



Development Code Updates

Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code, that, among other things, would address typographical and technical errors, and implement changes related to site permit requirements, detention, stormwater quality and stream protection, residential garage and pedestrian access requirements, building activation, the use of and standards for self storage and outdoor storage, the name of the Employment Center zoning district, allowable uses in CD-2.5, ND-3.2 zoning districts, and the Land Use Matrix; and provide direction to Staff.



Overview of Proposed Amendments

- City Engineering staff recommendations
- Residential garage / access standards
- Use of self storage and outdoor storage
- Allowable uses in CD-2.5 and ND-3.2
- Typographical errors

Process

- Council Initial Authorization – May 4, 2021 (*Approved*)
- Planning and Zoning Commission Public Hearing – May 25, 2021
- City Council Public Hearing – July 6, 2021
- City Council Reconsideration – August 3, 2021



Engineering Staff Recommendations



#1

Watershed Protection Plans

Section 2.6.1.2 Application Requirements

Purpose: To clarify where a Watershed Protection Plan Phase 2 is required

- ❖ Minor Subdivision Plats
 - Adds the following to list of areas where WPP2 is required
 - Edwards Aquifer Transition Zone and Contributing Zone within the Transition Zone
 - Wetlands or other jurisdictional water

- ❖ Comprehensive Site Permit and Public Improvement Construction Plan
 - Adds the following to list of zones where separate WPP2 is required.
 - Edwards Aquifer Transition Zone and Contributing Zone within the Transition Zone
 - Wetlands or other jurisdictional water



#2

Site Permits

Section 2.7.1.1 Purpose, Applicability, Exceptions and Effect

Purpose: To clarify the site permitting and approval process and reduce threshold for when a site permit is required based on size of development area.

❖ Outlines specific permit options available

- Site Permit
 - Threshold reduced for when a site permit is required for existing non-residential and multifamily uses proposing to add or redevelop an area from greater than 5,000 square feet to greater than 1,000 square feet.
- Comprehensive Site Permit
- Small Site Permit
- Site Plan as Part of Construction Permit



#3

Stormwater Collection and Drainage Systems

Section 3.9.1.1 Flood Control Requirements

Purpose: Provides a process and standards for when detention can be waived where adjacent to waterways.

- ❖ Detention waived for developments directly adjacent to waterways with approval from the Responsible Official.
 - Demonstration of no adverse impacts and payment-in-lieu of required
 - Developments outside Edwards Aquifer Recharge Zone, Edwards Aquifer Transition Zone, Edwards Aquifer Contributing Zone within the Transition Zone, San Marcos River Protection Zone, and San Marcos River Corridor must meet the Stream Protection Volume requirement for a 1.25-inch rainfall as outlined in section 6.1.4.1.



#4

Stormwater Management

Section 6.1.4.1 Stormwater Quality and Stream Protection

Purpose: Revises terms to provide clarity and consistency with other sections of the code

- ❖ Term “water quality” is changed to “stream protection”



Residential Garage / Access Requirements

Council Direction in accordance with previous Alternative Compliance requests for Vantage and High Branch subdivisions approved in 2020 and 2021.



#5

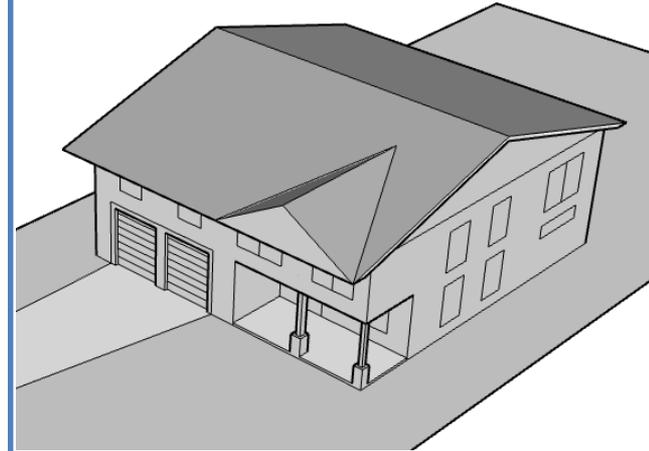
Parking Location & Design

Section 7.1.4.1 Single-Family and Two-Family

Purpose: Revises the garage standards to allow for a garage to be flush with the front façade or front most protrusion of a house.

