



## Legislation Text

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**File #:** Ord. 2020-80, **Version:** 1

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### **AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to hear comments for or against Ordinance 2020-80, amending the official Zoning Map of the City in Case No. ZC-20-23 (Vantage San Marcos) by rezoning approximately 12.5 acres of land out of the J.F. Geister Surveys, No. 6 and No. 7, Hays County, located near the intersection of State Highway 123 and Monterey Oak Drive from "FD Future Development District to "CD-2.5" Character District - 2.5 or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; providing for an effective date; and consider approval of Ordinance 2020-80, on the first of two readings.

**Meeting date:** November 4, 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

**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)]*

**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:**

The Planning and Zoning Commission heard this item at their regularly scheduled meeting on October 13, 2020. The draft minutes are below:

**Speakers in favor or opposed**

Opposed:

1. Lisa Marie Coppoletta
2. Barbara Selvage

In Favor:

1. Chris Weigand

**Recommendation from the Planning and Zoning Commission Meeting held 10/13/2020**

Commissioner Agnew made a motion to approve the ZC-20-23, Commissioner Spell seconded the motion.

The motion passed by the following vote.

**For: 7**

**Against: 2**

**Absent: 0**

**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.