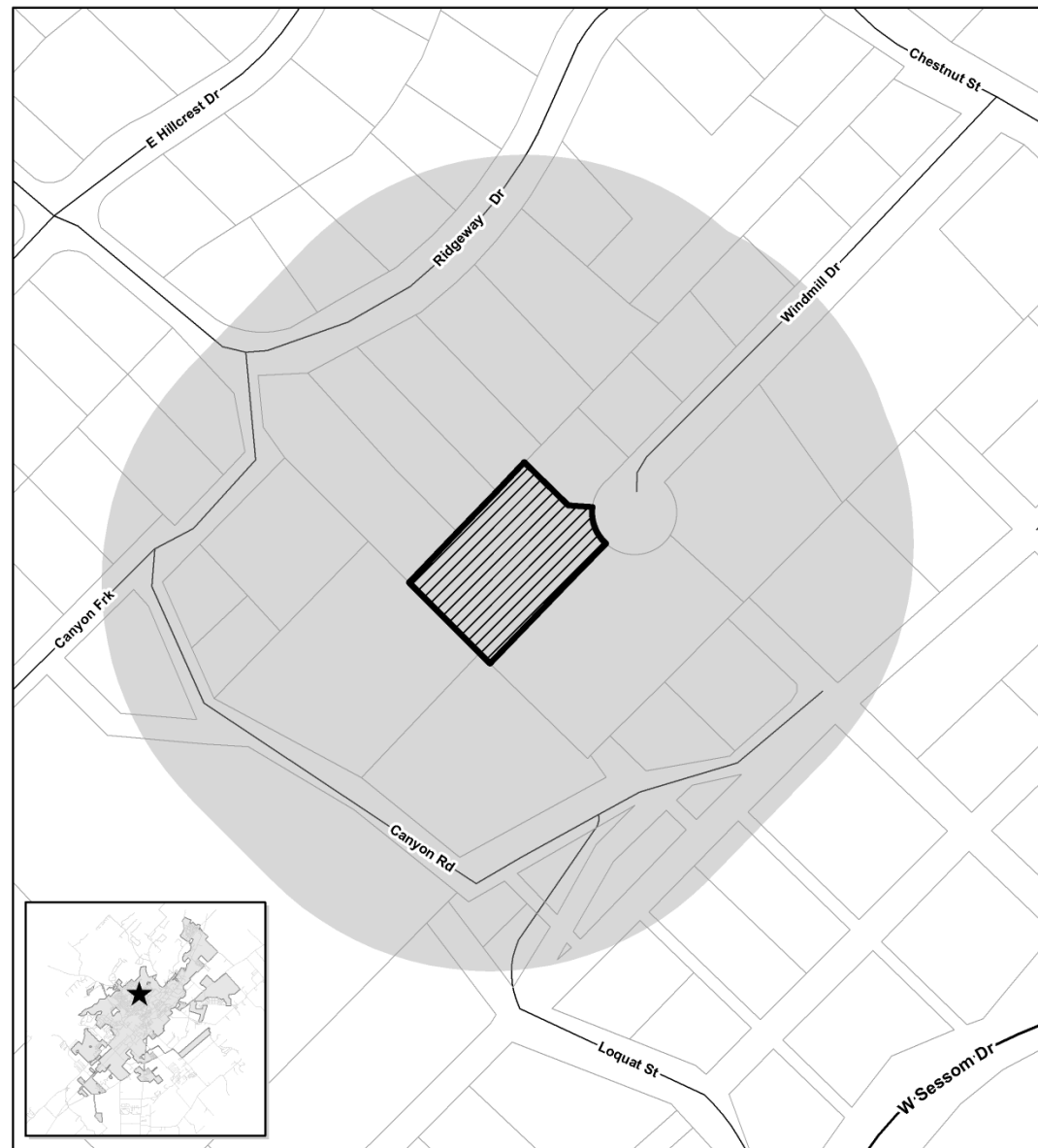


ZC-18-10 (Windmill Addition)

