

## **AC-20-06 (Irregularly Shaped Lots)**

Hold a public hearing and consider a request by Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)

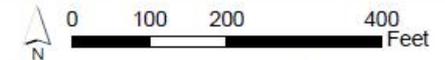
## Location:

- Approximately 0.34 acres along near the intersection of Valley Street and Luck Street Alley
- **Existing Zoning:** Single Family-6 “SF-6”
- **Requested Zoning:** Neighborhood Density-3 “ND-3”
- **Current Configuration:** Vacant
- **Surrounding uses include:**
  - Single Family
  - Boys and Girls Club
  - Vacant

## AC-20-06 Aerial View Alternative Compliance — 724 Valley Street



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



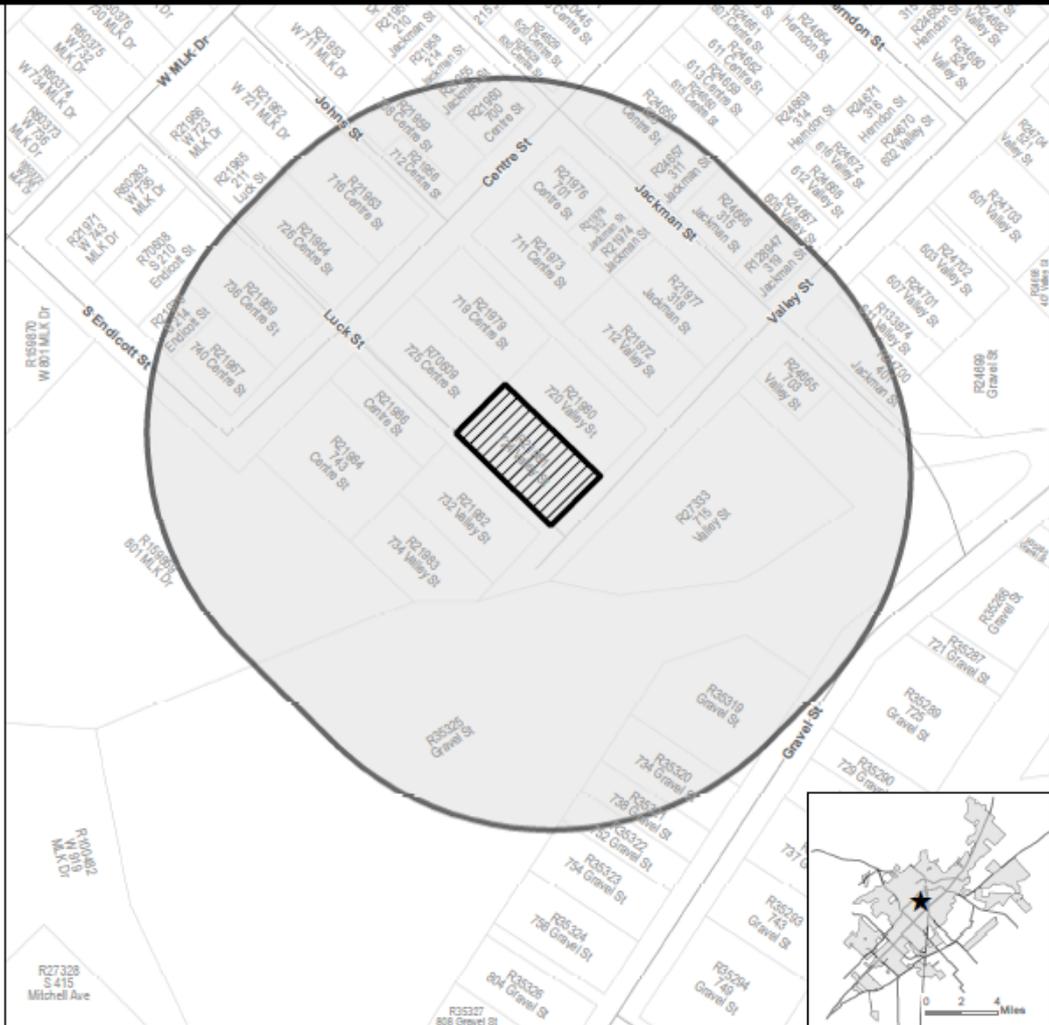
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/19/2020

# Context & History

- **Alternative Compliance: Irregularly Shaped Lots**
  - Severely elongated, exceeding 3:1 length to width
- Proposed lots approximately 3.75:1 length to width
- Regulating Plan required with proposed Zoning Change
- Lots will exceed minimum requirements of ND-3 lot dimensional requirements for the Cottage building type

## AC-20-06 400' Notification Buffer Alternative Compliance — 724 Valley Street



★	Site Location	
	Subject Property	
	400' Buffer	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 5/19/2020</p>
	Parcel	
	City Limit	

# Alternative Compliance Request

## *Section 3.6.3.1(B)(3)*

**Code Requirement:** Triangular, severely elongated (in excess of three to one length to width ratio) or tapered, or flag lots shall not be permitted except for use as dedicated parkland lots.

**Applicant Request:** Applicant is requesting to waive the 3 to 1 maximum and allow two lots that are approximately 3.75 to 1

- 3. Irregularly-Shaped Lots.** Irregularly-shaped lots shall have sufficient width at the front setback line to meet lot width requirements in Chapter 4. Triangular, severely elongated (in excess of a three to one length to width ratio) or tapered, or flag lots shall be not be permitted except for use as dedicated parkland lots.
  - a.** Exceptions to the irregularly shaped lot requirements fall under the alternative compliance process in accordance with Section 2.8.4.1.





# Existing Neighborhood Regulating Plan

## PROPERTY: 724 VALLEY STREET EXISTING CONDITIONS ANALYSIS



EXISTING STREETS AND STREETSCAPES	
	VALLEY STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

### EXISTING ZONING AND BUILDING TYPES



## PROPERTY: 724 VALLEY STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2019-####

PROPOSED ZONING REGULATIONS	
	Existing Lot
Zoning District	Neighborhood Density - 3 (ND-3)
Building Type	Cottage / Accessory Dwelling Unit
Max. Units	3, one cottage per lot and one Accessory Dwelling Unit on lot closest to Luck Street Alley
Required Streetscape	Residential
Street Type	Existing (no new streets required)
Transitional Protective Yard	N/A
Residential Infill Compatibility	N/A (proposing new lot configuration)
Parking location	Surface Parking: Second or Third Layer

### PROPOSED ZONING



## Analysis

### Purpose of the 3:1 Maximum

- Reduces possibility of future land locked lots.
- Helps to maintain adequate access to lots.
- Helps to ensure consistent block formation.

### Surrounding Neighborhood

- Property is in an Existing Neighborhood
- Several lots in the vicinity have similar proportions to the proposed lots
- Proposed lots exceed the minimum dimensional standards for proposed cottage buildings within the ND-3 zoning district.



## Nighborhood Petition

Petition received 6/22/2020

- Petition provided to Commissioners via email
- Staff identified properties included in petition
- Petition map is not limited to property owners

### Impact of Petition

- As this is an Alternative Compliance Case, this petition does not fall under Section 2.2.4.2(A) of the Development Code
- Petition does not trigger supermajority requirement even if signed by more than 20% of property owners
- Map is for informative purposes



**Staff recommends that the request be approved with the following condition:**

- 1. Approval of Alternative Compliance is contingent of approval of rezoning to ND-3**
- 2. This Alternative Compliance shall not expire.**