Presentation Item

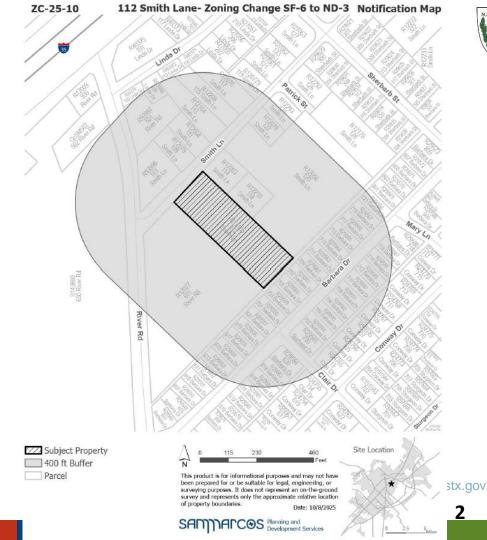


Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2025-XX, amending the official zoning map of the City in Case No. ZC-25-10, by rezoning approximately 2+/- acre tract of land out of the Juan M Veramendi Survey, generally located at 112 Smith Lane, from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification including procedural provisions; and providing an effective date, and consider approval of Ordinance 2025-XX, on the first of two readings.

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.

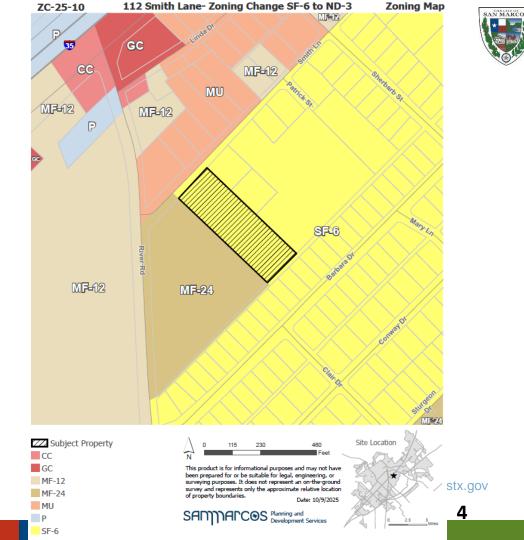
SANNAPCOS Planning and Development Services

arcostx.gov

Context & History

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

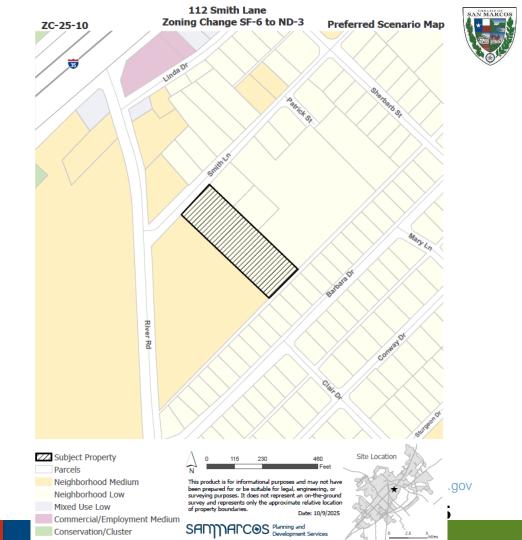
Located within the Blanco Gardens Neighborhood Area Plan (adopted 2024)



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"

		3				Place Types			•	J	
		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										
اها ها	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	С
ntio	SF-R	С	NP	NP	-	-	-	-	-	-	-
Conventional Residential	SF-6	С	С	NP	-	-	-	-		-	-
ც ლ	SF-4.5	С	С	С	NP	-	-	-	•	-	-
d ts	ND-3	See Section	С	С	NP	NP	NP	NP	•	-	
hoo	ND-3.2	4.1.2.4 and	С	С	NP	NP	NP	NP	-	-	-
bor y Di	ND-3.5	4.1.2.5 of the	С	С	С	С	NP	NP	-	-	-
Neighborhood Density Districts	ND-4	Development	С	С	С	С	С	NP	-	-	-
	N-CM	Code	С	С	С	С	С	С	-	С	-
	CD-1	С	С	NP	NP	С	-	-	NP	NP	
6	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	
0	CD-5D	-	-	-	-	-	-	С	-	-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
Special Districts	СМ	-	-	-	_	-	NP	NP	С	С	NP
	НС	-	-	-	_	-	NP	NP	С	С	
	LI	-	-	-	_	-	-	-	С	NP	
	н	-	-	-	_	-	-	-	С	NP	
	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 requires additional votes of Planning Commission and City Council in accordance with Sec 4.1.2.5(F)3a. above.					

