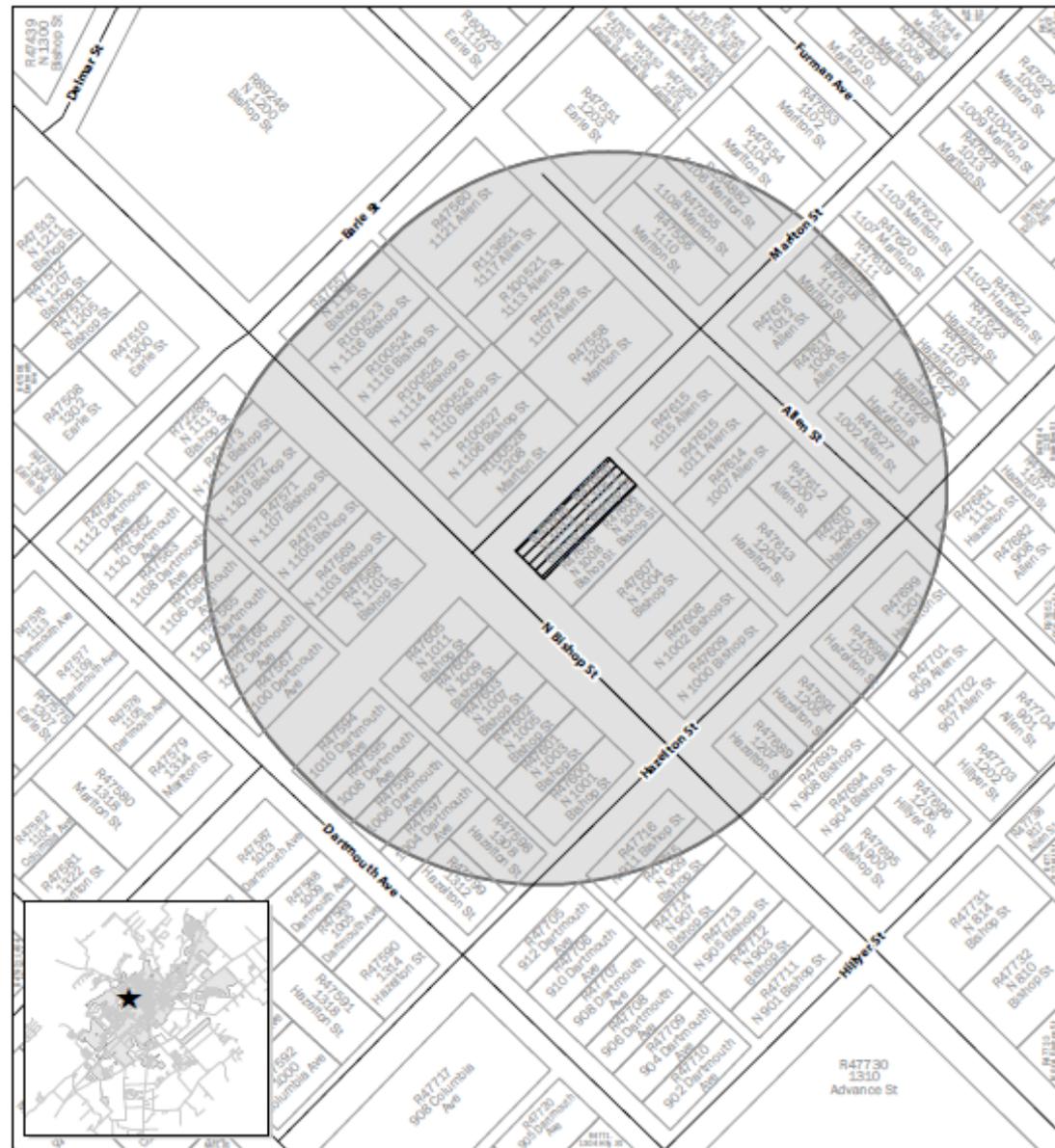


## **ZC-18-07 (1012 N Bishop Street)**

Hold a public hearing and consider a request by David Mendez for a zoning change from “SF-6” Single Family-6 to “ND-3” Neighborhood Density - 3 for approximately 0.2068 acres, more or less, legally known as the Westover Addition, Block 27, Lot 329, located at 1012 North Bishop Street. (A. Villalobos)

## Location:

- Approximately 0.2068 acres located at 1012 N Bishop Street
- Currently Vacant
- Surrounding uses include single-family residential and duplex
- Southwest Hills Neighborhood
- Located in an “Area of Stability” on the Comprehensive Plan Map



**ZC-18-07**  
**1012 N. Bishop St.**  
**SF-6 to ND-3**  
**Map Date: 7/3/2018**

 Subject Property  
 400' Notification Buffer



0 100 200 400 Feet

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.



