



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

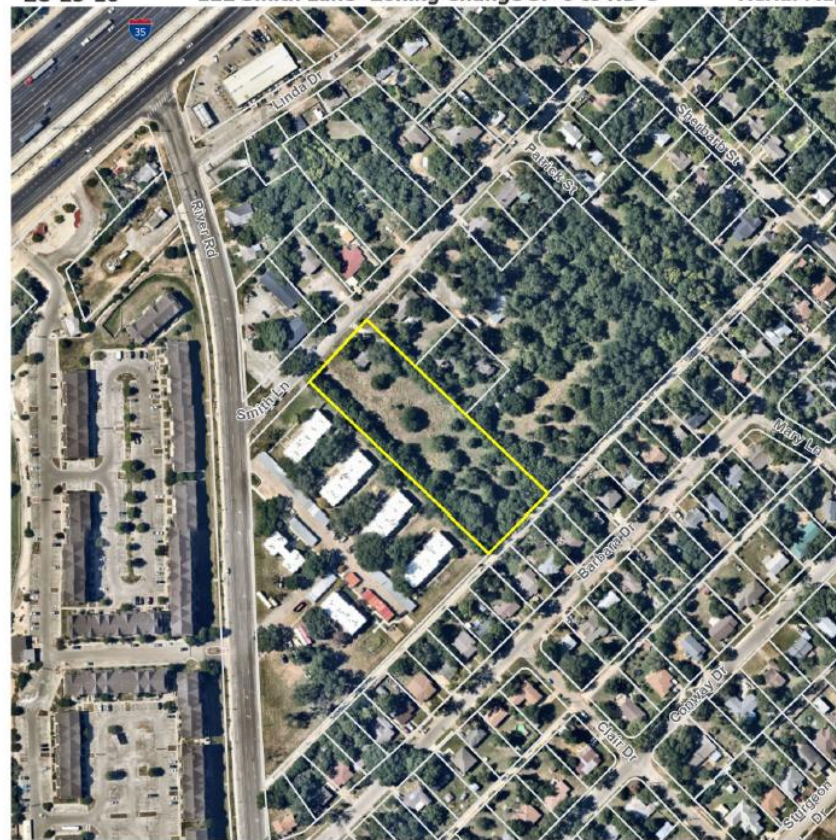
- Approximately 2 acres
- Located: Along Smith Lane, approximately 185 feet North of River Road
- Located within City Limits