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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Blanco Gardens Neighborhood Area Plan

- Neighborhood Area Plan is an extension of the Vision SMTX Comprehensive Plan.
- Recommending how to implement the Vision and Goals from the Vision SMTX Comprehensive Plan in Blanco Gardens Neighborhood.
- The plan discusses 7 topics such as
 - Getting Around
 - Streetscapes
 - Public Spaces and Amenities
 - Housing
 - Business Community
 - Building Form and Development



Blanco Gardens Neighborhood Area Plan



Housing

- Smaller, affordable homes are desired for infill projects within the neighborhood. (HSG 1.3 "remove barriers to building smaller home units")
- Market Based Homes & Ownership

Building Form & Development

- BFD 2.1 "consider and support gentle density for new housing on small existing lots with diverse housing types such as attached homes, duplexes, and accessory dwelling units."
- BFD 2.5 "Encourage or require neighborhood-oriented design attributes on new or renovated structures, such as sidewalks, front doors which face the neighborhood, and other pedestrian design features which fit the neighborhood's physical character."

Considerations discussed in Existing Neighborhood Regulating Plan

- Orientation of homes on Smith Lane
- Consistent Density
- Parking location

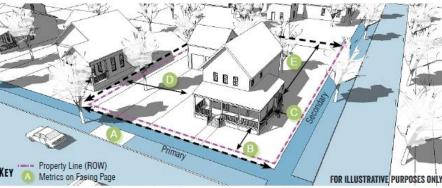
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Neighborhood Density-3 Zoning Analysis

- 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

SF-6

MU





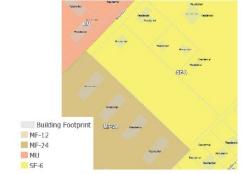


EXISTING STREETSCAPES



EXISTING STR	EETS AND STREETSCAPES	1 305
	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		
Transitional Protective Yard	N/A		
ResidentialInfillCompatibility	Any lot adjacent to Smith Lane shall be oriented toward Smith Lan Surface Parking: Second or Third Layer Parking shall be located within an open-air surface parking area.		
Parking location			
	raiking shall be located within an open-all surface parking area.		
Parkland	Required to meet Section 3, Article 10		
Parkland Millian Bassaria			
Numerous Proposed Greenspace	Required to meet Section 3, Article 10 21' COMPATABILITY SETBACK PROPOSED NEW BUILDING FOOTPRINT (EXACT LOCATION SHALL BE SUBJECT TO PERMIT		
	Required to meet Section 3, Article 10 21' COMPATABILITY SETBACK PROPOSED NEW BUILDING FOOTPRINT (EXACT LOCATION SHALL BE SUBJECT TO		

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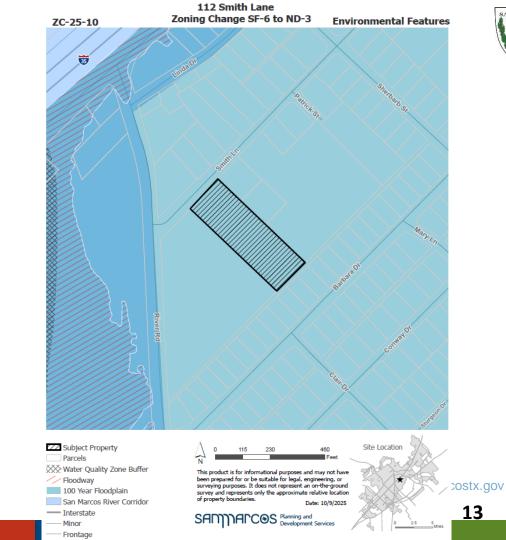
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Environmental Analysis

 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



- Planning and Zoning Commission recommended approval of ZC-25-10 as presented with a 8-0 vote.
 - Discussion Topics:
 - Neighborhood Low New/Existing
 - Single Family Preservation Buffer
 - Existing Neighborhood Regulating Plan
- Staff recommended <u>approval</u> of ZC-25-10 as presented.

Zoning District Comparison Chart

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Residential. (See Land Use Matrix) No parking in the 1st layer; Parking allowed in 2 nd and 3rd layer ocation arking 2 spaces per dwelling unit 2 spaces per dwelling unit 10 units per acre (max) 10 units per acre (max) 10 units per acre (max) 11 units per acre (max) 12 stories (max), 35 ft (max) 2 stories (max), 35 ft (max) 15 front Setback, 5' side setback, 20' rear set back. 16 of Setbacks 17 front Setback, 5' side setback, 20' rear set back. 18 front Setback, 5' side setback, 15' rear set back. 19 front Setback, 5' side setback, 15' rear set back. 20 fine and shrub requirements 18 front Setback, 5' side setback, 15' rear set back. 19 front Setback, 5' side setback, 15' rear set back. 20 fine and shrub requirements 19 front Setback, 5' side setback, 15' rear set back. 20 for setbacks 21 front Setback, 15' rear set back. 22 front Setback, 15' rear set back. 30 for setbacks 30 front Setbacks 41 front Setbacks, 15' rear set back. 30 for setbacks 30 front Setbacks, 15' rear set back. 31 front Setbacks, 15' rear set back. 32 for in width being the smallest allowed minimums 32 for in width being the smallest allowed minimums 33 front Setbacks required		Existing Zoning:	Proposed Zoning:	
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ostx	Lot Sizes	Minimum 6,000 sq ft lot area, minimum 50 ft lot width	2,500 sq ft in area and 25' lot in width being the smallest	
	Streetscapes	Residential Street: sidewalks required	Residential Street: sidewalks required	
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				16

