

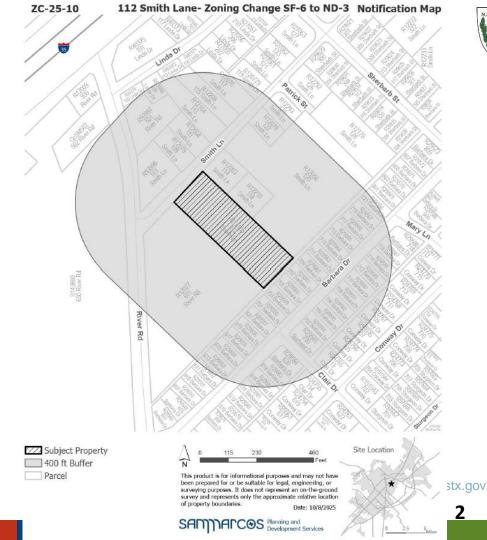
Public Hearing ZC-25-10 112 Smith Lane SF-6 to ND-3

ZC-25-10 (112 Smith Ln SF-6 to ND-3) Hold a public hearing and consider a request by Sword Engineering, on behalf of MKT 360 LLC, for a Zoning Change from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 2 acres out of the Juan M Veramendi Survey, located at 112 Smith Lane. (K. Buck)

Property Information

- Approximately 2 acres
- Located: Along Smith Lane, approximately 185 feet North of River Road

Located within City Limits



Context & History

- Currently: Single-Family
- Surrounding Uses
 - Single-Family
 - Multi-Family



Subject Property
Parcel

A 0 115 230 460

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

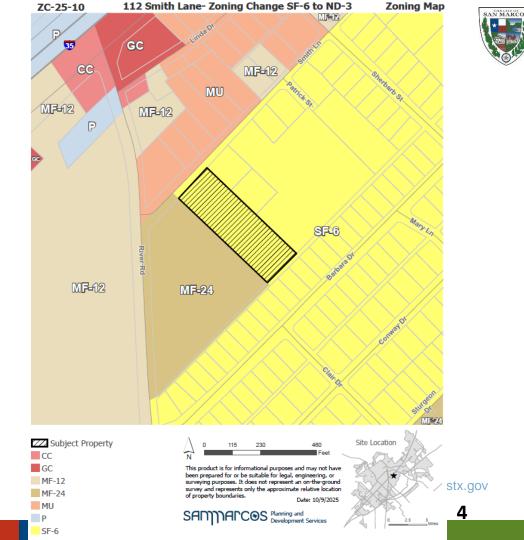
SANNAPCOS Planning and Development Services

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Context & History

- Existing Zoning:
 Single Family-6 (SF-6)
 - Allows for Single-Family
- Proposed Zoning:
 Neighborhood Density-3 (ND-3)
 - Allows for Single-Family

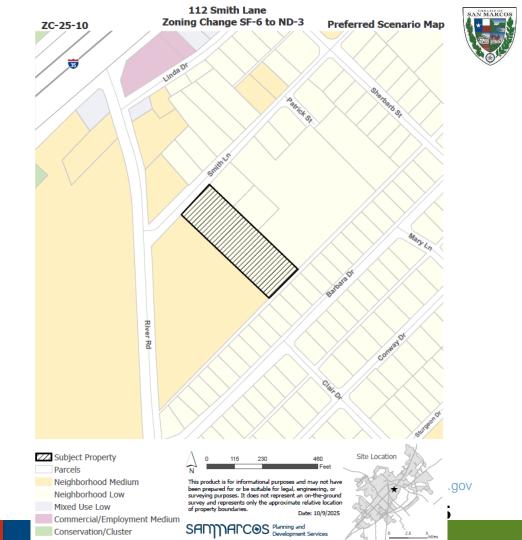
Located within the Blanco Gardens Neighborhood Area Plan (adopted 2024)



Comprehensive Plan Analysis Step 1: Where is the property locate

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Neighborhood Low-New
- "To guide development of new neighborhoods and promote creative housing types in new areas in ways that create their character."



