



Development Code Text Amendments Initial Authorization

Receive a staff presentation and consider, by motion, the initial authorization of text amendments to the San Marcos Development Code to improve development processes, address typographical errors, and review criteria for parkland dedication.



Amendments 1 & 2

- Amend Table 2.1, as necessary to include amendments

TABLE 2.1 DEVELOPMENT APPLICATIONS, DECISION AUTHORITY, AND NOTICE REQUIREMENTS TABLE												
APPROVAL PROCESS			REVIEW AND APPROVAL AUTHORITY						NOTICE			
	CITATION	RESPONSIBLE OFFICIAL	STAFF	HISTORIC PRESERVATION COMMISSION	NEIGHBORHOOD PRESENTATION	ZONING BOARD OF ADJUSTMENTS	PLANNING COMMISSION	CITY COUNCIL	APPLICATION NOTICE	PUBLISHED NOTICE	PERSONAL NOTICE	POSTED NOTICE

- Amend Table 2.2 to accurately reflect Certificate of Appropriateness Expiration/Extension & Section #s

TABLE 2.2 PERMIT EXPIRATIONS AND EXTENSIONS			
PERMIT OR APPLICATION TYPE	SEC.	EXPIRATION	EXTENSION
Administrative Certificate of Appropriateness	Section 2.5.6.1	1YR/2YR	1YR/2YR
Certificate of Appropriateness	Section 2.5.5.1	1YR	1YR



Amendments 3 & 4

- Amend Table 2.3, to reflect EC to CM name change
- Change HPC Decision timeframe to 60 days

TABLE 2.3 DETERMINATION OF INTENSITY

Character District 5 Downtown	CD-5D
Employment Center	EC
Heavy Commercial	HC

The Historic Preservation Commission shall render its decision on the request within forty-five (45) days of the date the application is deemed complete and adequate for review, subject to the supplemental options available under Section 2.5.5.3(c).



Amendments 5 & 6

- Remove the requirement that 50% of parkland must be dedicated to and maintained by the City

A minimum of 50% of the parkland required under this ordinance shall be dedicated to the City of San Marcos as a neighborhood or regional park under Section 3.10.2.1.

The remaining 50% may be owned and managed by one of the entities under Section 3.10.1.6.

- Create a new section for Parks Board decision appeals



Recommendation

- Staff recommends approval of the initial authorization by City Council.