



## Legislation Details (With Text)

**File #:** 19-440      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Individual Consideration  
**File created:** 4/12/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 8/6/2019      **Final action:**  
**Title:** ZC-19-08 (McGehee Rezoning) Hold a public hearing and consider a request by the City of San Marcos for a zoning change from "P" Public/Institutional to "SF-4.5" Single Family District - 4.5 for approximately 0.309 acres, more or less, legally known as Lots 18,19, and 20, JQ Cliett First Addition, located in the 700 Block of McGehee Street, San Marcos, Texas. (S.Caldwell)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-19-08 Aerial Map, 2. ZC-19-08 Notification Map, 3. ZC-19-08 Staff Report, 4. ZC-19-08 Comp Plan Analysis, 5. ZC-19-08 Existing Zoning Map, 6. ZC-19-08 Land Use Matrix - Comparison, 7. ZC-19-08 Preferred Scenario Map, 8. ZC-19-08 Environmental Features Map, 9. ZC-19-08 Site Pictures, 10. ZC-19-08 Application, 11. ZC-19-08 Presentation

Date	Ver.	Action By	Action	Result
9/30/2019	1	City Council	approved	Pass
5/14/2019	1	Planning and Zoning Commission	denied	Fail

### **AGENDA CAPTION:**

ZC-19-08 (McGehee Rezoning) Hold a public hearing and consider a request by the City of San Marcos for a zoning change from "P" Public/Institutional to "SF-4.5" Single Family District - 4.5 for approximately 0.309 acres, more or less, legally known as Lots 18,19, and 20, JQ Cliett First Addition, located in the 700 Block of McGehee Street, San Marcos, Texas. (S.Caldwell)

**Meeting date:** May 14, 2019

**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]

Workforce Housing

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 - Well maintained, stable neighborhoods protected from encroachment of incompatible land uses
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ 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 was platted and filed for record in 1943. The lots were deeded to the City by the San Marcos Urban Renewal Agency via a Deed of Dedication in 1976. The three lots being considered were deeded to the City along with the Riverside Addition Lots 3-17 and Lots A-P which comprise what's currently known as Veterans Park. The subject property has not been developed and is currently vacant. The three lots are currently zoned "P" Public and Institutional.

The City of San Marcos is requesting the zoning change in support of the City's adopted affordable and workforce housing policy. The proposed zoning change to SF-4.5 Single Family-4.5 would allow for the construction of three single-family detached homes on the lots. The City is proposing to construct these homes using awarded funds and grant the homes to eligible recipients through the CDBG Disaster Recovery and HOME programs.

The City of San Marcos was awarded \$33,794,000 to address the impact of the floods in 2015. Substantial Amendment No. 6 to the Community Development Block Grant-Disaster Recovery Action Plan expanded the Housing Program under the Owner-Occupied Rehab/Reconstruction Program to include construction of single-family homes on City owned property. The City also has an agreement with the Texas Department of Housing and Community Affairs to build single family homes this year through the federal HOME program. A resolution establishing these lots for Disaster Recovery and HOME program use will accompany the zone change

request at the June 4<sup>th</sup> City Council meeting.

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

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff has reviewed the request based on the criteria in Sections 4.1.2.5 and 2.5.1.4 of the San Marcos Development Code and recommends **approval** of the request as submitted.