



Public Hearing

ZC-21-27

Lockhart St Infill Project D to ND-3

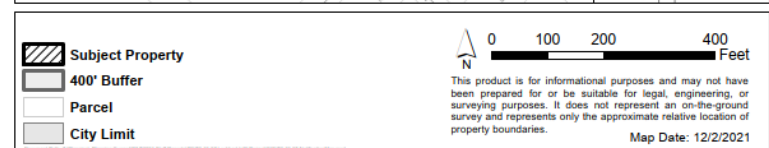
Hold a public hearing and consider a request by A. Nance, on behalf of Ryan Bragg, for a Zoning Change from Duplex (D) to Neighborhood District-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.294 acres, described as Lot 46 in the A.M Ramsay Subdivision, located at 101-103 Lockhart St, San Marcos, Texas.



Property Information

- Approximately 0.3 acres
- Located at the intersection of Lockhart St and Third St.
- Located within City Limits

ZC-21-27
400' Notification Buffer
Lockhart Infill Project- 101-103 Lockhart

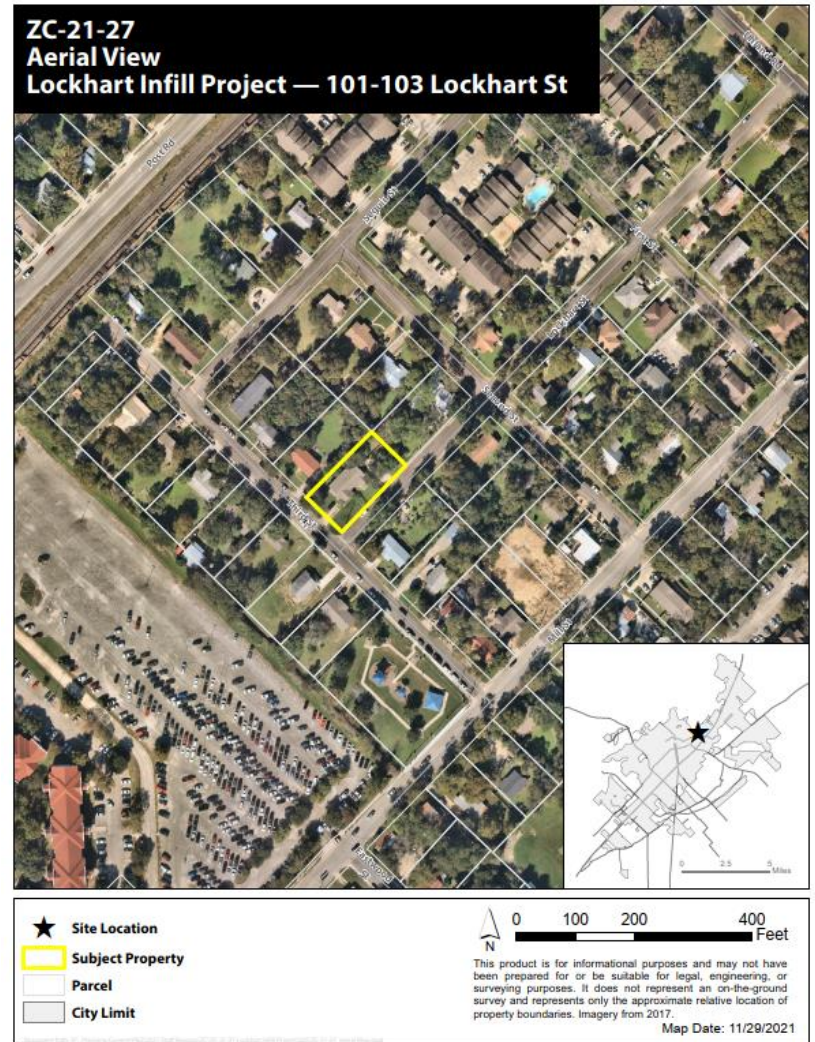




Context & History

- Lot currently contains 1 duplex building
- Surrounding Uses
 - Residential (single family and manufactured home rental community)
- Resubmittal of application previously denied by Council in August 2020.

