S2P1.dwg  
PLOT DATE: 7/20/2020  
PLOT SCALE: 1" = 100'  
DRAWN BY: PMC/MLT/BDN/RGH

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

SHEET  
1 OF 3



STATE HIGHWAY 21  
(RIGHT-OF-WAY WIDTH VARIES)  
(125/215)

0.703 AC.  
RIGHT-OF-WAY  
HEREBY DEDICATED

0.412 AC.  
RIGHT-OF-WAY  
HEREBY DEDICATED

F.M. 1966  
(RIGHT-OF-WAY WIDTH VARIES)

TYPICAL LOT LAYOUT  
SCALE: N.T.S.

SINGLE FAMILY LOTS - AREA SUMMARY

FINAL SUBDIVISION PLAT:  
HYMEADOW SECTION TWO, PHASE ONE  
HAYS COUNTY, TEXAS

BLOCK A:			BLOCK E:		
Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.
1	0.15	6681	1	0.12	5367
2	0.11	4951	2	0.12	5293
3	0.11	4951	3	0.12	5217
4	0.10	4401	4	0.13	5682
5	0.10	4401	5	0.12	5351
6	0.10	4401	6	0.11	4801
7	0.10	4401	7	0.14	5867
8	0.10	4401	8	0.19	8164
9	0.10	4401	9	0.17	7285
10	0.10	4401			
11	0.10	4401			
12	0.10	4401			
13	0.10	4401			
14	0.10	4401			
15	0.10	4401			
16	0.10	4401			
17	0.10	4401			
18	0.10	4401			
19	0.10	4401			
20	0.10	4401			
21	0.10	4401			
22	0.10	4401			
23	0.10	4401			
24	0.10	4401			
25	0.10	4401			
26	0.14	5981			

BLOCK B:		
Lot	Acres	Sq. Ft.
1	0.12	6418
2	0.10	4401
3	0.10	4401
4	0.10	4401
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.16	6954
9	0.12	5359
10	0.16	6756
11	0.10	4504
12	0.13	5602
13	0.20	8515
14	0.15	6553
15	0.18	8006
16	0.13	5768
17	0.10	4381
18	0.15	6418

BLOCK C:		
Lot	Acres	Sq. Ft.
1	0.13	5617
2	0.11	4601
3	0.11	4601
4	0.11	4601
5	0.11	4601
6	0.11	4601
7	0.11	4601
8	0.11	4601
9	0.11	4601
10	0.12	5176
11	0.12	5176
12	0.12	5176
13	0.12	5176
14	0.11	4601

BLOCK D:		
Lot	Acres	Sq. Ft.
1	0.12	5360
2	0.14	5939
3	0.11	4843
4	0.11	4841
5	0.11	4841
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.12	5367
11	0.12	5367
12	0.10	4401
13	0.10	4401
14	0.10	4401
15	0.10	4401
16	0.10	4401
17	0.10	4401
18	0.10	4401
19	0.10	4398
20	0.14	6021
21	0.12	5375

BLOCK F:		
Lot	Acres	Sq. Ft.
1	0.12	5367
2	0.10	4401
3	0.10	4401
4	0.10	4401
5	0.12	5367
6	0.10	4401
7	0.12	5367
8	0.12	5367
9	0.10	4401

BLOCK G:		
Lot	Acres	Sq. Ft.
1	0.11	4841
2	0.10	4401
3	0.10	4401
4	0.10	4401
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.10	4341

BLOCK H:		
Lot	Acres	Sq. Ft.
1	0.14	6047
2	0.14	5868
3	0.10	4801
4	0.12	5367
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.13	5572
11	0.13	5426
12	0.16	6938

BLOCK I:		
Lot	Acres	Sq. Ft.
1	0.12	5367
2	0.12	5367
3	0.10	4401
4	0.12	5367
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.12	5367
9	0.10	4401

BLOCK J:		
Lot	Acres	Sq. Ft.
1	0.14	5861
2	0.12	5061
3	0.12	5061
4	0.12	5061
5	0.12	5061
6	0.12	5061
7	0.12	5061
8	0.12	4999

BLOCK K:		
Lot	Acres	Sq. Ft.
1	0.161	7022
2	0.101	4412
3	0.101	4413
4	0.101	4413
5	0.101	4413
6	0.101	4413
7	0.101	4413
8	0.101	4414
9	0.101	4414
10	0.101	4414
11	0.101	4414
12	0.101	4415
13	0.101	4414
14	0.124	5384

OPEN SPACE LOTS - AREA SUMMARY

Lot	Acres	Sq. Ft.
27	1.47	63985
11	0.45	19532

POCKET PARK - AREA SUMMARY

Lot	Acres	Sq. Ft.
12	0.16	6838

PROJECT NO.:  
1434-001  
DRAWING NO.:  
1434-001-PL S2P1.dwg  
PLOT DATE:  
7/30/2020  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
PMC/MLT/BDN/RGH  
SHEET  
2 OF 3

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5679.60'	11°41'22"	1158.76'	S54°02'49"W	1156.75'
C2	25.00'	83°00'50"	36.22'	N71°37'29"W	33.14'
C3	25.00'	97°01'01"	42.33'	N18°22'22"E	37.45'
C4	25.00'	90°51'26"	39.65'	S75°33'09"E	35.62'
C5	25.00'	90°00'00"	39.28'	N14°01'19"E	35.36'
C6	25.00'	53°58'05"	23.55'	N57°57'43"W	22.69'
C7	60.00'	28°55'31"	301.51'	N59°01'19"E	70.60'
C8	25.00'	53°58'05"	23.55'	S03°59'38"E	22.69'
C9	25.00'	90°01'56"	39.28'	S75°58'09"E	35.37'
C10	25.00'	90°01'47"	39.28'	N14°00'53"E	35.36'
C11	175.00'	15°06'26"	46.14'	N38°31'50"W	46.01'
C12	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C13	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C14	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C15	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C16	275.00'	15°06'26"	72.51'	S38°31'47"E	72.30'
C17	25.00'	90°00'00"	39.28'	S14°01'19"W	35.36'
C18	25.00'	90°00'00"	39.28'	N75°58'41"W	35.36'
C19	225.00'	15°06'26"	59.33'	N38°31'50"W	59.15'
C20	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C21	25.00'	90°01'03"	39.28'	S88°54'56"W	35.36'
C22	675.00'	9°33'05"	112.52'	N41°11'31"W	112.39'
C23	25.00'	94°52'57"	41.40'	N11°38'59"E	36.83'
C24	25.00'	90°01'20"	39.28'	S75°58'54"E	35.36'
C25	325.00'	15°06'25"	85.69'	S38°31'50"E	85.44'
C26	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C27	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C28	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C29	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C30	25.00'	84°42'11"	36.96'	N06°03'04"E	33.69'
C31	25.00'	94°45'23"	41.35'	N84°11'47"W	36.79'
C32	741.00'	9°47'02"	126.53'	N41°11'41"W	126.38'
C33	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C34	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C35	25.00'	94°29'08"	41.23'	S01°09'35"W	36.72'
C36	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C37	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C38	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C39	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C40	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C41	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C42	25.00'	85°32'22"	37.32'	N88°49'51"W	33.95'
C43	25.00'	3°15'54"	1.42'	N83°18'49"W	1.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C44	60.00'	46°53'43"	49.11'	S61°29'35"E	47.75'
C45	60.00'	39°41'00"	41.57'	S18°12'13"E	40.74'
C46	60.00'	39°30'09"	41.38'	S21°23'22"W	40.56'
C47	60.00'	38°49'28"	40.67'	S60°33'11"W	39.89'
C48	60.00'	38°08'57"	39.96'	N80°57'37"W	39.22'
C49	60.00'	37°58'30"	39.77'	N42°53'53"W	39.05'
C50	60.00'	46°53'43"	49.11'	N00°27'46"W	47.75'
C51	25.00'	3°15'54"	1.42'	S21°21'28"W	1.42'
C52	175.00'	2°39'42"	8.13'	N32°18'28"W	8.13'
C53	175.00'	12°26'44"	38.01'	N39°51'41"W	37.94'
C54	275.00'	3°41'55"	17.76'	N44°14'02"W	17.75'
C55	275.00'	11°24'31"	54.76'	N36°40'49"W	54.67'
C56	225.00'	2°04'11"	8.13'	N32°00'43"W	8.13'
C57	225.00'	9°54'30"	38.91'	N38°00'03"W	38.86'
C58	225.00'	3°07'44"	12.29'	N44°31'11"W	12.29'
C59	325.00'	5°06'01"	28.93'	N33°31'38"W	28.92'
C60	325.00'	7°05'56"	40.27'	N39°37'37"W	40.24'
C61	325.00'	2°54'28"	16.49'	N44°37'48"W	16.49'
C62	741.00'	6°28'36"	83.76'	N39°32'28"W	83.72'
C63	741.00'	3°18'26"	42.77'	N44°25'59"W	42.77'
C64	5679.60'	4°10'06"	413.20'	N50°17'10"E	413.11'
C65	5679.60'	0°49'39"	82.02'	N52°47'03"E	82.02'
C66	5679.60'	6°41'38"	663.54'	N56°32'41"E	663.16'
C67	25.00'	84°40'39"	36.95'	S78°38'21"E	33.68'
C68	25.00'	89°08'58"	38.90'	N14°26'51"E	35.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°11'35"W	4.36'
L2	S66°52'22"W	6.23'
L3	N23°07'41"W	50.01'
L4	N66°27'07"E	50.34'
L5	N59°01'17"E	85.38'
L6	N30°58'44"W	50.01'
L7	N25°55'43"W	40.16'
L8	N60°11'48"E	68.94'
L9	N52°24'00"E	56.10'
L10	N51°51'20"E	52.76'
L11	N64°28'29"E	42.72'
L12	N43°55'01"E	40.01'
L13	S47°02'09"E	4.68'
L14	S46°04'38"E	110.31'
L15	N43°42'53"E	0.51'
L16	S46°22'40"E	49.55'
L17	N48°24'09"E	17.03'
L18	S41°40'43"E	94.87'
L19	N30°58'41"W	5.65'
L20	S30°58'41"E	5.65'
L21	N30°58'41"W	16.88'
L22	S43°55'01"W	45.01'
L23	N46°04'59"W	90.01'
L24	S30°58'41"E	39.42'
L25	N30°58'41"W	16.88'
L26	S30°58'41"E	39.42'
L27	S46°04'59"E	57.27'
L28	S46°04'59"E	90.01'
L29	N4	

# FINAL SUBDIVISION PLAT: HYMEADOW SECTION TWO, PHASE ONE HAYS COUNTY, TEXAS

HAYS COUNTY  
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

CAITLYN STRICKLAND, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY WATER/ WASTEWATER NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CAITLYN STRICKLAND, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION:

I, BRYAN D. NEWSOME, 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 ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.  
**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. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)**

BRYAN D. NEWSOME, R.P.L.S. NO. 5657  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724  
TBPLS FIRM NO. 10124500

ENGINEER'S CERTIFICATION:

I, TAYLOR HUGHES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
**THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF TAYLOR HUGHES, P.E. #132787, DATE 05/21/2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(E)**

TAYLOR HUGHES, P.E. #132787  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006  
TBPE FIRM REGISTRATION NO. F-257

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.

\_\_\_\_\_  
C.I.P. ENGINEERING

DATE

\_\_\_\_\_  
DIRECTOR PLANNING AND DEVELOPMENT SERVICES

DATE

\_\_\_\_\_  
RECORDING SECRETARY

DATE

\_\_\_\_\_  
CHAIRMAN  
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS:  
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, 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 \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

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

ELAINE H. CARDENAS  
COUNTY CLERK

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 27.638 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 90.264 ACRE TRACT OF LAND CONVEYED IN THE SPECIAL WARRANTY DEED FROM K MARCOS, LLC, TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DOING BUSINESS AS BROHN PROPERTIES GROUP, INC., OF RECORD IN DOCUMENT NO. 19005818, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT), AS SEVERED FROM THAT CERTAIN 331.552 ACRE TRACT CONVEYED TO K MARCOS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED NOVEMBER 30, 2018, AND RECORDED IN INSTRUMENT NO. 18042121, OPRHCT; SAID 27.638 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "CHAPARRAL BOUNDARY" cap found on the northwesterly right-of-way line of State Highway 21 (right-of-way width varies), being the southeast line of said 331.552 acre tract, and being the southeast corner of said 90.264 acre tract and herein; and from point, a 1/2" rebar found at the most southerly corner of an 811.38 acre tract described in Volume 2909, Page 684 (OPRHCT), same being the most easterly corner of said 331.552 acre tract bears North 48° 12' 17" East, 1123.85 feet;

THENCE with the northwesterly right-of-way line of said State Highway 21 and the southeasterly line of said 331.552 acre tract, said 90.264 acre tract, and herein, the following four (4) courses:

- 1)South 48°11'35" West, a distance of 4.36 feet to a broken Texas Department of Transportation (TxDOT) Type I Concrete Highway Monument found for the easterly terminus of the curving north right-of-way line of said State Highway 21, at engineer's centerline station PT 290+59.4, 50 feet left;
- 2)With the arc of a curve to the right, having a radius of 5679.60 feet, a delta angle of 11°41'23", an arc length of 1158.76 feet, and a chord which bears South 54°02'49" West, 1156.75 feet to a 1/2" rebar found for point of tangency at engineer's centerline station PC 278+91.1, 50 feet left;
- 3)South 88°46'42" West, 103.52 feet to a 1/2" rebar found at engineer's centerline station PT 278+00, 100 feet left;
- 4)South 59°52'27" West, 411.33 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set for the most southerly corner herein; and from which point, a 1/2" rebar with "CHAPARRAL BOUNDARY" cap found for the south corner of said 90.264 acre tract bears South 59°52'26" West, 1136.58 feet;

THENCE leaving the northwest right-of-way line and crossing said 331.552 acre tract and said 90.264 acre tract, the following nineteen (19) courses and distances:

- 1)North 30°07'39" West, 144.59 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set for a point of curvature,
- 2)With the arc of a curve to the left, having a radius of 25.00 feet, a delta angle of 83° 00' 50", an arc length of 36.22 feet, and a chord which bears North 71°37'29" West, 33.14 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set point of tangency,
- 3)South 66°52'22" West, 6.23 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set
- 4)North 23°07'41" West, 50.01 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set for point of curvature,
- 5)With the arc of a curve to the left, having a radius of 25.00 feet, a delta angle of 97° 01' 01", an arc length of 42.33 feet, and a chord which bears North 18° 22' 22" East, 37.45 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 6)North 66°27'07" East, 50.34 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set for a point of curvature,
- 7)With the arc of a curve to the left, having a radius of 25.00 feet, a delta angle of 90° 51' 26", an arc length of 39.65 feet, and a chord which bears South 75° 33' 09" East, 35.62 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set for point of tangency,
- 8)North 59°01'17" East, 85.38 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 9)North 30°58'44" West, 50.01 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 10)North 25°55'43" West, 40.16 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 11)North 15°14'18" West, 160.08 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 12)North 60°11'48" East, 68.94 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 13)North 52°24'00" East, 56.10 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 14)North 51°51'20" East, 52.76 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 15)North 64°28'29" East, 42.72 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 16)North 46°04'59" West, 130.02 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set,
- 17)North 43°55'01" East, 40.01 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set, and
- 18)North 46°04'57" West, 165.02 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set, and
- 19)North 43° 55' 01" East, 1032.64 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap set on the northeast line of said 90.264 acre tract; and from which point, 1/2" rebar with "CHAPARRAL BOUNDARY" cap found for an angle point of same bears North 47° 03' 02" West, 55.30 feet;

THENCE continuing across said 331.552 acre tract with the northeast line of said 90.264 acre tract, the following eight (8) courses and distances:

- 1)South 47°02'09" East, 4.68 feet to a 1/2" rebar with "CHAPARRAL BOUNDARY" cap found,
- 2)South 46°04'38" East, a distance of 110.31 feet to 1/2" rebar with "CHAPARRAL BOUNDARY" cap found,
- 3)North 43°42'53" East, a distance of 0.51 feet to 1/2" rebar with "CHAPARRAL BOUNDARY" cap found,
- 4)South 46°22'40" East, a distance of 49.55 feet to 1/2" rebar with "CHAPARRAL BOUNDARY" cap found,
- 5)South 46°04'37" East, a distance of 599.61 feet to 1/2" rebar with "CHAPARRAL BOUNDARY" cap found,
- 6)North 48°24'09" East, a distance of 17.03 feet to 1/2" rebar with "CHAPARRAL BOUNDARY" cap found,
- 7)South 41°35'51" East, a distance of 159.92 feet to 1/2" rebar with "CHAPARRAL BOUNDARY" cap found, and
- 8)South 41°40'43" East, a distance of 94.87 feet to the POINT OF BEGINNING, containing 27.638 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES, ACTING BY AND THROUGH ADAM BOENIG, VICE PRESIDENT, AS OWNER OF 90.264 ACRES SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 27.638 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

HYMEADOW SECTION TWO, PHASE ONE,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION  
BROHN HOMES, ITS SUBSIDIARY

\_\_\_\_\_, VICE PRESIDENT

CLAYTON PROPERTIES GROUP, INC.  
ADAM BOENIG, VICE PRESIDENT  
6720 VAUGHT RANCH RD.  
AUSTIN, TX 78730

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PROJECT NO.:  
1434-001

DRAWING NO.:  
1434-001-PL S2P1.dwg

PLOT DATE:  
7/30/2020

PLOT SCALE:  
1" = 100'

DRAWN BY:  
PMC/MLT/BDN/RGH

**SHEET  
3 OF 3**

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC- \_\_\_\_\_



## CONTACT INFORMATION

Applicant's Name	Taylor Hughes	Property Owner	Brohn Homes
Applicant's Mailing Address	2401 Double Creek Dr. #200 Round Rock, TX 78664	Owner's Mailing Address	6720 Vaught Ranch Rd. #200 Austin, TX 78730
Applicant's Phone #	(512) 292-0006	Owner's Phone #	(512) 320-8833
Applicant's Email	thughes@binkleybarfield.com	Owner's Email	bradb@brohnhomes.com

## PROPERTY INFORMATION

Proposed Subdivision Name: Sunset Oaks Section 2, Phase 1  
 Subject Property Address or General Location: North of Yarrington / SH-21 intersection  
 Acres: 27.6 Tax ID #: R 17118  
 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: Agriculture  
 Proposed Number of Lots: 148 Proposed Land Use: Residential Subdivision

## 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 \$1,288 plus \$100 per acre      Technology Fee \$12      MAXIMUM COST \$2,512

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 Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: Taylor Hughes Date: 6/7/19

Printed Name: Taylor Hughes

### WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Taylor Hughes Date: 6/7/19

Printed Name: Taylor Hughes

### 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.

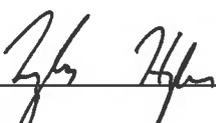
PROPERTY OWNER AUTHORIZATION

I, Adam Boenig (owner) acknowledge that I am the rightful owner of the property located at North of Yarrington Rd. & SH-21 Intersection (address).

I hereby authorize Taylor Hughes (agent name) 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 Property Owner:  Date: 4/25/19

Printed Name: ADAM BOENIG VICE-PRESIDENT  
Clayton Properties Group Inc. DBA Brad Homes

Signature of Agent:  Date: 4/12/19

Printed Name: Taylor Hughes

SAN MARCOS 530 - YARRINGTON ROAD + HWY 21 - PRELIMINARY PLAT

**ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT**

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Electric Service Provider: FEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s): A, D

Comments / Conditions: \_\_\_\_\_

Signature of Electric Company Official: [Signature]

Title: REALTY SPECIALIST, SR. Date: 7/20/17



P.O. Box 100 Kyle, Texas 78640-0100  
(512) 262-2161 • 1-888-554-4732  
[www.pec.coop](http://www.pec.coop)

*Se habla español.*

October 4, 2018

Mr. Stephen A. Sherrill, P.E.  
Binkley & Barfield, Inc.  
2401 Double Creek Drive Suite 200  
Round Rock, Texas 78664

Re: Electric Service Availability Letter

Dear Mr. Sherrill:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. The Sunset Oaks Subdivision in Hays County is within Pedernales Electric Cooperative's service area boundary as established by the Public Utility Commission of Texas. Pedernales Electric Cooperative currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at [www.pec.coop](http://www.pec.coop).

If you have any questions, please contact our District Planning Department in Kyle at 1-800-868-4791, Extension 7525.

Respectfully,

Ricky Hess  
Electrical Distribution Designer, Sr.  
Pedernales Electric Cooperative, Inc.

## GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: We currently do not have facilities in the area, but would be interested in providing service to the community. More information would be needed to asses what it would take to provide natural gas to the site. Please provide lot count, master plan and proposed timelines for the project.

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Marketing Consultant Date: 7/21/2017

## TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

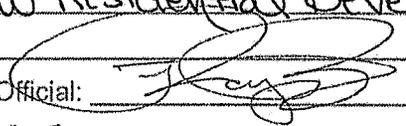
Sunset Oaks

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Telephone Service Provider: \_\_\_\_\_

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: Approval to build is dependent upon approval from Centurylink's New Residential Development group!

Signature of Telephone Company Official: 

Title: ENG/CONST. MGR. Date: 7/26/17



October 17, 2018

Re: Charter/Spectrum Will Serve Letter For The Following Project:

Sunset Oaks, @ Yarkenton Rd & Hwy 21 San Marcos TX.

Dear Sir/Madam:

This Letter will serve as confirmation that Charter/Spectrum is the franchised cable operator for the area where the aforementioned project is to be constructed. Charter/Spectrum will provide its telecommunications services to the project's residents when we receive an executed System Installation and Service Agreement from the Developer.

Should you have any questions regarding this project, please contact Charter/Spectrum at:

**Jessie Acevedo**  
SPECTRUM COMM  
Business Development Specialist  
810 W. Howard Lane Suite 100  
Austin, TX 78753  
Office: 512-485-4075/Cell 512-687-2781

**WATER UTILITY SERVICE ACKNOWLEDGEMENT**

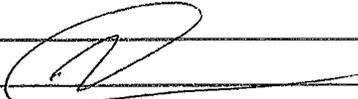
Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service **is** currently available to the subject property
- Adequate service **is not** currently available, but arrangements **have** been made to provide it
- Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- Easement(s) are needed within the subject property

Name of Water Service Provider: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): Water

Comments / Conditions: Pending Approval of Non Standard Agreement

Signature of Water Official: 

Title: General Manager Date: 7-18-17



## GALLEGOS ENGINEERING, INC.

Firm No. F-003084

P.O. BOX 690067  
SAN ANTONIO, TEXAS 78269

210-641-0812 PH

April 26, 2019

Caitlyn Strickland  
Hays County, Development Services Director  
2171 Yarrington Road, Suite 100  
Kyle, Texas 78640

**Re: Sunset Oaks Subdivision  
Section 2, Phase 1  
Fire Flow Letter**

Dear Ms. Strickland:

We have run the Maxwell WSC water model for Sunset Oaks Subdivision, Section 2, Phase 1 a residential subdivision having a 1,000 gpm fire flow within the development since the homes will be spaced an average of 15ø apart. For the water model the developed section only was placed at full build out and the Maxwell WSC water system exhibited a maximum day demand based on historical flows and we placed a 1,000 gpm fire flow within the phase of the subdivision named above. The fire hydrant with the highest ground elevation gave the lowest resultant pressure. This hydrant is located at Topaz Hill Road. Based on the water model this fire hydrant will have greater than 48 psi as it flows 1,000 gpm. All other fire hydrants within the development will exhibit a greater resultant pressure. Maxwell WSC has a 500,000 gallon elevated tank at the intersection for HCR 159 and HCR 160. This tank is more than ample to supply the 120,000 gallons through a 12-inch diameter main for a 2-hour fire flow required from Hemphill Creek Residential development.

Please let us know if you have any questions about the information we have stated above.

Sincerely,  
GALLEGOS ENGINEERING, INC.

Richard M. Gallegos, P.E.  
President



## WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service **is** currently available to the subject property
- Adequate service **is not** currently available, but arrangements **have** been made to provide it
- Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- Easement(s) are needed within the subject property

Name of Wastewater Service Provider: AQUA UTILITIES, INC.

Applicable Utility Service Code(s): WASTEWATER

OR, the use of either 1) \_\_\_\_\_ a private wastewater treatment system, or 2) \_\_\_\_\_ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: PENDING APPROVAL BY PUP OF  
WASTEWATER CON AMENDMENT & EXECUTION OF  
WASTEWATER SERVICE AGREEMENT

Signature of Wastewater Official: Alan C. Lewis

Title: DIR. OF CORPORATE DEVELOPMENT Date: 7/21/17

## **PC-19-35 (Hymeadow, Section 2, Phase 1)**

Consider a request by Binkley & Barfield, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 27.638 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located northeast of Yarrington Road, along State Highway 21, Hays County, Texas (A. Brake)



## FINAL SUBDIVISION PLAT: HYMEADOW SECTION TWO, PHASE ONE HAYS COUNTY, TEXAS

**LEGEND**

- 1/2" REBAR WITH CAP FOUND AS NOTED
- <sup>PH</sup> 1/2" REBAR WITH "DIAPHRAGM" CAP FOUND
- 1/2" REBAR WITH "DIAPHRAGM" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- D.E. DRAINAGE EASEMENT
- W.L.E. WATER/WASTEWATER LINE EASEMENT
- SEWER/LINE LOCATION
- ( ) RECORD INFORMATION

**OWNER AND DEVELOPER:**  
CLAYTON PROPERTIES GROUP, INC.  
6514 BROWN HOMES  
8700 WAUGHAM HATCH RD. SUITE 200  
AUSTIN, TX 78730  
(512) 300-8833

**ENGINEER:**  
BRINLEY & SHIFFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0098

**SURVEYOR:**  
CHAMBERLAIN PROFESSIONAL LAND SURVEYING, INC.  
3000 MAGALL LANE  
AUSTIN, TX 78744  
(512) 443-1724

**SURVEY ABSTRACT:**  
WILLIAM HEMPHILL SURVEY, ABS. 221  
RESUBMIT, DATE: 08/10/2019  
TOTAL AREA OF THIS PLAT: 27.828 AC.  
TOTAL NUMBER OF LOTS: 142  
RESIDENTIAL: 140  
OTHER SPACES: 2

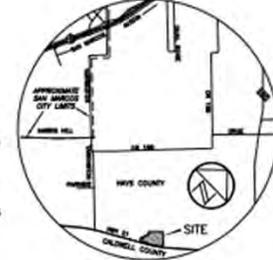
**LINEAR FEET OF NEW SURVEY:**  
TEMPLET TRAIL 1032  
BRIGHT FLORA LANE 532  
DELTA CREEK 1448  
HAYWOOD MANOR 242  
HIDDEN BRANCH COVE 134  
WHITE DUNES DRIVE 454  
HEADQUARTERS WAY 548  
ALDRICH WAY 872  
LIVING REST DRIVE 630

**WILLIAM HEMPHILL SURVEY  
ABS. 221**  
CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION  
4 1/4 BROWN HOMES  
(19008418)

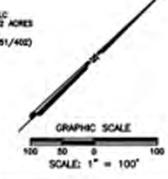
CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION  
4 1/4 BROWN HOMES  
(19008418)

**LOT SIZE CHART**

RESIDENT	#
210	-
28' x 10'	-
23' x 3'	-
21' x 2'	1
CT	184



K. WARRICK, LLC  
PORTION OF 331.162 ACRES  
(18042121)  
AS DESCRIBED IN (51/460)



THIS IS A SURFACE DRAWING.  
BEARING BASED: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODESIC SURVEY (NAD83) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAMBERLAIN CONTROL POINT "P441".  
1" ALUMINUM DISK SET IN CONCRETE  
SURFACE COORDINATES:  
N: 1388538.33  
E: 2332841.23  
TEXAS STATE PLANE COORDINATES:  
N: 1388533.37  
E: 2331958.07  
ELEVATION = 672.80'  
VERTICAL DATUM: NAVD 88 (SECOND 138)  
COMBINED SCALE FACTOR = 0.999970017  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.0000130  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
THEIR ANGLE: 0°37'44"



CHOW WING WAH &  
KELLY SMITH  
80.00 ACRES  
221/149

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/309

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/309

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/309

PAUL & BRINA AGUIAR  
1.421 ACRES  
2018-002158

J. AL. 1965  
(PART-OF-2001 REBAR MONUMENT)

LEONARD GORMER  
67.20 ACRES  
2018-002632

COUNTY LINE WATER SUPPLY  
1.00 ACRES  
179/246

NANCY MYERS  
84.79 ACRES  
2018-003228

PROJECT NO.:  
1424-001  
DRAWING NO.:  
434-001-PL 52P1.AW  
PLOT (DATE):  
5/16/2020  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
PNC/JAL/ROH/WH  
SHEET  
1 OF 3

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3600 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500



## **Recommendation:**

Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 of the Development Code and recommends **approval** of PC-19-35.



## Legislation Text

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File #: PC-20-15, Version: 1

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### **AGENDA CAPTION:**

PC-20-15 (Cottonwood Creek Monterrey Oak) Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 0.481 acres, more or less, out of the Farnham Frye Survey. (T. Carpenter)

Meeting date: August 11, 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:**

This final plat is to provide right-of-way dedication for a 110-foot portion of Monterrey Oak.

**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 Monterrey Oak</b>
<b>PC-20-15</b>	



**Summary**

<b>Request:</b>	Consideration of a Final Plat consisting of an extension of Monterrey Oak.		
<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>	None

**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 Monterrey Oak		
<b>Acreage:</b>	0.481	<b>Master Plan:</b>	Cottonwood Creek Master Plan
<b>Existing Zoning:</b>	PH-ZL	<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>	SF-6	Single Family	Low Intensity
<b>West of Property:</b>	GC	Vacant	Low Intensity

**Staff Recommendation**

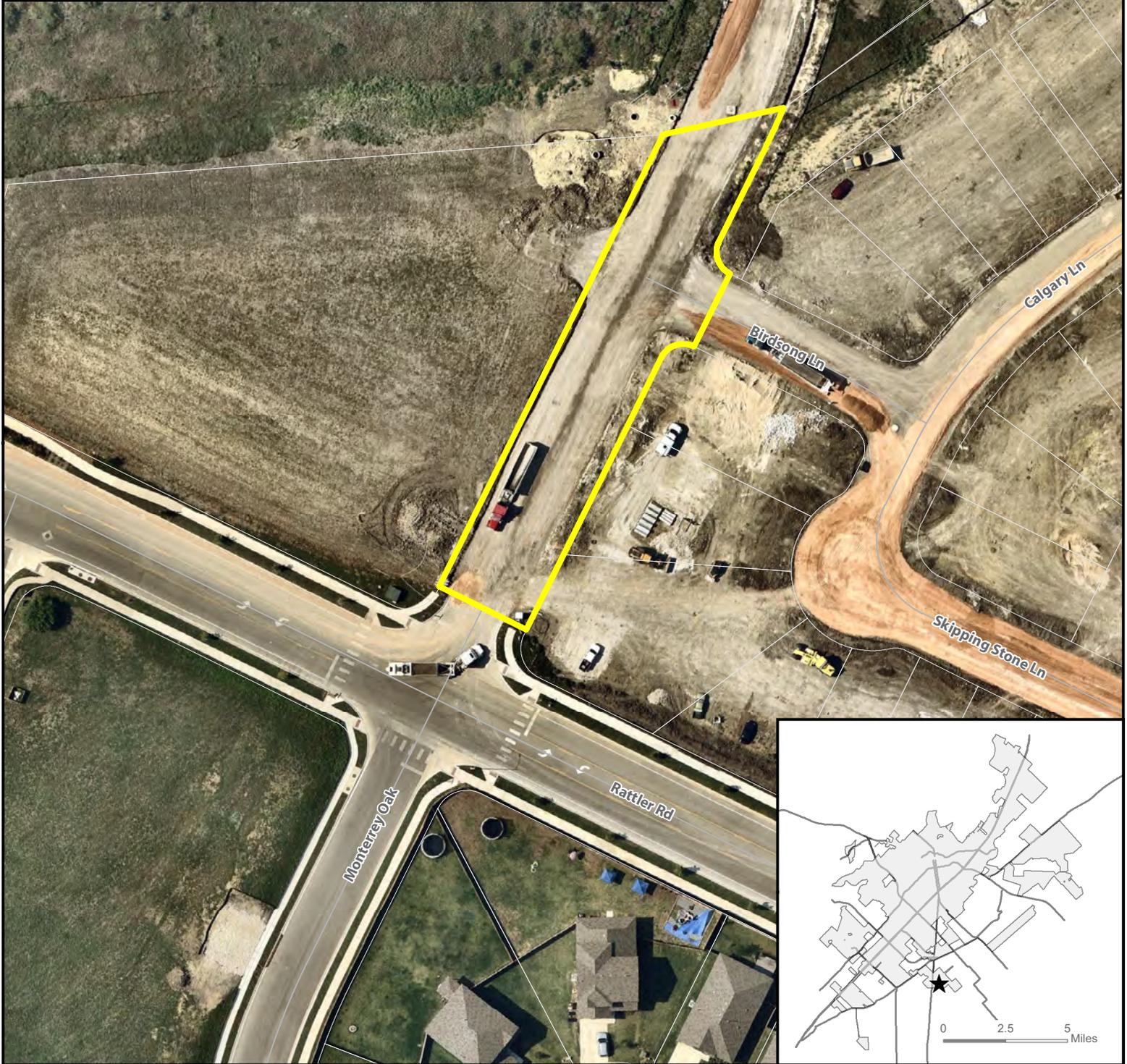
<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Tory Carpenter, AICP, CNU-A			<b>Title :</b> Planner		<b>Date:</b> August 4, 2020

<b>Plat - Final</b>	<b>Cottonwood Creek Monterrey Oak</b>
<b>PC-20-15</b>	

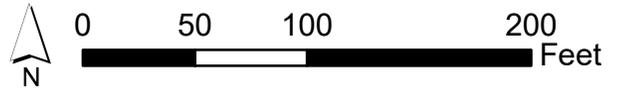


Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the 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-20-15 Aerial View Cottonwood Creek Monterey Oak 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: 7/28/2020

FINAL PLAT  
OF  
**COTTONWOOD CREEK**  
**MONTERREY OAK**

A 0.481 ACRE TRACT OF LAND, OUT OF A 21.952 ACRE TRACT OF LAND  
RECORDED IN INSTRUMENT #19037259, OUT OF THE OFFICIAL PUBLIC  
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY,  
ABSTRACT 183 OF HAYS COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 0.481 ACRE TRACT OF LAND OUT OF A 272.24 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 04012507, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO. 17, ABSTRACT 183 AND J.F. GEISTER SURVEY NO.7, ABSTRACT 203 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 8, 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 1.00013.
- 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.

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.

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: June 19, 2020

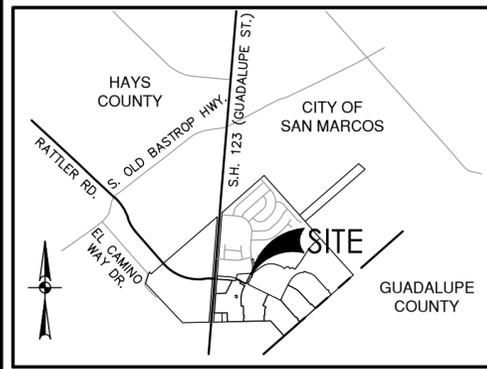
PLAT NOTES APPLY TO ALL  
SHEETS OF THIS PLAT

SHEET 1 OF 2

COTTONWOOD CREEK MONTERREY OAK

Civil Job No. 11173-14 Survey Job No. 9276-18

DATE: 2/14/2020 10:49 AM USER: D. C. Lunberg  
FILE: P:\11173\14\Design\Civil\Plat\1117314-FINAL.dwg



LOCATION MAP  
NOT-TO-SCALE

LEGEND

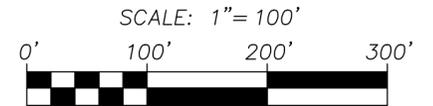
- |     |  |     |  |
|-----|--|-----|--|
| AC  | ACRE(S)                                | VOL | VOLUME                                       |
| BLK | BLOCK                                  | PG  | PAGE(S)                                      |
| DOC | DOCUMENT NUMBER                        | ROW | RIGHT-OF-WAY                                 |
| OPR | OFFICIAL PUBLIC RECORDS (SURVEYOR)     | ●   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
|     | OF REAL PROPERTY OF HAYS COUNTY, TEXAS | ○   | SET 1/2" IRON ROD (PD)                       |
|     |  | ○   | SET 1/2" IRON ROD (PD)-ROW                   |
- 
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN CENTERLINE
- |    |   |   |   |
|----|---|---|---|
| 11 | 10' PUBLIC UTILITY  | 6 | 0.093 AC. 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 20 _____, PR) |
| 1  | 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 18007114, PR)                     | 1 | COTTONWOOD CREEK PHASE 3, UNIT 1 (INSTRUMENT # 18007114, PR)      |
| 2  | 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 18034771, PR)                     | 2 | COTTONWOOD CREEK PHASE 3, UNIT 2 (INSTRUMENT #18034771, PR)       |
| 3  | 0.599 AC. VARIABLE WIDTH RIGHT OF WAY EASEMENT (INSTRUMENT # 20 _____, PR)  |   |   |
| 4  | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (INSTRUMENT # 18034771, PR) |   |   |
| 5  | 0.100 AC. 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 20 _____, PR)           |   |   |

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	480.00'	3°44'57"	S24°28'51"W	31.40'	31.41'
C2	15.00'	90°05'35"	S18°41'27"E	21.23'	23.59'
C3	15.00'	89°54'25"	S71°18'33"W	21.20'	23.54'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°19'40"E	75.91'
L2	S26°21'20"W	59.91'
L3	S26°24'41"W	50.00'
L4	N63°38'40"W	60.00'

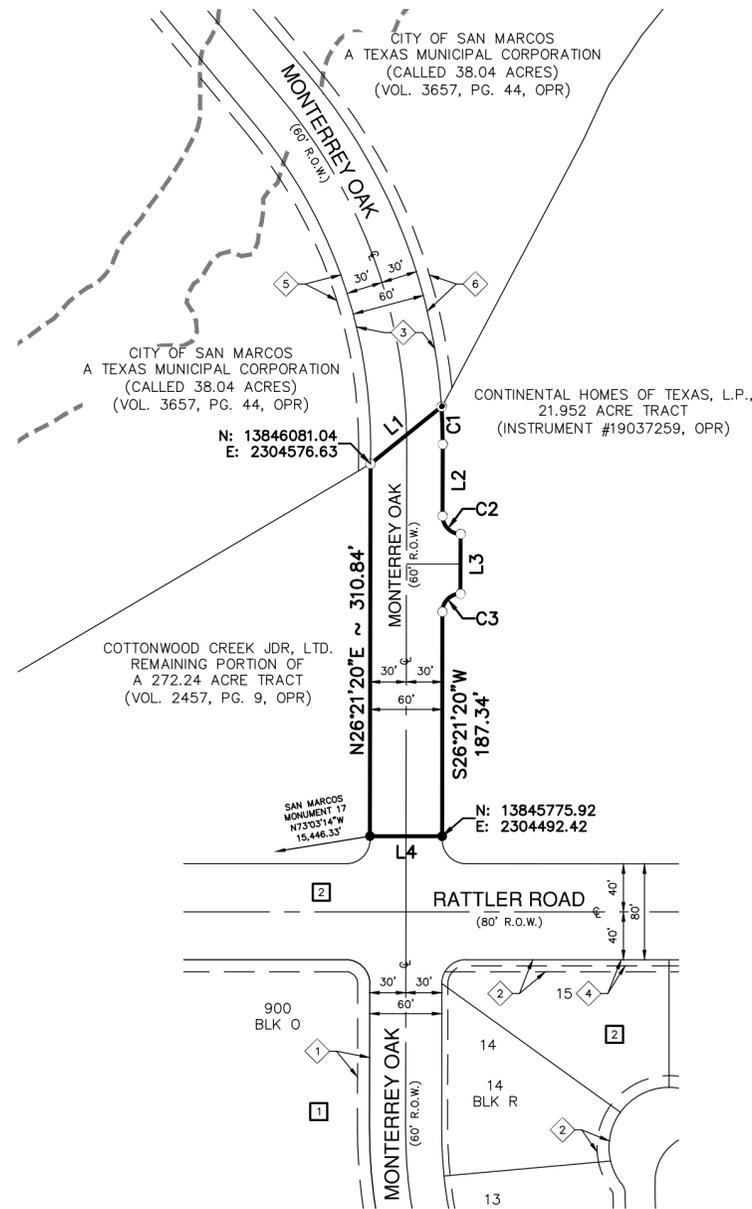
FINAL PLAT  
OF  
**COTTONWOOD CREEK  
MONTERREY OAK**

A 0.481 ACRE TRACT OF LAND, OUT OF A 21.952 ACRE TRACT OF LAND RECORDED IN INSTRUMENT #19037259, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY, ABSTRACT 183 OF HAYS COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

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 #10194380  
DATE OF PREPARATION: June 19, 2020



PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

# 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 Monterrey Oak

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

Acres: 0.481 Tax ID #: R 127693

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: 1 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, Vice President

Signature of Agent:  Date: 2-6-2020

Printed Name, Title: Todd Blackmon, P.E., Managing Vice President

## **PC-20-15 (Cottonwood Creek Monterrey Oak)**

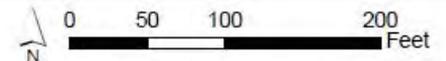
Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 0.481 acres, more or less, out of the Farnham Frye Survey. (T. Carpenter)

- +/- 0.481 Acres
- 110 ft section of Monterey Oak
- Cottonwood Creek Master Plan

## PC-20-15 Aerial View Cottonwood Creek Monterey Oak 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: 7/28/2020



LOCATION MAP

NOT TO SCALE  
LEGEND

AC	ACRES	VOL	VOLUME
BLK	BLOCK	PG	PAGES
DOC	DOCUMENT NUMBER	BOOK	RECORD-CRANK
OPR	OFFICIAL PUBLIC RECORDS		
	(OFFICIAL PUBLIC RECORDS SUBSECTION OF SHEL PROPERTY OF HAYS COUNTY, TEXAS)		
			NOTICE (OTHERWISE SET UP SIGN ROD PG. 4000)

1/2" = 1' ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN CONTINUOUS

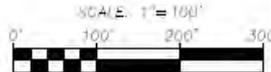
- 10' PUBLIC UTILITY
- ◇ 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 1800114, PG. 1)
- ◇ 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 1800114, PG. 1)
- ◇ 0.5K AC. VARIABLE WIDTH RIGHT OF WAY EASEMENT (INSTRUMENT # 1800114, PG. 1)
- ◇ 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (INSTRUMENT # 1800114, PG. 1)
- ◇ 0.100 AC. 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 1800114, PG. 1)
- ◇ 0.5K AC. 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 1800114, PG. 1)
- COTTONWOOD CREEK PHASE 2 (LINE 1) (INSTRUMENT # 1800114, PG. 1)
- COTTONWOOD CREEK PHASE 2 (LINE 2) (INSTRUMENT # 1800114, PG. 1)

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	485.00'	294.57°	324.584176'	29.45°	30.91'
C2	19.97'	301.93°	3.0971271E	23.92°	0.488'
C3	15.87'	184.52°	107.181376'	45.20°	2.224'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	307.76°	75.91'
L2	306.27°	29.41'
L3	320.24°	103.00'
L4	307.76°	45.00'

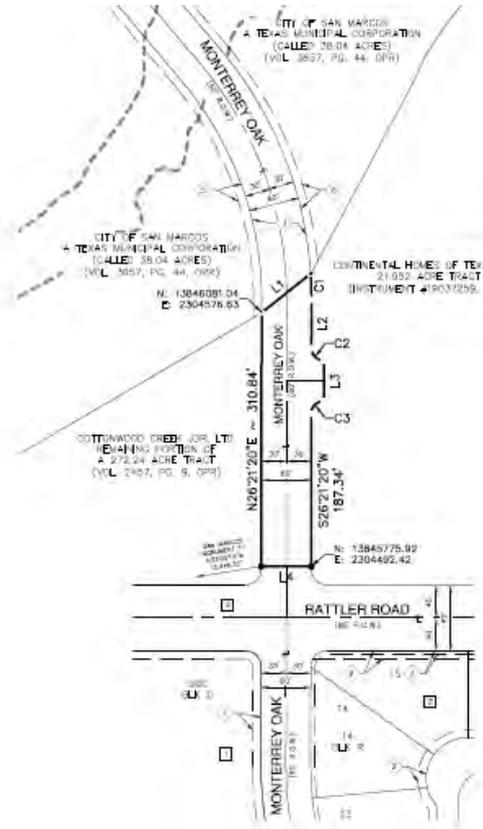
# FINAL PLAT OF COTTONWOOD CREEK MONTEREY OAK

A 0.981 ACRE TRACT OF LAND, OUT OF A 21.293 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 1922789, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARRHAM FIVE SURVEY, ABBSTRACT 1183 OF HAYS COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

PAPE-DAWSON ENGINEERS, L.P. 11175-13 SURVEY JOB NO. 11175-13  
DATE OF PREPARATION: June 15, 2020



PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

COTTONWOOD CREEK MONTEREY OAK

Cottonwood Creek, L.P. Survey Job No. 11175-13

PAPE-DAWSON ENGINEERS, L.P. 11175-13 SURVEY JOB NO. 11175-13

## Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-15 as submitted.



## Legislation Text

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File #: ZC-20-15, Version: 1

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### **AGENDA CAPTION:**

ZC-20-15 (La Cima Phase 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

Meeting date: August 11, 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):**

- Economic Development
- Environment & Resource Protection
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- Parks, Public Spaces & Facilities
- Transportation
- Core Services
- Not Applicable

**Master Plan:** n/a

**Background Information:**

This property is part of the larger La Cima Development included in a Development Agreement with the City of San Marcos originally adopted September 16, 2014 (Resolution 2014-131R); amended in 2018 (Resolution 2018-75R), and in 2020. This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards, and architectural design standards. The Future Development (“FD”) zoning classification is a default classification for newly annexed land. Per the development agreement, SF-4.5 is an allowable residential use. Phase 2 provides for development of 249 residential lots, nine new streets, and four open space lots. The zoning request is being processed concurrently with an annexation request for the property.

The City of San Marcos will provide water and wastewater services at the site. The developer has extended water and wastewater facilities through the site. Pedernales Electric Cooperative will provide electric service to this development.

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.

**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 “SF-4.5” Single Family - 4.5.

<b>Zoning Request</b>	<b>La Cima Phase 2</b>
<b>ZC-20-15</b>	



**Summary**

<b>Request:</b>	Zoning change from “FD” Future Development to “SF-4.5” Single Family		
<b>Applicant:</b>	Natural Development Austin, LLC 11612 FM 2244, Bldg. 1, Ste. 140 Austin, TX 78738	<b>Property Owner:</b>	LCSM Ph. 2, LLC 303 Colorado, Ste. 2300 Austin, TX 78701

**Notification**

<b>Application:</b>	June 16, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	July 26, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	July 24, 2020	<b>Personal:</b>	July 24, 2020
<b>Response:</b>	None as of Staff Report date		

**Property Description**

<b>Legal Description:</b>	+/- 89.694 acre tract out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County		
<b>Location:</b>	Generally west of the intersection of Old Ranch Road 12 and Wonder World Drive		
<b>Acreage:</b>	89.964	<b>PDD/DA/Other:</b>	Resolution 2020-50R
<b>Existing Zoning:</b>	“FD” Future Development	<b>Proposed Zoning:</b>	“SF-4.5” Single Family
<b>Existing Use:</b>	Vacant / Rural	<b>Proposed Use:</b>	Single Family
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	Restrictions Do Apply
<b>Preferred Scenario:</b>	Low Intensity Area	<b>Proposed Designation:</b>	Low Intensity Area
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Adequate.	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	San Marcos Academy & The Settlement	Area of Stability
<b>South of Property:</b>	ETJ	Vacant	Area of Stability
<b>East of Property:</b>	SF-4.5	Single Family	Area of Stability
<b>West of Property:</b>	ETJ	Vacant	Area of Stability

**Staff Recommendation**

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
<b>Staff:</b> Alison Brake, CNU-A	<b>Title :</b> Historic Preservation Officer & Planner	<b>Date:</b> August 3, 2020

<b>Zoning Request</b>	<b>La Cima Phase 2</b>
<b>ZC-20-15</b>	



History

This property is part of the larger La Cima Development included in a Development Agreement with the City of San Marcos originally adopted September 16, 2014 (Resolution 2014-131R); amended in 2018 (Resolution 2018-75R) and in 2020. This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards. The Future Development (“FD”) zoning classification is a default classification for newly annexed land. Per the development agreement, SF-4.5 is an allowable residential use. Phase 2 provides for development of 249 residential lots, nine new streets, and four open space lots. The zoning request is being processed concurrently with an annexation request for the property.

The City of San Marcos will provide water and wastewater services at the site. The developer has extended water and wastewater facilities through the site. Pedernales 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

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
	<u>X</u>		Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <b><i>Conventional Residential (SF-4.5) within a Low Intensity Zone is considered “Not Preferred” and requires further scrutiny. However, a Development Agreement was in place prior to the Code SMTX adoption and the zoning request is consistent with the existing Development Agreement.</i></b>
		<u>N/A</u>	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></b>
<u>X</u>			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <b><i>SF-4.5 is an allowable use per Section 1.04(A)(1) of the development agreement applicable to the property.</i></b>

Zoning Request

ZC-20-15

La Cima

Phase 2



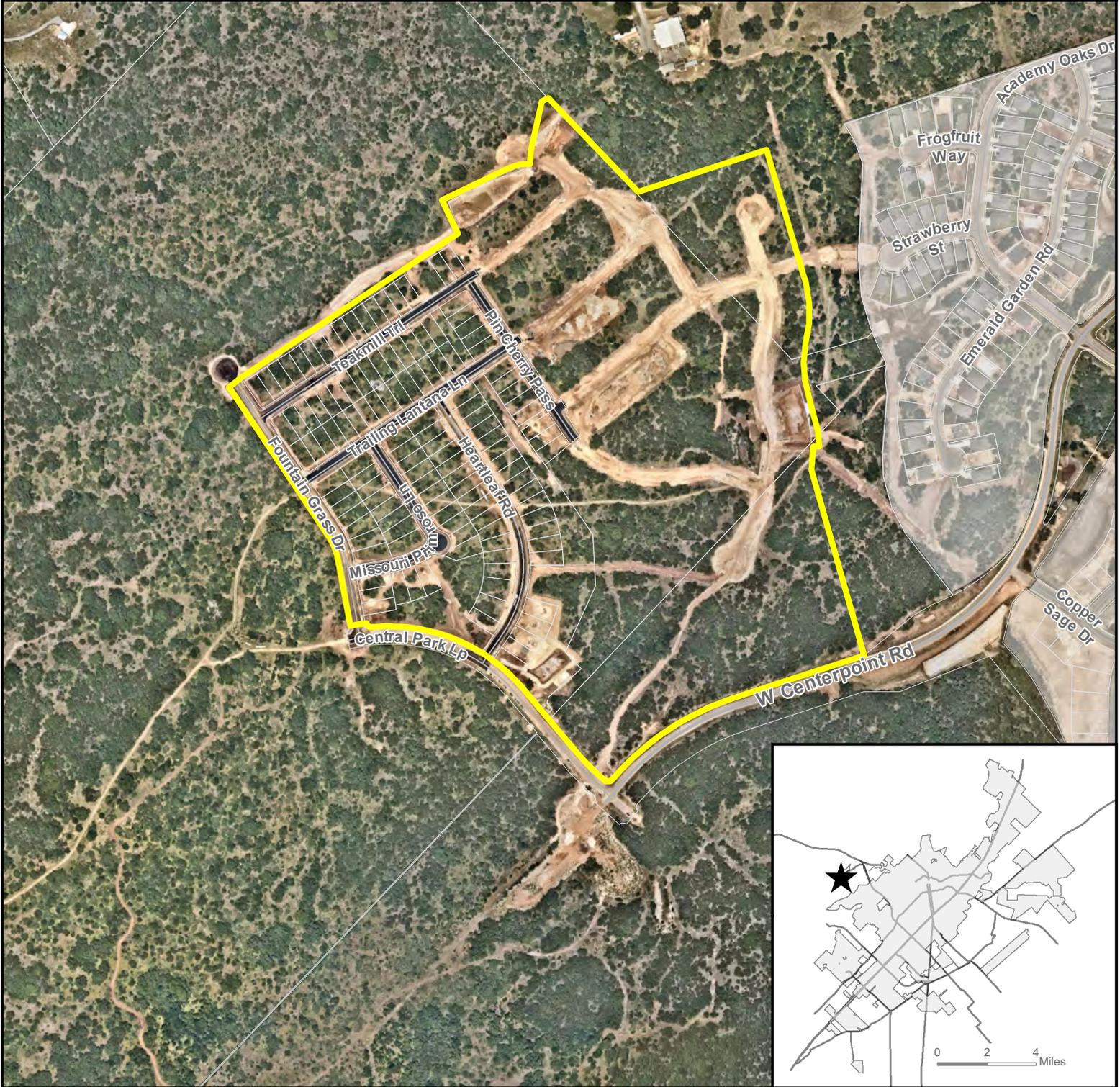
<p><u>X</u></p>		<p>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <b><i>Uses allowed within the Single Family district are compatible and appropriate for this area. This area is mostly residential in nature, with the San Marcos Academy located to the north.</i></b></p>
<p><u>X</u></p>		<p>Whether the proposed zoning will reinforce the existing or planned character of the area <b><i>Approval of this zoning change would allow the property to develop according to the approved development agreement.</i></b></p>
<p><u>X</u></p>		<p>Whether the site is appropriate for the development allowed in the proposed district <b><i>Approval of this zoning change would allow the property to develop according to the approved development agreement.</i></b></p>
	<p><u>N/A</u></p>	<p>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 of the city limits.</i></b></p>
<p><u>X</u></p>		<p>Whether there is a need for the proposed use at the proposed location <b><i>The rezoning does serve a substantial public purpose by providing additional single family housing in San Marcos.</i></b></p>
<p><u>X</u></p>		<p>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 will be served with City water and wastewater per the approved development agreement.</i></b></p>
<p><u>X</u></p>		<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <b><i>The surrounding area has remained single-family with The Settlement subdivision to the north of the property.</i></b></p>
	<p><u>N/A</u></p>	<p>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>This request is not for a Neighborhood Density District.</i></b></p>
<p><u>X</u></p>		<p>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>Standards are in place per the approved development agreement to lessen the impact of the development to the natural environment.</i></b></p>

<b>Zoning Request</b>	<b>La Cima Phase 2</b>
<b>ZC-20-15</b>	

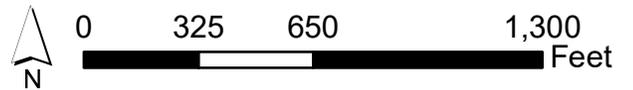


<u>X</u>		<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p> <p><b><i>None noted.</i></b></p>
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# ZC-20-15 Aerial View FD to SF-4.5 - La Cima Phase 2



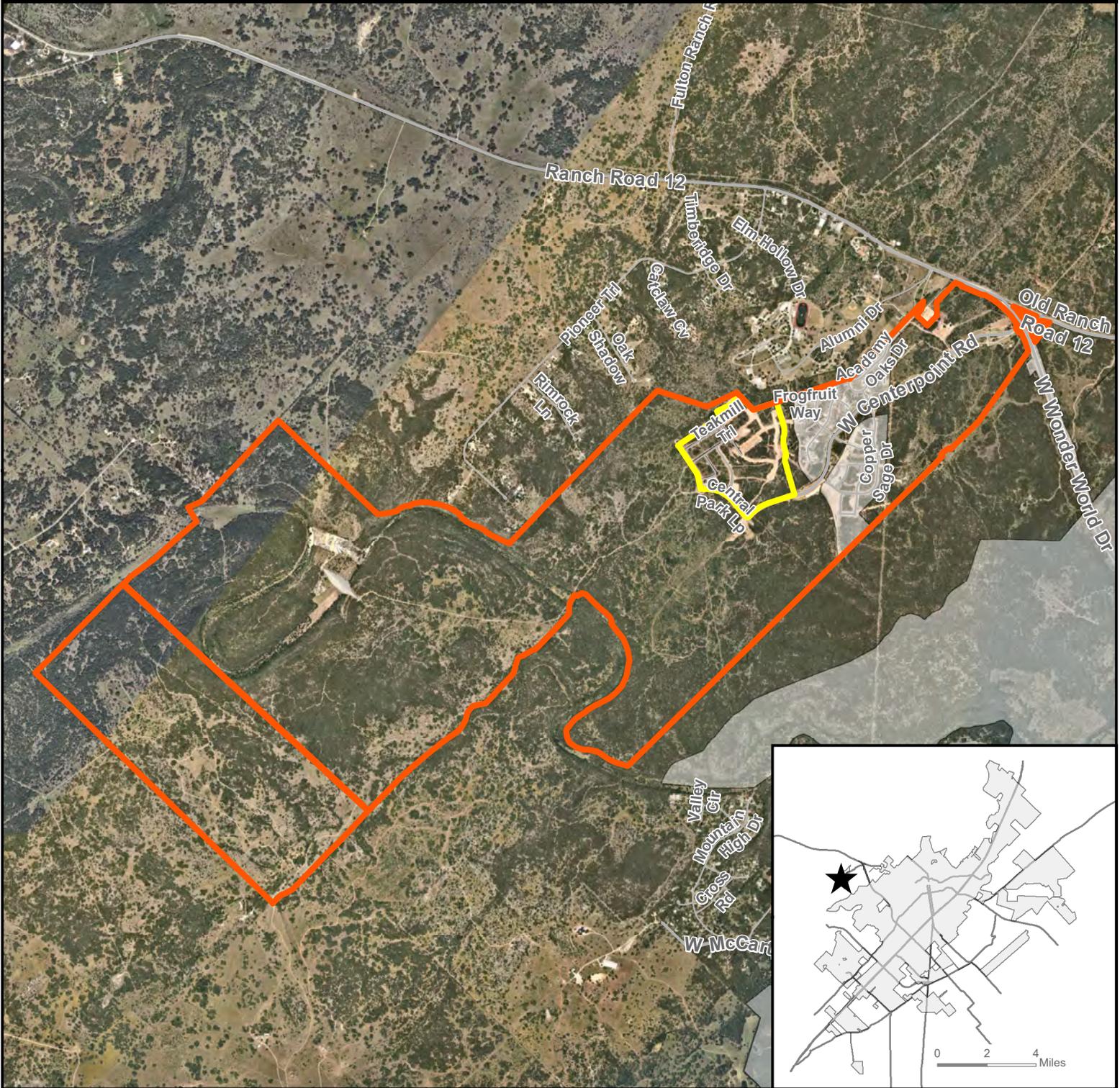
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 7/24/2020

