



# + SMITH LN 112 FEASIBILITY STUDIES

112 SMITH LN, SAN MARCO, TEXAS

Presented to

**Trinh Wong**

Presenter

**B+A Architecture**

Date: 08/05/2024

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# + Contact

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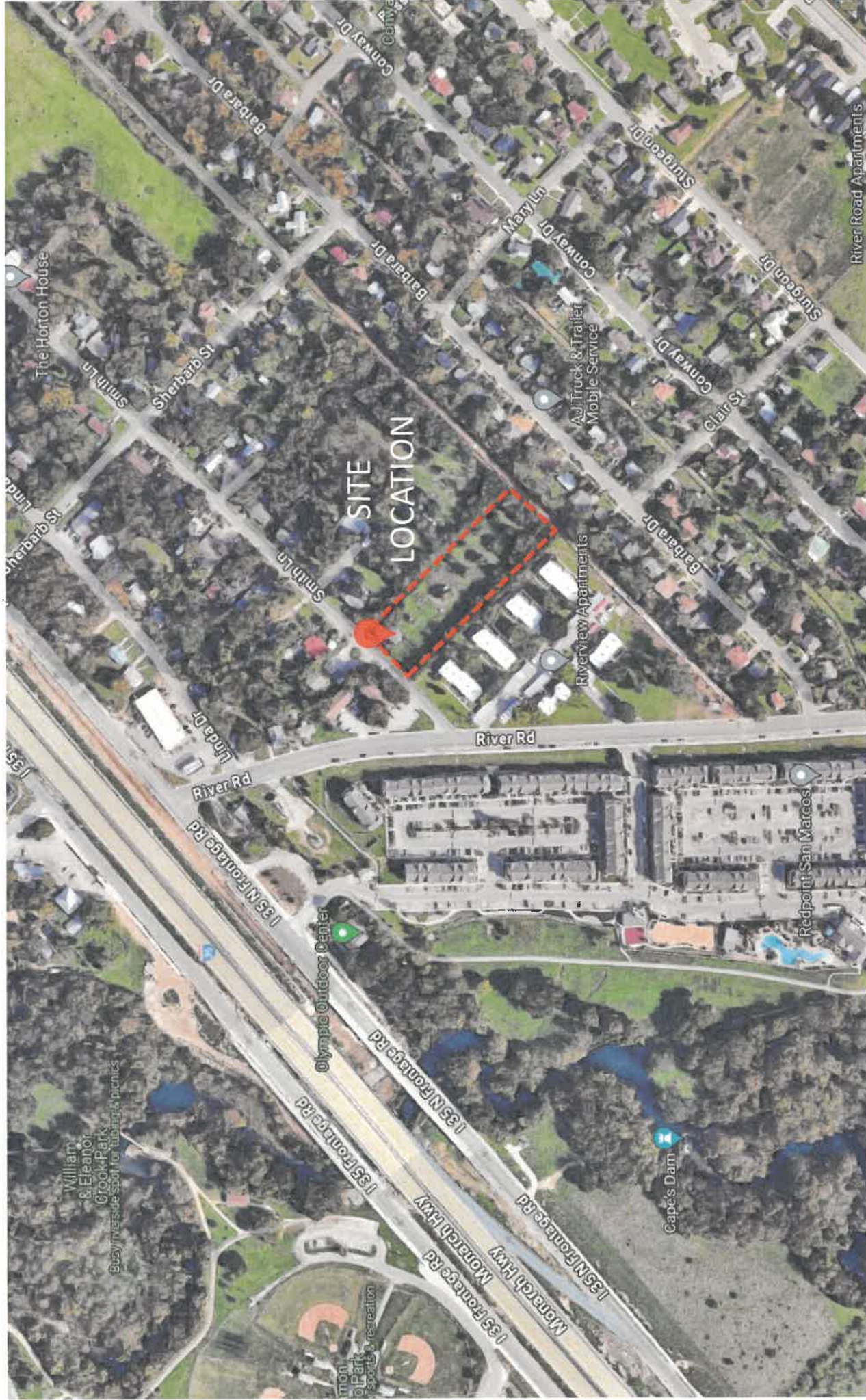




