



Legislation Details (With Text)

File #: ZC-18-14 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 7/27/2018 **In control:** Planning and Zoning Commission
On agenda: 8/14/2018 **Final action:** 8/14/2018
Title: ZC-18-14 (1520 Old Ranch Road 12) Hold a public hearing and consider a request by Michael Wills, on behalf of Richard Gillespie, for a zoning change from "OP" Office Professional to "N-MS" Neighborhood - Main Street for approximately 0.41 acres, more or less, legally known as the High Crest Addition, Lot 1-D, located at 1520 Old Ranch Rd 12, San Marcos, Texas. (A.Villalobos)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-18-14 Notification Map, 2. ZC-18-14 Aerial Map, 3. ZC-18-14 Staff Report, 4. ZC-18-14 Comp Plan Analysis Checklist, 5. ZC-18-14 Existing Neighborhood Regulating Plan, 6. ZC-18-14 Single Family Preservation Buffer, 7. ZC-18-14 Land Use Matrix - Comparison, 8. ZC-18-14 Preliminary Site Plan, 9. ZC-18-14 Survey, 10. ZC-18-14 Application, 11. ZC-18-14 PZ Presentation

Date	Ver.	Action By	Action	Result
8/14/2018	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

ZC-18-14 (1520 Old Ranch Road 12) Hold a public hearing and consider a request by Michael Wills, on behalf of Richard Gillespie, for a zoning change from "OP" Office Professional to "N-MS" Neighborhood - Main Street for approximately 0.41 acres, more or less, legally known as the High Crest Addition, Lot 1-D, located at 1520 Old Ranch Rd 12, San Marcos, Texas. (A.Villalobos)

Meeting date: August 14, 2018

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:

N/A

Comprehensive Plan Element (s):

- ☐ 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.
- ☐ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is currently occupied by medical office uses including a chiropractor office and a massage therapist. The current zoning of Office Professional (OP) is limited primarily to medical and professional office uses and allows for limited commercial, retail, or residential uses (See attached Land Use Matrix). The property owner is proposing to rezone the property to Neighborhood - Main Street (N-MS) in order to allow additional commercial options on the property. The owner intends to utilize the existing structure on the property and construct an additional structure and parking on the remaining portion of the property (Reference attached Preliminary Site Plan). Uses proposed include retail and a coffee shop.

The property is located in an Existing Neighborhood on the Comprehensive Plan, therefore, an Existing Neighborhood Regulating Plan is required to accompany the zoning request. If approved, the applicant will be constructing a "Neighborhood Shopfront" Building Type on the property in accordance with the attached Existing Neighborhood Regulating Plan. Any deviations from the attached Existing Neighborhood Regulating Plan will require Planning and Zoning Commission and City Council approval.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of the request for a zoning change from Office Professional (OP) to Neighborhood - Main Street (N-MS).