# ZC-20-15 La Cima Boundary Map FD to SF-4.5 - La Cima Phase 2

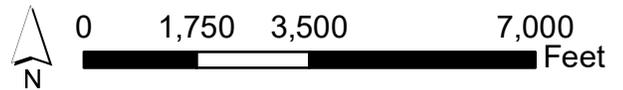


★ Site Location       La Cima Boundary

Subject Property

Parcel

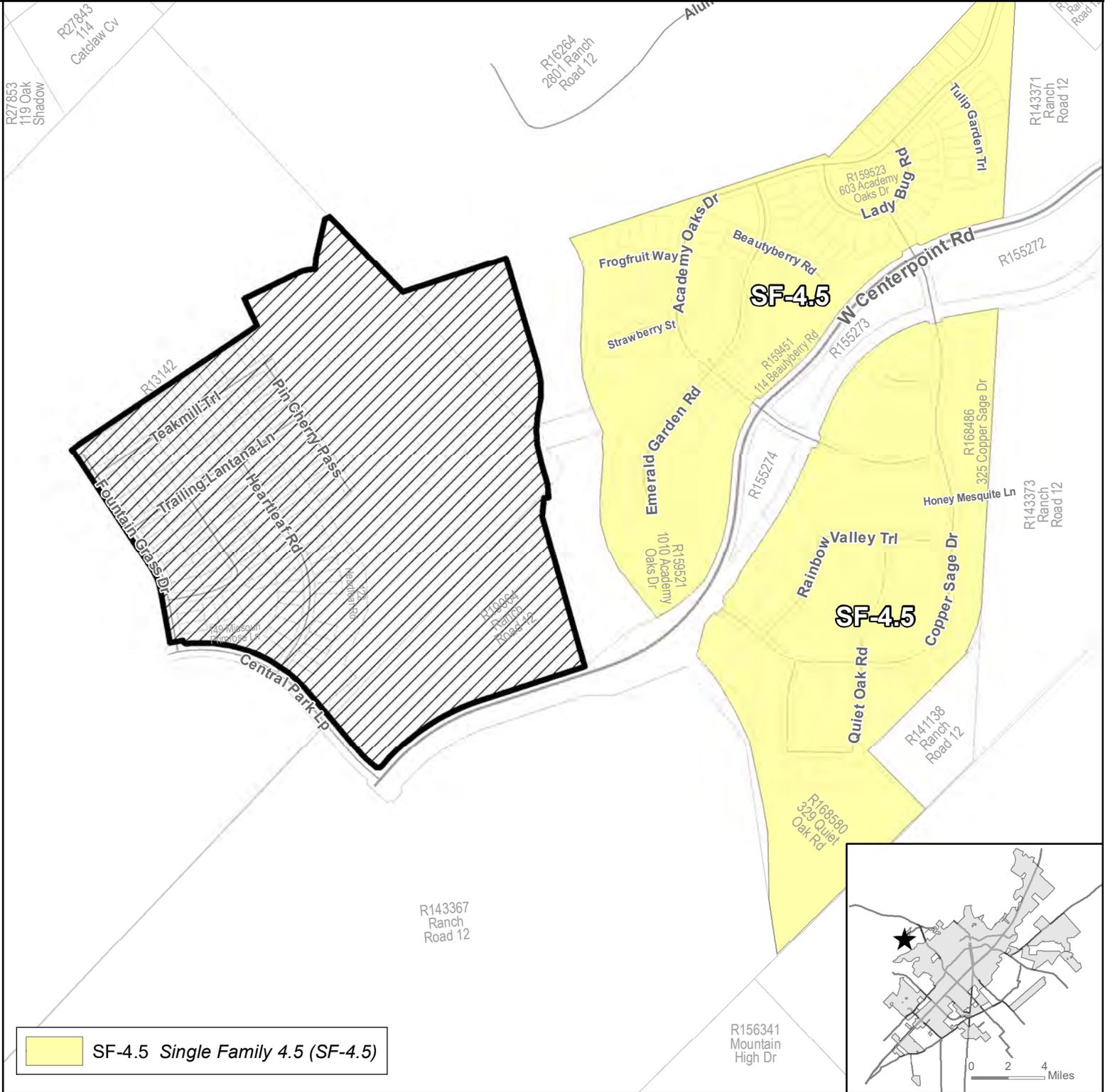
City Limit

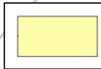


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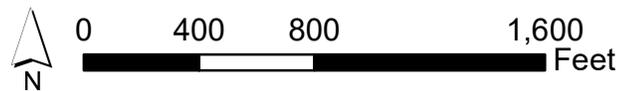
Map Date: 7/28/2020

# ZC-20-15 Zoning Map FD to SF-4.5 - La Cima Phase 2



 SF-4.5 Single Family 4.5 (SF-4.5)

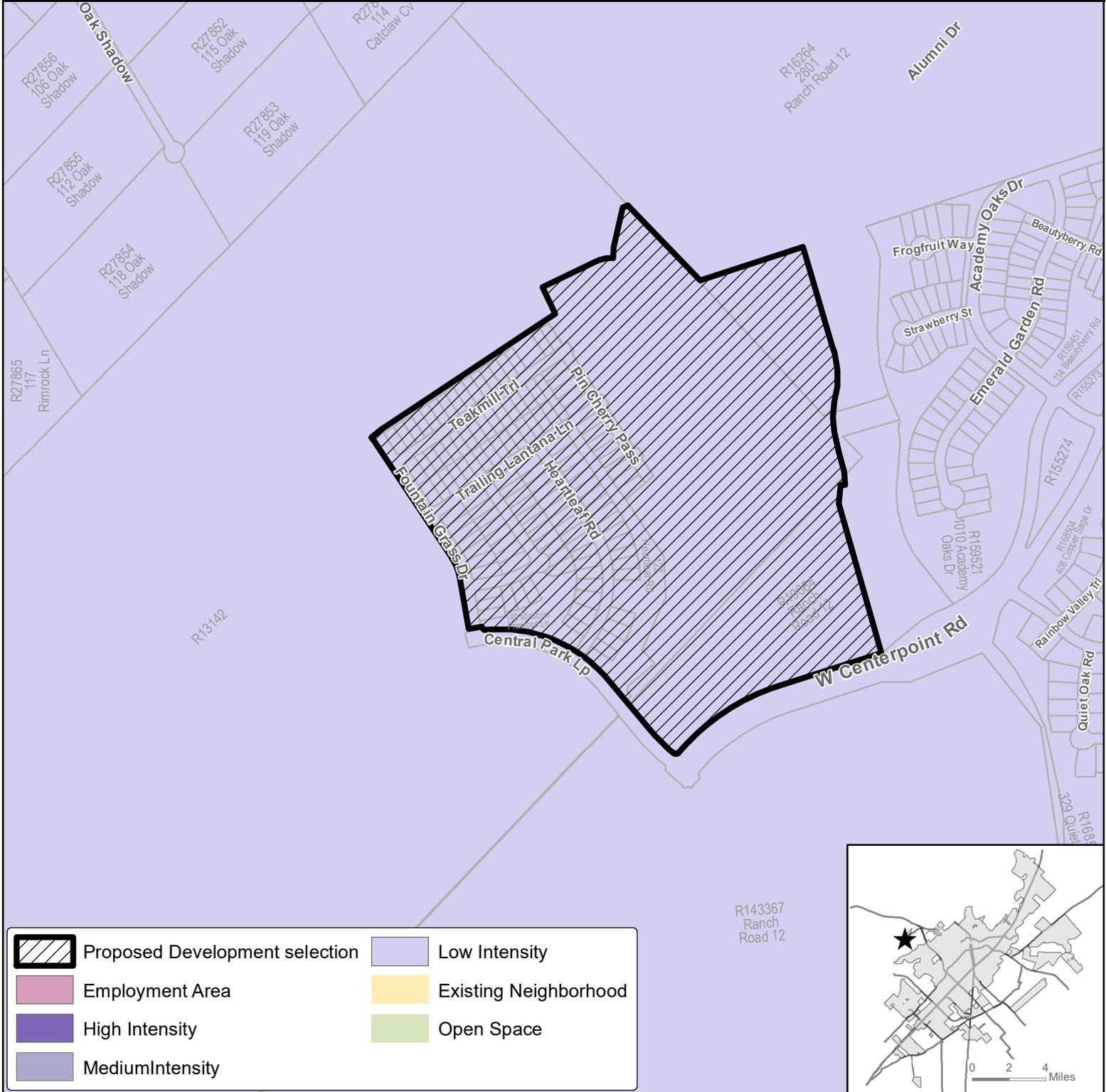
-  **Site Location**
-  **Subject Property**
-  **400' Buffer**
-  **Parcel**
-  **City Limit**



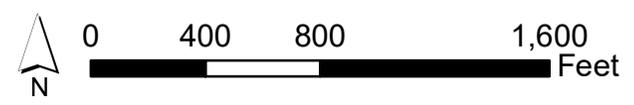
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Map Date: 7/9/2020

# ZC-20-15 Preferred Scenario FD to SF-4.5 - La Cima Phase 2



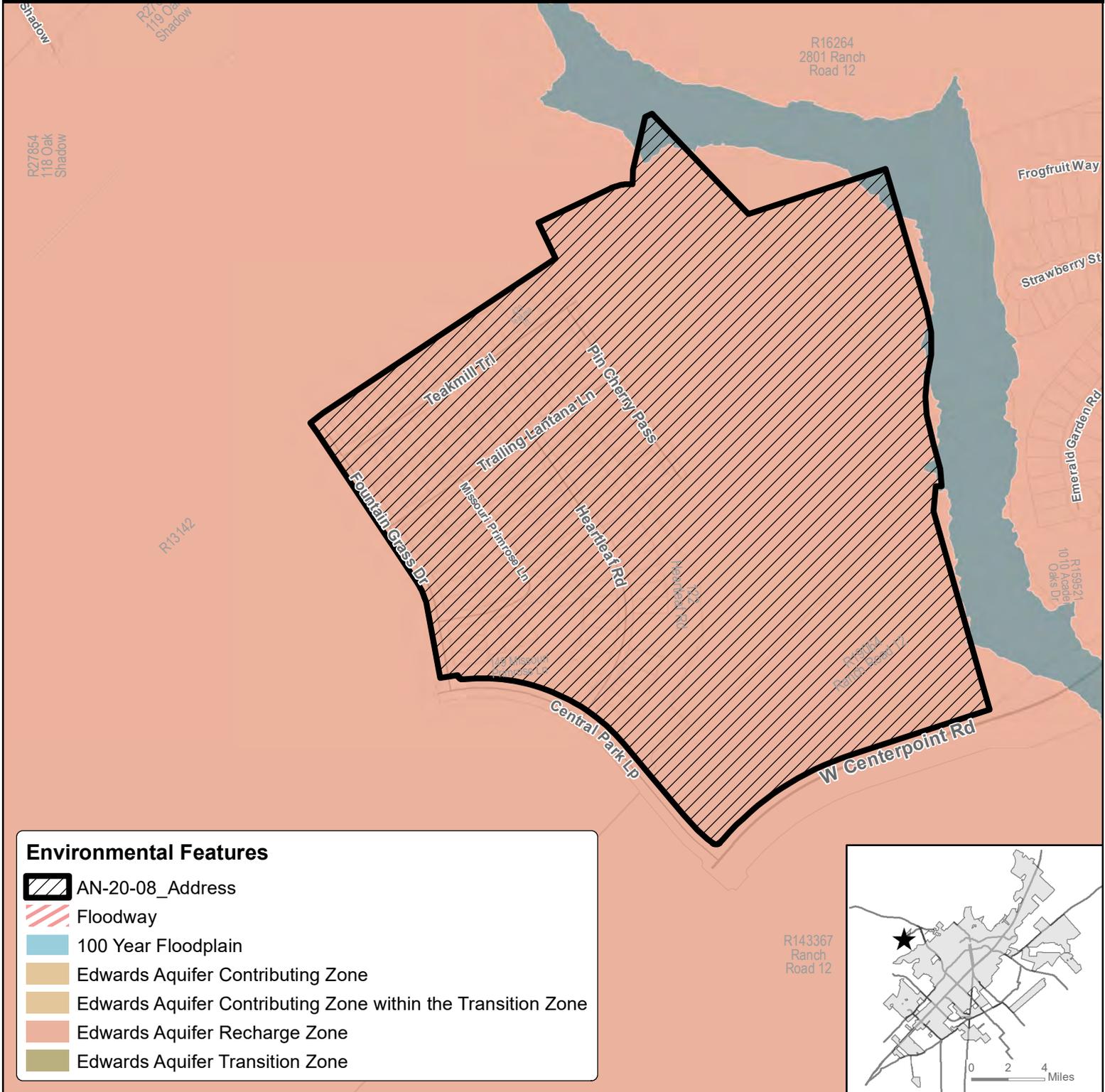
- Site Location**
- Subject Property**
- 400' Buffer**
- Parcel**
- City Limit**



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Map Date: 7/24/2020

# ZC-20-15 Environmental Features FD to SF-4.5 - La Cima Phase 2



**Environmental Features**

-  AN-20-08\_Address
-  Floodway
-  100 Year Floodplain
-  Edwards Aquifer Contributing Zone
-  Edwards Aquifer Contributing Zone within the Transition Zone
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Transition Zone



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



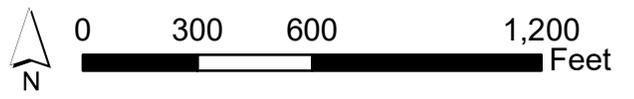

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Map Date: 7/24/2020

# ZC-20-15 400' Notification Buffer FD to SF-4.5 La Cima Phase 2



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



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Map Date: 7/24/2020

<b>Property ID</b>	<b>Owner Name</b>	<b>Address</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Owner Zip</b>
R148000	Hays County	111 E SAN ANTONIO ST STE101	SAN MARCOS	TX	78666
R159486	HIGHLAND HOMES AUSTIN LLC	5601 DEMOCRACY DR STE 300	PLANO	TX	75024
R143367	LAZY OAKS RANCH LP	303 COLORADO ST STE 2300	AUSTIN	TX	78701
R159489	LCSM PH 1-1 LLC	303 COLORADO ST STE 2300	AUSTIN	TX	78701
R18169	LCSM PH. 2 LLC	303 COLORADO ST STE 2300	AUSTIN	TX	78701
R159487	MHI PARTNERSHIP LTD	8200 N MOPAC STE 300	AUSTIN	TX	78759
R120408	SAN MARCOS BAPTIST ACADEMY	2801 RANCH RD 12	SAN MARCOS	TX	78666
R144183	SAN MARCOS BAPTIST ACADEMY FOUNDATION INC ATTN: JOHN H GARRISON PHD	2801 RANCH ROAD 12	SAN MARCOS	TX	78666

Section 5.1.1.2 Land Use Matrix **Future Development (FD)** VS. **Single Family - 4.5 (SF-4.5)**

**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:																				
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

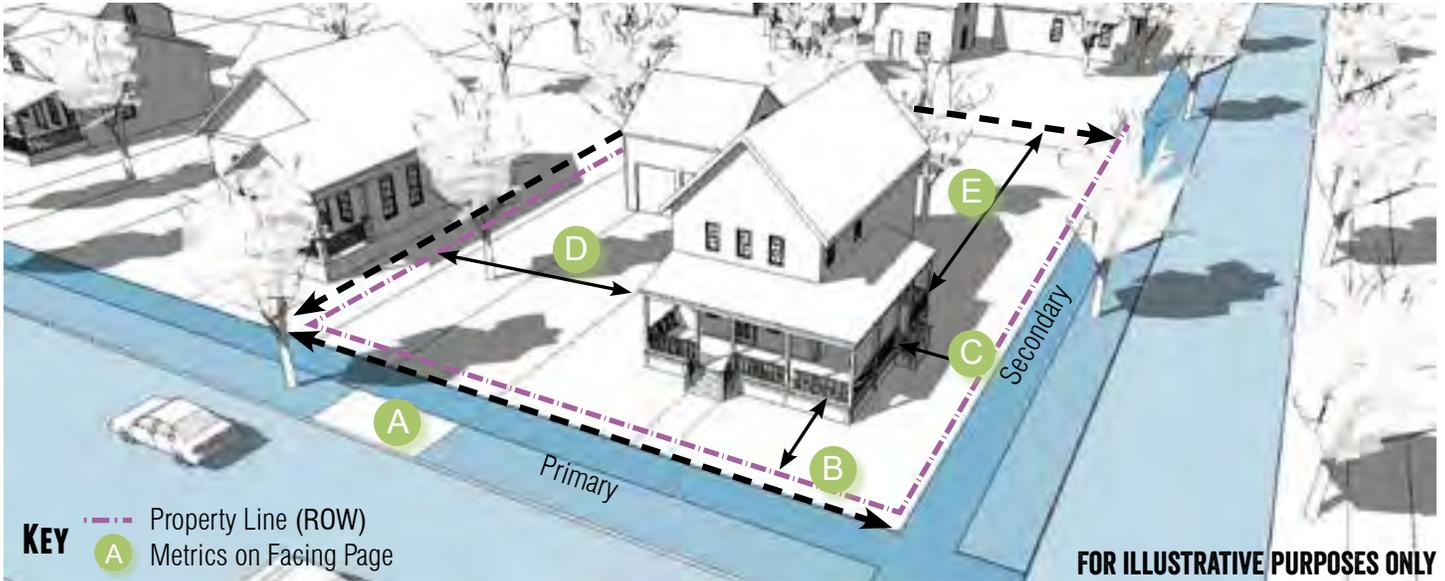
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	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

<b>Topic</b>	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Single Family – 4.5 (SF-4.5)</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-4.5 district is primarily intended to accommodate single family detached houses. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian uses. Uses that would substantially interfere with the residential nature of the district are not allowed.
<b>Uses</b>	Residential ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	7.5 units per acre (max)
<b>Occupancy Restrictions</b>	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	Based on Zoning District	Based on Zoning District
<b>Impervious Cover (max)</b>	30%	60%
<b>Lot Sizes</b>	Allows a variety of lot sizes depending on Building Type.	Allows for a minimum lot size of 4,500 square feet
<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 35' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	3,000 ft. Block Perimeter max

SF-4.5

SECTION 4.4.1.4 SINGLE FAMILY - 4.5



GENERAL DESCRIPTION

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 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	7.5 max.
Impervious Cover	60% 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

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**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	4,500 sq. ft. min.	50 ft. min.	
Cottage	4,500 sq. ft. min.	50 ft. min.	
Civic	4,500 sq. ft. min.	50 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	20 ft. min.	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

**DIVISION 2: NEIGHBORHOOD DENSITY DISTRICTS**

ABBREVIATED DESIGNATION	DISTRICT NAME
ND-3	Neighborhood Density -3
ND-3.5	Neighborhood Density - 3.5
ND-4	Neighborhood Density - 4
ND-4M	Neighborhood Main Street

**ZC-20-15 (La Cima Phase 2) 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				
Geological	X				
Slope	X		X		
Soils		X			
Vegetation	X		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>The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.</b>					

**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>X</b>	
Will Trails and / or Green Space Connections be Provided?	<b>X</b>	
<b>As part of the overall La Cima Development.</b>		
<b>Maintenance / Repair Density</b>	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	<b>X</b>	
Water Infrastructure	<b>X</b>	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>Upper Purgatory Creek Natural Area is located to the south of the La Cima Development.</b>		<b>X</b>
Wastewater service available? <b>As part of Development Agreement, extensions are required and developer will provide.</b>	<b>X</b>	
Water service available? <b>As part of Development Agreement, extensions are required and developer will provide.</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>Wonder World Drive Old Ranch Road 12</b>	<b>X</b>			<b>X</b>
Existing Peak LOS	<b>Wonder World Drive Old Ranch Road 12</b>	<b>X</b>			<b>X</b>
Preferred Scenario Daily LOS	<b>Wonder World Drive Old Ranch Road 12</b>	<b>X</b>			<b>X</b>
Preferred Scenario Peak LOS	<b>Wonder World Drive</b>		<b>X</b>		

Old Ranch Road 12					X
<p>The Transportation Demand Model shows that Wonder World Drive remains at a level of service A for the Existing Daily and Peak along with the Preferred Daily. It drops from an A to a C LOS in the Preferred Scenario Peak LOS. Old Ranch Road 12 is shown as a LOS F across the board. This could be alleviated with the construction of West Centerpoint Road through the La Cima Development.</p>					
		N/A	Good	Fair	Poor
Sidewalk Availability		X			
<p>Sidewalks are required to be built as part of the development.</p>					
		YES		NO	
Adjacent to existing bicycle lane?				X	
Adjacent to existing public transportation route?				X	
<p>Notes: The closest CARTS bus route is Route 7, which is the Bishop Street route.</p>					



**PLANNING AND DEVELOPMENT SERVICES**

**7/24/2020**

**ZC-20-15**

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development to “SF-4.5” Single Family – 4.5  
La Cima, Phase 2**

*Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of LCSM Ph 2, LLC, for a zoning change from “FD” Future Development to “SF-4.5” Single Family – 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive.*

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, August 11, 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, September 1, 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, but wish to comment, you may write to the following address:

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

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.

For more information regarding this request, contact the case manager, **Alison Brake**, at **512.393.8232**. When calling, please refer to case number **ZC-20-15**.

*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	Doug Goss	Property Owner	LCSM Ph 2, LLC
Company	Natural Development	Company	LCSM Ph 2, LLC
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140, Austin, TX 78738	Owner's Mailing Address	303 Colorado, Ste 2300, Austin, TX 78701
Applicant's Phone #	512-402-1790	Owner's Phone #	512-457-8000
Applicant's Email	dougg@nd-austin.com	Owner's Email	ericw@nd-austin.com

## PROPERTY INFORMATION

Subject Property Address(es): W. Centerpoint Road and Central Park Loop (Northwest Corner)  
 Legal Description: Lot ALL Block ALL Subdivision La Cima Phase 2  
 Total Acreage: 89.694 Tax ID #: R 143368  
 Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: NA  
 Existing Land Use(s): Agriculture--wildlife exemption

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF 4.5  
 Proposed Land Uses / Reason for Change: City requiring annexation upon platting per development agreement

## 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.

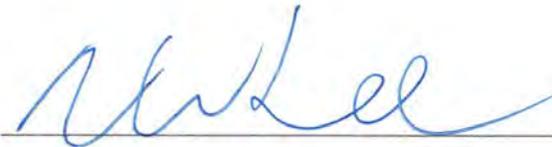
Submission of this digital Application shall constitute as acknowledgement and authorization to process this request.

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

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of  
LCSM Ph. 2, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
W. Centerpoint Road and Central Park Loop (address).

I hereby authorize Doug Goss (agent name) on behalf of  
Natural Development (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: 5-26-2020  
Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 5/26/2020  
Printed Name, Title: Doug Goss, Project Manager

**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: 5/26/2020

Print Name: Doug Goss



# 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"/> Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
<input type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
<input type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	
<input type="checkbox"/> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/> Certificate of no tax delinquency	
<input type="checkbox"/> Proof of Ownership	
<input type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	
<input type="checkbox"/> Agreement to the placement of notification signs and acknowledgement of notification requirements	
<input type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	
<input 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>	



**Boundary Exhibit**  
**La Cima**  
**Hays County, Texas**

**D&A Job No. 1722-001**  
**May 15, 2020**

**DESCRIPTION**  
**For a 89.694 Acre [3,906,616 Square Feet]**  
**Boundary Exhibit**

**BEING A 89.694 ACRE TRACT [3,906,616 SQUARE FEET] IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NUMBER 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NUMBER 419, HAYS COUNTY, TEXAS, SAID 89.6936 ACRE TRACT BEING OUT OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES DESCRIBED TO LCSM PH 2, LLC, AS RECORDED IN DOCUMENT NUMBER 18022545, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod set with cap stamped "DOUCET" on a south line of said 94.504 acres, same being on the north right-of-way of West Centerpoint Road, described in document number 17036340 of the Plat Records of Hays County, Texas [P.R.H.C.T.], for the **POINT OF BEGINNING** of the tract described herein;

**THENCE** over and across said 182.269 acres and 94.504 acres, the following thirty-seven (37) courses and distances:

- 1) S71°59'35"W, a distance of 536.37 feet to a calculated point at the beginning of a curve to the left,
- 2) With the arc of said curve to the left, having an arc length of 572.24 feet, a radius of 1,065.00 feet, a delta angle of 30°47'09", and a chord bearing of S56°36'00"W, for a distance of 565.38 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 3) S41°12'25"W, a distance of 15.35 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
- 4) With the arc of said curve to the right, having an arc length of 30.29 feet, a radius of 20.00 feet, a delta angle of 86°46'56", and a chord bearing of S83°03'03"W, for a distance of 27.48 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 5) N51°05'00"W, a distance of 26.25 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
- 6) With the arc of said curve to the right, having an arc length of 123.51 feet, a radius of 815.00 feet, a delta angle of 08°40'57", and a chord bearing of N44°27'06"W, for a distance of 123.39 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 7) N40°06'37"W, passing at 196.38 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 339.13 feet to a calculated point at the beginning of a curve to the left,
- 8) With the arc of said curve to the left, having an arc length of 665.76 feet, a radius of 685.00 feet, a delta angle of 55°41'13", and a chord bearing of N67°57'20"W, for a distance of 639.87 feet to a calculated point at the beginning of a curve to the right,

**(CONTINUED ON NEXT PAGE)**



- 9) With the arc of said curve to the right, having an arc length of 29.69 feet, a radius of 20.22 feet, a delta angle of  $84^{\circ}09'04''$ , and a chord bearing of  $N53^{\circ}26'10''W$ , for a distance of 27.10 feet to a calculated point,
- 10)  $S80^{\circ}00'46''W$ , a distance of 64.91 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 11)  $N10^{\circ}16'24''W$ , a distance of 257.65 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the left,
- 12) With the arc of said curve to the left, having an arc length of 110.12 feet, a radius of 270.00 feet, a delta angle of  $23^{\circ}22'04''$ , and a chord bearing of  $N21^{\circ}57'26''W$ , for a distance of 109.36 feet to 1/2-inch iron rod set with cap stamped "DOUCET",
- 13)  $N33^{\circ}38'28''W$ , passing at 473.78 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 662.05 feet to a calculated point at the beginning of a curve to the left,
- 14) With the arc of said curve to the left, having an arc length of 41.52 feet, a radius of 470.00 feet, a delta angle of  $05^{\circ}03'41''$ , and a chord bearing of  $N36^{\circ}10'19''W$ , for a distance of 41.51 feet to a calculated point,
- 15)  $N51^{\circ}17'50''E$ , a distance of 60.00 feet to a calculated point,
- 16)  $N56^{\circ}21'32''E$ , passing at 973.91 feet a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 1,028.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 17)  $N25^{\circ}39'04''W$ , a distance of 145.42 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 18)  $N64^{\circ}20'56''E$ , a distance of 291.09 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
- 19) With the arc of said curve to the right, having an arc length of 86.33 feet, a radius of 173.50 feet, a delta angle of  $28^{\circ}30'33''$ , and a chord bearing of  $N78^{\circ}36'13''E$ , for a distance of 85.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 20)  $N02^{\circ}51'29''E$ , a distance of 53.00 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 21)  $N12^{\circ}59'10''E$ , a distance of 199.70 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 22)  $N64^{\circ}20'56''E$ , a distance of 27.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 23)  $S43^{\circ}46'38''E$ , a distance of 512.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 24)  $N71^{\circ}48'34''E$ , a distance of 532.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 25)  $S16^{\circ}25'58''E$ , a distance of 512.32 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 26)  $S16^{\circ}15'24''E$ , a distance of 33.68 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 27)  $S10^{\circ}06'10''E$ , a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 28)  $S00^{\circ}06'48''W$ , a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 29)  $S10^{\circ}19'46''W$ , a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 30)  $S05^{\circ}27'59''W$ , a distance of 75.37 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 31)  $S04^{\circ}34'06''E$ , a distance of 69.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 32)  $S12^{\circ}37'02''E$ , a distance of 101.90 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 33)  $S15^{\circ}31'59''E$ , a distance of 101.88 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 34)  $S04^{\circ}54'54''E$ , a distance of 63.30 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
- 35)  $S89^{\circ}27'32''W$ , a distance of 22.41 feet to a 1/2-inch iron rod set with cap stamped "DOUCET"
- 36)  $S05^{\circ}16'10''W$ , a distance of 92.13 feet to a 1/2-inch iron rod set with cap stamped "DOUCET", and

(CONTINUED ON NEXT PAGE)



37) S15°48'49"E, a distance of 761.24 feet to the **POINT OF BEGINNING** of the tract described herein, and containing approximately 89.694 acres [3,906,616 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00009768. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

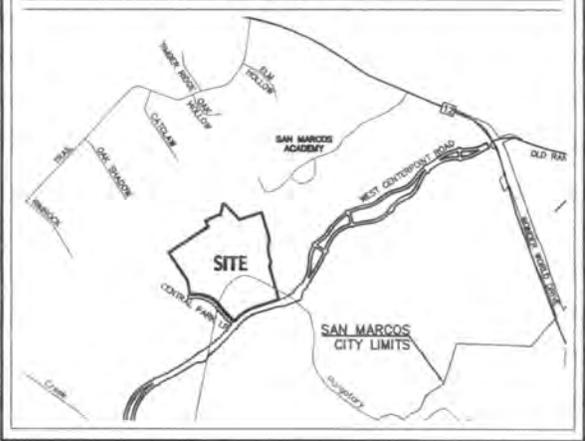
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

\_\_\_\_\_  
Garrett Cavaiuolo  
Registered Professional Land Surveyor  
Texas Registration No. 6714  
Doucet & Associates  
GCavaiuolo@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800

*GC* 5/15/20  
Date



**VICINITY MAP**  
NOT TO SCALE



LCSM PH 2, LLC  
[182.269 ACRES]  
Doc. No. 18022545  
O.P.R.H.C.T.

**BOUNDARY EXHIBIT**  
**89.694-ACRE**  
**[3,906,616 SQUARE FEET]**

LCSM PH 2, LLC  
[94.504 ACRES]  
Doc. No. 18022545  
O.P.R.H.C.T.

**WILLIAM SMITHSON SURVEY,**  
**ABSTRACT NO. 418**  
**JOHN WILLIAMS SURVEY,**  
**ABSTRACT NO. 480**

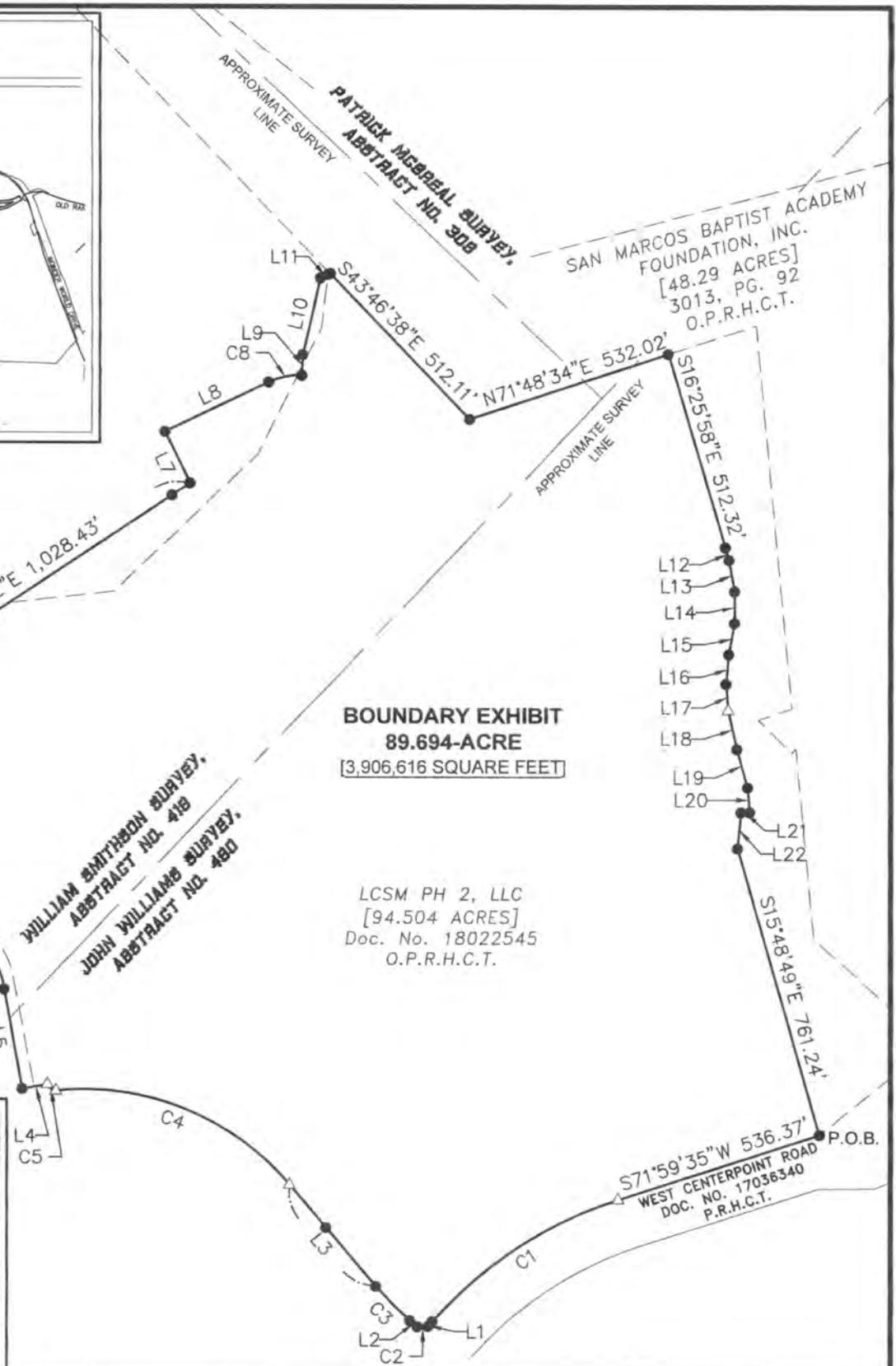
**PATRICK MCBREAL SURVEY,**  
**ABSTRACT NO. 308**

**SAN MARCOS BAPTIST ACADEMY**  
**FOUNDATION, INC.**  
[48.29 ACRES]  
3013, PG. 92  
O.P.R.H.C.T.



**LEGEND**

	PROPERTY BOUNDARY
	ADJOINER LINE
	CALCULATED POINT
	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS



**89.694 ACRE**  
**(3,906,616 SQUARE FEET)**  
**BOUNDARY EXHIBIT**

**CITY OF SAN MARCOS,**  
**HAYS COUNTY, TEXAS**

**DA DOUCET & ASSOCIATES**

Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
[www.doucetandassociates.com](http://www.doucetandassociates.com)

TBPELS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date:	05/15/2020
Scale:	1" = 400'
Drawn by:	JRT
Reviewer:	GC
Project:	1722-001
Sheet:	4 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

**VICINITY MAP**  
NOT TO SCALE



**JOHN WILLIAMS SURVEY,  
ABSTRACT NO. 480**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	572.24'	1,065.00'	30°47'09"	S56°36'00"W	565.38'
C2	30.29'	20.00'	86°46'56"	S83°03'03"W	27.48'
C3	123.50'	815.00'	8°40'57"	N44°27'06"W	123.39'
C4	665.76'	885.00'	55°41'13"	N67°57'20"W	639.87'
C5	29.69'	20.22'	84°09'04"	N53°26'10"W	27.10'
C6	110.12'	270.00'	23°22'04"	N21°57'26"W	109.36'
C7	41.52'	470.00'	5°03'41"	N36°10'19"W	41.51'
C8	86.33'	173.50'	28°30'33"	N78°36'13"E	85.44'

**LEGEND**

—	PROPERTY BOUNDARY
- - -	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S41°12'25"W	15.35'
L2	N51°05'00"W	26.24'
L3	N40°06'39"W	339.13'
L4	S80°00'46"W	64.90'
L5	N10°16'24"W	257.65'
L6	N51°17'50"E	60.00'
L7	N25°39'04"W	145.42'
L8	N64°20'56"E	291.09'
L9	N02°51'29"E	53.00'
L10	N12°59'10"E	199.70'
L11	N64°20'56"E	27.11'
L12	S16°15'24"E	33.68'
L13	S10°06'10"E	81.02'
L14	S00°06'48"W	81.02'
L15	S10°19'46"W	81.02'
L16	S05°27'59"W	75.37'
L17	S04°34'06"E	69.44'
L18	S12°37'02"E	101.90'
L19	S15°31'59"E	101.88'
L20	S04°54'54"E	63.30'
L21	S89°27'32"W	22.41'
L22	S05°16'10"W	92.13'

**SURVEY NOTES:**

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE RECIPROCAL OF THE FOLLOWING COMBINED SCALE FACTOR—1.00009768.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

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.

*Garrett Cavaiuolo* 5/15/20  
DATE

GARRETT CAVAIUOLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6714  
DOUCET & ASSOCIATES  
GCAVAIUOLO@DOUCETENGINEERS.COM



89.694 ACRE  
(3,906,616 SQUARE FEET)  
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,  
HAYS COUNTY, TEXAS



**DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
TBPELS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date:	05/15/2020
Scale:	1" = 100'
Drawn by:	JRT
Reviewer:	GC
Project:	1722-001
Sheet:	5 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

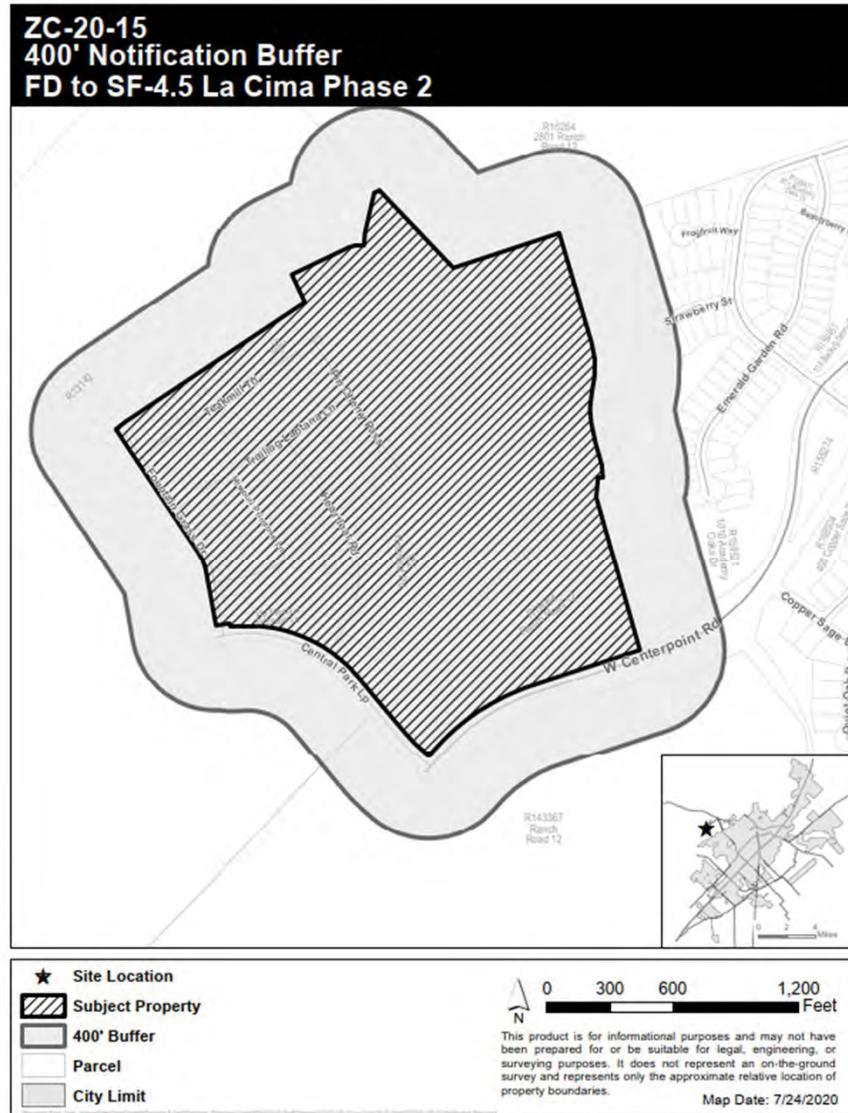
## **ZC-20-01 (La Cima, Phase 1, Section 2)**

Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from “FD” Future Development to “SF-4.5” Single Family – 4.5, for approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)



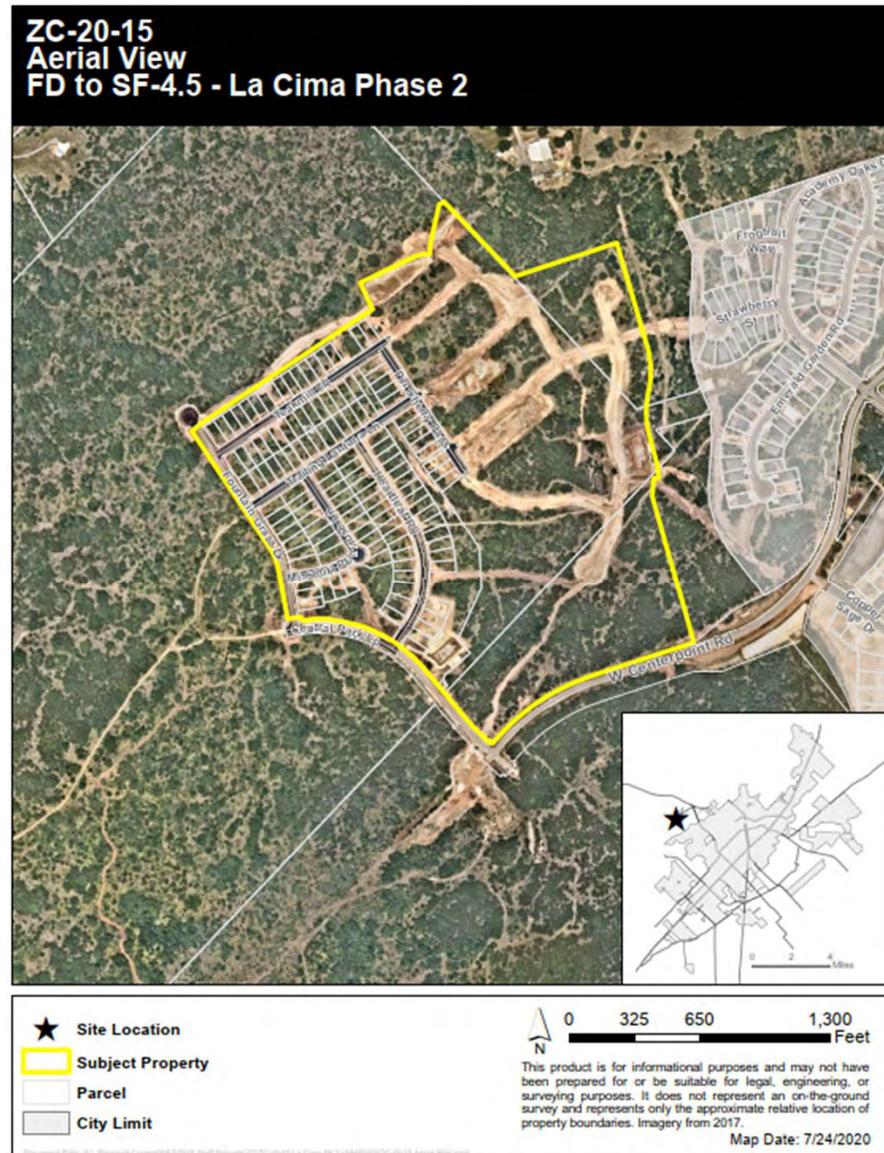
## Location:

- Approximately 89.694 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Single-family (ETJ)
  - San Marcos Academy
  - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)

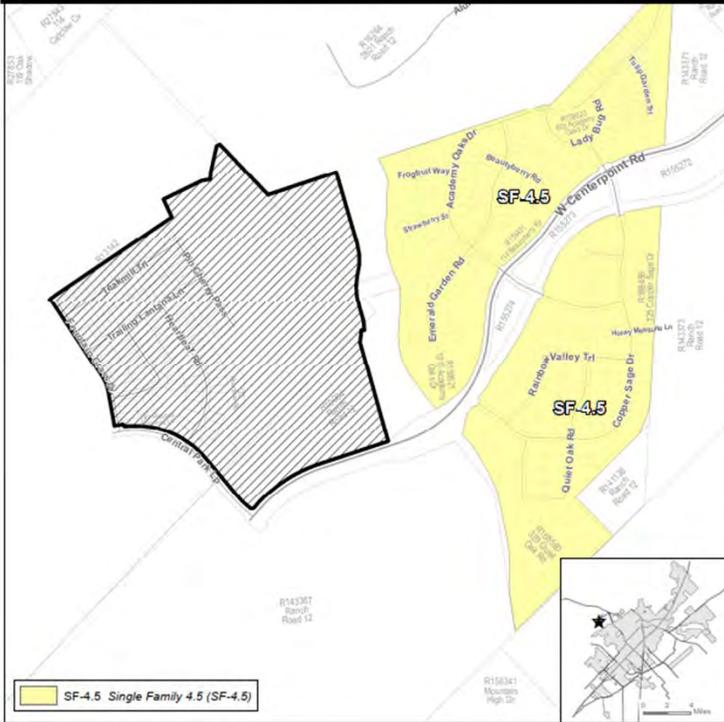


## Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Single Family – 4.5 (SF-4.5)
- Proposed SF-4.5 zoning allows for residential uses
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.



**ZC-20-15  
Zoning Map  
FD to SF-4.5 - La Cima Phase 2**



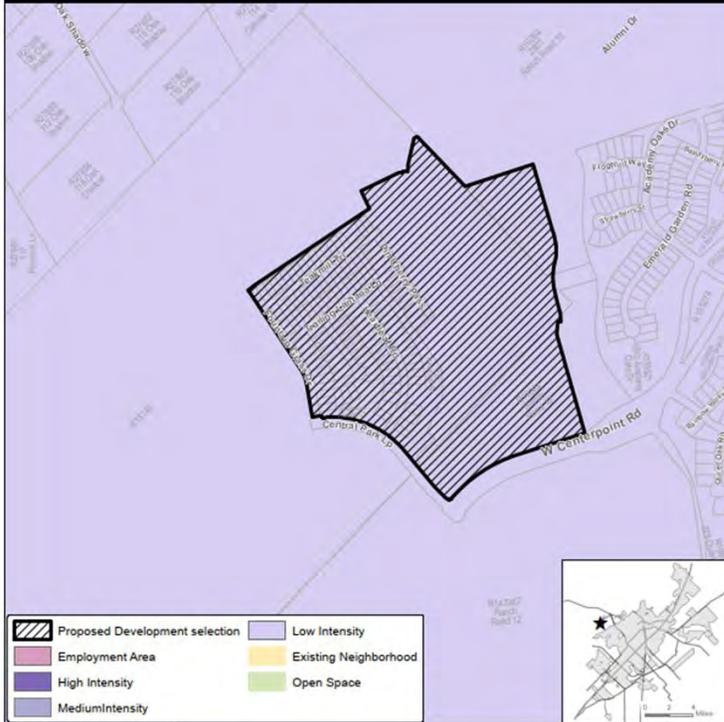
★ Site Location  
 ▨ Subject Property  
 □ 400' Buffer  
 □ Parcel  
 □ City Limit

0 400 800 1,600 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: 7/9/2020

**ZC-20-15  
Preferred Scenario  
FD to SF-4.5 - La Cima Phase 2**

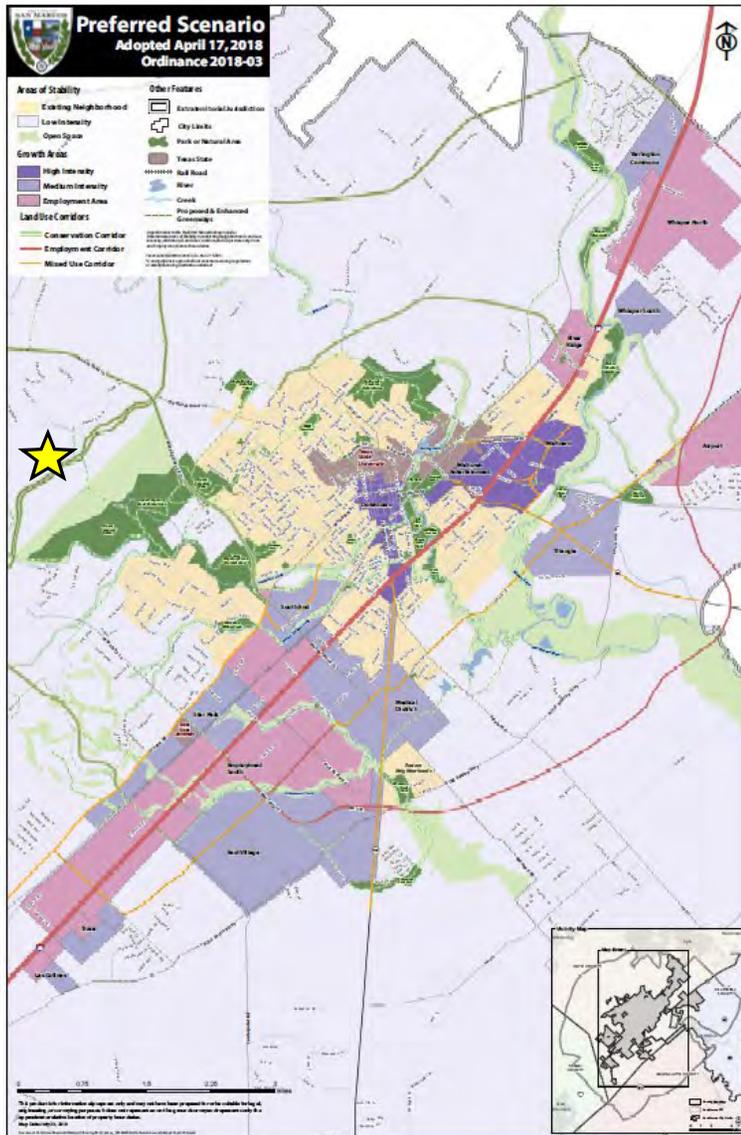


★ Site Location  
 ▨ Subject Property  
 □ 400' Buffer  
 □ Parcel  
 □ City Limit

0 400 800 1,600 Feet

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Map Date: 7/24/2020



# Comprehensive Plan Analysis

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

## Located in a Low Intensity Zone

“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 of the Comprehensive Plan. ” (4.1.1.6)

## Comprehensive Plan Analysis

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

Applicant is requesting “Conventional Residential” (SF-4.5) within a Low Intensity Zone. The Development Agreement was in place prior to Code SMTX adoption, and the zoning request is consistent with the Development Agreement.

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-4.5 Zoning Analysis:

- SF-4.5 zoning is primarily intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Uses that would substantially interfere with the residential nature of the district are not allowed.
- Allowable Building Types:** *House, Cottage, Accessory Dwelling Unit, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options**.
- The property is vacant.



### GENERAL DESCRIPTION

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 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.

### TRANSPORTATION

Block Perimeter	3,000 ft max.	Section 3.6.2.1
Street Type	Residential	Section 3.8.1.1.0

### DENSITY

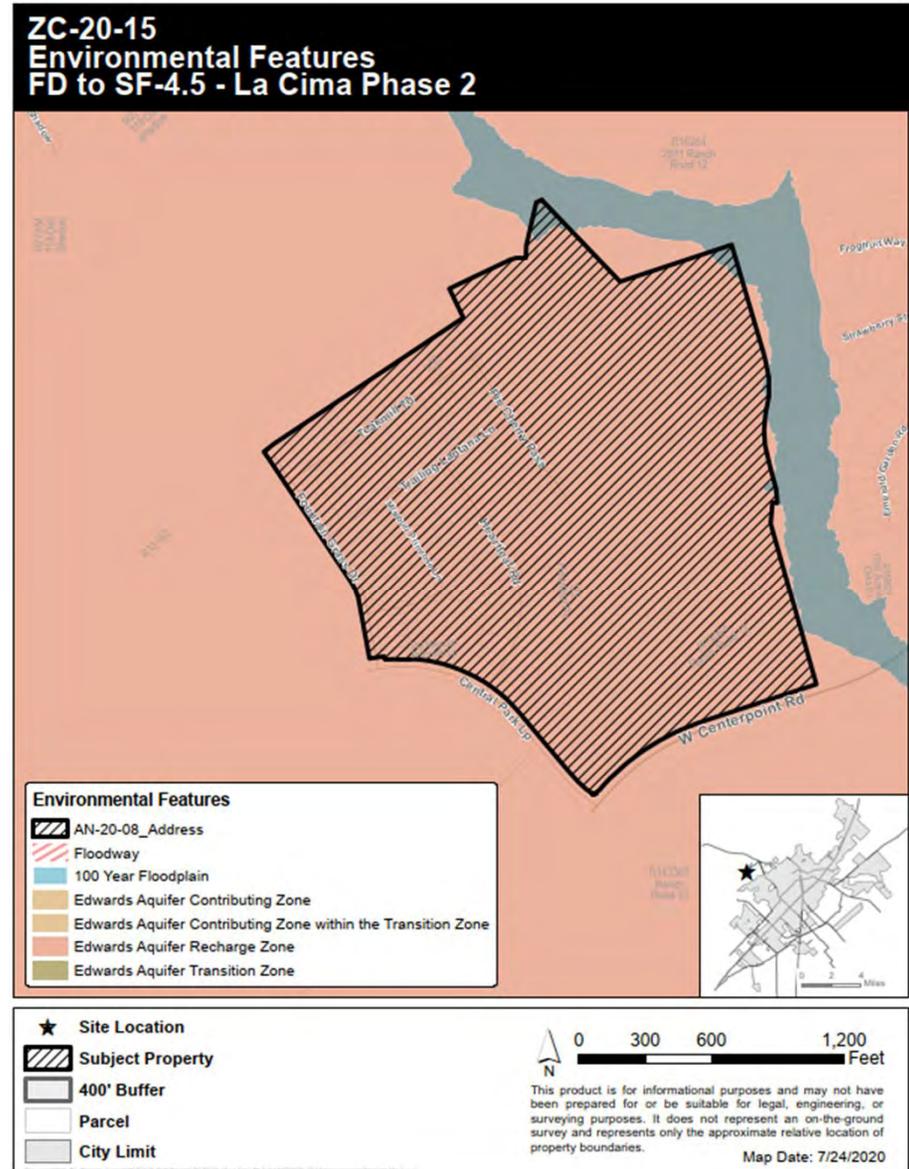
Units Per Gross Acre	7.5 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

### BUILDING TYPES ALLOWED

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

## Environmental Analysis

- Not located in floodplain; floodplain is adjacent
  - Small area that along the north and east boundaries where the floodplain is evident – this is contained in drainage easements per the Phase 2, Section B plat
- Existing development standards within Development Agreement to mitigate for impact to natural features





### **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 “SF-4.5” Single Family – 4.5

## Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family – 4.5 (SF-4.5)
<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-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.
<b>Uses</b>	Residential (See <i>Land Use Matrix</i> )	Residential (See <i>Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	7.5 units per acre (max)
<b>Occupancy Restrictions</b>	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	Based on Zoning District	Based on Zoning District
<b>Impervious Cover (max)</b>	30%	60%
<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.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	3,000 ft. Block Perimeter max



Legislation Text

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

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**AGENDA CAPTION:**

ZC-20-17 (The Mayan LI) 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 "LI" Light Industrial, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County, located at 2801 Staples Road.

Meeting date: August 11, 2020

Department: Planning & Development

**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]

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 - Direct Growth, Compatible with Surrounding Uses

Neighborhoods & Housing - Choose an item.

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

- 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 within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located directly adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Light Industrial” is to allow for the development of approximately 38 acres of future light industrial and commercial uses along the future FM 110 corridor.

The applicant is also requesting a rezoning to CD-3, CD-4, and CD-5 for approximately 342 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-18, ZC-20-19, ZC-20-20).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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

.Click or tap here to enter text.

