Legislation Details (With Text)

File #:	Ord. 2020-62	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Individual Consideration
File created:	8/4/2020			**In control:**	City Council
On agenda:	9/1/2020			**Final action:**	

Title: Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-62, amending the official zoning map of the City (ZC-20-15), by rezoning approximately 89.694 acres out of the John Williams Survey, Abstract no. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located West of the intersection of Old Ranch Road 12 and Wonder World Drive, from “FD” Future Development District to “SF-4.5” Single Family-4.5 District; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-62, on the first of two readings.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-20-15 Presentation, 2. Ordinance, 3. ZC-20-15 Staff Report, 4. ZC-20-15 Map Package, 5. ZC-20-15 Code Comparison, 6. ZC-20-15 Comp Plan Analysis Checklist, 7. ZC-20-15 Personal Notice, 8. ZC-20-15 Application, 9. ZC-20-15 Boundary Exhibit

Date	Ver.	Action By	Action	Result
9/1/2020	1	City Council	approved	Pass

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-62, amending the official zoning map of the City (ZC-20-15), by rezoning approximately 89.694 acres out of the John Williams Survey, Abstract no. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located West of the intersection of Old Ranch Road 12 and Wonder World Drive, from “FD” Future Development District to “SF-4.5” Single Family-4.5 District; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-62, on the first of two readings.

Meeting date: September 1, 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

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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:

Speakers in favor or opposed:

1. Eric Willis - applicant; available for questions

Recommendation from the Planning and Zoning Commission Meeting held August 11, 2020:
A motion was made by Commissioner Haverland, seconded by Commissioner Dillon to **approve** ZC-20-15.
The motion carried 9-0.

For: (9) Chairperson Gleason, Vice Chairperson Kelsey, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Dillon, Commissioner Moore, Commissioner Spell, and Commissioner Agnew.
Against:
Absent:

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.