



Legislation Details (With Text)

**File #:** Ord. 2020-49    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Individual Consideration  
**File created:** 7/7/2020    **In control:** City Council  
**On agenda:** 8/4/2020    **Final action:**

**Title:** Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-49, amending the Official Zoning Map of the City by rezoning approximately 10.1073 acres of land, generally located at the northern corner of South Old Bastrop Highway and Rattler Road, from "FD" Future Development District to "CD-5" Character District-5 District; and including procedural provisions; and consider approval of Ordinance 2020-49 on the first of two readings.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-20-11 Presentation, 2. Ordinance, 3. ZC-20-11 Staff Report, 4. ZC-20-11 Maps, 5. ZC-20-11 Code Comparison, 6. ZC-20-11 Comp Plan Analysis Checklist, 7. ZC-20-11 Personal Notice, 8. ZC-20-11 Application

Date	Ver.	Action By	Action	Result
8/4/2020	1	City Council	approved	Pass

**AGENDA CAPTION:**

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-49, amending the Official Zoning Map of the City by rezoning approximately 10.1073 acres of land, generally located at the northern corner of South Old Bastrop Highway and Rattler Road, from "FD" Future Development District to "CD-5" Character District-5 District; and including procedural provisions; and consider approval of Ordinance 2020-49 on the first of two readings.

**Meeting date:** August 4, 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:** [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 - 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)]

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**Background Information:**

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is located across the street (South Old Bastrop Highway) from San Marcos High School and adjacent to residential and church uses. There is a CD-5 zoned tract located across Rattler Road and a CC-Community Commercial zoned tract located diagonally opposite of the property.

The purpose of the zoning is to allow for the development of a 216-unit low income housing apartment complex. In February 2020, City Council approved a Resolution of No Objection for this project allowing the developer to pursue housing tax credits from Texas Department of Housing and Community Affairs. According to the Resolution of No Objection application, the complex will contain 216 units consisting of one, two, and three bedrooms, restricted to those with incomes between 30% to 70% of the area median income.

The City will provide water and wastewater services to the site upon annexation. Bluebonnet Electric Cooperative will provide electric service to this development.

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

At the June 23, 2020 meeting, the Planning and Zoning Commission recommended approval of the zoning request with a 9-0 vote.

**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 "CD-5" Character District-5.