



## Legislation Details (With Text)

**File #:** ZC-20-01      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Passed  
**File created:** 1/6/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 1/28/2020      **Final action:** 1/28/2020  
**Title:** ZC-20-01 (La Cima, Phase 1, Section 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5, for approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-20-01 Staff Report, 2. ZC-20-01 Maps, 3. ZC-20-01 Code Comparison, 4. ZC-20-01 Comprehensive Plan Checklist, 5. ZC-20-01 Personal Notification Letter, 6. ZC-20-01 Application Documents, 7. ZC-20-01 Presentation

Date	Ver.	Action By	Action	Result
1/28/2020	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

ZC-20-01 (La Cima, Phase 1, Section 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5, for approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

**Meeting date:** January 28, 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:** n/a

**City Council Strategic Initiative:**

N/A

**Comprehensive Plan Element (s):**

- ☐ Economic Development
- ☐ Environment & Resource Protection
- ☒ 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
- ☐ Transportation
- ☐ Core Services
- ☐ Not Applicable

**Master Plan:** n/a

**Background Information:**

This property is part of the larger La Cima Development included in a Development Agreement with the City of San Marcos originally adopted September 16, 2014 (Resolution 2014-131R); amended in 2018 (Resolution 2018-75R). This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards, and architectural design standards. The Future Development ("FD") zoning classification is a default classification for newly annexed land. Per the development agreement, SF-4.5 is an allowable residential use. Phase 1, Section 2 provides for development of 101 residential lots, seven new streets, and seven open space lots. The zoning request is 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 has extended water and wastewater facilities through the site. Pedernales Electric Cooperative will provide electric service to this development.

Upon annexation, the property will be zoned "FD", the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council. See Comprehensive Plan Analysis Checklist and Criteria Checklists.

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

n/a

**Alternatives:**

n/a

**Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “SF-4.5” Single Family - 4.5.