



Legislation Text

File #: Ord. 2018-15, **Version:** 1

AGENDA CAPTION:

Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-15, amending the Official Zoning Map of the City by rezoning a 59.734 acre, more or less, tract of land in the La Cima Subdivision, located west of the intersection of Old Ranch Road 12 and Wonder World Drive, from "FD" Future Development District to "SF-4.5" Single-Family District; and including procedural provisions; and consider approval of Ordinance 2018-15, on the first of two readings.

Meeting date: May 15, 2018

Department: Planning and 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: N/A

City Council Strategic Initiative: N/A

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.
- ☐ Not Applicable

Master Plan: : N/A

Background Information:

The subject property consists of approximately 59.734 acres located west of the intersection of Old Ranch Road 12 and Wonder World Drive. The property is currently vacant but was recently platted and annexed (Ordinance 2018-68). It is located within the area identified on the Preferred Scenario Map as an Area of Stability and surrounded by mostly vacant land. However, the San Marcos Academy is located to the north of the property as is The Settlement subdivision.

This property is part of the larger La Cima Development included in a Development Agreement with the City of San Marcos adopted September 16, 2014 (Resolution 2014-131). This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards. The Future Development ("FD") zoning classification is a default classification for newly annexed land. Per the development agreement, SF-4.5 is an allowable residential use. Phase 1, Section 1 provides for the development of 130 residential lots along with eight new streets.

The request is consistent with the Development Agreement that was approved in 2014.

Council Committee, Board/Commission Action:

The Planning and Zoning Commission recommended **approval** for the zoning change request at a Public Hearing at the Regular Meeting on April 24, 2018.

Alternatives:

Recommendation:

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