

2018 Year in Review



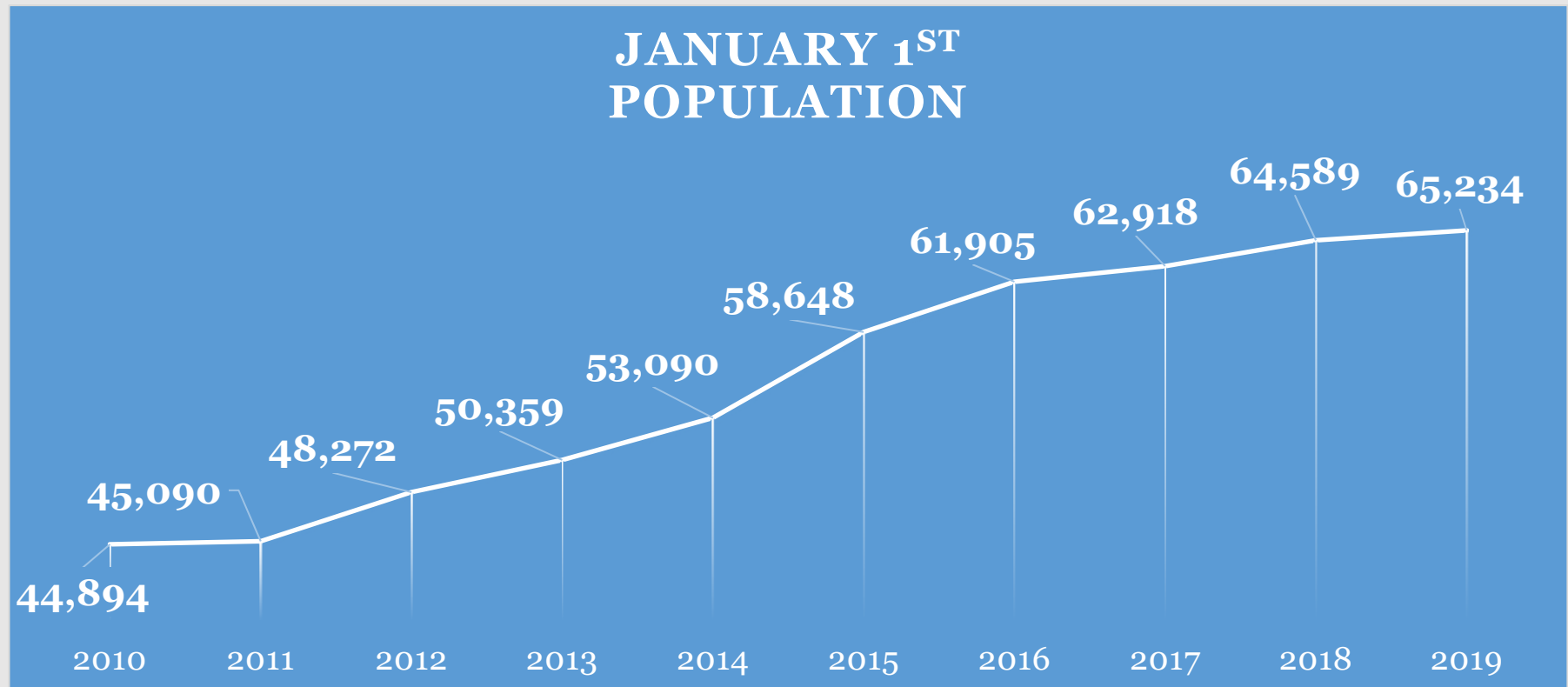
PLANNING AND ZONING COMMISSION
MAY 14, 2019