Comprehensive Plan Analysis (VISION SMTX)



Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

Neighborhood Density-3 (ND-3) within "Neighborhood Low-New"

		Place Types									
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/ Commercial Low	Employment/ Commercial Medium	Conservation/ Cluster
Zonii	ng District										
اهر اه	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	С
Conventional Residential	SF-R	С	NP	NP	-	-	-	-	-	-	-
nve	SF-6	С	С	NP	-	-	-	-		-	-
8 &	SF-4.5	С	С	С	NP	-	-	-	•	-	-
d ts	ND-3	See Section	C	С	NP	NP	NP	NP	•	-	
hoo	ND-3.2	4.1.2.4 and	С	С	NP	NP	NP	NP	-	-	-
Neighborhood Density Districts	ND-3.5	4.1.2.5 of the	С	С	С	С	NP	NP	-	-	-
leigh ensit	ND-4	Development	С	С	С	С	С	NP	-	-	-
ے ک	N-CM	Code	С	С	С	С	С	С	-	С	-
	CD-1	С	С	NP	NP	С	-	-	NP	NP	
, n	CD-2	-	NP	-	-	-	-	-	-	-	
trict	CD-2.5	-	С	NP	NP	С	-	-	-	-	See Section
Dis	CD-3	-	С	NP	NP	С	NP	-	-	-	4.1.2.6 of the Development
cter	CD-4	-	NP	-	NP	NP	С	С	NP	С	Code
Character Districts	CD-5	-	-	-	_	NP	NP	С	NP	С	
٥	CD-5D	-	-	-	_	-	-	С		-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
Special Districts	СМ	-	-	-	_	-	NP	NP	С	С	NP
	HC	-	-	-	-		NP	NP	С	С	-
	LI	-	-	-	_		-	-	С	NP	
ecia	HI	-	-	-	_	-	-	_	С	NP	-
ςς	MH	_	с	NP	NP	NP	NP	-		-	NP

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Comprehensive Plan Analysis



Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

Single Family-6(SF-6) to "Neighborhood Density-3" (ND-3)

TABLE 4.4 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS				
	FD, AR, SF-R, MR, SF-6, SF-4.5, P, ND-3, ND-3.2, CD-1, CD-2	DR, D, PH-ZL, TH, MF-12, P, ND-3.5, CD-3	MU, MF-18, MF-24, P, ND-4, N-CM, CD-4	OP, NC, CC, GC, CM, BP, HC, LI, HI, MH, VMU, P, CD-5, CD-5D	
ND-3	C	NP	NP*	NP*	
ND-3.2	NP	С	NP*	NP*	
ND-3.5	NP*	С	С	NP*	
ND-4	NP*	NP	С	NP	
N-CM	NP*	NP*	NP	С	
LEGEND:					
C =	Consider				
NP =	Not Preferred				
* =	50% or more single family requi 4.1.2.5(F)3a. above.	ires additional votes of Plann	ing Commission and Ci	ity Council in accordance with Sec.	

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

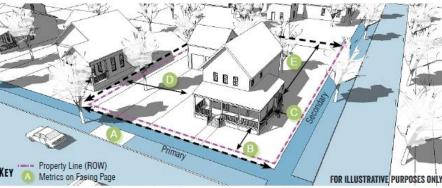
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Neighborhood Density-3 Zoning Analysis

- Description: The ND-3 district is designed to support single-family homeownership while allowing some affordable housing options. It applies to areas with primarily single- or twofamily homes and restricts uses that disrupt the residential character.
- Building Types: House, Zero Lot Line House, Civic, Accessory Dwelling
- Permitted Uses: Single-Family
- Proposed Use: Single-Family

SECTION 4.4.2.1 NEIGHBORHOOD DENSITY - 3











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
Residential Infill Compatibility	Section 4.4.2.6

Streetscape Type

BUILDING TYPES ALLOWED	
Accessory Dwelling	Section 4.4.5.1
House	Section 4.4.5.2

ero Lot Line House	Section 4.4.5.5
iv <mark>i</mark> c	Section 4.4.5.14

(Ord. No. 2023-72, 10-17-2023)

Existing Neighborhood Regulating Plan (Proposed)

MF-12

MF-24 MU

SF-6





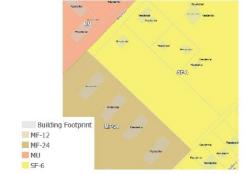


EXISTING STREETSCAPES



EXISTING STR	EETS AND STREETSCAPES SMITH LANE	ALLEY
	Neighborhood Queuing Existing ROW: 60'	N/A
Street Type		

EXISTING ZONING AND BUILDING TYPES



CityofSanMarcosPlanningandDevelopmentServicesDepartment

PROPERTY: 112 SMITH LANE EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2025-####

