



Legislation Details (With Text)

File #:	Ord. 2020-57(b)	Version:	1	Name:	
Type:	Ordinance	Status:		Individual Consideration	
File created:	8/18/2020	In control:		City Council	
On agenda:	9/1/2020	Final action:			
Title:	Consider approval of Ordinance 2020-57, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-10 by rezoning approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 Surveys, located near the intersection of Wonder World Drive and State Highway 123, from "FD" Future Development District to "PA-MI" Planning Area-Medium Intensity District; including procedural provisions; and providing an effective date.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. ZC-20-10 CC Presentation, 2. Ordinance, 3. ZC-20-10 Staff Report, 4. ZC-20-10 Map Package, 5. ZC-20-10 Code Comparison, 6. ZC-20-10 Comp Plan Analysis Checklist, 7. ZC-20-10 Application, 8. ZC-20-10 Opposition Letter				

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

Consider approval of Ordinance 2020-57, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-10 by rezoning approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 Surveys, located near the intersection of Wonder World Drive and State Highway 123, from "FD" Future Development District to "PA-MI" Planning Area-Medium Intensity District; including procedural provisions; and providing an effective date.

Meeting date: September 1, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

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 - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

This property is primarily located within the Medical District Medium Intensity Area, with a small portion located within an Employment Area. It is currently vacant, and zoned Future Development (FD). The owner is proposing to re-zone to a Medium Intensity Planning Area, which would allow them some flexibility in determining zoning districts.

Some regulations that are specific to Planning Areas include a requirement for minimum 10% affordable housing requirement and increased parkland standards. Additionally, there is a regulating plan requirement in order to manage zoning district allocations, transportation plans (blocks, bike infrastructure, transit stops, etc.), park planning and maintenance, utility plans, and phasing.

Council Committee, Board/Commission Action:

Speakers in favor or opposed

Opposed:

1. Camille Phillips

In Favor:

1. Heath Phillips

2. Ed Theriot

Recommendation from the Planning and Zoning Commission Meeting held 7/28/2020

Commissioner Moore made a motion to approve ZC-20-10 and Commissioner Agnew seconded the motion.

The vote was as follows:

For: 9

Against: 0

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request for compliance with the criteria set forth in Section 2.5.1.4 of the San Marcos Development Code and recommends **approval** of the request as submitted.