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

n/a

**Alternatives:**

n/a

**Recommendation:**

The Development Code states that a request for Light Industrial zoning in an Area of Stability - Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. Although the proposed zoning change to Light Industrial is not preferred in this area and not compatible with surrounding existing uses (rural and agricultural land and the adjacent 100-year floodplain) the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the

intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-17</b>	



### Summary

<b>Request:</b>	Zoning change from “FD” Future Development to “LI” Light Industrial		
<b>Applicant:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	<b>Property Owner:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

### Notification

<b>Application:</b>	July 14, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	July 26, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	July 24, 2020	<b>Personal:</b>	July 24, 2020
<b>Response:</b>	None as of Staff Report date		

### Property Description

<b>Legal Description:</b>	+/- 38.019 acre tract out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County Texas		
<b>Location:</b>	2801 Staples Road		
<b>Acreage:</b>	+/- 38.019 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	“FD” Future Development	<b>Proposed Zoning:</b>	“LI” Light Industrial
<b>Existing Use:</b>	Vacant / Rural	<b>Proposed Use:</b>	Light Industrial
<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>	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity
<b>South of Property:</b>	ETJ	Vacant/Redwood Community (Residential & Commercial Uses)	Area of Stability-Low Intensity
<b>East of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity
<b>West of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-17</b>	



**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/> <b>Approval with Conditions / Alternate</b>	Denial
<p>The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. Although the proposed zoning change to Light Industrial is not preferred in this area and not compatible with surrounding existing uses rural and agricultural land or the adjacent 100-year floodplain, the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.</p> <p>Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a <b><u>neutral</u></b> recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.</p>		
<b>Staff:</b> Shavon Caldwell	<b>Title:</b> Planner	<b>Date:</b> August 11, 2020

## Zoning Request

ZC-20-17

2801 Staples Road



### History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located directly adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Light Industrial” is to allow for the development of approximately 38 acres of future light industrial and commercial uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The proposed zoning change to Light Industrial is not compatible with surrounding existing uses such as rural and agricultural land. However, the future FM 110 (see attached FM 110 map) adjacent to the property will most likely attract a diverse array of uses.
- The subject property’s request for “Light Industrial” is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map as part of the Comprehensive Plan. Alternatively, the Comprehensive Plan states that “Light Industrial” zoning is to be “C” Considered in an Employment Area on the Preferred Scenario Map. While the subject property is not located in an “Employment Area”, it is located along the proposed FM 110, which is designated as an “Employment Corridor” on the Preferred Scenario Map.
- The subject property is located adjacent to the 100-year floodplain. The preservation of flood hazard areas and environmentally sensitive lands should be considered as part of this zoning proposal and the allowed uses under Light Industrial entitlements.
- Hays County provides the following overview of the FM 110 project:  
*This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is*

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-17</b>	



*funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.*

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 issues with the proposed development.
<b>Fire</b>	This development is outside the City’s existing fire station network’s coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area’s fire suppression doesn’t meet the program’s minimum criteria.
<b>Public Services</b>	No issues with the proposed development.
<b>Engineering</b>	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<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><i>The subject property is located within an “Area of Stability-Low Intensity” designation on the Preferred Scenario Map. Per the Comprehensive Plan, “Special Districts” such as Light Industrial zoning are “Not Preferred” within Area of Stability-Low Intensity designations and are to be “Considered” in Employment Areas on the Preferred Scenario Map. When a zoning map amendment is Not Preferred, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4, Chapter 4, Article 1.</i></p> <p><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability-Low Intensity” will generally maintain their existing character. The Comprehensive Plan states that “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.” The current character of the area is agricultural and rural residential and does not complement the</i></p>

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-17</b>	



		<p><i>proposed Light Industrial zoning. It should be noted that these surrounding properties are located outside the city limits and the city does not have zoning authority to regulate the use of these properties.</i></p> <p><i>Although the proposed zoning is “Not Preferred” in the designated Low Intensity area, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. As per the Comprehensive Plan, Employment Corridors are primarily intended to “serve major employment related land uses” and should include “some mixture in uses including limited residential”. This aligns with the Light Industrial zoning district’s purpose statement which states the district should “promote economic viability and encourage employment growth”.</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></p> <p><i>Studies were not complete at time of request.</i></p>
	<u>X</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 in effect.</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></p> <p><i>Light Industrial zoning primarily allows for industrial uses (light manufacturing, vehicle repair, warehouse &amp; distribution, self-storage, etc.) with some allowances for agricultural and public/institutional uses and a few commercial uses such as professional office, urgent care, indoor recreation, and gym/health clubs (see attached land use matrix comparison exhibit). This zoning district is intended to “accommodate manufacturing and light industrial uses in order to promote economic vitality, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively quiet manner, and should not be obnoxious to nearby residential or commercial areas.”</i></p> <p><i>The immediately surrounding area is not comprised of industrial uses but is almost exclusively rural/agricultural properties. It should also be noted that the adjacent Riverbend Ranch development is proposing single-family residential development across from the subject property on the other side of FM 110. However, this project has not received its</i></p>

Zoning Request	<b>2801 Staples Road</b>
ZC-20-17	



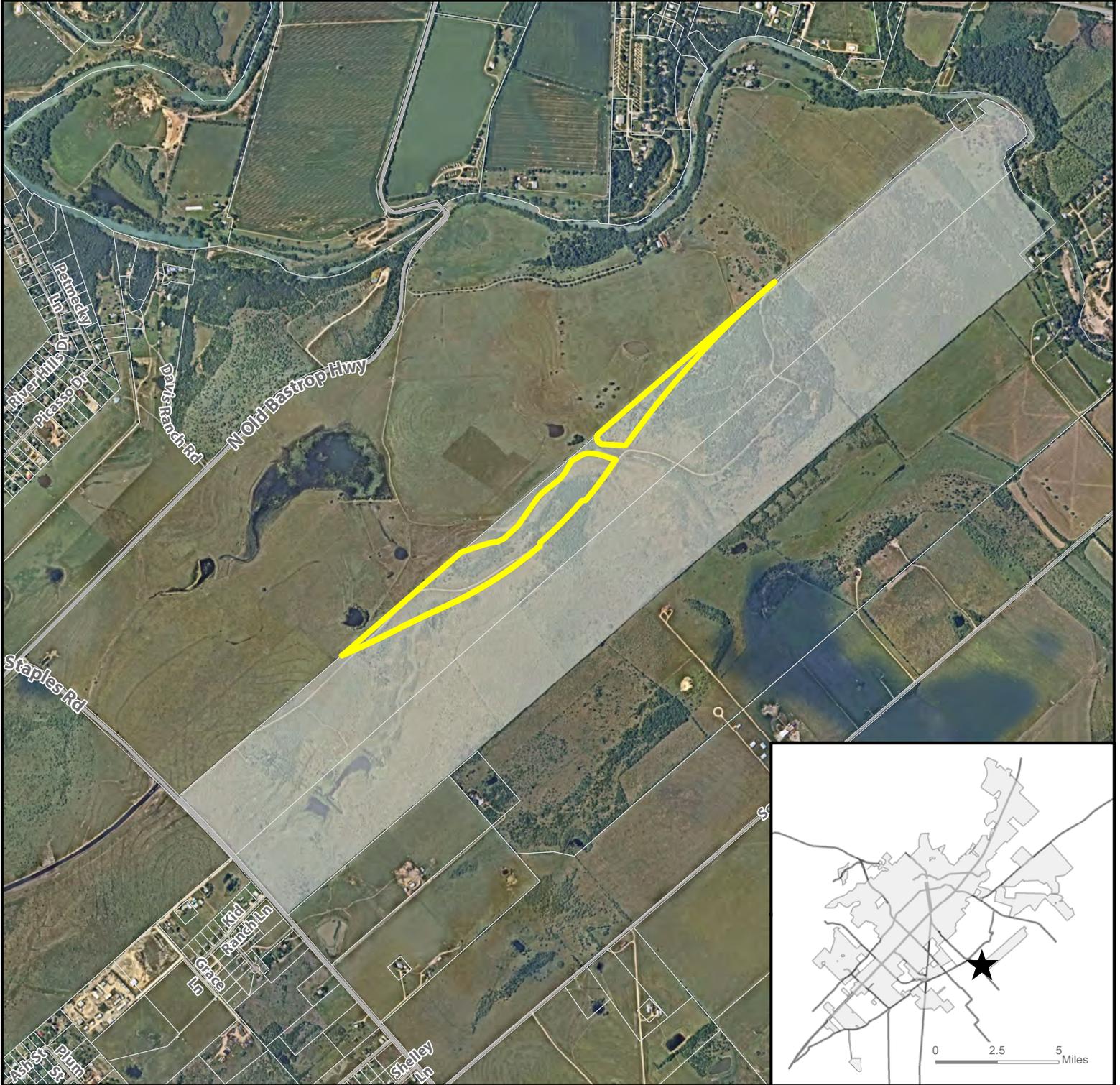
		<p><i>entitlements and the city does not currently have zoning authority to regulate the use of these properties. Finally, it should be noted that while the area currently agriculture/rural and is not comprised of industrial uses, the future FM 110 development adjacent to the property is likely to attract a diverse array of uses.</i></p>
	<u>X</u>	<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b>  <i>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 which states that “Special Districts”, such as a Light Industrial zoning district, is Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map. The Zoning Translation Table states that zoning changes to Character Districts should be “C” Considered within an Area of Stability – Low Intensity designation. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.</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, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Light Industrial zoning district. The property is shown to be on a moderately constrained area on the Land Use Suitability Map primarily due to it being directly adjacent to the 100-year floodplain.</i></p>
<u>X</u>		<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b>  <i>The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a <u>temporary</u> zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.</i></p>
<u>X</u>		<p><b>Whether there is a need for the proposed use at the proposed location</b>  <i>The proposed rezoning would allow primarily industrial uses with allowances for agricultural, public, and commercial uses. The subject property’s location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.</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</b></p>

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-17</b>	

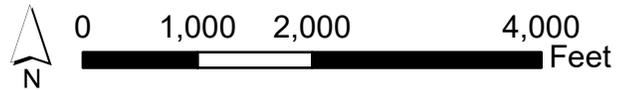


		<p><b>stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development</b></p> <p><i>The property is not located within the City’s water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City’s wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City’s existing fire station network’s coverage area and a fire station location would ensure optimal coverage and response times.</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 surrounding property is primarily vacant agricultural/rural. While this existing land type does not complement the proposed Light Industrial zoning there are no anticipated adverse impacts.</i></p>
		<p style="text-align: center;"><u>N/A</u></p> <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 moderately constrained area according to the Land Use Suitability Map and is directly adjacent to the 100-year floodplain. Light Industrial uses are not ideal in this location.</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-20-17 Aerial View Mayan LI Zoning – 2801 Staples Road



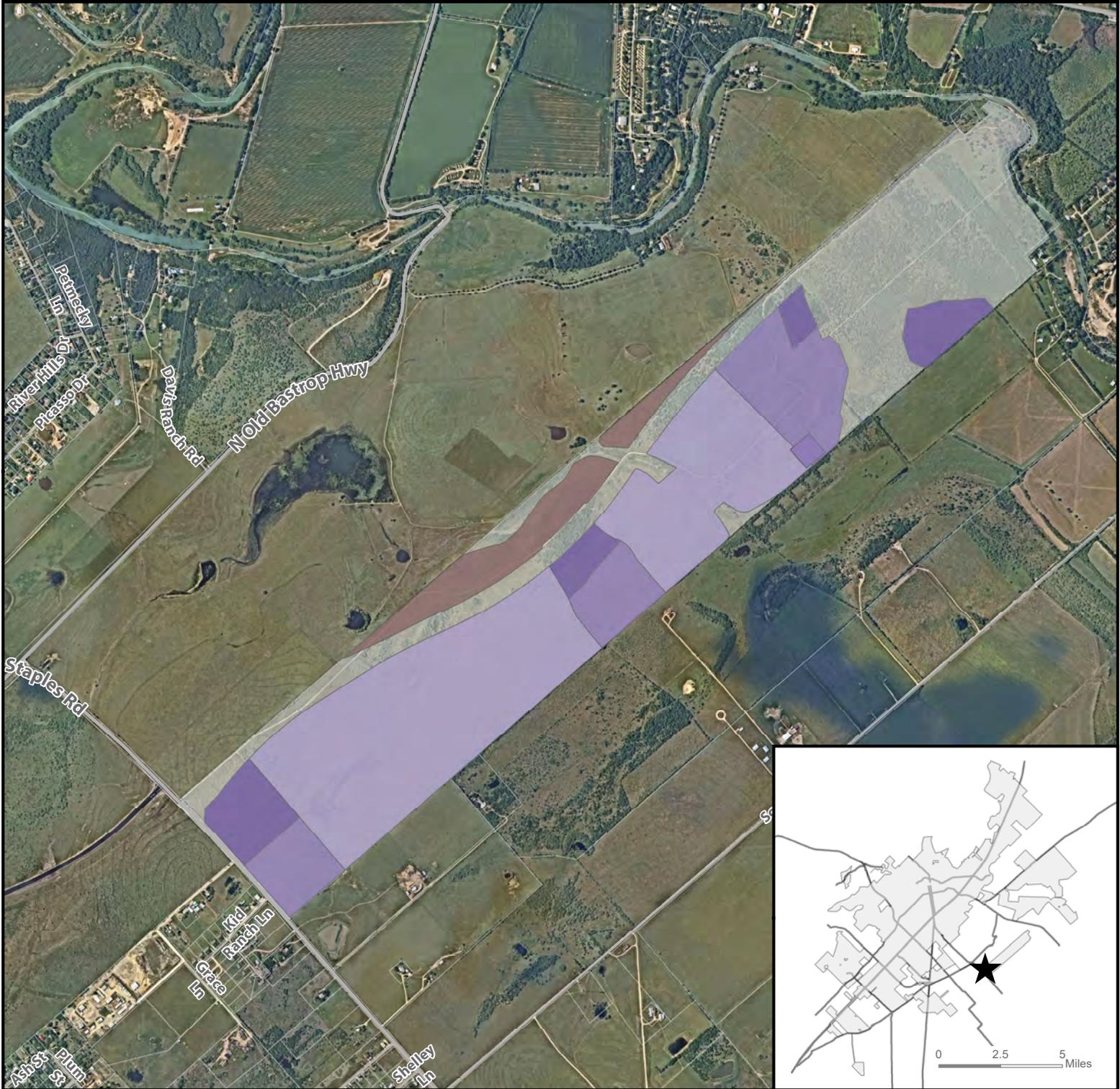
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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Map Date: 7/28/2020

# ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 Requested Zoning Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road



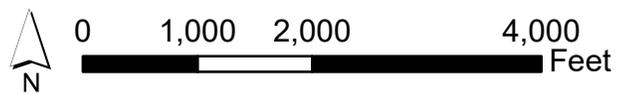
★ **Site Location**

□ **Parcel**

□ **City Limit**

**Requested Zoning**

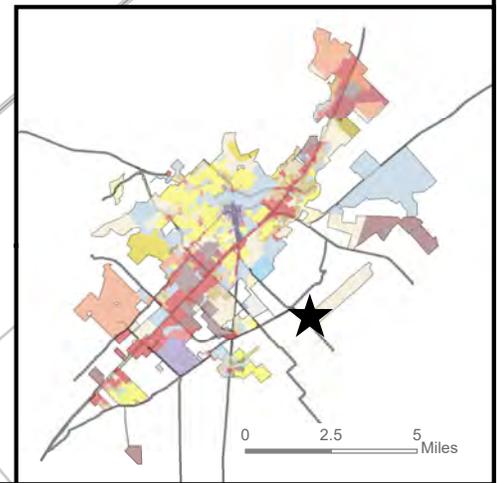
- CD-3
- CD-4
- CD-5
- LI



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Map Date: 7/30/2020

# ZC-20-17 Existing Zoning Mayan LI Zoning – 2801 Staples Road



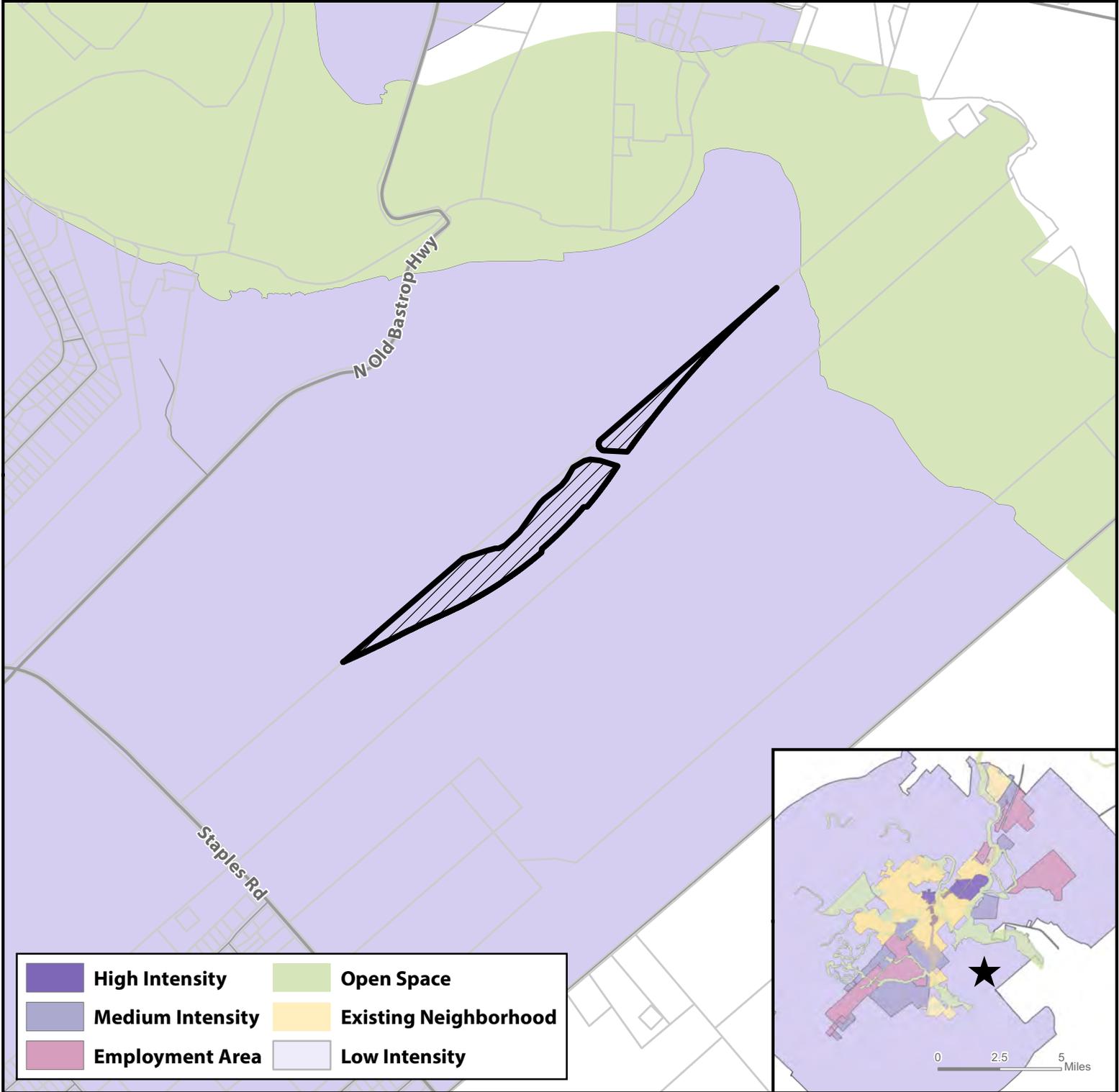
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



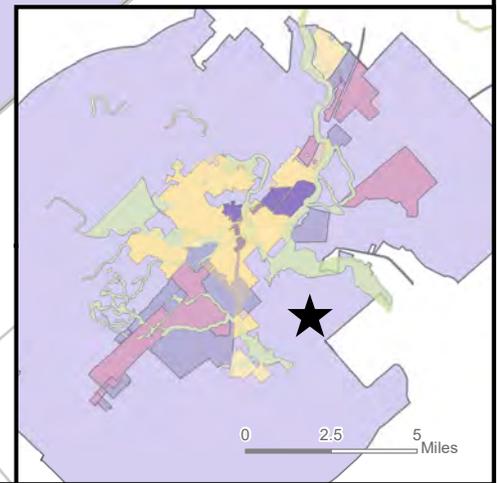
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Map Date: 7/30/2020

# ZC-20-17 Preferred Scenario Mayan LI Zoning – 2801 Staples 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>



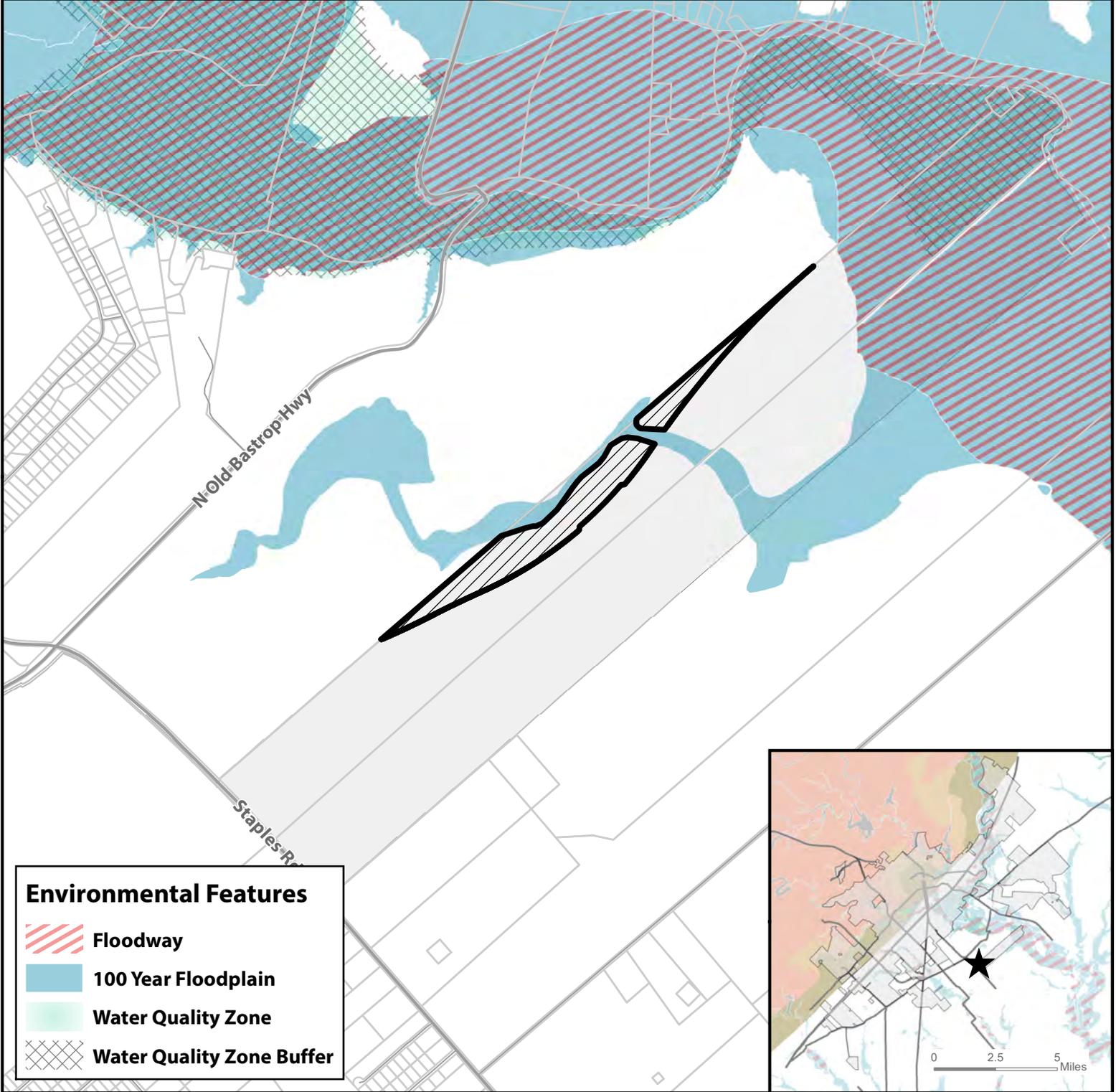
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 7/28/2020

# ZC-20-17 Environmental Features Mayan LI Zoning – 2801 Staples Road



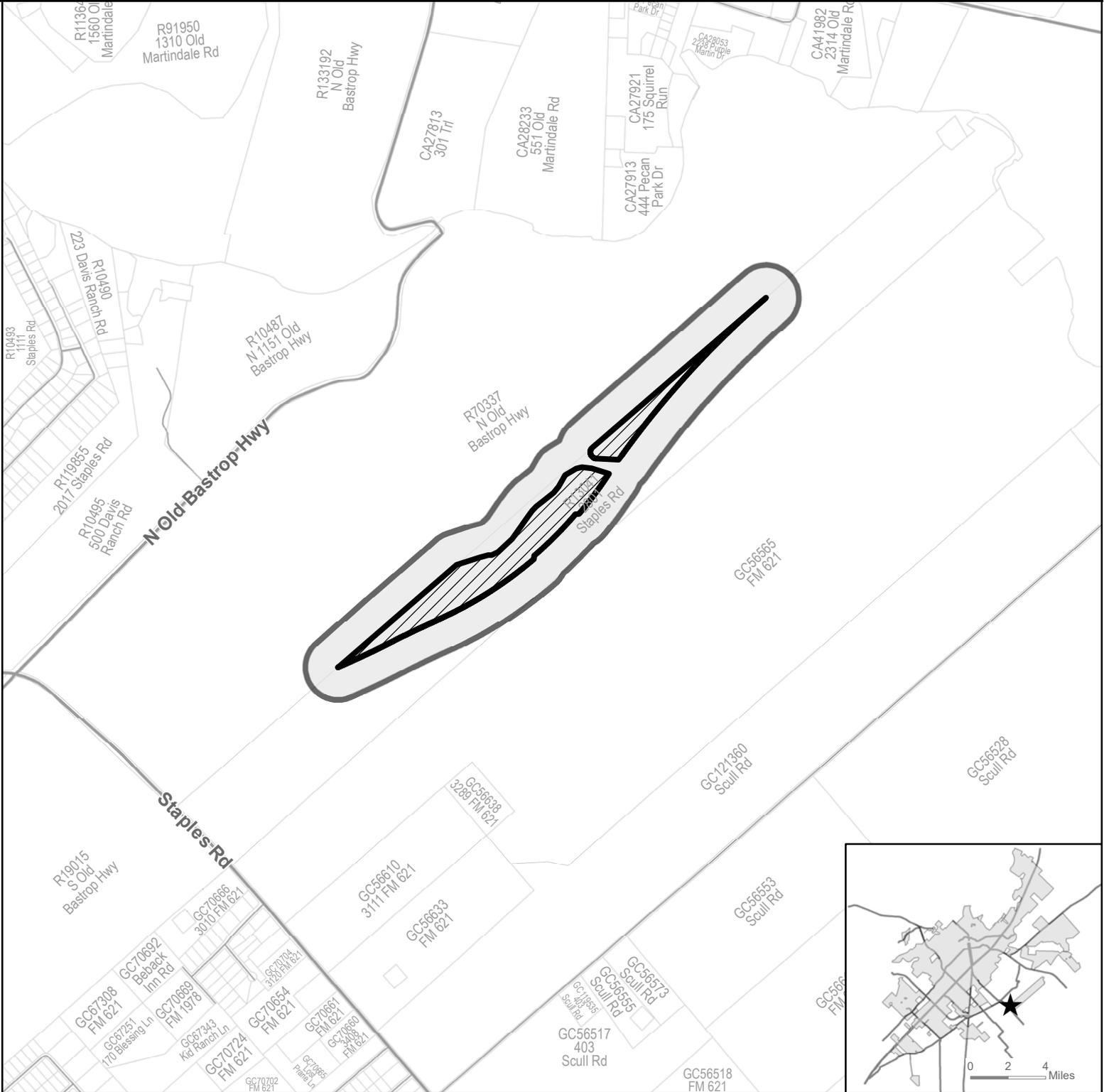
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 7/28/2020

# ZC-20-17 400' Notification Buffer Mayan LI Zoning – 2801 Staples Road



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



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Map Date: 7/28/2020

## ZC-20-17 Notification List

Property ID	Owner Name	Site Address	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
133631	CEMENTERIO DEL RIO	FM 621	FM 621		SAN MARCOS	TX	78666
70351	HK BAUGH RANCH LLC	STAPLES	24607 FAIRWAY SPGS		SAN ANTONIO	TX	78260
151617	MAYAN AT SAN MARCOS RIVER LLC	FM 110	22711 FOSSIL PEAK		SAN ANTONIO	TX	78261-3022

**ZC-20-17 (The Mayan-Light Industrial Zoning) 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 – Special Districts (such as Light Industrial) are “Not Preferred” in Low Intensity Zones on the Preferred Scenario Map. They are allowed without requiring a Preferred Scenario Map amendment.</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>0%</b>	<b>24%</b>	<b>47%</b>	<b>21%</b>	<b>8%</b>
Constraint by Class					
Cultural	<b>40%</b>			<b>60%</b>	
Edwards Aquifer	<b>100%</b>				
Endangered Species	<b>100%</b>				
Floodplains	<b>97%</b>			<b>3%</b>	
Geological	<b>100%</b>				
Slope	<b>98%</b>		<b>2%</b>		
Soils	<b>47%</b>	<b>42%</b>		<b>11%</b>	
Vegetation	<b>100%</b>				
Watersheds			<b>100%</b>		
Water Quality Zone	<b>68%</b>			<b>24%</b>	<b>8%</b>

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

Located in Subwatershed:	<b>Lower San Marcos River Watershed</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed	<b>X</b>				
<p>Notes: <b>The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.</b></p> <p><b>According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.</b></p>					

**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 the future FM-110 extension and Staples 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>			YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.</b>				<b>X</b>
Wastewater service available? <b>The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.</b>				<b>X</b>
Water service available? <b>The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as</b>			<b>X</b>	

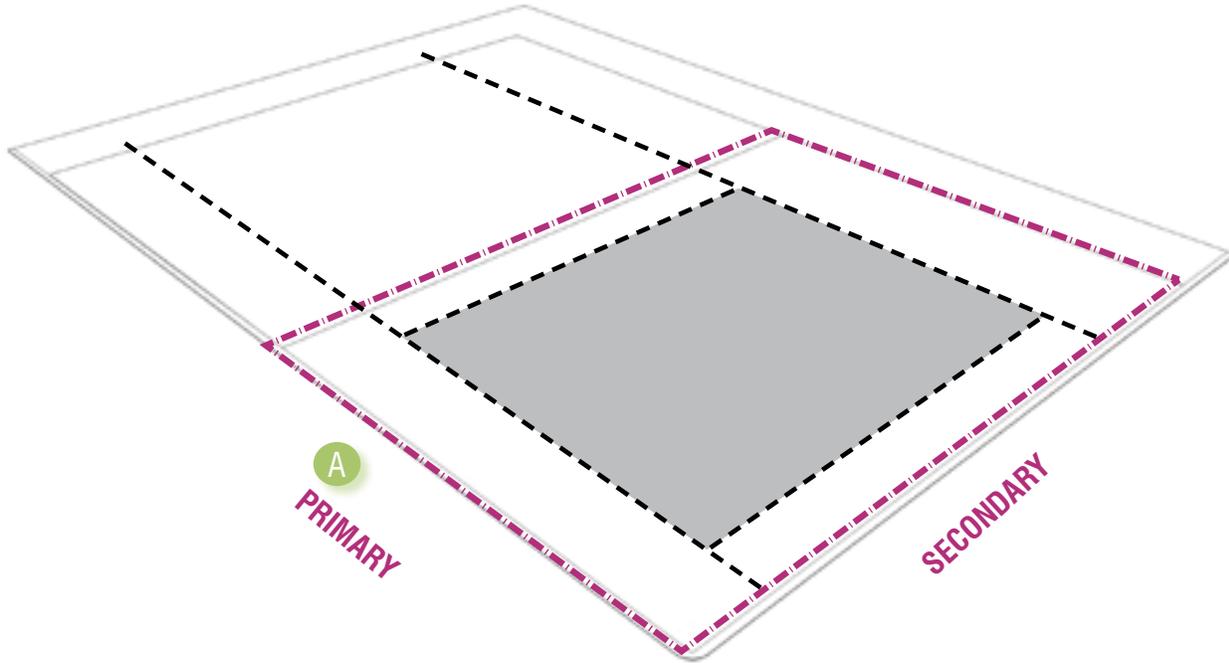
<b>needed. Water lines will be also required throughout the development to service the property.</b>		
--	--	--

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

	A	B	C	D	F
Existing Daily LOS <b>Staples Road</b>	X				
Existing Peak LOS <b>Staples Road</b>	X				
Preferred Scenario Daily LOS <b>Staples Road FM-110</b>			X		X
Preferred Scenario Peak LOS <b>Staples Road FM-110</b>	X				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		

## LI

### SECTION 4.4.5.3 LIGHT INDUSTRIAL



**KEY**

- - - Property Line (ROW)
- A Metrics on This and Facing Page
- Setbacks
- Building Footprint

**DISTRICT INTENT STATEMENTS**

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

**DENSITY**

Impervious Cover                      80% max.

**TRANSPORTATION**

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

**BUILDING TYPES ALLOWED**

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

**BUILDING STANDARDS**

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

**LOT**

<b>BUILDING TYPE</b>	<b>LOT AREA</b>	<b>LOT WIDTH</b>	A
General Commercial	7,000 sq. ft. min.	70 ft. min.	
Civic Building	7,000 sq. ft. min.	70 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	20 ft. min.
Secondary Street	20 ft. min.
Side	20 ft. min.
Rear	20 ft. min.

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	50 ft. min.
Secondary Street	20 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

**PARKING LOCATION**

<b>LAYER (SECTION 4.3.3.1)</b>	<b>SURFACE</b>	<b>GARAGE</b>
First Layer	Allowed	Allowed
Second Layer	Allowed	Allowed
Third Layer	Allowed	Allowed

**DURABLE BUILDING MATERIAL AND BLANK WALL AREA**

Primary Material	70% min.
Secondary Material	30% max.
Blank Wall Area	50 ft. max.

### Future Development vs. Light Industrial

#### Section 4.2.1.2 Building Types Allowed by District

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

Section 5.1.1.2 Land Use Matrix

Future Development vs. Light Industrial

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	--	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: Light Industrial (LI)</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.	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
<b>Uses</b>	Residential / Agricultural ( <i>See Land Use Matrix</i> )	Primarily Industrial with some commercial and public/institutional ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Dependent upon use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	Residential uses are not allowed
<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	4 stories (62 feet)
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft 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.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	5,000 ft. Block Perimeter max



## PLANNING AND DEVELOPMENT SERVICES

7/24/2020

ZC-20-17

### Notice of Public Hearing Zoning Change Request “FD” Future Development to “LI” Light Industrial 2801 Staples Road

*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 “LI” Light Industrial, or such other less intense zoning district classification as the City Council may approve, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County, Texas, generally located at 2801 Staples 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, August 11, 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, September 1, 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-20-17**.

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)*

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



Updated: October, 2019

## CONTACT INFORMATION

Character District 6 Light Use Industrial

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, \_\_\_\_\_ (owner name) on behalf of  
\_\_\_\_\_ (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
\_\_\_\_\_ (address).

I hereby authorize \_\_\_\_\_ (agent name) on behalf of  
\_\_\_\_\_ (agent company) to file this application for  
\_\_\_\_\_ (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Form Updated October, 2019

**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.

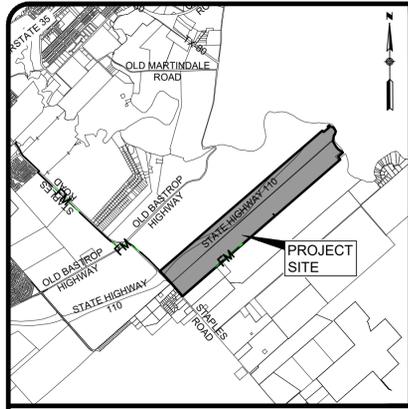
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: Todd Burek

Date: 06/29/2020

Print Name: Todd Burek

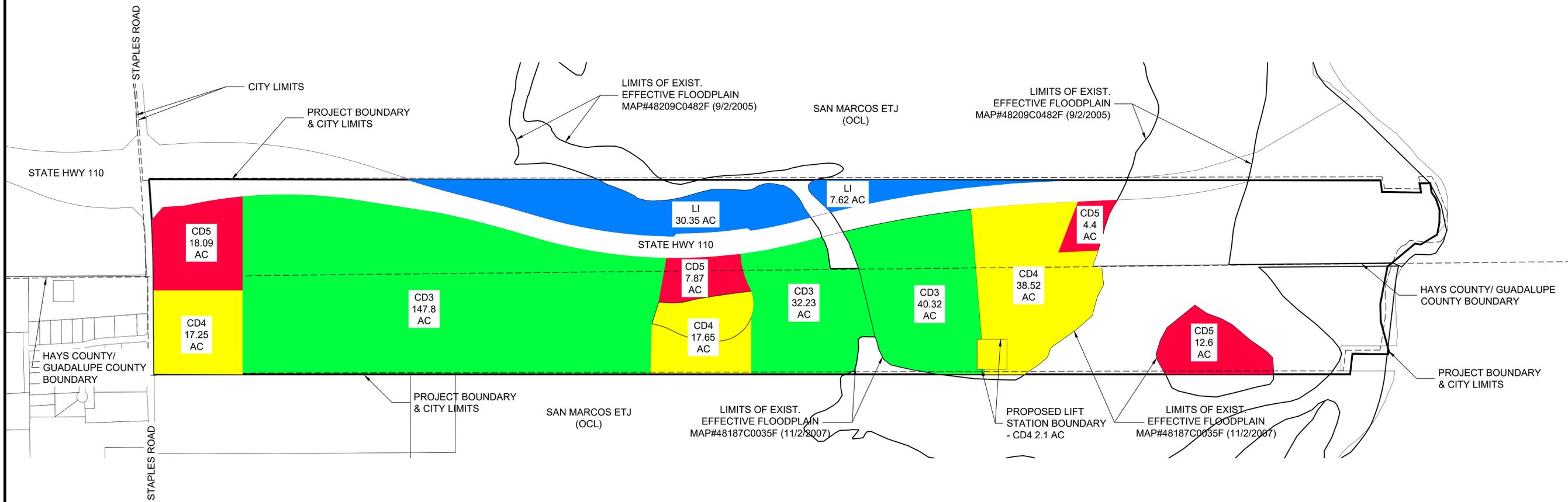
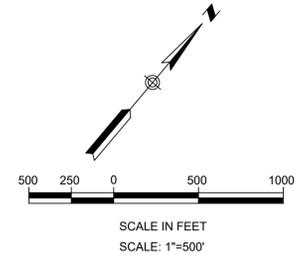


LOCATION MAP  
N.T.S.

**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	DESCRIPTION	BY	DATE

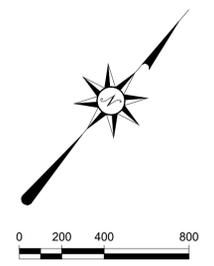
DATE: 04/02/2020  
DESIGNED BY: NB  
DRAWN BY: NB  
CHECKED BY: NB  
DESIGNING NAME: Zoning Exhibit Revised.dwg

**LJA Engineering, Inc.**  
 Phone 210.503.2700  
 Fax 210.503.2749  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209

JOB NUMBER:  
SA193-426

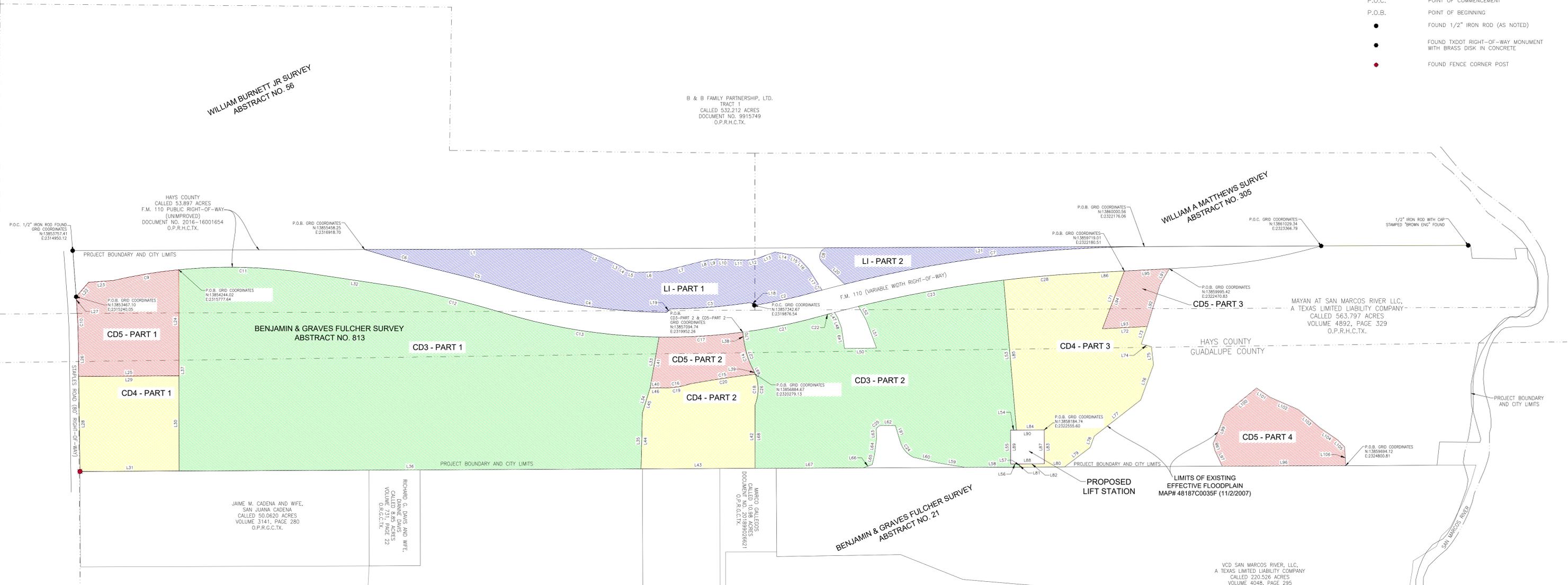
SHEET NO.  
**1**  
OF 1 SHEETS

K:\2019\193 Mayan at San Marcos\GIS Maps\Subdivision\GIS Site Development Plans\GIS-Exhibit\Zoning Exhibit\_Revised.dwg  
 User: nbwms  
 Last Modified: Sun, 2/20/2020 10:23:23 AM  
 Plot Date/Time: Jul 15, 2020 10:12:23



**LEGEND:**

	PROPERTY BOUNDARY
	APPROXIMATE SURVEY LINE
	ROAD BOUNDARY
	FLY-TIE
	CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
	CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
	CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
	LIGHT INDUSTRIAL (LI)
	O.P.R.H.C.TX.
	O.R.G.C.TX.
	O.P.R.G.C.TX.
	P.O.C.
	P.O.B.
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	FOUND 1/2" IRON ROD (AS NOTED)
	FOUND TxDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE
	FOUND FENCE CORNER POST



S:\Main\Survey\Auto\Survey\Auto\Projects\LAST1005-2001\_MAYAN\_REZONE\06-CAD\Civil\_3D\Print\The Mayan Rezone\_Plot\_Export.dwg 7/1/2020

- NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
  - ALL DISTANCES AND ACRES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
  - THIS IS NOT A BOUNDARY SURVEY.
  - THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
  - THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
    - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

JAIME M. CADENA AND WIFE,  
SAN JUANA CADENA  
CALLED 50.0620 ACRES  
VOLUME 3141, PAGE 280  
O.P.R.G.C.TX.

RICHARD G. DAVIS AND WIFE,  
DANNIE DAVIS  
VOLUME 731, PAGE 22  
O.P.R.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.669 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

DESCRIBED IN  
DOCUMENT NO. 2018016042  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.718 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.718 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

**THE MAYAN REZONE**

IN THE  
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21  
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813  
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS  
GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**

5316 West Highway 290 Phone 512.439.4700  
Suite 460  
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA1005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

CD3 - PART 1 LINE AND CURVE TABLES

CD3 - PART 2 LINE AND CURVE TABLES

CD4 - PART 1 LINE TABLE

CD4 - PART 2 LINE AND CURVE TABLES

CD4 - PART 3 LINE AND CURVE TABLES

PROPOSED LIFT STATION LINE TABLE

Line Table					
Line #	Bearing	Length			
L32	N57°54'51"E	870.57'			
L33	S30°40'06"E	458.24'			
L34	S23°12'13"E	231.61'			
L35	S39°20'19"E	496.08'			
L36	S49°07'28"W	4114.99'			
L37	N40°45'42"W	940.79'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

Line Table					
Line #	Bearing	Length			
L42	S40°45'42"E	562.59'			
L43	S49°07'28"W	1016.53'			
L44	N39°20'19"W	496.08'			
L45	N23°12'13"W	231.61'			
L46	N48°11'21"E	97.07'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

Line Table					
Line #	Bearing	Length			
L71	S19°40'40"E	547.44'			
L72	N46°32'15"E	400.03'			
L73	S21°47'22"E	163.38'			
L74	N64°44'14"E	94.32'			
L75	S47°01'56"E	161.57'			
L76	S20°30'11"E	331.37'			
L77	S11°34'07"W	523.34'			
L78	S20°06'04"E	106.23'			
L79	S12°14'11"W	286.70'			
L80	S49°07'28"W	399.55'			
L81	N45°32'31"W	28.55'			
L82	N49°14'18"E	221.56'			
L83	N40°45'42"W	300.02'			
L84	S49°14'18"W	246.65'			
L85	N45°32'31"W	1334.51'			
L86	N46°24'19"E	350.98'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

LI - PART 1 LINE AND CURVE TABLES

LI - PART 2 LINE AND CURVE TABLES

CD5 - PART 1 LINE AND CURVE TABLES

CD5 - PART 2 LINE AND CURVE TABLES

CD5 - PART 3 LINE TABLE

CD5 - PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

**THE MAYAN REZONE**

IN THE  
 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21  
 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813  
 WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS  
 GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**   
 5316 West Highway 290 Phone 512.439.4700  
 Suite 460  
 Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LIAS1005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

GORDON N. ANDERSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

S:\Main\Surveying\Austin\_Surveying\Projects\LIAS1005-2001\_MAYAN\_REZONE\05-CAD\Civil\_3D\Prints\The\_Mayan\_Rezone\_Plot\_Exhibit.dwg 7/1/2020

**NOTES:**  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.  
 2. ALL DISTANCES AND ACRESAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET  
 3. THIS IS NOT A BOUNDARY SURVEY.  
 4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.  
 5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:  
 • CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

**LI-PART 1 - 30.380 ACRES (1,323,504 SQUARE FEET)**

**BEING** A 30.380 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 30.380 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A 1/2 INCH IRON ROD FOUND WHICH BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST OF THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY), THE WEST CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13853757.83, E: 2314950.70;

**THENCE** NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 2600.79 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13855458.03, E: 2316918.54;

**THENCE** NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1925.25 FEET TO A POINT;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- 1) NORTH 72 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 299.59 FEET TO A POINT,
- 2) NORTH 74 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 108.12 FEET TO A POINT,
- 3) NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 39.44 FEET TO A POINT,
- 4) NORTH 64 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 90.85 FEET TO A POINT,
- 5) NORTH 46 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 235.44 FEET TO A POINT,
- 6) NORTH 35 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 331.75 FEET TO A POINT,
- 7) NORTH 36 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 90.92 FEET TO A POINT,
- 8) NORTH 43 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A POINT,

- 9) NORTH 52 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 114.50 FEET TO A POINT,
- 10) NORTH 51 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 158.56 FEET TO A POINT,
- 11) NORTH 38 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 94.30 FEET TO A POINT,
- 12) NORTH 29 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 162.95 FEET TO A POINT,
- 13) NORTH 58 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 158.19 FEET TO A POINT,
- 14) NORTH 78 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 71.84 FEET TO A POINT,
- 15) SOUTH 83 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 119.32 FEET TO A POINT, AND
- 16) SOUTH 73 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 223.87 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

**THENCE** WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.17 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 00 DEGREES 23 MINUTES 22 SECONDS, AND CHORD THAT BEARS SOUTH 34 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE 76.17 FEET TO A POINT OF CURVE TO THE RIGHT,
- 2) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 542.45 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 06 DEGREES 21 MINUTES 42 SECONDS, AND CHORD THAT BEARS SOUTH 37 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE 542.17 FEET TO A TXDOT MONUMENT WITH BRASS DISK,
- 3) SOUTH 85 DEGREES 17 MINUTES 04 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.41 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 08 DEGREES 27 MINUTES 28 SECONDS, AND CHORD THAT BEARS SOUTH 44 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE 716.76 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT,
- 5) SOUTH 04 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1413.73 FEET, A RADIUS OF 4890.00 FEET, A DELTA ANGLE OF 16 DEGREES 33 MINUTES 52 SECONDS, AND CHORD THAT BEARS SOUTH 57 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE 1408.81 FEET TO A POINT CONTINUING ALONG A CURVE TO THE LEFT,

- 7) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 628.56 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 03 DEGREES 12 MINUTES 46 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE 628.48 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT, AND
- 8) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.47 FEET, A RADIUS OF 11052.00 FEET, A DELTA ANGLE OF 03 DEGREES 43 MINUTES 30 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE 717.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 30.380 ACRES OF LAND, MORE OR LESS.

**LI-PART 2 - 7.639 ACRES (332,768 SQUARE FEET)**

**BEING** A 7.639 ACRE TRACT OF LAND OUT OF THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT MONUMENT WITH BRASS DISK FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., FOR THE NORTHEAST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13861029.40, E 2323366.95, THENCE SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE SOUTHEAST LINE OF SAID 532.212 ACRE TRACT, A DISTANCE OF 1575.00 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13860000.00, E: 2322175.51, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

**THENCE** WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, BEING SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 2698.57 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 13 DEGREES 47 MINUTES 34 SECONDS, AND CHORD THAT BEARS SOUTH 42 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE 2692.06 FEET TO A POINT,

**THENCE** DEPARTING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 86 DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE 263.84 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

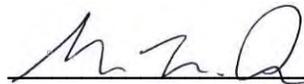
- 2) BEING SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.01 FEET, A RADIUS OF 79.18 FEET, A DELTA ANGLE OF 128 DEGREES 49 MINUTES 06 SECONDS, AND CHORD THAT BEARS NORTH 29 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE 142.82 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 6715.18 FEET;

**THENCE** NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE 2834.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.639 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



06/30/2020

Gordon Anderson, RPLS No. 6617  
LJA Surveying, Inc.  
5316 Highway 290 West, Suite 460  
Austin, Texas 78735  
Texas Firm No. 10194533



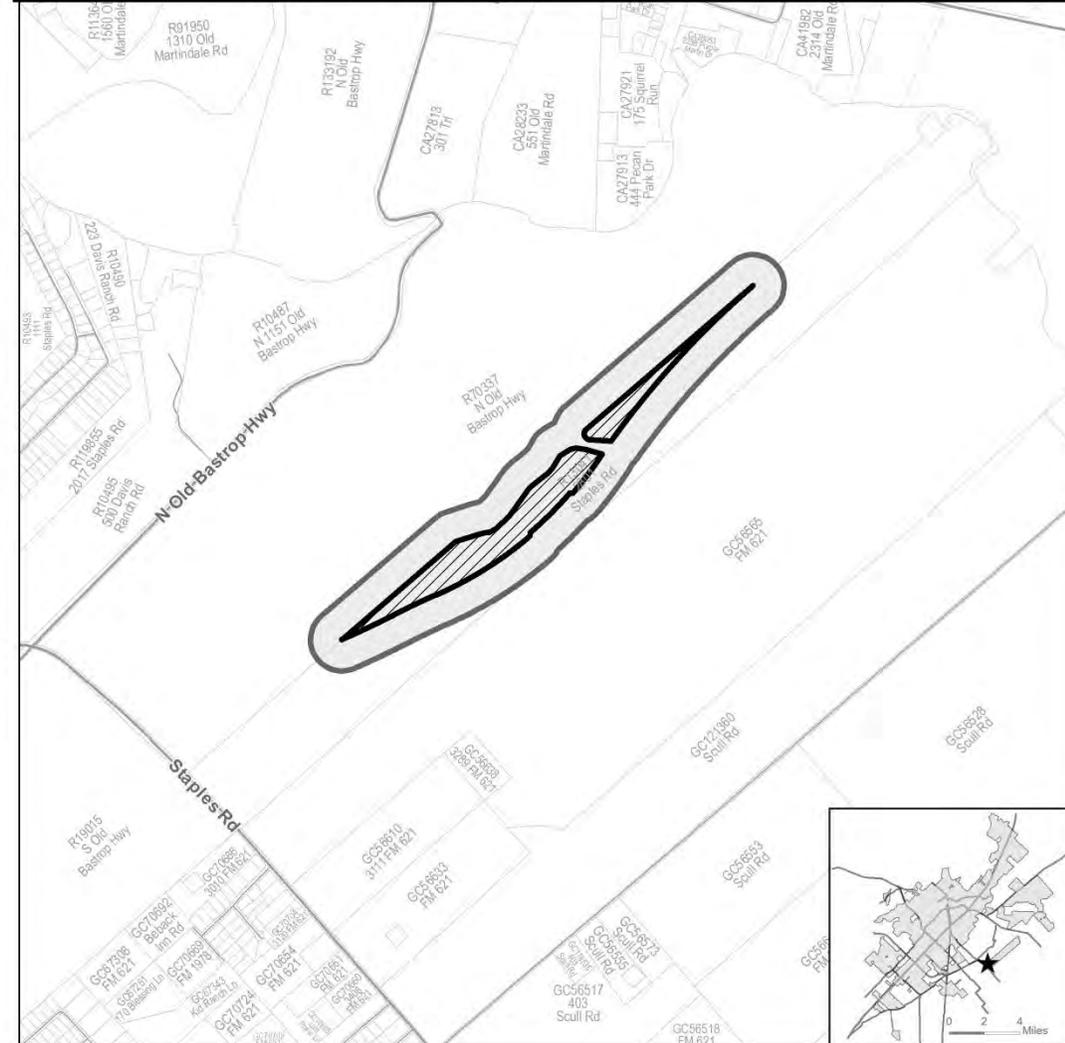
## **ZC-20-17 (The Mayan-LI)**

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 “LI” Light Industrial, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County Texas, located at 2801 Staples Road (S. Caldwell)

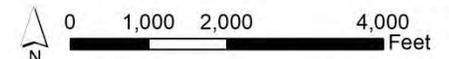
## Location:

- Approximately 38 acres
  - Part of an ~380 acre development with proposed CD-3, CD-4, and CD-5 zoning
- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road
- Surrounding uses include:
  - Agricultural / Rural
- Located within City Limits

## ZC-20-17 400' Notification Buffer Mayan LI Zoning – 2801 Staples Road



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

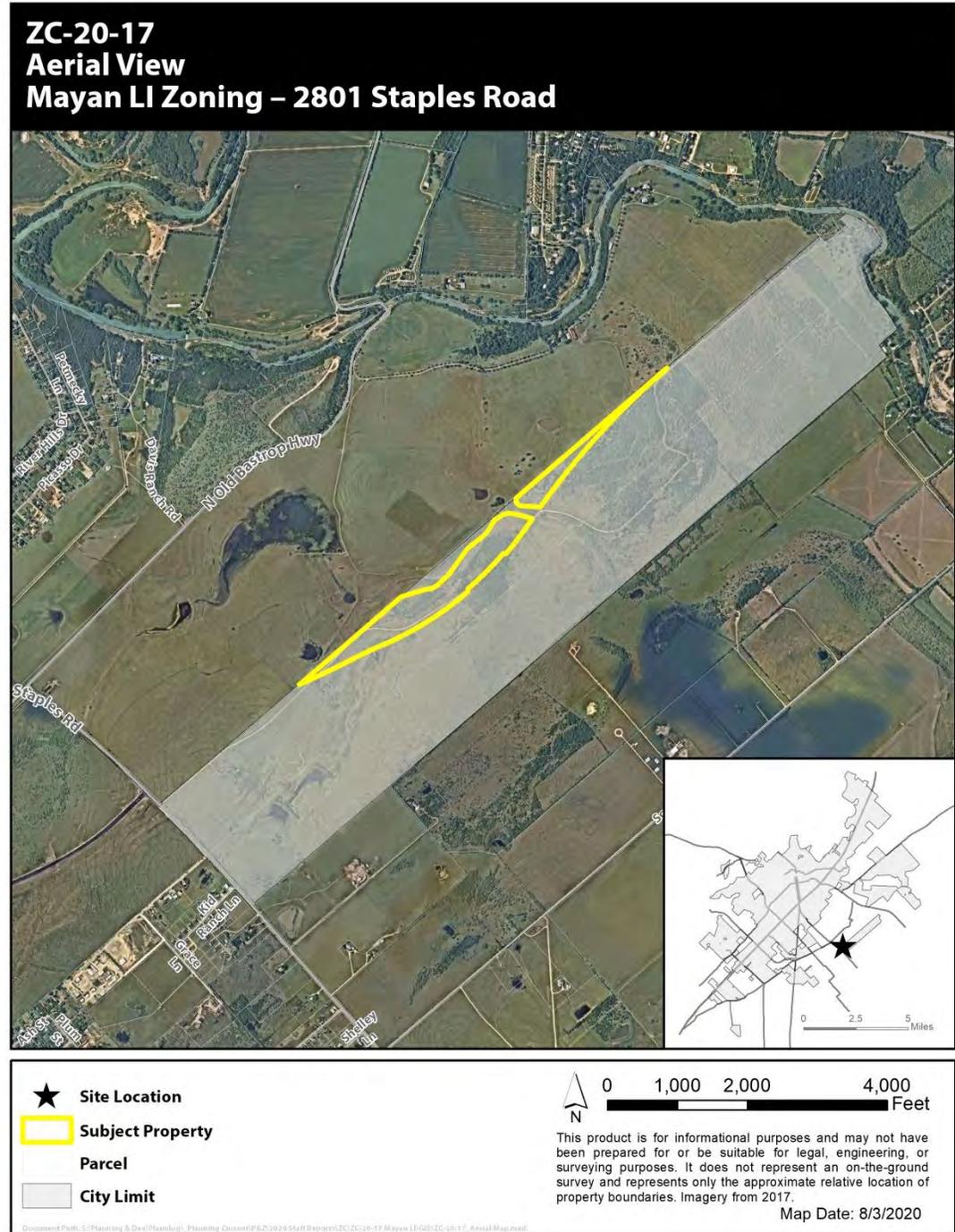


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Map Date: 8/3/2020

# Context & History

- Annexed in 2008
- Existing Zoning: Future Development (FD)
- Proposed Zoning: Light Industrial (LI)
- Proposed LI zoning allows for primarily only industrial uses with some commercial uses
  - Light industrial, light manufacturing, car wash, minor vehicle repair, warehouse & distribution, waste related service, wholesale trade, self storage, research and development facility, professional office, urgent care, building material sales, indoor recreation, health club)
- Request is being processed concurrently with CD-3, CD-4, and CD-5 requests



**ZC-20-17  
Existing Zoning  
Mayan LI Zoning – 2801 Staples Road**



★ Site Location

▨ Subject Property

▭ Parcels

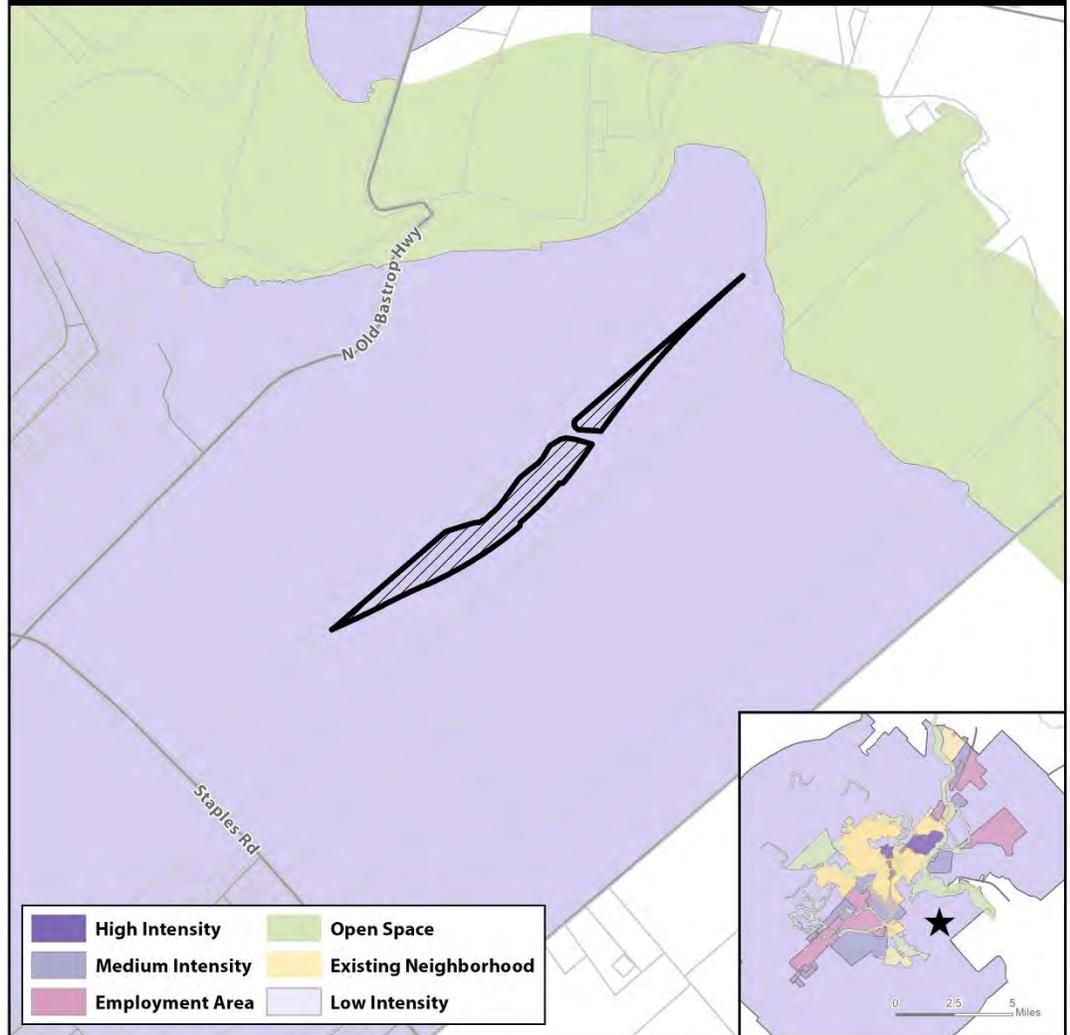
▭ City Limit

0 1,000 2,000 4,000 Feet

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Map Date: 8/3/2020

**ZC-20-17  
Preferred Scenario  
Mayan LI Zoning – 2801 Staples Road**



★ Site Location

▨ Subject Property

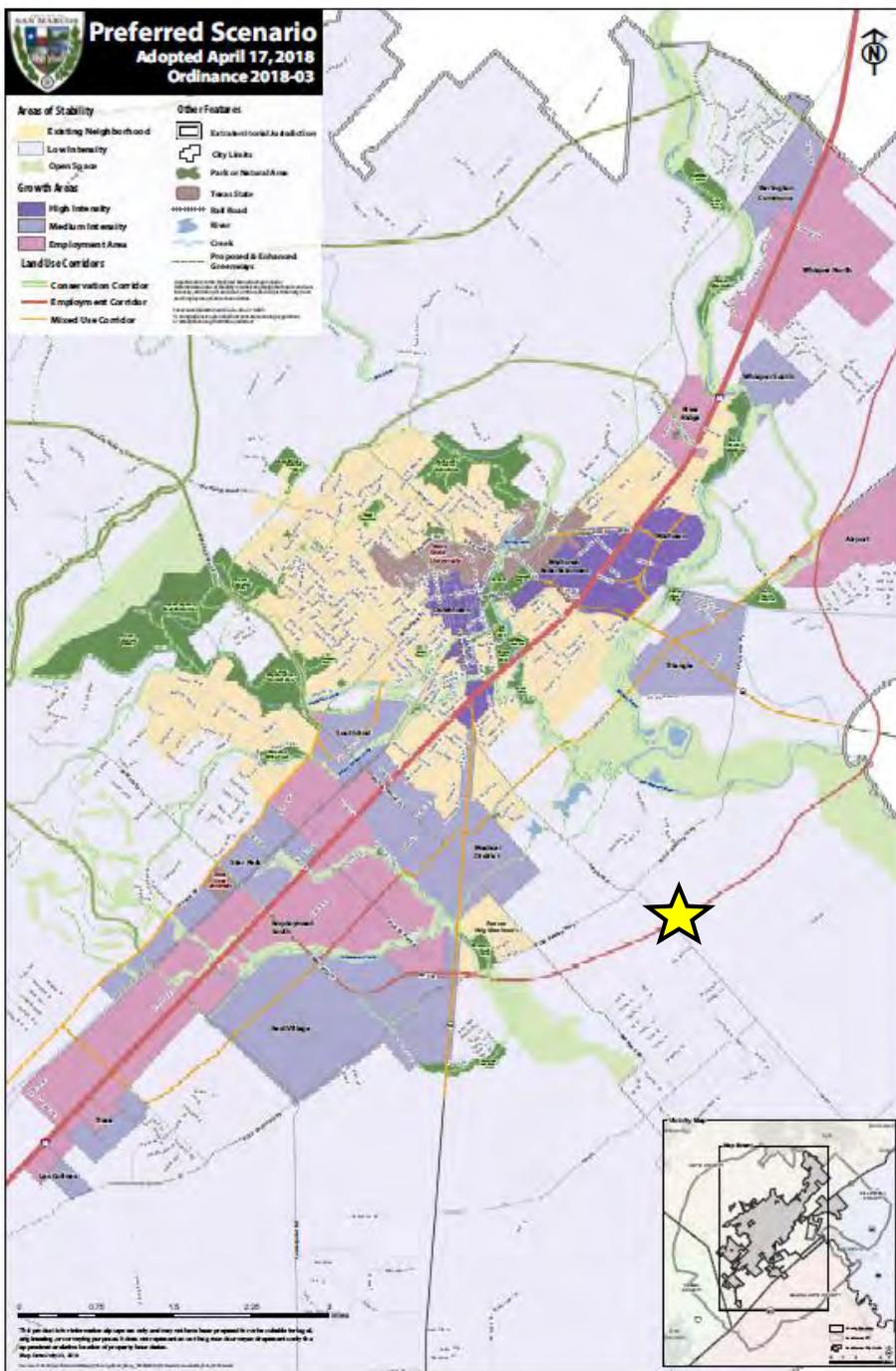
▭ Parcels

▭ City Limit

0 1,000 2,000 4,000 Feet

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Map Date: 8/3/2020



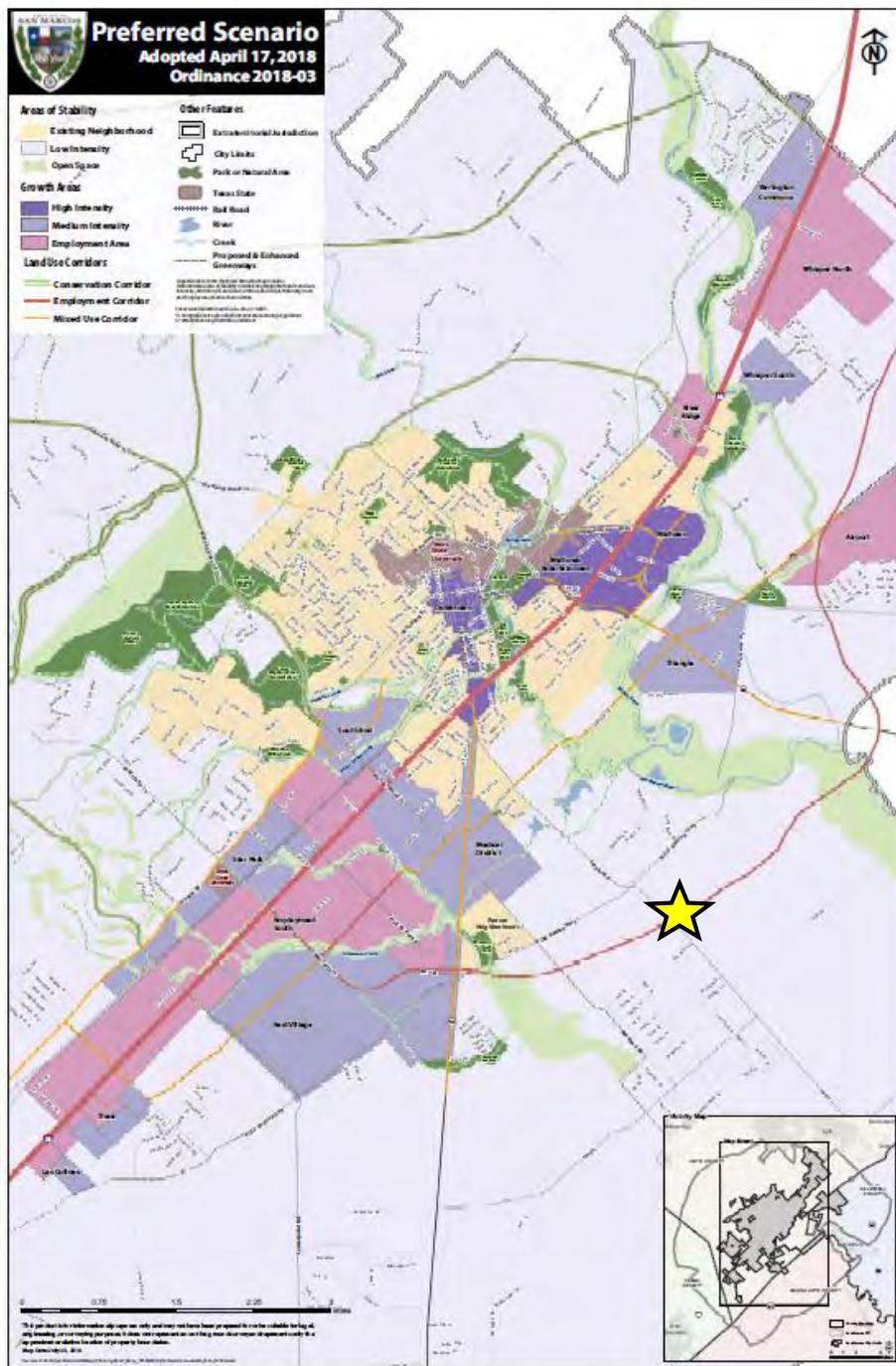
# Comprehensive Plan Analysis

**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 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 “Special District”

(Light Industrial zoning) within an Area of Stability – Low Intensity.