ZC-18-10 (Windmill) Hold a public hearing and consider a request by Michael Lackey, on behalf of WDBL Partners, Ltd., for a zoning change from “D” Duplex, to “ND-3.5” Neighborhood Density - 3.5 for approximately .78 acres, more or less, legally known as Windmill Addition, Lot 2, located at 128 Windmill Drive. (W. Parrish)

Location:

- Approximately 0.78 acres located at the end of Windmill Drive
- Vacant Lot
- Surrounding uses include Single Family, Duplex, and Multifamily.
- Sessom Creek Neighborhood
- Located in an “Existing Neighborhood” on the Comprehensive Plan Map



ZC-18-10
128 Windmill Dr.
D to ND-3.5
Map Date: 7/27/2018

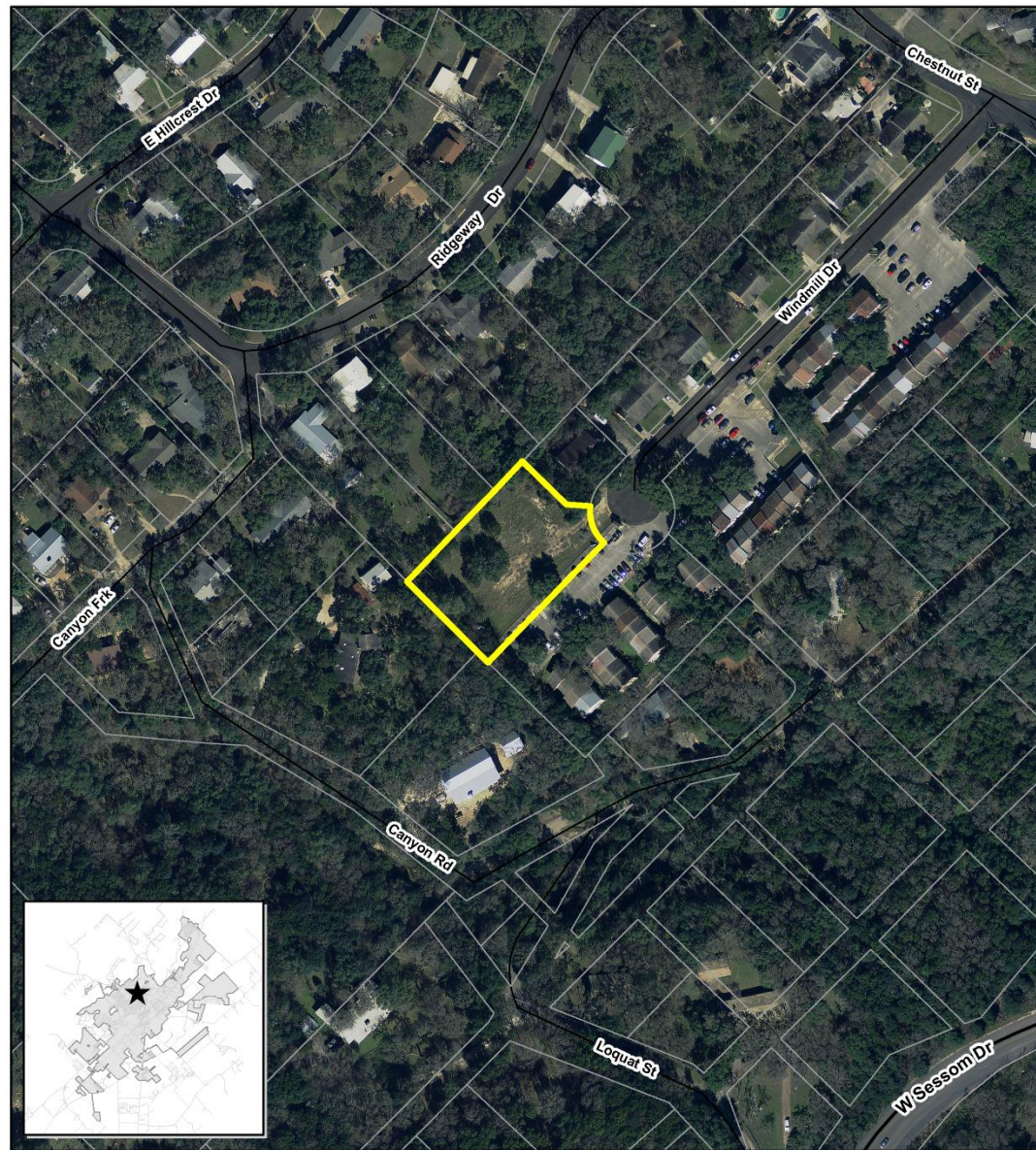


0 125 250 500 Feet

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.

Context & History

- **Existing Zoning:** Duplex
- **Proposed Zoning:** Neighborhood Density – 3.5 (ND-3.5)
- Applicant is proposing to construct a Small Multi-Family building on the property.
- Required to comply with a Existing Neighborhood Regulating Plan



ZC-18-10
128 Windmill Dr.
D to ND-3.5
Map Date: 7/27/2018

 Subject Property



0 125 250 500 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.

