



## Legislation Details (With Text)

**File #:** ZC-21-01(b) **Version:** 1 **Name:**  
**Type:** Action Item **Status:** Reported to Council  
**File created:** 4/12/2021 **In control:** Planning and Zoning Commission  
**On agenda:** 4/27/2021 **Final action:**  
**Title:** ZC-21-01 (Sendero at Centerpoint) Hold a public hearing and consider a request by Teresa A. Shell, on behalf of Mark B. Randolph, 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 6.698 acres out of the Edward Burleson Survey, No. 18, Abstract No. 63, Hays County, located in the 100 Block of Centerpoint Road (S. Caldwell)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-21-01 Staff Report, 2. ZC-21-01 Maps, 3. ZC-21-01 Personal Notification Letter, 4. ZC-21-01 Code Comparison, 5. ZC-21-01 Comprehensive Plan Checklist, 6. ZC-21-01 Application Documents, 7. ZC-21-01 Presentation

Date	Ver.	Action By	Action	Result
4/27/2021	1	Planning and Zoning Commission	recommended for approval	Pass

**AGENDA CAPTION:**

ZC-21-01 (Sendero at Centerpoint) Hold a public hearing and consider a request by Teresa A. Shell, on behalf of Mark B. Randolph, 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 6.698 acres out of the Edward Burleson Survey, No. 18, Abstract No. 63, Hays County, located in the 100 Block of Centerpoint Road (S. Caldwell)

**Meeting date:** February 9, 2021

**Department:** Planning & 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:** 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:**

The subject property is located within City Limits and is zoned Future Development (FD). The purpose of this zoning change is to allow the development of a multifamily apartment complex allowed within CD-5 zoning. The applicant has applied for a Resolution of No Objection to the submission of an application for housing tax credits from Texas Department of Housing and Community Affairs for this proposed project. The no objection resolution application is being reviewed concurrently with this zoning request.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending service to and through the site as needed. Pedernales Electric will provide electric service to this development.

Click or tap here to enter text.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**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.