

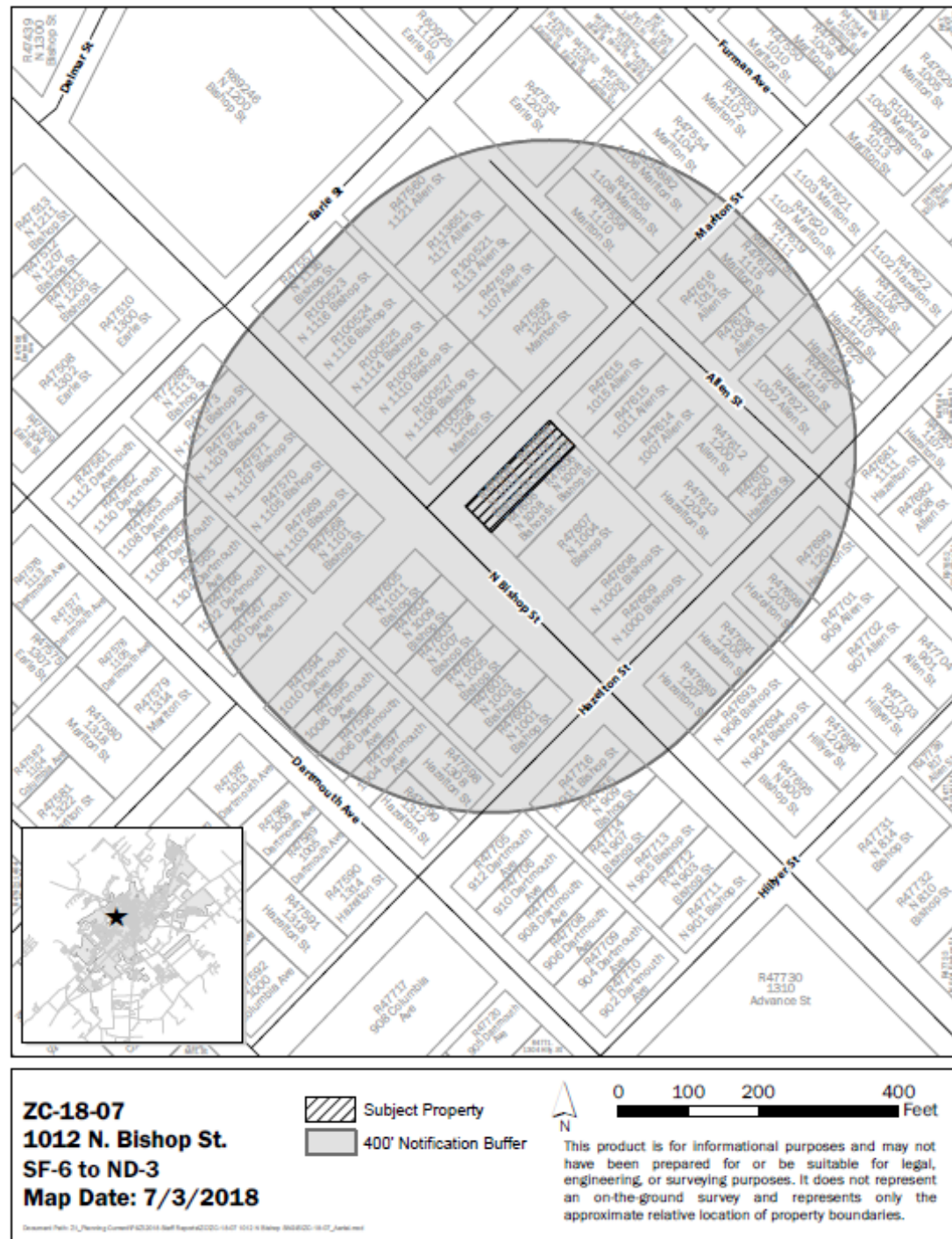
ORDINANCE 2018-XX

ZC-18-07 (1012 N Bishop Street)

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-XX, amending the Official Zoning Map of the City by rezoning 0.2068 acres, more or less, legally known as the Westover Addition, Block 27, Lot 329, located at 1012 North Bishop Street from “SF-6” Single Family-6 to “ND-3” Neighborhood Density – 3, and including procedural provisions on the first of two readings.