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

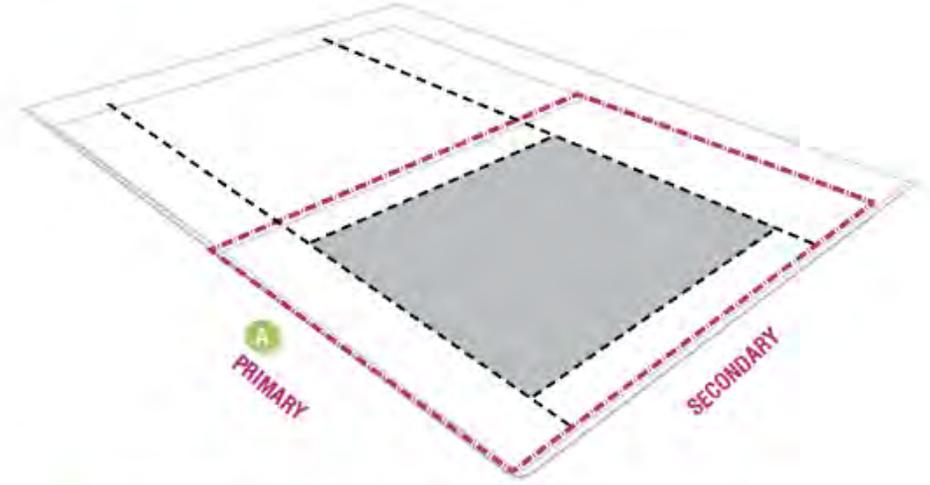
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character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

# LI Zoning Analysis:

- LI is intended for light industrial and manufacturing uses to promote economic viability, employment growth, and limit encroachment of these uses into non-industrial development areas.
- **Allowable Building Types:** *General Commercial, Civic*
- **Allowable Uses:** Light industrial, light manufacturing, car wash, minor vehicle repair, warehouse & distribution, waste related service, wholesale trade, self storage, research and development facility, professional office, urgent care, building material sales, indoor recreation, health club
- **Height/Area Standards:** 4 stories, 7,000 sq ft minimum, 70 ft lot width minimum, 20 ft setbacks.
- **Surrounding Area:** Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.



## SECTION 4.4.5.3 LIGHT INDUSTRIAL



**KEY**

- Property Line (ROW)
- Metrics on This and Facing Page
- Setbacks
- Building Footprint

**DISTRICT INTENT STATEMENTS**

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

**DENSITY**

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

**TRANSPORTATION**

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

**BUILDING TYPES ALLOWED**

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

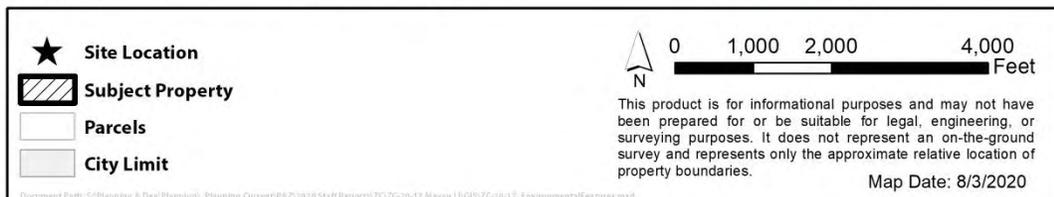
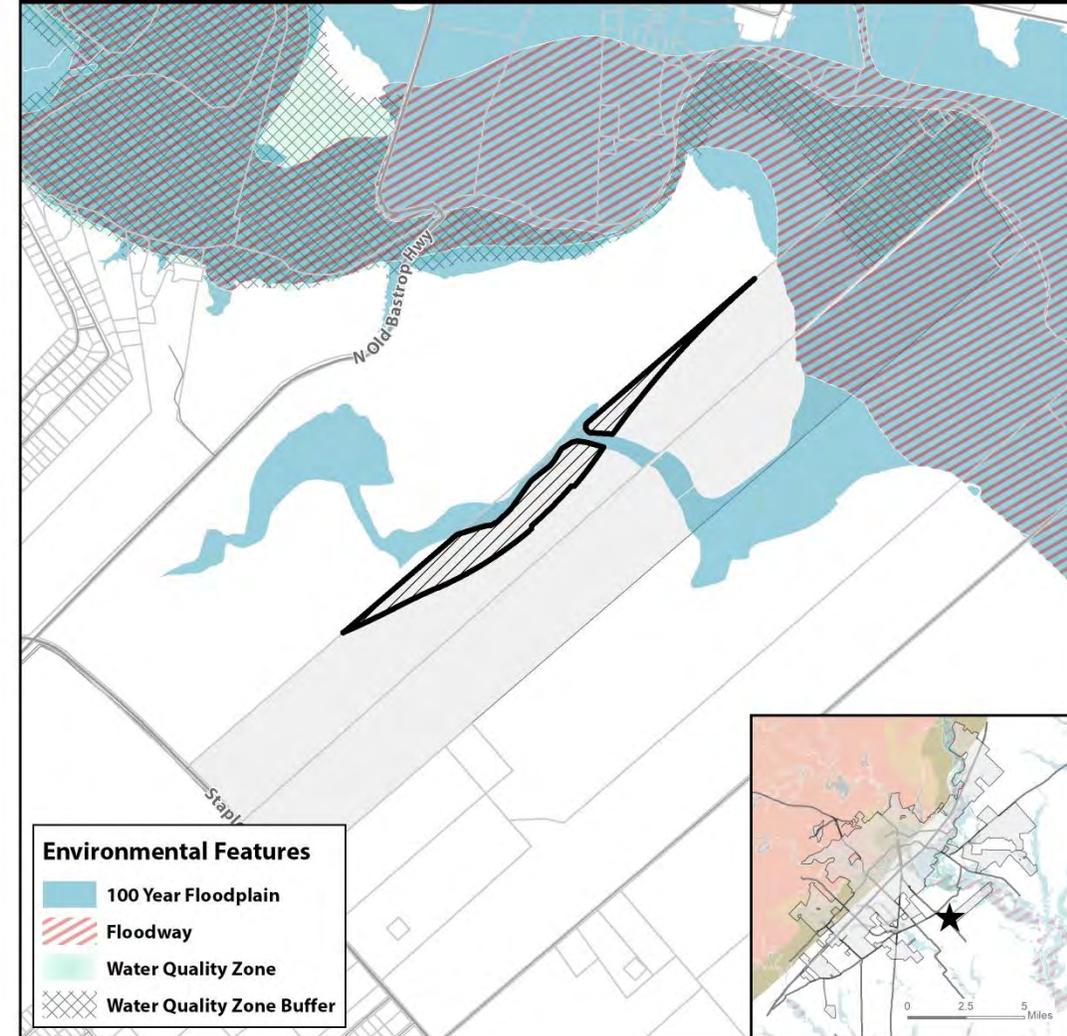
**BUILDING STANDARDS**

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

## Environmental Analysis

- Located in a moderately constrained area on the Land Use Suitability map
- Not located in floodplain but located directly adjacent to
- 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-20-17 Environmental Features Mayan LI Zoning – 2801 Staples Road



## Additional Requirements

- **Street Requirements**

- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

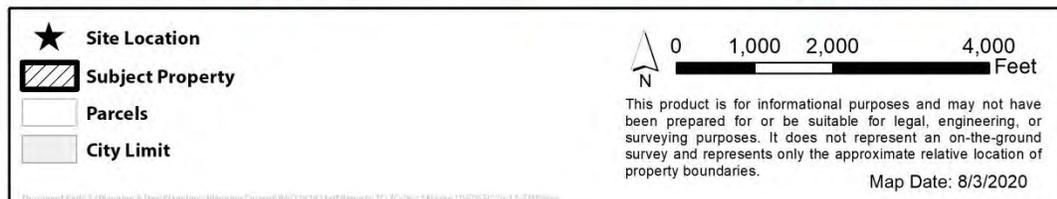
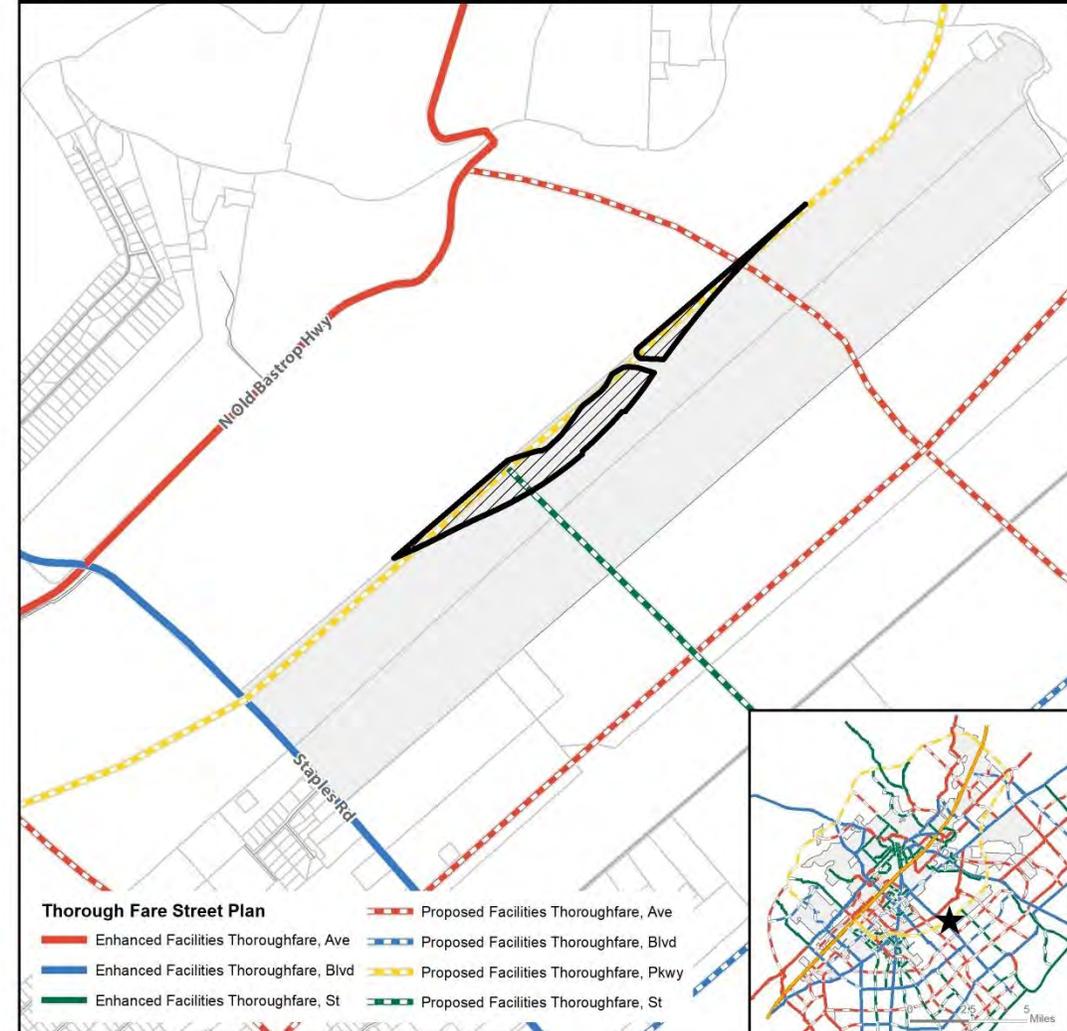
- **Subdivision Requirements**

- Subdivision plat in accordance with lot and block standards

- **Utility Requirements**

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

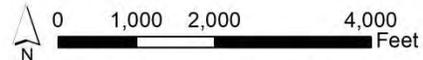
### ZC-20-17 Transportation Master Plan Mayan LI Zoning – 2801 Staples Road



**ZC-20-17  
Transportation Master Plan-Greenway Facilities  
Mayan LI Zoning – 2801 Staples Road**



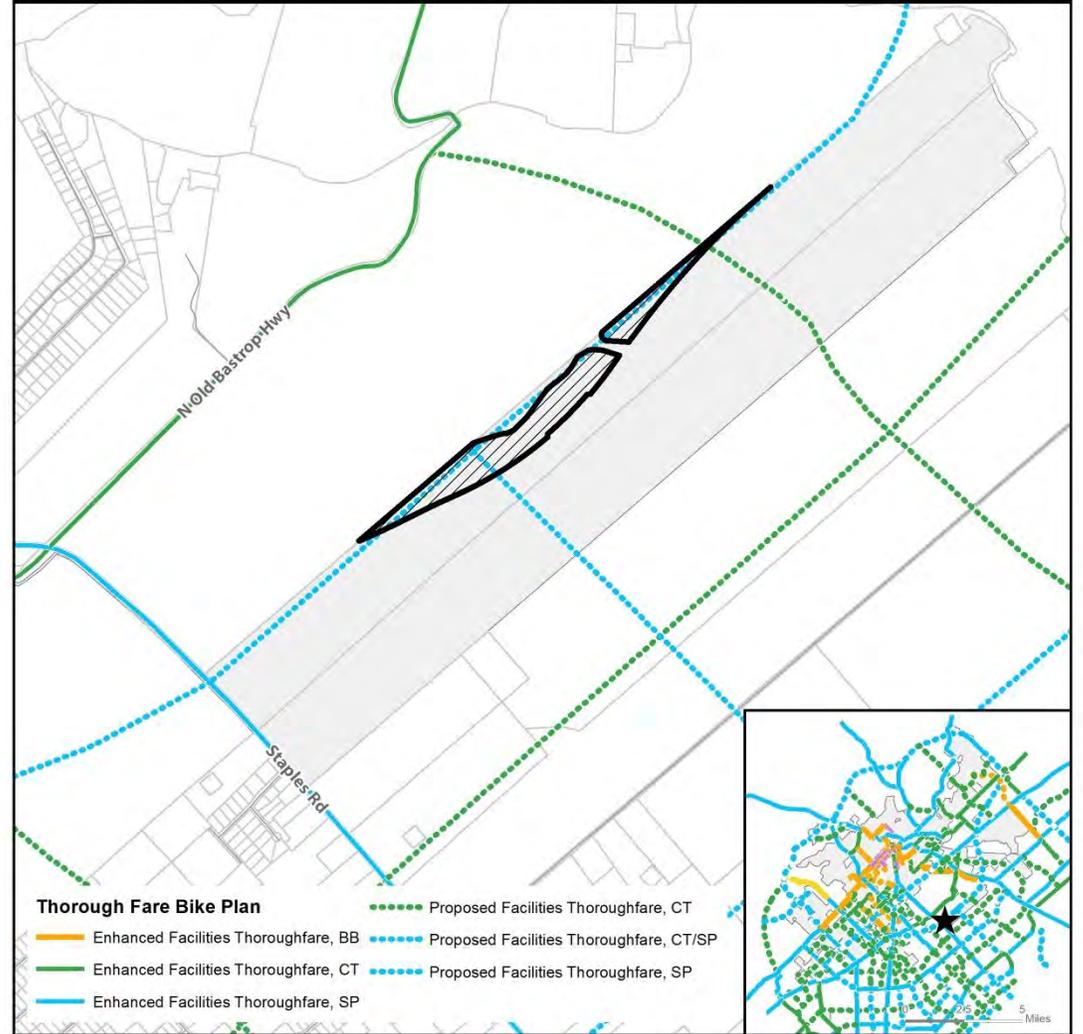
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



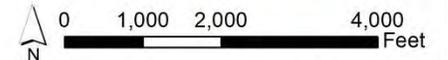
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Map Date: 8/3/2020

**ZC-20-17  
Transportation Master Plan-Bicycle Facilities  
Mayan LI Zoning – 2801 Staples Road**



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

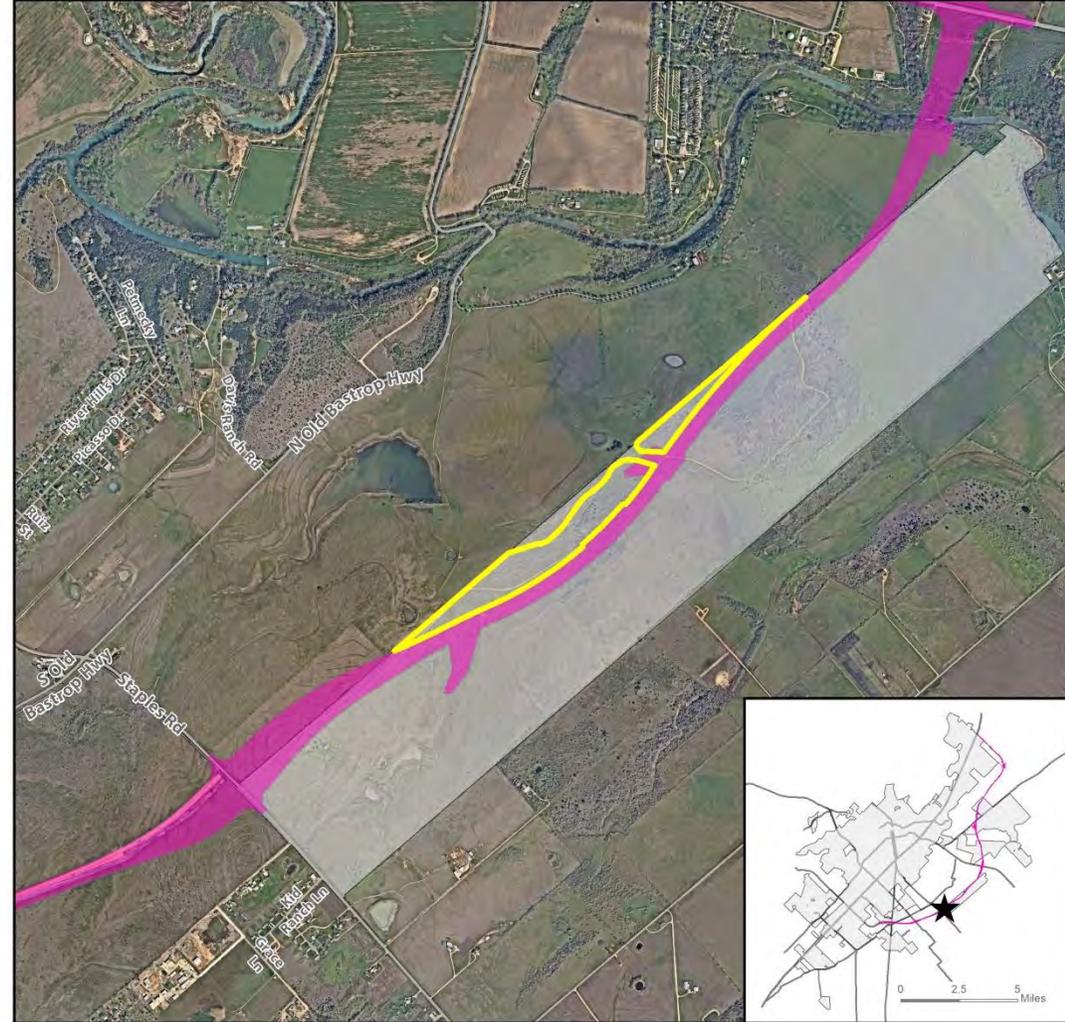


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Map Date: 8/3/2020

## Additional Analysis

- **Compatibility:** LI 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:** Light Industrial is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map. However, FM 110 is a designated Employment Corridor in the Comprehensive Plan. Employment corridors are intended to serve major employment land uses.
- **Land Use Suitability** – The subject property is in a moderately constrained area as per the Land Use Suitability map. While it is not located within the floodplain the subject property is located directly adjacent to the floodplain.



★ Site Location	City Limit
Subject Property	FM 110
Parcel	

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. Imagery from 2017.

Map Date: 8/3/2020

Document Path: S:\Planning & Dev\Planning\Planning Comm\062020\5 Star Report\ZC20-17 Mayan LI Zoning\ZC-20-17 FM 110.mxd

## **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.

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Light Industrial (LI)
<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.	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Dependent upon use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	Residential uses are not allowed
<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	4 stories (62 feet)
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft 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.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	5,000 ft. Block Perimeter max



Legislation Text

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File #: ZC-20-18, Version: 1

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**AGENDA CAPTION:**

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, generally located at 2801 Staples Road. (S. Caldwell)

Meeting date: August 11, 2020

Department: Planning & Development

**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]

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 - Direct Growth, Compatible with Surrounding Uses

Neighborhoods & Housing - Choose an item.

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive

manner

- 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 within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Character District-5" is to allow for the development of approximately 43 acres of mixed commercial and multi-family uses along the future FM 110 corridor.

The applicant is also requesting to rezone an additional approximate 337 acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River to CD-3 CD-4, and LI zoning. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-19, and ZC-20-20)

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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.

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

n/a

**Alternatives:**

n/a

**Recommendation:**

The Development Code states that a request for Character District-5 zoning in an Area of Stability - Low Intensity designation should be “Considered” based on the criteria provided in Section 2.5.1.4. Requests for this zoning in Area of Stability-Open Space designations are “Not Preferred” and require additional scrutiny.

Although the proposed zoning change to Character District-5 is not compatible with surrounding existing uses (rural and agricultural land) the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment. In addition, while the Comprehensive Plan envisions low intensity uses such as single family residential, bed and breakfasts, home offices, etc. in Low Intensity areas it also identifies mixed-use building types as appropriate at future nodes and corridors. While the interior street network of this development has not been identified at this time, the majority of the proposed CD-5 zoning is located along the FM-110 corridor.

A portion of the subject property is located within the regulatory floodway. This portion of the proposed CD-5 zoning district is also located within an Open Space designation on the Preferred Scenario Map which according to the Comprehensive Plan is suitable for limited residential, agricultural, preservation, or limited active recreation uses.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district 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 exclusion of the ~12.546-acre tract located within the regulatory floodway and Open Space Preferred Scenario designation.

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-18</b>	



### Summary

<b>Request:</b>	Zoning change from “FD” Future Development to “CD-5” Character District-5		
<b>Applicant:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	<b>Property Owner:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

### Notification

<b>Application:</b>	July 14, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	July 26, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	July 24, 2020	<b>Personal:</b>	July 24, 2020
<b>Response:</b>	None as of Staff Report date		

### Property Description

<b>Legal Description:</b>	+/- 42.872 acre tract 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		
<b>Location:</b>	2801 Staples Road		
<b>Acreage:</b>	+/- 42.872	<b>PDD/DA/Other:</b>	N/A
<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>	Mixed Use (Commercial/Residential/Multifamily)
<b>Preferred Scenario:</b>	Area of Stability-Low Intensity/Area of Stability-Open Space	<b>Proposed Designation:</b>	Area of Stability-Low Intensity/Area of Stability-Open Space
<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

	Zoning	Existing Land Use	Preferred Scenario

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-18</b>	



<b>North of Property:</b>	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity
<b>South of Property:</b>	ETJ	Vacant/Redwood Community (Residential & Commercial Uses)	Area of Stability-Low Intensity
<b>East of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity
<b>West of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity

**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/>	<b>Approval with Conditions / Alternate</b>	Denial
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The Development Code states that a request for Character District-5 zoning in an Area of Stability – Low Intensity designation should be “Considered” based on the criteria provided in Section 2.5.1.4. Requests for this zoning in Area of Stability-Open Space designations are “Not Preferred” and require additional scrutiny.

Although the proposed zoning change to Character District-5 in this area is not compatible with surrounding existing uses (rural and agricultural land) the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment. In addition, while the Comprehensive Plan envisions low intensity uses such as single family residential, bed and breakfasts, home offices, etc. in Low Intensity areas it also identifies mixed-use building types as appropriate at future nodes and corridors. While the interior street network of this development has not been identified at this time, the majority of the proposed CD-5 zoning is located along the FM-110 corridor.

Finally, it should be noted that a portion of the subject property is located within the regulatory floodway. This portion of the proposed CD-5 zoning district is also located within an Open Space designation on the Preferred Scenario Map which according to the Comprehensive Plan is suitable for limited residential, agricultural, preservation, or active recreation (which would require special standards) uses.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

Alternatively, to help address concerns with the regulatory floodway and the zoning district’s lack of alignment with the purpose and intent of Open Space designations on the Preferred Scenario Map, staff

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-18</b>	



offers an alternate recommendation for the Commission’s consideration that the applicant remove the ~12.546-acre tract located within the floodway and Open Space Preferred Scenario designation from their zoning request.

<b>Staff:</b> Shavon Caldwell	<b>Title:</b> Planner	<b>Date:</b> August 11, 2020
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## Zoning Request

ZC-20-18

2801 Staples Road



### History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-5” is to allow for the development of approximately 43 acres of mixed commercial and multi-family uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- A portion of the subject property requesting “Character District-5” zoning is designated as “NP” Not Preferred within an “Area of Stability – Open Space” designation on the Preferred Scenario Map. These Open Space areas are generally suitable for limited residential and agricultural uses. Alternatively, a portion of the subject property is in a “Low Intensity” designation and is located along an “Employment Corridor” where Character Districts zoning designations are to be “Considered”.
- The proposed zoning change to Character District-5 is not compatible with surrounding existing uses such as rural and agricultural land. However, the future FM 110 (see attached FM 110 map) adjacent to the property will most likely attract a diverse array of uses.
- The Comprehensive Plan envisions mixed-use building types at nodes and along corridors in Low Intensity areas. While the street network interior to the development is not identified at this time the majority of the proposed CD-5 zoning is located along the future FM 110 corridor.
- A portion of the subject property is located within the regulatory floodway. The preservation of flood hazard areas and environmentally sensitive lands should be considered as part of this zoning proposal and the allowed uses impervious cover maximums and uses under Character District-5 zoning.
- Hays County provides the following overview of the FM 110 project:  
*This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional*

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-18</b>	



*travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.*

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 issues with the proposed development.
<b>Fire</b>	This development is outside the City’s existing fire station network’s coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area’s fire suppression doesn’t meet the program’s minimum criteria.
<b>Public Services</b>	No issues with the proposed development.
<b>Engineering</b>	A portion of the tract requested as CD-5 is in 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. Engineering staff recommends that this tract be removed from the zoning request.

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<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><i>The subject property is located within an “Area of Stability-Low Intensity” designation and an “Area of Stability- Open Space” designation on the Preferred Scenario Map. Per the Comprehensive Plan, “Character Districts” such as Character District-5 zoning are “Considered” within Low Intensity designations and are “Not Preferred” in Open Space designations on the Preferred Scenario Map. When a zoning map amendment is Not Preferred, further scrutiny is required to determine consistency with the Comprehensive Plan based</i></p>

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-18</b>	



		<p><i>on the criteria in Section 2.5.1.4 and the district intent under Division 4, Chapter 4, Article 1.</i></p> <p><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability-Low Intensity” will generally maintain their existing character. The Comprehensive Plan states that “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.” The current character of the area is agricultural and rural and does not complement the proposed Character District-5 zoning. It should be noted that these surrounding properties are located outside the city limits and the city does not have zoning authority to regulate the use of these properties.</i></p> <p><i>The Comprehensive Plan Preferred Scenario Map establishes Open Space designations as areas “not developed and which are generally suitable for very limited residential or agricultural uses”. The Comprehensive Plan envisions such uses as community gardens, recreation related commercial, camping, single family residential, bed &amp; breakfasts, and home office as potential uses in this area. This does not align with the CD-5 district purpose which is to provide for a variety of residential, retail, service, and commercial uses.</i></p> <p><i>Although a portion of the proposed zoning is in a “Not Preferred” designation on the Preferred Scenario Map and the proposed zoning does not match the existing character of the area as called for in Low Intensity designations, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. As per the Comprehensive Plan, Employment Corridors are primarily intended to “serve major employment related land uses” and should include “some mixture in uses including limited residential”. This aligns with the Character District-5 zoning district’s intent and purpose which is to provide for a variety of residential, retail, service, and commercial uses.</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></p> <p><i>Studies were not complete at time of request.</i></p>
	<u>X</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 in effect.</i></p>

**Zoning Request**

**ZC-20-18**

**2801 Staples Road**



		<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>Character District-5 zoning primarily allows for attached and multifamily residential uses, a variety of commercial uses, with some allowances for light industrial uses (see attached land use matrix comparison exhibit). This zoning district is intended to “provide for a variety of residential, retail, service, and commercial uses” and to “promote walkability and compatibility through restricted auto-oriented uses, mixed use, and pedestrian-oriented activity”.</i></p> <p><i>The immediately surrounding area is not comprised of mixed residential and commercial uses but is almost exclusively rural/agricultural properties. However, while the area is currently agriculture/rural and there are no adjacent residential or commercial uses, the future FM 110 development adjacent to the property is likely to attract a diverse array of uses. In addition, mixed-use development would be appropriate at the nodes and along corridors. The location of these nodes and corridors is not known at the time of zoning.</i></p>
		<u>X</u>	<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b>  <i>Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural and open space. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.</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, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-5 zoning district. A portion of the subject property is shown to be on a moderate to highly constrained area on the Land Use Suitability Map primarily due to it being located within the regulatory floodway.</i></p>
<u>X</u>			<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b>  <i>The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a <u>temporary</u> zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.</i></p>
<u>X</u>			<p><b>Whether there is a need for the proposed use at the proposed location</b></p>

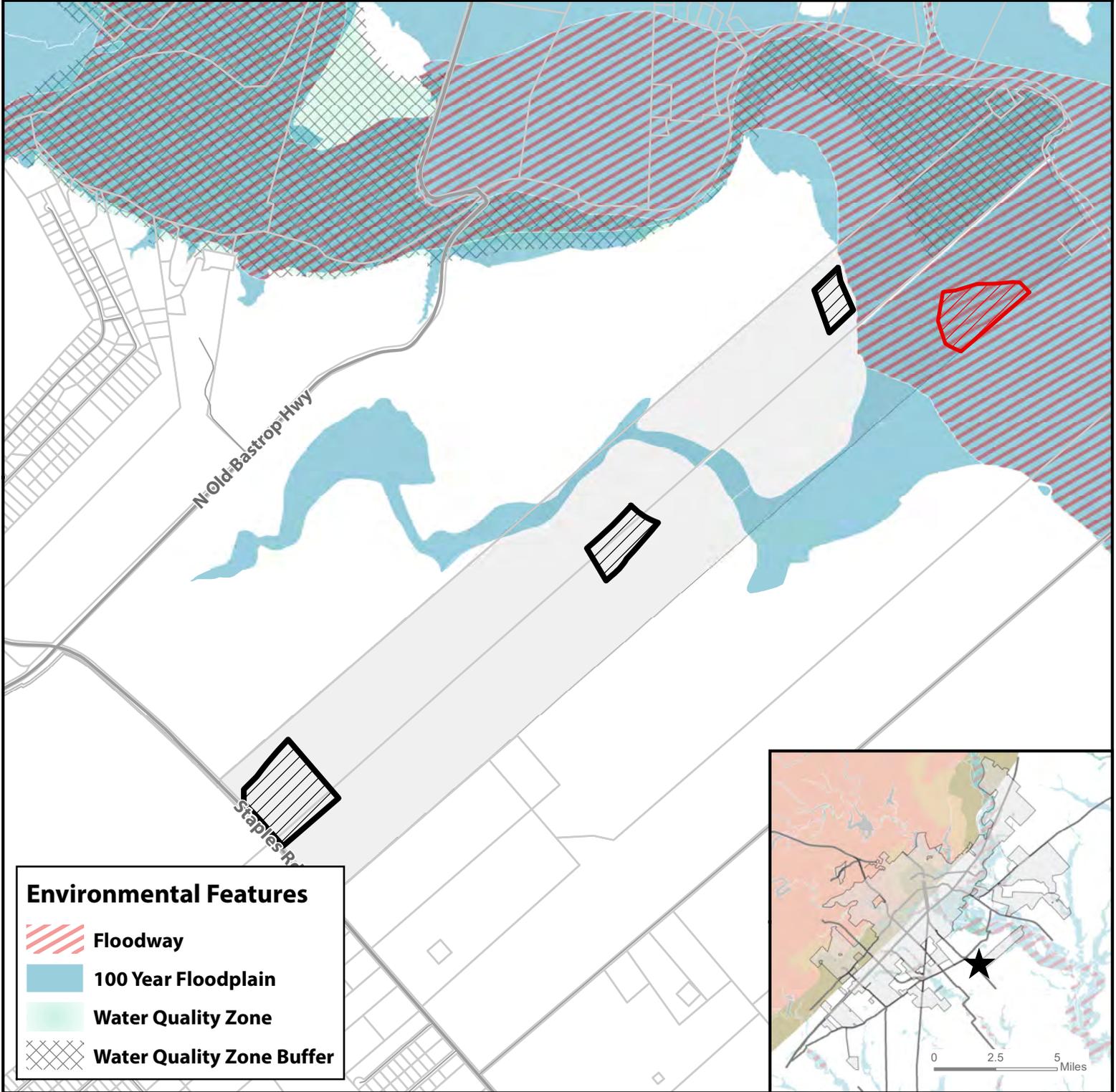
<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-18</b>	



			<i>The proposed rezoning would allow primarily commercial uses with allowances for attached and multifamily uses. The subject property's location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.</i>
<u>X</u>			<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 not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.</i>
<u>X</u>			<b>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</b> <i>The surrounding property is primarily vacant agricultural/rural. While this existing land type does not complement the proposed Character District-5 zoning there are no anticipated adverse impacts.</i>
		<u>N/A</u>	<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> <i>This request is not for a Neighborhood Density District.</i>
	<u>X</u>		<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> <i>A portion of the subject property is located within moderate to highly constrained area according to the Land Use Suitability Map and is located within the regulatory floodway. High density/high intensity uses are not ideal in this location.</i>
<u>X</u>			<b>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</b> <i>None noted.</i>

# ZC-20-18

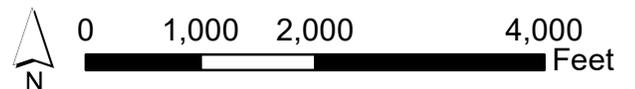
## Alternative Staff Recommendation-Removal of 12.5 Acre Tract Mayan CD-5 Zoning – 2801 Staples Road



### Environmental Features

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

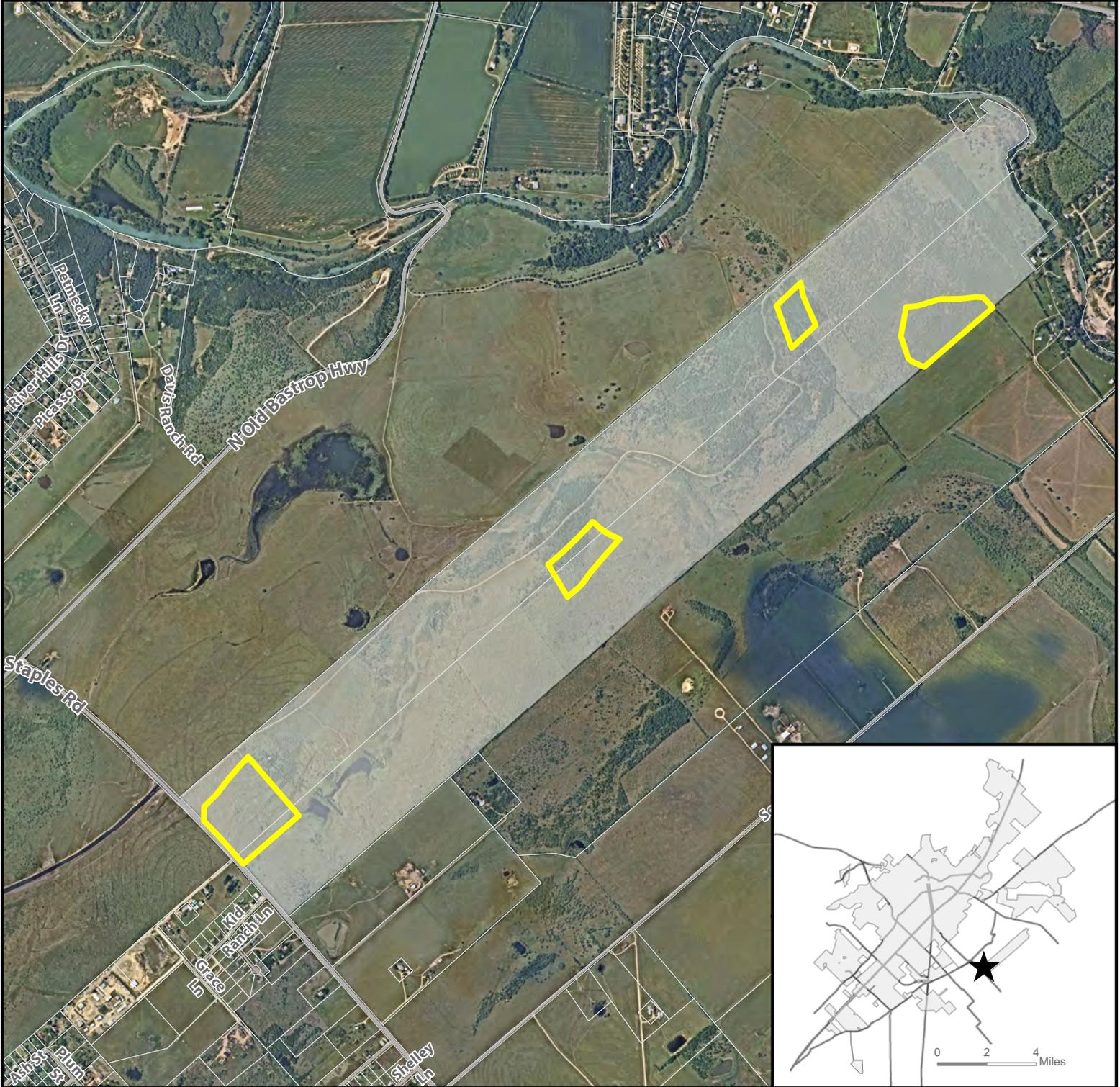
- Site Location
- Parcels
- City Limit
- CD-5: Staff Recommended
- CD-5 Zoning: Not Recommended



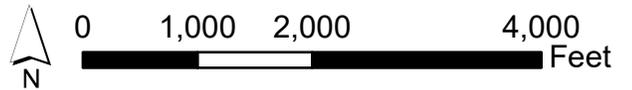
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Map Date: 7/30/2020

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



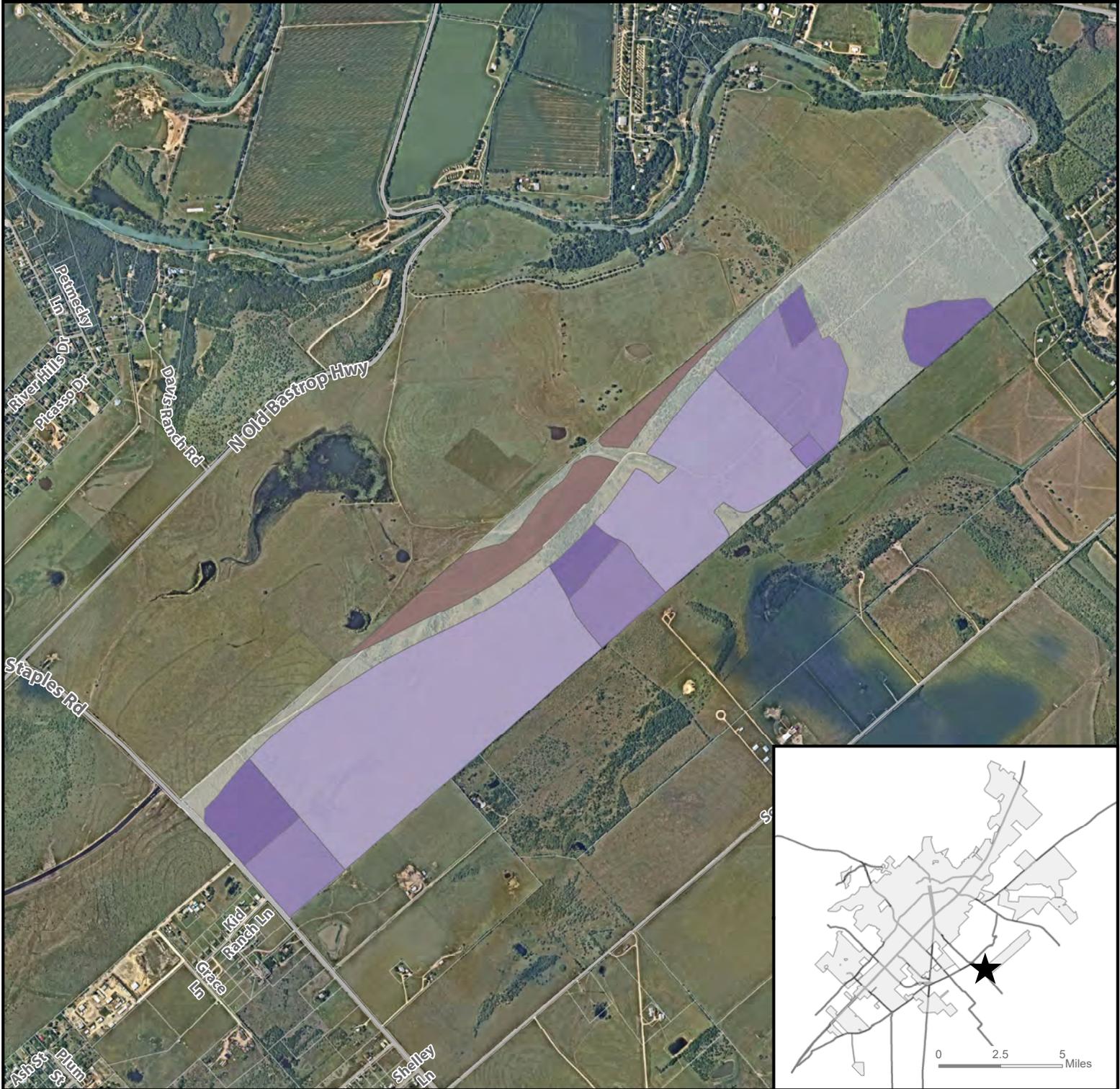
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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Map Date: 7/28/2020

# ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 Requested Zoning Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road



★ Site Location

□ Parcel

□ City Limit

**Requested Zoning**

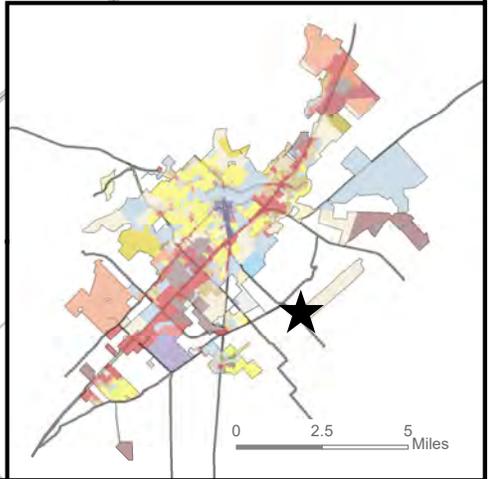
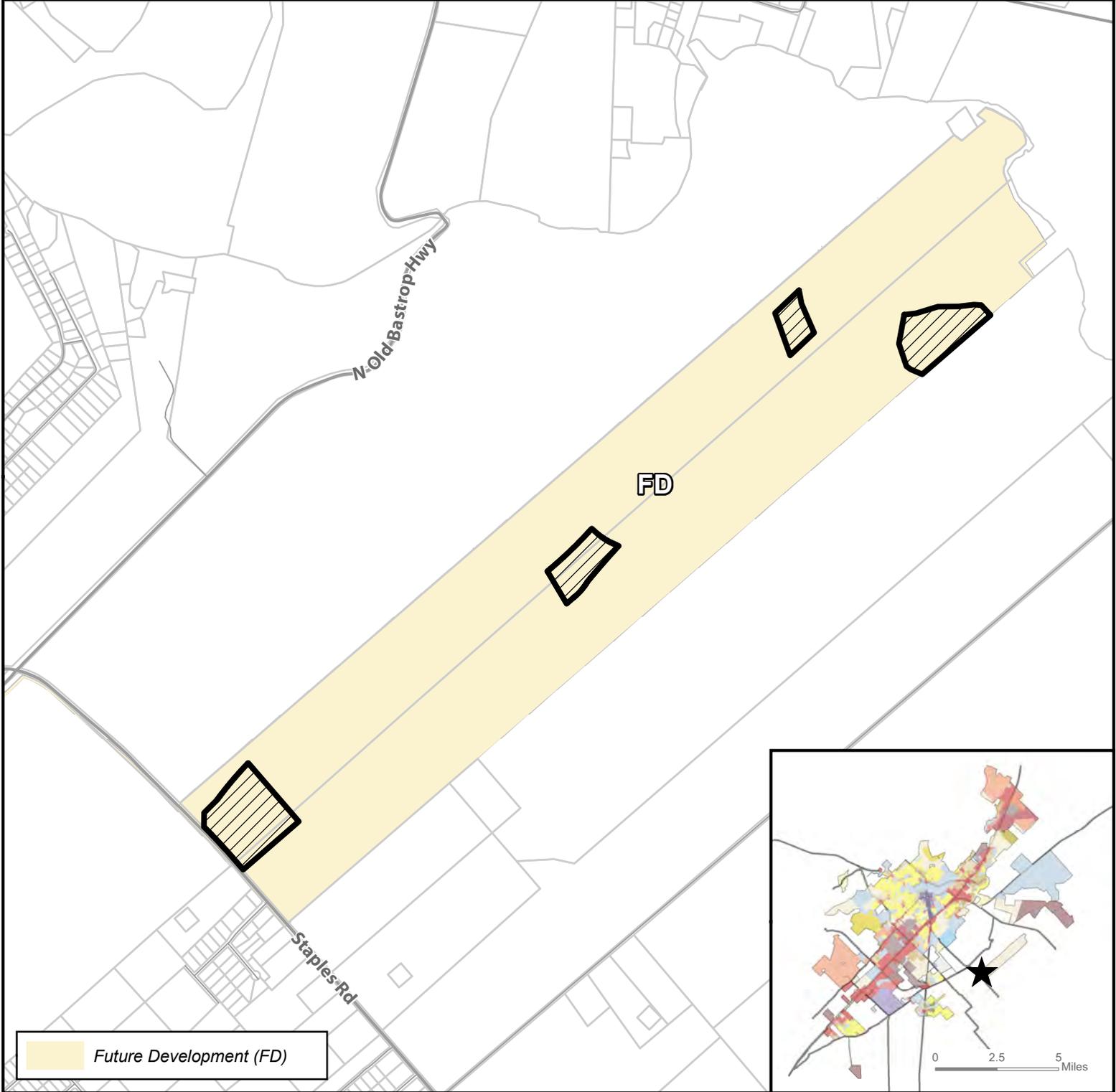
- CD-3
- CD-4
- CD-5
- LI



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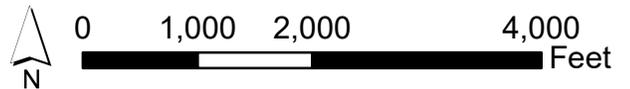
Map Date: 7/30/2020

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



 Future Development (FD)

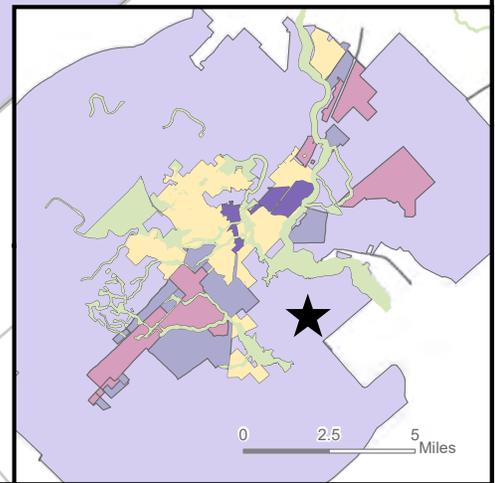
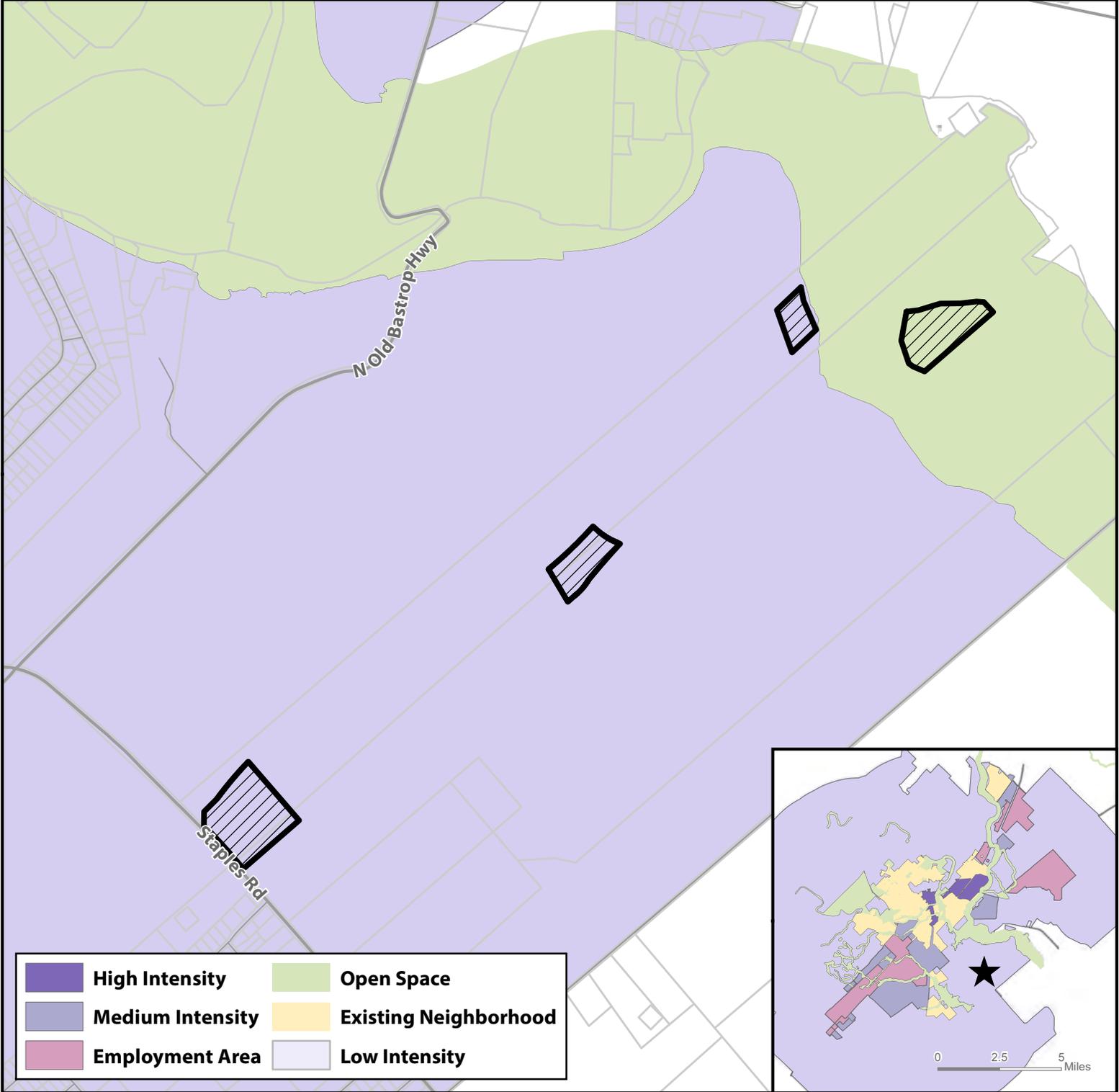
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



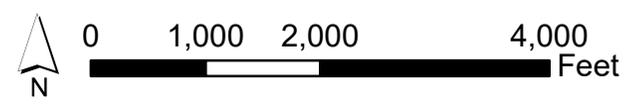
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Map Date: 7/30/2020

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



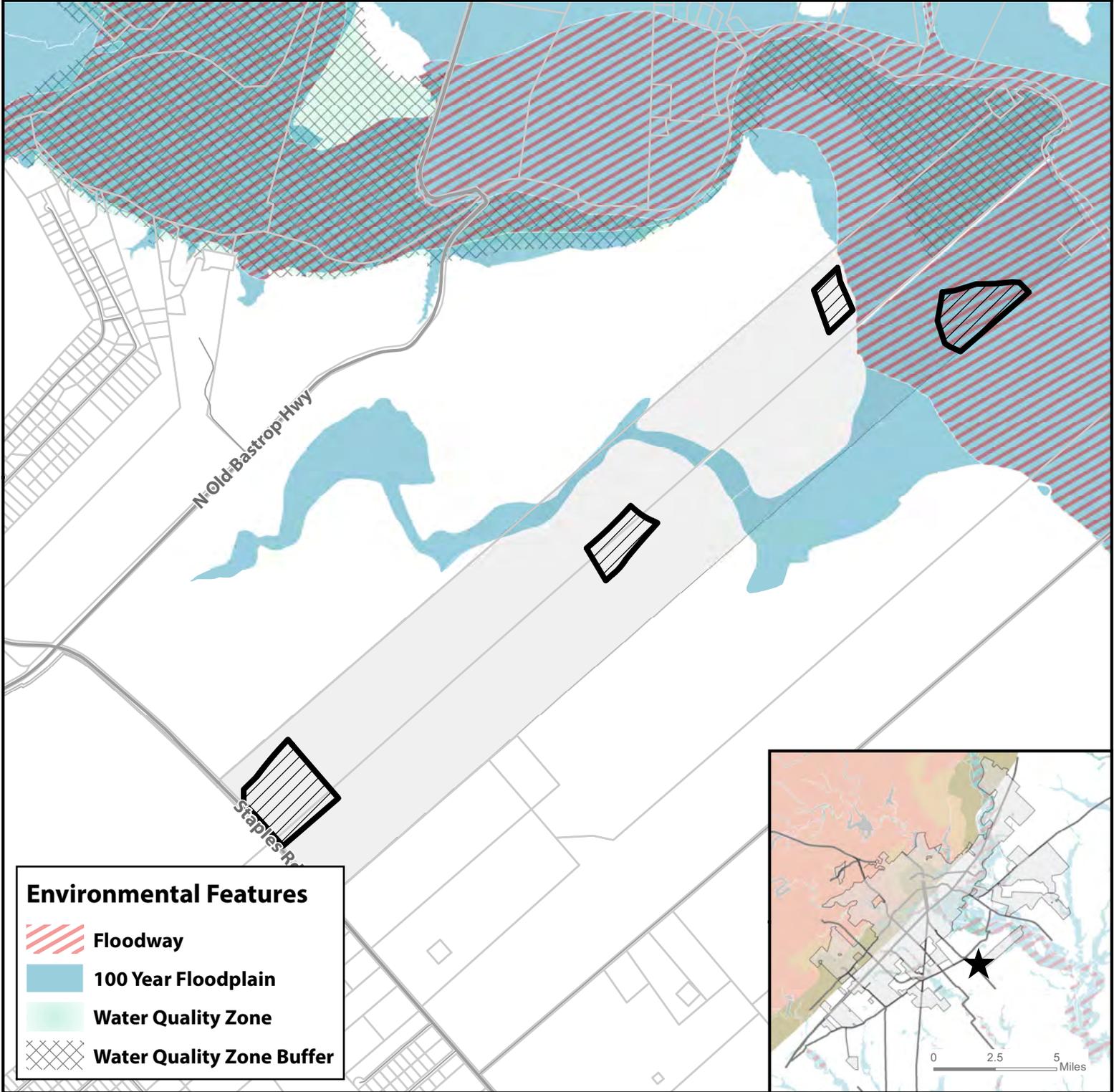
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 7/28/2020

