



Legislation Text

File #: Ord. 2018-28(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2018-28 (ZC-18-09 (beyond grooming)), on the second of two readings, amending the Official Zoning Map of the City by rezoning a 0.977 acre, more or less, tract of land, located at 1200 Old Martindale Road, from "NC" Neighborhood Commercial District to "N-MS" Neighborhood Main Street District; and including procedural provisions.

Meeting date: September 4, 2018

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: NA

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

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

This property was formally used as a day care for children. The property owner is proposing to use the existing building as a grooming facility at this time, and add a parking lot to the rear of the property. The applicant has stated that they may construct a new structure in the future that would conform to the regulating plan.

The current zoning, Neighborhood Commercial, does not allow for animal care facilities. Neighborhood-Main Street does allow for indoor animal care. Due to the location within an Existing Neighborhood on the Preferred Scenario Map, an Existing Neighborhood Regulating Plan is required to accompany the request. Any development of the site must comply with the attached Regulating Plan, in which the applicant identified the potential future building type as Neighborhood Shopfront.

Council Committee, Board/Commission Action:

On July 24, 2018, the Planning and Zoning Commission unanimously recommended approval of the request as submitted.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the application with respect to the Comprehensive Plan, The Preferred Scenario, and the San Marcos Development Code. Staff recommends **approval** as submitted.