ZC-21-27
Aerial View
Lockhart Infill Project — 101-103 Lockhart St

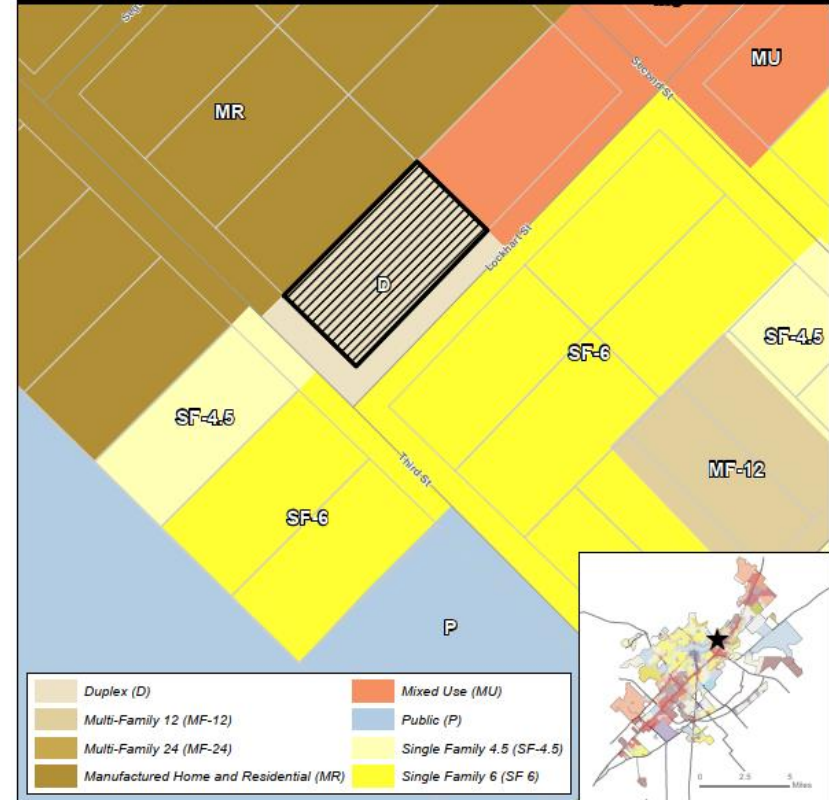




Context & History

- Existing Zoning:
Duplex (D)
 - Allows duplex units, single family detached homes, civic uses such as parks and schools.
- Proposed Zoning:
Neighborhood District - 3(ND-3)
 - Allows residential uses including single family detached homes, zero lot line homes, and civic uses.

