



## Legislation Text

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**File #:** Ord. 2020-83, **Version:** 1

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### **AGENDA CAPTION:**

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-83, amending the Official Zoning Map of the City by rezoning approximately 32.24 acres of land, generally located in the 2400 Block of Hwy 123 (Case No. ZC-20-24), from "FD" Future Development District to "CD-5" Character District-5 District; and including procedural provisions; and consider approval of Ordinance 2020-83 on the first of two readings.

**Meeting date:** November 17, 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):**

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intensity Zones (supporting walkability and integrated transit corridors)
- ☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- ☐ 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 majority of the subject property is currently located outside the City Limits in the San Marcos Extraterritorial Jurisdiction (ETJ). There is an approximately 30 foot wide strip of land along the southeastern property line that was annexed and zoned Future Development "FD" in 2008 as part of a wastewater line extension and easement. The property is currently vacant and is adjacent to rural/vacant property and a few commercial/warehouse structures along Redwood. The property is also across the street from the La Vista retirement community, a proposed multifamily project along Redwood Road, and also abuts Hwy 123. The purpose of this zoning change is for the development of a potential residential multifamily project or other allowable uses in CD-5.

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:**

**Planning and Zoning Commission Meeting: October 27, 2020**

**Speakers in favor or opposed:**

1. Ed Theriot (in favor)
2. Lisa Marie Coppoletta (did not state whether in favor or opposed)

**Recommendation from the Planning and Zoning Commission meeting held October 27, 2020:** A motion was made by Commissioner Moore, seconded by Commissioner Spell, to approve ZC-20-24. The motion carried 8-1.

- **For:** (8) Chairperson Gleason, Vice Chairperson Kelsey, Commissioner Dillon, Commissioner Spell, Commissioner McCarty, Commissioner Haverland, Commissioner Moore, and Commissioner Agnew.
- **Against:** (1) Commissioner Rand

- **Absent:** (0)

**Alternatives:**

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**Recommendation:**

Staff recommends **approval** of ZC-20-24 for a zoning change from Future Development (FD) to Character District -5 (CD-5).