Location:

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



Context & History

- **Existing Zoning:** (Single Family) SF-6
- **Proposed Zoning:** Neighborhood Density-3 (ND-3)
- Property received a CUP in 2015 to construct an Accessory Dwelling Unit
- San Marcos Development Code provided additional options for single-family
- Two single family homes proposed



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

 Subject Property



0 50 100 200 Feet

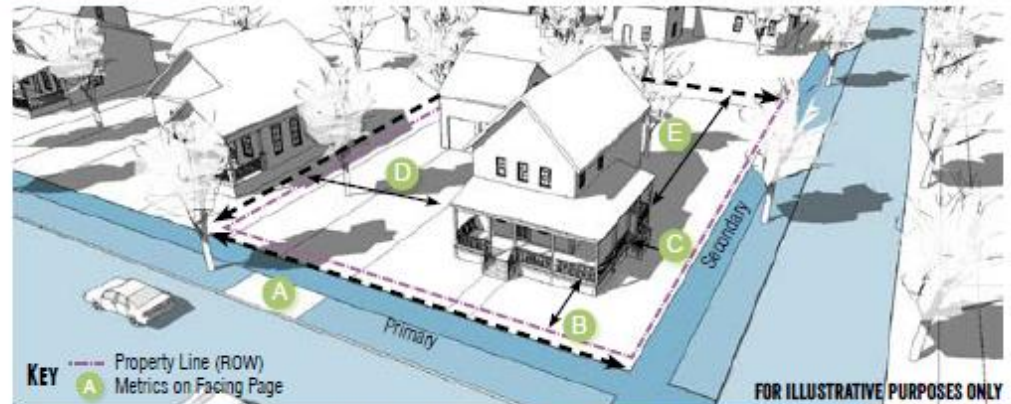
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ND-3 Zoning Analysis:

- 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.

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

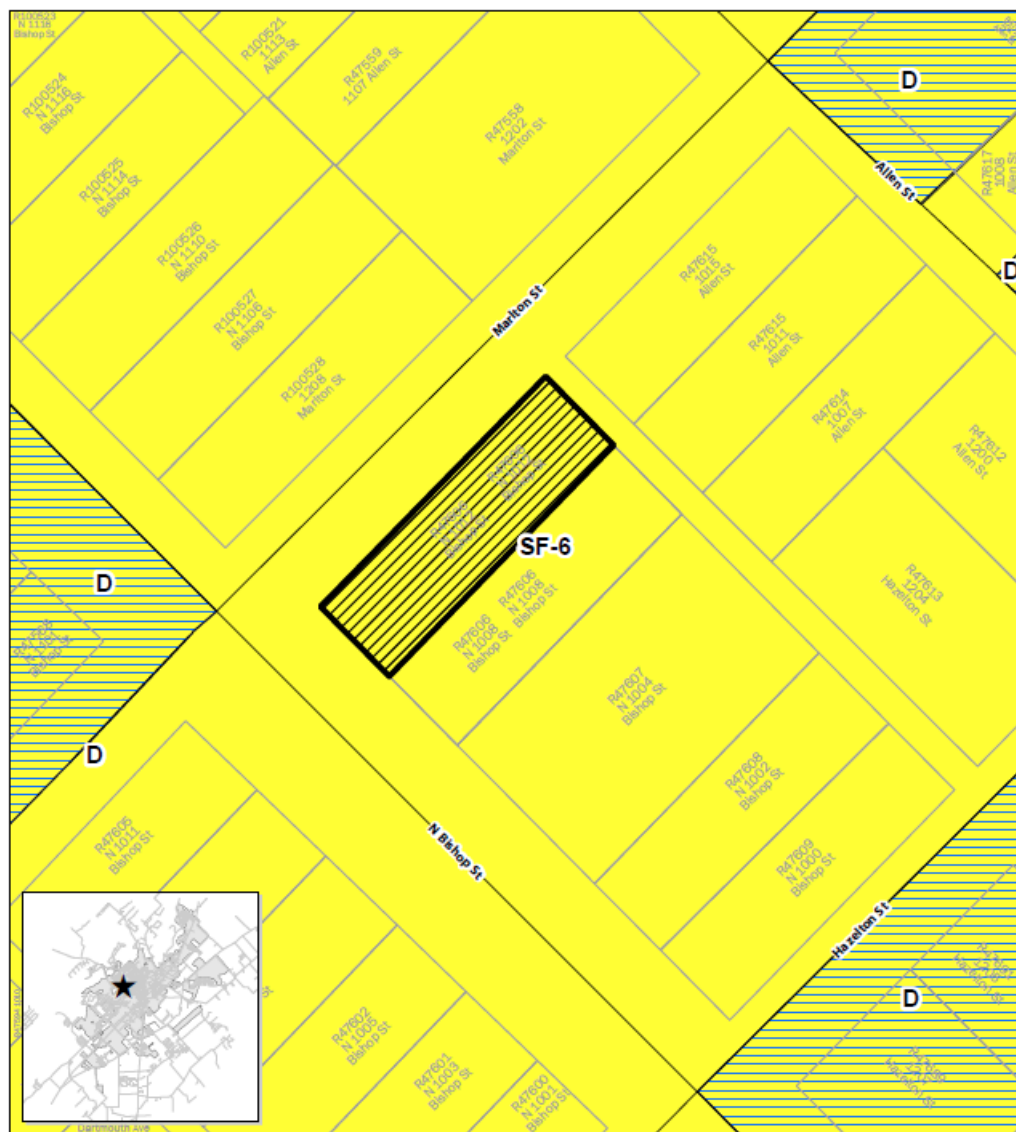
Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