# Site Location

112 SMITH LN, SAN MARCO, TEXAS

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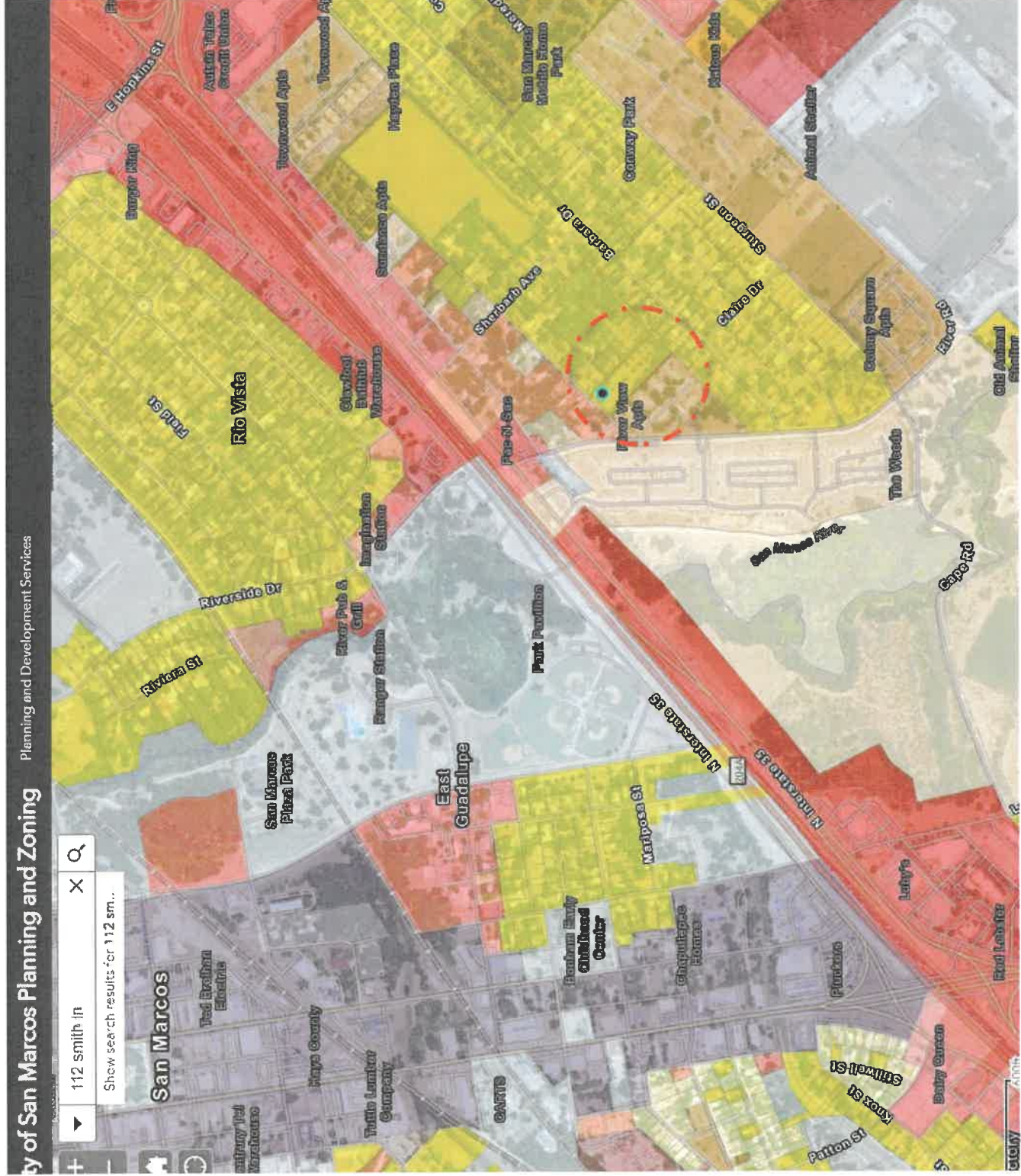






# City of San Marcos - Current Zoning Map

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City of San Marcos Planning and Zoning Planning and Development Services

112 smith in Show search results for 112 sm...

## Zoning Districts - Zoning

- Future Development
- Neighborhood Density 3
- Neighborhood Main Street
- Single Family 4.5
- Single Family 6
- Single Family Rural
- Manufactured Home
- Character District 2.5
- Character District 3
- Character District 4
- Character District 5
- Character District 5 Downtown
- Public
- Heavy Commercial
- Light Industrial
- Heavy Industrial
- Planned Development District
- Smart Code
- Mixed Use (Legacy)
- Vertical Mixed Use (Legacy)
- Community Commercial (Legacy)
- General Commercial (Legacy)



# Current Zone Analysis

- Land Area:
  - 1.97 acres= 87,120 sq.ft. (a)
- Zoning:
  - Current Zone: **Single Family 6**
  - Building types allowed: Accessory Dwelling, House, Civic
  - Unit per Gross Arce: 5.5 max
- > **Maximum number of Single-Family Houses: 10 lots**

## Property Development Standards (Residential):

- Minimum Lot Area: 6,000 sq.ft.
- Front Yard setback-Primary Street: 25'
- Front Yard setback-Second Street: 15'
- Side Yard setback: 5'
- Rear Yard setback: 20'
- Maximum height: 35' -> 2 story max