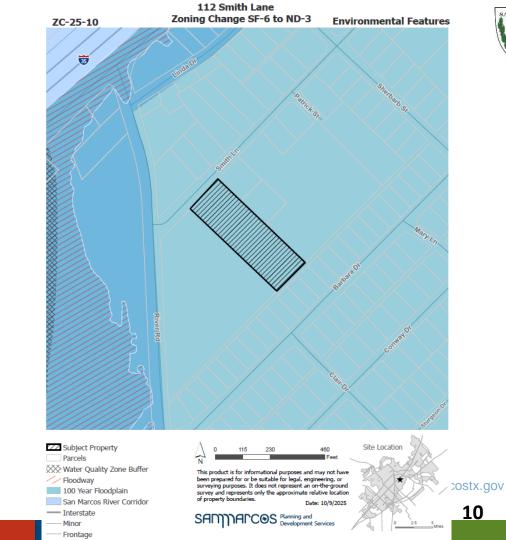
Lots	Up to 13		
Zoning District	Neighborhood Density - 3 (ND-3)		
Building Type	Zero Lot Line House		
Max. Units	1 per lot		
Required Streetscape	Residential		
Street Type	Two-Way Residential Queuing Steet with On-Street Parking N/A Any lot adjacent to Smith Lane shall be oriented toward Smith Lan		
Transitional Protective Yard			
ResidentialInfillCompatibility			
Parking location	Surface Parking: Second or Third Layer Parking shall be located within an open-air surface parking area.		
Parkland	Required to meet Section 3, Article 10		
Accorded Section 1	Paulintia Paulin		
Proposed Greenspace Proposed ND-3 Lot	PROPOSED NEW BUILDING FOOTPRINT (EXACT LOCATION SHALL BE SUBJECT TO PERMIT APPROVAL)		
Toposed ND-5 LOL			
Proposed Right-of-Way			

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Environmental Analysis

 Located within the 100 Year Floodplain

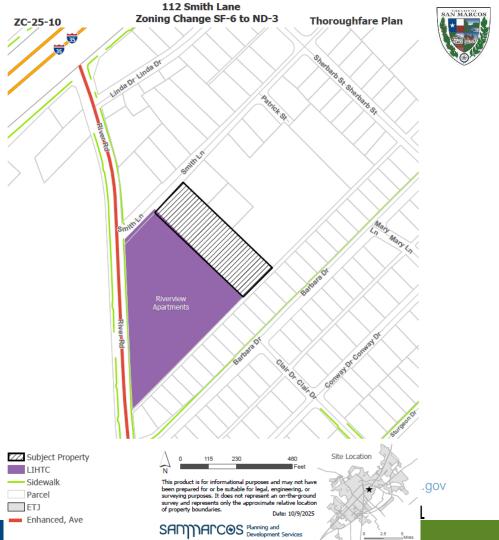


Infrastructure

- Streets
 - Streetscape Improvements
 - Block perimeter (2,800 feet)
 - Sidewalk connections

Utilities

 City of San Marcos Water, Wastewater, and Electric





Recommendation

Staff recommends **approval** of ZC-25-10 as presented.

Zoning District Comparison Chart

	district Comparison Chart	Drawarad Zanium	
_	Existing Zoning:	Proposed Zoning:	
Topic	Single Family-6 (SF-6)	Neighborhood Density-3 (ND-3)	
Zoning	The SF-6 district is intended to accommodate single family detached	The ND-3 district is intended to accommodate single-family	
Description	houses with a minimum lot size of 6,000 square feet. Characterized by	detached houses and encourage opportunities for home	
	smaller landscaped areas with moderate setbacks and more frequent	ownership. Additional building types are allowed that	
	pedestrian use.	accommodate affordable alternatives for home ownership.	_
Jses	Residential. (See Land Use Matrix)	Residential. (See Land Use Matrix)	
Parking	No location standards	No parking in the 1st layer; Parking allowed in 2 nd and 3rd layer	
Location			
Parking	2 spaces per dwelling unit	2 spaces per dwelling unit	
Standards			_
Max	5.5 units per acre (max)	10 units per acre (max)	
Residential			
Units per			
acre			
Occupancy	Occupancy restrictions apply	Occupancy restrictions apply	
Restrictions			
Landscaping	Tree and shrub requirements	Tree and shrub requirements	
Building	2 stories (max), 35 ft (max)	2 stories (max), 35 ft (max)	
Height (max)			
Setbacks	25' front Setback, 5' side setback, 20' rear set back.	15' front Setback, 5' side setback, 15' rear set back.	_
Impervious		60%	-
Cover (max)	50%	00%	
Lot Sizes	Minimum 6,000 sq ft lot area, minimum 50 ft lot width	Allows a variety of lot sizes depending on Building Type with	\dashv
LUC 312ES	minimum 0,000 sq re localea, minimum 50 re loc width	2,500 sq ft in area and 25' lot in width being the smallest	
		allowed minimums	
Strooteeanee	Residential Street: sidewalks required		\dashv
Streetscapes	nesidential offeet: sidewalks required	Residential Street: sidewalks required	
			ostx
			,031
			13
Blocks	3,000 ft. Block Perimeter Max	2,800 ft. block perimeter max	