# ND-3 Zoning Analysis:

- ND-3 is intended for small-scale residential uses, including an accessory dwelling unit, house, cottage, and a zero lot line house.
- **Proposed Building Type: Zero Lot Line House**
- Proposed rezoning to ND-3 is consistent with surrounding residential uses.
- *“Diversified housing options should serve citizens with varying needs and interests and allow for more infill housing” (Vision San Marcos)*
- Existing Neighborhood Regulating Plan is approved with this zoning change.



**GENERAL DESCRIPTION**

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

**DENSITY**

Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

**TRANSPORTATION**

Block Perimeter	2,800 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.6
Civic	Section 4.4.6.15

# Existing Neighborhood Regulating Plan

## PROPERTY: 1012 N BISHOP STREET EXISTING CONDITIONS ANALYSIS

### PROXIMITY TO PARKLAND

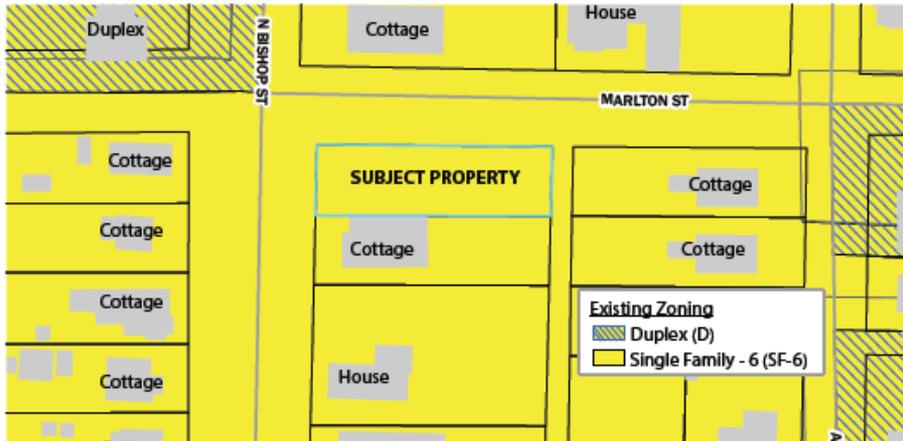


### EXISTING STREETSCAPES



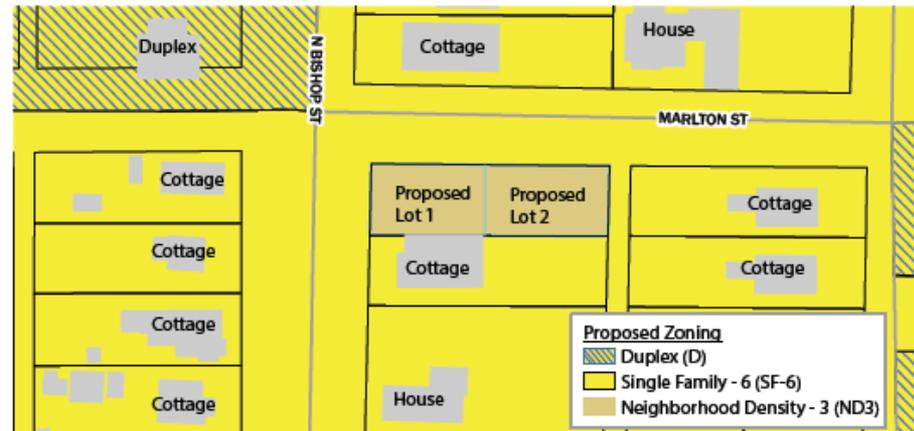
EXISTING STREETS AND STREETSAPES			
	N. BISHOP ST.	MARLTON ST.	ALLEY
Street Type	Avenue Existing ROW: 93'	Neighborhood Queuing Existing ROW: 57'	Undeveloped Alley

### EXISTING ZONING AND BUILDING TYPES



## PROPERTY: 1012 N BISHOP STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2018-####

PROPOSED ZONING REGULATIONS		
	Lot 1	Lot 2
Zoning District	Neighborhood Density - 3 (ND-3)	Neighborhood Density - 3 (ND-3)
Building Type	Zero Lot Line House 	Zero Lot Line House 
Max. Units	1	1
Required Streetscape	Residential 	Residential 
Street Type	Existing (no new streets required)	Existing (no new streets required)
Transitional Protective Yard	N/A	N/A
Residential Infill Compatibility	N/A	N/A
Parking location	Surface Parking: Second or Third Layer	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu	Development Fee & Fee in Lieu



## Staff Recommendation:

- Staff provides this request to the Commission for your consideration and Staff recommends approval of the request for a zoning change from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3).