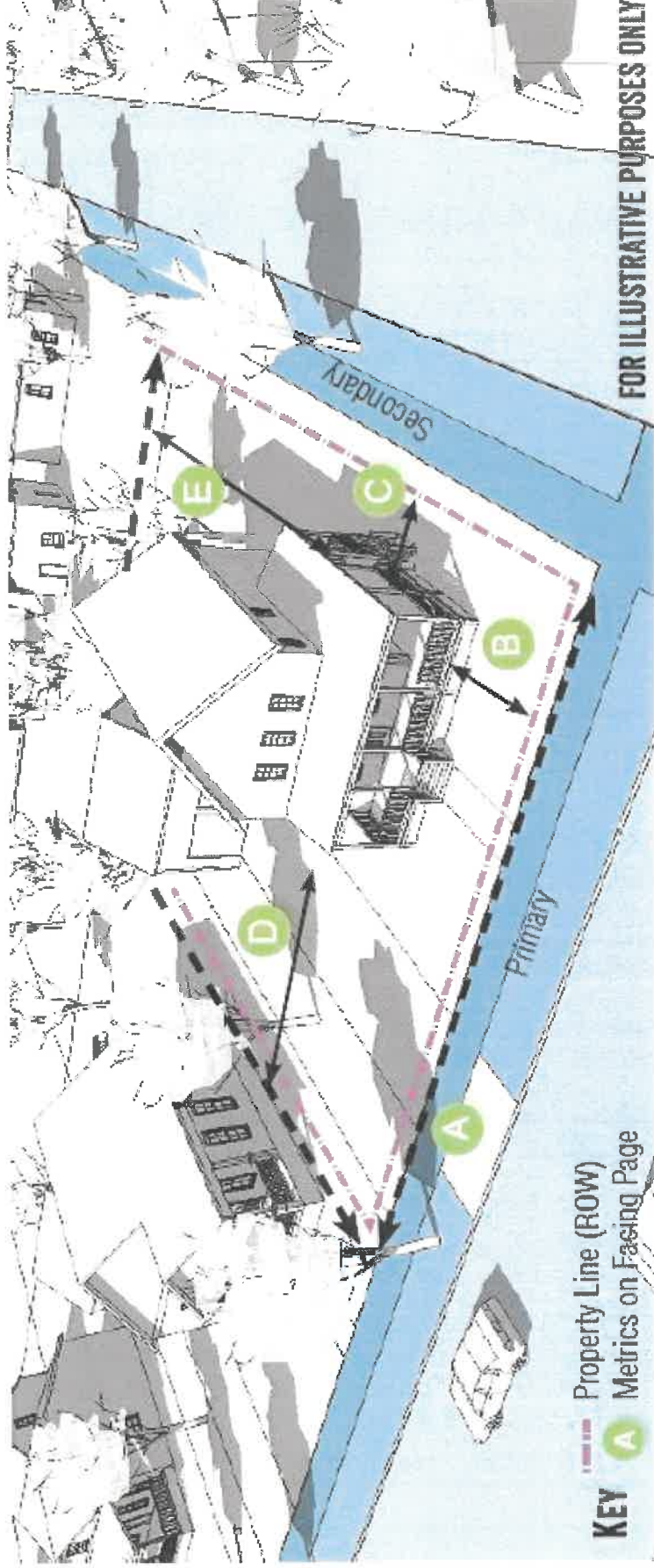




# Development Plan Suggestions

## Option 1: A small Single-Family House Subdivision

- House lot size: 6,500 sq.ft.
- Total number of lots: 10 lots
- Total residential area: 65,000 sq.ft. ( ~ 75%)
- Infrastructure area ( Road, Sidewalk, Amenities): 22,120 sq.ft. ( ~ 25%)





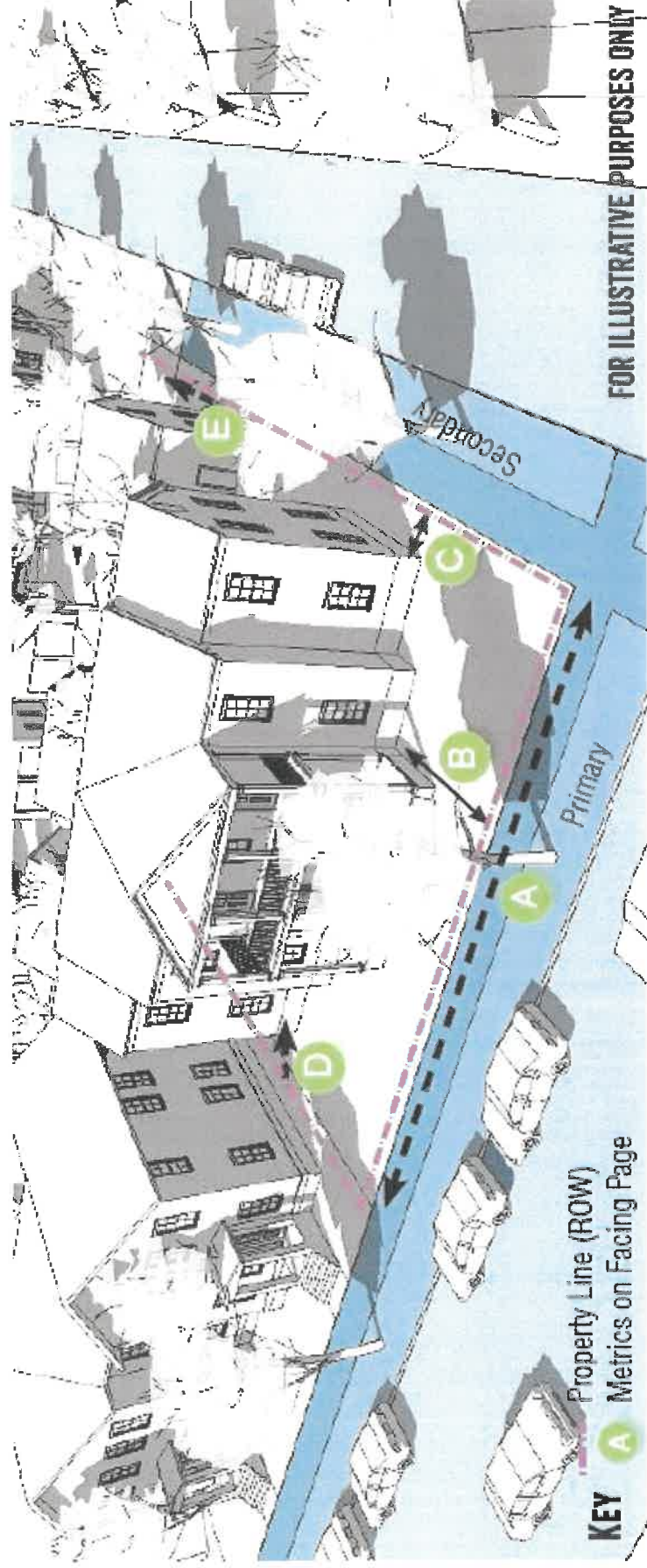
# Development Plan Suggestions

## Option 2: **Rezone to Neighborhood Density - 4 zone** For a Townhome Community or Multi-Family Buildings Development

- ◀ Building types Allowed: Townhome/Small Multi-Family/ Courtyard House
- ◀ Building height: 45 ft max -> 3 stories

