



Legislation Details (With Text)

**File #:** PSA-20-02 **Version:** 1 **Name:** P&Z Public Hearing  
**Type:** Action Item **Status:** Passed  
**File created:** 4/14/2020 **In control:** Planning and Zoning Commission  
**On agenda:** 4/28/2020 **Final action:** 4/28/2020  
**Title:** Receive a Staff presentation and hold a Public Hearing to consider a request by HK Real Estate Development for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity” for +/- 1,142 acres of land, more or less, located at the intersection of North Old Bastrop Highway and Staples Road. (S. Caldwell)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 PSA-20-02 Staff Report-4.20.20.pdf, 2. 2 PSA-20-02 Map Packet, 3. 3 PSA-20-02 Comp Plan Analysis Checklist, 4. 4. PSA-20-02 Personal Notice, 5. 5. PSA-20-02 Exhibits, 6. 6. PSA-20-02 Application Documents, 7. PSA-20-02 Public Comment .pdf, 8. PSA-20-02 Presentation\_4.28.2020R.pdf

Date	Ver.	Action By	Action	Result
4/28/2020	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to consider a request by HK Real Estate Development for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity” for +/- 1,142 acres of land, more or less, located at the intersection of North Old Bastrop Highway and Staples Road. (S. Caldwell)

**Meeting date:** April 28, 2020

**Department:** Planning & Development

**Amount & Source of Funding**

**Funds Required:** Click or tap here to enter text.

**Account Number:** Click or tap here to enter text.

**Funds Available:** Click or tap here to enter text.

**Account Name:** Click or tap here to enter text.

**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 - Public & Private Sector Partnership to Protect Water Quality & proper development in San Marcos and Blanco Rivers
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Well maintained, stable neighborhoods protected from encroachment of incompatible land uses
- 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)]

Vision San Marcos - A River Runs Through Us

**Background Information:**

The subject property is approximately 1,142 acres in size and is generally located at the intersection of Old Bastrop Highway and Staples Road. From this intersection the property is bounded to the north by the San Marcos River and to the south by Redwood Road. The tract south of Staples Road is referred to as the "Riley's Point" tract and will be bisected by the future extension of FM 110. The eastern extent of the tract north of Staples Road, which is referred to as the "Riverbend Ranch" tract, will be bound by this future extension of FM 110.

The site currently has no zoning and is located in the ETJ. City staff is working with the applicant on a Development Agreement that will among other things, set provisions for annexation and zoning. This agreement will be processed and reviewed concurrently by City Council along with the proposed Preferred Scenario Map Amendment and will stipulate the applicant follow zoning district standards in the San Marcos Development Code.

The applicant is proposing a mix of single family, multi-family, and commercial uses at a density and intensity consistent with a Medium Intensity Area on the Preferred Scenario Map. The applicant is proposing to develop

this mix of uses under a Medium Intensity Planning Area District (PA) zoning designation. Planning Area Districts are intended primarily, to facilitate new, master planned communities. This zoning designation allows for a certain percent allocation of property to be zoned at different intensities dependent on the property's designation on the Preferred Scenario Map. The Medium Intensity Planning Area District that the applicant desires to develop under stipulates that 10-30% of the property be designed to CD-1, CD-2, or CD-3 standards, 30-60% of the property be designed to CD-4 standards, and that 10-30% of the site be designed to CD-5 standards.

Section 2.4.2.3 of the San Marcos Development Code stipulates that the Responsible Official schedule a series of informational meetings and public hearings upon receiving an application for a Preferred Scenario Map Amendment. The full schedule for required meetings and public hearings is below:

- TBD: Neighborhood Commission Informational Meeting
- April 7<sup>th</sup>: City Council Informational Meeting
- April 14<sup>th</sup>: Planning & Zoning Commission Informational Meeting
- **April 28<sup>th</sup>: Planning & Zoning Commission Public Hearing & Action**
- May 19<sup>th</sup>: City Council Public Hearing (No Action)
- June 2<sup>nd</sup>: City Council Public Hearing & Action
- June 16<sup>th</sup>: City Council Reconsideration

The San Marcos Development Code requires the Planning & Zoning Commission to hold a public hearing on the request following an informational meeting, which was held on April 14, 2020.

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

At the April 7<sup>th</sup>, 2020 City Council meeting, the Council received an informational presentation from Staff. The meeting was for informational purposes only and the Council took no action on the item. At the April 14<sup>th</sup>, 2020 Planning & Zoning Commission meeting, the Commission received an informational presentation from Staff. The meeting was for informational purposes only and the Commission took no action on the item.

**Alternatives:**

The Planning and Zoning Commission shall make a recommendation regarding the proposed Preferred Scenario Map Amendment to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the request.

**Recommendation:**

Based on the analysis provided, staff recommends approval of the Preferred Scenario Map Amendment

request (PSA-20-02).