

Zoning Request	101 & 103 Lockhart Street
ZC-20-14	



Summary

Request:	Zoning change from Duplex (D) to Neighborhood Density 3 (ND-3)		
Applicant:	Andrew Nance 109 E Hopkins St, Ste 208 San Marcos, TX 78666	Property Owner:	Ryan Bragg 35 Zabala St Rancho Mission Viejo, CA 792694

Notification

Application:	June 30, 2020	Neighborhood Meeting:	July 6, 2020
Published:	July 12, 2020	# of Participants	0
Posted:	July 9, 2020	Personal:	July 9, 2020
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 46 of the AM Ramsay Subdivision		
Location:	The corner of Lockhart Street and Third Street		
Acreage:	0.2938	PDD/DA/Other:	N/A
Existing Zoning:	Duplex (D)	Proposed Zoning:	Neighborhood Density 3 (ND-3)
Existing Use:	Duplex	Proposed Use:	Single-family Attached / Single-family Detached
Existing Occupancy:	Restrictions Do Not Apply	Occupancy:	Restrictions Apply
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	Millview East	Sector:	7
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MU	Detached Single-Family	Existing Neighborhood
South of Property:	SF-4.5	Detached Single-Family	Existing Neighborhood
East of Property:	SF-6	Detached Single-Family	Existing Neighborhood
West of Property:	MR	Detached Single-Family	Existing Neighborhood

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Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner	Date: July 21, 2020

History

Additional Analysis

The applicant intends to convert the existing duplex into two zero-lot-line homes. This proposal also includes the creation of an additional lot upon which the applicant intends to construct one new zero-lot-line home.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
		<input checked="" type="checkbox"/>	Helps prevent the impacts of high density uses on low density areas
<input checked="" type="checkbox"/>			Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study
<input checked="" type="checkbox"/>			Encourages more opportunities for home ownership <i>The proposal includes three homes on three separate lots. Each of these lots can be purchased by a potential home owner.</i>
<input checked="" type="checkbox"/>			Ensures a diversity of housing to serve citizens with varying needs and interests <i>This proposal includes two attached houses, which is a limited housing type in San Marcos.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map Table 4.1 of the San Marcos Development Code identifies Neighborhood Density Districts as districts that are C - Considered in Existing Neighborhoods, all other districts are identified as NP – Not Preferred.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area Studies were not complete at the time of this request.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect There are no development agreements associated with this site.
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified The uses proposed are consistent with surrounding uses and zoning.
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area The proposed district is consistent with the existing character of the area. There is a variety of housing types in the immediate area, include multifamily, single-family, manufactured homes, and duplexes.
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district Residential homes are appropriate for this site.
	<u>X</u>		Whether there are substantial reasons why the property cannot be used according to the existing zoning The property is currently being used as a duplex, which is consistent with the current zoning of "D," Duplex.
<u>X</u>			Whether there is a need for the proposed use at the proposed location The rezoning serves a public purpose as it furthers the goals and vision of the Comprehensive Plan by providing a diversity of housing types.

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The property is located within an existing neighborhood with adequate services.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>Staff does not anticipate adverse impacts on adjacent property as the proposed use is consistent with the surrounding uses.</i>
<u>X</u>			For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 <i>The proposed use does comply with compatibility of uses and density in Section 4.1.2.5. The request is listed as "C" Considered and does not require a supermajority vote to approve.</i>
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <i>This property is located within an area that has no environmental constraints according to the Land Use Suitability Map.</i>
		<u>X</u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>