



Legislation Details (With Text)

File #: ZC-18-13(2) **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 8/17/2018 **In control:** Planning and Zoning Commission
On agenda: 8/28/2018 **Final action:** 8/28/2018
Title: ZC-18-13 (128 Spring Road) Consider a request by Thomas Rhodes for a zoning change from "FD" Future Development to "CD-3" Character District - 3 for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey No.2, located at 128 Spring Road, San Marcos, Texas. (A.Villalobos)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-18-13 Notification Map, 2. ZC-18-13 Aerial Map, 3. ZC-18-13 Staff Report (Updated PZ 8.28.pdf, 4. ZC-18-13 Comp Plan Analysis Checklist, 5. ZC-18-13 Land Use Suitability Map, 6. ZC-18-13 Zoning Map, 7. ZC-18-13 Land Use Matrix, 8. ZC-18-13 Zoning District Comparison Chart, 9. ZC-18-13 Preliminary Plat, 10. ZC-18-13 Applicant Project Summary, 11. ZC-18-13 Survey, 12. ZC-18-13 Application.pdf, 13. ZC-18-13 Authorization, 14. ZC-18-13 PZ Presentation

Date	Ver.	Action By	Action	Result
8/28/2018	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

ZC-18-13 (128 Spring Road) Consider a request by Thomas Rhodes for a zoning change from "FD" Future Development to "CD-3" Character District - 3 for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey No.2, located at 128 Spring Road, 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): [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 - Diversified housing options to serve citizens with varying needs and interests
- ☐ 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 located outside the City Limits in the City's Extraterritorial Jurisdiction (ETJ) and one single family house currently exists on the property. The property is surrounded by single-family residential uses outside the City Limits, multifamily residential uses, and a Sorority House. The property does not currently have a zoning designation, however, the zoning request is presented with the assumption of a current zoning of Future Development (FD) as the property is scheduled to be considered for annexation at City Council on September 4th and will be provided a FD zoning designation at that time.

The property owner is proposing to rezone the property to Character District - 3 (CD-3) in order to allow for the development of 29 single family lots. The property is not located in an Existing Neighborhood on the Comprehensive Plan, therefore, an Existing Neighborhood Regulating Plan is not required to accompany the zoning request. If approved, the applicant will be allowed to construct residential Building Types including a House, Cottage, Accessory Dwelling Unit, Cottage Court, Duplex, Zero Lot Line House, or Civic Building.

The applicant currently has a Preliminary Plat in review with the City and intends to construct a "Cottage" Building Type in accordance with the applicable lot and development standards.

UPDATE:

At the August 14th Planning and Zoning Commission Meeting, the Commission considered the request and postponed the request until the August 28th Meeting. Staff has provided additional information and attachments in the Staff Report based on the August 14th discussions. Additionally, the applicant has provided a project summary that has been included as an attachment.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff provides this request to the Commission for your consideration and Staff recommends **approval** of the request for a zoning change from Future Development (FD) to Character District - 3 (CD-3).