Population Estimates



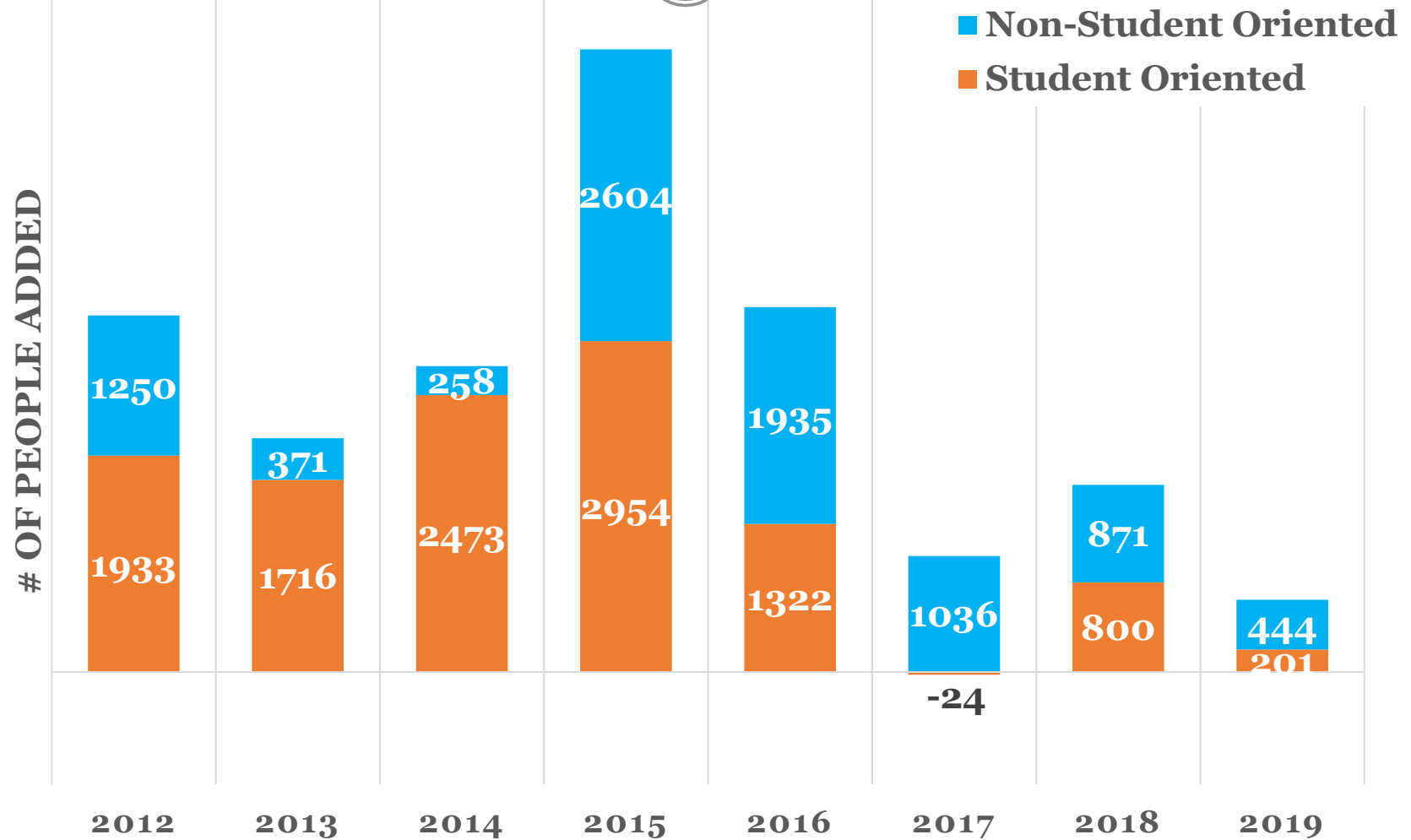
- 65,234 as of January 1, 2019

- 0.99% Growth Rate in 2018



Analyzing Population Growth

Based on Building Permit Data



*2017 Student Oriented (-) due to decrease MF Occupancy and low increase in bedrooms added

Future Population Estimates

- **2030 population projections:**

- Average Growth Rate since 2010 (4.03%)