- The applicant is requesting a zoning change from a “Low Density” to a “Medium Density” neighborhood density category according to table 4.4 of the San Marcos Development Code.
- A change from Low Density to Medium Density is classified as “NP*” (Not Preferred*) according to table 4.5 of the San Marcos Development Code.

TABLE 4.4 NEIGHBORHOOD DENSITY CATEGORIES

| NEIGHBORHOOD DENSITY CATEGORIES | NEIGHBORHOOD DENSITY DISTRICTS | CONVENTIONAL, SPECIAL, AND LEGACY DISTRICTS |
|---------------------------------|--------------------------------|--|
| Low Density | ND3 | FD, AR, SF-R, MR, SF-6, SF4.5, DR, D, PH-ZL, P |
| Medium Density | ND3.5 | TH, MF-12, P |
| High Density | ND4 | MU, MF-18, MF-24, P |
| Commercial / Mixed Use | N-MS | OP, NC, CC, GC, HC, LI, HI, MH, VMU, P |

TABLE 4.5 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

| | NEIGHBORHOOD DENSITY CATEGORIES | | | |
|--------|---------------------------------|----------------|--------------|-----------------------|
| | LOW DENSITY | MEDIUM DENSITY | HIGH DENSITY | COMMERCIAL/ MIXED USE |
| ND-3 | C | C | NP | NP* |
| ND-3.5 | NP* | C | C | NP* |
| ND-4 | NP* | NP | C | NP |
| N-MS | NP* | NP* | C | C |

LEGEND:

