



Legislation Details (With Text)

**File #:** ZC-23-15      **Version:** 1      **Name:**

**Type:** Discussion Item      **Status:** Passed

**File created:** 5/3/2023      **In control:** Planning and Zoning Commission

**On agenda:** 5/23/2023      **Final action:** 5/23/2023

**Title:** ZC-23-15 (Hill Country Studios / FD to CD-1) Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate - San Marcos, LLC, for a zoning change from “FD” Future Development to “CD-1” Character District - 1 or, subject to consent of the owner, another less intense zoning district classification, for approximately 57.846 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No’s. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd 12 intersection. (W. Rugeley)

**Sponsors:** Will Rugeley

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Maps, 3. Code Comparison, 4. Comp Plan Checklist, 5. Application Docs, 6. P&Z Presentation

Date	Ver.	Action By	Action	Result
5/23/2023	1	Planning and Zoning Commission		

**AGENDA CAPTION:**

ZC-23-15 (Hill Country Studios / FD to CD-1) Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate - San Marcos, LLC, for a zoning change from “FD” Future Development to “CD-1” Character District - 1 or, subject to consent of the owner, another less intense zoning district classification, for approximately 57.846 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No’s. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd 12 intersection. (W. Rugeley)

**Meeting date:** May 23, 2023

**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:** N/A

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

N/A

N/A

N/A

**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:**

The La Cima Development Agreement received its initial approval in 2013. Since then, the Development Agreement has been amended 7 times with the last occurring in May 2022 to provide additional development standards for multifamily units. This application seeks to zone the property in accordance with the La Cima Development Agreement which authorizes Community Commercial uses up to 300 acres maximum. The area associated with this request surrounds the proposed film studio and is made so that Community Commercial acreage is not used in areas that are intended to remain vacant/undeveloped.

**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 ZC-23-15 as presented.