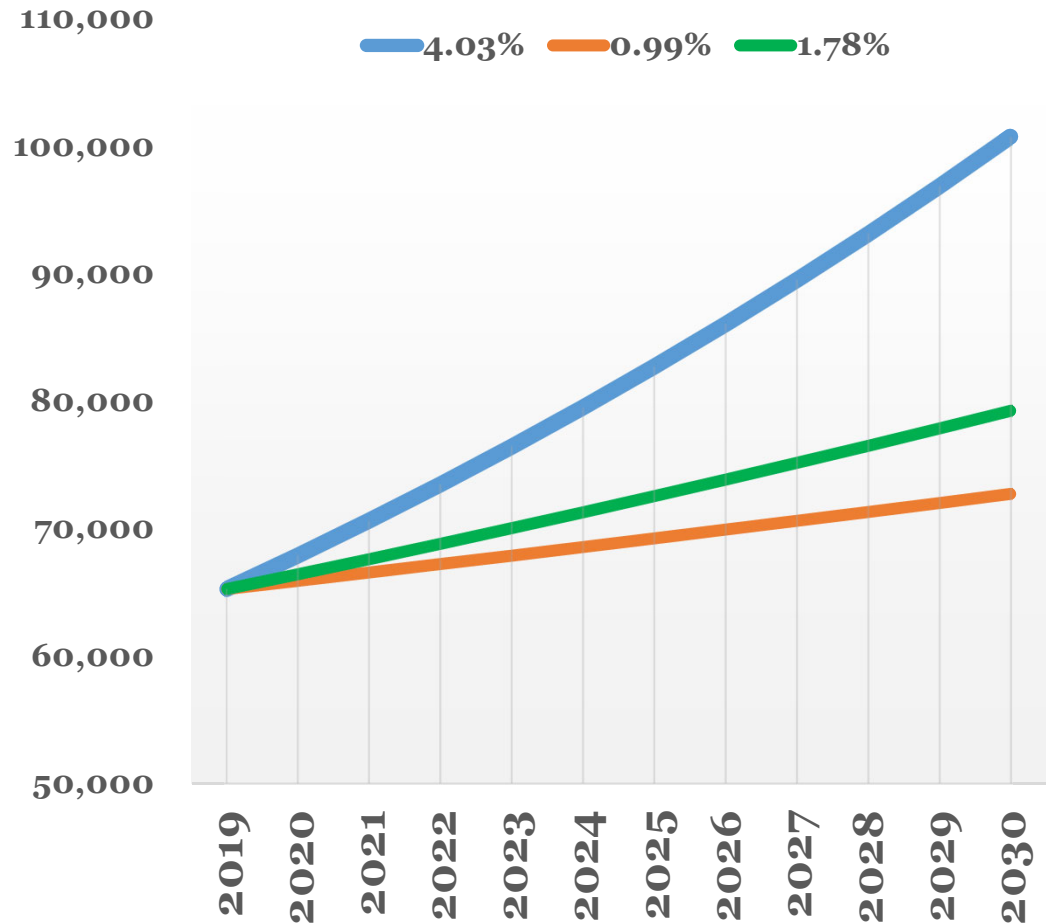
✦ **100,708**

- 2018 Growth Rate (0.99%)

✦ **72,693**

- Comprehensive Planning Growth Rate (1.78%)

✦ **79,207**



Department Divisions



Long Range
Planning &
Geographic
Information
Systems
(GIS)



Near Term
Planning



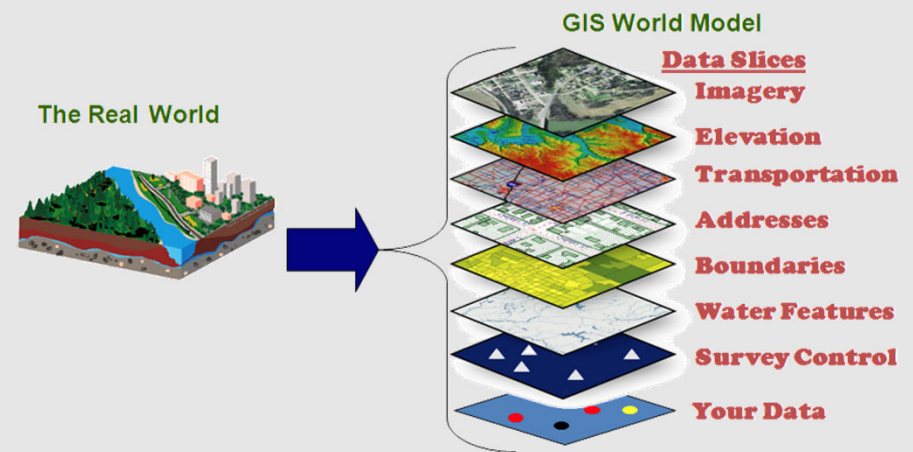
Permits &
Inspections



Community
Development
Block Grant
(CDBG)

GIS Division Accomplishments

- Day-to-day support completing over 600 My Permit Now tasks
- Assisted with the Annexation Strategy, Code SMTX and Transportation Master Plan Mapping
- Created & Implemented Web Based Applications for Planning Cases
- Sponsored Texas State University GIS Implementation and Design Class Project
- Maintained Updated GIS Data for Department
- Updated the City's Zoning Atlas
- Improved Address Management processes by creating the 9-1-1 Addressing Team



