Legislation Details (With Text)

File #:	ZC-18-10	**Version:** 1	**Name:**
Type:	Discussion Item	**Status:**	Individual Consideration
File created:	7/31/2018	**In control:**	Planning and Zoning Commission
On agenda:	8/14/2018	**Final action:**	
Title:	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)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. ZC-18-10 Notification Map, 2. ZC-18-10 Aerial Map, 3. ZC-18-10 Staff Report, 4. ZC-18-10 Comp Plan Analysis, 5. ZC-18-10 Reg Plan.pdf, 6. ZC-18-10 Single Family Preservation Buffer, 7. ZC-18-10 Land Use Matrix - Comparison.pdf, 8. ZC-18-10 Application, 9. ZC-18-10 PZ Presentation.pdf		

Date	Ver.	Action By	Action	Result
8/14/2018	1	Planning and Zoning Commission	denied	Fail

AGENDA CAPTION:

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)

Meeting date: August 14, 2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA
Account Number: NA
Funds Available: NA
Account Name: NA

Fiscal Note:

Prior Council Action: NA

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☒ 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: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The applicant is requesting a change in zoning from Duplex (D) to Neighborhood Density - 3.5.

Table 4.4 of the San Marcos Development Code requires additional analysis based on the Single Family Preservation Buffer (Pac Man) due to the fact that the applicant is requesting a zoning change from a Low Density Conventional Zoning District to a Medium Density Neighborhood Density District. Review of the Buffer shows that 52% of the surrounding property within 200 feet of the request is zoned Single Family - 6 (SF-6). The remaining 48% are a mix of Duplex, Multifamily - 24, and Townhouse.

Because the property is located within an Existing Neighborhood on the Preferred Scenario Map, an Existing Neighborhood Regulating Plan is required to accompany the request. Any development of the site must comply with the attached Regulating Plan, in which the applicant identified the potential future building type as Small Multi-Family.

The Small Multi-Family building type within the ND-3.5 zoning district is limited to 2 stories in height, 60 feet in width, and a maximum of 9 units per lot. Additionally, units are limited to no more than three bedrooms. ND - 3.5 is required to comply with the Occupancy restrictions.

Council Committee, Board/Commission Action:

 Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

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

Because more than 50% of the property within the Single Family Preservation Buffer is zoned SF-6, an affirmative vote of 6 members of the Planning and Zoning Commission is required to approve the request.