



Legislation Details (With Text)

File #:	Ord. 2020-02(b)	Version:	1	Name:	
Type:	Ordinance	Status:		Individual Consideration	
File created:	1/8/2020	In control:		City Council	
On agenda:	1/21/2020	Final action:			
Title:	Consider approval of Ordinance 2020-02, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 29.4 acres out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, generally located in the 3200 block of South Old Bastrop Highway, from "FD" Future Development District to "CD-3" Character District 3; and including procedural provisions.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. ZC-19-10 Staff Report CC, 3. ZC-19-10 Maps, 4. ZC-19-10 Code Comparison, 5. ZC-19-10 Comp Plan Analysis Checklist, 6. ZC-19-10 Application Documents, 7. ZC-19-10 Presentation - CC				

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

Consider approval of Ordinance 2020-02, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 29.4 acres out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, generally located in the 3200 block of South Old Bastrop Highway, from "FD" Future Development District to "CD-3" Character District 3; and including procedural provisions.

Meeting date: January 21, 2020

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: Public Hearing and approval on 1st reading on January 7, 2020.

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 - 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 Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is diagonally opposite from the San Marcos High School and adjacent to vacant and residential uses. The adjacent 18-lot residential subdivision to the north includes a public roadway known as Cerro Vista Drive. This roadway extends slightly onto the subject property to provide a turn-around cul-de-sac for the subdivision and may have been extended to serve a future phase of the neighborhood.

The purpose of this zoning change is to allow the development of residential lots allowed within CD-3 zoning. The applicant is also requesting a rezoning to CD-5 for six acres abutting the subject property. This request is being considered as part of a separate zoning request (ZC-19-11). Both zoning requests are being processed concurrently with an annexation request for the property.

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.

Council Committee, Board/Commission Action:

Planning and Zoning Commission Meeting: December 10, 2019

Speakers in favor or opposed:

1. Ed Theriot (in favor)

Recommendation: A motion was made by Commissioner Rand, seconded by Commissioner Haverland, to

approve ZC-19-10. The motion carried 8-0.

- **For:** (8) Chairperson Garber, Vice Chairperson Gleason, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Dillon, Commissioner Moore, and Commissioner Agnew
- **Against:** 0
- **Absent:** (1) Commissioner Kelsey

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 to “CD-3” Character District - 3.