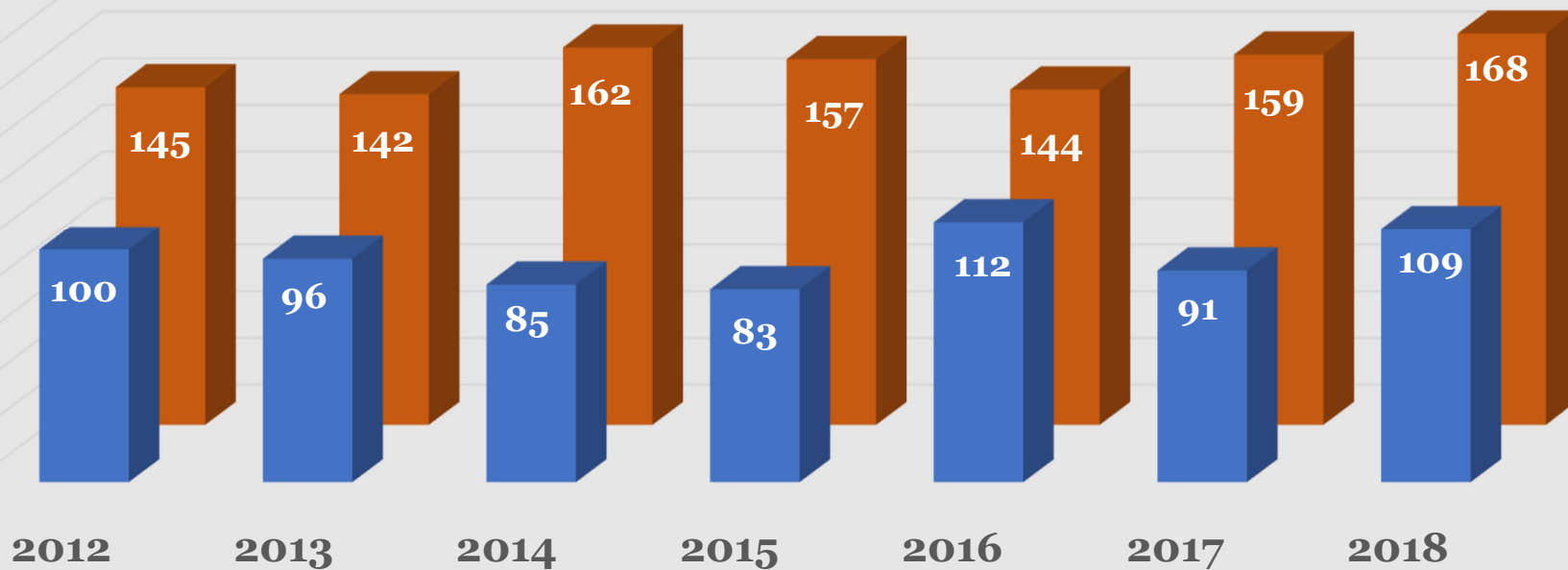
Long Range Planning Achievements



- April 17, 2018 – Adoption of Code SMTX – the new Development Code
- Published a Guide to Accessory Dwelling Units
- Updated the Affordable Housing Policy including criteria for Low Income Housing Tax Credit Projects
- Assembled a Housing Task Force to address housing challenges
- Initiated a Housing Needs Analysis and Housing Choice Survey including over 2,000 unique respondents.
- Registration of 31 Short Term Rentals through the use of Host Compliance software
- Designation of the Historic Baptist Church as a local landmark
- Historic Preservation Commission visioning and annual work plan
- Initiation of Historic Resources Survey of over 2,000 properties

