City of San Marcos

Legislation Text

File #: Ord. 2021-77(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2021-77, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-21-16 by rezoning approximately 22.58 acres of land, generally located at the Northwest Corner of the Wonder World Drive and Highway 123 Intersection, from "FD" Future Development District to "EC" Employment Center District, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.

Meeting date: October 19, 2021

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: At the City Council meeting held September 21, 2021 a motion was made by Councilmember Scott, seconded by Councilmember Gleason, to **approve ZC-21-16**. The motion carried 6-1. Council discussed P&Z's recommendation to restrict the location of hotel/motel uses and to entirely remove the permissibility of truck stop and industrial/warehouse uses. The consensus was hotel/motel uses should be situated near Hwy 123 so that it's adequately separated from the existing senior living and church. Council also sought clarification on the amount of impervious coverage and the acreage and number of gas pumps associated with the proposed convenience store. Planning & Development Services Director Shannon Mattingly noted the maximum impervious coverage is 80% and the applicant noted the convenience store is projected to encompass approximately 3-acres. No explanation as to the number of gas pumps was offered. Council then requested that a public bus stop be constructed onsite. In response to Council's concerns, the applicant's representative Bill Ball stated his client is amenable to the imposition of deed restrictions which prohibit truck stop and industrial/warehouse uses as well as to limit the location of hotel/motel uses. They're also amenable to constructing an onsite public bus stop.

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

N/A

N/A

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 - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ 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 request for EC is designated as 'NP' Not Preferred within Medium or High Intensity Zones on the Preferred Scenario Map. However, EC is intended to serve as a commercial gateway which takes advantage of proximity to major roadways, like Wonder World Dr and Hwy 123. Because EC should be applied along highway corridors, the quality and aesthetics of new development is very important. Accordingly, Live/Work, Mixed Use Shopfronts, and General Commercial building types are allowed at a maximum 4 stories and 62'.

Additionally, the property is near the City's medical district which corresponds with its Preferred Scenario Map designation of Medium Intensity - Medical District and its proposed uses would complement the medical industry. Its restaurant uses would offer dining options to its daytime population, its hotel use would provide additional lodging choices to hospital visitors, and its office uses would afford brick-and-mortar opportunities to the medical community.

Council Committee, Board/Commission Action:

 Planning and Zoning Commission recommended approval of the request as presented with an 8-0 vote.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of the request as presented.