Context & History

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



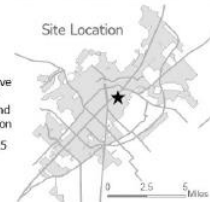
Subject Property
Parcel

0 115 230 460 Feet

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Date: 10/8/2025

SAN MARCOS Planning and Development Services

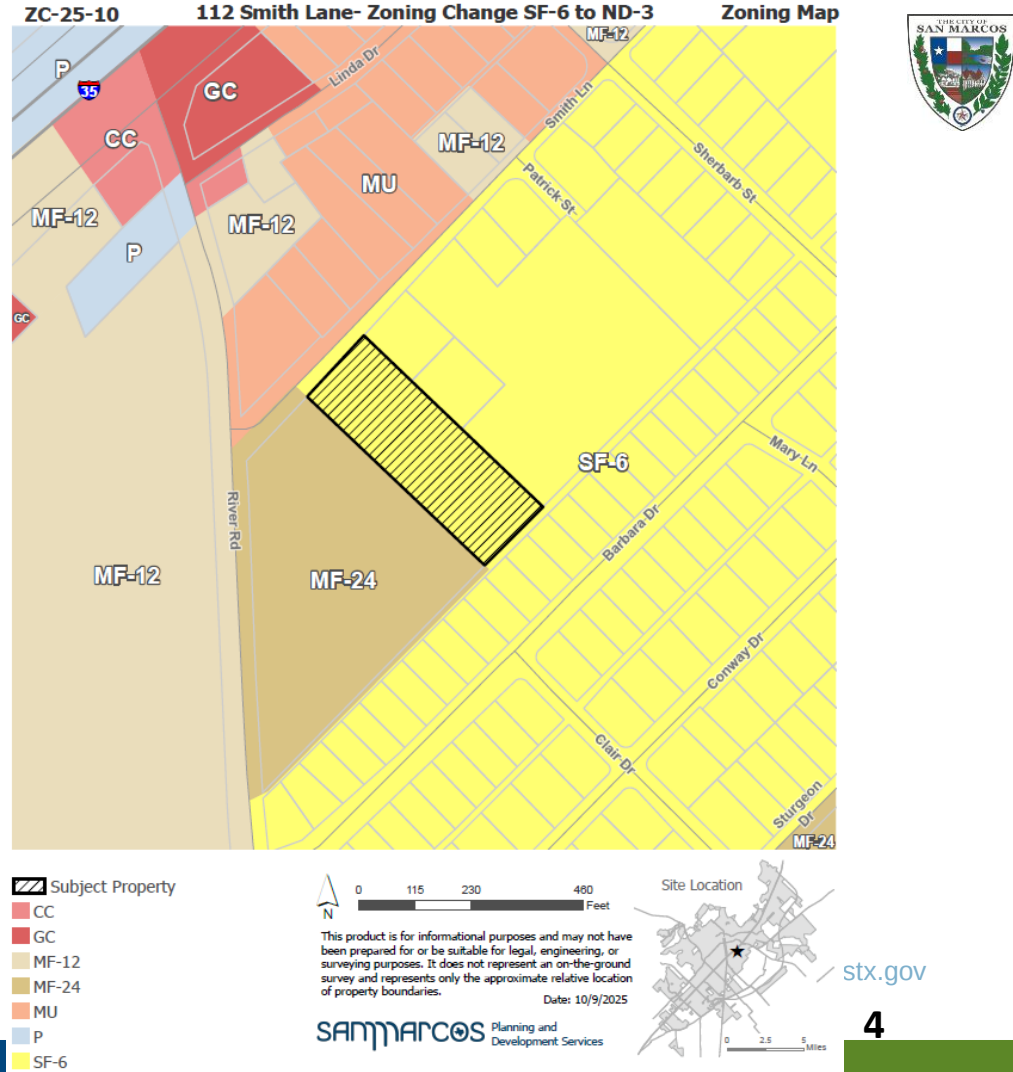


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Context & History

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

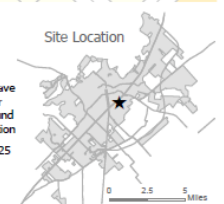
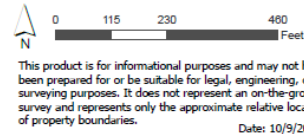
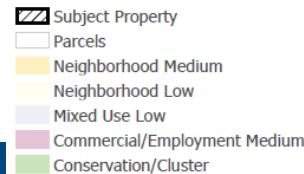
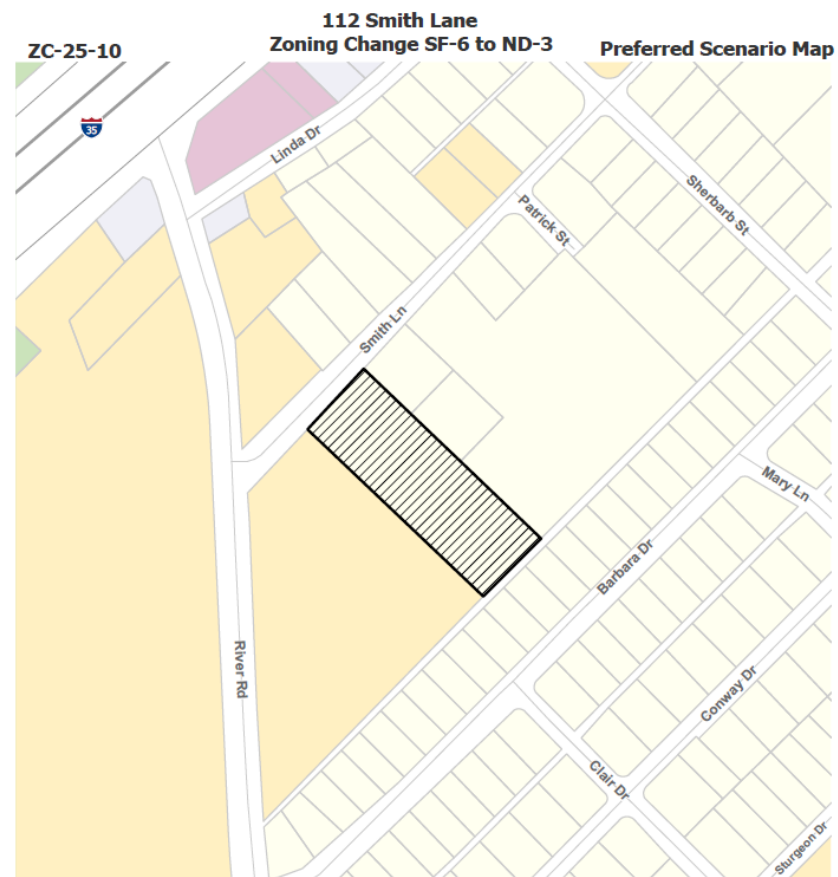
Located within the Blanco Gardens Neighborhood Area Plan (adopted 2024)



Comprehensive Plan Analysis

Step 1: Where is the property 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?

