



Legislation Details (With Text)

**File #:** Ord. 2020-06(b)      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Individual Consideration

**File created:** 2/18/2020      **In control:** City Council

**On agenda:** 3/3/2020      **Final action:**

**Title:** Consider approval of Ordinance 2020-06, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 56.923 acres out of the John Williams Survey, Abstract No. 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive, from “FD” Future Development District to “SF-4.5” Single Family - 4.5; and including procedural provisions.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. ZC-20-01 Staff Report CC, 3. ZC-20-01 Metes and Bounds, 4. ZC-20-01 Maps, 5. ZC-20-01 Code Comparison, 6. ZC-20-01 Comprehensive Plan Checklist, 7. ZC-20-01 Personal Notification Letter, 8. ZC-20-01 Application Documents, 9. ZC-20-01 Presentation CC

Date	Ver.	Action By	Action	Result
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**AGENDA CAPTION:**

Consider approval of Ordinance 2020-06, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 56.923 acres out of the John Williams Survey, Abstract No. 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive, from “FD” Future Development District to “SF-4.5” Single Family - 4.5; and including procedural provisions.

**Meeting date:** March 3, 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:** PH and 1<sup>st</sup> Reading at February 18, 2020 City Council Meeting

**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). 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 1, Section 2 provides for development of 101 residential lots, seven new streets, and seven 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:**

**Planning and Zoning Commission Meeting: January 28, 2020**

**Speakers in favor or opposed: None**

**Recommendation:** A motion was made by Commissioner Gleason, seconded by Commissioner Kelsey, to approve ZC-20-01. The motion carried 9-0.

- **For:** (9) Chairperson Garber, Vice Chairperson Gleason, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Dillon, Commissioner Moore, Commissioner Kelsey, and Commissioner Agnew.
- **Against:**
- **Absent:**

**Alternatives:**

n/a

**Recommendation:**

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5.