



Legislation Details (With Text)

File #: ZC-21-27 **Version:** 1 **Name:**
Type: Action Item **Status:** Reported to Council
File created: 12/27/2021 **In control:** Planning and Zoning Commission
On agenda: 1/11/2022 **Final action:**
Title: ZC-21-27 (Lockhart Infill Project) 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. (J. Cleary)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-21-27 Staff Report, 2. ZC-21-27 Existing Neighborhood Regulating Plan, 3. ZC-21-27 Maps, 4. ZC-21-27 Personal Notification Letter, 5. ZC-21-27 Code Comparison, 6. ZC-21-27 Comprehensive Plan Checklist, 7. ZC-21-27 Application Documents, 8. ZC-21-27 P&Z Presentation

Date	Ver.	Action By	Action	Result
1/11/2022	1	Planning and Zoning Commission	recommended for denial	Pass

AGENDA CAPTION:

ZC-21-27 (Lockhart Infill Project) 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. (J. Cleary)

Meeting date: January 11, 2022

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: An application for a zoning change from D to ND-3 on this site (ZC-20-14) was previously denied by City Council at their regular meeting on August 18, 2020.

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

N/A

N/A

N/A

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 - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Vision San Marcos - A River Runs Through Us

Background Information:

The site currently contains one duplex building. The requested zoning change will increase the allowed density of the site from 6 units per acre to 10 units per acre and will allow for the construction of one additional unit. An application to change this site from D to ND-3 was previously refused by City Council on August 18, 2020. The Planning and Zoning Commission unanimously recommended approval of the application at their July 28, 2020 meeting.

An Existing Neighborhood Regulating Plan accompanies this application. The Regulating Plan proposes three lots with two zero lot line homes (to be converted from the existing duplex structure) and one additional detached zero lot line home.

Changing from existing "D" Duplex to ND-3 in Existing Neighborhoods is "Not Preferred" according to Tables 4.1 and 4.3 in the Development Code - the Code recommends that the more intense districts of ND-3.2 and ND 3.5 be considered instead. However, due to the surrounding single family residential uses, staff is supportive of the less intense ND-3 designation.

Council Committee, Board/Commission Action:

[Click or tap here to enter text.](#)

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of this zoning change request as presented.