Nearhood Density-3 (ND-3) within “Nearhood Low-New”

Zoning District		Place Types									
		Nearhood Low-Existing	Nearhood Low-New	Nearhood Medium	Nearhood High	Nearhood Transition	Mixed Use Low	Mixed Use Medium	Employment/ Commercial Low	Employment/ Commercial Medium	Conservation/ Cluster
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
	SF-R	C	NP	NP	-	-	-	-	-	-	-
	SF-6	C	C	NP	-	-	-	-	-	-	-
	SF-4.5	C	C	C	NP	-	-	-	-	-	-
Nearhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-
	ND-3.5		C	C	C	C	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	-	-	-
	N-CM		C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code
	CD-2	-	NP	-	-	-	-	-	-	-	
	CD-2.5	-	C	NP	NP	C	-	-	-	-	
	CD-3	-	C	NP	NP	C	NP	-	-	-	
	CD-4	-	NP	-	NP	NP	C	C	NP	C	
	CD-5	-	-	-	-	NP	NP	C	NP	C	
	CD-5D	-	-	-	-	-	-	C	-	-	
Special Districts	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

C= Consider

NP= Not Preferred

(-) = Preferred Scenario Amendment (PSA) Required



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	C	NP*	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-CM	NP*	NP*	NP	C

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.

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

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 two-family 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



Existing Neighborhood Regulating Plan (Proposed)



PROPERTY: 112 SMITH LANE
EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

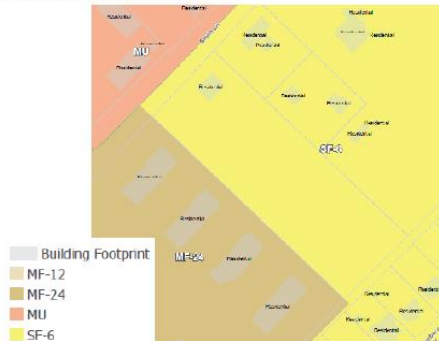


EXISTING STREETSCAPES



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

EXISTING ZONING AND BUILDING TYPES



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

PROPOSED ZONING REGULATIONS	
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
Residential Infill Compatibility	Any lot adjacent to Smith Lane shall be oriented toward Smith Lane.
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







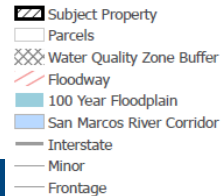
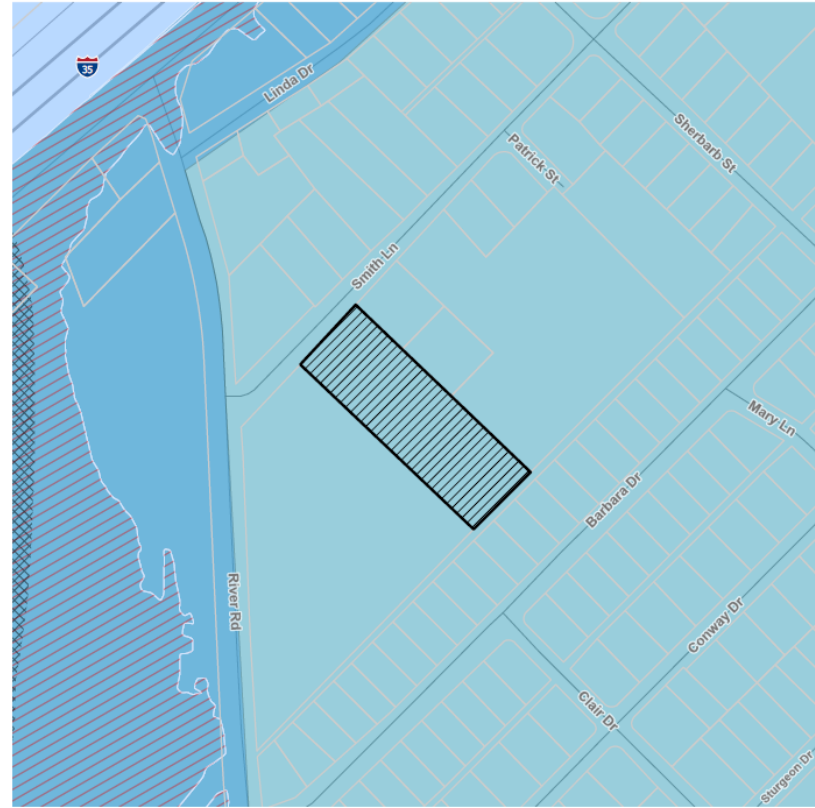
ZC-25-10