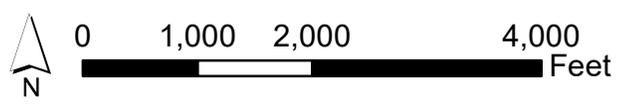
# ZC-20-18 Environmental Features Mayan CD-5 Zoning – 2801 Staples Road



**Environmental Features**

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

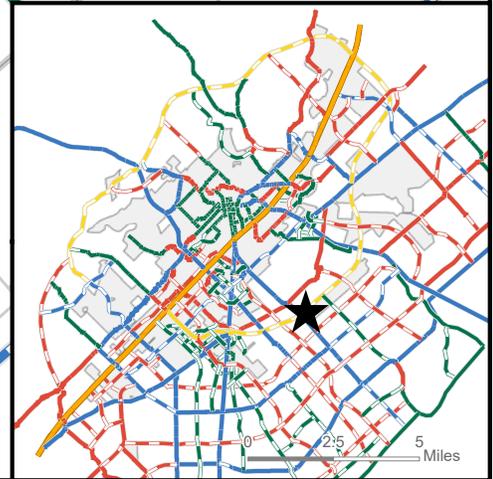
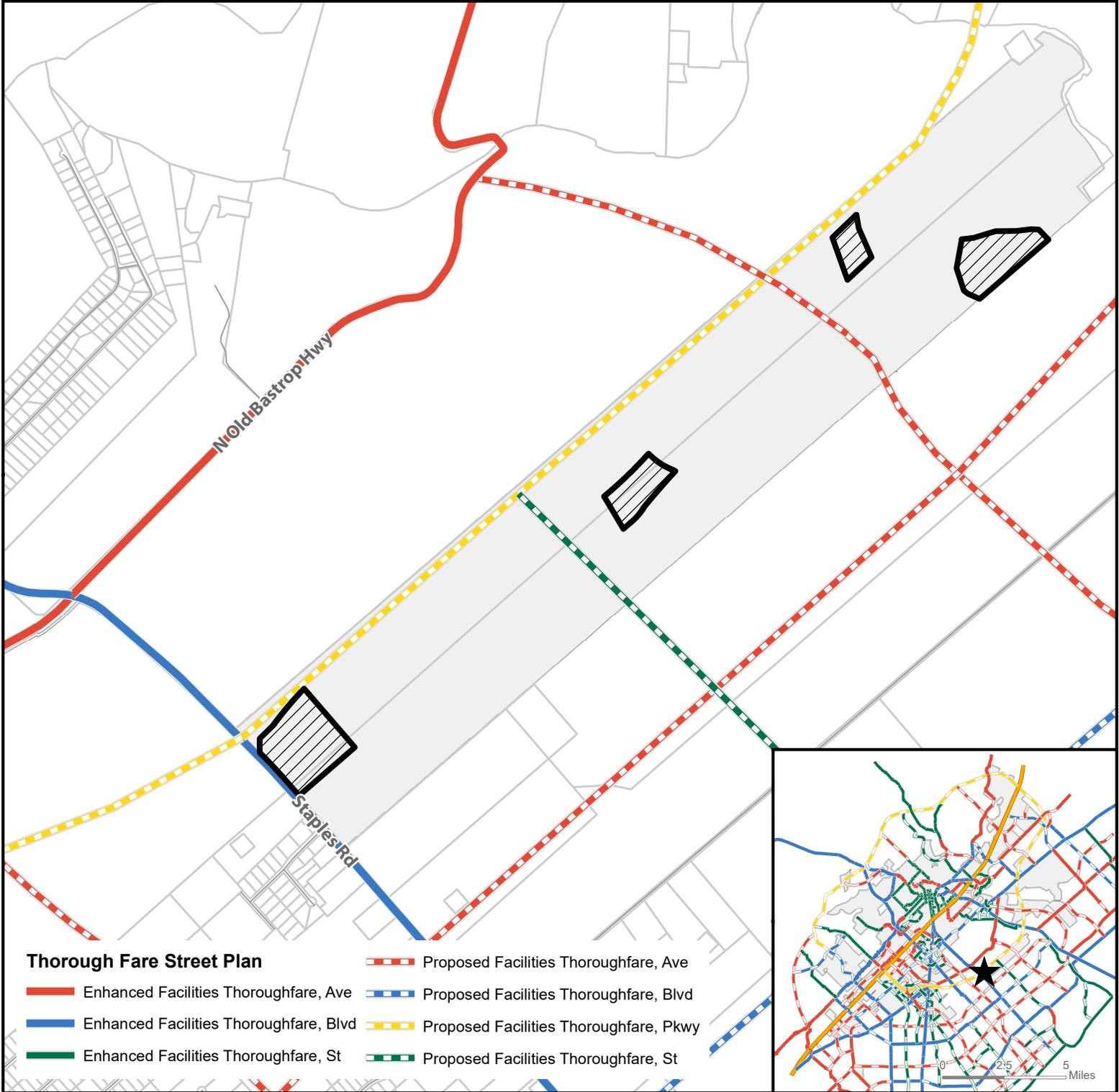
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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Map Date: 7/28/2020

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



	<b>Site Location</b>	 0 1,000 2,000 4,000 Feet
	<b>Subject Property</b>	
	<b>Parcels</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: 7/28/2020</p>
	<b>City Limit</b>	

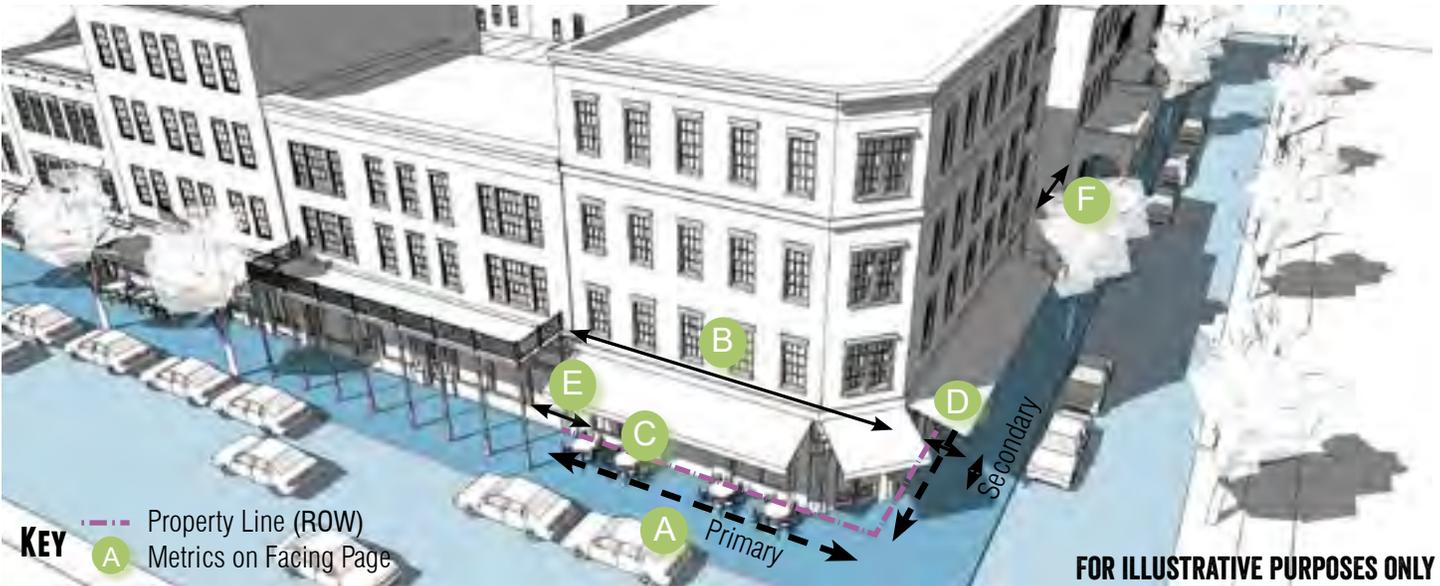


## ZC-20-18 Notification List

<b>Owner Name</b>	<b>Owner Address 1</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Zip</b>
Property Owner	106 Kid Ranch Ln	San Marcos	TX	78666
Property Owner	2801 Staples RD	San Marcos	TX	78666
Property Owner	3020 FM 621	San Marcos	TX	78666
Property Owner	3010 FM 621	San Marcos	TX	78666

**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

**BUILDING STANDARDS**

Building Height (Max.)*	5 stories	75 ft.
Building Height (Min.)*	2 stories	24 ft.
Ground Floor Elevation	2' min for ground floor residential	

\* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Townhouse	1,500 sq. ft. min.	15 ft. min.	
Apartment Building	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	0 ft. min./ 12 ft. max.	B
Secondary Street	0 ft. min./ 12 ft. max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min. or 15 ft. from centerline of alley

**PARKING LOCATION**

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

**BUILD-TO ZONE (BTZ)**

Building Facade in primary street	80% min.
Building Facade in secondary street	60% min.

**DURABLE BUILDING MATERIAL AREA**

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	25 ft. max.

### Future Development vs. Character District-5

#### Section 4.2.1.2 Building Types Allowed by District

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
	<b>APARTMENT</b>	--	--	--	--	--	--	--	■	■	■	--	--
	<b>LIVE/WORK</b>	--	--	--	--	--	■	--	■	■	■	--	■
	<b>NEIGHBORHOOD SHOPFRONT</b>	--	--	--	--	■	■	--	■	--	--	--	--
	<b>MIXED USE SHOPFRONT</b>	--	--	--	--	--	■	--	--	■	■	--	■
	<b>GENERAL COMMERCIAL</b>	--	--	--	--	--	--	--	--	--	--	■	■
	<b>CIVIC</b>	■	■	■	■	■	■	■	■	■	■	■	■

**LEGEND**

■ =Allowed

-- =Not Allowed

Section 5.1.1.2 Land Use Matrix

Future Development vs. Character District-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) *Additional stories can be allowed by City Council via alternative compliance
<b>Setbacks</b>	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
<b>Impervious Cover (max)</b>	30%	100%
<b>Lot Sizes</b>	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
<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

**ZC-20-18 (The Mayan-Character District-5 Zoning) 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 Low 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>26%</b>	<b>40%</b>	<b>26%</b>	<b>8%</b>
Constraint by Class					
Cultural	<b>72%</b>			<b>28%</b>	
Edwards Aquifer	<b>100%</b>				
Endangered Species	<b>100%</b>				
Floodplains	<b>68%</b>	<b>3%</b>		<b>23%</b>	<b>6%</b>
Geological	<b>100%</b>				
Slope	<b>100%</b>				
Soils	<b>54%</b>	<b>37%</b>		<b>9%</b>	
Vegetation	<b>100%</b>				
Watersheds		<b>26%</b>	<b>74%</b>		
Water Quality Zone	<b>61%</b>			<b>5%</b>	<b>34%</b>

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

Located in Subwatershed:	<b>Lower 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: The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.

According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.

**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 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>				X	
Will Trails and / or Green Space Connections be Provided? <b>The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.</b>				X	
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
<b>Public Facility Availability</b>				YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.</b>					X
Wastewater service available? <b>The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.</b>					X
Water service available? <b>The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as needed. Water lines will be also 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>Staples Road</b>	X				

Existing Peak LOS	Staples Road	X				
Preferred Scenario Daily LOS	Staples Road FM-110			X		X
Preferred Scenario Peak LOS	Staples Road FM-110	X				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	



## PLANNING AND DEVELOPMENT SERVICES

7/24/2020

ZC-20-18

### Notice of Public Hearing Zoning Change Request “FD” Future Development to “CD-5” Character District-5 2801 Staples Road

*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, or such other less intense zoning district classification as the City Council may approve, 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, generally located at 2801 Staples 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, August 11, 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, September 1, 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-20-18**.

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)*

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

Character District 5 Commercial

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, \_\_\_\_\_ (owner name) on behalf of  
\_\_\_\_\_ (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
\_\_\_\_\_ (address).

I hereby authorize \_\_\_\_\_ (agent name) on behalf of  
\_\_\_\_\_ (agent company) to file this application for  
\_\_\_\_\_ (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Form Updated October, 2019

**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.

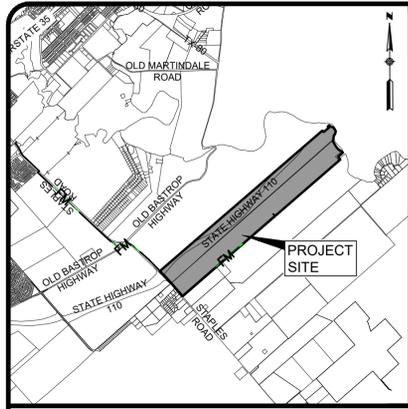
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: Todd Burek

Date: 06/29/2020

Print Name: Todd Burek

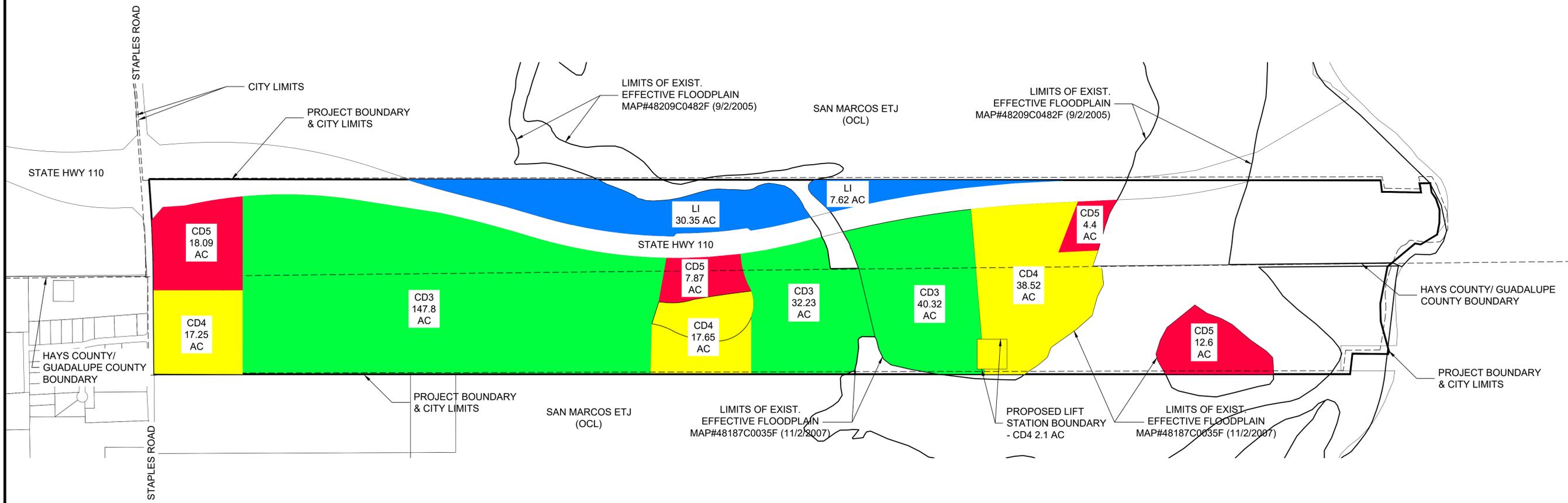
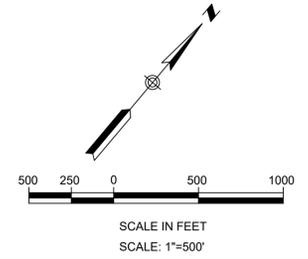


LOCATION MAP  
N.T.S.

**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	DESCRIPTION	BY	DATE

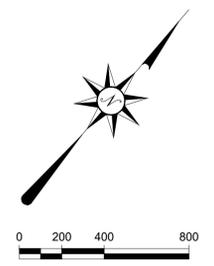
DATE: 04/02/2020  
DESIGNED BY: NB  
DRAWN BY: NB  
CHECKED BY: NB  
DESIGNING NAME: Zoning Exhibit Revised.dwg

**LJA Engineering, Inc.**  
 Phone 210.503.2700  
 Fax 210.503.2749  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209

JOB NUMBER:  
SA193-426

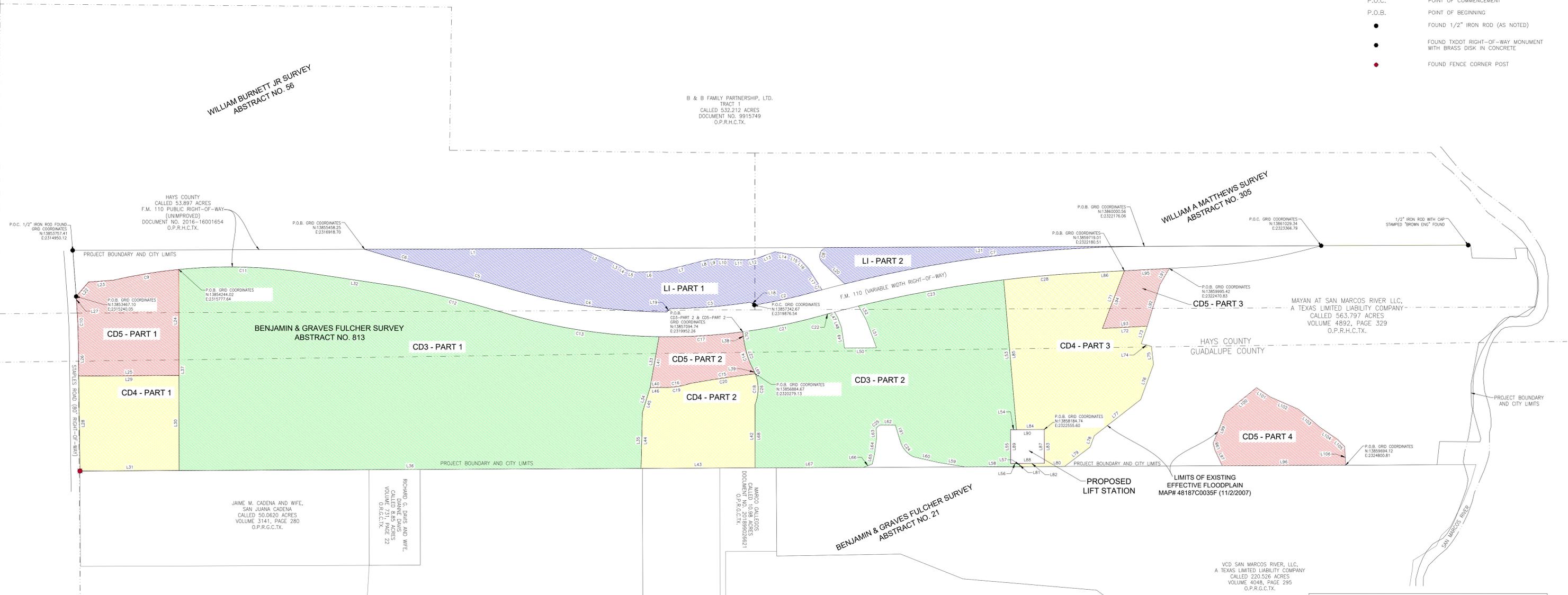
SHEET NO.  
**1**  
OF 1 SHEETS

K:\2019\193\_Mayan at San Marcos\GIS Maps\Subdivision\GIS Site Development Plans\GIS-Exhibit\Zoning Exhibit\_Revised.dwg  
 User: nbwms  
 Last Modified: Sun, 2/20/2020 10:23:23 AM  
 Plot Date/Time: Jul 13, 2020 10:12:23



**LEGEND:**

	PROPERTY BOUNDARY
	APPROXIMATE SURVEY LINE
	ROAD BOUNDARY
	FLY-TIE
	CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
	CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
	CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
	LIGHT INDUSTRIAL (LI)
	O.P.R.H.C.TX.
	O.R.G.C.TX.
	O.P.R.G.C.TX.
	P.O.C.
	P.O.B.
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	FOUND 1/2" IRON ROD (AS NOTED)
	FOUND TxDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE
	FOUND FENCE CORNER POST



**NOTES:**

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
- ALL DISTANCES AND ACRES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
- THIS IS NOT A BOUNDARY SURVEY.
- THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
- THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
  - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

**THE MAYAN REZONE**

IN THE  
**BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21**  
**BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813**  
**WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305**

HAYS COUNTY, TEXAS  
 GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**

5316 West Highway 290 Phone 512.439.4700  
 Suite 460  
 Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA151005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

S:\Main\Survey\Auto\Survey\Auto\Projects\LAST1005-2001\_MAYAN\_REZONE\06-CAD\CAD\Civil\_3D\Print\The Mayan Rezone\_Plot\_Export.dwg 7/1/2020

CD3 - PART 1 LINE AND CURVE TABLES

CD3 - PART 2 LINE AND CURVE TABLES

CD4 - PART 1 LINE TABLE

CD4 - PART 2 LINE AND CURVE TABLES

CD4 - PART 3 LINE AND CURVE TABLES

PROPOSED LIFT STATION LINE TABLE

Line Table					
Line #	Bearing	Length			
L32	N57°54'51"E	870.57'			
L33	S30°40'06"E	458.24'			
L34	S23°12'13"E	231.61'			
L35	S39°20'19"E	496.08'			
L36	S49°07'28"W	4114.99'			
L37	N40°45'42"W	940.79'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

Line Table					
Line #	Bearing	Length			
L47	S71°35'49"E	51.89'			
L48	S61°21'41"E	97.53'			
L49	S48°55'04"E	185.91'			
L50	N48°33'29"E	285.39'			
L51	N60°57'46"W	260.95'			
L52	N70°06'45"W	143.14'			
L53	S45°32'31"E	1334.51'			
L54	S49°14'18"W	53.37'			
L55	S40°45'42"E	300.02'			
L56	N49°14'18"E	78.46'			
L57	S45°32'31"E	28.55'			
L58	S49°07'28"W	485.78'			
L59	S58°50'30"W	244.60'			
L60	S62°03'42"W	225.66'			
L61	N57°53'58"W	130.53'			
L62	S50°17'42"W	129.27'			
L63	S43°21'28"E	80.86'			
L64	S33°11'43"E	149.74'			
L65	S27°01'01"E	87.04'			
L66	S28°42'09"W	82.91'			
L67	S49°07'28"W	965.00'			
L68	N40°45'42"W	562.59'			
L69	N65°57'47"W	32.38'			
L70	N47°59'08"W	77.76'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

Line Table					
Line #	Bearing	Length			
L42	S40°45'42"E	562.59'			
L43	S49°07'28"W	1016.53'			
L44	N39°20'19"W	496.08'			
L45	N23°12'13"W	231.61'			
L46	N48°11'21"E	97.07'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

Line Table					
Line #	Bearing	Length			
L71	S19°40'40"E	547.44'			
L72	N46°32'15"E	400.03'			
L73	S21°47'22"E	163.38'			
L74	N64°44'14"E	94.32'			
L75	S47°01'56"E	161.57'			
L76	S20°30'11"E	331.37'			
L77	S11°34'07"W	523.34'			
L78	S20°06'04"E	106.23'			
L79	S12°14'11"W	286.70'			
L80	S49°07'28"W	399.55'			
L81	N45°32'31"W	28.55'			
L82	N49°14'18"E	221.56'			
L83	N40°45'42"W	300.02'			
L84	S49°14'18"W	246.65'			
L85	N45°32'31"W	1334.51'			
L86	N46°24'19"E	350.98'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

LI - PART 1 LINE AND CURVE TABLES

LI - PART 2 LINE AND CURVE TABLES

CD5 - PART 1 LINE AND CURVE TABLES

CD5 - PART 2 LINE AND CURVE TABLES

CD5 - PART 3 LINE TABLE

CD5 - PART 4 LINE TABLE

Line Table					
Line #	Bearing	Length			
L22	N00°07'28"E	169.59'			
L23	N45°11'07"E	222.18'			
L24	S40°45'42"E	940.79'			
L25	S49°07'28"W	893.28'			
L26	N41°21'04"W	300.48'			
L27	N44°51'11"W	52.82'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

Line Table					
Line #	Bearing	Length			
L38	S47°59'08"E	77.76'			
L39	S65°57'47"E	32.38'			
L40	S48°11'21"W	97.07'			
L41	N30°40'06"W	458.24'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

Line Table					
Line #	Bearing	Length			
L96	S49°07'28"W	1101.24'			
L97	N65°57'58"W	152.79'			
L98	N55°05'34"W	63.62'			
L99	N18°22'18"W	287.89'			
L100	N10°10'40"E	358.74'			
L101	N83°26'00"E	146.21'			
L102	N72°54'07"E	276.22'			
L103	N89°16'20"E	248.87'			
L104	N83°43'18"E	191.63'			
L105	S85°51'24"E	87.58'			
L106	S43°58'55"E	166.76'			

Line Table					
Line #	Bearing	Length			
L1	N49°10'24"E	1925.25'			
L2	N72°05'03"E	299.59'			
L3	N74°46'40"E	108.12'			
L4	N89°52'45"E	39.44'			
L5	N64°09'35"E	90.85'			
L6	N46°49'14"E	235.44'			
L7	N35°19'08"E	331.75'			
L8	N36°08'22"E	90.92'			
L9	N43°29'42"E	73.77'			
L10	N52°00'06"E	114.50'			
L11	N51°18'05"E	158.56'			
L12	N38°41'51"E	94.30'			
L13	N29°54'36"E	162.95'			
L14	N58°37'53"E	158.19'			
L15	N78°28'41"E	71.84'			
L16	S83°25'51"E	119.32'			
L17	S73°02'48"E	223.87'			
L18	S85°17'04"W	42.56'			
L19	S04°27'07"W	42.56'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

**THE MAYAN REZONE**

IN THE  
**BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21**  
**BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813**  
**WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305**

HAYS COUNTY, TEXAS  
 GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**

5316 West Highway 290  
 Suite 460  
 Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA1005-2001	2 OF 2
DATE OF LAST REVISION		DESCRIPTION OF LAST REVISION			

NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
- ALL DISTANCES AND ACRESAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
- THIS IS NOT A BOUNDARY SURVEY.
- THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
- THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
  - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

S:\Main\Survey\AutoCad\_Survey\AutoCad\Projects\LIAS1005-2001\_MAYAN\_REZONE\05-CAD\Civil\_3D\Print\The\_Mayan\_Rezone\_Plot\_Enhanced.dwg 7/1/2020

**CD5-PART 1 – 18.031 ACRES (785,430 SQUARE FEET)**

**BEING** A 18.031 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813 AND THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, AND THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 18.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.79 FEET,

**THENCE** SOUTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.27 FEET TO A TXDOT TYPE II DISK MONUMENT FOUND AT THE SOUTH CORNER OF SAID 53.897 ACRE TRACT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13853467.70, E: 2315240.04;

**THENCE** WITH THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 169.59 FEET TO A POINT,
- 2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 589.76 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE 07 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 06 MINTUES 18 SECONDS EAST, A DISTANCE OF 589.37 FEET TO A POINT;

**THENCE** SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 940.79 FEET TO A POINT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 893.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FROM WHICH A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEARS SOUTH 41 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 843.29 FEET;

**THENCE** WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.48 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.30 FEET, A RADIUS OF 5,767.28 FEET, A DELTA ANGLE OF 03 DEGREES 30 MINUTES 00 SECONDS, AND CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE 352.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT, AND
- 3) NORTH 44 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.031 ACRES OF LAND, MORE OR LESS.

**CD5-PART 2 – 7.850 ACRES (341,948 SQUARE FEET)**

**BEING** A 7.850 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40 E: 2323366.95;

**THENCE** SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.02 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) SOUTH 47 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.76 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.05 FEET TO A POINT,
- 3) SOUTH 65 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 581.10 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 267.04 FEET TO A POINT,
- 6) SOUTH 48 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.07 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 41 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 5,133.48 FEET, AND
- 7) NORTH 30 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 458.24 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT;

**THENCE** WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 747.96 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 08 DEGREES 23 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 747.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.850 ACRES OF LAND, MORE OR LESS.

**CD5-PART 3 - 4.445 ACRES (193,624 SQUARE FEET)**

**BEING** A 4.445 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813 AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 4.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

**THENCE** SOUTH 40 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,368.19 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859995.44, E: 2322470.80;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.19 FEET TO A POINT,
- 2) SOUTH 23 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 386.34 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT BEARS NORTH 35 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,948.93 FEET,
- 3) SOUTH 46 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.03 FEET TO A POINT, AND
- 4) NORTH 19 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 547.44 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110;

**THENCE** NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, A DISTANCE OF 400.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.445 ACRES OF LAND, MORE OR LESS.

**CD5-PART 4 - 12.546 ACRES (546,495 SQUARE FEET)**

**BEING** A 12.546 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 12.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

**THENCE** SOUTH 47 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,959.54 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, WITH GRID COORDINATES OF N: 13859694.02, E: 2324800.79;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,101.24 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 10,176.29 FEET;

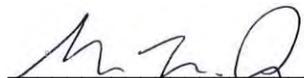
**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TEN (10) COURES AND DISTANCES:

- 1) NORTH 65 DEGREES 57 MINUTES 58 SECONDS WEST, A DISTANCE OF 152.79 FEET TO A POINT,
- 2) NORTH 55 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 63.62 FEET TO A POINT,
- 3) NORTH 18 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 287.89 FEET TO A POINT,
- 4) NORTH 10 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 358.74 FEET TO A POINT,
- 5) NORTH 83 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 146.21 FEET TO A POINT,
- 6) NORTH 72 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 276.22 FEET TO A POINT,
- 7) NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 248.87 FEET TO A POINT,
- 8) NORTH 83 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 191.63 FEET TO A POINT,
- 9) SOUTH 85 DEGREES 51 MINUTES 24 SECONDS EAST, A DISTANCE OF 87.58 FEET TO A POINT, AND
- 10) SOUTH 43 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 166.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 12.546 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

  
06/30/2020  
Gordon Anderson, RPLS No. 6617  
LJA Surveying, Inc.  
5316 Highway 290 West, Suite 460  
Austin, Texas 78735  
Texas Firm No. 10194533



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

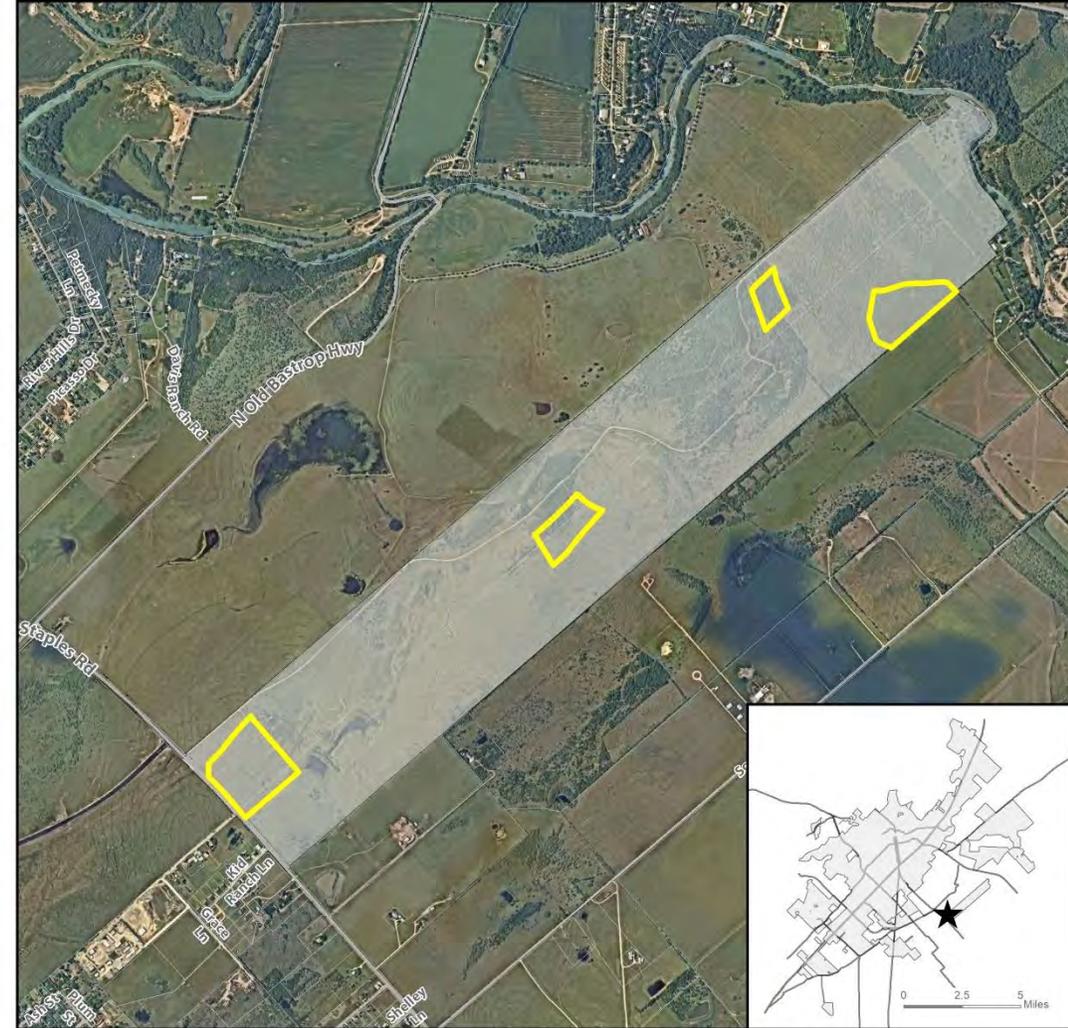
Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC., for a zoning change from “FD” Future Development to “CD-5” Character District-5, for approximately 42.872 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 813, the 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)



# 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	<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. Imagery from 2017.</p> <p>Map Date: 8/3/2020</p>

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



★ Site Location

▨ Subject Property

▭ Parcels

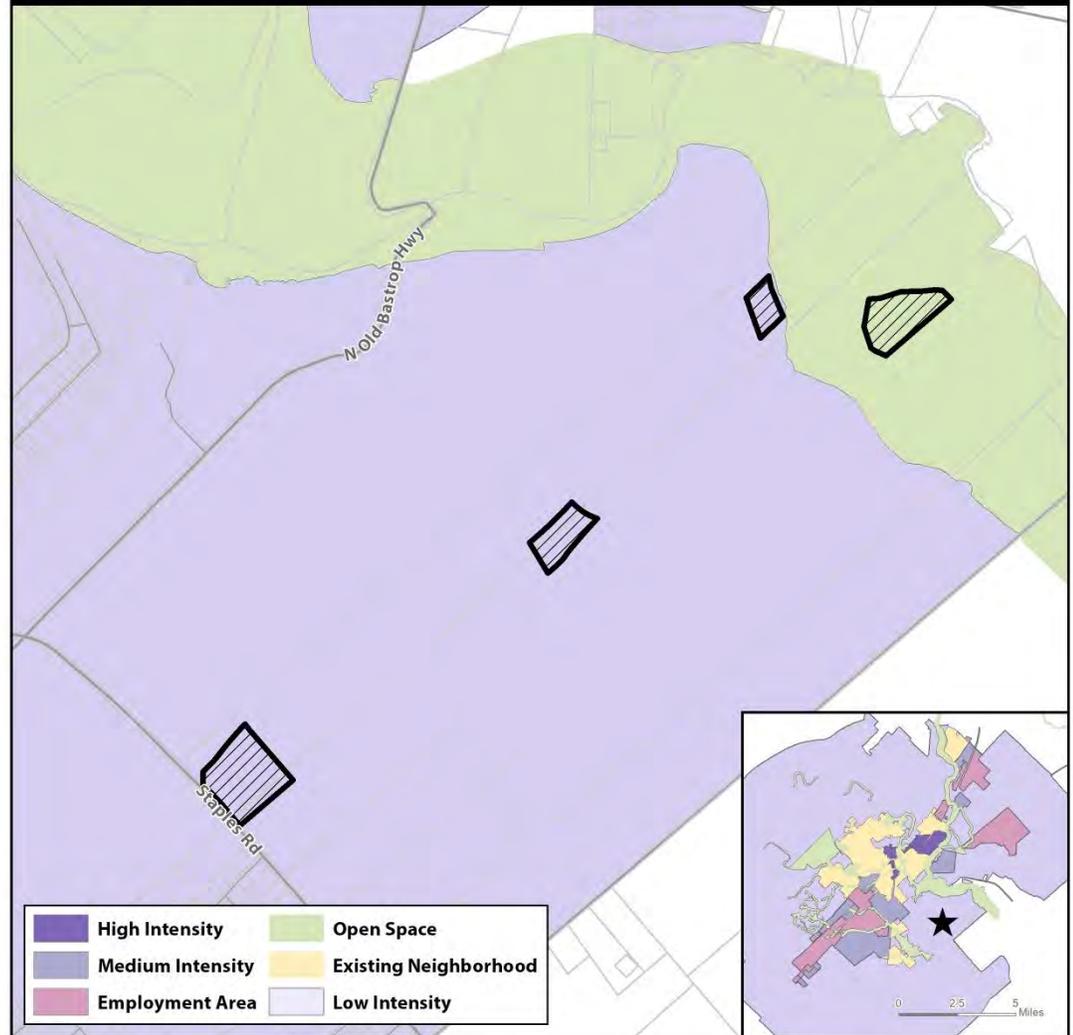
▭ City Limit

0 1,000 2,000 4,000 Feet

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: 8/3/2020

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



★ Site Location

▨ Subject Property

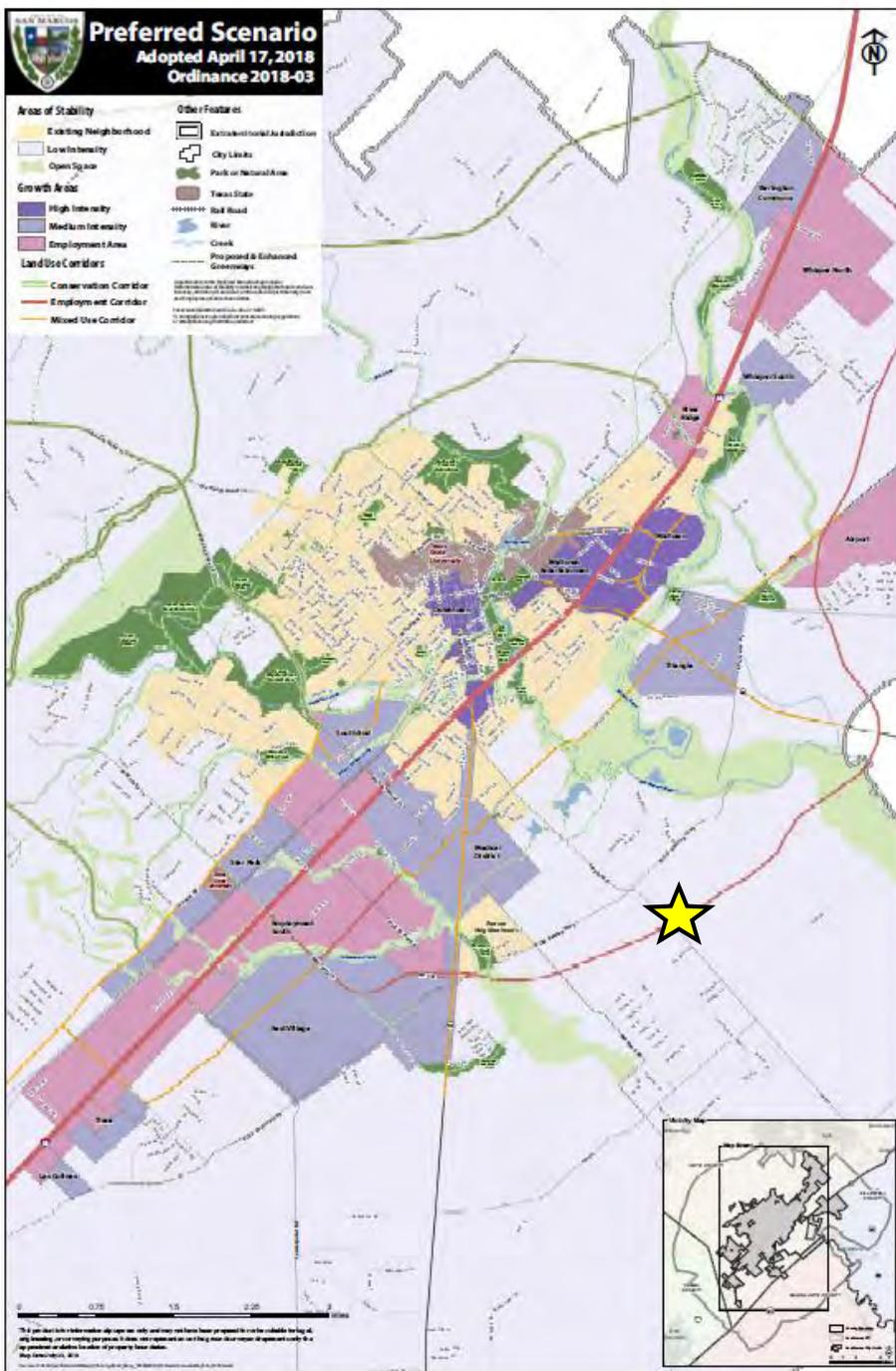
▭ Parcels

▭ 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: 8/3/2020

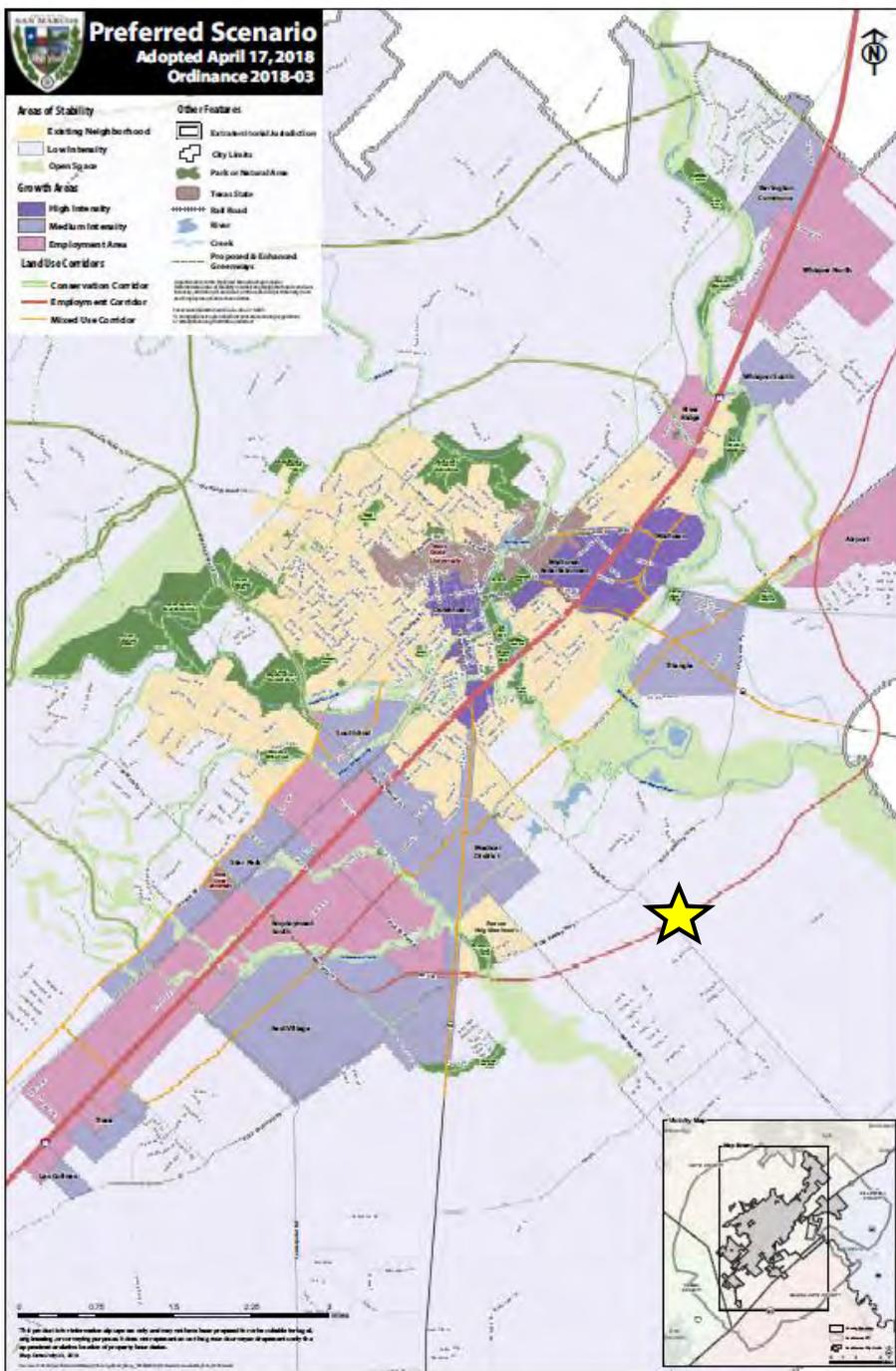


# Comprehensive Plan Analysis

**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)*



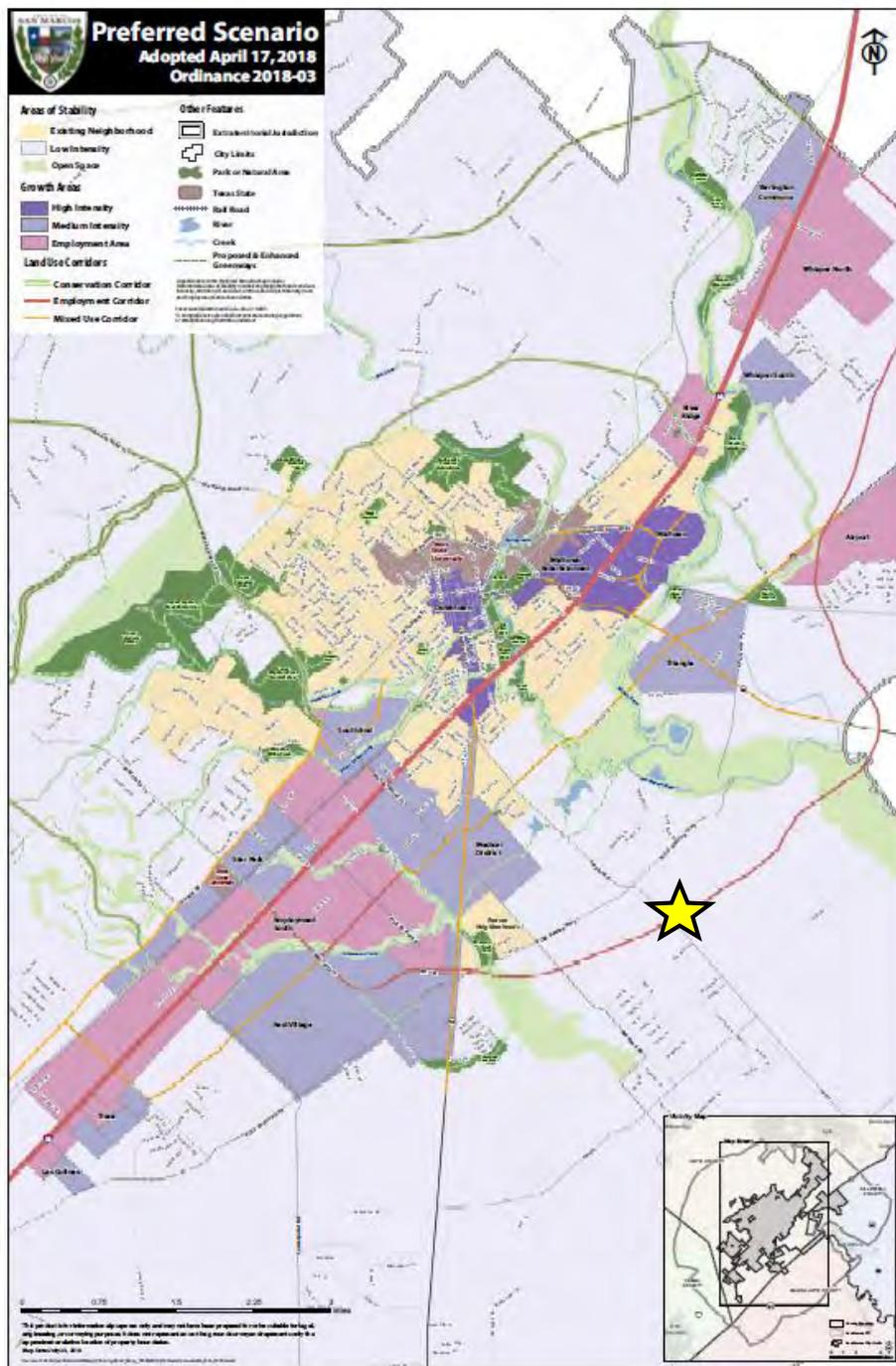
# Comprehensive Plan Analysis

**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-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
<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 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.

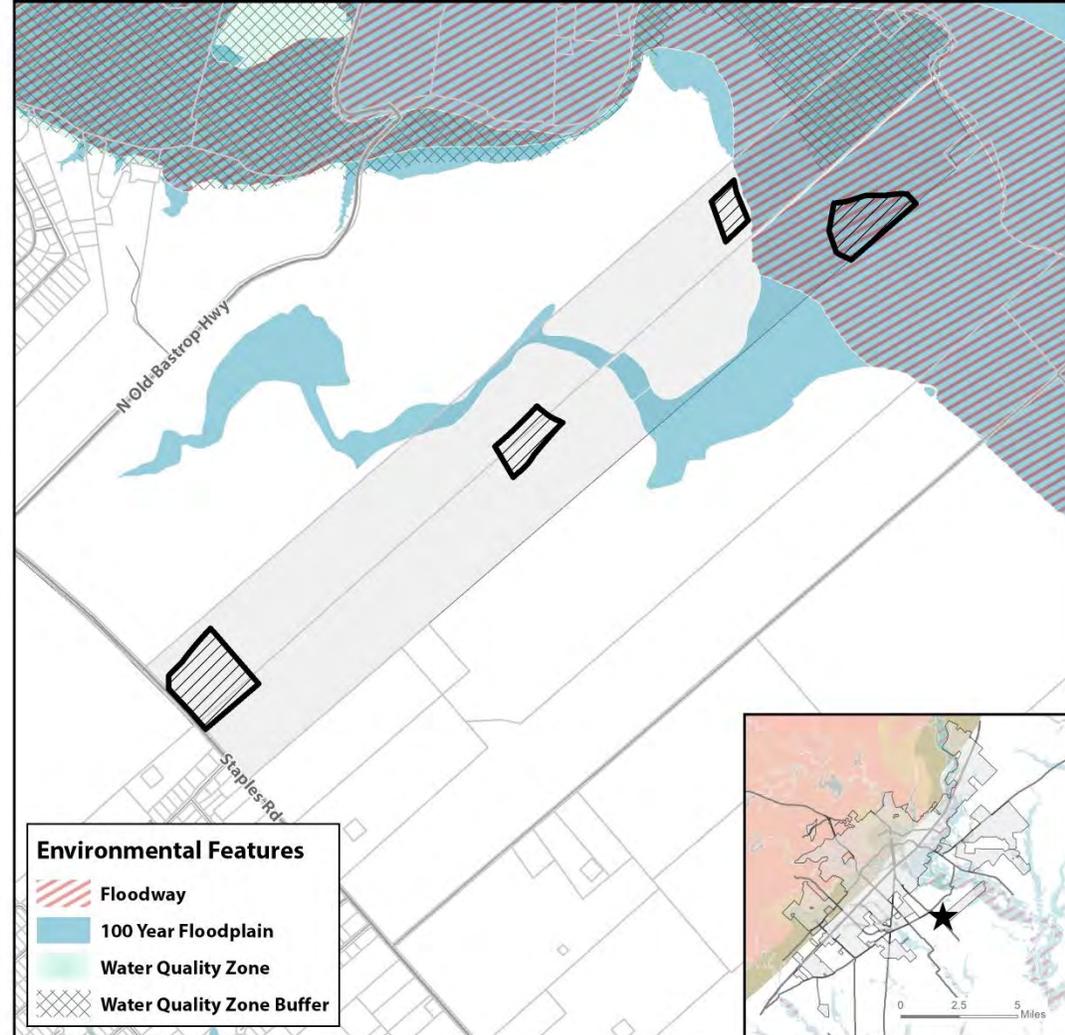
TRANSPORTATION		
Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street	Section 3.8.1.6
	Multi-Way	Section 3.8.1.9

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

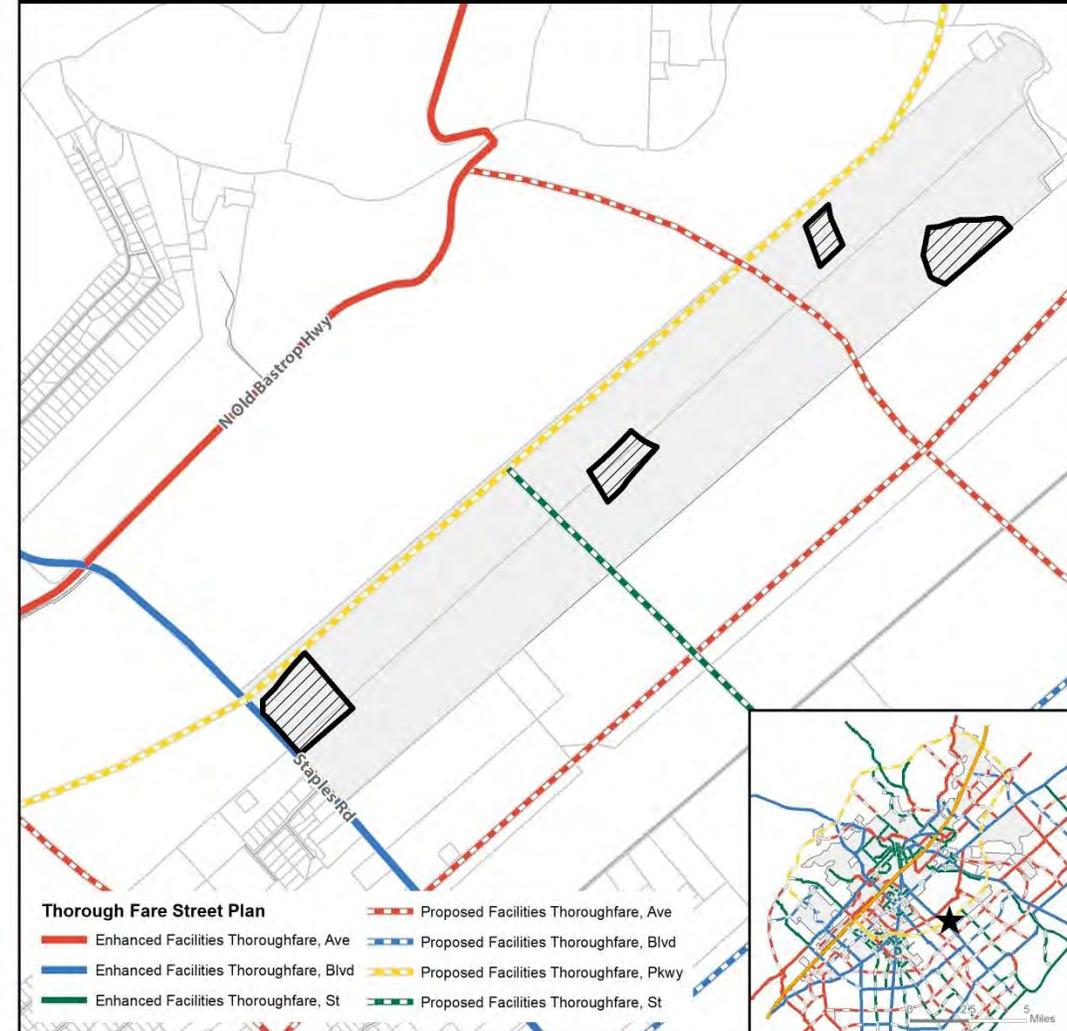
### • Utility Requirements

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

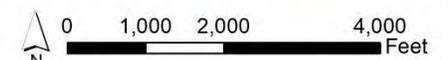
### • Parkland Requirements

- 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

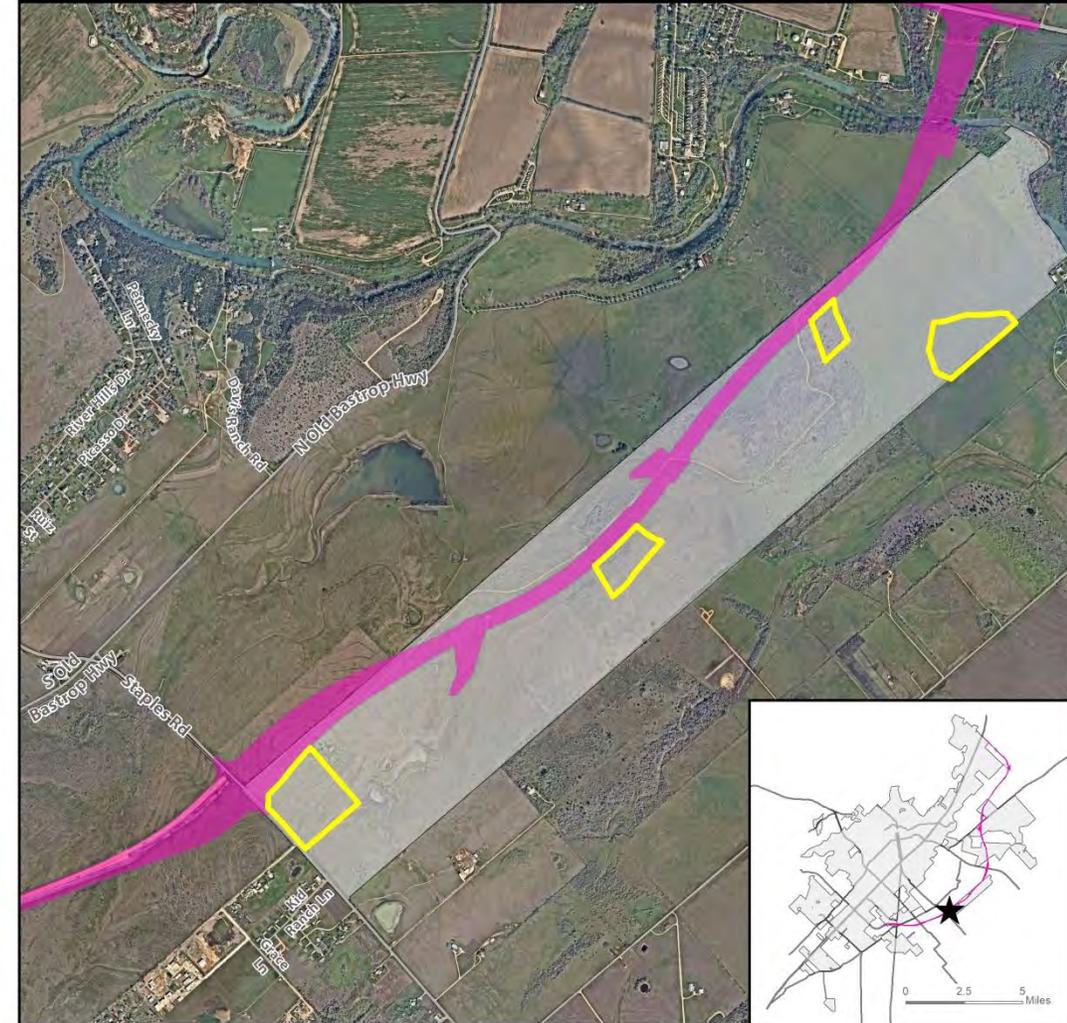


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Map Date: 8/3/2020

## 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.



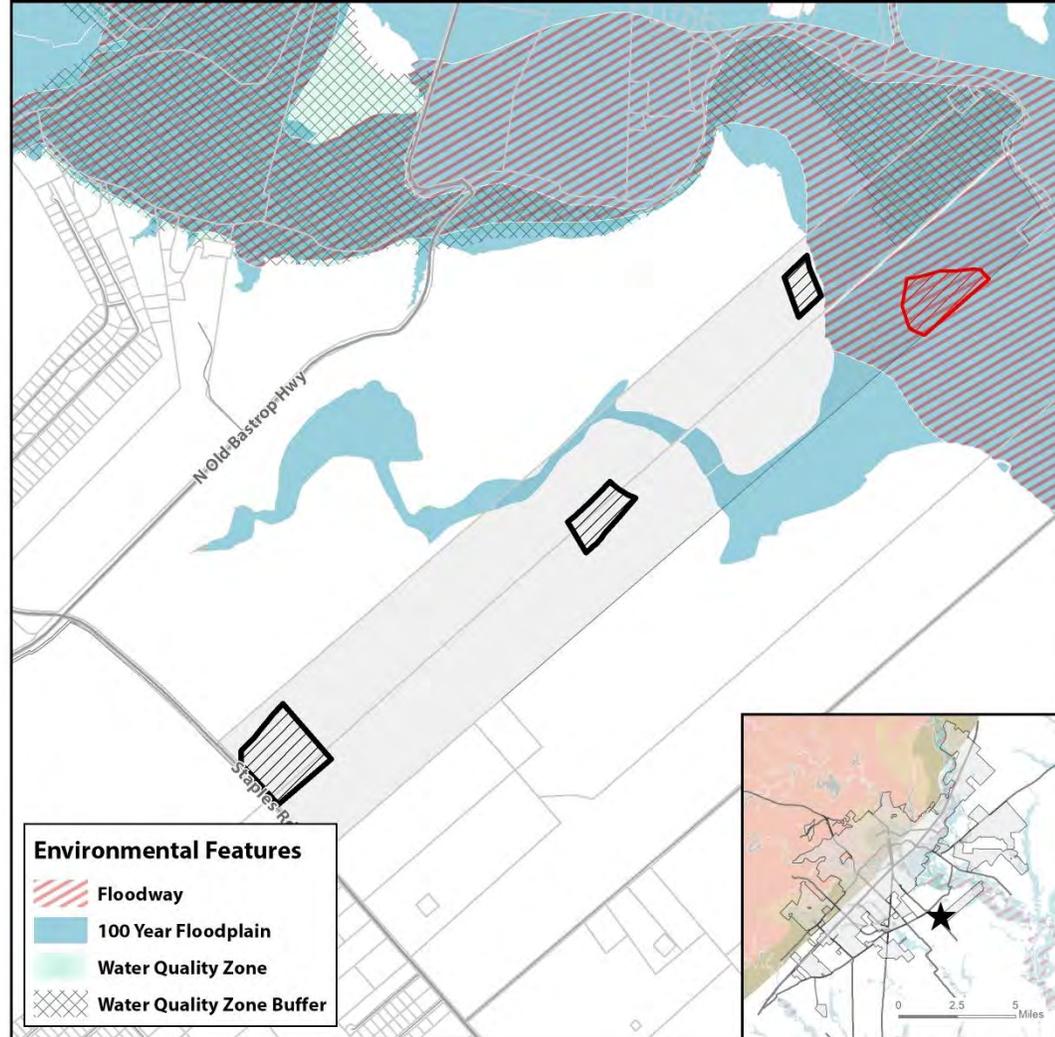
## Staff Recommendation:

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	<i>Existing Zoning:</i> <b>Future Development (FD)</b>	<i>Proposed Zoning:</i> <b>Character District – 5 (CD-5)</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 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) *Additional stories can be allowed by City Council via alternative compliance
<b>Setbacks</b>	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
<b>Impervious Cover (max)</b>	30%	100%
<b>Lot Sizes</b>	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
<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



## Legislation Text

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File #: ZC-20-19, Version: 1

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### **AGENDA CAPTION:**

ZC-20-19 (The Mayan CD-4) 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-4" Character District-4, for approximately 78.853 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, located at 2801 Staples Road. (S. Caldwell)

Meeting date: August 11, 2020

Department: Planning & Development

### **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

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 - Direct Growth, Compatible with Surrounding Uses

Neighborhoods & Housing - Choose an item.

