



## Legislation Text

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**File #:** Ord. 2019-35(b), **Version:** 1

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**AGENDA CAPTION:**

Consider approval of Ordinance 2019-35, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 8.534 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, located at the 1600 Block of Redwood Road from "FD" Future Development to "CD-4" Character District - 4, and including procedural provisions.

**Meeting date:** November 6, 2019

**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:**

Workforce Housing

**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 - Diversified housing options to serve citizens with varying needs and interests
- ☐ 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 located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). Approximately 15 acres to the north of the subject property was zoned CD-4 (Character District - 4) in 2018. The purpose of this zoning request is to essentially shift this CD-4 zoning south so that it abuts Redwood Road. (See attached zoning map for reference). The applicant intends to develop the property as a multi-family development and is currently requesting Low Income Housing Tax Credits for the property.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development.

This zoning request is being processed concurrently with an annexation request for the property.

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

**Recommendation from the Planning and Zoning Commission Meeting held September 10, 2019:** A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that ZC-18-18 (Redwood 2) be approved. The motion carried 9-0.

**Speakers in favor or opposed:**

1. Thomas Larsen (did not state position)
2. James Bryant Jr. (did not state position)
3. Jim Wilson (did not state position)

**For:** (9) Chairperson, Garber, Vice Chairperson Gleason, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Kelsey, Commissioner Dillon, Commissioner Baker, and Commissioner Moore

**Against:** 0

**Absent:** 0

**Alternatives:**

n/a

**Recommendation:**

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from "FD" Future Development to "CD-4" Character District - 4.