



## Legislation Text

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**File #:** Ord. 2019-43(b), **Version:** 1

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### **AGENDA CAPTION:**

Consider approval of Ordinance 2019-43, on the second of two readings, amending section 6.2.2 of the planned development district standards for the Trace Planned Development District generally located East of IH-35 and South of Posey Road to allow two story multifamily residential buildings as the only required elevations without including three and four story buildings; and including procedural provisions.

**Meeting date:** December 3, 2019

**Department:** Planning & 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:** [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 - Choose an item.
- ☐ 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)]*

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**Background Information:**

In October 2015, after a recommendation of approval from the Planning and Zoning Commission, City Council passed, approved, and adopted the Trace Planned Development District via Ordinance No. 2015-42. The approved PDD encompasses approximately 417.63 acres and is intended to facilitate mixed-use development that will include employment center uses, commercial uses, multifamily residential, single family residential, as well as parks and open-space.

The Trace PDD includes approximately 237.9 acres intended to accommodate single family residential uses, 35.4 acres for multi-family uses not to exceed 24 units per acre, approximately 9.3 acres intended for neighborhood commercial uses (low intensity office, small, low impact retail and service facilities), 11.7 acres for community commercial uses (larger general retail establishments located at intersection of major collectors or thoroughfares) 44 acres for general commercial uses (light commercial, service related establishments, clean manufacturing, corporate headquarters, and office park/office building uses), and 84 acres of open space and parks.

The 417.63-acre site is bound by the provisions in the adopted PDD document as though they were conditions, restrictions, and limitations on the use of the project site under the City's zoning ordinances. The approximate 100-page document contains development standards and requirements that dictate land use, public space, circulation and connectivity, site design, **architectural design**, parking and access, screening and fencing, landscaping, lighting, and signage. The applicant is requesting an amendment to the PDD's architectural design requirements, specifically the multifamily residential design standards.

Multifamily residential development in the Trace PDD is subject to the Multifamily Residential Design Standards in the Land Development Code (circa October 2015) as well as the additional standards outlined in Section 6.2 of the PDD. The applicant is requesting that Section 6.2.2, an additional standard in the PDD requiring a combination of two, three, and four story multifamily residential buildings in order to create visual variation in buildings and roof lines be amended to allow for two story buildings only.

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

At their regular meeting on October 22<sup>nd</sup> the Planning & Zoning Commission voted 9-0 to recommend **approval** of Amendment #1 to the Trace PDD as presented.

At their regular meeting on November 19<sup>th</sup>, City Council voted 4-3 in favor of Amendment #1 to the Trace PDD as presented. At this meeting Councilmember Derrick and Councilmember Baker presented additional questions and concerns regarding appropriate density in this location. Please see the staff memo included in this packet for staff and the applicant's response to these questions and concerns.

**Alternatives:**

**San Marcos Land Development Code Section 1.5.1.4(d)**

The City Council shall consider the report of the Planning and Zoning Commission and the petition at a public hearing no sooner than seven days after the date of the Planning & Zoning Commission's recommendation and report. The City Council may vote only on a specific proposed amendment that has been recommended for approval or denial by the Planning and Zoning Commission. If the City Council wants to consider a zoning designation other than that recommended by the Planning and Zoning Commission, the Council shall return the petition to the Planning and Zoning Commission with direction to make a recommendation on the alternate designation suggested by the City Council. A decision of the Council reclassifying land to a different zoning district shall be in the form of an ordinance that amends the City's official zoning map.

**San Marcos Land Development Code Section 1.5.1.4(f)**

The Planning and Zoning Commission or the Council may, on its own motion, or at the applicant's request, defer its recommendation or decision and table the request to a date certain that is not more than 90 calendar days from the date of the initial public hearing, to consider other information or proposed modifications to the request which may have a direct bearing on the recommendation or decision. If the Planning and Zoning Commission or Council elects to table the request, the tabling shall specifically state the meeting date at which the request will reappear on the Commission or Council agenda, and further notice in the newspaper, to the property owner, and to surrounding property owners shall be required.

**Recommendation:**

Staff recommends approval of the amendment as presented