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

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 within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-4” is to allow for the development of approximately 79 acres of mixed commercial and residential uses.

The applicant is also requesting rezoning to CD-3, CD-5, and LI for approximately 306 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-18, and ZC-20-20).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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.

**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-4” Character District-4.

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-19</b>	



### Summary

<b>Request:</b>	Zoning change from “FD” Future Development to “CD-4” Character District-4		
<b>Applicant:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	<b>Property Owner:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

### Notification

<b>Application:</b>	July 14, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	July 26, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	July 24, 2020	<b>Personal:</b>	July 24, 2020
<b>Response:</b>	None as of Staff Report date		

### Property Description

<b>Legal Description:</b>	+/- 78.853 acre tract out 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		
<b>Location:</b>	2801 Staples Road		
<b>Acreage:</b>	+/- 78.853 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	“FD” Future Development	<b>Proposed Zoning:</b>	CD-4 “Character District-4”
<b>Existing Use:</b>	Vacant / Rural	<b>Proposed Use:</b>	Mixed Use (Commercial/Residential/Multifamily)
<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>	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-19</b>	



<b>South of Property:</b>	ETJ	Vacant/Redwood Community (Residential & Commercial Uses)	Area of Stability-Low Intensity
<b>East of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity
<b>West of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity

**Staff Recommendation**

<input checked="" type="checkbox"/>	<b>Approval as Submitted</b>	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Shavon Caldwell		<b>Title:</b> Planner		<b>Date:</b> August 11, 2020	

## Zoning Request

ZC-20-19

2801 Staples Road



### History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-4” is to allow for the development of approximately 79 acres of mixed commercial and residential uses.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- 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 Land Use Suitability Map.
- The Comprehensive Plan states that being in an area of stability does not mean that an area should or will not change but only that new zoning requests should be carefully planned so that the character of the area remains. 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, and corner retail and mixed use all appropriate uses and building types in Low Intensity areas.
- The FM 110 thoroughfare will alter the existing character of the surrounding area and the subject property’s location along FM 110 would allow for a variety of residential uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.

- Hays County provides the following overview of the FM 110 project:

*This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring*

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-19</b>	



*along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.*

- 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 issues with the proposed development.
<b>Fire</b>	This development is outside the City’s existing fire station network’s coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area’s fire suppression doesn’t meet the program’s minimum criteria.
<b>Public Services</b>	No issues with the proposed development.
<b>Engineering</b>	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<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><i>The subject property is located within an “Area of Stability-Low Intensity” designation on the Preferred Scenario Map. Per the Comprehensive Plan, “Character Districts” such as Character District-4 zoning are “Considered” within Low Intensity designations.</i></p> <p><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability-Low Intensity” will generally maintain their existing character. The Comprehensive Plan states that “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.” Although the proposed zoning does not ensure “that the character of the area remains”, the Comprehensive Plan envisions single family, home office, and corner retail in Low Intensity Areas which are all uses and building types that are allowed in CD-4.</i></p>

Zoning Request

2801 Staples Road

ZC-20-19



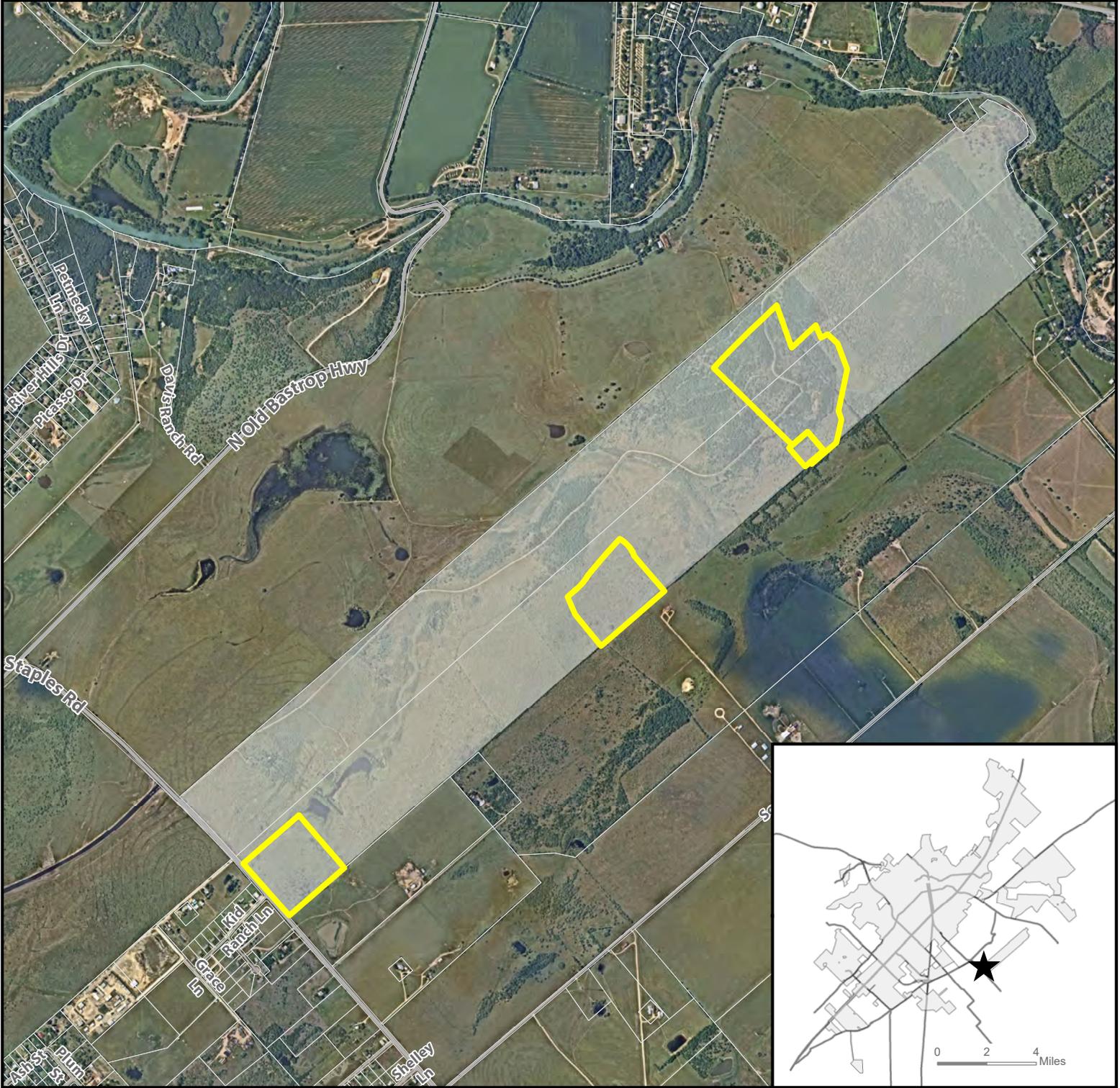
		<u>N/A</u>	<p><b>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</b>  <i>Studies were not complete at time of request.</i></p>
		<u>X</u>	<p><b>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</b>  <i>A development agreement is not in effect.</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>Character District-4 zoning primarily allows primarily for a variety of residential uses and some limited commercial uses that except for bed &amp; breakfasts or boutique hotels, are limited by specific use standards or require approval of a conditional use permit.</i></p> <p><i>The immediately surrounding area is currently agriculture/rural and there are no adjacent residential or commercial uses, however, the future FM 110 development adjacent to the property is likely to attract a diverse array of uses.</i></p>
<u>X</u>			<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b>  <i>Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop. In addition, approval of this zoning change would allow the property to develop with diversified housing options which the Comprehensive Plan envisions and states as a community need and will allow development of the general use categories and building types envisioned in by the Comprehensive Plan in Low Intensity areas.</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, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-4 zoning district. The subject property is shown to be on a low to moderately constrained area on the Land Use Suitability Map.</i></p>
<u>X</u>			<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b>  <i>The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a <u>temporary</u> zoning district for</i></p>

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-19</b>	

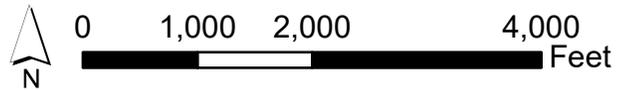


			<i>recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.</i>
<u>X</u>			<p><b>Whether there is a need for the proposed use at the proposed location</b></p> <p><i>The proposed rezoning would allow primarily residential uses with some limited allowances for commercial uses. The subject property's location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.</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 not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.</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 surrounding property is primarily vacant agricultural/rural. While this existing land type does not complement the proposed Character District-4 zoning there are no anticipated adverse impacts.</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 subject property is located within a low to moderately constrained area according to the Land Use Suitability Map.</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-20-19 Aerial View Mayan CD-4 Zoning – 2801 Staples Road



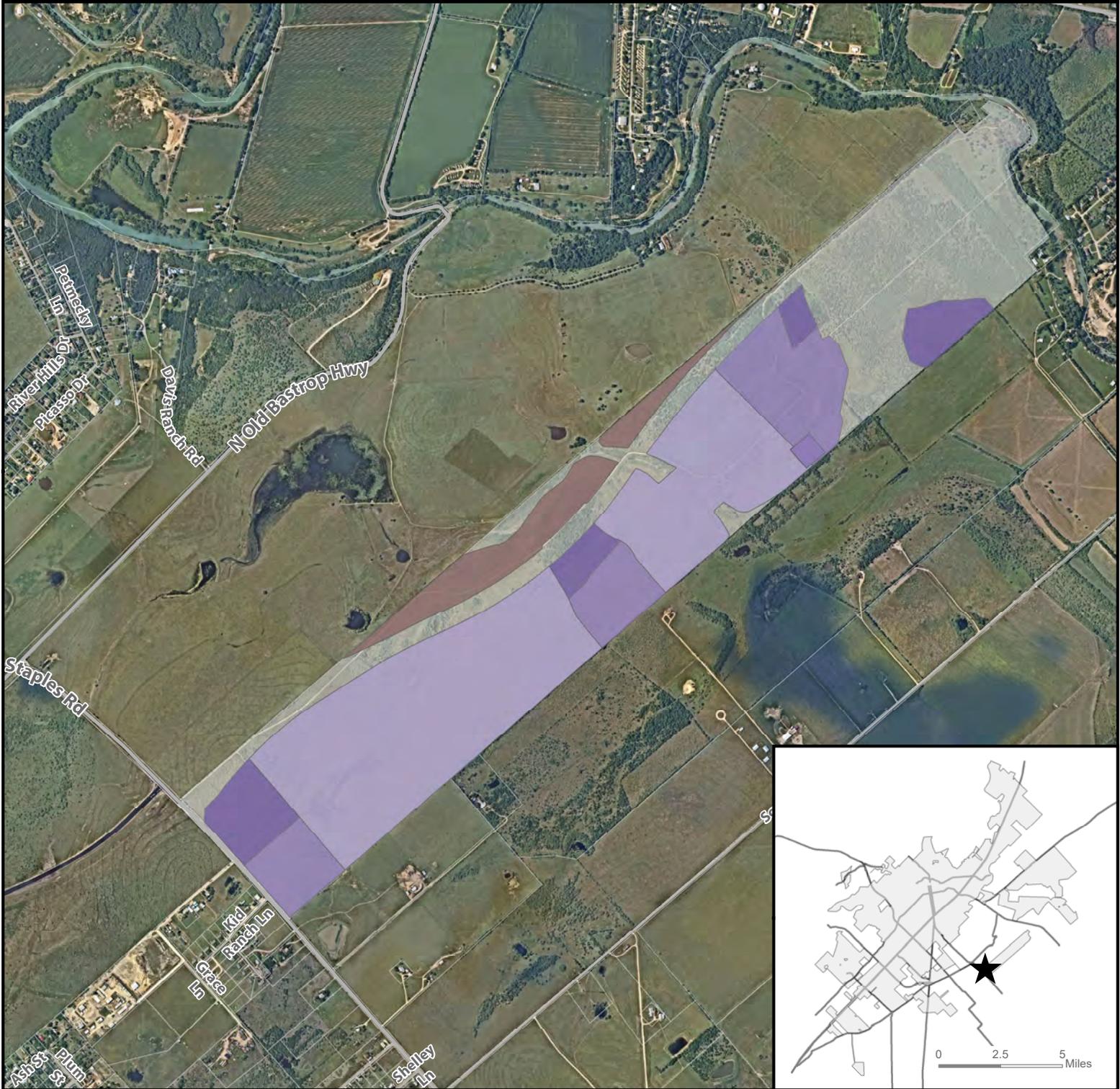
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 7/28/2020

# ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 Requested Zoning Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road



★ **Site Location**

□ **Parcel**

□ **City Limit**

**Requested Zoning**

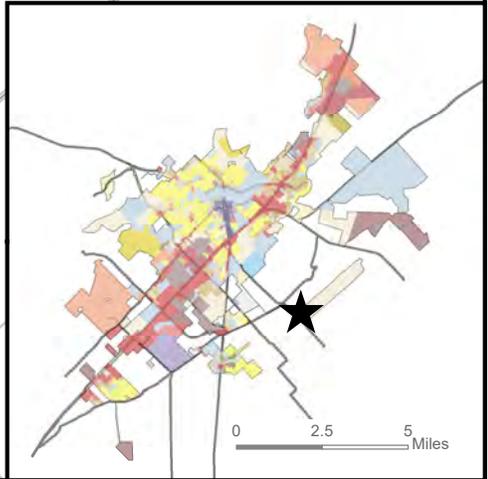
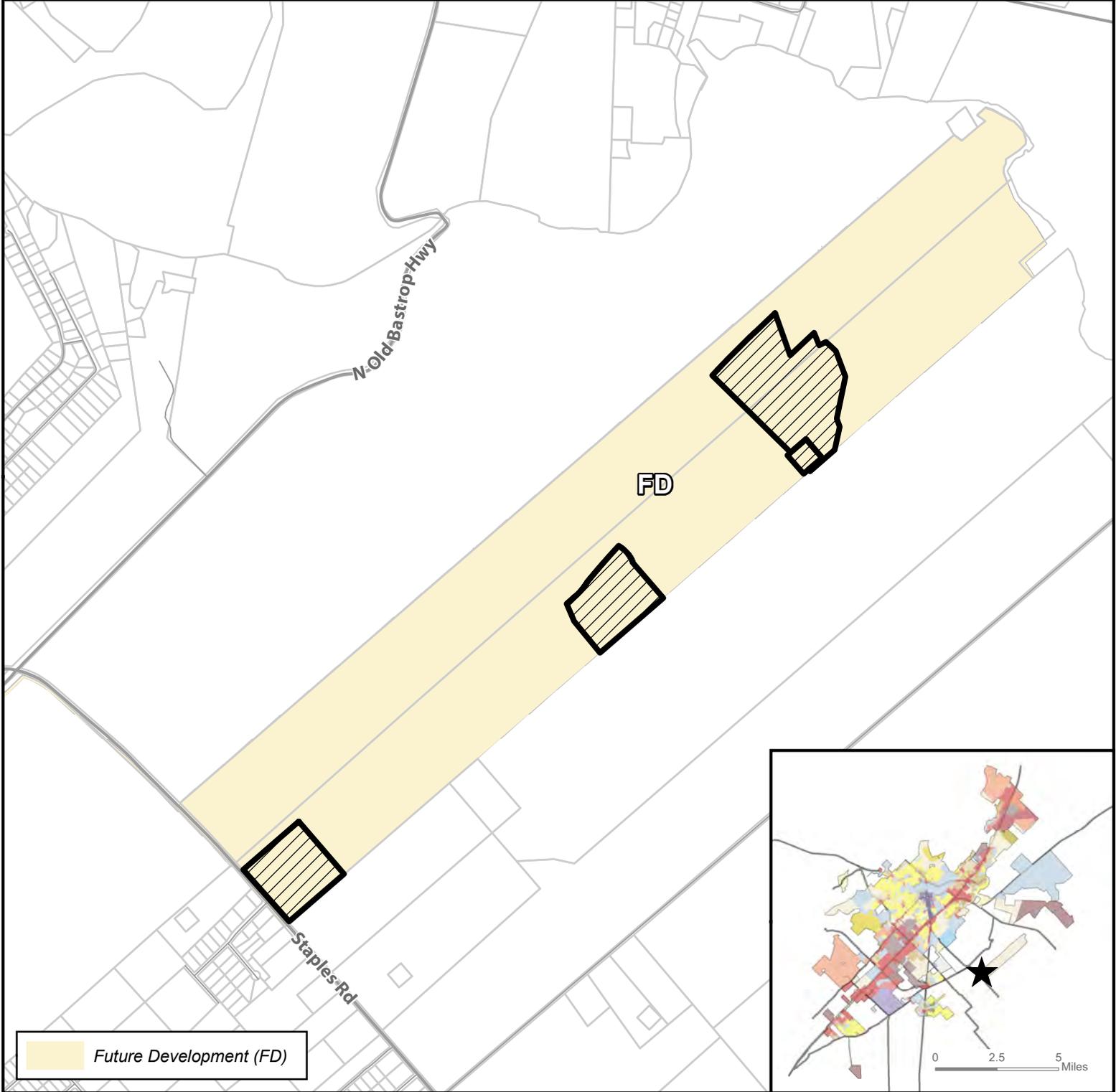
- CD-3
- CD-4
- CD-5
- LI



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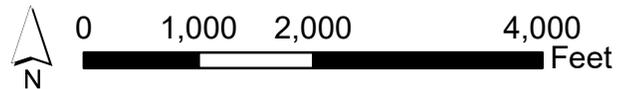
Map Date: 7/30/2020

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



 Future Development (FD)

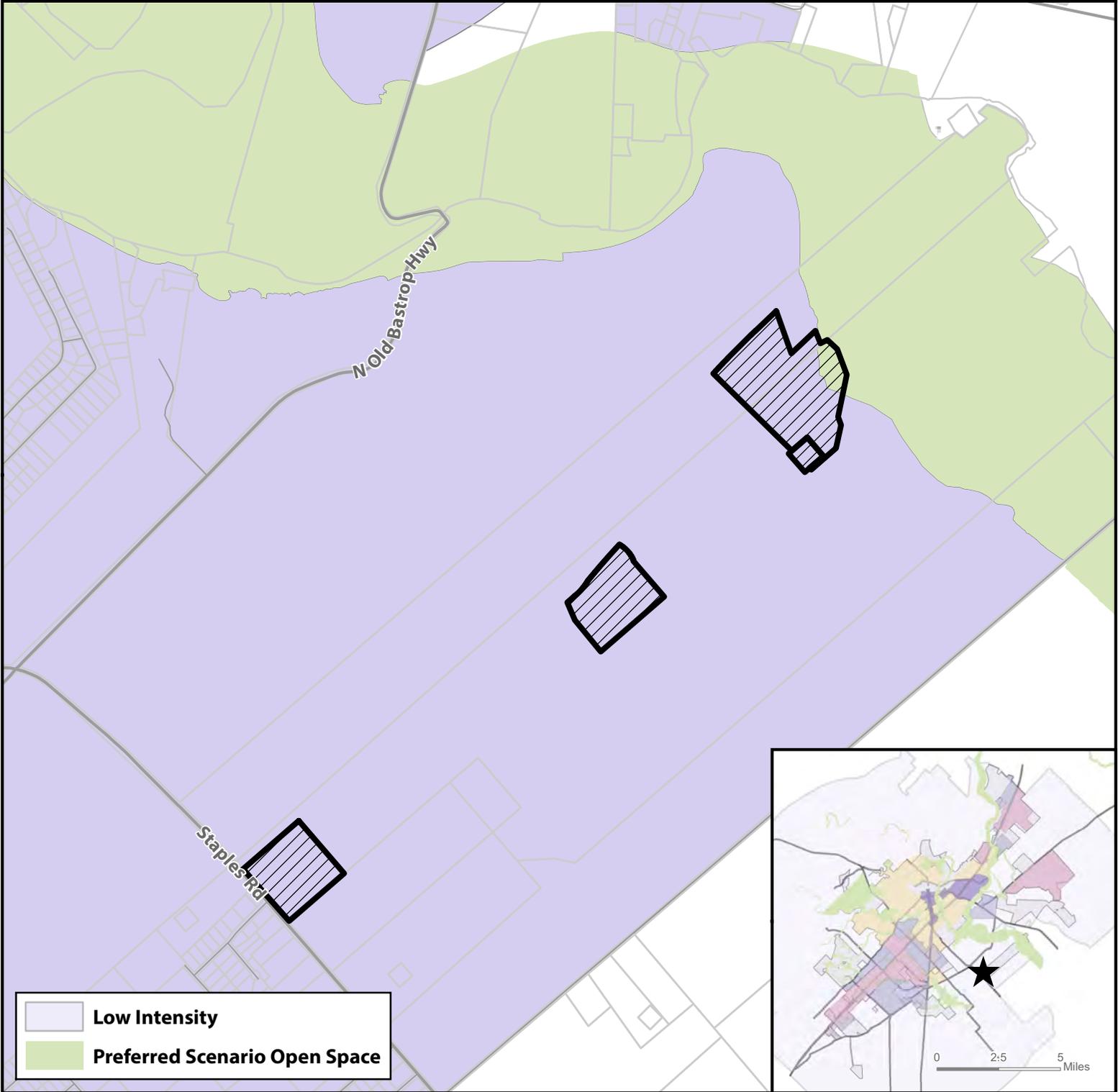
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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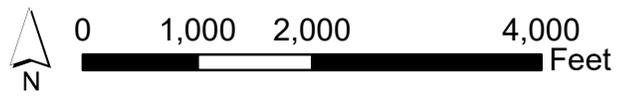
Map Date: 7/30/2020

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



**Low Intensity**  
 **Preferred Scenario Open Space**

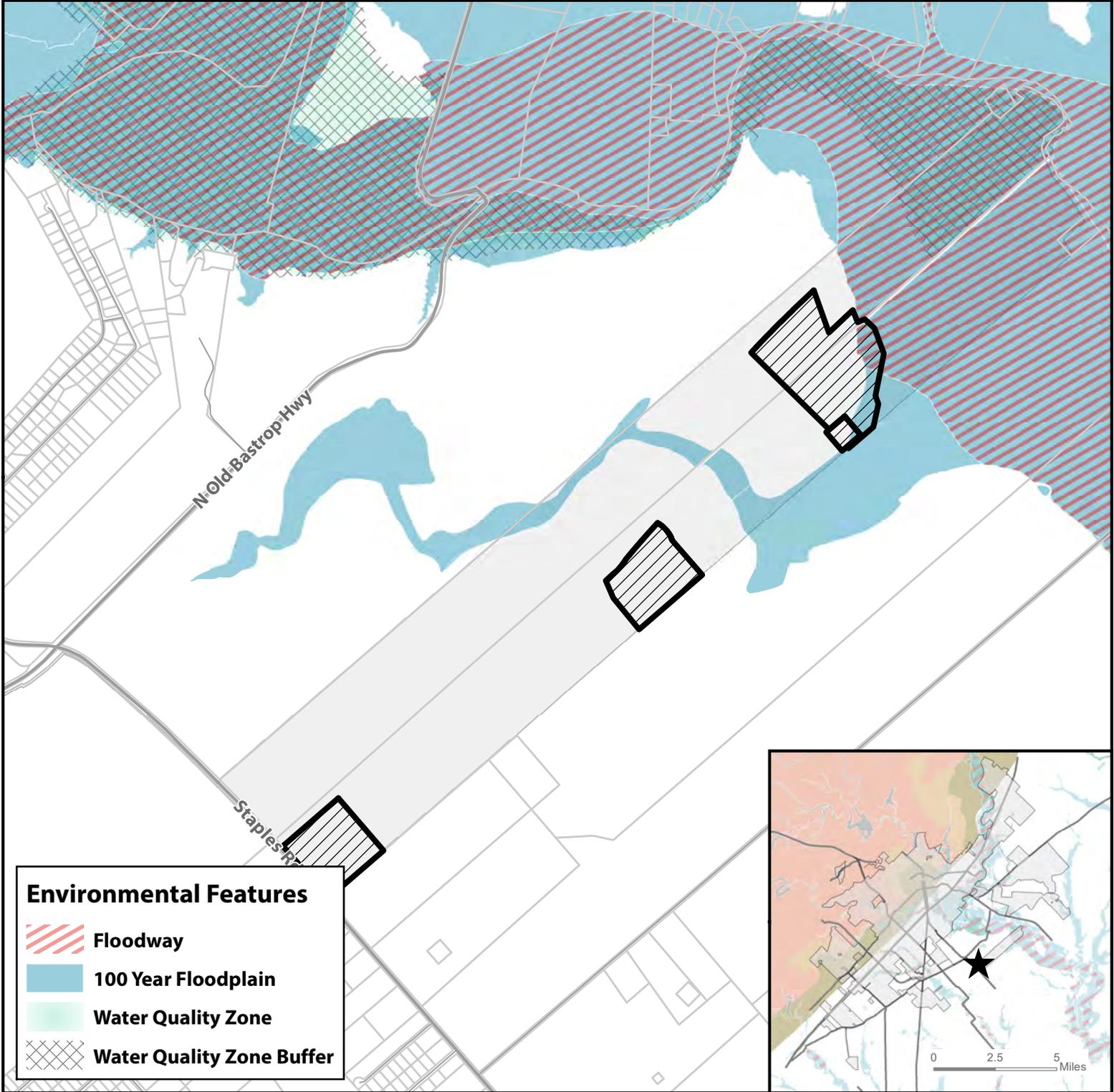
★ **Site Location**  
 **Subject Property**  
 **Parcels**  
 **City Limit**



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Map Date: 7/28/2020

# ZC-20-19 Environmental Features Mayan CD-4 Zoning – 2801 Staples Road



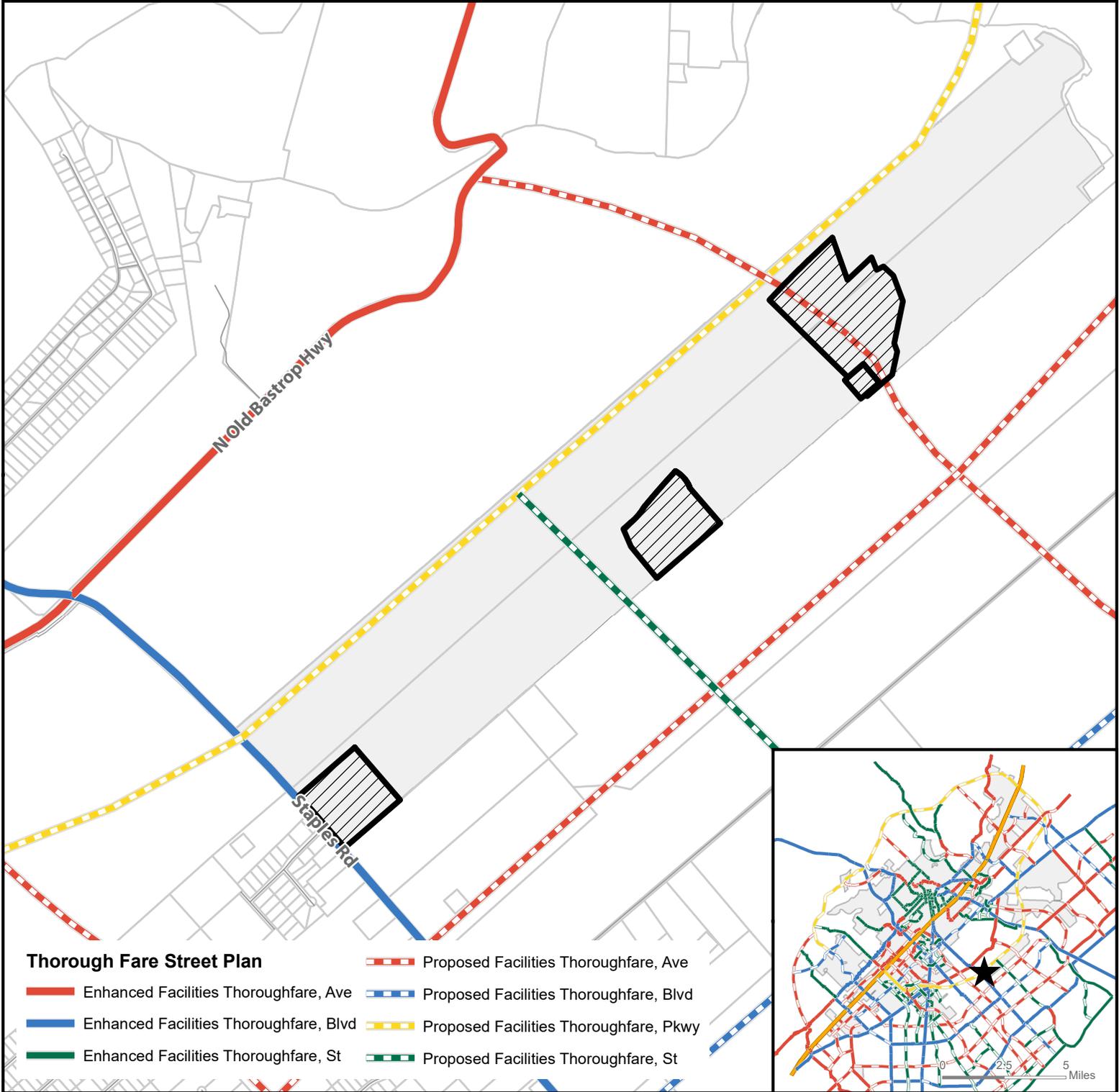
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 7/28/2020

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

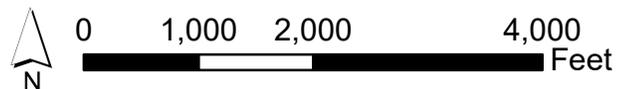


	<b>Site Location</b>	 0 1,000 2,000 4,000 Feet
	<b>Subject Property</b>	
	<b>Parcels</b>	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 7/28/2020</p>
	<b>City Limit</b>	

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



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



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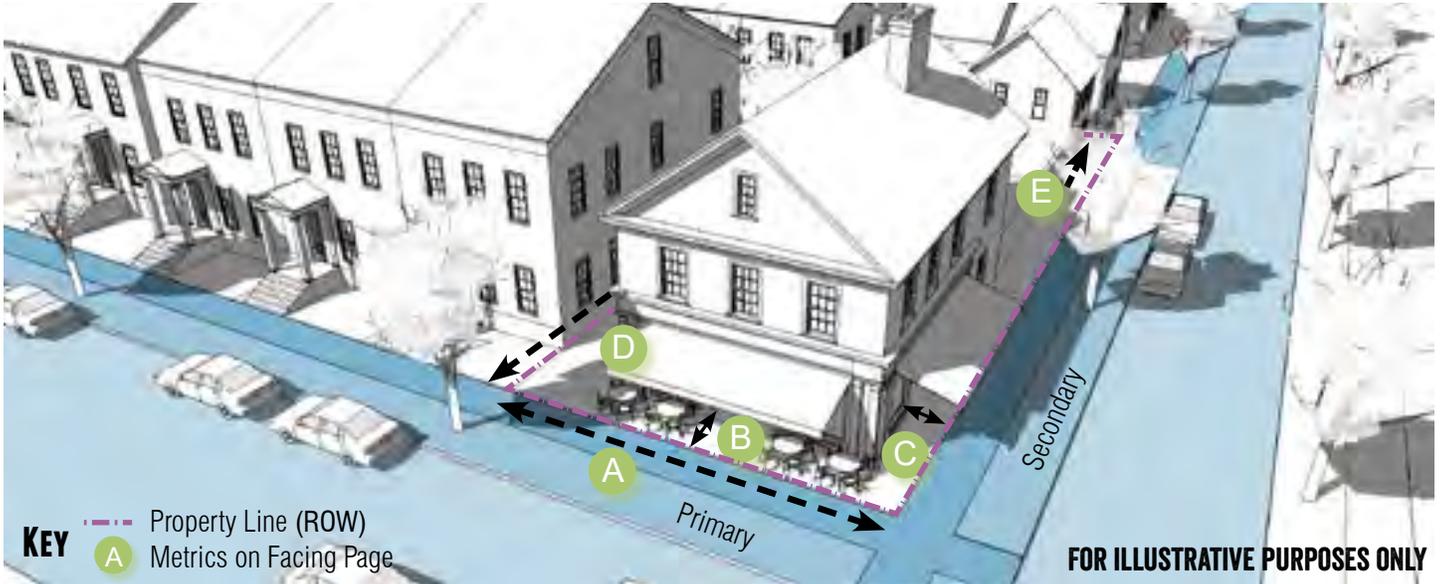
Map Date: 7/28/2020

## ZC-20-19 Notification List

<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Owner Zip</b>
Property Owner	106 Kid Ranch Ln	San Marcos	TX	78666
Property Owner	2801 Staples RD	San Marcos	TX	78666
Property Owner	3020 FM 621	San Marcos	TX	78666
Property Owner	3010 FM 621	San Marcos	TX	78666
Property Owner	3100 FM 621	San Marcos	TX	78666
Property Owner	129 BLESSING LN	San Marcos	TX	78666
Property Owner	139 BLESSING LN	San Marcos	TX	78666
Property Owner	3036 FM 621	San Marcos	TX	78666
Property Owner	125 BLESSING LN	San Marcos	TX	78666
Property Owner	3111 FM 621	San Marcos	TX	78666
Property Owner	3120 FM 621	San Marcos	TX	78666

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



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

**BUILDING STANDARDS**

Principle Building Height	3 stories max.	50 ft. max.
Accessory Structure Height	N/A	24 ft. max.

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.	
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.	
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.	
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	
Civic Building	6,000 sq. ft. min.	50 ft. min.	

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	5 ft. min - 12 ft. max.	B
Secondary Street	5 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Primary 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

**BUILD-TO ZONE (BTZ)**

Building Facade in primary street	60% min.
Building Facade in secondary street	35% min.

### Future Development vs. Character District-4

#### Section 4.2.1.2 Building Types Allowed by District

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
	<b>APARTMENT</b>	--	--	--	--	--	--	--	■	■	■	--	--
	<b>LIVE/WORK</b>	--	--	--	--	--	■	--	■	■	■	--	■
	<b>NEIGHBORHOOD SHOPFRONT</b>	--	--	--	--	■	■	--	■	--	--	--	--
	<b>MIXED USE SHOPFRONT</b>	--	--	--	--	--	■	--	--	■	■	--	■
	<b>GENERAL COMMERCIAL</b>	--	--	--	--	--	--	--	--	--	--	■	■
	<b>CIVIC</b>	■	■	■	■	■	■	■	■	■	■	■	■

**LEGEND**

■ =Allowed

-- =Not Allowed

Section 5.1.1.2 Land Use Matrix

Future Development vs. Character District-4

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:																				
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:																				
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: Character District – 4 (CD-4)</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 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.
<b>Uses</b>	Residential ( <i>See Land Use Matrix</i> )	Residential, limited Commercial, limited Office. ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer
<b>Parking Standards</b>	Dependent upon use	Dependent upon use
<b>Max Residential Units / 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	3 stories
<b>Setbacks</b>	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.
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	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
<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. 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.
<b>Blocks</b>	No Block Perimeter Required	2,400 ft. Block Perimeter max.

**ZC-20-19 (The Mayan-Character District-4 Zoning) 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 Low 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>65%</b>	<b>20%</b>	<b>10%</b>	<b>5%</b>
Constraint by Class					
Cultural	<b>86%</b>			<b>14%</b>	
Edwards Aquifer	<b>100%</b>				
Endangered Species	<b>100%</b>				
Floodplains	<b>94%</b>	<b>1%</b>		<b>5%</b>	
Geological	<b>100%</b>				
Slope	<b>100%</b>				
Soils	<b>42%</b>	<b>47%</b>		<b>11%</b>	
Vegetation	<b>100%</b>				
Watersheds		<b>12%</b>	<b>88%</b>		
Water Quality Zone	<b>83%</b>			<b>9%</b>	<b>8%</b>

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

Located in Subwatershed:	<b>Lower 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: The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.

According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.

**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 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>				X	
Will Trails and / or Green Space Connections be Provided? <b>The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.</b>				X	
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
<b>Public Facility Availability</b>				YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.</b>					X
Wastewater service available? <b>The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.</b>					X
Water service available? <b>The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as needed. Water lines will be also 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>Staples Road</b>	X				

Existing Peak LOS	Staples Road	X				
Preferred Scenario Daily LOS	Staples Road FM-110			X		X
Preferred Scenario Peak LOS	Staples Road FM-110	X				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		



## PLANNING AND DEVELOPMENT SERVICES

7/24/2020

ZC-20-19

### Notice of Public Hearing Zoning Change Request “FD” Future Development to “CD-4” Character District-4 2801 Staples Road

*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-4” Character District-4, or such other less intense zoning district classification as the City Council may approve, for approximately 73.853 acres, more or less, out 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, generally located at 2801 Staples 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, August 11, 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, September 1, 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-20-19**.

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)*

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

Character District 4 Multifamily

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, \_\_\_\_\_ (owner name) on behalf of  
\_\_\_\_\_ (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
\_\_\_\_\_ (address).

I hereby authorize \_\_\_\_\_ (agent name) on behalf of  
\_\_\_\_\_ (agent company) to file this application for  
\_\_\_\_\_ (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Form Updated October, 2019

**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.

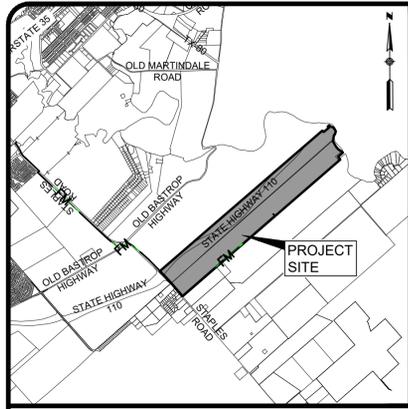
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: Todd Burek

Date: 06/29/2020

Print Name: Todd Burek

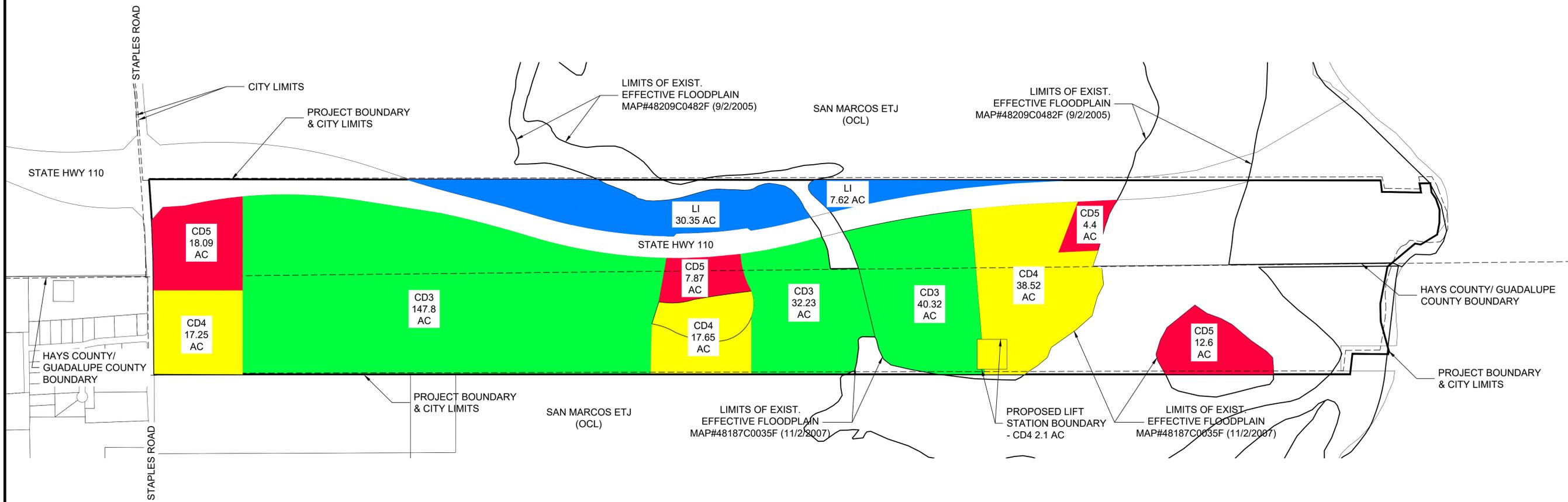
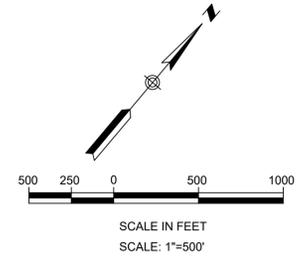


LOCATION MAP  
N.T.S.

**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	DESCRIPTION	BY	DATE

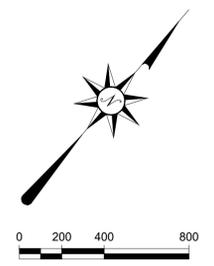
DATE: 04/02/2020  
DESIGNED BY: NB  
DRAWN BY: NB  
CHECKED BY: NB  
DESIGNING NAME: Zoning Exhibit Revised.dwg

**LJA Engineering, Inc.**  
 Phone 210.503.2700  
 Fax 210.503.2749  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209

JOB NUMBER:  
SA193-426

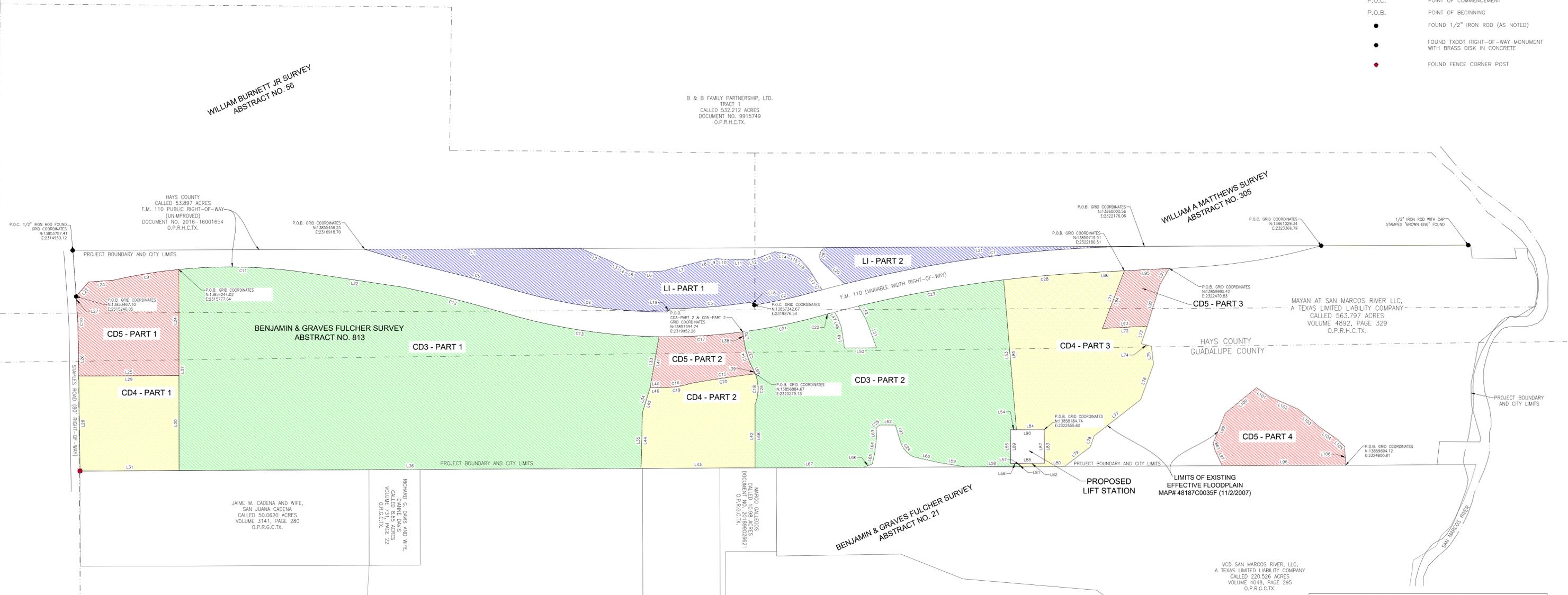
SHEET NO.  
**1**  
OF 1 SHEETS

K:\2019\2019 Mayan at San Marcos\GIS Maps\Subdivision\GIS Site Development Plans\GIS-Exhibit\Zoning Exhibit\_Revised.dwg  
 User: nbwms  
 Last Modified: Sun, 2/20/2020 10:23:23 AM  
 Plot Date/Time: Jul 15, 2020 10:12:23



**LEGEND:**

	PROPERTY BOUNDARY
	APPROXIMATE SURVEY LINE
	ROAD BOUNDARY
	FLY-TIE
	CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
	CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
	CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
	LIGHT INDUSTRIAL (LI)
	O.P.R.H.C.TX.
	O.R.G.C.TX.
	O.P.R.G.C.TX.
	P.O.C.
	P.O.B.
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	FOUND 1/2" IRON ROD (AS NOTED)
	FOUND TxDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE
	FOUND FENCE CORNER POST



- NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
  - ALL DISTANCES AND ACRES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
  - THIS IS NOT A BOUNDARY SURVEY.
  - THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
  - THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
    - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

RICHARD G. DAVIS AND WIFE,  
DANNIE DAVIS  
VOLUME 731, PAGE 22  
O.P.R.C.TX.

JAIME M. CADENA AND WIFE,  
SAN JUANA CADENA  
CALLED 50.0620 ACRES  
VOLUME 3141, PAGE 280  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.669 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

DESCRIBED IN  
DOCUMENT NO. 2018016042  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.718 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

MILLENNIUM INTERESTS, LTD.  
CALLED 216.718 ACRES  
DOCUMENT NO. 2017010156  
O.P.R.G.C.TX.

**THE MAYAN REZONE**

IN THE  
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21  
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813  
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS  
GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**

5316 West Highway 290 Phone 512.439.4700  
Suite 460  
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA151005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

S:\Main\Survey\Auto\Survey\Auto\Projects\LAST1005-2001\_MAYAN\_REZONE\06-CAD\CAD\Civil\_3D\Print\The\_Mayan\_Rezone\_Plot\_Export.dwg 7/1/2020

CD3 - PART 1 LINE AND CURVE TABLES

CD3 - PART 2 LINE AND CURVE TABLES

CD4 - PART 1 LINE TABLE

CD4 - PART 2 LINE AND CURVE TABLES

CD4 - PART 3 LINE AND CURVE TABLES

PROPOSED LIFT STATION LINE TABLE

Line Table					
Line #	Bearing	Length			
L32	N57°54'51"E	870.57'			
L33	S30°40'06"E	458.24'			
L34	S23°12'13"W	231.61'			
L35	S39°20'19"E	496.08'			
L36	S49°07'28"W	4114.99'			
L37	N40°45'42"W	940.79'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

Line Table					
Line #	Bearing	Length			
L42	S40°45'42"E	562.59'			
L43	S49°07'28"W	1016.53'			
L44	N39°20'19"W	496.08'			
L45	N23°12'13"W	231.61'			
L46	N48°11'21"E	97.07'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

Line Table					
Line #	Bearing	Length			
L71	S19°40'40"E	547.44'			
L72	N46°32'15"E	400.03'			
L73	S21°47'22"E	163.38'			
L74	N64°44'14"E	94.32'			
L75	S47°01'56"E	161.57'			
L76	S20°30'11"E	331.37'			
L77	S11°34'07"W	523.34'			
L78	S20°06'04"E	106.23'			
L79	S12°14'11"W	286.70'			
L80	S49°07'28"W	399.55'			
L81	N45°32'31"W	28.55'			
L82	N49°14'18"E	221.56'			
L83	N40°45'42"W	300.02'			
L84	S49°14'18"W	246.65'			
L85	N45°32'31"W	1334.51'			
L86	N46°24'19"E	350.98'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

LI - PART 1 LINE AND CURVE TABLES

LI - PART 2 LINE AND CURVE TABLES

CD5 - PART 1 LINE AND CURVE TABLES

CD5 - PART 2 LINE AND CURVE TABLES

CD5 - PART 3 LINE TABLE

CD5 - PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

**THE MAYAN REZONE**  
 IN THE  
 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21  
 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813  
 WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305  
 HAYS COUNTY, TEXAS  
 GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**   
 5316 West Highway 290 Phone 512.439.4700  
 Suite 460  
 Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA1005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

GORDON N. ANDERSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

S:\Main\Survey\AutoCad\_Survey\AutoCad\Projects\LIAS1005-2001\_MAYAN\_REZONE\05-CAD\Civil\_3D\Print\The\_Mayan\_Rezone\_Plot\_Exhibit.dwg 7/1/2020

**NOTES:**  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.  
 2. ALL DISTANCES AND ACRESAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET  
 3. THIS IS NOT A BOUNDARY SURVEY.  
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 • CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.  
 • LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

**CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)**

**BEING** A 17.209 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

**THENCE** NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

**THENCE** DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
- 2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

**CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)**

**BEING** A 17.648 ACRE TRACT OF LAND OUT OF THE **BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS,** AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

**THENCE** SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
- 2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
- 2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
- 3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

- 4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

**CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)**

**BEING** A 36.930 ACRE TRACT OF LAND OUT OF THE **BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS,** AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79;

**THENCE** SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE **POINT OF BEGINNING** ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
- 2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
- 3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
- 4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
- 5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
- 6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

- 7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
- 8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
- 9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
- 2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT,
- 4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
- 5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

**THENCE** WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

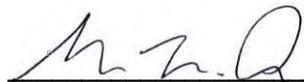
- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

- 2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



06/30/2020

Gordon Anderson, RPLS No. 6617  
LJA Surveying, Inc.  
5316 Highway 290 West, Suite 460  
Austin, Texas 78735  
Texas Firm No. 10194533



**LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)**

**BEING** A 2.066 ACRE TRACT OF LAND OUT OF THE **BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS** AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX. WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

**THENCE** SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
- 2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

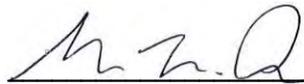
**(INTENTIONALLY LEFT BLANK)**

- 4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



Gordon Anderson, RPLS No. 6617  
LJA Surveying, Inc.  
5316 Highway 290 West, Suite 460  
Austin, Texas 78735  
Texas Firm No. 10194533



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

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-4” Character District-4, for 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 at 2801 Staples Road. (S. Caldwell)

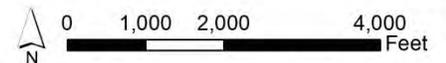
## Location:

- 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



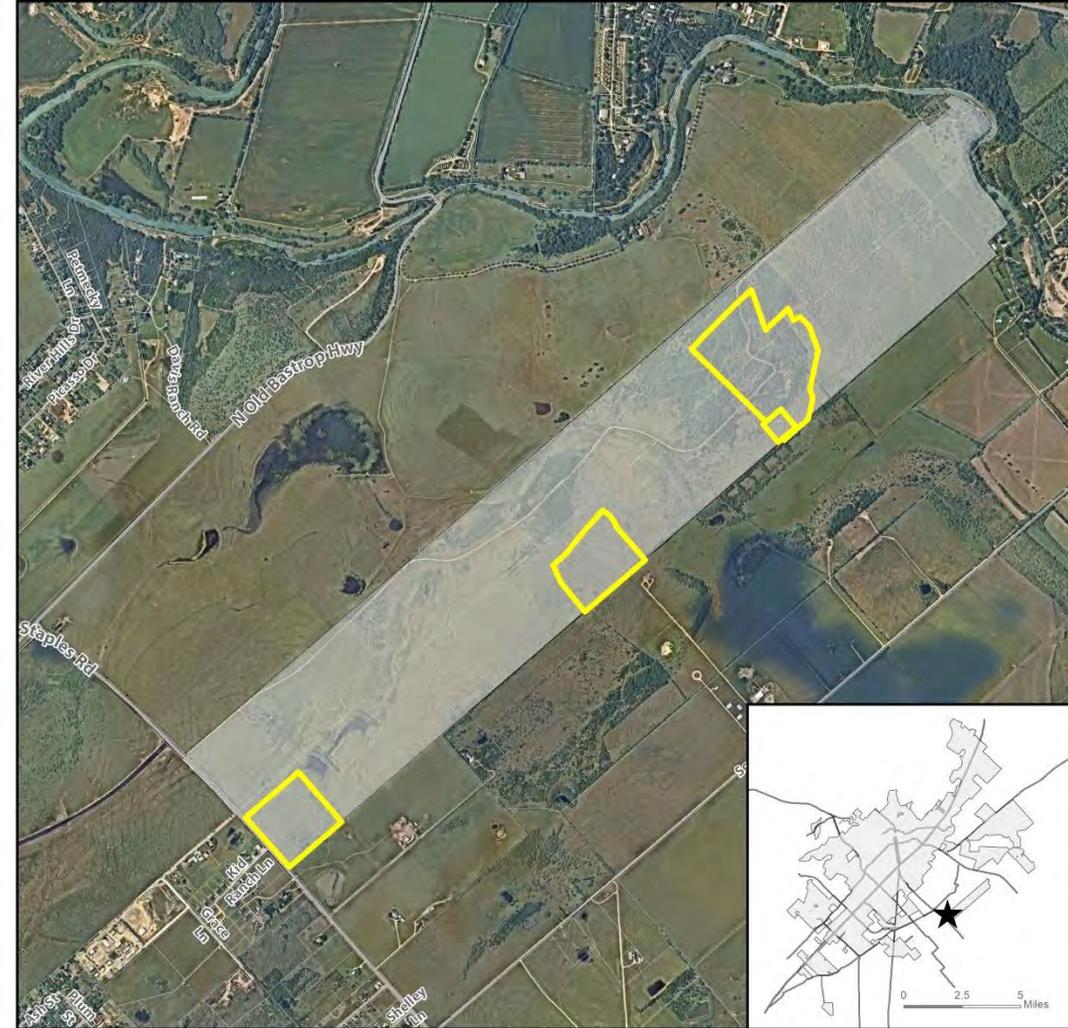
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/4/2020

# 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  
Aerial View  
Mayan CD-4 Zoning – 2801 Staples Road

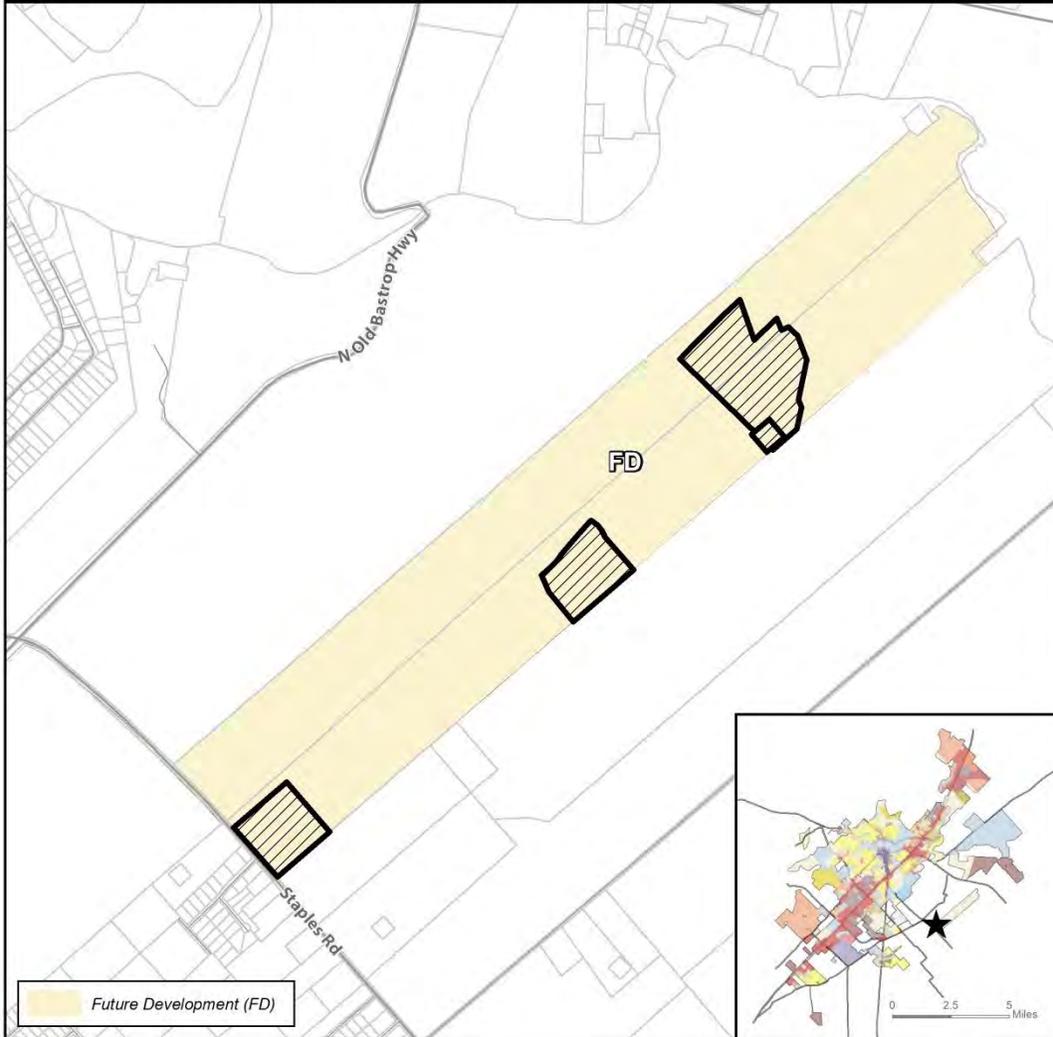


★ Site Location	0 1,000 2,000 4,000 Feet
▭ Subject Property	
▭ Parcel	
▭ City Limit	

