



Legislation Details (With Text)

File #: ZC-20-15 **Version:** 1 **Name:**
Type: Action Item **Status:** Reported to Council
File created: 7/24/2020 **In control:** Planning and Zoning Commission
On agenda: 8/11/2020 **Final action:**
Title: ZC-20-15 (La Cima Phase 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, 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-20-15 Staff Report, 2. ZC-20-15 Map Package, 3. ZC-20-15 Code Comparison, 4. ZC-20-15 Comp Plan Analysis Checklist, 5. ZC-20-15 Personal Notice, 6. ZC-20-15 Application, 7. ZC-20-15 Boundary Exhibit, 8. ZC-20-15 Presentation

Date	Ver.	Action By	Action	Result
8/11/2020	1	Planning and Zoning Commission	recommended for approval	Pass

AGENDA CAPTION:

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Meeting date: August 11, 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), and in 2020. 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 2 provides for development of 249 residential lots, nine new streets, and four 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.