112 Smith Lane
Zoning Change SF-6 to ND-3

Environmental Features

Environmental Analysis

- Located within the 100 Year Floodplain



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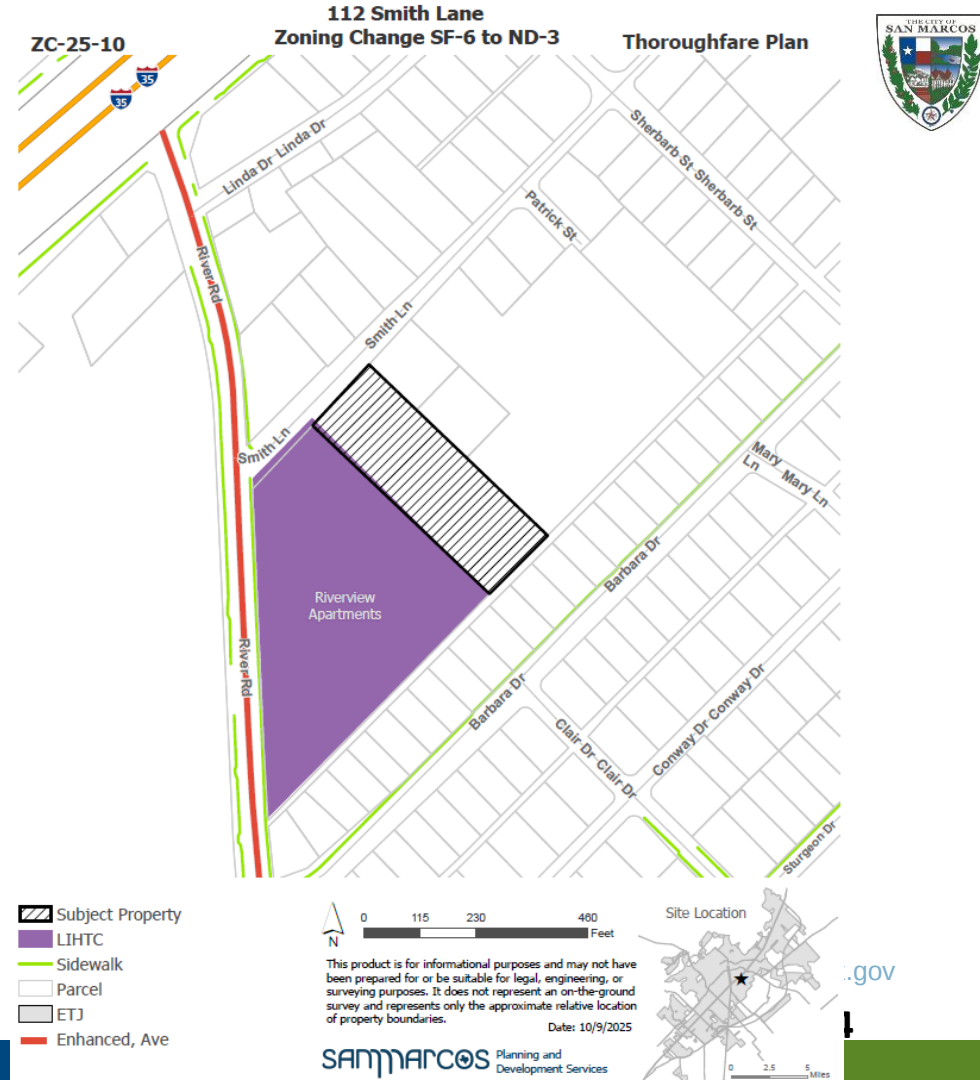
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Infrastructure

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

Zoning District Comparison Chart



Topic	Existing Zoning: Single Family-6 (SF-6)	Proposed Zoning: Neighborhood Density-3 (ND-3)
Zoning Description	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.	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.
Uses	Residential. (See Land Use Matrix)	Residential. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd and 3rd layer
Parking Standards	2 spaces per dwelling unit	2 spaces per dwelling unit
Max Residential Units per acre	5.5 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	Occupancy restrictions apply	Occupancy restrictions apply
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (max), 35 ft (max)	2 stories (max), 35 ft (max)
Setbacks	25' front Setback, 5' side setback, 20' rear set back.	15' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	50%	60%
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 2,500 sq ft in area and 25' lot in width being the smallest allowed minimums
Streetscapes	Residential Street: sidewalks required	Residential Street: sidewalks required
Blocks	3,000 ft. Block Perimeter Max	2,800 ft. block perimeter max