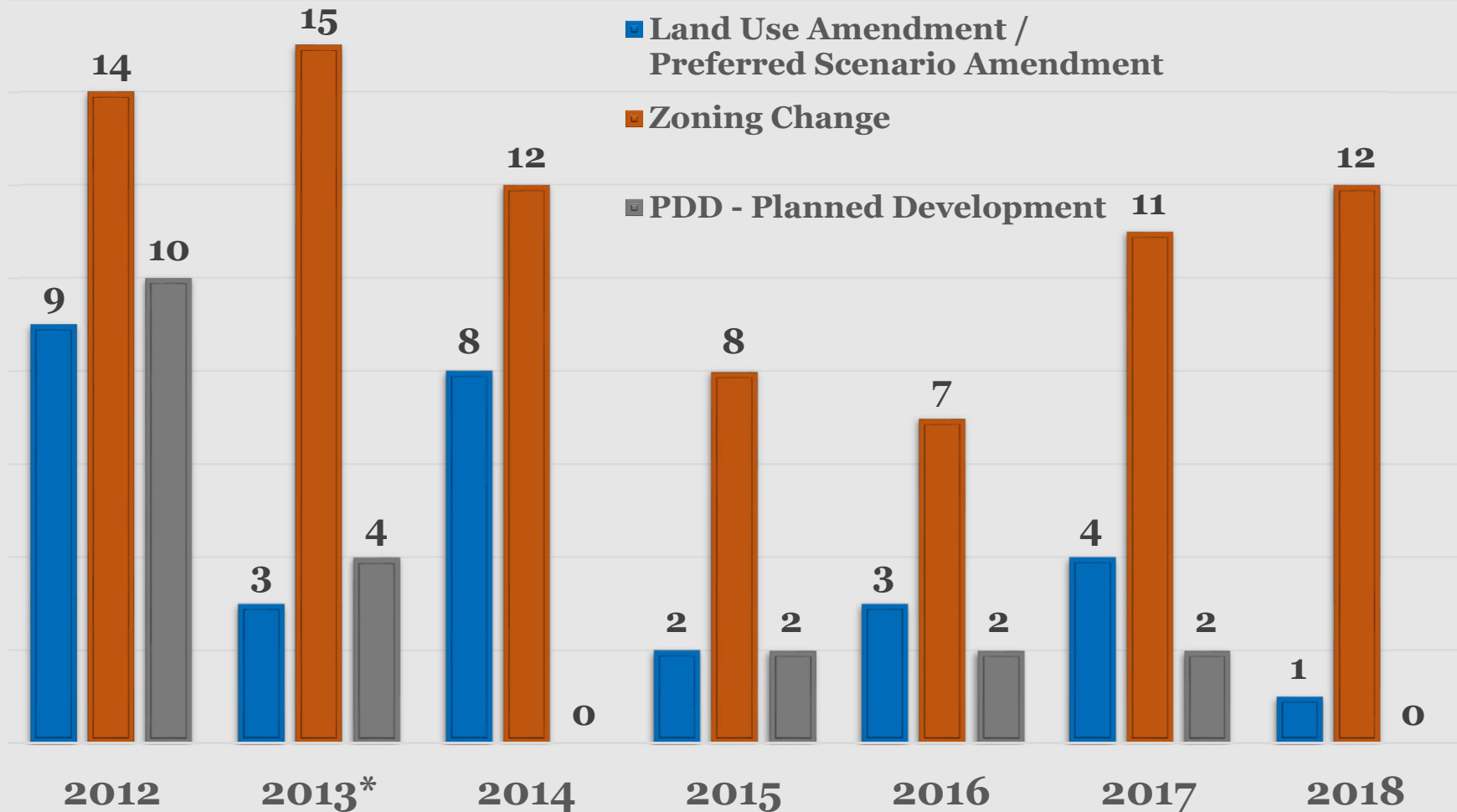
Total Planning Cases Submitted & Considered

