



Legislation Text

File #: Ord. 2017-47(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2017-47, on the second of two readings, amending the Official Zoning Map of the City by rezoning a 3.553 acre tract of land located within the Cottonwood Creek Subdivision Master Plan near the intersection of State Highway 123 and Rattler Road, from "DR" Duplex Restricted District to "GC" General Commercial; and including procedural provisions.

Meeting date: September 5, 2017 - Public Hearing and 1st Reading
September 19, 2017 - 2nd Reading

Department: Planning and Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Protect and Preserve the San Marcos River and Edwards Aquifer Recharge Zone.

COMPREHENSIVE PLAN ELEMENT(s): Neighborhood and Housing Goal 3

BACKGROUND:

This is a request to change 3.553 acres located near the intersection of Highway 123 and Rattler Road from Duplex Restricted "DR" to General Commercial "GC" in order to develop the area along Highway 123 with commercial uses. Surrounding uses include the San Marcos High School, Bowie Elementary School, and single-family residences. The area immediately surrounding the subject property is currently vacant.

At their regular meeting on August 8, the Planning & Zoning Commission approved amendments to the Cottonwood Creek master plan reflecting this proposed zoning change..

Staff provides this information with recommendation of **approval** for the zoning change requests.

A public hearing was held on August 8, 2017 at the Planning and Zoning Commission meeting. The Planning and Zoning Commission recommended **approval** of this request as submitted.