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: 8/4/2020

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



★ Site Location

▨ Subject Property

▭ Parcels

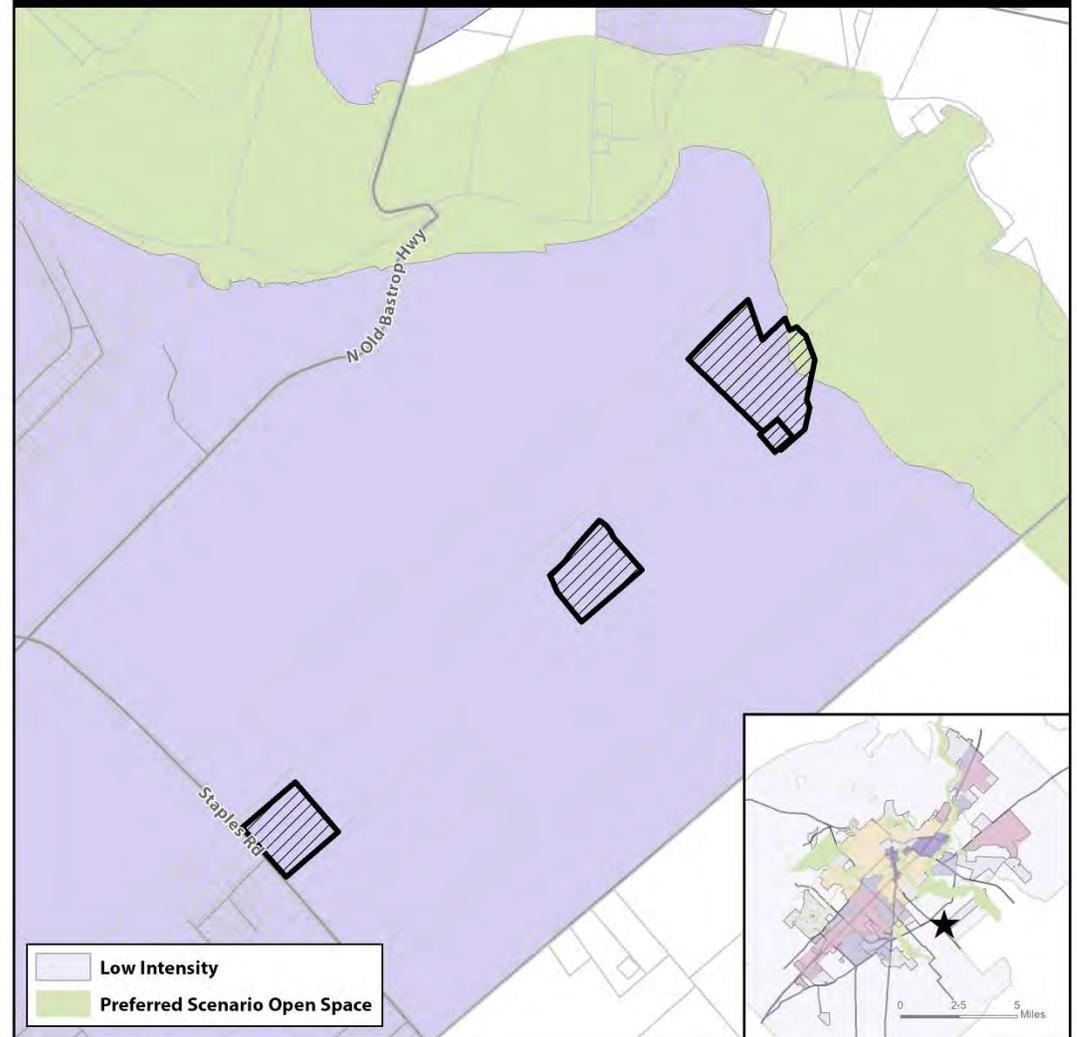
▭ City Limit

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

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



★ Site Location

▨ Subject Property

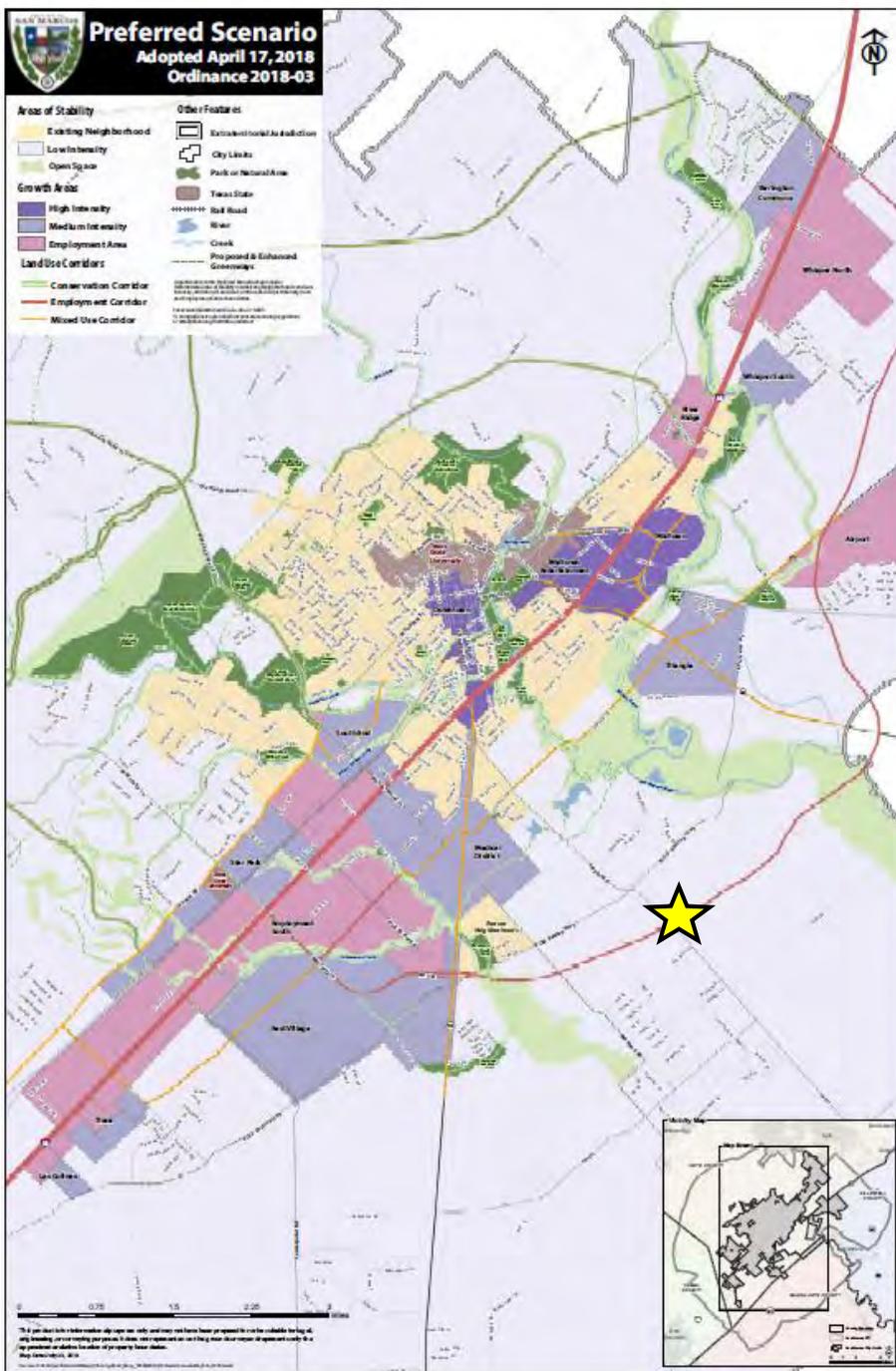
▭ Parcels

▭ 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

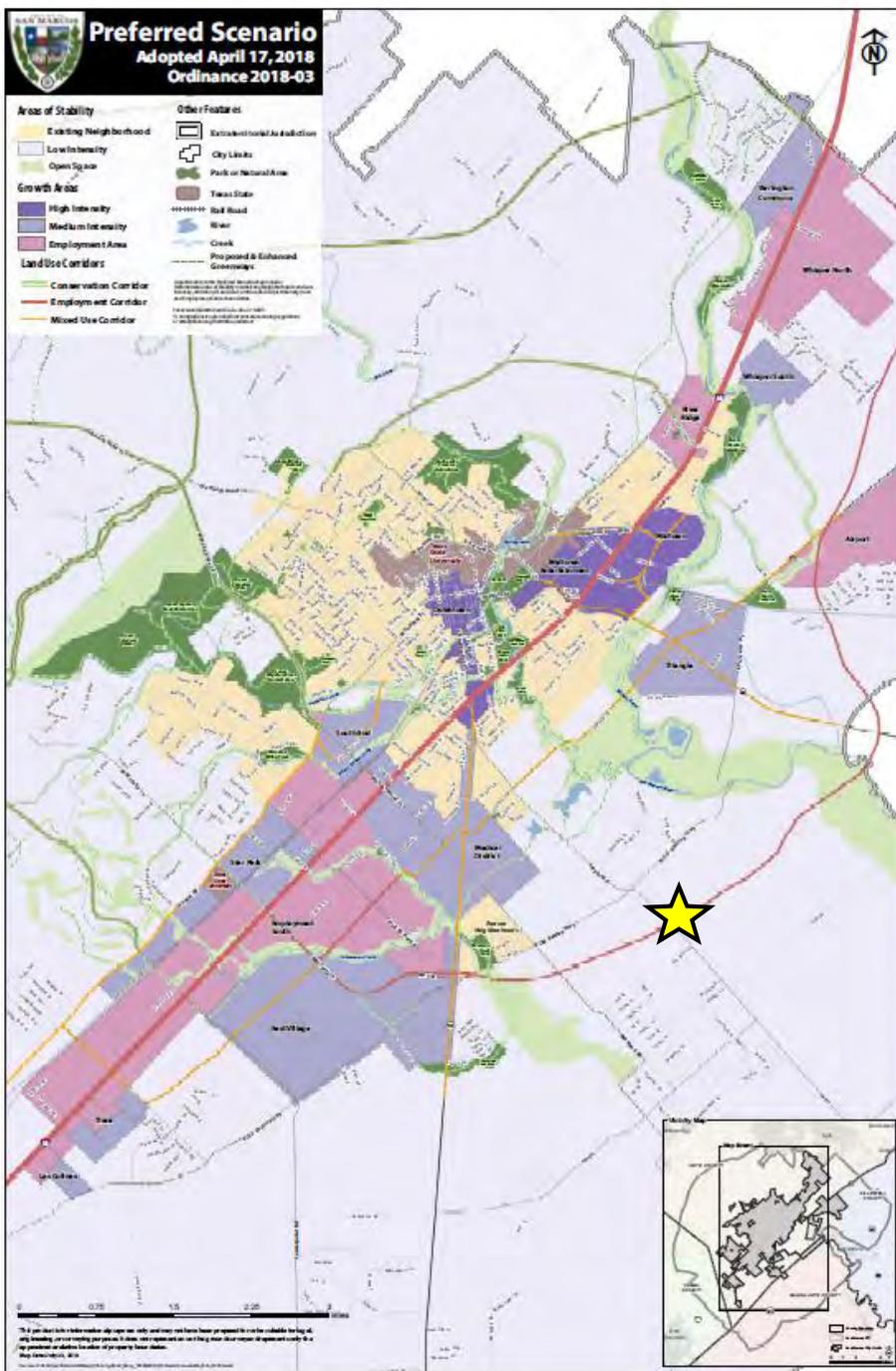


# Comprehensive Plan Analysis

**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)*



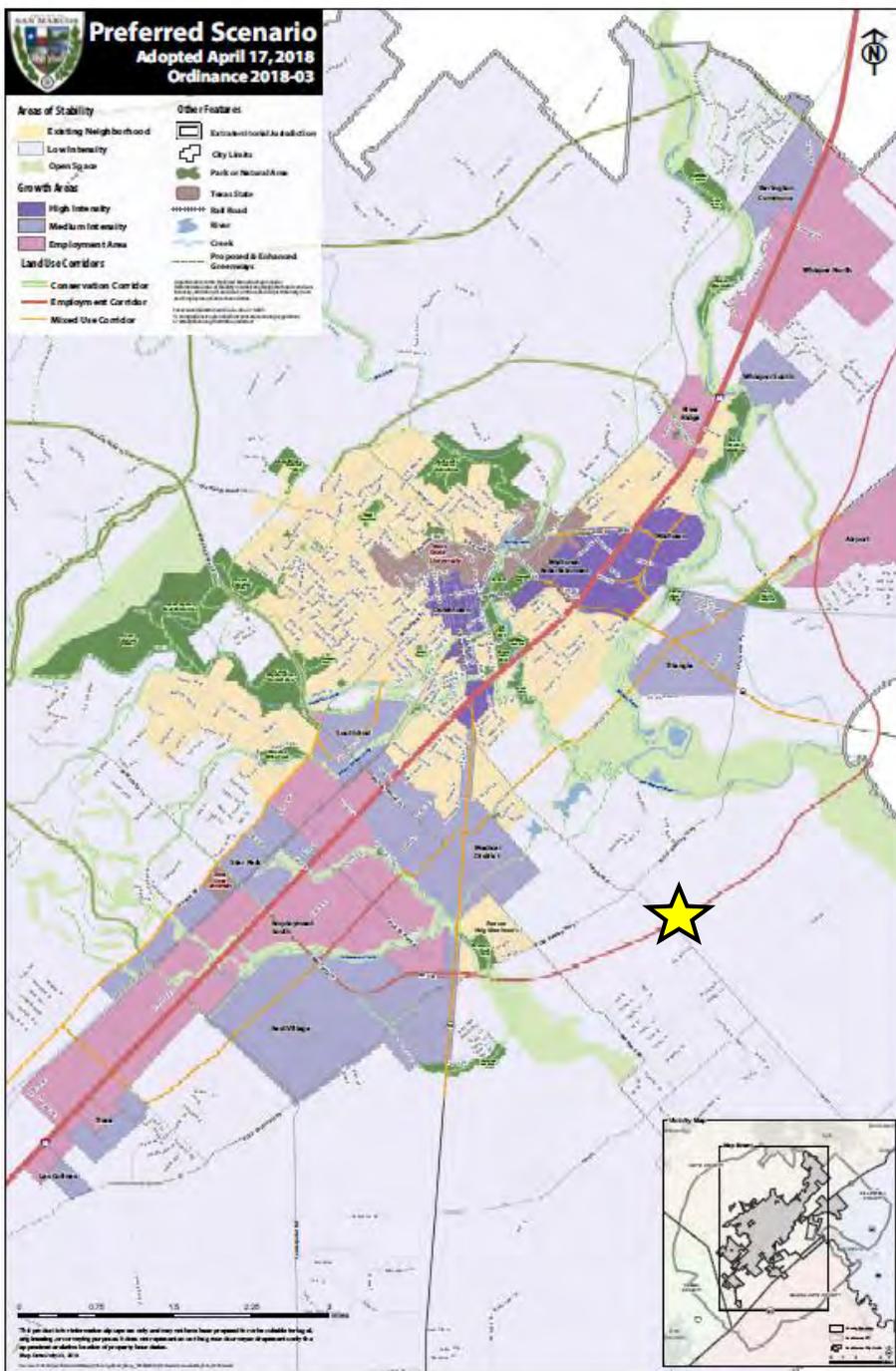
# Comprehensive Plan Analysis

**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.
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**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

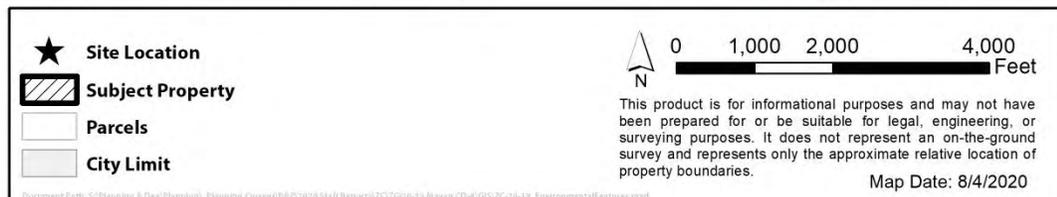
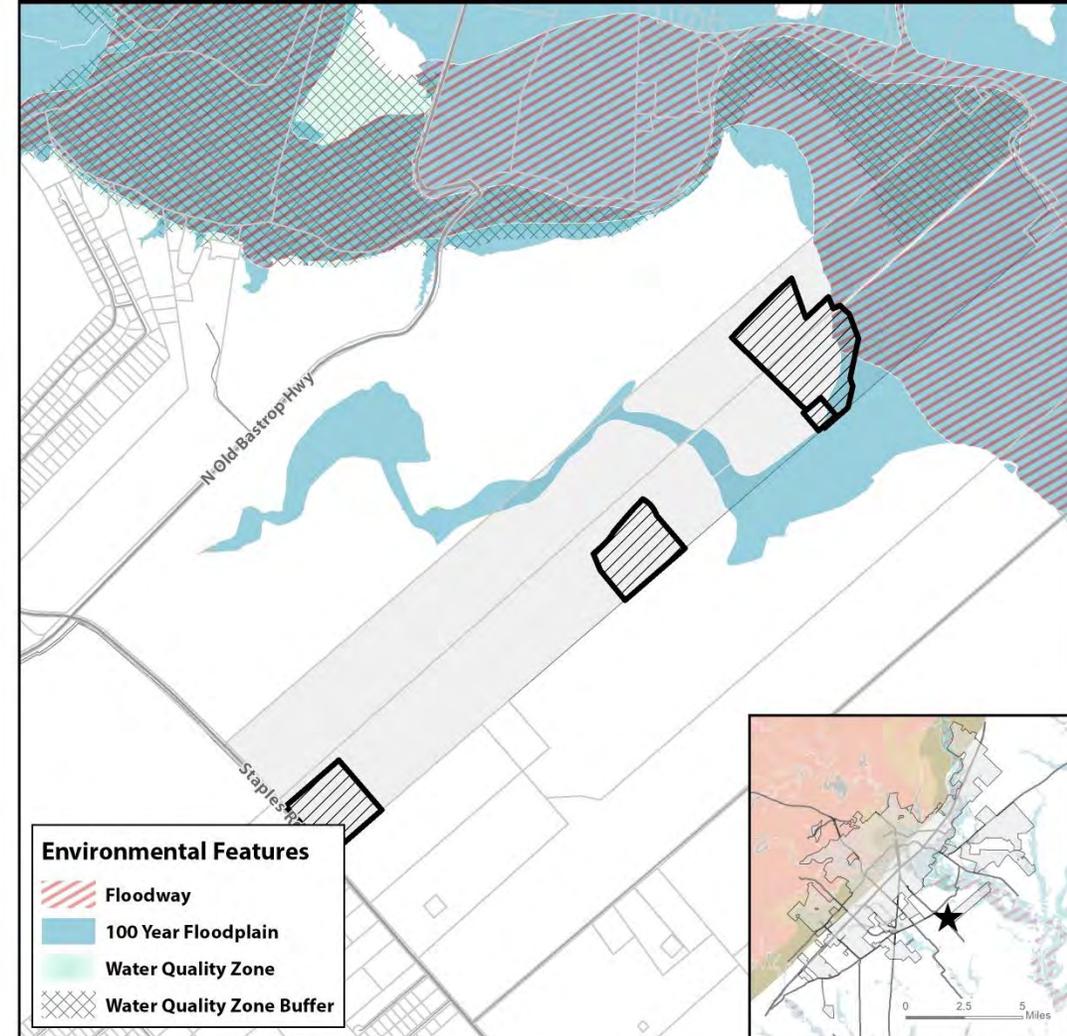
**BUILDING TYPES ALLOWED**

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

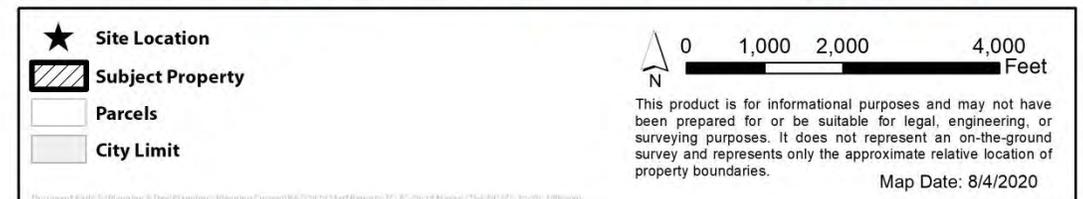
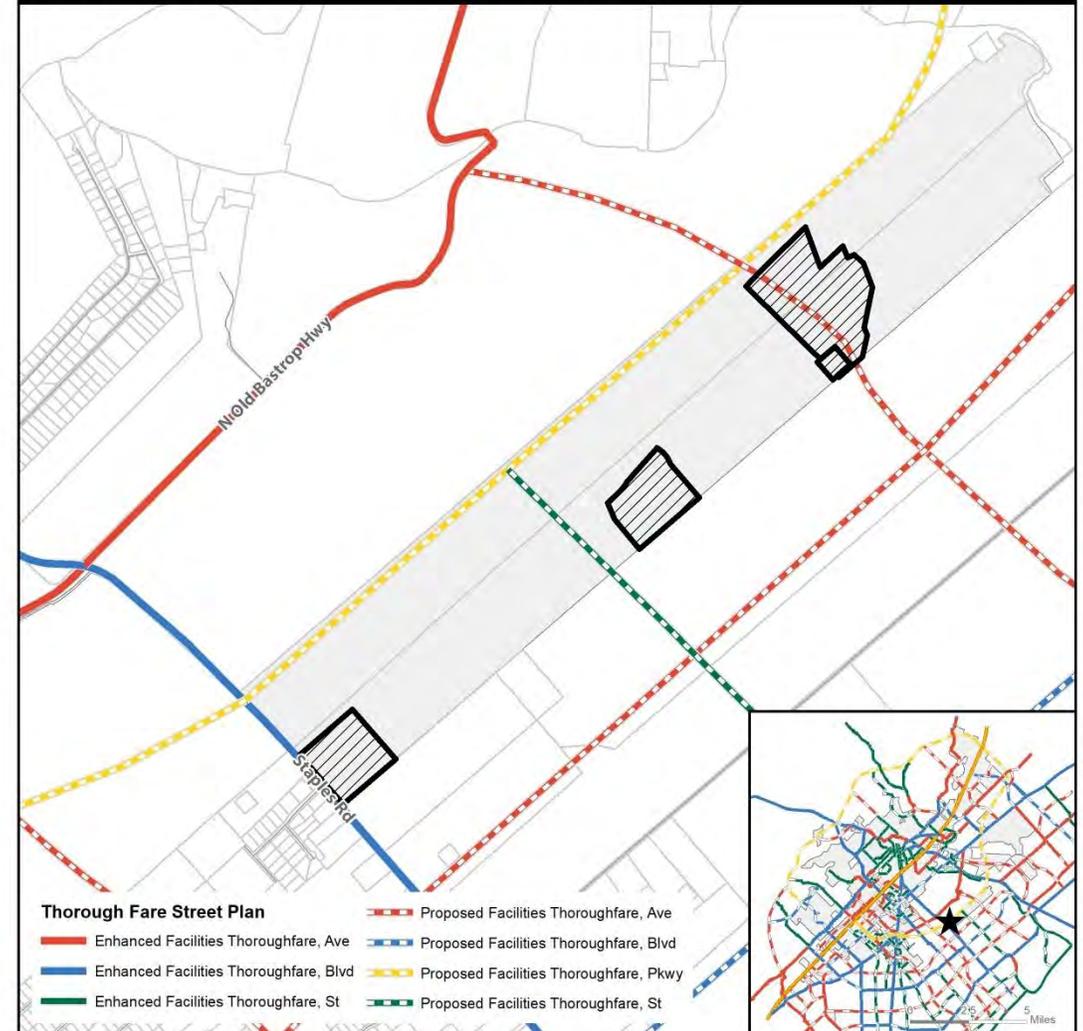
- **Utility Requirements**

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

- **Parkland Requirements**

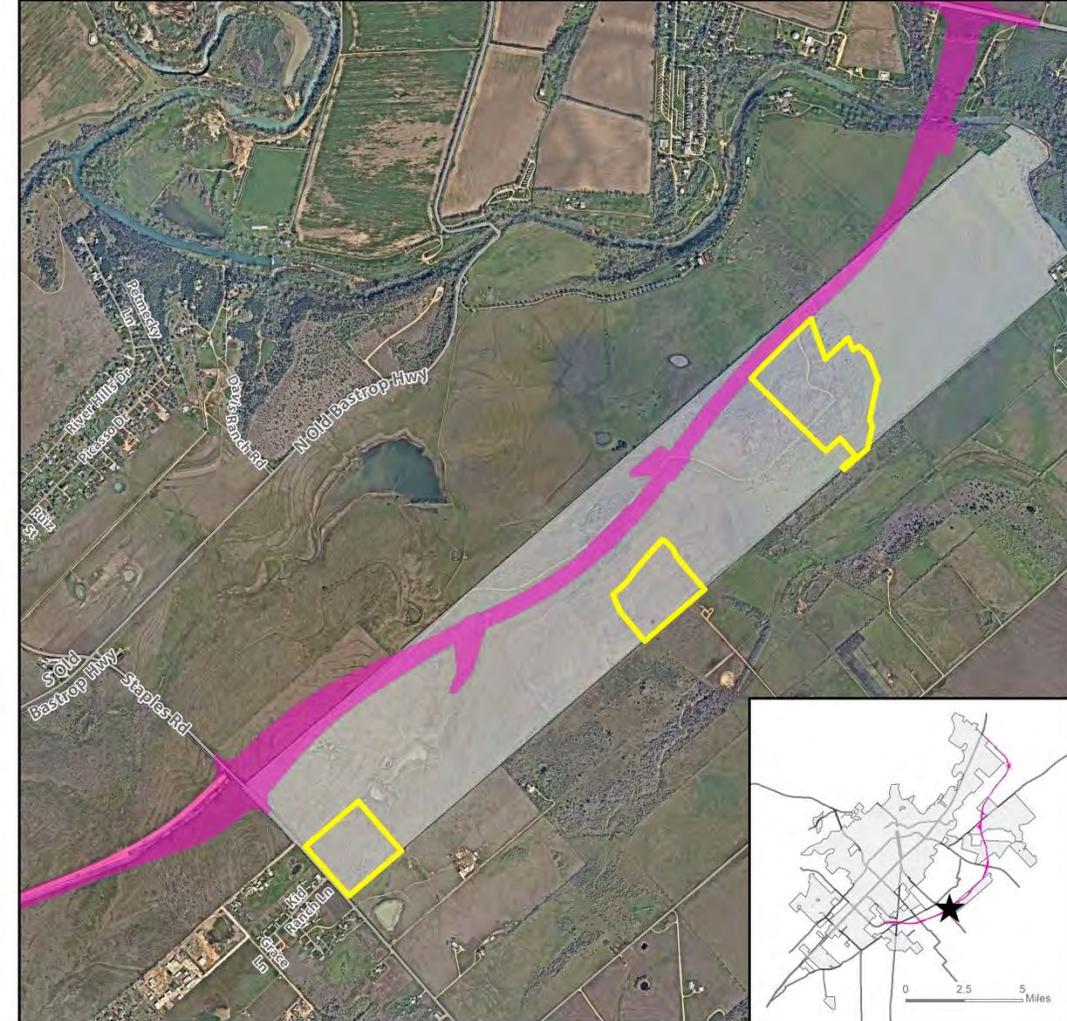
- Parkland Development and Parkland Dedication (based on number of units proposed)

## 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.





## 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-4” Character District – 4

<b>Topic</b>	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Character District – 4 (CD-4)</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 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.
<b>Uses</b>	Residential ( <i>See Land Use Matrix</i> )	Residential, limited Commercial, limited Office. ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer
<b>Parking Standards</b>	Dependent upon use	Dependent upon use
<b>Max Residential Units / 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	3 stories
<b>Setbacks</b>	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.
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	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
<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. 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.
<b>Blocks</b>	No Block Perimeter Required	2,400 ft. Block Perimeter max.



Legislation Text

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

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**AGENDA CAPTION:**

ZC-20-20 (The Mayan CD-3) 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-3" Character District-3, for 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, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, located at 2801 Staples Road. (S. Caldwell)  
Meeting date: August 11, 2020

Department: Planning & Development

**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 - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

- 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 within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-3” is to allow for the development of approximately 220 acres of single-family residential uses along the future FM 110 corridor.

The applicant is also requesting a rezoning to LI, CD-4, and CD-5 for approximately 160 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-18 and ZC-20-19).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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.

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

n/a

**Alternatives:**

n/a

**Recommendation:**

Although the proposed zoning change to Character District-3 is to be “Considered” in Low Intensity areas and is compatible with the single-family residential uses envisioned in the Comprehensive Plan for Low Intensity areas, the area immediately adjacent to the future FM 110 thoroughfare is not appropriate for single family lot development. The proposed single-family zoning does not align with the goals and intent for the FM 110 “Employment Corridor” stated in the Comprehensive Plan and block and access standards as well as privacy fence standards in the Development Code discourages this type of development along major thoroughfares

such as FM 110.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-20</b>	



### Summary

<b>Request:</b>	Zoning change from “FD” Future Development to “CD-3” Character District-3		
<b>Applicant:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	<b>Property Owner:</b>	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

### Notification

<b>Application:</b>	July 14, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	July 26, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	July 24, 2020	<b>Personal:</b>	July 24, 2020
<b>Response:</b>	None as of Staff Report date		

### Property Description

<b>Legal Description:</b>	+/- 220.023-acre tract 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.		
<b>Location:</b>	2801 Staples Road		
<b>Acreage:</b>	+/- 220.023	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	“FD” Future Development	<b>Proposed Zoning:</b>	CD-3 “Character District-3”
<b>Existing Use:</b>	Vacant / Rural	<b>Proposed Use:</b>	Single Family Residential
<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>	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity
<b>South of Property:</b>	ETJ	Vacant/Redwood Community	Area of Stability-Low Intensity

<b>Zoning Request</b>	<b>2801 Staples Road</b>
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		(Residential & Commercial Uses)	
<b>East of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity
<b>West of Property:</b>	ETJ	Vacant/Rural	Area of Stability-Low Intensity

**Staff Recommendation**

	Approval as Submitted	<u>X</u>	Approval with Conditions / Alternate	Denial
<p>Although the proposed zoning change to Character District-3 is to be “Considered” in Low Intensity areas and is compatible with the single-family residential uses envisioned in the Comprehensive Plan for Low Intensity areas, the area immediately adjacent to the future FM 110 thoroughfare is not appropriate for single family lot development. The proposed single-family zoning does not align with the goals and intent for the FM 110 “Employment Corridor” stated in the Comprehensive Plan and block and access standards as well as privacy fence standards in the Development Code discourages this type of development along major thoroughfares such as FM 110.</p> <p>Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a <b><u>neutral</u></b> recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.</p>				
<b>Staff:</b> Shavon Caldwell		<b>Title:</b> Planner		<b>Date:</b> August 11, 2020

## Zoning Request

ZC-20-20

2801 Staples Road



### History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-3” is to allow for the development of approximately 220 acres of single-family residential uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. 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

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The subject property is located along the proposed FM 110 which is designated as an “Employment Corridor” on the Preferred Scenario Map. According to the Comprehensive Plan, development along this corridor should “serve major employment related land uses” and include “some mixture in uses including **limited** residential”.
- It is best practice to include higher density and intensity uses at major intersections and along major corridors and transition lower density uses away from these intersections and corridors. The proposed location for single family development directly adjacent to FM 110 does not create a smooth transition of density from this major thoroughfare.
- San Marcos Development Code discourages single family lot development along major thoroughfares through required block standards, stub street connections, maximum fence heights, and minimum fence transparency requirements.
- Hays County provides the following overview of the FM 110 project:

*This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three*

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-20</b>	



*sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.*

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 issues with the proposed development.
<b>Fire</b>	This development is outside the City’s existing fire station network’s coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area’s fire suppression doesn’t meet the program’s minimum criteria.
<b>Public Services</b>	No issues with the proposed development.
<b>Engineering</b>	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<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><i>The subject property is located within an “Area of Stability-Low Intensity” designation on the Preferred Scenario Map. Per the Comprehensive Plan, “Character Districts” such as Character District-3 zoning are “Considered” within Low Intensity designations.</i></p> <p><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability-Low Intensity” will generally maintain their existing character and that “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.” Although the proposed zoning does not ensure “that the character of the area remains” as the existing character is rural/agricultural, the Comprehensive Plan envisions single family as an acceptable use and building types in Low Intensity Areas.</i></p> <p><i>However, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. Employment Corridors are primarily intended to “serve major employment related land uses. Some mixture in uses</i></p>

<b>Zoning Request</b>	<b>2801 Staples Road</b>
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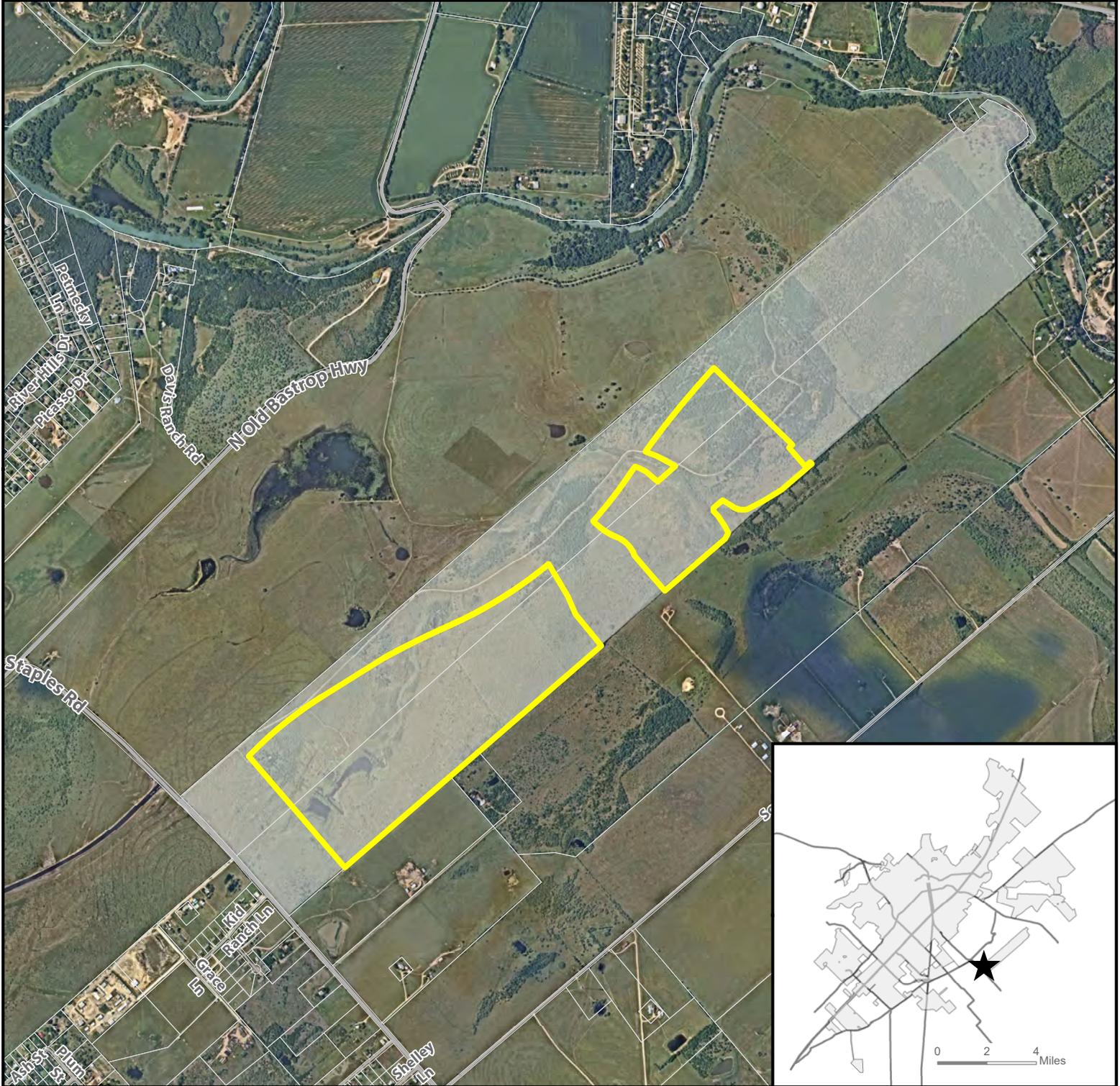
			<p>including <b>limited</b> residential and supportive pedestrian and bicycle facilities should be incorporated.” The single-family residential nature of CD-3 zoning does not implement this objective and policy stated in the Comprehensive Plan.</p>
		<u>N/A</u>	<p><b>Whether the proposed zoning map amendment 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>X</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 in effect.</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>Character District-3 zoning allows primarily for attached and detached single family residential. The standards associated with this zoning district are appropriate for the general area to be reclassified but may not be appropriate for the area immediately adjacent to the future FM 110 thoroughfare.</i></p> <p><i>The FM 110 thoroughfare involves initially constructing two travel lanes but as traffic increases over time is planned to add two additional lanes. Block standards, stub street requirements, and fence and wall transparency and height standards in the San Marcos Development Code discourages single family lot development along major thoroughfares.</i></p>
		<u>X</u>	<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b>  <i>Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural and open space. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.</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, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-3 zoning district. The portion of the property directly adjacent to the future FM 110 is not appropriate for single family residential development.</i></p>
<u>X</u>			<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b></p>

<b>Zoning Request</b>	<b>2801 Staples Road</b>
<b>ZC-20-20</b>	

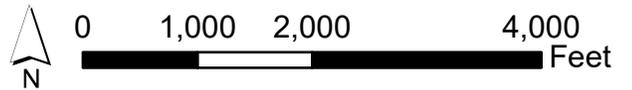


		<p><i>The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a <u>temporary</u> zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.</i></p>
<u>X</u>		<p><b>Whether there is a need for the proposed use at the proposed location</b>  <i>The proposed rezoning would allow for single family attached and detached uses. The subject property's location in proximity of the future FM 110 thoroughfare would allow for such uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.</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 not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.</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 surrounding property is primarily vacant agricultural/rural. There are no anticipated adverse impacts.</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>  <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>  <i>The subject property is located within a low to moderately constrained area according to the Land Use Suitability Map. A very small portion of the subject property is located within the 100-year floodplain.</i></p>
<u>X</u>		<p><b>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</b>  <i>None noted.</i></p>

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



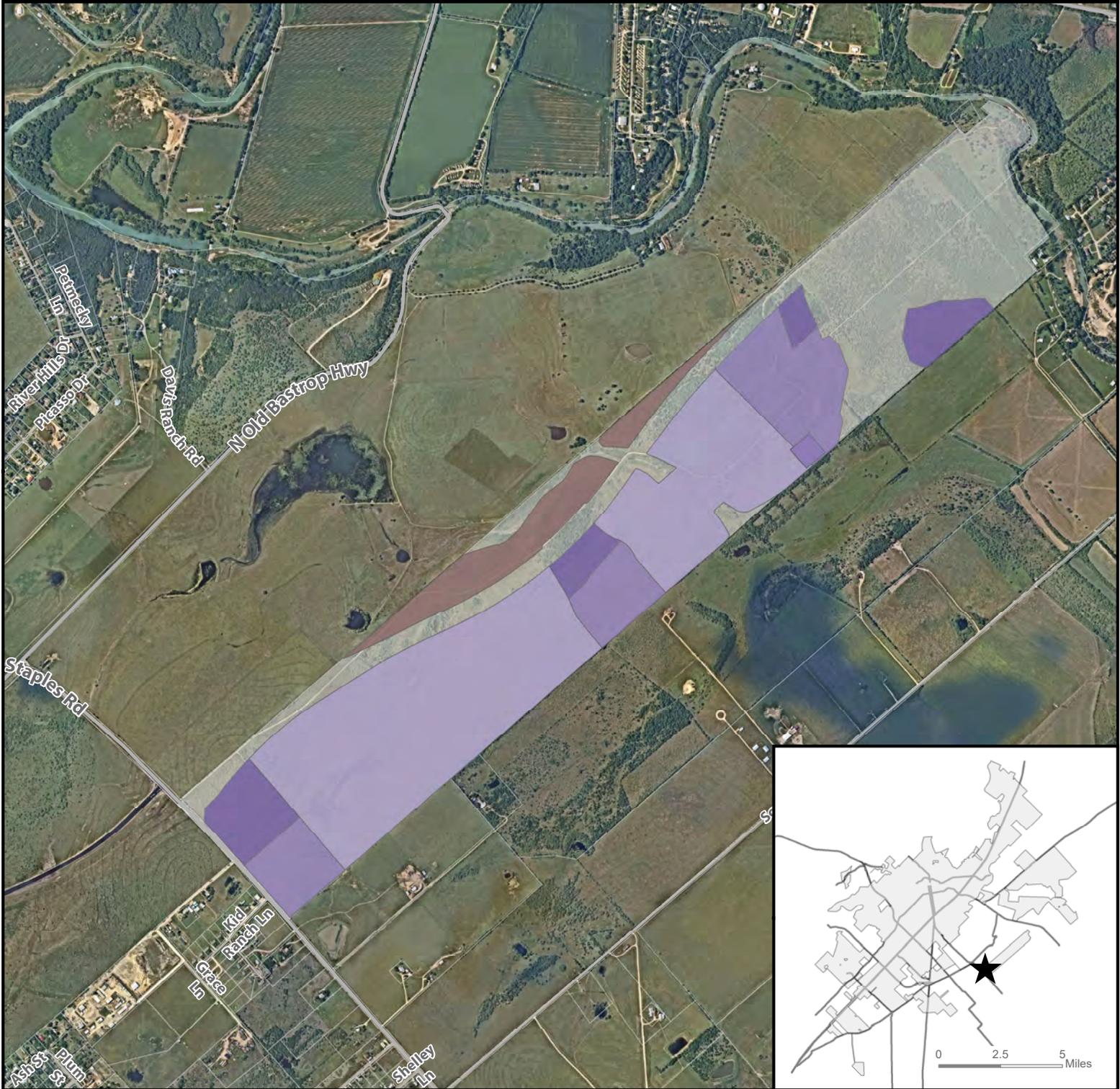
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 7/28/2020

# ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20 Requested Zoning Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road



★ **Site Location**

□ **Parcel**

□ **City Limit**

**Requested Zoning**

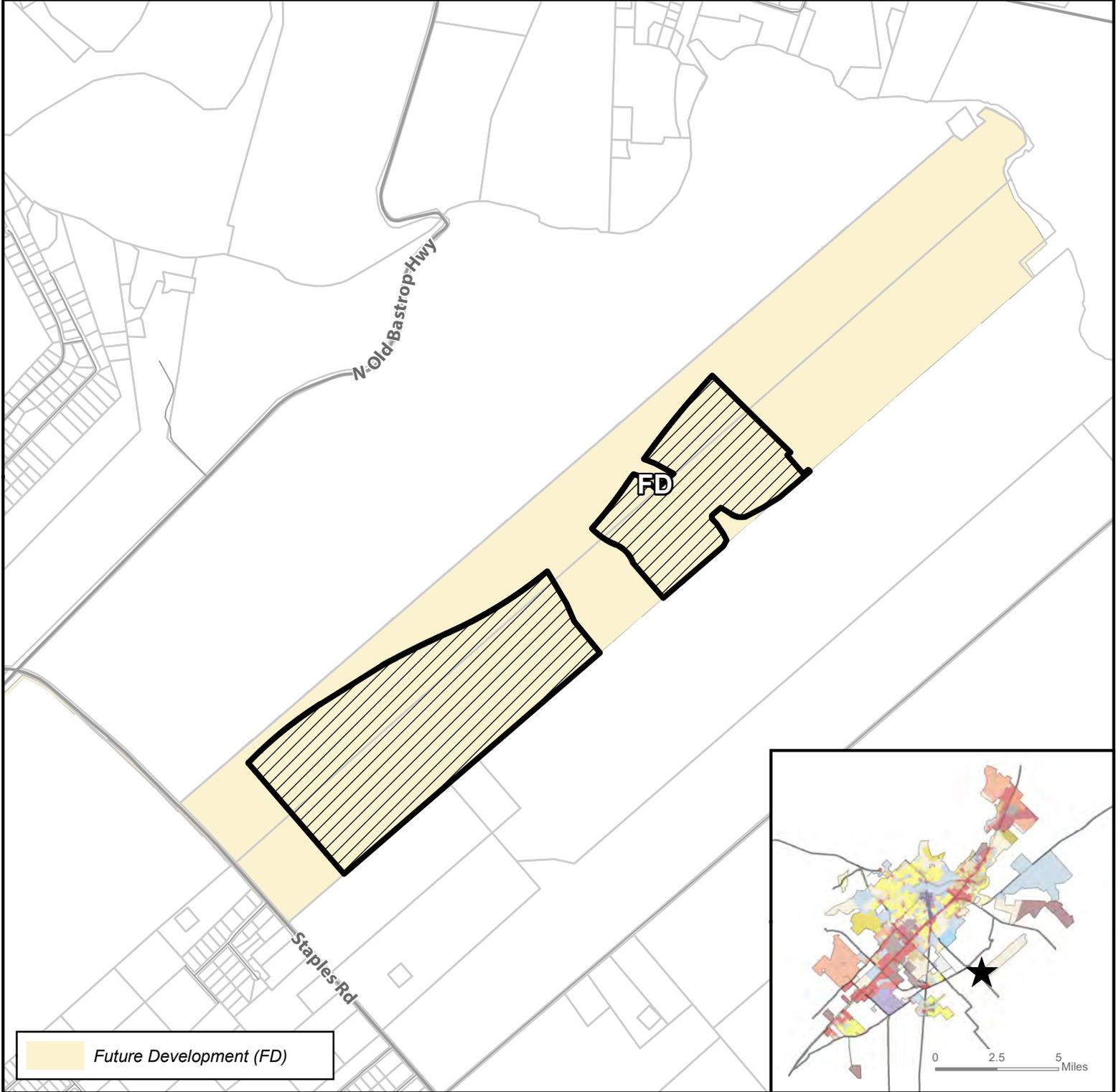
- CD-3
- CD-4
- CD-5
- LI



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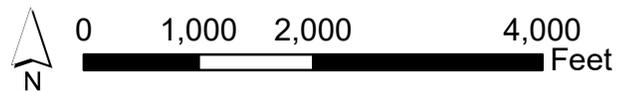
Map Date: 7/30/2020

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



 Future Development (FD)

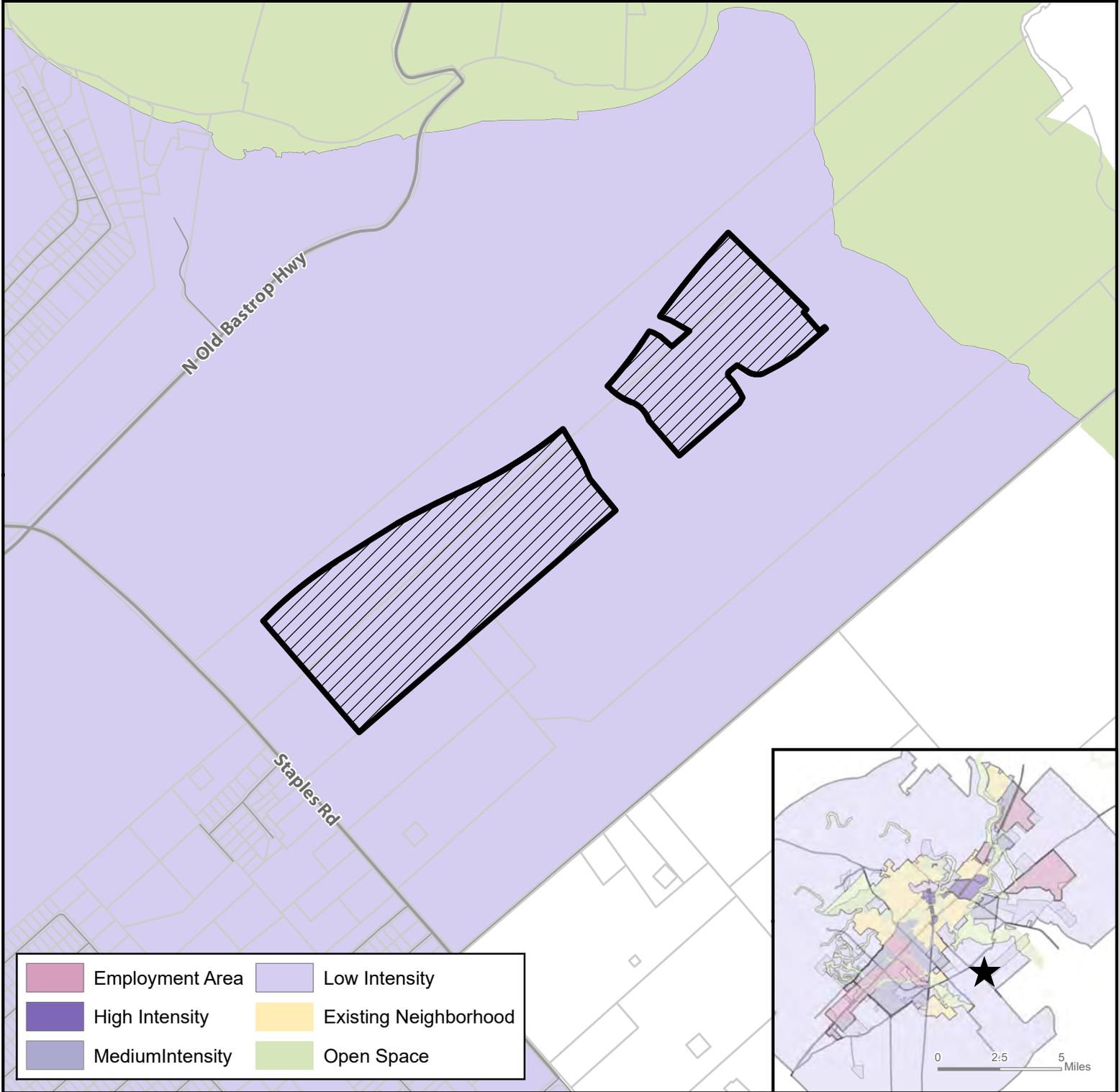
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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Map Date: 7/30/2020

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



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

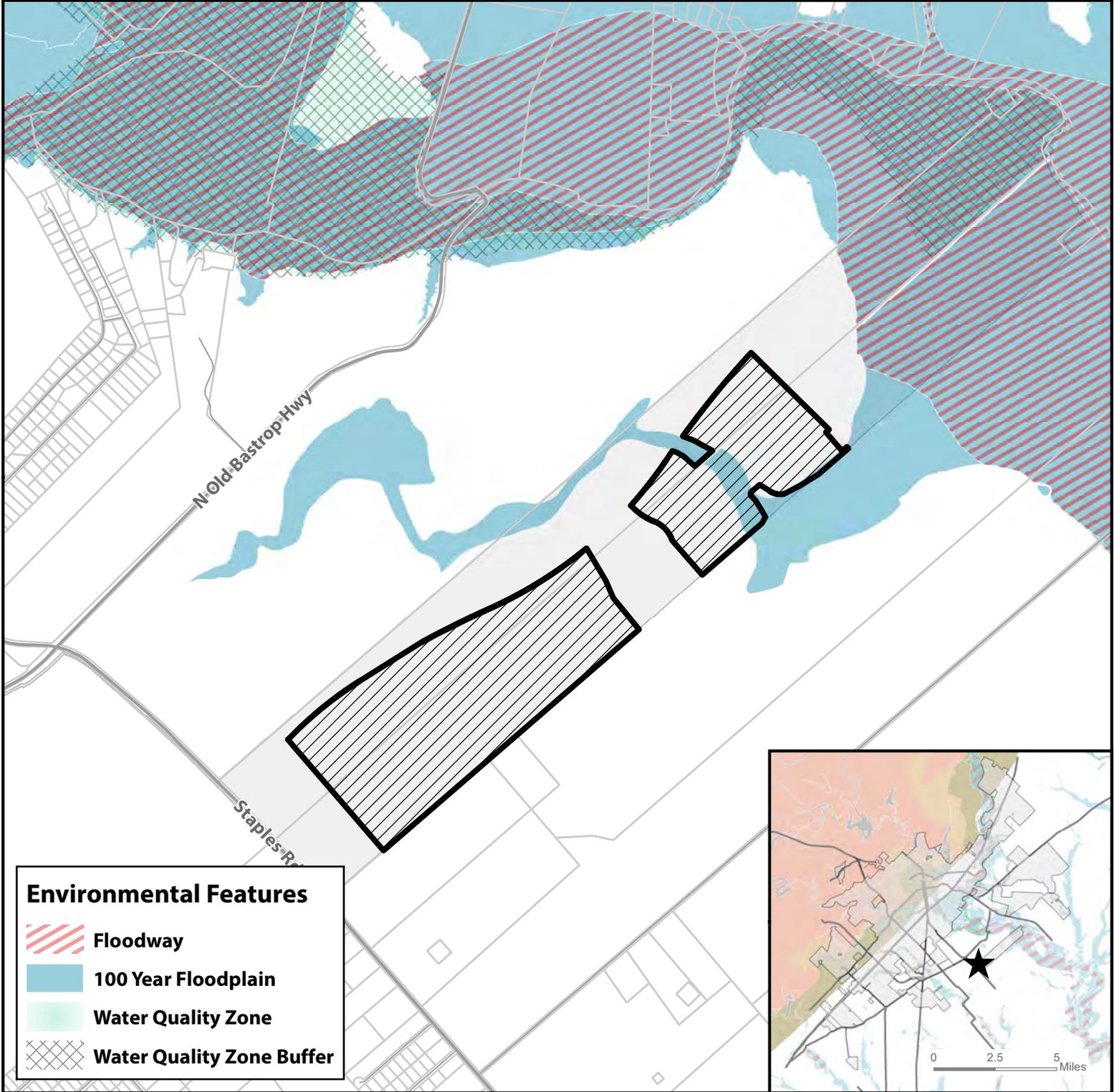
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



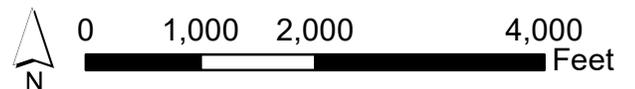
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Map Date: 7/28/2020

# ZC-20-20 Environmental Features Mayan CD-3 Zoning – 2801 Staples Road



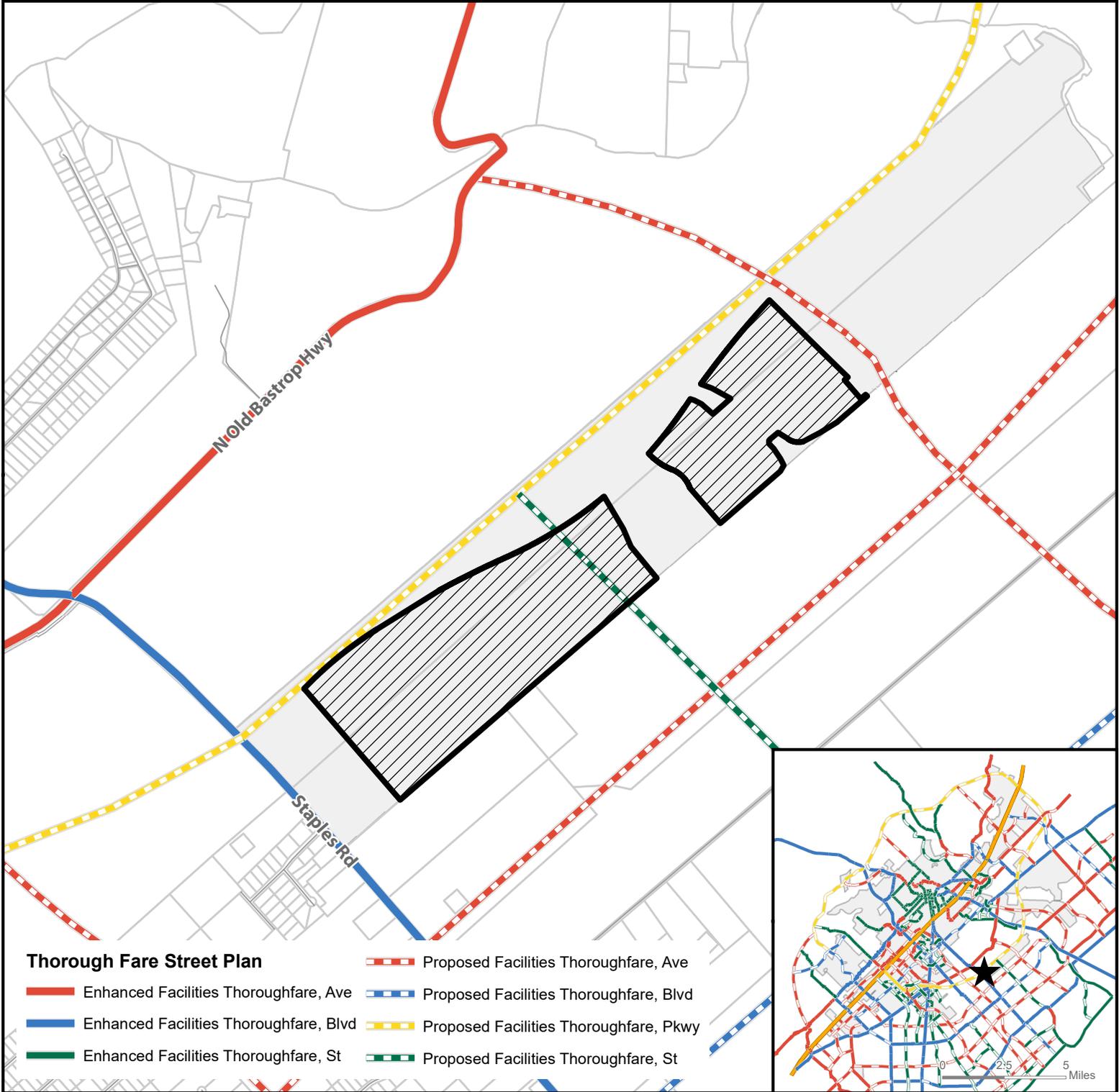
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 7/28/2020

# ZC-20-20 Transportation Master Plan Mayan CD-3 Zoning – 2801 Staples Road

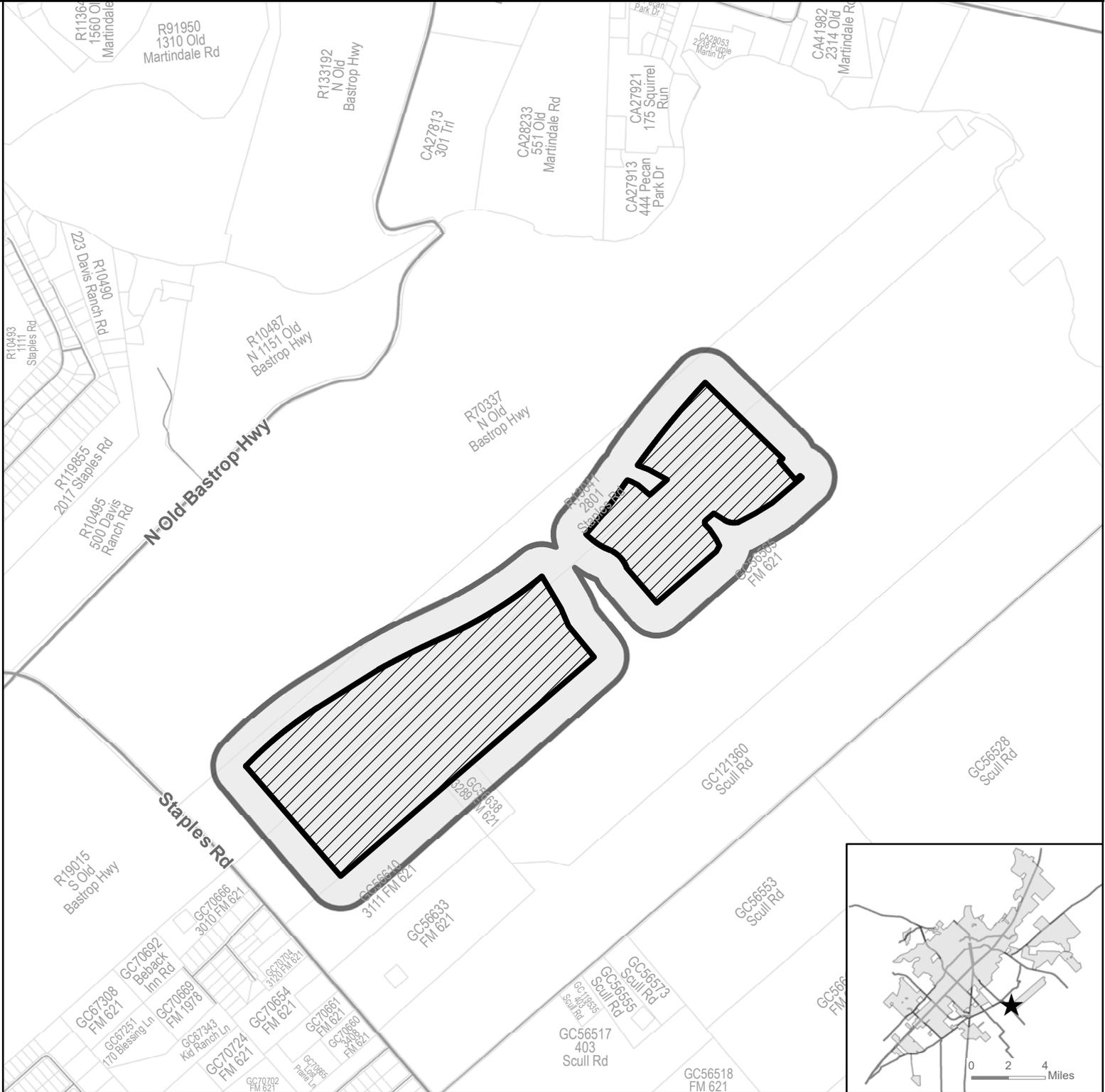


	<b>Site Location</b>	 0 1,000 2,000 4,000 Feet
	<b>Subject Property</b>	
	<b>Parcels</b>	
	<b>City Limit</b>	

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Map Date: 7/28/2020

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



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



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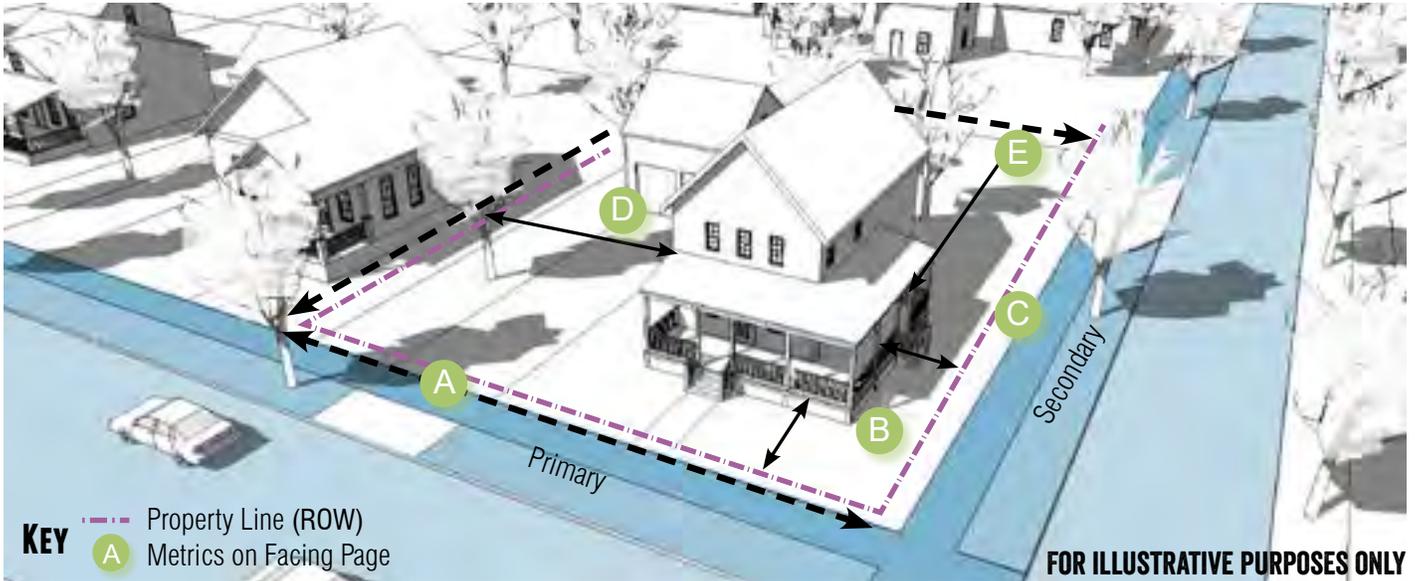
Map Date: 7/28/2020

## ZC-20-20 Notification List

<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Owner Zip</b>
Property Owner	3289 FM 621	San Marcos	TX	78666
Property Owner	2801 Staples RD	San Marcos	TX	78666
Property Owner	3111 FM 621	San Marcos	TX	78666

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

**BUILDING STANDARDS**

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

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	5,000 sq. ft. min.	50 ft. min.	
Cottage	4,000 sq. ft. min.	40 ft. min.	
Cottage Court	1,200 sq. ft. min.	20 ft. min.	
Duplex	4,000 sq. ft. min.	40 ft. min.	
Zero Lot Line House	3,500 sq. ft. min.	30 ft. min.	
Civic Building	5,000 sq. ft. min.	50 ft. min.	

