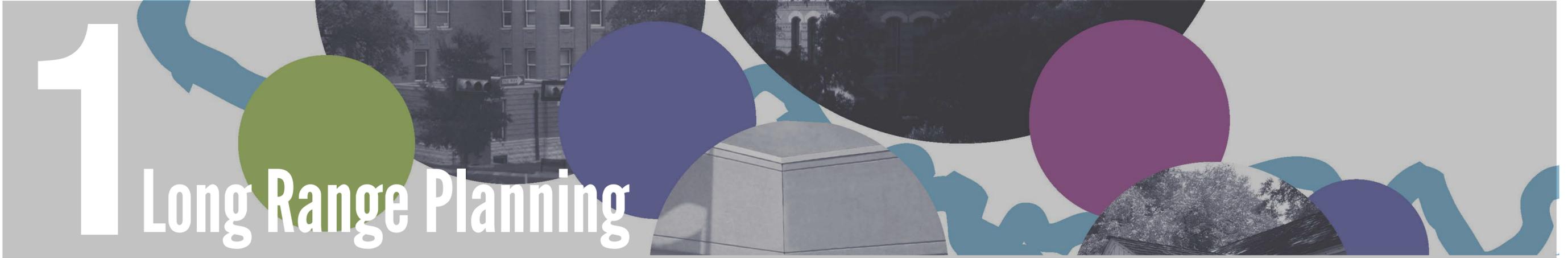




A Modern Code that offers a better
toolkit for shaping growth

Planning and Zoning Commission
November 14, 2017

Presentation Outline



1 Long Range Planning



2 Public Process



3 Chapter by Chapter Summary



1

Long Range Planning

Vision San Marcos

A RIVER RUNS THROUGH US

2008 - Downtown Master Plan



2011 - San Marcos SmartCode



2016 - Continued Plan Implementation

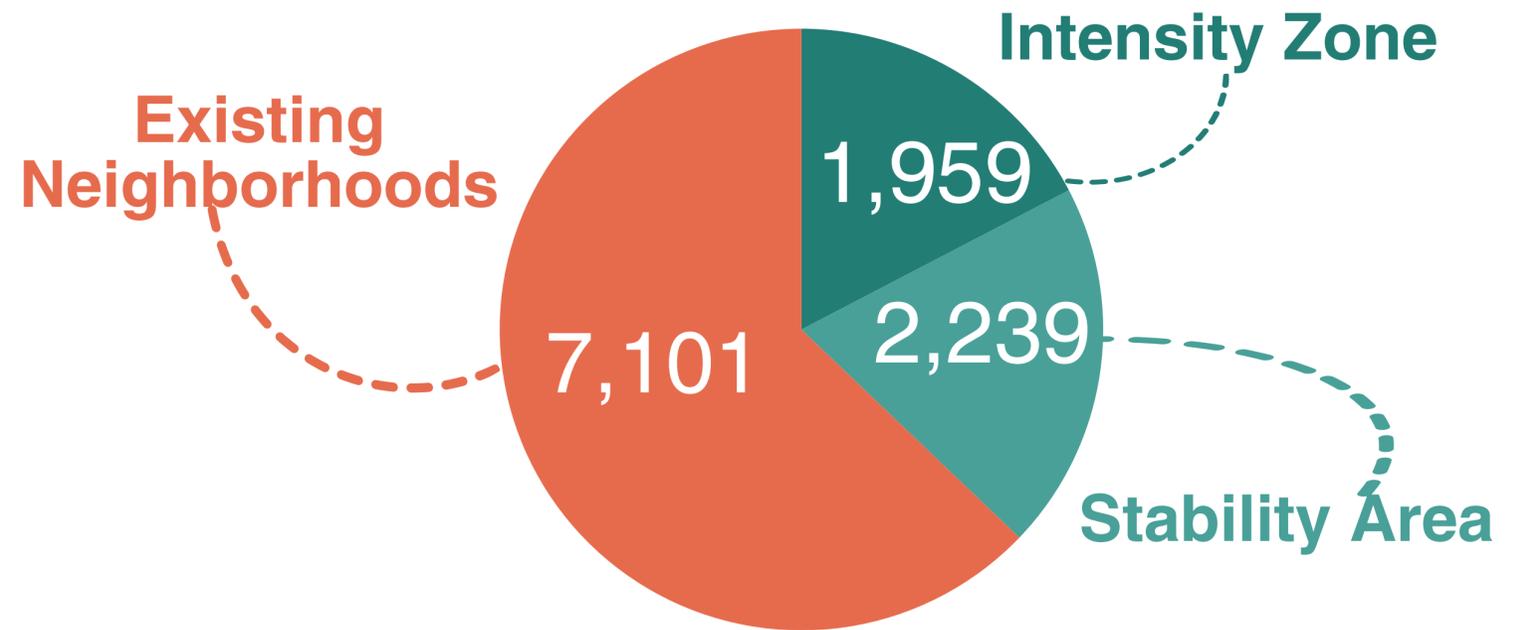


Guiding Growth

Long Range Planning is a powerful tool for shaping and guiding growth and development.