## Option 2A: Townhome Community Development

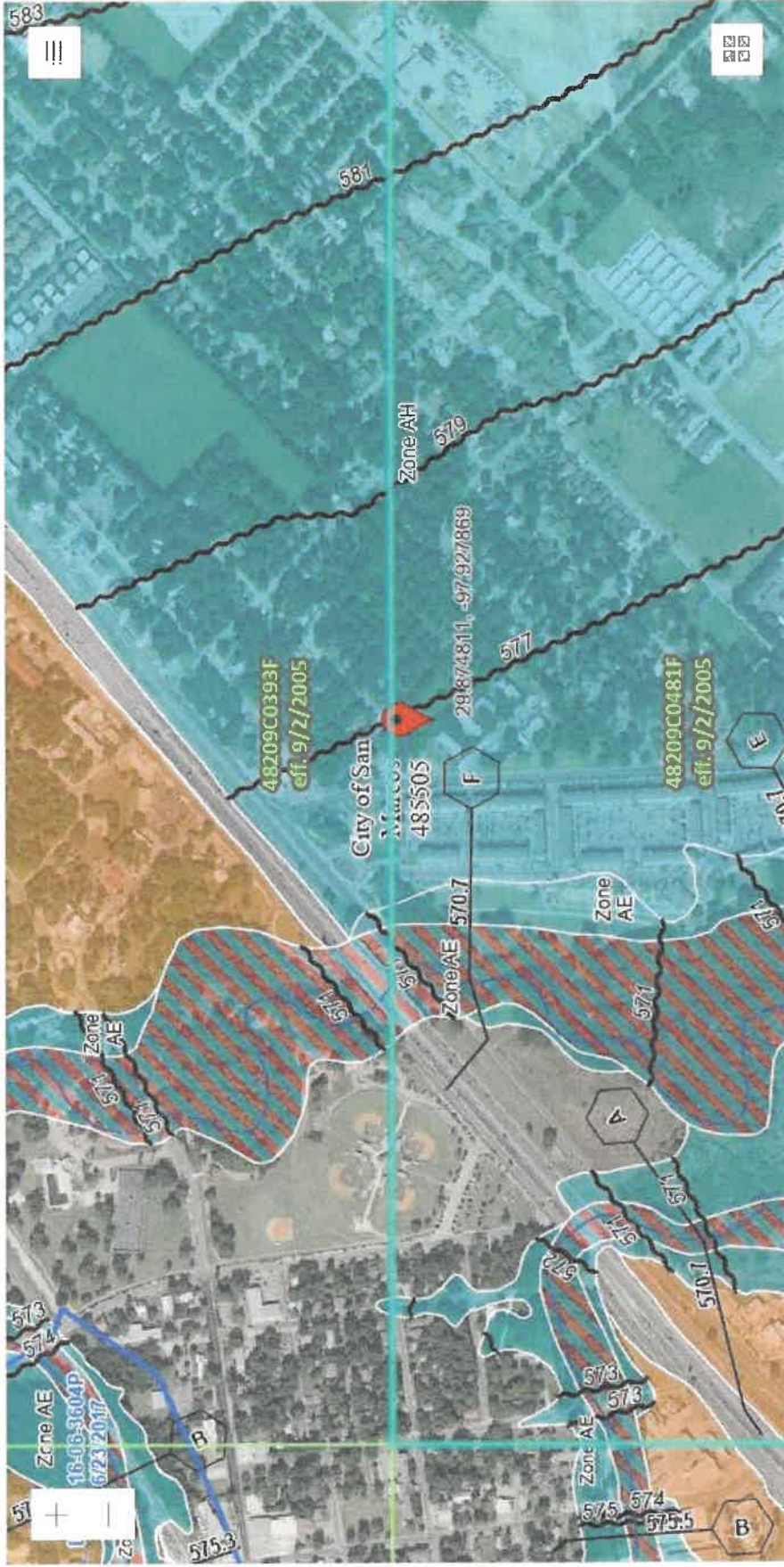
- ◀ Min Lot Area: 1,500 sq.ft.
- ◀ Number of Townhome Units: 40- 45 units
- ◀ Infrastructure area ( Road, Sidewalk, Amenities): 22,000 sq.ft. (~ 25%)







# Flood Zone Check FEMA Flood Zone Map



USDA, USGS The National Map, Orthoimagery, Data refreshed June, 2024.

Powered by Esri

	Approximate location based on user input and does not represent an authoritative property location
	Selected Floodmap boundary
	Digital Data Available
	No Digital Data Available
	Unmapped
	Area of Minimal Flood Hazard Zone 1
	Effective LOMPs
	Area of Undetermined Flood Hazard Zone 2
	Otherwise Protected Area
	Coastal Barrier Resource System Area

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE)
		With BFE or Depth
		Regulatory Floodway Zone AE, AH, VE, VE-1R
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone Y
		Area with Flood Risk due to Levee Zone U