ZC-21-27 Existing Zoning Lockhart Infill Project — 101-103 Lockhart St



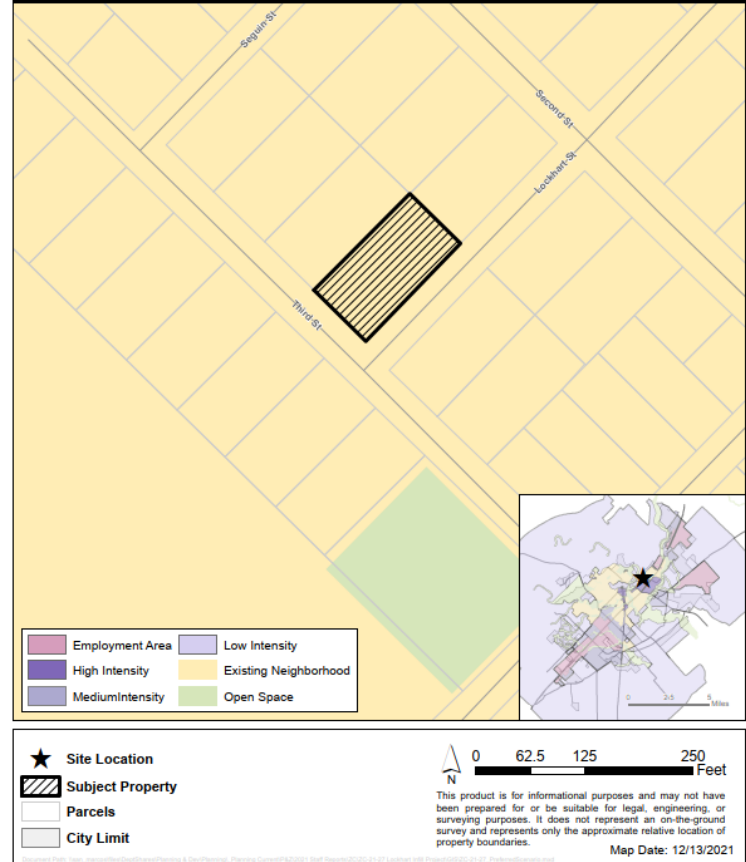


Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario:
Existing Neighborhood
- *“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” (4.1.1.6)*

ZC-21-27
Preferred Scenario
Lockhart Infill Project — 101-103 Lockhart St





Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

“Neighborhood District-3” (ND-3) within an “ Existing Neighborhood.”

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider



Comprehensive Plan Analysis

Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

Duplex (D) to “Neighborhood District-3” (ND-3)

TABLE 4.4 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FD, AR, SF-R, NR, SF-6, SF4.5, P	DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, YMU, P
ND-3	C	NP	NP*	NP*
ND-3.2	NP	C	NP*	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-CN	NP*	NP*	NP	C
LEGEND:				
C — Consider				
NP — Not Preferred				
* — 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.				

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

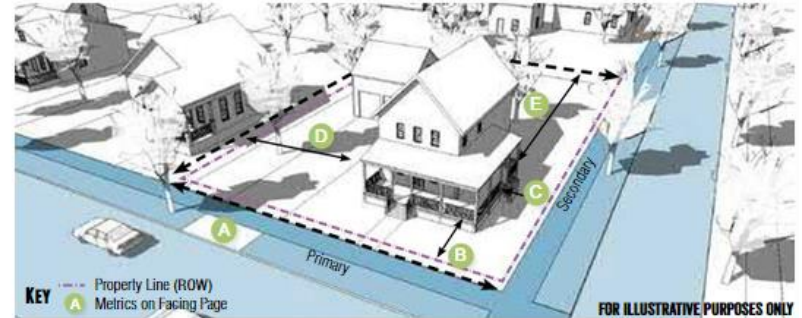


Zoning Analysis

- Intended to accommodate single family detached houses and encourage opportunities for home ownership.
- Allows Houses, Zero Lot Line Houses, ADUs and Civic Buildings.
- Primarily residential uses
- Applicant proposing to divide existing duplex into two zero lot line homes and construct one additional detached house.

ND-3

SECTION 4.4.2.1 NEIGHBORHOOD DENSITY - 3



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
Zero Lot Line House	Section 4.4.6.5
Civic	Section 4.4.6.14



Existing Neighborhood Regulating Plan (Proposed)

PROPERTY: 101 & 103 LOCKHART STREET EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES	
	THIRD STREET & LOCKHART STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

EXISTING ZONING AND BUILDING TYPES



City of San Marcos Planning and Development Services Department

PROPERTY: 101 & 103 LOCKHART STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2022-####