New Graphic

- a. Flush. Garage is attached to the primary structure and where the garage doors are oriented to the street.
 1. In no case shall the garage be the front-most protrusion of the front facade of the house.
 2. The garage may be flush with the front façade of the house or a covered front porch. Where a porch is provided, the standards in section 4.3.5.11 shall apply.
 3. The total width of the garage door (including any center column between two garage doors) shall not exceed more than 55% of the width of the façade in which the garage is placed.
 4. A single garage door shall not exceed 16' in width. If two garage doors are proposed, each garage door shall not exceed 8' in width.





#5

Parking Location & Design

Section 7.1.4.1 Single-Family and Two-Family





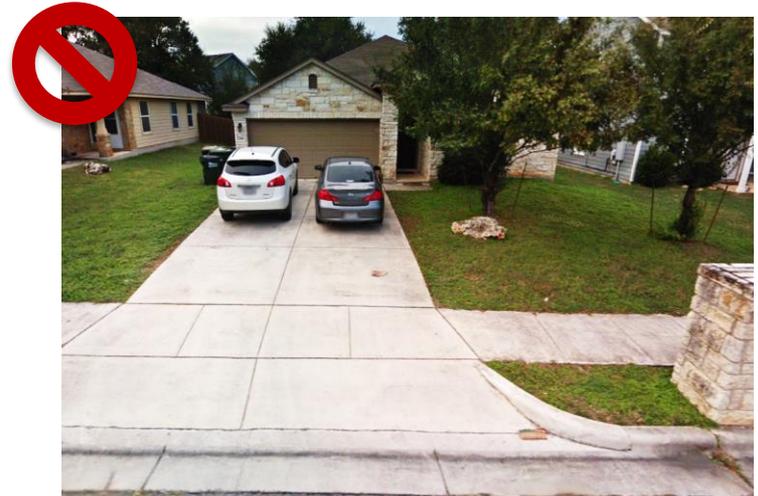
#6

Pedestrian Residential Access

Section 3.6.4.2 Site Access

Purpose: Revises the garage standards to allow for a garage to be flush with the front façade or front most protrusion of a house. Reflects Fire/EMS recommendations.

1. Single- or two-unit living uses shall be required to provide pedestrian access from the front door of the unit to the public sidewalk or public street. The access shall be:
 - a. A minimum of 4' in width.
 - b. Physically separated from vehicular surface areas such as the driveway.
 - c. Constructed of concrete, asphalt or other fixed, firm and nonslip material as approved by the Responsible Official.





#7

Front Porch

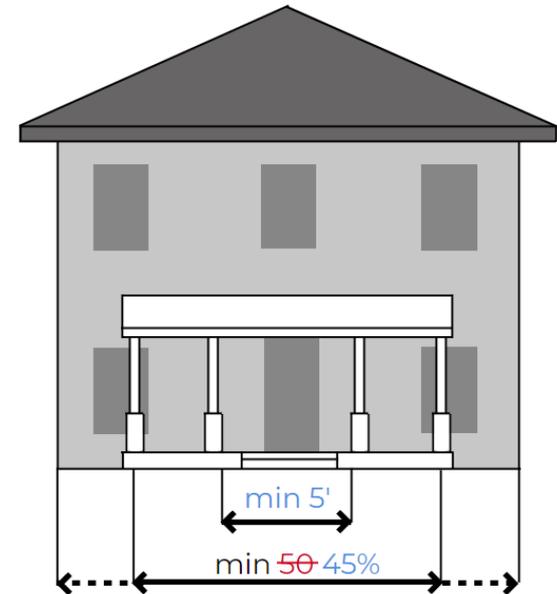
Section 4.3.5.11 Front Porch

Purpose: Relates to the residential garage requirements and provides a minimum area for installing a front porch.