New MF Bedrooms Approved

5 Years before the Comprehensive Plan



5 Years After the Comprehensive Plan



Current Development Patterns and Types



Envisioned Development Patterns and Types



2 Public Process



Public Input Totals

# of Small Group Meetings:	34
# of Open House/Workshops:	25
# of Mail Outs Sent:	2,092
# of E-Newsletters Sent/ Opened:	40/16,438
# of Comments Received:	2,446
# of Think Tank Meetings:	30
# of Advisory Board or Council Mtg's:	27
# of Interactions with Individuals:	21,384

What Have We Heard?



Key Considerations



Proposed Solutions



3 Chapter by Chapter Summary



Chapter 1: General

What's Changing?

- Expand the ability to request incremental improvements to non-conforming properties.
- Strengthen the ability to bring non-conforming structures up to code.

Why?

- Supports an incremental approach in areas where redevelopment and improvements are occurring.
- Allows the City to pursue more enhanced enforcement in priority areas.



Chapter 2: Development Procedures



What's Changing?

- New processes including, alternative compliance, existing neighborhood regulating plans, and Planning Area zoning.
- Increased notification and transparency for all requests.

Why?

- Provides increased predictability for residents, property owners, and the development community.

Chapter 3: Subdivisions

What's Changing?

- Requirements for greenways, streetscape types, and block perimeters ensure a walkable, connected, street network that can support current development impacts and can be expanded to accommodate future development.
- Increased parkland dedication city wide, a new parkland development fee, a parkland requirement downtown, enhanced standards for parkland development.
- Requirements for cross access between commercial developments, requirements for a pedestrian path from the sidewalk to the building, enhanced driveway spacing standards.

Why?

- Land subdivision is a critical step in the process of building an infrastructure, open space, and transportation system that will sustain itself as the City grows.
- The link between the design of streets and adjacent land uses is critical to a walkable City.
- Good access standards reduce congestion and provide better access for emergency response.

Chapter 4: Zoning

Whats Changing?

- New Zoning Districts have been created to correspond to the Comprehensive Plan areas including Character Districts and Neighborhood Districts.
- Conventional single family and heavy commercial and industrial districts remain largely unchanged.
- Select Medium and High density residential districts are being retired and become Legacy Districts.
- A new Planning Area zoning district replaces PDDs.
- Corridor Overlay Districts have been created to ensure appropriate development along major highway corridors and gateways.



Chapter 4: Zoning (Continued)

What's Changing?

- Requests for Preferred Scenario Map amendments (PSAs) to Employment Centers are not required to follow the twice per year requirements in order to recognize the time sensitivity of employment generating requests
- Design and building elements such as glazing, articulation and durable building materials are included for new zoning districts.
- Requirements for building height, parking location and the scale of development are more closely related to the location of the development in addition to the use.

Why?

- In order to support the Comprehensive Plan zoning districts must respond more effectively to the intensity and type of development in different Comprehensive Plan Areas.
- In order to increase predictability Code SMTX creates better avenues for deviations that don't change the underlying intent of the zoning district.

Chapter 5: Use Regulations



What's Changing?

- The Land Use Matrix has been consolidated and updated with new uses like community gardens and urban farms.
- Definitions and standards for uses have been added to this chapter.
- New Standards for ADU's, and Home Shares have been added.