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
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

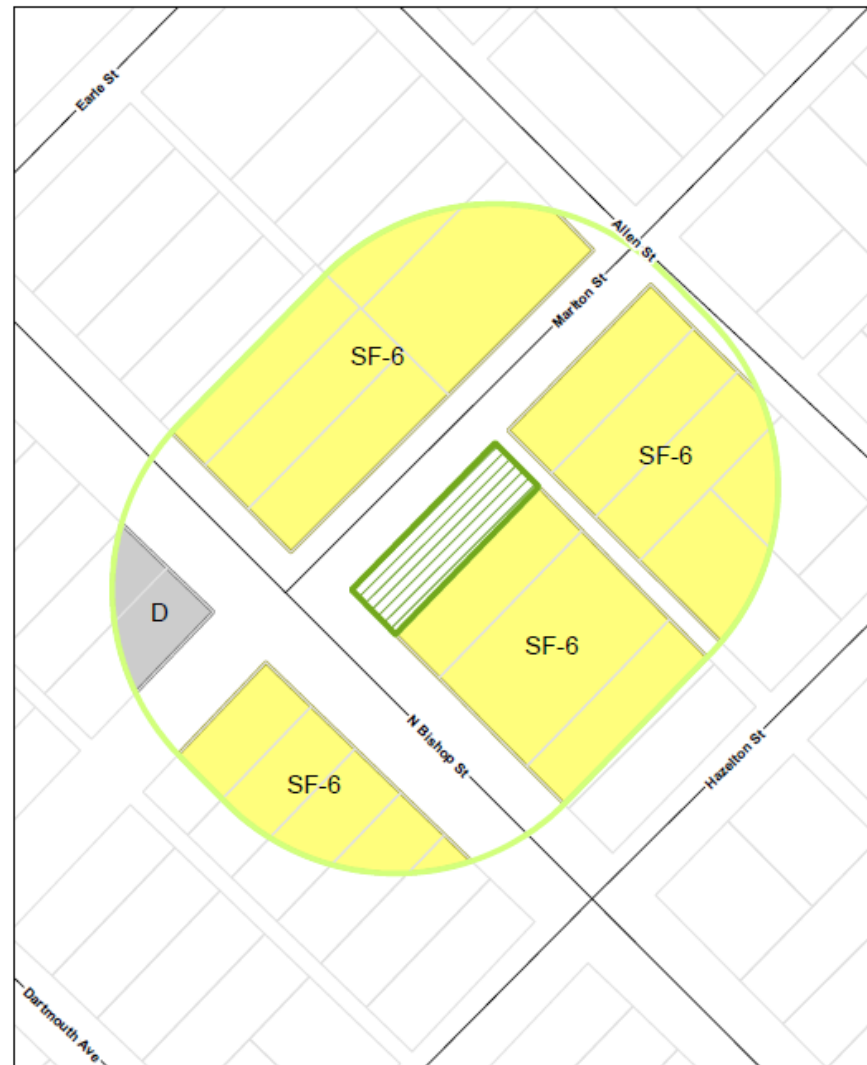


ZC-18-07
1012 N. Bishop St.
Zoning Map
Map Date: 7/31/2018

-  Subject Property
-  Duplex (D)
-  Single Family 6 (SF 6)




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ZC-18-07
1012 N. Bishop St.
Single Family Preservation
Buffer
Map Date: 7/31/2018

- Zoned Area**
-  96% Single Family
-  4% All Others

-  Subject Property
-  200 ft Buffer
-  Parcels

0 50 100 200 Feet

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Existing Neighborhood Regulating Plan