<b>MAP PANELS</b>		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

<b>OTHER AREAS OF FLOOD HAZARD</b>		OTHER FEATURES
		GENERAL STRUCTURES



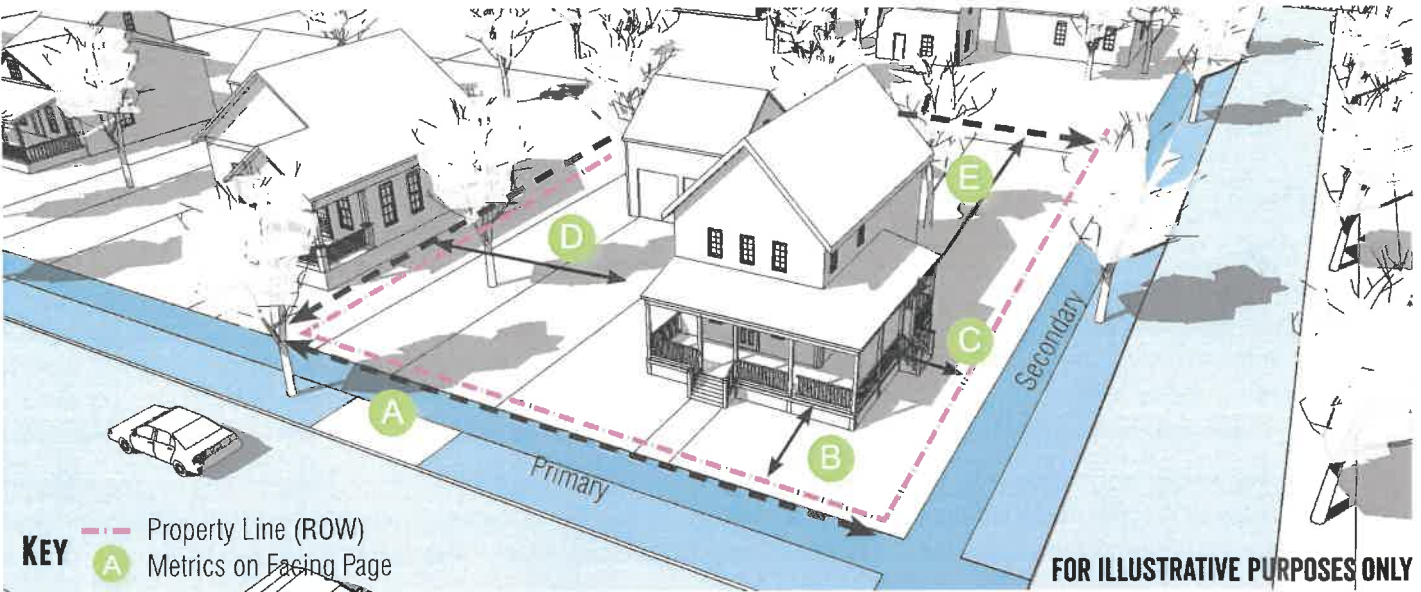
# **+ ADDENDUM**

## **CITY OF SAN MACRO - ZONING REGULATIONS**

- CHAPTER 4**
- **Section 4.4.1.3 Single Family - 6**
- **Section 4.4.2.4 Neighborhood Density – 4**
- **Section 4.4.5.6 Townhouse**
- **Section 4.4.5.7 Small Multi-Family**

SF-6

SECTION 4.4.1.3 SINGLE FAMILY - 6



GENERAL 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. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1
Residential Infill Compatibility	Section 4.4.2.6

TRANSPORTATION

Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.5.1
House	Section 4.4.5.2
Civic	Section 4.4.5.14

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



**BUILDING STANDARDS**

Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	6,000 sq. ft. min.	50 ft. min.	
Civic	6,000 sq. ft. min.	50 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

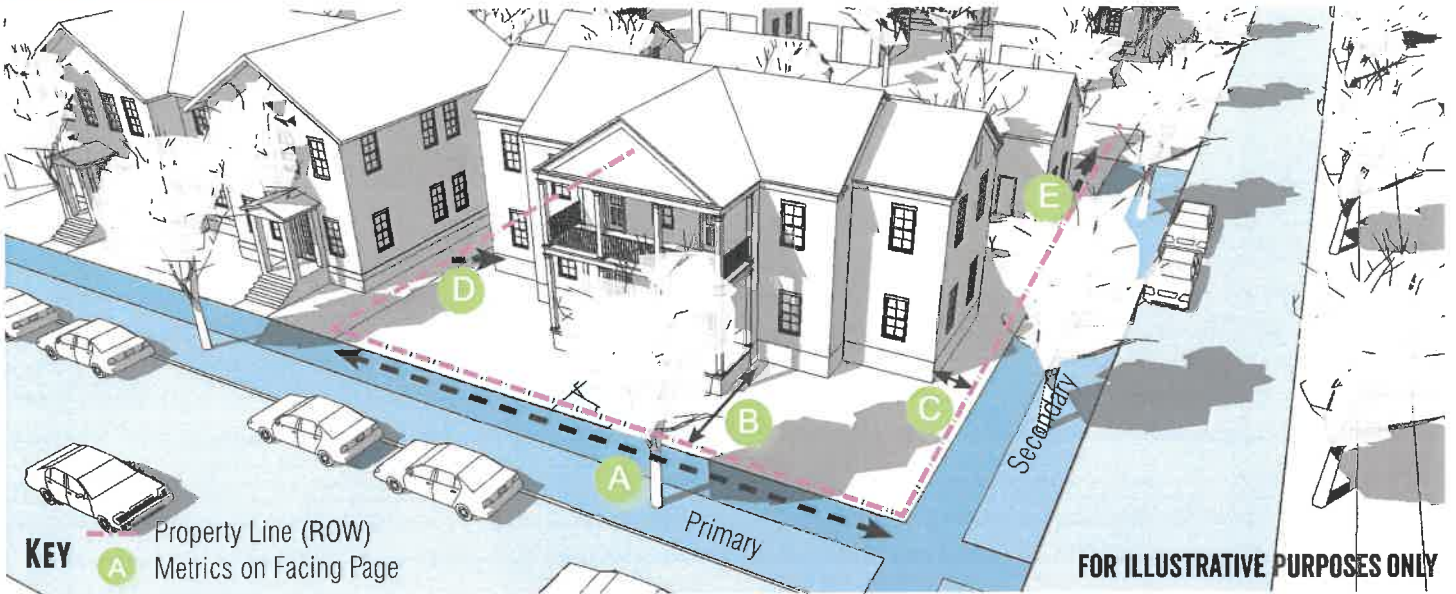
Primary Street	25 ft. min.	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	20 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Primary Street	25 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

ND-4

SECTION 4.4.2.4 NEIGHBORHOOD DENSITY - 4



GENERAL DESCRIPTION

The ND-4 district is primarily intended for residential living. ND-4 should be applied in areas where the land use pattern is a mixture of housing types that includes multi-family or townhouse with some commercial. This district can accommodate smaller scale multi-family living that fits in with a single family character and can include some limited neighborhood oriented commercial on corners only.

DENSITY

Impervious Cover	80% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.5.1
Townhouse	Section 4.4.5.7
Small Multi-Family	Section 4.4.5.8
Courtyard Housing	Section 4.4.5.9
Neighborhood Shopfront	Section 4.4.5.12
Civic Building	Section 4.4.5.14



**BUILDING STANDARDS**

Principle Building Height	3 stories max.	45 ft. max.
Accessory Structure Height	N/A	24 ft. max.