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

PROPOSED ZONING

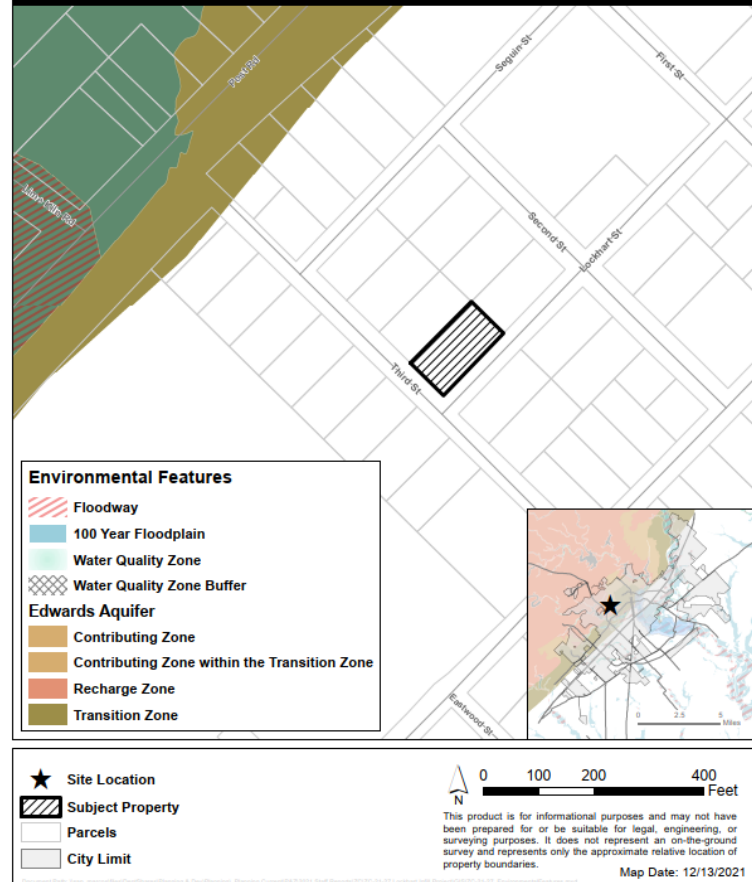




Environmental Analysis

- Site is “moderately constrained” on the Land use Suitability map.
- Not located within the floodway or 100 year floodplain.
- Not located within the Edwards Aquifer Recharge Zone or Transition Zone.

ZC-21-27 Environmental Features Lockhart Infill Project— 101-103 Lockhart St

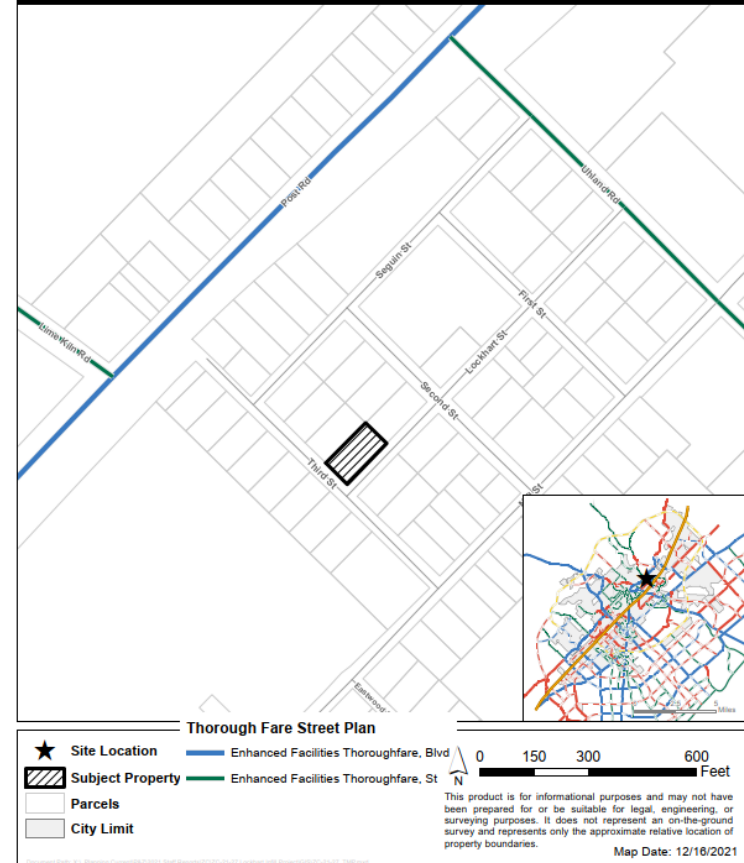




Infrastructure

- **Streets**
 - Streetscape Improvements required at time of development.
 - Long term improvements planned along Post Road and Uhland Rd in Transportation Master Plan.
- **Utilities**
 - City of San Marcos Water / Wastewater
 - San Marcos Electric