All lots 45 feet or less in width shall take vehicular access from a rear alley except Cottage Courts.

**SETBACKS - PRINCIPAL BUILDING**

Primary Street	15 ft. min.	B
Secondary Street	10 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	3 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	15 ft. min.
Secondary Street	10 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

### Future Development vs. Character District-3

#### Section 4.2.1.2 Building Types Allowed by District

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

Section 5.1.1.2 Land Use Matrix

Future Development vs. Character District-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	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	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Character District – 3 (CD-3)</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 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.
<b>Uses</b>	Residential / Agricultural ( <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>	Dependent upon use	2 spaces per dwelling unit
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	10 units per acre (max)
<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
<b>Setbacks</b>	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), 10 foot side setback (corner), 15 foot rear set back.
<b>Impervious Cover (max)</b>	30%	60%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
<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 35' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	2,800 ft. Block Perimeter max.

**ZC-20-20 (The Mayan-Character District-3 Zoning) 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 Low 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>55%</b>	<b>29%</b>	<b>9%</b>	<b>7%</b>
Constraint by Class					
Cultural	<b>77%</b>			<b>23%</b>	
Edwards Aquifer	<b>100%</b>				
Endangered Species	<b>100%</b>				
Floodplains	<b>96%</b>			<b>4%</b>	
Geological	<b>100%</b>				
Slope	<b>100%</b>				
Soils	<b>46%</b>	<b>42%</b>		<b>12%</b>	
Vegetation	<b>100%</b>				
Watersheds		<b>14%</b>	<b>86%</b>		
Water Quality Zone	<b>78%</b>			<b>11%</b>	<b>11%</b>

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

Located in Subwatershed:	<b>Lower 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: The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.

According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.

**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 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>				X	
Will Trails and / or Green Space Connections be Provided? <b>The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.</b>				X	
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
<b>Public Facility Availability</b>				YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.</b>					X
Wastewater service available? <b>The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.</b>					X
Water service available? <b>The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as needed. Water lines will be also 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>Staples Road</b>	X				

Existing Peak LOS	Staples Road	X				
Preferred Scenario Daily LOS	Staples Road FM-110			X		X
Preferred Scenario Peak LOS	Staples Road FM-110	X				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		



## PLANNING AND DEVELOPMENT SERVICES

7/24/2020

ZC-20-20

### Notice of Public Hearing Zoning Change Request “FD” Future Development to “CD-3” Character District-3 2801 Staples Road

*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-3” Character District-3, or such other less intense zoning district classification as the City Council may approve, for 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 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, August 11, 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, September 1, 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-20-20**.

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)*

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

Character District 3 Residential

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, \_\_\_\_\_ (owner name) on behalf of  
\_\_\_\_\_ (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
\_\_\_\_\_ (address).

I hereby authorize \_\_\_\_\_ (agent name) on behalf of  
\_\_\_\_\_ (agent company) to file this application for  
\_\_\_\_\_ (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

**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.

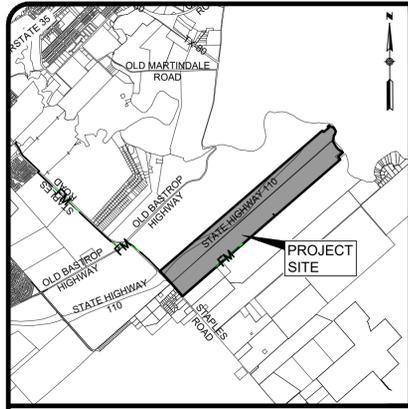
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: Todd Burek

Date: 06/29/2020

Print Name: Todd Burek

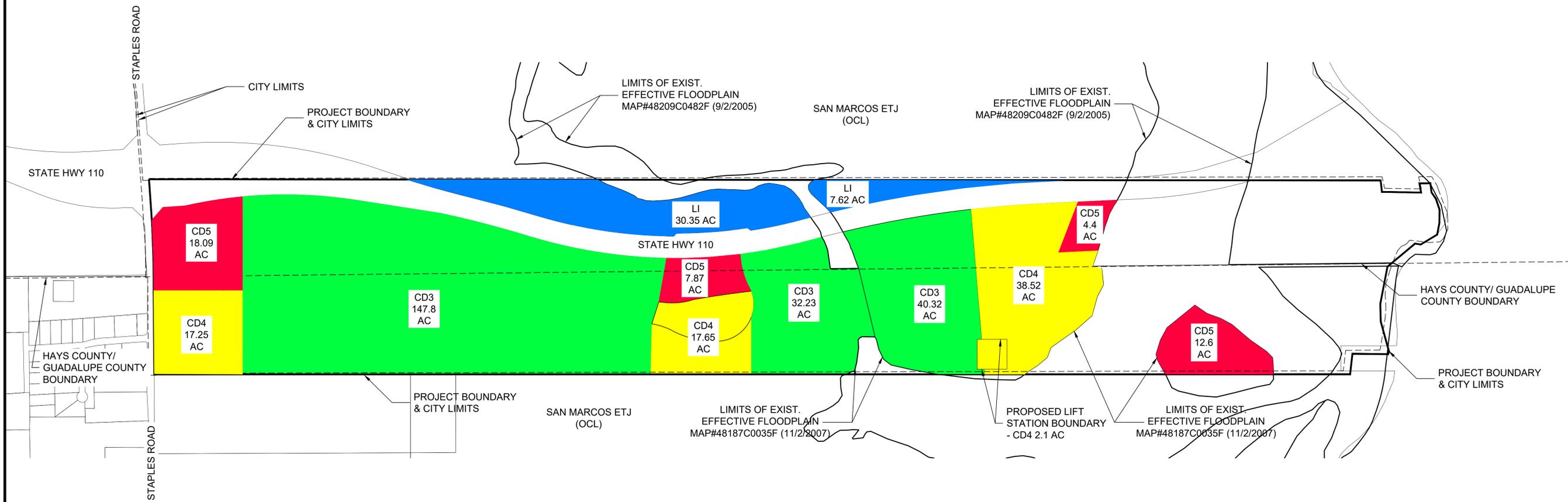
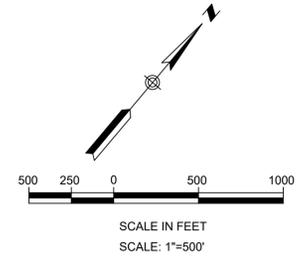


LOCATION MAP  
N.T.S.

**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	DESCRIPTION	BY	DATE

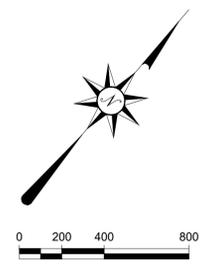
DATE: 04/02/2020  
DESIGNED BY: NB  
DRAWN BY: NB  
CHECKED BY: NB  
DESIGNING NAME: Zoning Exhibit Revised.dwg

**LJA Engineering, Inc.**  
 Phone 210.503.2700  
 Fax 210.503.2749  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209

JOB NUMBER:  
SA193-426

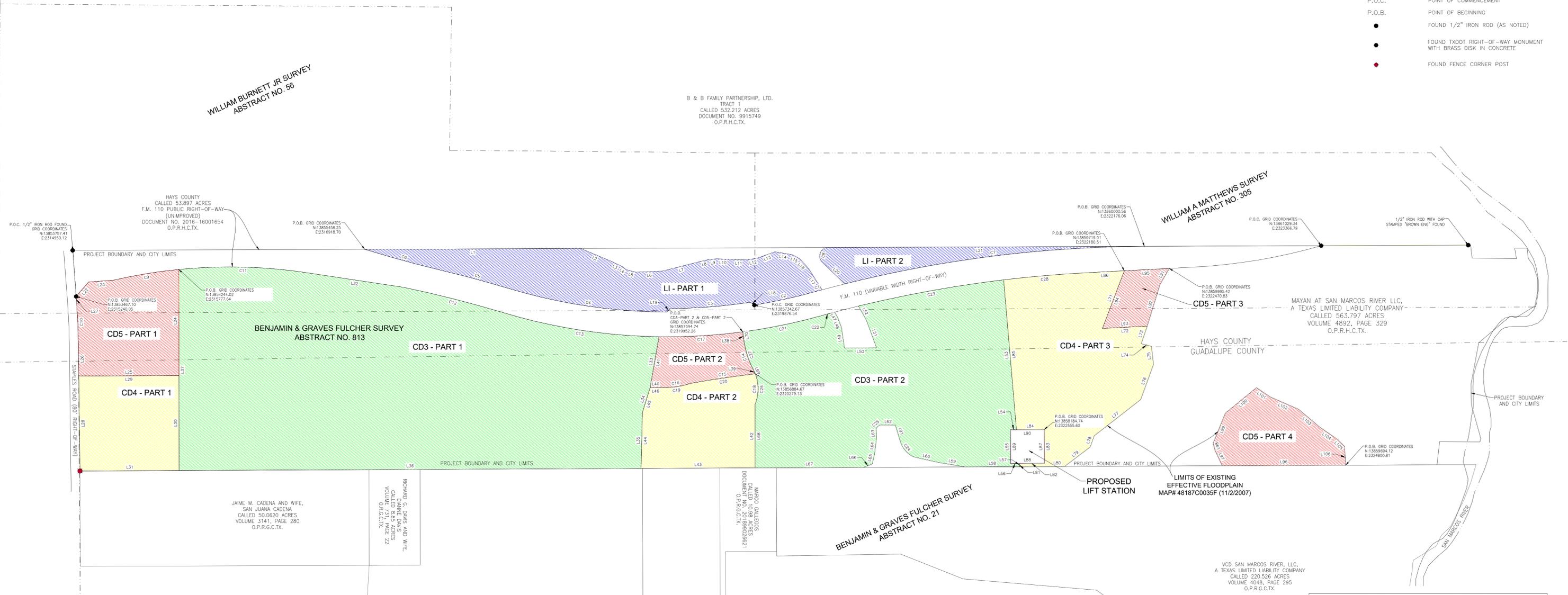
SHEET NO.  
**1**  
OF 1 SHEETS

K:\2019\2019 Mayan at San Marcos\GIS Mayan Subdivision\GIS Site Development Plans\GIS-Exhibit\Zoning Exhibit\_Revised.dwg  
 User: nbwms  
 Last Modified: Sun, 2/20/2020 10:23:23 AM  
 Plot Date/Time: Jul 13, 2020 10:12:23



**LEGEND:**

	PROPERTY BOUNDARY
	APPROXIMATE SURVEY LINE
	ROAD BOUNDARY
	FLY-TIE
	CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
	CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
	CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
	LIGHT INDUSTRIAL (LI)
	O.P.R.H.C.TX.
	O.R.G.C.TX.
	O.P.R.G.C.TX.
	P.O.C.
	P.O.B.
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	FOUND 1/2" IRON ROD (AS NOTED)
	FOUND TxDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE
	FOUND FENCE CORNER POST



**NOTES:**

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
- ALL DISTANCES AND ACRES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
- THIS IS NOT A BOUNDARY SURVEY.
- THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
- THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
  - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
  - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

**THE MAYAN REZONE**

IN THE  
**BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21**  
**BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813**  
**WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305**

HAYS COUNTY, TEXAS  
 GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**

5316 West Highway 290 Phone 512.439.4700  
 Suite 460  
 Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA151005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

S:\Main\Survey\Auto\Survey\Auto\Projects\LAST1005-2001\_MAYAN\_REZONE\06-CAD\CAD\Civil\_3D\Print\The\_Mayan\_Rezone\_Plot\_Export.dwg 7/1/2020

CD3 - PART 1 LINE AND CURVE TABLES

CD3 - PART 2 LINE AND CURVE TABLES

CD4 - PART 1 LINE TABLE

CD4 - PART 2 LINE AND CURVE TABLES

CD4 - PART 3 LINE AND CURVE TABLES

PROPOSED LIFT STATION LINE TABLE

Line Table					
Line #	Bearing	Length			
L32	N57°54'51"E	870.57'			
L33	S30°40'06"E	458.24'			
L34	S23°12'13"E	231.61'			
L35	S39°20'19"E	496.08'			
L36	S49°07'28"W	4114.99'			
L37	N40°45'42"W	940.79'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

Line Table					
Line #	Bearing	Length			
L42	S40°45'42"E	562.59'			
L43	S49°07'28"W	1016.53'			
L44	N39°20'19"W	496.08'			
L45	N23°12'13"W	231.61'			
L46	N48°11'21"E	97.07'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N46°32'15"E	400.03'
L73	S21°47'22"E	163.38'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	523.34'
L78	S20°06'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.56'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N46°24'19"E	350.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

LI - PART 1 LINE AND CURVE TABLES

LI - PART 2 LINE AND CURVE TABLES

CD5 - PART 1 LINE AND CURVE TABLES

CD5 - PART 2 LINE AND CURVE TABLES

CD5 - PART 3 LINE TABLE

CD5 - PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

**THE MAYAN REZONE**  
 IN THE  
 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21  
 BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813  
 WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305  
 HAYS COUNTY, TEXAS  
 GUADALUPE COUNTY, TEXAS

**LJA Surveying, Inc.**   
 5316 West Highway 290 Phone 512.439.4700  
 Suite 460  
 Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA1005-2001	2 OF 2
DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION				

GORDON N. ANDERSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

S:\Main\Surveying\Austin\_Surveying\Projects\LIAS1005-2001\_MAYAN\_REZONE\05-CAD\Civil\_3D\Prints\The\_Mayan\_Rezone\_Plot\_Exhibit.dwg 7/1/2020

- NOTES:**
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    - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
    - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

**CD3 PART 1 - 147.810 ACRES (6,438,604 SQUARE FEET)**

**BEING** A 147.810 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56 AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 147.810 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 0.79 FEET;

**THENCE** NORTH 59 DEGREES 33 MINUTES 10 SECONDS WEST, A DISTANCE OF 959.30 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13854243.91, E: 2315777.64;

**THENCE** WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1,144.87 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE OF 14 DEGREES 09 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 50 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,141.96 FEET TO A POINT,
- 2) NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A POINT AT THE BEGINNING A CURVE TO THE RIGHT,
- 3) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 918.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 04 DEGREES 47 MINUTES 21 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 918.37 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 4) WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 1,407.06 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 15 DEGREES 46 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,402.62 FEET TO A POINT;

**THENCE** DEPARTING THE SOUTHEAST LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 30 DEGREES 40 MINUTES 06 SECONDS EAST, A DISTANCE OF 458.24 FEET TO A POINT,
- 2) SOUTH 23 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 231.61 FEET TO A POINT, AND
- 3) SOUTH 39 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 496.08 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 4,114.99 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 884.61 FEET;

**THENCE** NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 1,784.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 147.810 ACRES OF LAND, MORE OR LESS.

**CD3 PART 2 - 72.213 ACRES (3,145,598 SQUARE FEET)**

**BEING** A 72.213 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56 AND BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 72.213 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

**THENCE** SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.04 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE LEFT, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

**THENCE** WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 706.70 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 07 DEGREES 55 MINUTES 26 SECONDS, AND A CHORD THAT BEARS NORTH 37 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 706.13 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, AND

- 2) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 131.12 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE 00 DEGREES 41 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 34 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 131.12 FEET TO A POINT;

**THENCE** DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) SOUTH 71 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 51.89 FEET TO A POINT,
- 2) SOUTH 61 DEGREES 21 MINUTES 41 SECONDS EAST, A DISTANCE OF 97.53 FEET TO A POINT,
- 3) SOUTH 48 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 185.91 FEET TO A POINT,
- 4) NORTH 48 DEGREES 33 MINUTES 29 SECONDS EAST, A DISTANCE OF 285.39 FEET TO A POINT,
- 5) NORTH 60 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 260.95 FEET TO A POINT, AND
- 6) NORTH 70 DEGREES 06 MINUTES 45 SECONDS WEST, A DISTANCE OF 143.14 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

**THENCE** WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,315.48 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 06 DEGREES 51 MINUTES 30 SECONDS, AND A CHORD THAT BEARS NORTH 39 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 1,314.70 FEET TO A POINT;

**THENCE** DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIX (5) COURSES AND DISTANCES:

- 1) SOUTH 45 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 1334.51 FEET TO A POINT,
- 2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 53.37 FEET TO A POINT,
- 3) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
- 4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 78.46 FEET TO A POINT, AND
- 5) SOUTH 45 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 28.55 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 485.78 FEET TO A POINT;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWELVE (10) COURSES AND DISTANCES:

- 1) SOUTH 58 DEGREES 50 MINUTES 30 SECONDS WEST, A DISTANCE OF 244.60 FEET TO A POINT,

- 2) SOUTH 62 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 225.66 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 205.27 FEET, A RADIUS OF 224.23 FEET, A DELTA ANGLE OF 52 DEGREES 26 MINUTES 58 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 198.17 FEET TO A POINT,
- 4) NORTH 57 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 130.53 FEET TO A POINT,
- 5) SOUTH 50 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 129.27 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.54 FEET, A RADIUS OF 49.90 FEET, A DELTA ANGLE OF 63 DEGREES 46 MINUTES 10 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 01 MINUTES 38 SECONDS WEST, A DISTANCE OF 52.72 FEET TO A POINT,
- 7) SOUTH 43 DEGREES 21 MINUTES 28 SECONDS EAST, A DISTANCE OF 80.86 FEET TO A POINT,
- 8) SOUTH 33 DEGREES 11 MINUTES 43 SECONDS EAST, A DISTANCE OF 149.74 FEET TO A POINT,
- 9) SOUTH 27 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 87.04 FEET TO A POINT, AND
- 10) SOUTH 28 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 82.91 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH POINT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS, A DISTANCE OF 6,016.13 FEET;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 965.00 FEET TO A POINT;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

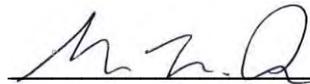
- 1) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 562.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.24 FEET TO A POINT,
- 3) NORTH 65 DEGREES 57 MINUTES 47 SECONDS WEST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 50 MINUTES 07 SECONDS WEST, A DISTANCE OF 280.05 FEET TO A POINT, AND

- 5) NORTH 47 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 77.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 72.213 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



06/30/2020

Gordon Anderson, RPLS No. 6617  
LJA Surveying, Inc.  
5316 Highway 290 West, Suite 460  
Austin, Texas 78735  
Texas Firm No. 10194533



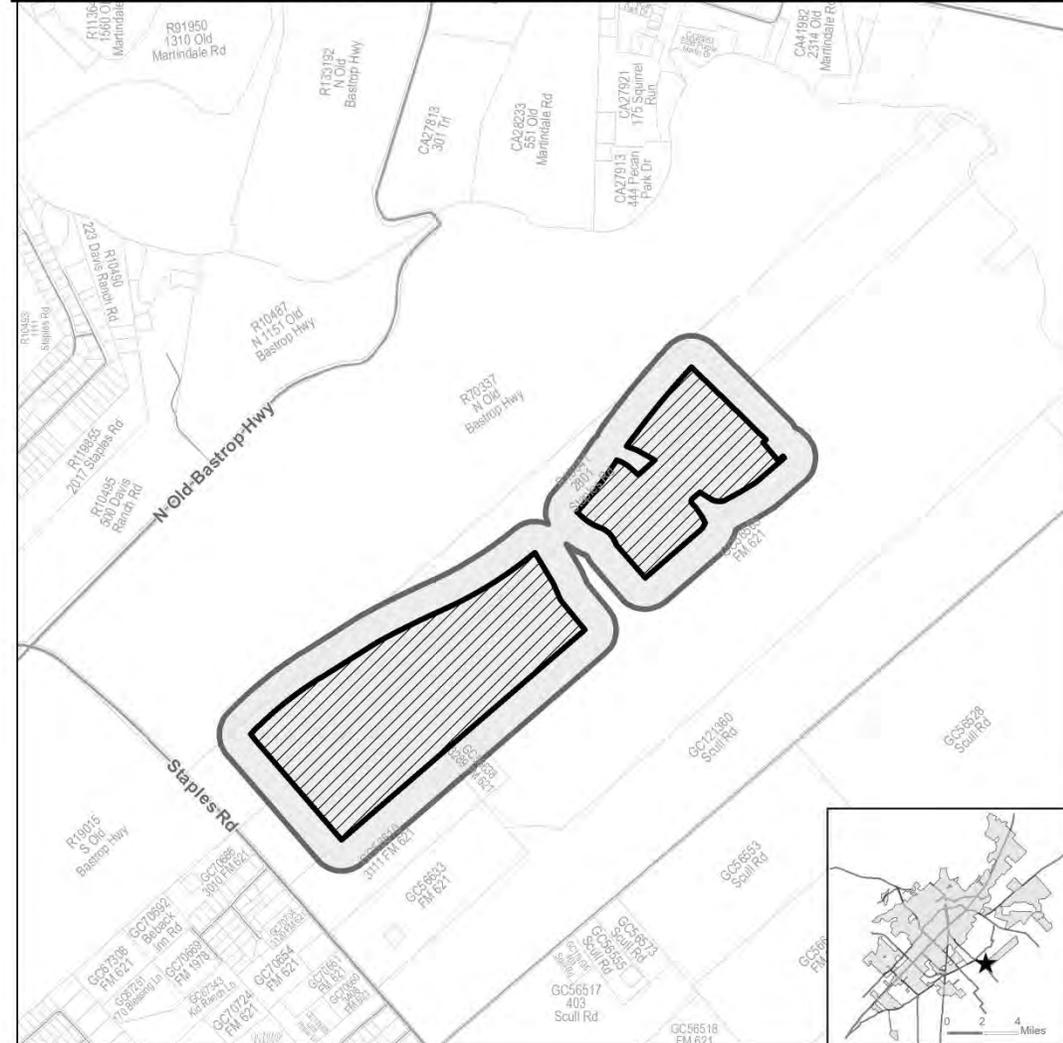
## **ZC-20-20 (The Mayan CD-3)**

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-3” Character District-3, for 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, located at 2801 Staples Road(S. Caldwell)

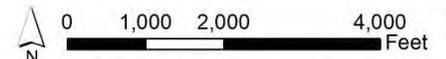
## Location:

- 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



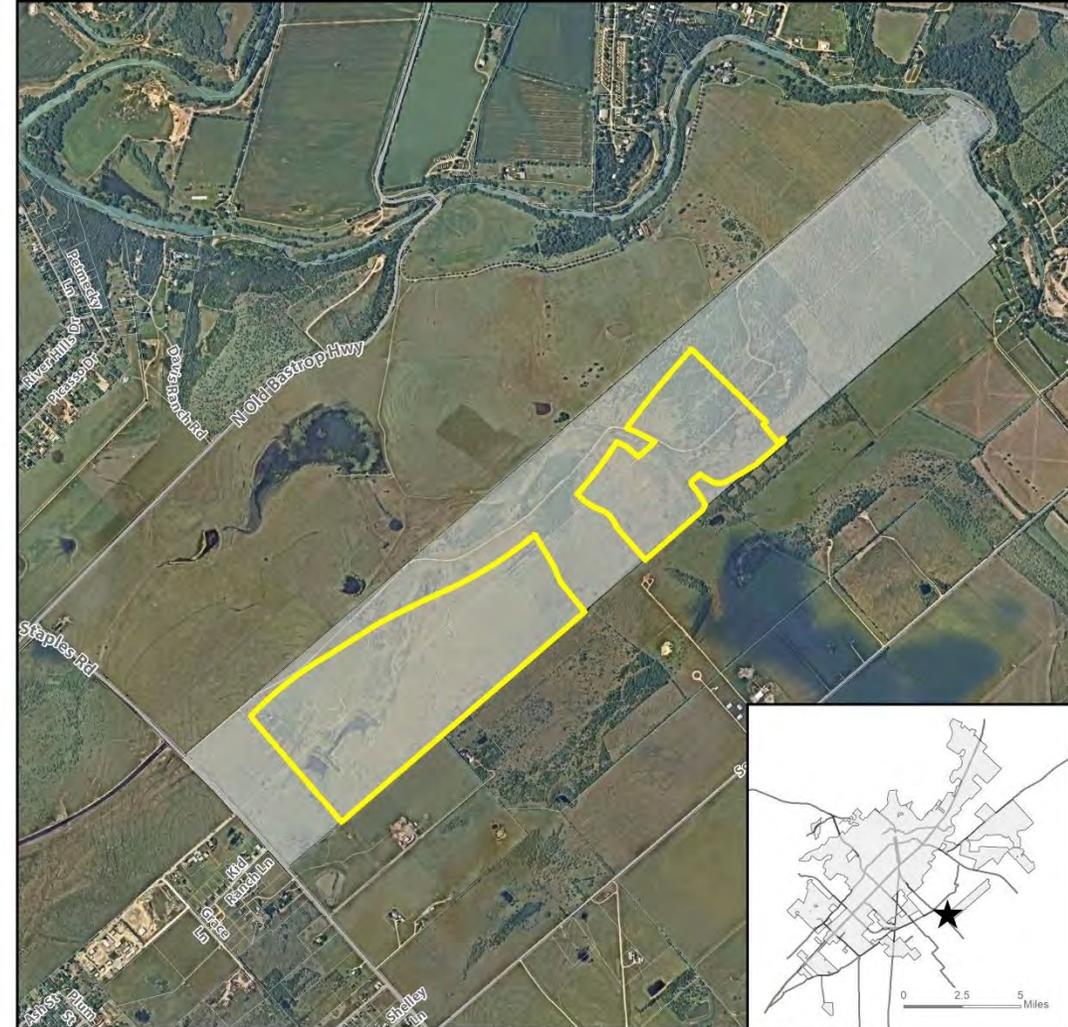
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Map Date: 8/4/2020

# Context & History

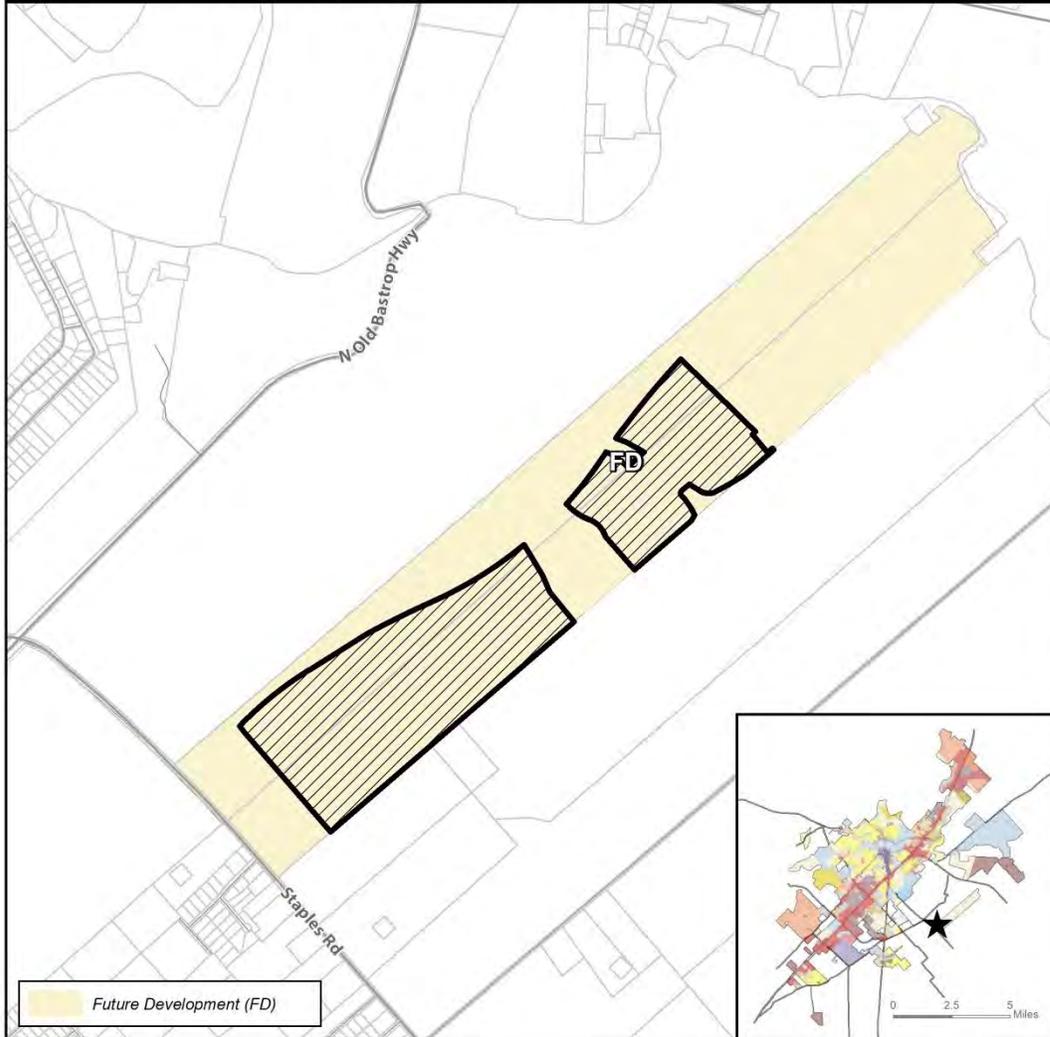
- Annexed in 2008
- Existing Zoning: Future Development (FD)
- Proposed Zoning: Character District-3 (CD-3)
- Proposed CD-3 zoning allows primarily for one and two family residential uses, and some limited commercial uses. Commercial uses are largely prohibited in this district.
- Request is being processed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

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



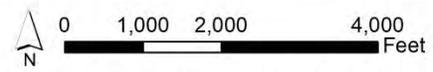
★ Site Location	
Subject Property Parcel	
City Limit	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p> <p>Map Date: 8/4/2020</p>

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



Future Development (FD)

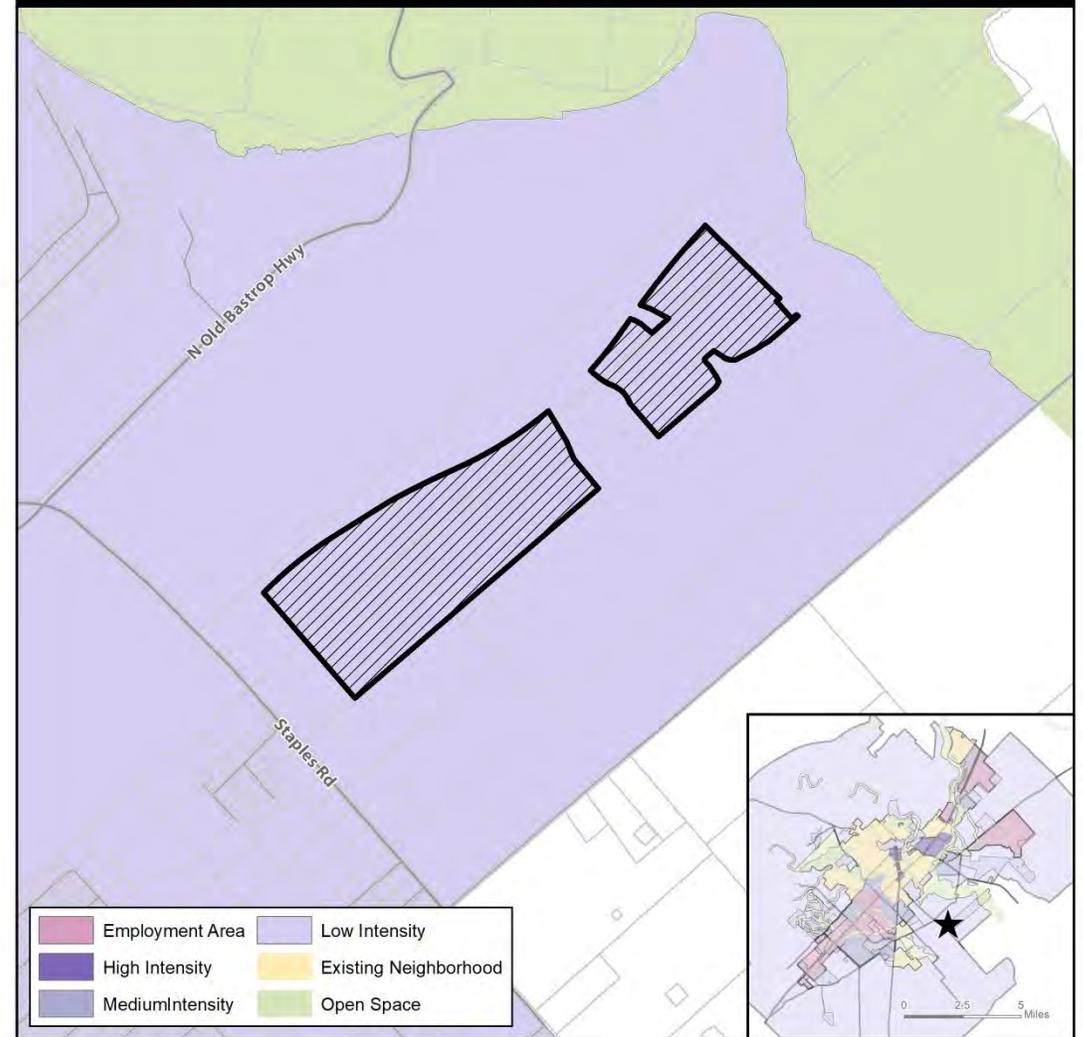
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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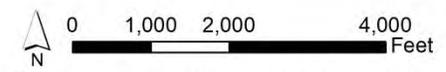
Map Date: 8/4/2020

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



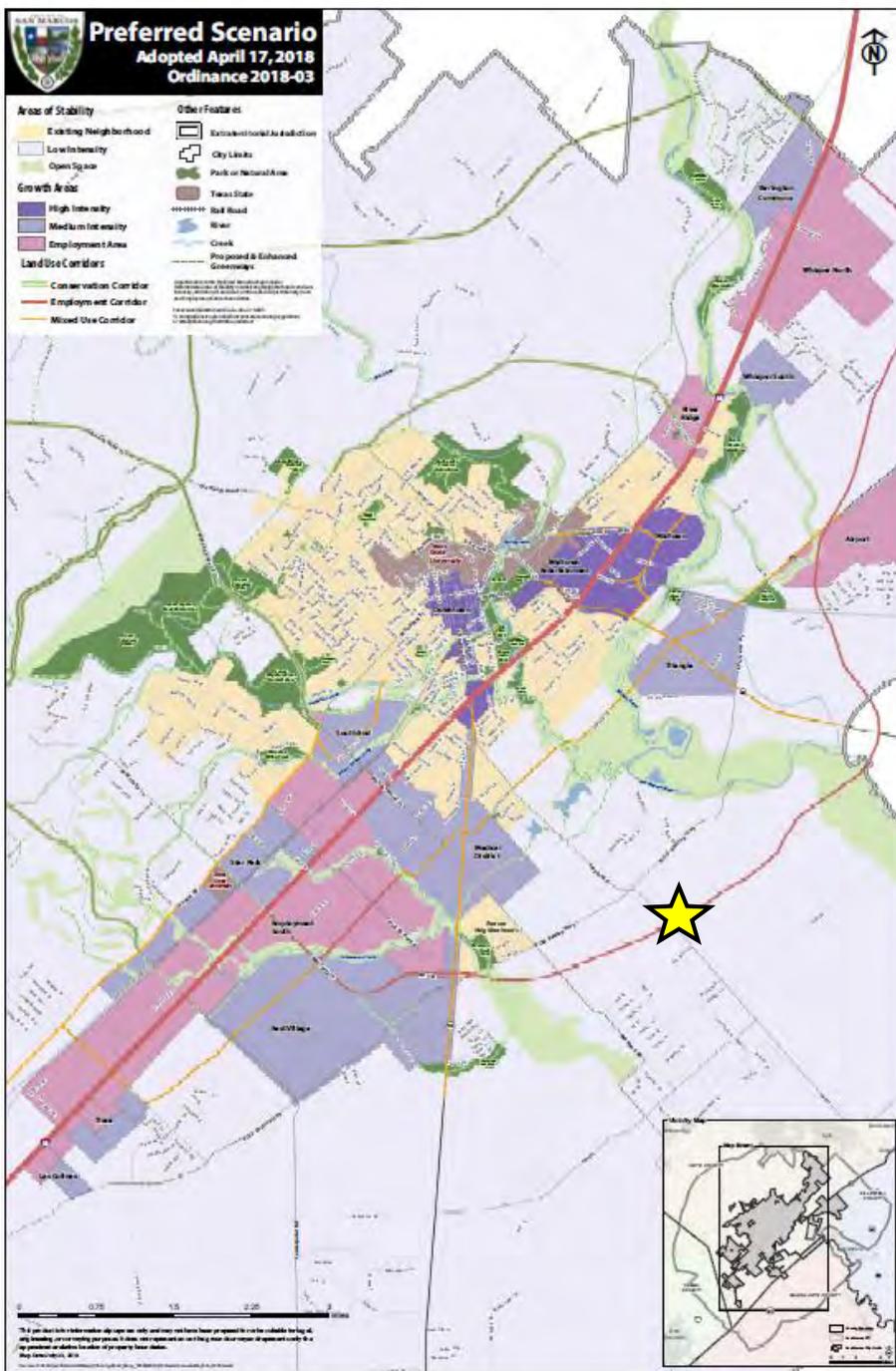
- |                    |                         |
|--------------------|-------------------------|
| ▭ Employment Area  | ▭ Low Intensity         |
| ▭ High Intensity   | ▭ Existing Neighborhood |
| ▭ Medium Intensity | ▭ Open Space            |

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



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Map Date: 8/4/2020

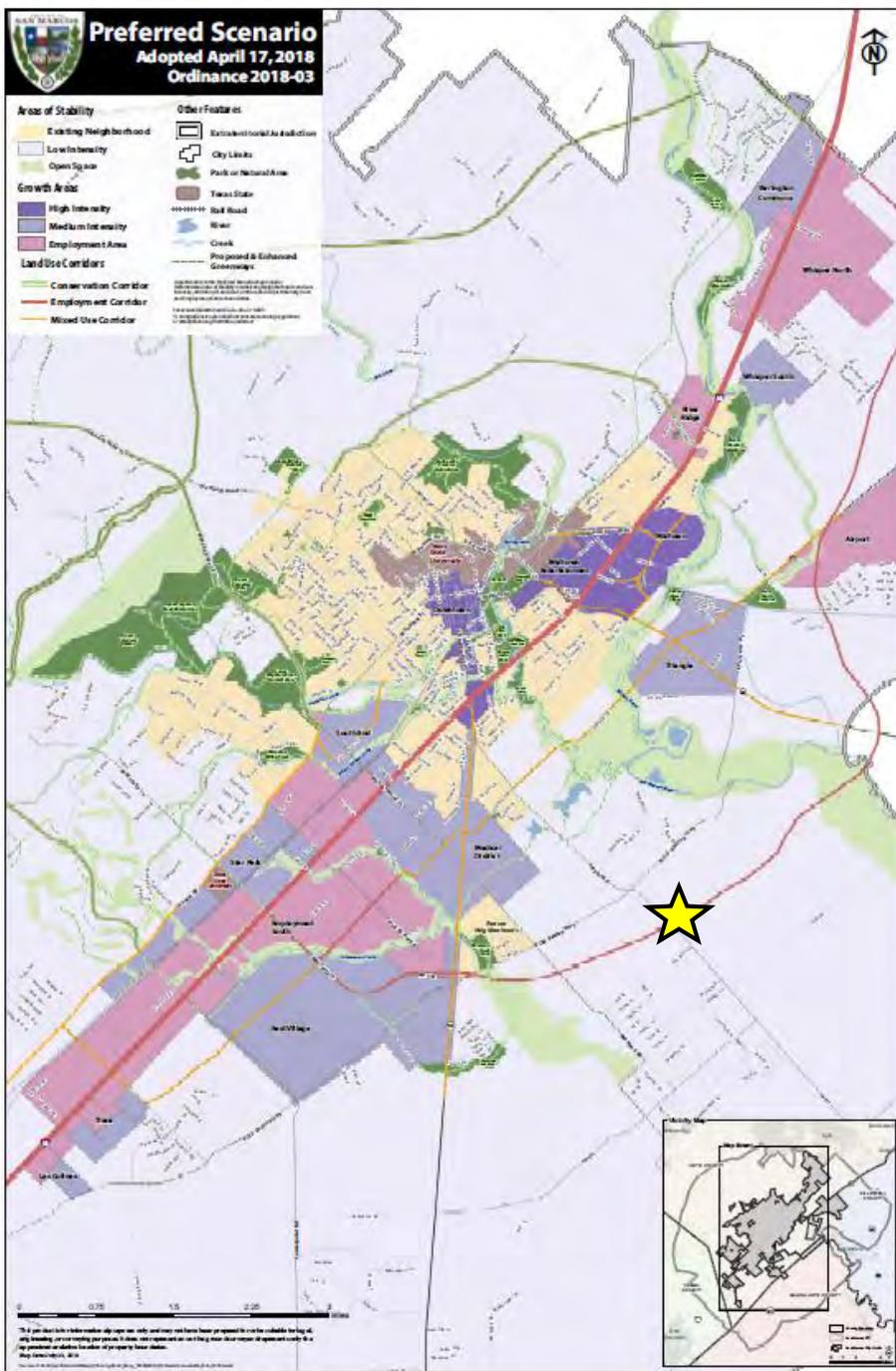


# Comprehensive Plan Analysis

**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)*



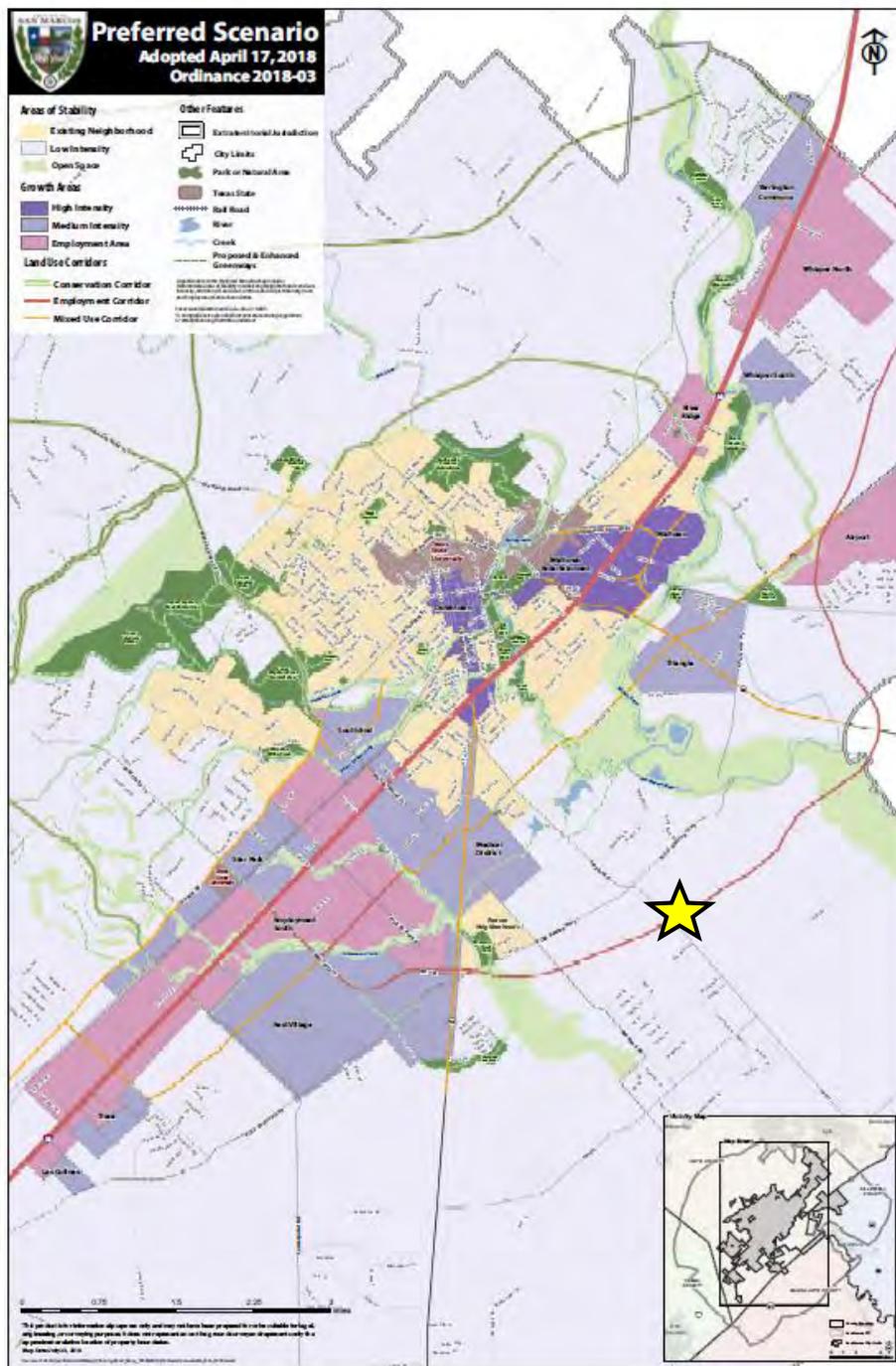
# Comprehensive Plan Analysis

**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.



**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

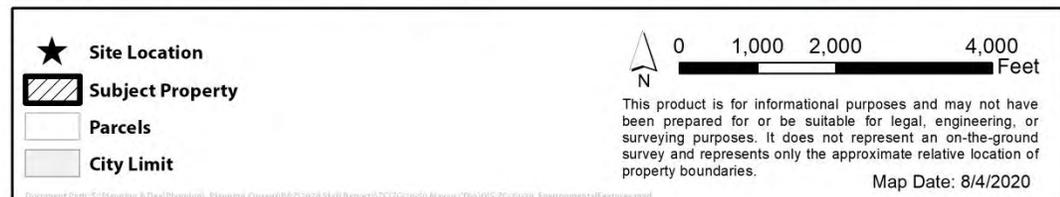
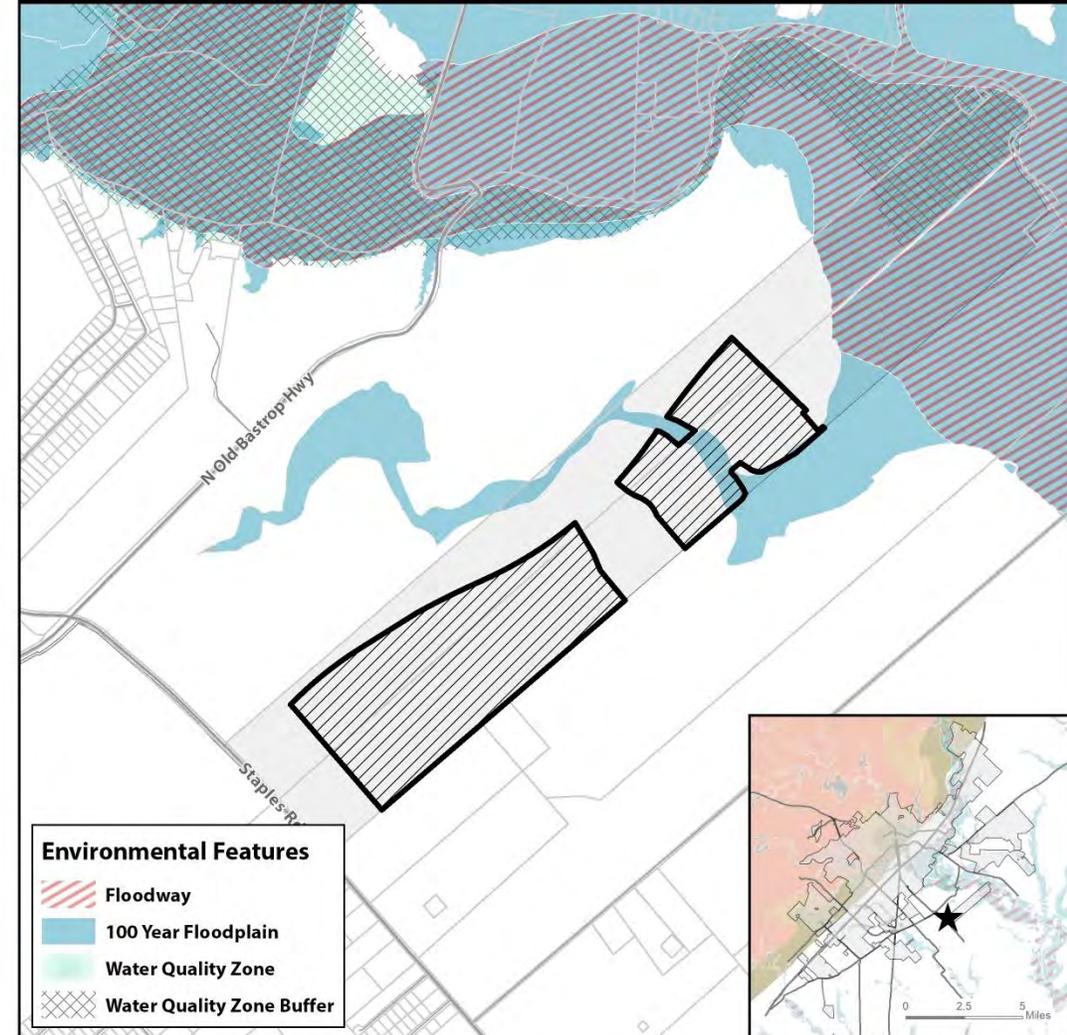
**BUILDING TYPES ALLOWED**

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)

### ZC-20-20 Environmental Features Mayan CD-3 Zoning – 2801 Staples Road



## 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)

## ZC-20-20 Transportation Master Plan Mayan CD-3 Zoning – 2801 Staples Road



★ Site Location

▨ Subject Property

□ Parcels

■ City Limit

0 1,000 2,000 4,000 Feet

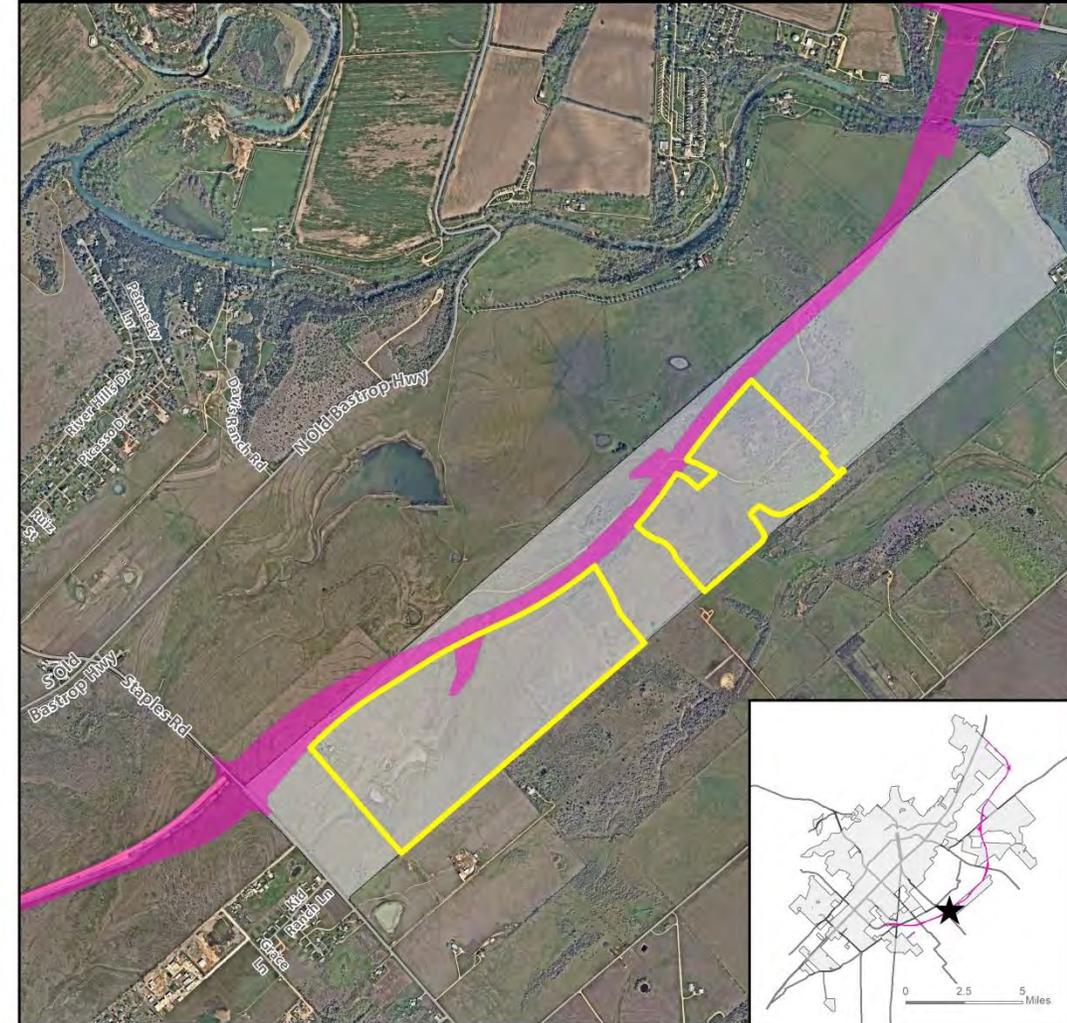
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Map Date: 8/4/2020

## 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.

ZC-20-20  
 FM 110  
 The Mayan CD-3 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.

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 ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
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.