PROPERTY: 1012 N BISHOP STREET EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



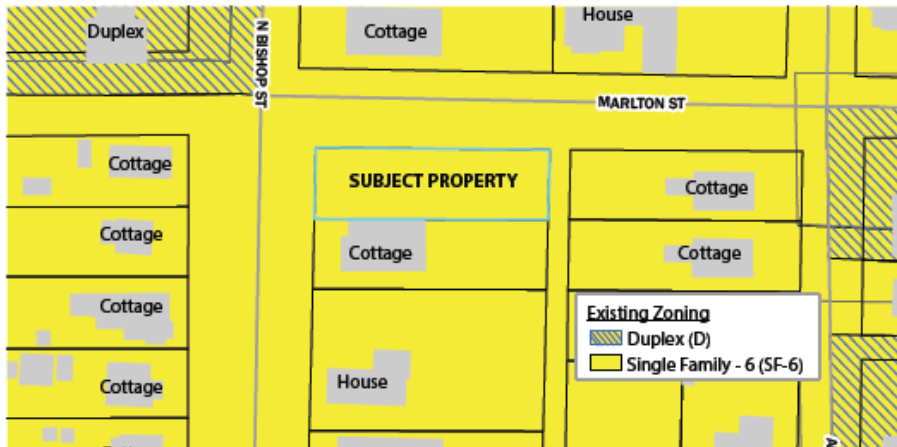
EXISTING STREETSCAPES



EXISTING STREETS AND STREETSAPES

	N. BISHOP ST.	MARLTON ST.	ALLEY
Street Type	Avenue Existing ROW: 93'	Neighborhood Queueing Existing ROW: 57'	Undeveloped Alley

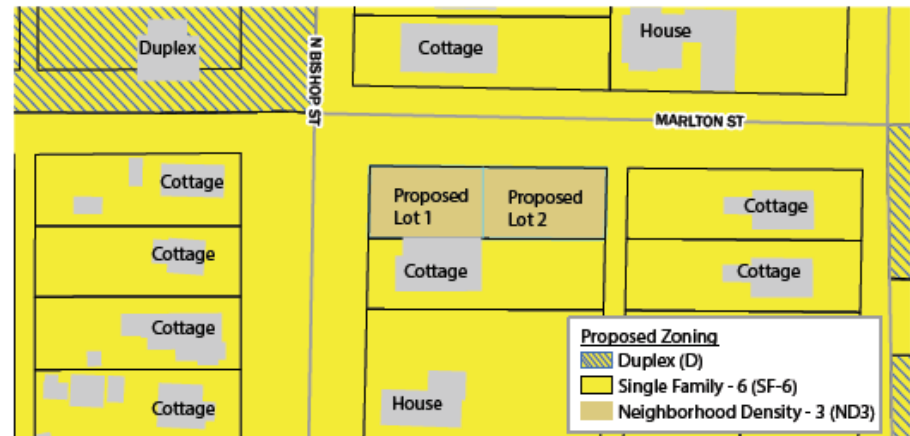
EXISTING ZONING AND BUILDING TYPES



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:

*At their July 24th Planning and Zoning Commission Meeting, the Commission recommend **approval** of the zoning change with a 7-0 vote.*

- 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).