■ Cases Considered by P&Z ■ Total Cases Submitted



2018 Cases Submitted include 61 Subdivision Plats and 39 Conditional Use Permits.

Land Use and Zoning Cases Considered by P&Z



*In 2013 a new Comprehensive Plan and Process (PSA) was adopted

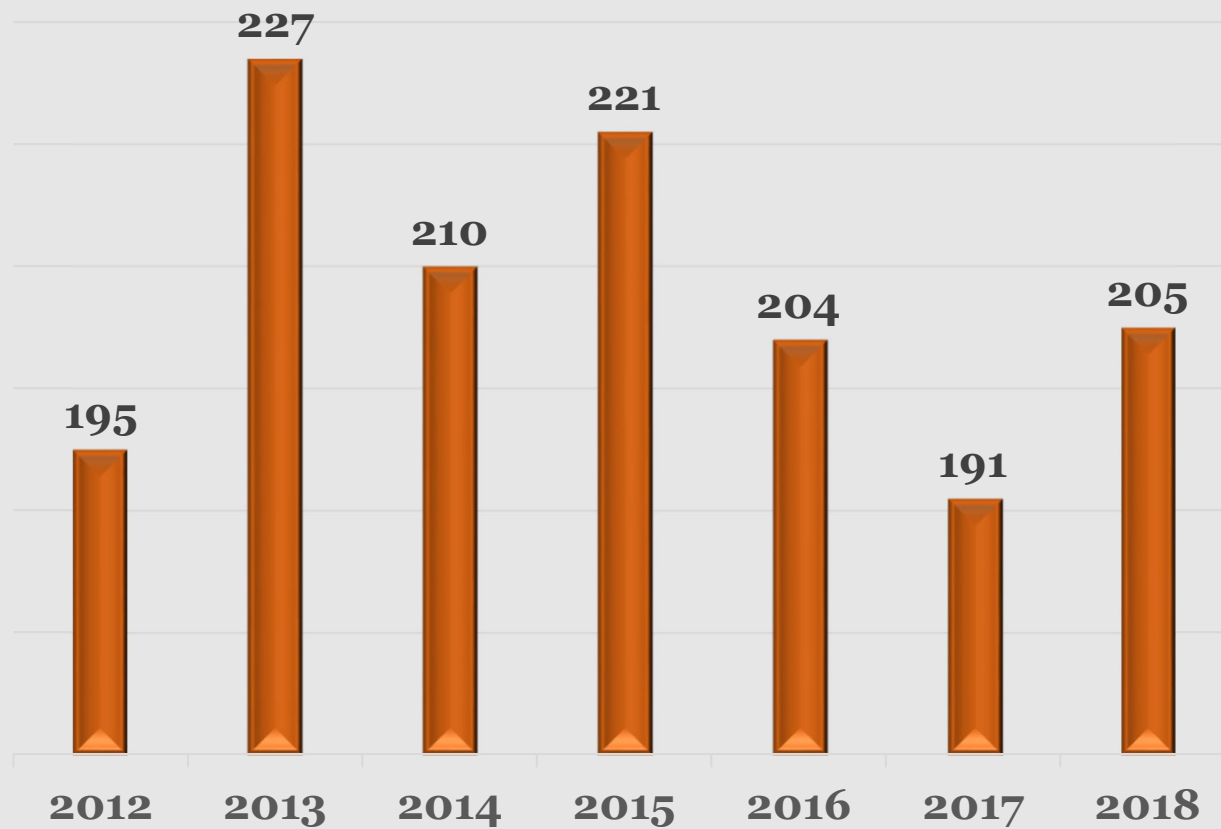
2018 Zoning Changes by Acreage



Total acreage zoned: 867.5 +/-



Pre-Development Meetings

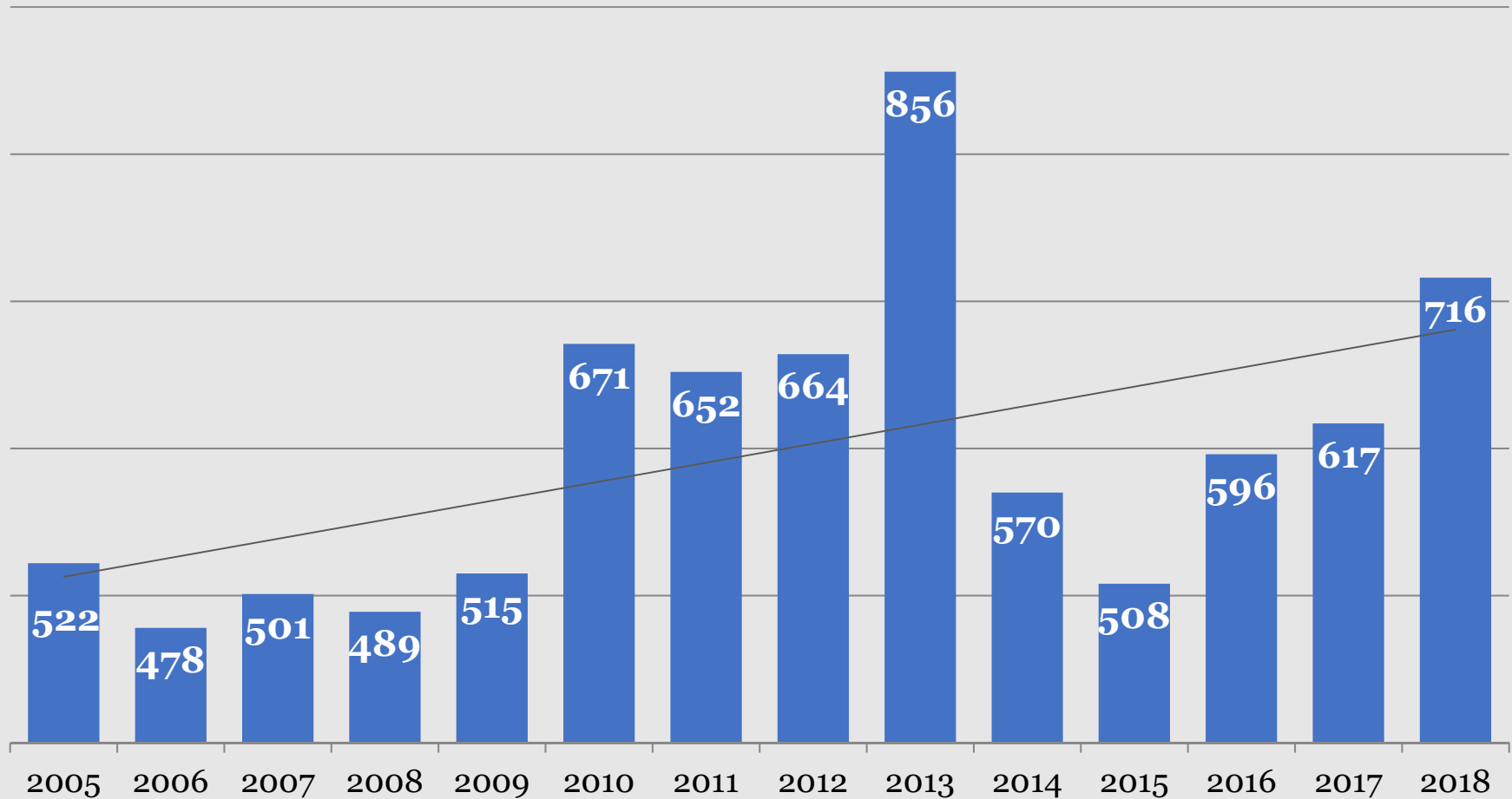


2018 Notable Development Cases

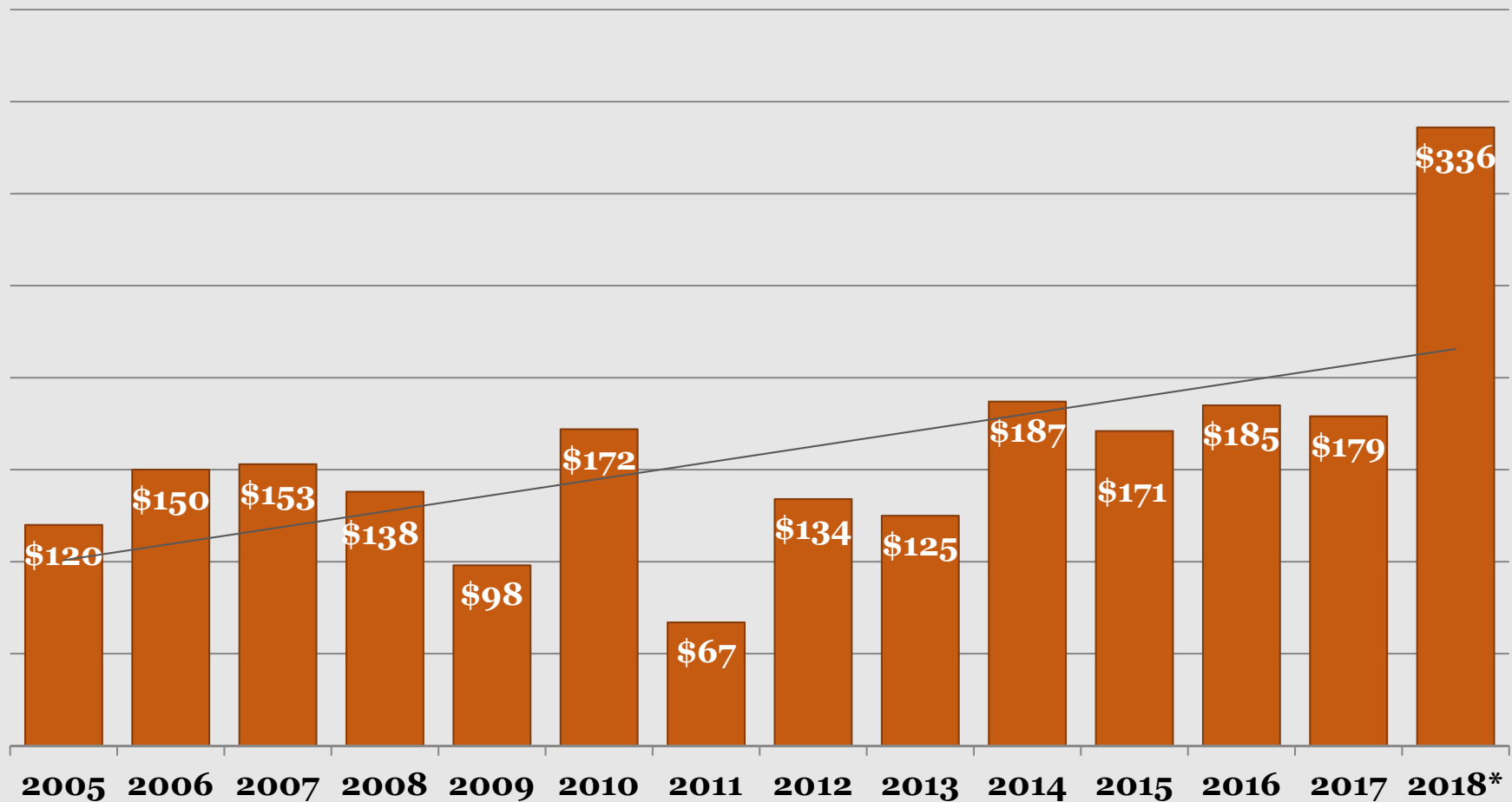


- New Development Code Implementation
 - Application Notices & 400 ft. Notification Buffer
 - Neighborhood Presentations
 - Four Zoning Changes to New “ND” & “CD” Districts
- Iconic Village Redevelopment – Planning Stages
- SMART Terminal & Katerra
- Registered 22 Home Shares under new Ordinance
- Historic Baptist Church Designated as a Landmark
- Trace & La Cima Break Ground
- The Lyndon & Concho Commons construction commenced
- Blanco Vista, Cottonwood Creek, Kissing Tree, Retreat at Willow Creek and Vista De Los Santos – Continued Construction
- Bond Projects
 - Hays County Jail and Public Services Building
 - San Marcos Consolidated Independent School District

