

**Plat – Residential Replat  
PC-18-60\_04**

**1012 North Bishop Street**



**Summary**

<b>Request:</b>	Replat of one lot into two legal lots		
<b>Applicant:</b>	David Williamson Byrn & Associates, Inc. 1115 Hwy 80 San Marcos, TX 78666	<b>Property Owner:</b>	David Mendez 1011 Uhland Road, Lot #2 San Marcos, TX 78666
<b>Parkland Required:</b>	Satisfied through original Subdivision Plat	<b>Utility Capacity:</b>	Adequate
<b>Accessed from:</b>	Marlton & Bishop Streets	<b>New Street Names:</b>	N/A

**Notification**

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	November 25, 2018	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	November 30, 2018
<b>Response:</b>	None as of the date of this report.		

**Property Description**

<b>Location:</b>	Corner of Bishop and Marlton Streets		
<b>Acreage:</b>	0.206 ac	<b>PDD/DA/Other:</b>	Ord. # 2018-026 (ND-3 Regulating Plan)
<b>Existing Zoning:</b>	Neighborhood District -3	<b>Preferred Scenario:</b>	Existing Neighborhood
<b>Proposed Use:</b>	Zero Lot Line House		
<b>CONA Neighborhood:</b>	Southwest Hills	<b>Sector:</b>	2

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Single Family-6 (SF-6)	Residential	Existing Neighborhood
<b>South of Property:</b>	Single Family-6 (SF-6)	Residential	Existing Neighborhood
<b>East of Property:</b>	Single Family-6 (SF-6)	Residential	Existing Neighborhood
<b>West of Property:</b>	Single Family-6 (SF-6)	Residential	Existing Neighborhood

**Staff Recommendation**

<input checked="" type="checkbox"/>	<b>Approval of the Replat</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Andrea Villalobos, CNU-A		<b>Title :</b> Senior Planner	<b>Date:</b> December 6, 2018

**Plat – Residential Replat**  
**PC-18-60\_04**

**1012 North Bishop Street**



**History**

The property was originally platted in 1910 as part of the Westover Subdivision. A zoning change was approved on the property in August of 2018 to rezone the property from Single Family-6 (SF-6) to Neighborhood District-3 (ND-3) along with a Regulating Plan which identified the proposed lot configuration.

This residential replat is consistent with the approved Regulating Plan and creates two (2) residential lots. A “Zero Lot Line House” Building Type will be constructed on the property and will meet all required standards.

**Additional Analysis**

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec. 3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official; <b>No improvements are necessary at this time.</b>
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov’t Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.