



## Legislation Text

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**File #:** Ord. 2018-34(b), **Version:** 1

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**AGENDA CAPTION:**

Consider approval of Ordinance 2018-34, on the second of two readings, amending the Official Zoning Map of the City by rezoning 0.41 acres, more or less, legally known as the High Crest Addition, Lot 1-D, located at 1520 Old Ranch Rd 12 from "OP" Office Professional to "N-MS" Neighborhood - Main Street, and including procedural provisions.

**Meeting date:** September 18, 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):**

- ☐ 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:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

The subject property is currently occupied by medical office uses including a chiropractor office and a massage therapist. The current zoning of Office Professional (OP) is limited primarily to medical and professional office uses and allows for limited commercial, retail, or residential uses (See attached Land Use Matrix). The property owner is proposing to rezone the property to Neighborhood - Main Street (N-MS) in order to allow additional commercial options on the property. The owner intends to utilize the existing structure on the property and construct an additional structure and parking on the remaining portion of the property (Reference attached Preliminary Site Plan). Uses proposed include retail and a coffee shop.

The property is located in an Existing Neighborhood on the Comprehensive Plan, therefore, an Existing Neighborhood Regulating Plan is required to accompany the zoning request. If approved, the applicant will be constructing a "Neighborhood Shopfront" Building Type on the property in accordance with the attached Existing Neighborhood Regulating Plan. Any deviations from the attached Existing Neighborhood Regulating Plan will require Planning and Zoning Commission and City Council approval.

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

At their August 14, 2018 Regular Meeting, the Planning and Zoning Commission recommended approval of a zoning change request from Office Professional (OP) to Neighborhood - Main Street (N-MS) with a unanimous vote of 9-0.

**Alternatives:**

n/a

**Recommendation:**

Staff provides the request to the Council and recommends **approval** of the request for a zoning change from Office Professional (OP) to Neighborhood - Main Street (N-MS).