



Legislation Details (With Text)

**File #:** Ord. 2020-57(b)      **Version:** 1      **Name:**

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

**File created:** 8/18/2020      **In control:** City Council

**On agenda:** 9/1/2020      **Final action:**

**Title:** Consider approval of Ordinance 2020-57, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-10 by rezoning approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 Surveys, located near the intersection of Wonder World Drive and State Highway 123, from “FD” Future Development District to “PA-MI” Planning Area-Medium Intensity District; including procedural provisions; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-20-10 CC Presentation, 2. Ordinance, 3. ZC-20-10 Staff Report, 4. ZC-20-10 Map Package, 5. ZC-20-10 Code Comparison, 6. ZC-20-10 Comp Plan Analysis Checklist, 7. ZC-20-10 Application, 8. ZC-20-10 Opposition Letter

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

Consider approval of Ordinance 2020-57, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-10 by rezoning approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 Surveys, located near the intersection of Wonder World Drive and State Highway 123, from “FD” Future Development District to “PA-MI” Planning Area-Medium Intensity District; including procedural provisions; and providing an effective date.

**Meeting date:** September 1, 2020

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** NA  
**Account Number:** NA  
**Funds Available:** NA  
**Account Name:** NA

**Fiscal Note:**

**Prior Council Action:** [Click or tap here to enter text.](#)

**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 - 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)]

Choose an item.

**Background Information:**

This property is primarily located within the Medical District Medium Intensity Area, with a small portion located within an Employment Area. It is currently vacant, and zoned Future Development (FD). The owner is proposing to re-zone to a Medium Intensity Planning Area, which would allow them some flexibility in determining zoning districts.

Some regulations that are specific to Planning Areas include a requirement for minimum 10% affordable housing requirement and increased parkland standards. Additionally, there is a regulating plan requirement in order to manage zoning district allocations, transportation plans (blocks, bike infrastructure, transit stops, etc.), park planning and maintenance, utility plans, and phasing.

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

**Speakers in favor or opposed**

Opposed:

1. Camille Phillips

In Favor:

1. Heath Phillips

2. Ed Theriot

**Recommendation from the Planning and Zoning Commission Meeting held 7/28/2020**

Commissioner Moore made a motion to approve ZC-20-10 and Commissioner Agnew seconded the motion.

The vote was as follows:

**For: 9**

**Against: 0**

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff has reviewed the request for compliance with the criteria set forth in Section 2.5.1.4 of the San Marcos Development Code and recommends **approval** of the request as submitted.