



## Legislation Text

---

**File #:** Ord. 2020-51, **Version:** 1

---

**AGENDA CAPTION:**

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-51, amending the Official Zoning Map of the City by rezoning approximately 80 acres of land located at 2519 Redwood Road, from "FD" Future Development District to "SF-6" Single Family-6 District; and including procedural provisions; and consider approval of Ordinance 2020-51 on the first of two readings.

**Meeting date:** August 4, 2020

**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.
- ☐ Core Services
- ☐ 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 San Marcos Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as a portion of property that was recently zoned Character District-3 (CD-3) in 2019 as part of a proposed residential subdivision known as High Branch. The purpose of this zoning change is for the development of a residential neighborhood. This zoning request is being processed concurrently with an annexation request for the property.

The Development Code states that a request for Single Family-6 (SF-6) zoning in an Area of Stability - Low Intensity designation is "Not Preferred" and requires additional scrutiny as outlined in the staff report. Zoning districts that are to be "C" Considered in this area on the Comprehensive Plan are "Character Districts" such as Character District-3, which allows for various diverse residential building types in well planned areas where utilities and infrastructure are designed and constructed to support a walkable environment.

At this time, the applicant has stated that he intends to market the property for single family detached homes. The proposed zoning change to SF-6 is generally compatible with surrounding existing residential neighborhoods, such as El Camino Real, and would also be compatible with potential uses allowed in the adjacent High Branch Character District-3 zoning. While the applicant is not proposing a Character District, development on the subject property will be required to provide necessary multi-modal infrastructure which connects to the adjacent properties helping to establish a network leading to the Medical District Intensity Zone to the north.

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

**Planning and Zoning Commission Meeting: June 23, 2020**

**Speakers in favor or opposed:**

1. James Ingalls (in favor)
2. Jim Smith (in favor)

**Recommendation from the Planning and Zoning Commission meeting:**

A motion was made by Commissioner Moore, seconded by Commissioner McCarty, to deny ZC-20-13. The motion carried 5-4.

- **For:** (5) Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Moore, and Commissioner Agnew.
- **Against:** (4) Chairperson Gleason, Commissioner Kelsey, Commissioner Dillon, Commissioner Spell
- **Absent:** (0)

**Alternatives:**

n/a

**Recommendation:**

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

The varying factors that contribute to this recommendation are that while SF-6 is compatible with the surrounding SF-6 zoning in El Camino Real as well as potential single-family detached uses allowed in the proposed High Branch neighborhood to the north (currently zoned Character District-3), SF-6 is “Not Preferred” for this area based on the comprehensive plan. When a zoning district is “Not Preferred”, additional scrutiny is required when considering the zoning request as outlined in the staff report.