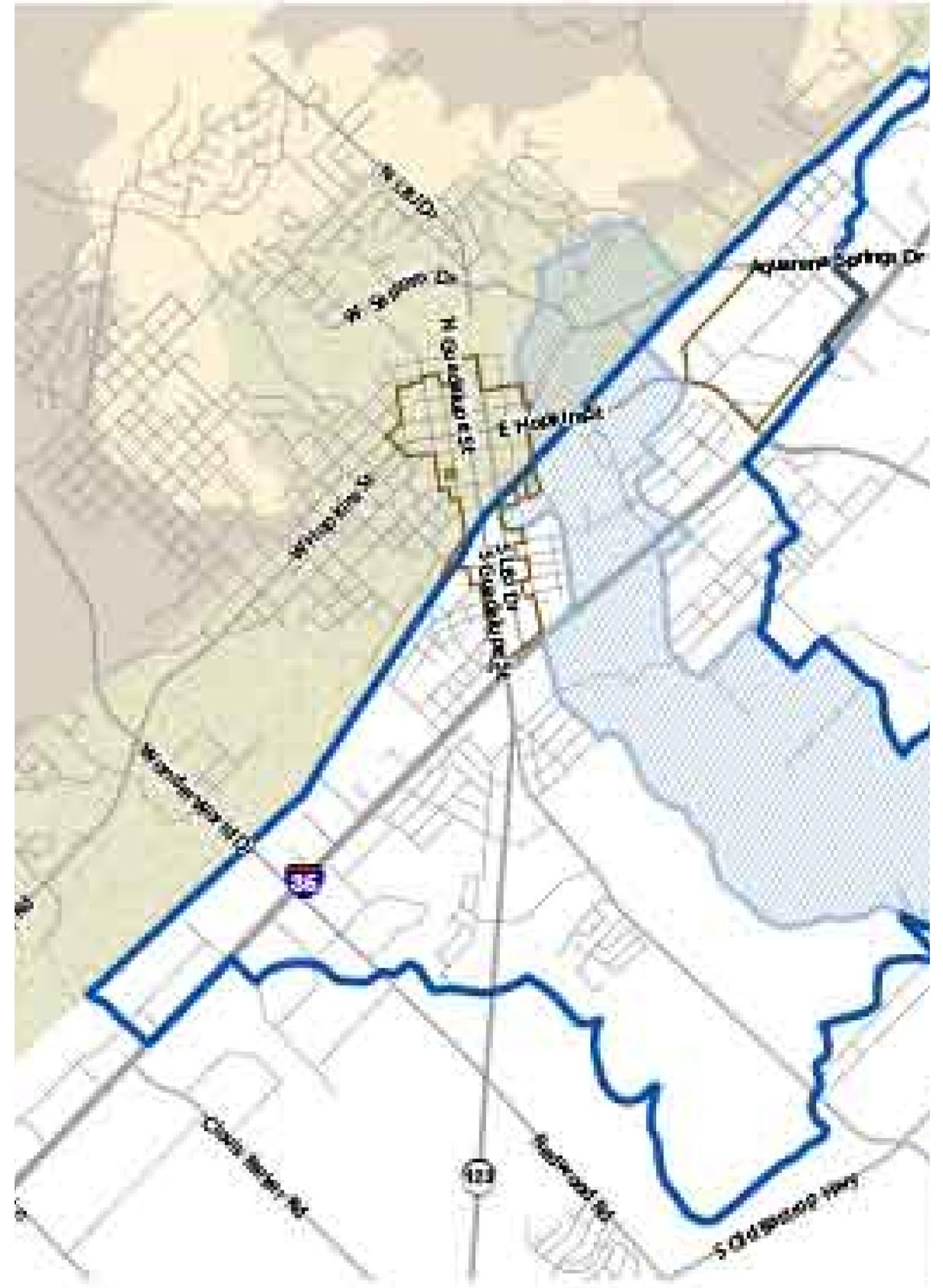
Why?

- This new Chapter provides the City the ability to establish standards for particular uses and better tools to mitigate adverse impacts related to use.