**LOT**

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Townhouse	1,500 sq. ft. min.	20 ft. min.	
Small Multi-Family	6,000 sq. ft. min.	50 ft. min.	
Courtyard Housing	6,000 sq. ft. min.	80 ft. min.	
Neighborhood Shopfront	6,000 sq. ft. min.	50 ft. min.	
Civic Building	6,000 sq. ft. min.	50 ft. min.	

**SETBACKS - PRINCIPAL BUILDING**

Principal Street	10 ft. min. or Avg front setback (Section 4.4.2.66)	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

**SETBACKS - ACCESSORY STRUCTURE**

Principal Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

**PARKING LOCATION**

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

**BUILD-TO-ZONE (BTZ)**

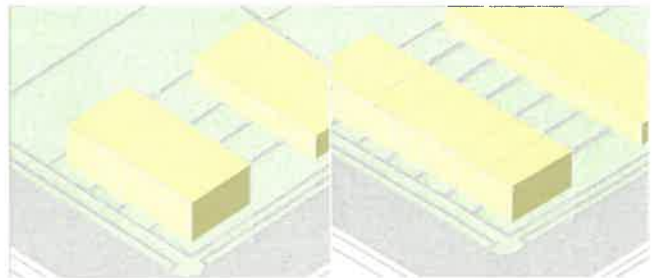
Building facade in primary street	50% min.
Building facade in secondary street	25% min.

## Section 4.4.5.6 Townhouse

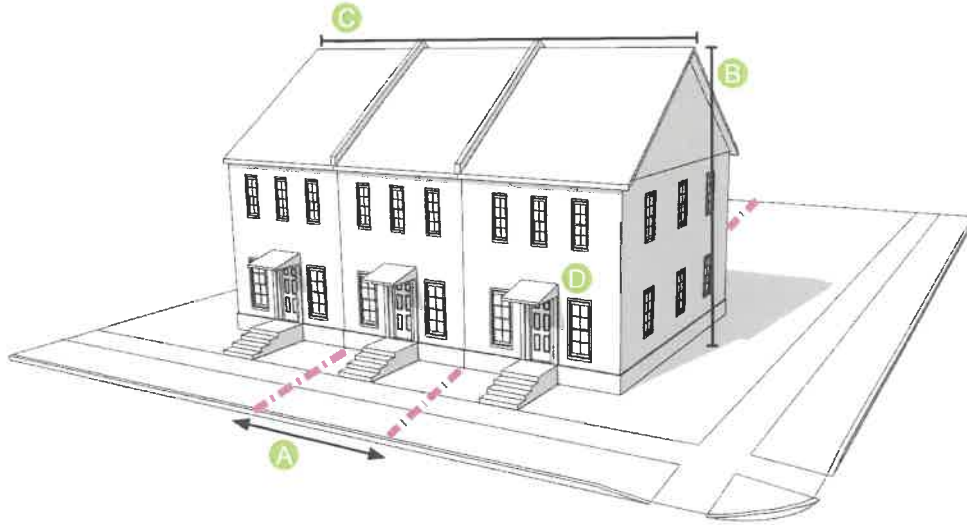
ND-3.5; ND-4; N-CM; CD-4; CD-5; CD-5D

**GENERAL DESCRIPTION**

A collection of narrow to medium sized attached buildings that consists of side-by-side units on individual lots with individual entries facing the street. This type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability. Syn: Rowhouse

**CONFIGURATION OPTIONS**





**LOT**

Area	Set by District	
Width	Set by District	A
Units per lot	1 min. / 1 max.	

**BUILDING ELEMENTS ALLOWED**

Front Porch	Section 4.3.5.6
Stoop	Section 4.3.5.6
Balcony	Section 4.3.5.6

**HEIGHT AND MASSING**

Principle Structure Height	Set by District	B
Accessory Structure Height	Set by District	
Building Width	Set by District	C

**BUILDING SETBACKS**

Principle	Set by District
Secondary	Set by District
Side	0 ft min.
Rear	Set by district

**VEHICLE ACCESS AND PARKING**

Parking Location	Set by District
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**ACTIVATION**

Street Facing Entrance	Required for each unit	D
Residential Front Door Requirements	Section 4.3.5.1	

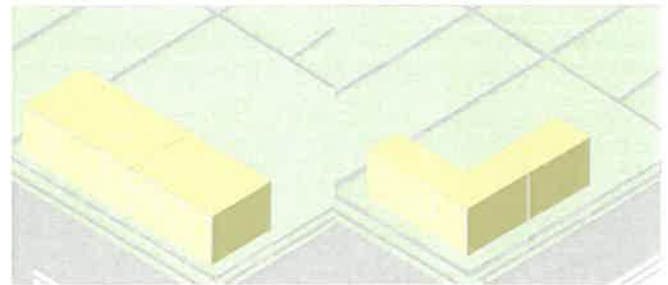
(This Section was approved by Ord. No. 2021-47 on 8-3-21.)

## Section 4.4.5.7 Small Multi-Family

ND-3.5; ND-4; N-CM

**GENERAL DESCRIPTION**

The small multi-family building type is a medium-to-large-sized structure or collection of attached structures that consists of three to nine units. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability.

**CONFIGURATION OPTIONS**



LOT	
Area	Set by District <span style="float: right;">A</span>
Width	Set by District
Units per lot	9 max.

BUILDING ELEMENTS ALLOWED	
Front Porch	Section 4.3.5.6
Stoop	Section 4.3.5.6
Balcony	Section 4.3.5.6

HEIGHT AND MASSING	
Principle Structure Height	Set by District <span style="float: right;">B</span>
Accessory Structure Height	Set by District
Building Width	Set by District <span style="float: right;">C</span>

BUILDING SETBACKS	
Principal	Set by District
Secondary	Set by District

VEHICLE ACCESS AND PARKING	
Parking Location	Third Layer

ACTIVATION	
Street Facing Entrance	Required <span style="float: right;">D</span>
Ground Story Transparency	30% min.
Blank Wall Area	35 ft. max.

