



## Legislation Details (With Text)

<b>File #:</b>	Ord. 2019-36	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Individual Consideration	
<b>File created:</b>	9/5/2019	<b>In control:</b>		City Council	
<b>On agenda:</b>	10/15/2019	<b>Final action:</b>			
<b>Title:</b>	Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-36, amending the Official Zoning Map of the City by rezoning approximately 192.951 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, located at 2357 Redwood Road, from "FD" Future Development and "CD-4" Character District - 4, to "CD-3" Character District - 3, and including procedural provisions; and consider approval of Ordinance 2019-36, on the first of two readings.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ordinance, 2. ZC-18-17 Staff Report, 3. ZC-18-17 Maps, 4. ZC-18-17 Code Comparison, 5. ZC-18-17 Comp Plan Analysis Checklist, 6. ZC-18-17 Application Documents, 7. ZC-18-17 CC1 Presentation (final), 8. 09.24.2019 PZ Sarah Simpson Written Comment, 9. ZC-18-17 Neighborhood Meeting Sign-In Sheet (from developer)				

Date	Ver.	Action By	Action	Result
10/15/2019	1	City Council		

### **AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-36, amending the Official Zoning Map of the City by rezoning approximately 192.951 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, located at 2357 Redwood Road, from "FD" Future Development and "CD-4" Character District - 4, to "CD-3" Character District - 3, and including procedural provisions; and consider approval of Ordinance 2019-36, on the first of two readings.

**Meeting date:** October 15, 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:**

## Workforce Housing

**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 majority of the subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). A small portion of about 6.5 acres is currently zoned CD-4 (Character District - 4). This portion of CD-4 was zoned in 2018. The property owner revised their plans for development of the property and are requesting that this small portion be zoned to CD-3. In total, the zoning request to CD-3 includes approximately 192.95 acres.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development.

This zoning request is being processed concurrently with an annexation request for the property.

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

**Planning and Zoning Commission Meeting: September 10, 2019**

**Speakers in favor or opposed:**

1. Thomas Larsen (did not state position)
2. James Bryant Jr. (did not state position)
3. Jim Wilson (did not state position)
4. Aleene Howser (opposed)
5. Richard Howser (opposed)
6. Sarah Simpson (opposed)
7. Jennifer Smith (opposed)

**Recommendation from the Planning and Zoning Commission Meeting held September 10, 2019:**

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that the motion to deny ZC-18-17 (Redwood 1) be postponed to the September 24<sup>th</sup> meeting. The motion carried 9-0.

- **For:** (9) Chairperson Garber, Vice Chairperson Gleason, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Kelsey, Commissioner Dillon, Commissioner Baker, and Commissioner Moore
- **Against:** 0
- **Absent:** 0

**Planning and Zoning Commission Meeting: September 24, 2019**

**Speakers in favor or opposed:**

1. Elena Duran (support)
2. Aleene Howser (opposed)
3. Jim Wilson (did not state position)

**1<sup>st</sup> Recommendation from the Planning and Zoning Commission meeting held September 24, 2019:**

A motion was made at the September 10, 2019 meeting, to deny ZC-18-17 (Redwood 1). This motion was acted on at the September 24, 2019 meeting and the motion failed 9-0.

- **For:** 0
- **Against:** (9) Chairperson Garber, Vice Chair Gleason, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Kelsey, Commissioner Dillon, Commissioner Baker, and Commissioner Moore
- **Absent:** 0

**2<sup>nd</sup> Recommendation from the Planning and Zoning Commission meeting held September 24, 2019:**

A motion was made by Vice Chairperson Gleason, seconded by Commissioner Baker to approve ZC-18-17 (Redwood 1). The motion passed 9-0.

- **For:** (9) Chairperson Garber, Vice Chairperson Gleason, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Kelsey, Commissioner Dillon, Commissioner Baker, and Commissioner Moore
- **Against:** 0
- **Absent:** 0

**Alternatives:**

n/a

**Recommendation:**

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development and “CD-4” Character District - 4, to “CD-3” Character District - 3