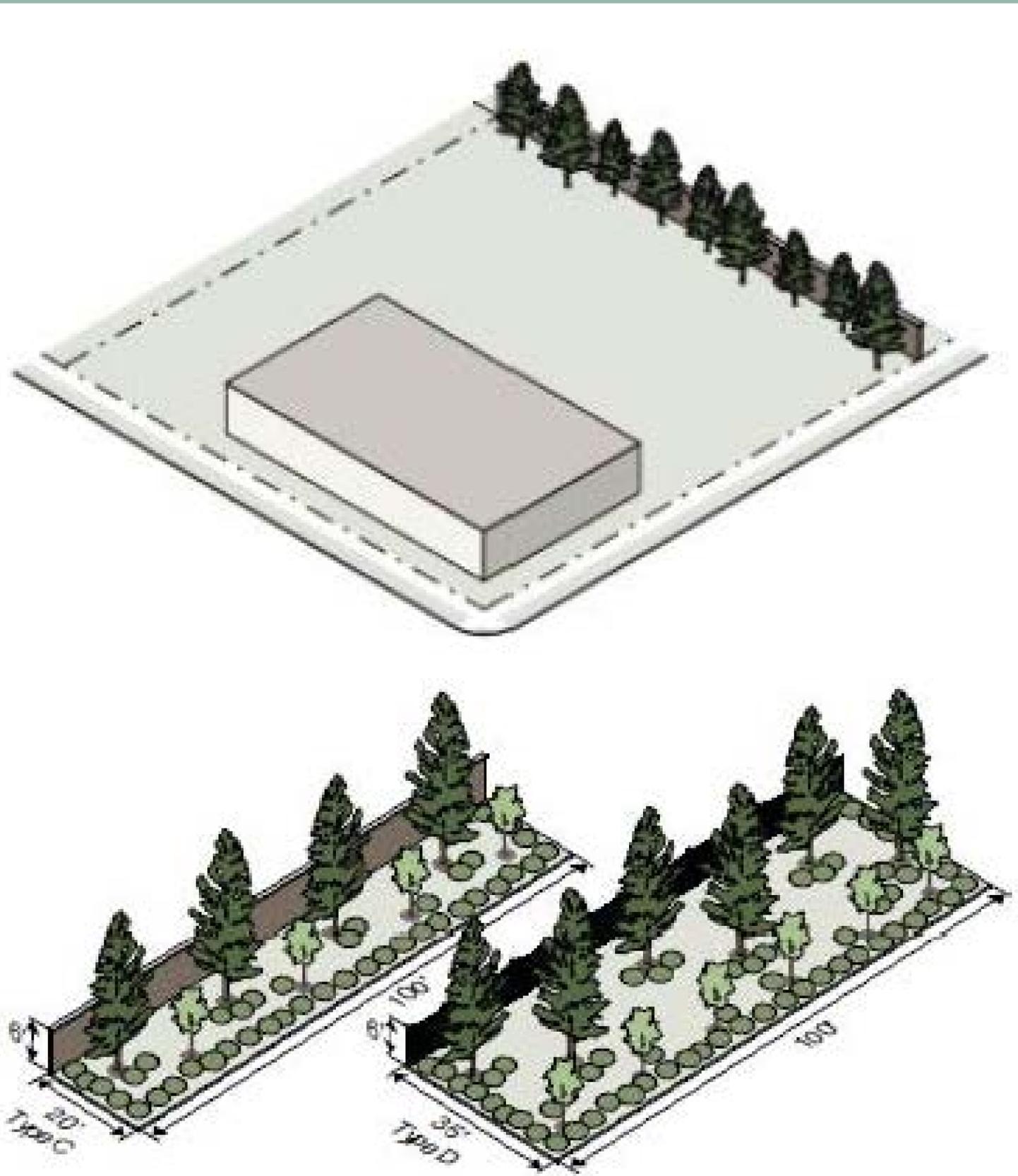
Chapter 6: Environmental Standards

What's Changing?

- Water Quality and Buffer Zones along waterways are expanded to smaller waterways.
- New water quality standards for all areas in the City that drain to the San Marcos River.
- Existing water quality standards in the San Marcos River buffer zone and the Edwards Aquifer are strengthened.
- San Marcos River buffer zone is expanded.
- Barriers to LID are removed.
- An urban stormwater management district is established Downtown.
- Tree mitigation requirements are increased.



Chapter 7: Supplemental Standards



What's Changing?

- Parking standards are reflective of the Comprehensive Plan and of different development types.
- Landscaping and screening between uses and zoning districts.
- Parking lots are screened and better landscaped.
- Downtown signage standards expanded to neighborhood districts.

Why?

- Better parking, landscaping, screening, and signage standards create vibrant and walkable places that match the development type and character of the area.