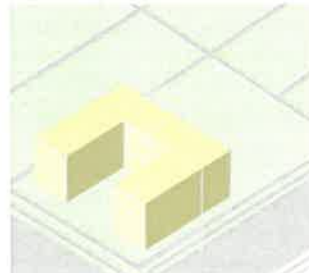
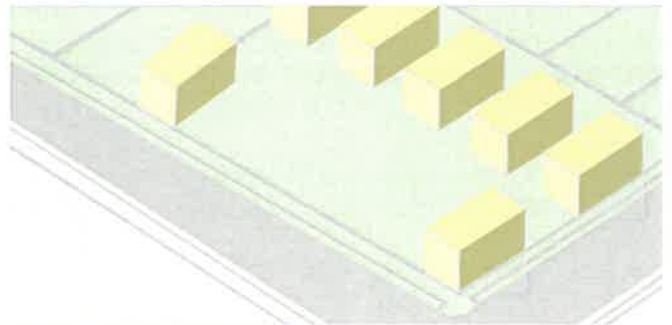


## Section 4.4.5.8 Courtyard Housing

ND-4; CD-4

**GENERAL DESCRIPTION**

The courtyard housing building type consists of multi-family residential units or attached homes on individual lots arranged around a central court that consists of three to twenty-four units. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both. This type enables appropriately-scaled, well-designed higher densities and is important for providing affordability and a broad choice of housing types that promote walkability.

**CONFIGURATION OPTIONS**



**LOT**

Area	Set by District	A
Width	Set by District	B
Units per lot	24 max	

**COURTYARD**

Area	3,000 SF min.	C
Width	20 ft min. along the frontage	D
Ownership and Management	HOA: Section 3.10.1.6	

Courtyard cannot be parked or driven upon, except for emergency access

**BUILDING ELEMENTS ALLOWED**

Front Porch	Section 4.3.5.6
Stoop	Section 4.3.5.6
Balcony	Section 4.3.5.6

**HEIGHT AND MASSING**

Principle Structure Height	Set by District	E
Accessory Structure Height	Set by District	

**BUILDING SETBACKS**

Principal Building Setbacks	Set by District along the outside perimeter of a site
Accessory Structure Setbacks	Set by District along the outside perimeter of a site
Internal Lot Setbacks	0 ft. min

**VEHICLE ACCESS AND PARKING**

Parking Location	Third Layer
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**ACTIVATION**

Street Facing Entrance	Required;
Blank Wall Area	35 ft. max

**DURABLE BUILDING MATERIAL**

Primary Material	80% min
Secondary Material	20% max

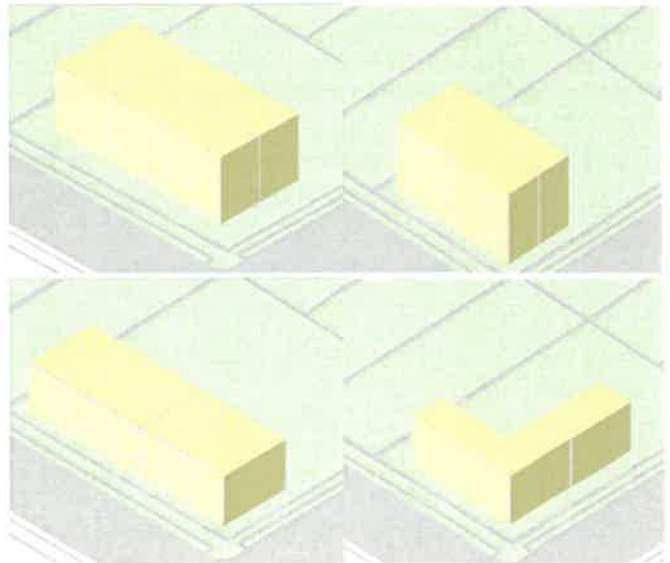


## Section 4.4.5.9 Apartment

ND-4; N-CM; CD-5; CD-5D

**GENERAL DESCRIPTION**

The apartment, is a multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

**CONFIGURATION OPTIONS**





LOT		
Area	Set by District	A
Width	Set by District	
Lot Coverage	Set by district	

BUILDING ELEMENTS ALLOWED	
Front Porch	Section 4.3.5.6
Stoop	Section 4.3.5.6
Balcony	Section 4.3.5.6

All stairwells, porches, balconies, and elevator shafts may extend from the footprint of the building a maximum of 2 ft. and shall be incorporated into the design of the facade using consistent and compatible materials and design.

HEIGHT AND MASSING		
Principle Structure Height	Set by District	B
Accessory Structure Height	Set by District	

BUILDING SETBACKS	
Principal Building Setbacks	Set by District
Accessory Structure Setbacks	Set by District

VEHICLE ACCESS AND PARKING	
Parking Location	Third Layer

ACTIVATION	
Street Facing Entrance	Street facing entries required every 100 ft
Blank Wall Area	35 ft. max.

