



Legislation Text

File #: ZC-20-23, **Version:** 1

AGENDA CAPTION:

ZC-20-23 (Vantage San Marcos) Hold a public hearing and consider a request by Chris Weigand, on behalf of Mohnke Poor Farm LLC, for a Zoning Change from Future Development (FD) to Character District - 2.5 (CD-2.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, located near the intersection of Hwy 123 and Monterey Oak Drive. (W. Parrish)

Meeting date: October 13, 2020

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: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

Workforce Housing

[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.
- ☐ Core Services
- ☐ Not Applicable

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

Choose an item.

Background Information:

The applicant previously submitted a request to re-zone this property from Future Development (FD) to Character District - 3 (CD-3).

At their regularly scheduled meeting on 2/25/2020 the Planning and Zoning Commission voted 5 to 3 to recommend approval of the request to City Council.

At their regularly scheduled meeting on 3/14/2020 the City Council voted to deny the request 4-2. At the meeting Council members discussed concern over the lack single family occupancy restrictions within the CD-3 zoning district.

On September 1, 2020 City Council adopted changes to the San Marcos Development Code that included the new zoning district Character District - 2.5 (CD-2.5), which restricts development to two building types, House and Accessory Dwelling Unit, and includes the single family occupancy restrictions.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request with the criteria from Section 2.5.1.4 of the San Marcos Development Code and recommends approval as submitted.