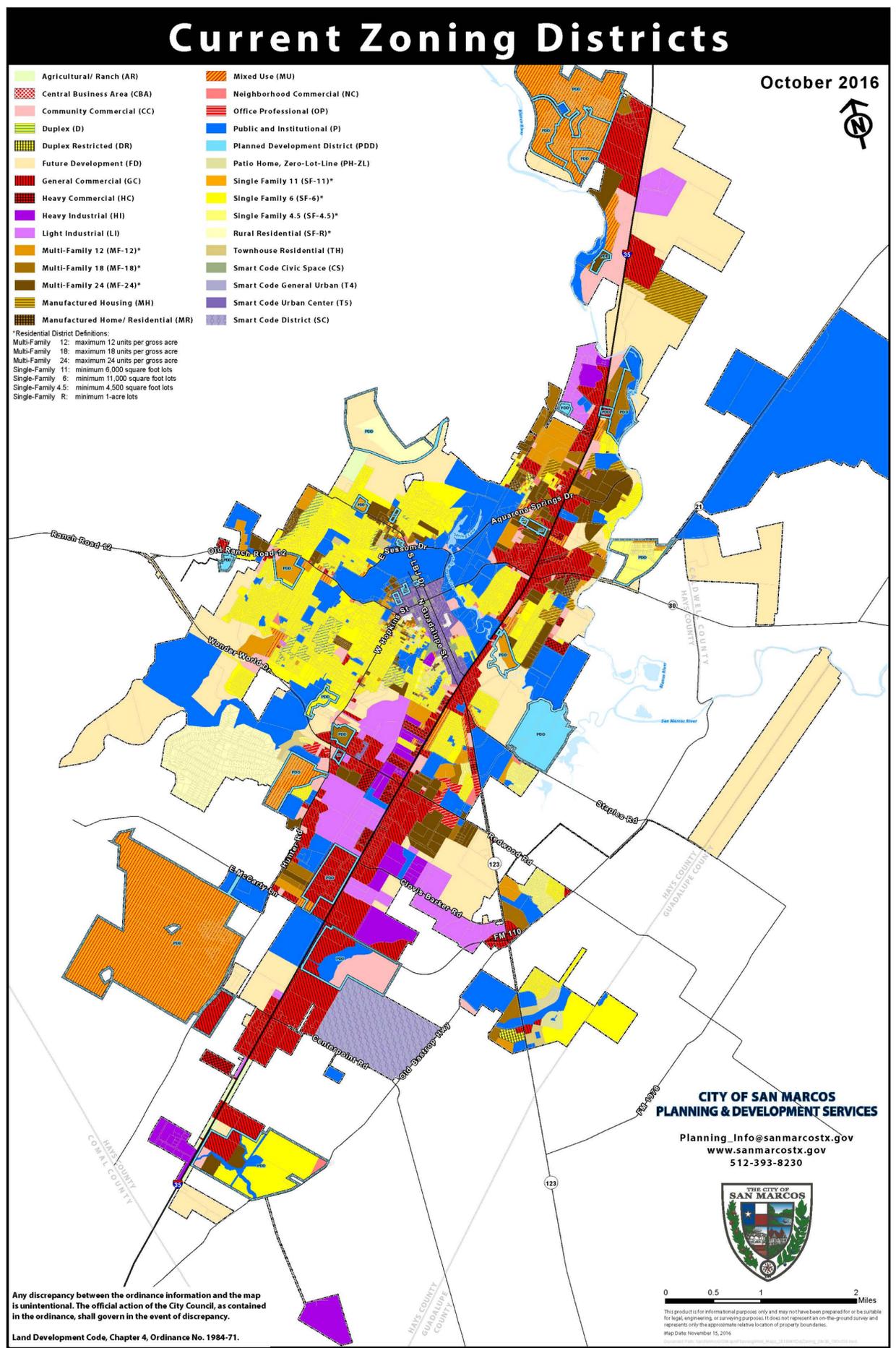
Chapter 8 and 9: Definitions and Legacy Districts

Legacy Districts

- The zoning map stays the same after the adoption of Code SMTX.
- Standards from previous zoning such as uses, setbacks, impervious cover, and dwelling units per acre still apply.
- Subdivision, infrastructure, environmental, parking, landscaping and signage standards from Ch 3, Ch6, and Ch7 follow the new Code SMTX standards.

Why?

- This zoning strategy allows us to focus on ensuring that requests for new development are consistent with the Comprehensive Plan.
- Minimizes unnecessary disruption for current property owners.