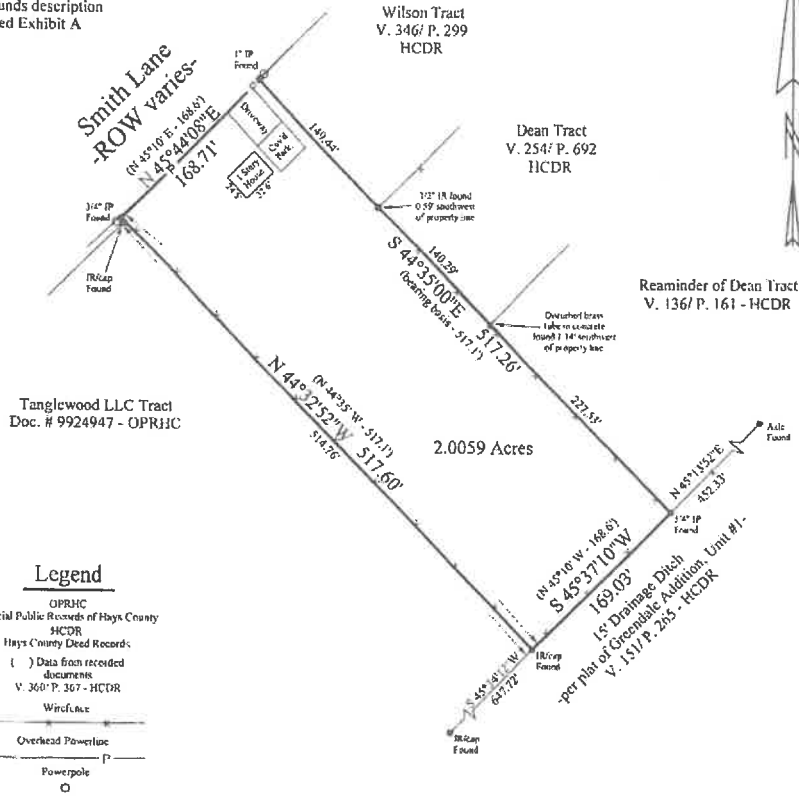
DURABLE BUILDING MATERIAL	
Primary Durable Building Material Area	100% min.

# Exhibit B

# J. M. Veramendi Survey No. 2

Scale  
1" = 100'

Reference attached metes and bounds description marked Exhibit A



### Legend

- OPRHC  
Official Public Records of Hays County
- HCDR  
Hays County Deed Records
- ( ) Data from recorded documents
- V. 360 P. 367 - HCDR
- Windf. Acc
- Overhead Powerline
- Powerpole
- O

Surveyor's Notes: Fences are shown for graphic purposes only and may meander along property lines slightly.

### PLAT SHOWING SURVEY OF 2.0059 ACRES OUT OF AND PART OF THE J. M. VERAMENDI SURVEY NO. 2, IN HAYS COUNTY, TEXAS.

FOR: Phong Pham

GF: 024308SMT/ San Marcos Title

DATE: November 8, 2007

ADDRESS: 112 Smith Lane, San Marcos, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyor's seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0481F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "AH" of the flood hazard area and determined to be inside the 100 year flood zone.



**HAYES SURVEYING**  
202 SUNFLOWER DRIVE  
KYLE, TEXAS 78640  
512-268-4813

File # SMTHLN03  
Field Book # 56  
Page # 66

# HAYES SURVEYING

202 SUNFLOWER DRIVE  
KYLE, TEXAS 78640

Phone 512/268-4813  
Fax 512/268-4824

## EXHIBIT A

### METES & BOUNDS DESCRIPTION FOR 2.0059 ACRES OF LAND

A tract of land containing 2.0059 acres out of and part of the J. M. Veramendi Survey No. 2, in Hays County, Texas, being that same tract, called 2.0 acres as conveyed by a Gift Deed in June of 1981 to David and Mary Mendez as recorded and described in Volume 360, Page 367, of the Hays County Deed Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1" iron pipe found in the southeast right-of-way of Smith Lane for the northeast corner of the said Mendez 2.0 acre Tract, the northeast corner of the herein described tract and the northwest corner of the Wilson Tract as described in Volume 364, Page 299, of the Hays County Deed Records, from which for reference the calculated point for the intersection of the southwest right-of-way of Smith Lane with the west right-of-way of River Road (Old Highway #80) bears approximately S 45° 10' W, a distance of 343.05 feet;

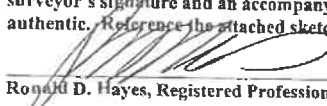
**THENCE** S 44° 35' 00" E (bearing basis used herein), and at 149.44 feet and 0.59 feet to the right of the property line, passing a ½" iron rod found for the southwest corner of the said Wilson Tract and for the northwest corner of the Dean Tract #1 as described in Volume 254, Page 692, of the Hays County Deed Records, and at 289.736 feet and 1.14 feet to the right of the property line, passing a brass tube in concrete found disturbed for the southwest corner of the said Dean Tract #1 and for an exterior ell corner of the Remainder of the Dean Tract #2 as originally described in Volume 136, Page 161, of the Hays County Deed Records, in all a total distance of 517.26 feet to a ¾" iron pipe found at the base of a wood fence post and in the northwest line of a 15' drainage ditch as called for in the recorded plat of Greendale Addition, Unit #1, as recorded in Volume 151, Page 265, of the Hays County Deed Records, for the southeast corner of the herein described tract and the southwest corner of the said Remainder of the Dean Tract #2, from which for reference, an axle found for the southeast corner of the Remainder of the Dean Tract #2 bears N 45° 13' 52" E, a distance of 452.33 feet;

**THENCE** S 45° 37' 10" W, along the said drainage ditch, a distance of 169.03 feet to an iron rod with a plastic cap found for the southwest corner of this herein described tract and for the southeast corner of the Tanglewood LLC Tract as described in Doc. # 9924947, of the Official Public Records of Hays County;

**THENCE** N 44° 32' 52" W, and at 514.76 feet passing an iron rod with a plastic cap found for the northeast corner of the said Tanglewood LLC Tract, in all a total distance of 517.60 feet to a ¾" iron pipe found in the southeast right-of-way of Smith Lane for the northwest corner of the herein described tract;

**THENCE** N 45° 44' 08" E, along the Smith Lane right-of-way, a distance of 168.71 feet to the **POINT OF BEGINNING**, containing 2.0059 acres.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in November of 2007. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the attached sketch marked EXHIBIT B, File # SMTHLN03.

  
Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