ZC-21-27 Transportation Master Plan Lockhart Infill Project — 101-103 Lockhart St

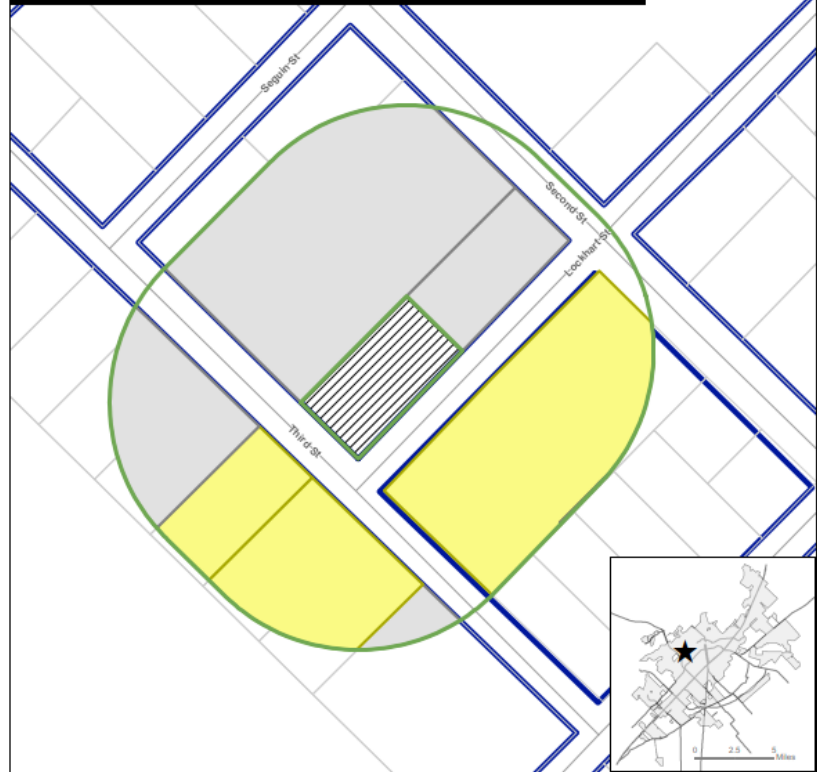




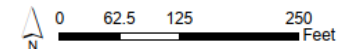
Single Family Preservation Buffer

- Approximately 46% of the surrounding land is zoned “single-family”.

ZC-21-27
Single Family Preservation Buffer
Lockhart Infill Project — 101-103 Lockhart St



- ★ Site Location
 - ▨ Subject Property
 - 200' Buffer
- Zoned Area**
- 46% Single Family
 - 54% All Other



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.

Map Date: 12/14/2021



Recommendation

- Staff recommends approval of the request as presented.





Zoning District Comparison Chart

Topic	Existing Zoning: Duplex (D)	Proposed Zoning: Neighborhood Density-3 (ND-3)
Zoning Description	The D Duplex Residential District is intended for development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units. The D Duplex Residential District is intended to replace existing DP zoned areas. D zoning is not to be applied to properties for new duplex development.	The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodated 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.
Uses	Duplex & single-family detached. (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	2 spaces per single-family dwelling unit.	2 spaces per single-family dwelling unit, 1 space for ADU
Max Residential Units / acre	6 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	Do not apply	Apply
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	Based on Zoning District	15' front Setback, 0' side setback, 15' rear set back.
Impervious Cover (max)	75%	60%
Lot Sizes	Minimum 90' wide 11,000 square feet.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.
Blocks	3,000 ft. Block Perimeter max.	3,000 ft. Block Perimeter max.