



Legislation Details (With Text)

**File #:** Ord. 2023-39(b)      **Version:** 2      **Name:**

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

**File created:** 5/9/2023      **In control:** City Council

**On agenda:** 6/6/2023      **Final action:**

**Title:** Consider approval of Ordinance 2023-39, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-23-13, by rezoning approximately 104.179 acres of land generally located southeast of the intersection of FM-110 and Staples Road from “CD-4” Character District-4 and “CD-5” Character District-5 to “CD-3” Character District-3, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-23-13 Presentation, 2. Ordinance - ZC-23-13 Second Reading, 3. Ordinance Exhibit A-Legal Description, 4. ZC-23-13 Staff Report, 5. ZC-23-13 Comp Plan Checklist, 6. ZC-23-13 Maps, 7. ZC-23-13 Code Comparison, 8. ZC-23-13 Application Documents

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

Consider approval of Ordinance 2023-39, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-23-13, by rezoning approximately 104.179 acres of land generally located southeast of the intersection of FM-110 and Staples Road from “CD-4” Character District-4 and “CD-5” Character District-5 to “CD-3” Character District-3, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.

**Meeting date:** June 6, 2023

**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:** Council voted 7-0 to approve ZC-23-13 at their regular meeting on May 16<sup>th</sup>, 2023.

**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 - Direct Growth, Compatible with Surrounding Uses
- 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)]

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**Background Information:**

The zoning change request is comprised of 7 separate parcels, 4 of which are currently zoned CD-4 and 3 of which are currently zoned Character District-5. The request is part of the wider 328 acre River Bridge Ranch development, which is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2007 (Land Development Ordinances can be found at <https://bit.ly/3KomLdm>) and details on the Settlement Agreement can be located via the interactive agenda at <https://san-marcos-tx.legistar.com/LegislationDetail.aspx?ID=4675279&GUID=4FBCC69F-1BBC-4E1D-A44B-6D3082984D43&Options=&Search=>>). The rest of the River Bridge Ranch development is already zoned Character District-3, and the developer (Lennar Homes of Texas) wishes to rezone the remaining tracts to CD-3 in order to provide single family housing throughout the entire development (see enclosed cover letter).

A Preliminary Plat for the site is currently under review (PC-22-47) - an application for a Plat Variance/ Alternative Compliance (AC-23-05) to the block length requirements has also been submitted by the applicant and will be heard by the Planning and Zoning Commission at a separate meeting.

*\*Please note that this development "River Bridge Ranch" is separate from the adjacent "River Bend Ranch which is in the ETJ and which is subject to a Development Agreement (PDA-19-02/2021-246R)*

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

The Planning and Zoning Commission voted 8-0 to recommend approval of ZC-23-13 at their April 25<sup>th</sup> regular meeting.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommends **approval** of ZC-23-13 as presented.