Additional Document Updates

Preferred Scenario Map

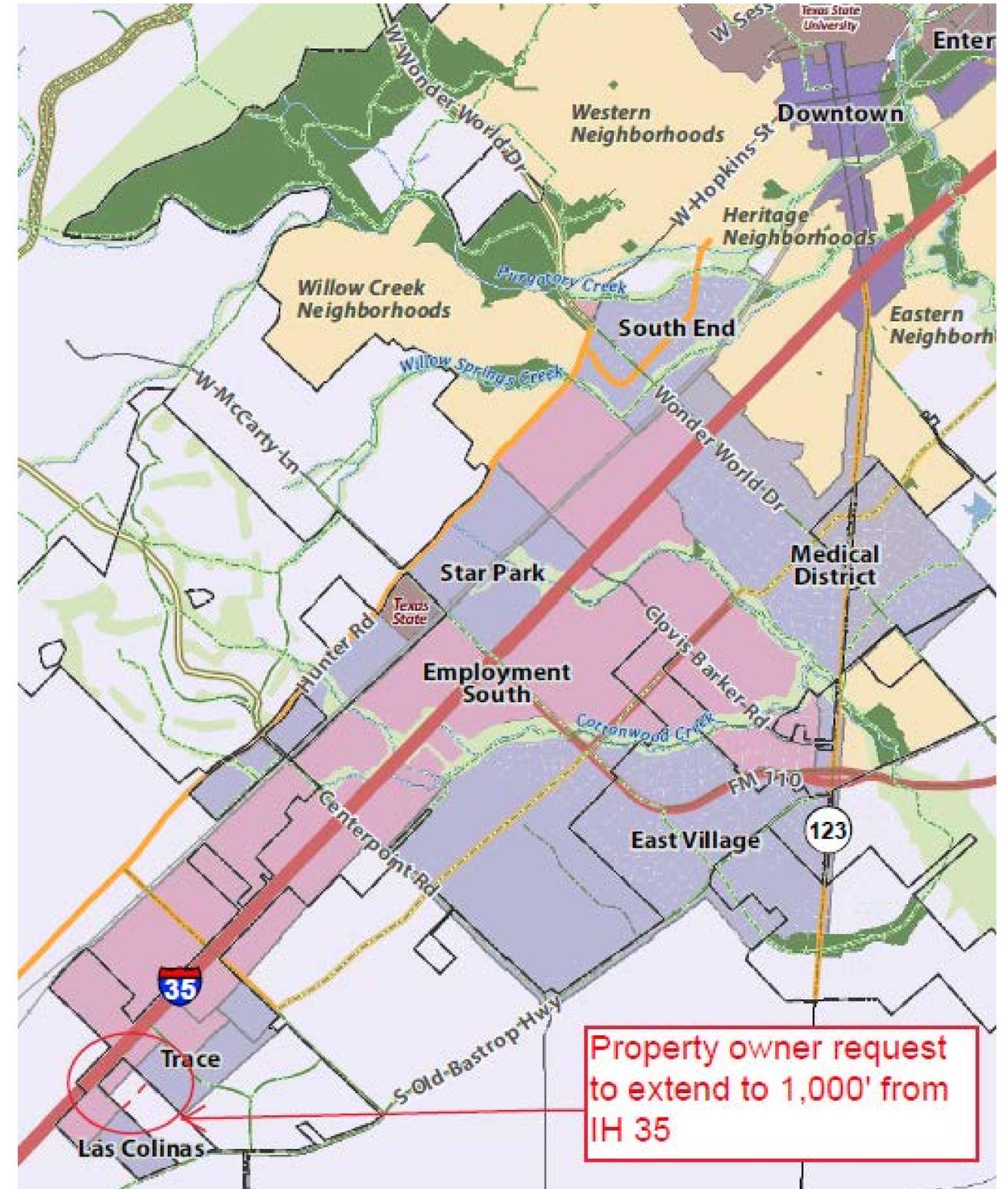
- Differentiate Areas of Stability into Existing Neighborhood and Low Intensity areas.
- Incorporate land use corridors.
- Adjust boundaries to fill in gaps and reflect current development trends.

Comprehensive Plan Text

- Maintains consistency by describing the new map areas.

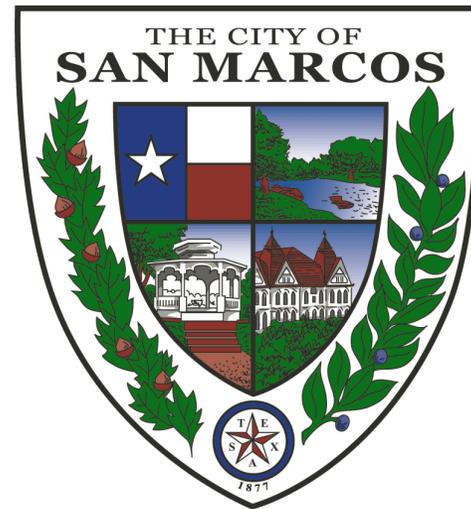
Design Manual

- A technical document that supports the new land development code.





C O D E S M I T X



Planning and Development
Services Department