



## Legislation Text

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**File #:** Ord. 2015-22(b), **Version:** 1

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### **AGENDA CAPTION:**

Consider approval of Ordinance 2015-22, on the second of two readings, amending the Official Zoning Map of the City by rezoning 9.717 acres, more or less, of land located at 2805 Hunter Road from "MH" Manufactured Home District to "MF-24" Multifamily Residential District, and including procedural provisions.

**Meeting date:** July 7, 2015 - 1<sup>st</sup> Reading  
July 21, 2015 - 2<sup>nd</sup> Reading

**Department:** Development Services

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**CITY COUNCIL GOAL:** Beautify and Enhance the Quality of Place for San Marcos

### **COMPREHENSIVE PLAN ELEMENT(s):**

Land Use: Goals 1 & 2.

Neighborhoods and Housing: Goals 2 & 3.

### **BACKGROUND:**

The subject site fronts onto Hunter Road and consists of one approximately 9.717 acre unplatted parcel out of the Juan M Veramendi Survey. Surrounding uses include a mix of multi-family and single-family residential as well as big-box retail to the rear. The property is currently being used as a mobile home park.

MF-24 zoning would allow the construction of apartments, as well as other less-dense residential structures, e.g. duplexes, townhomes, or single-family structures. No plans have been submitted at this time; however, all requirements in the Land Development Code must be met.

The property is located within a Medium Intensity Zone on the Preferred Scenario Map. A request to MF-24 can be made without a Preferred Scenario Amendment in this zone as per the zoning translation table. While there are single-family residences in the area, they are separated by Hunter Road, which is a major arterial, and by a retaining wall.

A review worksheet is attached to this report which details the analysis of the zoning change using Comprehensive Plan Elements. Staff presents this request to City Council and recommends **approval**.

A public hearing at the Planning and Zoning Commission was held on June 9, 2015. No one spoke during the public hearing and the Commission unanimously recommended **approval** of the request.