



Legislation Details (With Text)

File #: Ord. 2020-80 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 10/15/2020 **In control:** Planning and Zoning Commission
On agenda: 11/4/2020 **Final action:**
Title: Receive a Staff presentation and hold a Public Hearing to hear comments for or against Ordinance 2020-80, amending the official Zoning Map of the City in Case No. ZC-20-23 (Vantage San Marcos) by rezoning approximately 12.5 acres of land out of the J.F. Geister Surveys, No. 6 and No. 7, Hays County, located near the intersection of State Highway 123 and Monterey Oak Drive from "FD Future Development District to "CD-2.5" Character District - 2.5 or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; providing for an effective date; and consider approval of Ordinance 2020-80, on the first of two readings.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. ZC-20-23 Staff Report, 3. ZC-20-23 Map Package, 4. ZC-20-23 Comp Plan Analysis Checklist, 5. ZC-20-23 Code Comparison, 6. ZC-20-23 Personal Notice, 7. ZC-20-23 Application Packet and Legal Description, 8. ZC-20-23 Staff Presentation

Date	Ver.	Action By	Action	Result
11/4/2020	1	City Council		

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to hear comments for or against Ordinance 2020-80, amending the official Zoning Map of the City in Case No. ZC-20-23 (Vantage San Marcos) by rezoning approximately 12.5 acres of land out of the J.F. Geister Surveys, No. 6 and No. 7, Hays County, located near the intersection of State Highway 123 and Monterey Oak Drive from "FD Future Development District to "CD-2.5" Character District - 2.5 or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; providing for an effective date; and consider approval of Ordinance 2020-80, on the first of two readings.

Meeting date: November 4, 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]

Workforce Housing

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 - Well maintained, stable neighborhoods protected from encroachment of incompatible land uses
- ☐ 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)]

Background Information:

The applicant previously submitted a request to re-zone this property from Future Development (FD) to Character District - 3 (CD-3).

At their regularly scheduled meeting on 2/25/2020 the Planning and Zoning Commission voted 5 to 3 to recommend approval of the request to City Council.

At their regularly scheduled meeting on 3/14/2020 the City Council voted to deny the request 4-2. At the meeting Council members discussed concern over the lack single family occupancy restrictions within the CD-3 zoning district.

On September 1, 2020 City Council adopted changes to the San Marcos Development Code that included the new zoning district Character District - 2.5 (CD-2.5), which restricts development to two building types, House and Accessory Dwelling Unit, and includes the single family occupancy restrictions.

Council Committee, Board/Commission Action:

The Planning and Zoning Commission heard this item at their regularly scheduled meeting on October 13, 2020. The draft minutes are below:

Speakers in favor or opposed

Opposed:

1. Lisa Marie Coppoletta
2. Barbara Selvage

In Favor:

1. Chris Weigand

Recommendation from the Planning and Zoning Commission Meeting held 10/13/2020

Commissioner Agnew made a motion to approve the ZC-20-23, Commissioner Spell seconded the motion. The motion passed by the following vote.

For: 7

Against: 2

Absent: 0

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request with the criteria from Section 2.5.1.4 of the San Marcos Development Code and recommends approval as submitted.