



## Legislation Details (With Text)

**File #:** ZC-18-07      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Passed  
**File created:** 7/8/2018      **In control:** Planning and Zoning Commission  
**On agenda:** 7/24/2018      **Final action:** 7/24/2018  
**Title:** ZC-18-07 (1012 Marlton 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)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-18-07 Notification Map, 2. ZC-18-07 Aerial Map, 3. ZC-18-07 Staff Report, 4. ZC-18-07 Comp Plan Analysis Checklist, 5. ZC-18-07 Existing Neighborhood Regulating Plan, 6. ZC-18-07 Proposed Unit A Floor Plans & Elevations, 7. ZC-18-07 Proposed Unit B Floor Plans & Elevations (Updated), 8. ZC-18-07 Example Front Porch Image, 9. ZC-18-07 Survey, 10. ZC-18-07 Application, 11. ZC-18-07 Presentation

Date	Ver.	Action By	Action	Result
7/24/2018	1	Planning and Zoning Commission	approved	Pass

### **AGENDA CAPTION:**

ZC-18-07 (1012 Marlton 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)

**Meeting date:** July 24, 2018

**Department:** Planning and Development Services

### **Amount & Source of Funding**

**Funds Required:** n/a

**Account Number:** n/a

**Funds Available:** n/a

**Account Name:** n/a

### **Fiscal Note:**

**Prior Council Action:** n/a

### **City Council Strategic Initiative:**

Workforce Housing

**Comprehensive Plan Element (s):**

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

**Master Plan:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

The subject property is currently zoned Single-Family “SF-6” and is located in the Southwest Hills neighborhood. In 2015, the Planning and Zoning Commission approved a Conditional Use Permit to allow the construction of an Accessory Dwelling Unit (ADU) on the subject property. However, due to the adoption of the new San Marcos Development Code, the applicant is requesting to subdivide the property in accordance with ND-3 zoning in order to allow two single family units on two separate properties rather than one single family unit with a smaller ADU.

According to the applicant, the request is additionally motivated by the ability to have a larger home for family members rather than be subject to the size and location limitations of an ADU. If approved, the applicant will be constructing two “Zero Lot Line House” Building Types on the properties with one house fronting Bishop Street and one house fronting Marlton Street. The property will be developed in accordance with the attached Existing Neighborhood Regulating Plan.

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

Staff recommends **approval** of the request for a zoning change from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3).