



## Legislation Details (With Text)

**File #:** Ord. 2017-08    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Individual Consideration  
**File created:** 1/30/2017    **In control:** City Council  
**On agenda:** 2/21/2017    **Final action:**  
**Title:** 7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2017-08 amending the Official Zoning Map of the City by rezoning a 1.42 acre tract of land and a 2.68 acre tract of land, each located within the Cottonwood Creek Subdivision Master Plan near the intersection of State Highway 123 and Rattler Road, from "P" Public and Institutional District to "PH-ZL" Patio Home, Zero-Lot-Line Residential District and "TH" Townhouse Residential District respectively; and including procedural provisions; and consider approval of Ordinance 2017-08, on the first of two readings.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Cottonwood P to PH and TH, 2. ZC-16-16 & 17 Council Cover Memo, 3. ZC-16-16 & 17 NotificationList, 4. ZC-16-16 & 17 NotificationMap, 5. ZC-16-16 & 17 Aerial, 6. ZC-16-16 Staff Report Council, 7. ZC-16-16 Comp Plan Analysis Checklist, 8. ZC-16-17 Staff Report Council, 9. ZC-16-17 Comp Plan Analysis Checklist, 10. ZC-16-16 Application, 11. ZC-16-17 Application, 12. ZC-16-16 Survey M&B, 13. ZC-16-17 Survey M&B

Date	Ver.	Action By	Action	Result
2/21/2017	1	City Council	approved	Pass

**AGENDA CAPTION:**

**7:00PM** Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2017-08 amending the Official Zoning Map of the City by rezoning a 1.42 acre tract of land and a 2.68 acre tract of land, each located within the Cottonwood Creek Subdivision Master Plan near the intersection of State Highway 123 and Rattler Road, from "P" Public and Institutional District to "PH-ZL" Patio Home, Zero-Lot-Line Residential District and "TH" Townhouse Residential District respectively; and including procedural provisions; **and consider approval of Ordinance 2017-08, on the first of two readings.**

**Meeting date:** February 21, 2017

**Department:** Planning and Development Services

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**CITY COUNCIL GOAL:** Protect and Preserve the San Marcos River and Edwards Aquifer Recharge Zone.

**COMPREHENSIVE PLAN ELEMENT(s):** Neighborhood and Housing Goal 3

**BACKGROUND:**

ZC-16-16 is a request to change 1.42 acres located near the intersection of Highway 123 and Rattler Road from Public and Institutional “P” to Patio Home Zero-Lot-Line “PH-ZL” in order to construct single-family residences. Surrounding uses include the San Marcos High School, Bowie Elementary School, and single-family residences. The area immediately surrounding the subject property is currently vacant.

ZC-16-17 is a request to change 2.68 acres from Public and Institutional “P” to Townhouse “TH” in order to construct single-family residences. Surrounding uses include the San Marcos High School, Bowie Elementary School, and single-family residences. The area immediately surrounding the subject property is currently vacant. There is currently a cemetery on the property which will remain in the area designated as open space on the approved Master Plan Amendment.

At their regular meeting on January 24, the Planning & Zoning Commission approved amendments to the Cottonwood Creek master plan which included: shifting of private park land; changing an area from townhomes to single-family detached homes; and changes to some internal roadways. These changes increased the total amount of private parkland and improved the road connectivity within the development. While these two proposed zoning changes would eliminate the “P” zoning category in Phase 3, the areas designated as private parkland on the master plan will be designated as such on the plat.

Staff provides this information with recommendation of **approval** for the zoning change requests.

A public hearing was held on January 24, 2017 at the Planning and Zoning Commission meeting. The Planning and Zoning Commission recommended **approval** of both requests as submitted.