B. General Requirements:

1. A front porch must be at least 6 feet deep (excluding the steps [and any porch posts](#)).
2. [A front porch shall have a minimum area of 50 square feet.](#)
3. [Front porch posts which flank the front door, entry, or access point to the unit shall be separated a minimum of 5'.](#)
4. A front porch must be contiguous with a width not less than ~~45~~ 50% of the building facade.
5. A front porch must be roofed and may be screened but cannot be fully enclosed.
6. A front porch may extend up to 9 feet, including the steps, into a required front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

Updated Graphic



sanmarcostx.gov



#8/9

Residential Front Door Entrances

Section 4.3.5.1 Residential Front Door Requirements

Purpose: Creates a new standard for residential front door entrances to enhance visibility and assist first responders. Reflects Police recommendations.

- Applies to House, Cottage Court, Duplex, Zero Lot Line House, Townhouse Building Types





#8/9

Residential Front Door Entrances

Section 4.3.5.1 Residential Front Door Requirements

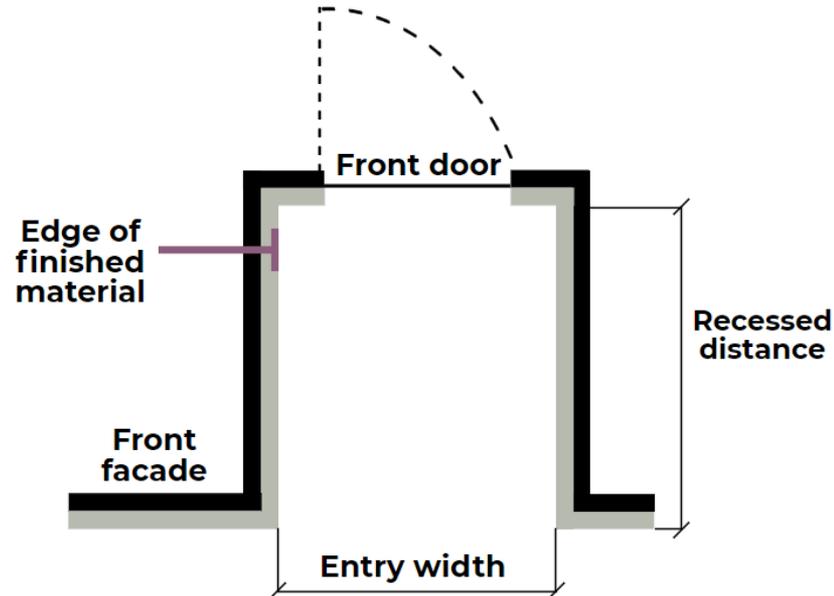
Scenario #1: If the front door is recessed 3 feet or less from the front façade, the entry shall be a minimum of 5 feet wide for the entire length of the entry.

Scenario #2: If the front door is recessed more than 3 feet from the front façade, the entry shall be a minimum of 7 feet wide for the entire length of the entry.

Other Requirements:

- No architectural obstructions that reduce the passable width of the entry
- Measured from edge of finished material
- If front porch is proposed, see Section 4.3.5.11

New Graphic





Use of Self Storage and Outdoor Storage

Council direction to revise the regulations regarding the use of Self Storage



#10/11

Outdoor Storage Use

5.1.3.2 Accessory Uses

Purpose: Clarifies definition and adds additional standards regarding height, location, and screening

- Clarifies that outdoor storage is **not** a primary use
- Shall be no taller than primary building height
 - Building height is further defined in Section 4.3.4.1
- No outdoor storage in required setback
- Screening Requirements
 - Removed as “limited” standards and made “required” standards

