



Legislation Details (With Text)

File #:	Ord. 2020-65(b)	Version:	1	Name:	
Type:	Ordinance	Status:	Individual Consideration		
File created:	9/1/2020	In control:	City Council		
On agenda:	9/15/2020	Final action:			
Title:	Consider approval of Ordinance 2020-65, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-19), by rezoning approximately 78.853 acres of land located at 2801 Staples Road, from “FD” Future Development District to “CD-4” Character District-4; and including procedural provisions.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. ZC-20-19 Presentation, 3. ZC-20-19 Staff Report, 4. ZC-20-19 Maps, 5. ZC-20-19 Code Comparison, 6. ZC-20-19 Comp Plan Analysis Checklist, 7. ZC-20-19 Personal Notification Letter, 8. ZC-20-19 Application				

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

Consider approval of Ordinance 2020-65, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-19), by rezoning approximately 78.853 acres of land located at 2801 Staples Road, from "FD" Future Development District to "CD-4" Character District-4; and including procedural provisions.

Meeting date: September 15, 2020

Department: Planning & Development

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

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 - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- ☐ Core Services
- ☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-4” is to allow for the development of approximately 79 acres of mixed commercial and residential uses.

The applicant is also requesting rezoning to CD-3, CD-5, and LI for approximately 306 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-18, and ZC-20-20).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Council Committee, Board/Commission Action:

Planning and Zoning Commission Meeting: August 11, 2020

Speakers in favor or opposed:

1. David Earl (in favor)
2. Tory Hurt (in favor)

Recommendation from the Planning and Zoning Commission:

Approved 9-0

City Council Meeting: September 1, 2020

Speakers in favor or opposed: David Earl spoke in favor of the request.

Vote for approval/denial from the City Council:

A motion was made by Councilmember Mihalkanin, seconded by Councilmember Derrick, to approve Ordinance 2020-65 on the first of two readings. The motion carried 7-0.

At the meeting, the City Council asked the applicant how much impervious cover he estimated would be in the development and if he had plans to minimize the amount of impervious cover. The applicant stated that they are not planning on doing any vertical development in the floodplain and due to over 100 acres of the total tract being in the floodplain and their current plans for green space the total percentage of impervious cover is estimated to be low in general and ~15% in the residential districts. The applicant agreed to provide total impervious cover estimates for the City Council by the second reading of the ordinance.

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-4” Character District-4.