



## Legislation Text

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**File #:** Ord. 2018-26(b), **Version:** 1

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### **AGENDA CAPTION:**

Consider approval of Ordinance 2018-26, on the second of two readings, 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.

**Meeting date:** September 4, 2018

**Department:** Planning and Development Services Department

### **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:**

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

**Alternatives:**

n/a

**Recommendation:**

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