Revised Land Use Matrix accordingly to change references of “Limited (L) to “Permitted, (P)”

	SPECIAL DISTRICTS				
	HC	LI	HI	MH	EC
OUTDOOR STORAGE	P	L P	P	--	L P

This use is not allowed in any other zoning district



#12/13

Self Storage Use

5.1.7.7 Self Storage

Purpose: Creates clear definitions, new standards based on research from surrounding cities, and a Conditional Use Permit process

New Definitions:

- Indoor vs. Outdoor

Use Standards:

- No business out of the individual units
- No inoperable vehicles
- No outdoor storage in required setback
- Transitional Protective Yards
- Conditional Use Permit required
 - Planning Commission recommendation
 - City Council final approval

Revised Land Use Matrix

- Self Storage is not permitted in any district
- Remains Conditional in EC zoning

	SPECIAL DISTRICTS				
	HC	LI	HI	MH	EC
SELF STORAGE	P	P	P	--	C



#14/15

Commercial (CM) Zoning

4.4.5.1 Commercial

Purpose: Revises the name of the Employment Center (EC) zoning district for clarity and updates allowable uses.

- “Employment Center” is both a zoning district **AND** a Preferred Scenario designation
- Proposing updates to the Land Use Matrix to reflect primarily commercial uses

Land Use Matrix Revisions:

- Outdoor Storage = Permitted (#11)
- Gasoline Sales = Conditional
- Truck Stop = Not Permitted
- Light Manufacturing = Conditional
- Warehouse & Distribution = Conditional
- Wholesale trade = Conditional



Allowable uses in CD-2.5 and ND-3.2



#16

CD-2.5 and ND-3.2 Allowable Uses

5.1.1.2 Land Use Matrix

Purpose: To add the newly created zoning districts, CD-2.5 and ND-3.2, to the Land Use Matrix.

- CD-2.5 generally mirrors the uses allowed in SF-6 zoning
- ND-3.2 generally mirrors the uses allowed in ND-3



Typographical Errors



#17

Administrative Certificate of Appropriateness

*2.1.1.1 Classification of Applications and Decisions;
Rules Governing Decision-Making*

#18

Agricultural Zoning Typos

*Table 4.6 Character District / Existing Zoning
Translation Table*

#19

Agricultural Zoning Typos

Table 4.12 Conventional Residential Districts

#20

Character District 2.5 Description

Section 4.4.3.3 Character District 2.5

Add the Administrative Certificate of Appropriateness process to Table 2.1.

Corrects the misspelling of “AR”.

Corrects a text error for “AR”.

Corrects text typos in the zoning district description.



#21

Accessory Dwelling Unit

Section 4.4.6.1 Accessory Dwelling Unit

Corrects a typo in the Section title.

#22

Apartment Building Type

Section 4.4.6.9 Apartment

Removes an incorrect table in the Building Type

#23

Calaboose Museum Local Landmark

Section 4.5.2.1 Historic District

Adds the City's newly designated Local Historic Landmark to the text and associated map

#24

Demolition by Neglect

Section 4.5.2.1 Historic District

Adds missing words



#25

Community and General Commercial

Section 9.2.2.5 CC, Community Commercial and Section 9.2.2.6 GC, General Commercial

#26

Land Use Matrix Legend

Section 5.1.1.2 Land Use Matrix

#27

Revise N-MS and N-CM

Throughout Development Code

#28

Add Hyphens to Zoning Districts

Throughout Development Code

#29

Demolition Notification List

Update list

Corrects the description of the zoning districts

Adds a legend to the bottom of each page of the Land Use Matrix

Revise all instances of N-MS to N-CM

Add hyphens to applicable zoning districts

Correct Typo and add City Council



Recommendation

Staff provides these amendments to the Commission and recommends **approval** as presented.