



## Legislation Text

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**File #:** Ord. 2023-39, **Version:** 1

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### **AGENDA CAPTION:**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2023-39, amending the Official Zoning Map of the City in Case No. ZC-23-13, by rezoning approximately 104.179 acres of land generally located southeast of the intersection of FM-110 and Staples Road from "CD-4" Character District-4 and "CD-5" Character District-5 to "CD-3" Character District-3, or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2023-39, on the first of two readings.

**Meeting date:** May 16, 2023

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

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

Vision San Marcos - A River Runs Through Us

**Background Information:**

The zoning change request is comprised of 7 separate parcels, 4 of which are currently zoned CD-4 and 3 of which are currently zoned Character District-5. The request is part of the wider 328 acre River Bridge Ranch development, which is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2007 (Land Development Ordinances can be found at <https://bit.ly/3KomLdm>) and details on the Settlement Agreement can be located via the interactive agenda at <https://san-marcos-tx.legistar.com/LegislationDetail.aspx?ID=4675279&GUID=4FBCC69F-1BBC-4E1D-A44B-6D3082984D43&Options=&Search=>>). The rest of the River Bridge Ranch development is already zoned Character District-3, and the developer (Lennar Homes of Texas) wishes to rezone the remaining tracts to CD-3 in order to provide single family housing throughout the entire development (see enclosed cover letter).

A Preliminary Plat for the site is currently under review (PC-22-47) - an application for a Plat Variance/ Alternative Compliance to the block length requirements has also been submitted by the applicant and will be heard by the Planning and Zoning Commission at a separate meeting.

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

The Planning and Zoning Commission voted 8-0 to recommend approval of ZC-23-13 at their April 25<sup>th</sup> regular meeting.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommends **approval** of ZC-23-13 as presented.