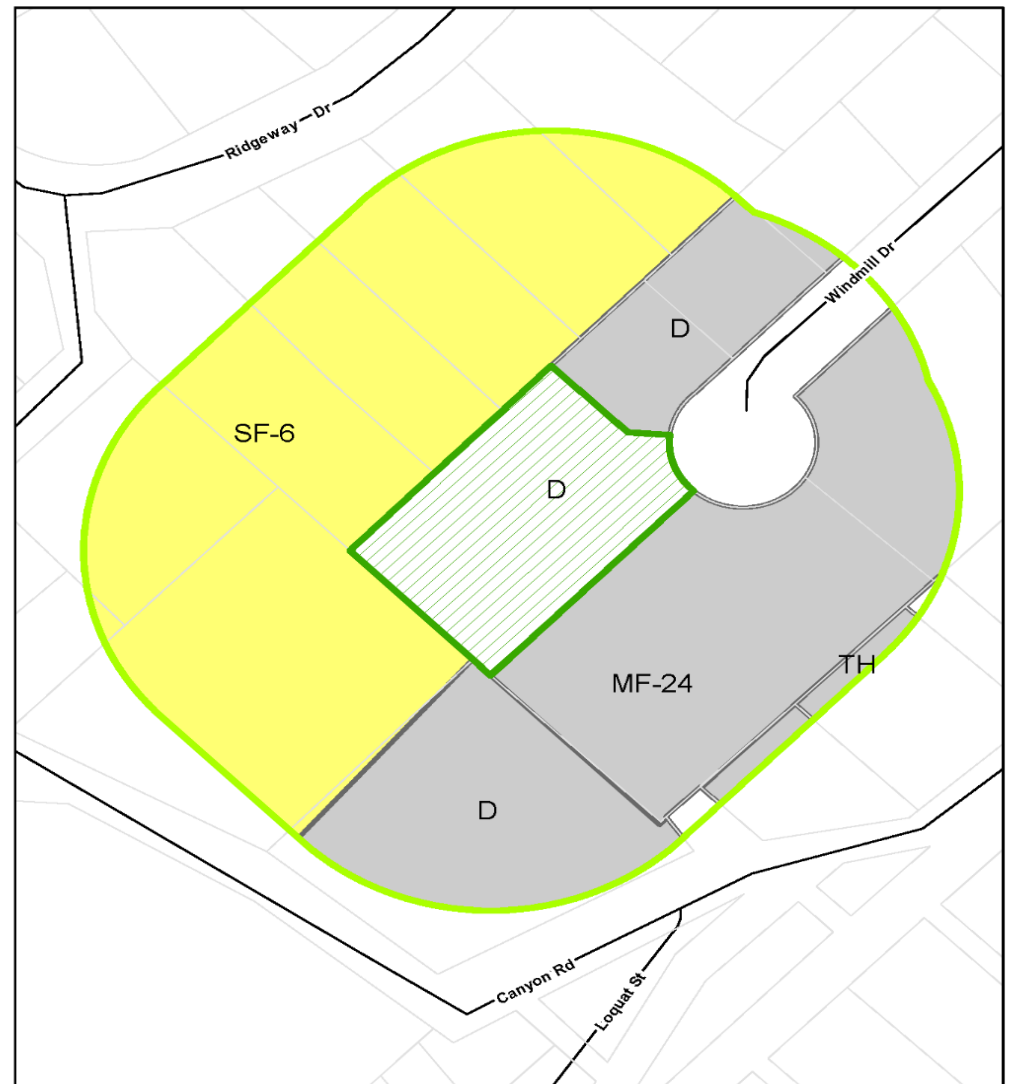
C = Consider

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.


- The request is classified as Not Preferred*
- 52% of the property within 200 feet is zoned SF-6.
- The remaining 42% is a mix of Duplex, MF-24, and Townhouse.
- Approval of this request requires 6 affirmative votes from P&Z and 5 affirmative votes from Council.



ZC-18-10
128 Windmill Dr.
D to ND-3.5
Map Date: 7/30/2018

Zoned Area

52% Single Family
48% All Others

 128 Windmill Dr
 200 ft Buffer
 Parcels



0 50 100 200
 Feet

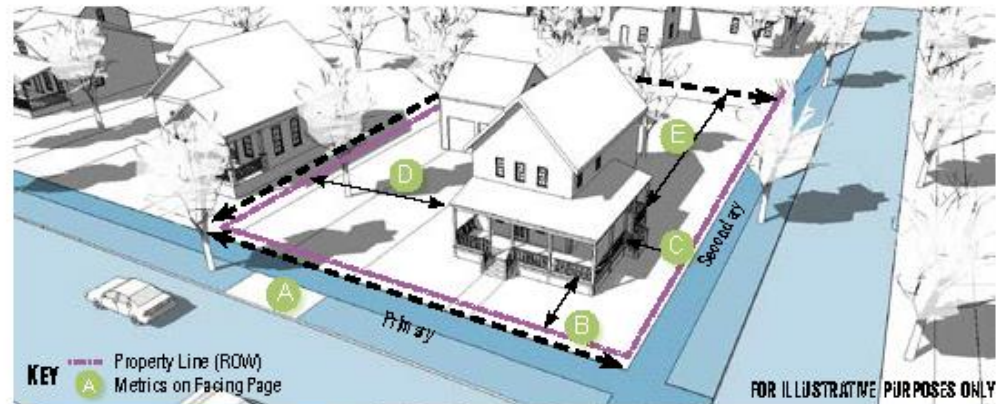
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N-MS Zoning Analysis:

- ND-3.5 is intended for residential living. Additional building types are allowed that provide opportunities for affordable and diverse housing types. ND-3.5 should be applied in areas where the land use pattern is mixed including detached and attached single family, townhouses, or small-scale multifamily.
- Proposed Building Type:** Small Multi-Family
- Proposed rezoning to ND-3.5 is consistent with the surrounding uses. A Transitional Protective Yard will be required where the property abuts SF-6 zoning.
- An Existing Neighborhood Regulating Plan is required to be approved with this zoning change.

ND-3.5

SECTION 4.4.2.2 NEIGHBORHOOD DENSITY - 3.5



GENERAL DESCRIPTION

The ND-3.5 district is primarily intended for residential living. Additional building types are allowed that provide opportunities for affordable and diverse housing types. ND-3.5 should be applied in areas where the land use pattern is mixed including detached and attached single family, townhouses, or small-scale multi-family and in accordance with Section 4.1.2.5. Uses that would substantially interfere with the residential nature of the district are not allowed.

TRANSPORTATION

| | | |
|-----------------|---------------|------------------|
| Block Perimeter | 2,800 ft. max | Section 3.6.2.1 |
| Street Type | Residential | Section 3.8.1.10 |
| | Conventional | Section 3.8.1.7 |

DENSITY

| | |
|------------------------|-----------------|
| Units Per Gross Acre | 16 max. |
| Impervious Cover | 75% max. |
| Occupancy Restrictions | Section 5.1.4.1 |

Regulating Plan

PROPERTY: 128 Windmill Drive

EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES

| | WINDMILL DRIVE |
|-------------|----------------------------------|
| Street Type | Residential Existing ROW: 58' |
| | |

EXISTING ZONING AND BUILDING TYPES



PROPERTY: 128 Windmill Drive

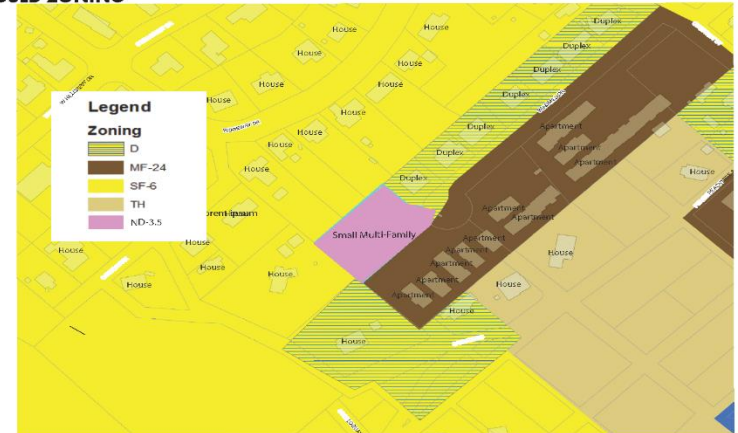
EXISTING NEIGHBORHOOD REGULATING PLAN

ORDINANCE #: 2018-####

PROPOSED ZONING REGULATIONS

| | |
|----------------------------------|---|
| | Lot 1 |
| Zoning District | Neighborhood Density - 3.5 (ND-3.5) |
| Building Type | Small Multi-Family |
| Max. Units | 9 units per lot |
| Required Streetscape | Conventional |
| Street Type | Existing (no new streets required) |
| Transitional Protective Yard | Type B |
| Residential Infill Compatibility | Required |
| Parking location | Surface Parking: Second or Third Layer |
| Parkland | N/A (property has already been platted) |

PROPOSED ZONING



Staff Recommendation:

- Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from Duplex (D) to Neighborhood Density – 3.5 (ND-3.5)