



## Legislation Details (With Text)

**File #:** ZC-20-24      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Passed  
**File created:** 10/6/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 10/27/2020      **Final action:** 10/27/2020  
**Title:** ZC-20-24 (2400 Block of Hwy 123 / Picoma) Hold a public hearing and consider a request by Ed Theriot, on behalf of Jaime J. Russek Martinez, for a Zoning Change from Future Development (FD) to Character District - 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 32.24 acres out of the Barnett O. Kane Survey, Abstract Number 281, Hays County and being Lot 1, Block 1, R & R Subdivision Section 2, located at the 2400 Block of Hwy 123 (A. Villalobos)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-20-24 Staff Report, 2. ZC-20-24 Maps, 3. ZC-20-24 Code Comparison, 4. ZC-20-24 Comp Plan Analysis Checklist, 5. ZC-20-24 Personal Notice, 6. ZC-20-24 Presentation, 7. ZC-20-24 Application Documents

Date	Ver.	Action By	Action	Result
10/27/2020	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

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**Meeting date:** October 27, 2020

**Department:** Planning and 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

**Comprehensive Plan Element (s):**

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intesity Zones (supporting walkability and integrated transit corridors)
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

**Master Plan:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

The majority of the subject property is currently located outside the City Limits in the San Marcos Extraterritorial Jurisdiction (ETJ). There is an approximately 30 foot wide strip of land along the southeastern property line that was annexed and zoned Future Development "FD" in 2008 as part of a wastewater line extension and easement. The property is currently vacant and is adjacent to rural/vacant property and a few commercial/warehouse structures along Redwood. The property is also across the street from the La Vista retirement community, a proposed multifamily project along Redwood Road, and also abuts Hwy 123. The purpose of this zoning change is for the development of a potential residential multifamily project or other allowable uses in CD-5.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development. This zoning request is being processed concurrently with an annexation request for the property.

**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 “CD-5” Character District - 5.