

## Hernandez, Amanda

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**From:** Sarah Simpson <[REDACTED]>  
**Sent:** Wednesday, September 6, 2023 1:50 PM  
**To:** Hernandez, Amanda  
**Cc:** John David Carson  
**Subject:** [EXTERNAL] LDC Updates - Setback + Easement Conflict

Hi Amanda,

I was just reviewing the last planning and zoning video and saw the proposed updates on the LDC regarding conflicting easements and required setbacks for CD5. John David (copied) and I appreciate this update being made as the Lively Lane project had to go to ZBOA for an adjustment. However, in addition to CD5 we'd recommend this also be done for CD4 because this is the zoning district where we encountered the conflict on Dutton Drive as CD4 also has a maximum setback. First screenshot below is from the agenda packet for CD5; second screenshot is where we recommend it also be added for CD4.

### SETBACKS - PRINCIPAL BUILDING

Primary Street*	0 ft. min./ 12 ft. max.	B
Secondary Street*	0 ft. min./ 12 ft. max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min.	E

*\*Where there is an existing easement on the property, the setback shall be measured from the easement instead of the right-of-way line.*

**#3.11**

### SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min. or 15 ft. from centerline of alley

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4:87

Snopfront		
Civic Building	6,000 sq. ft. min.	50 ft. min.
All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.		

#### SETBACKS - PRINCIPAL BUILDING

Primary Street	5 ft. min. - 12 ft. max.	B
Secondary Street	5 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

#### SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

CD4  


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 SAME  
 NOTE



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4:85

Thank you!

**SARAH SIMPSON, RA, LEED GA**

Architect | Colorspace Architecture & Urban Design

407 S. Stagecoach Trail, Ste 203, San Marcos, TX 78666

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