Total Building Permits Submitted



Annual Permitted Value in Millions

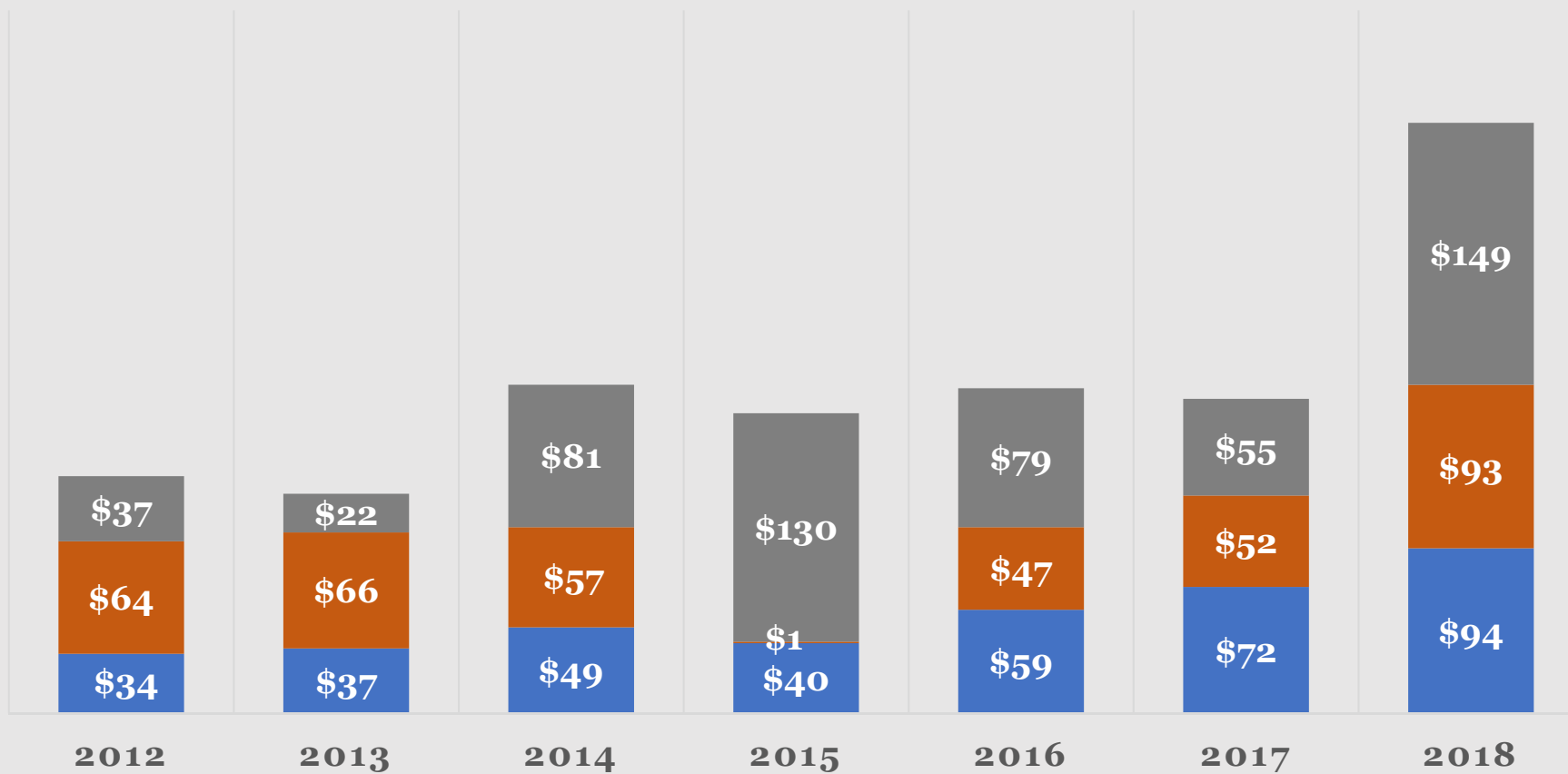


*Hays County & SMCISD Bond Projects = \$132 million

Permit Value by Land Use in Millions



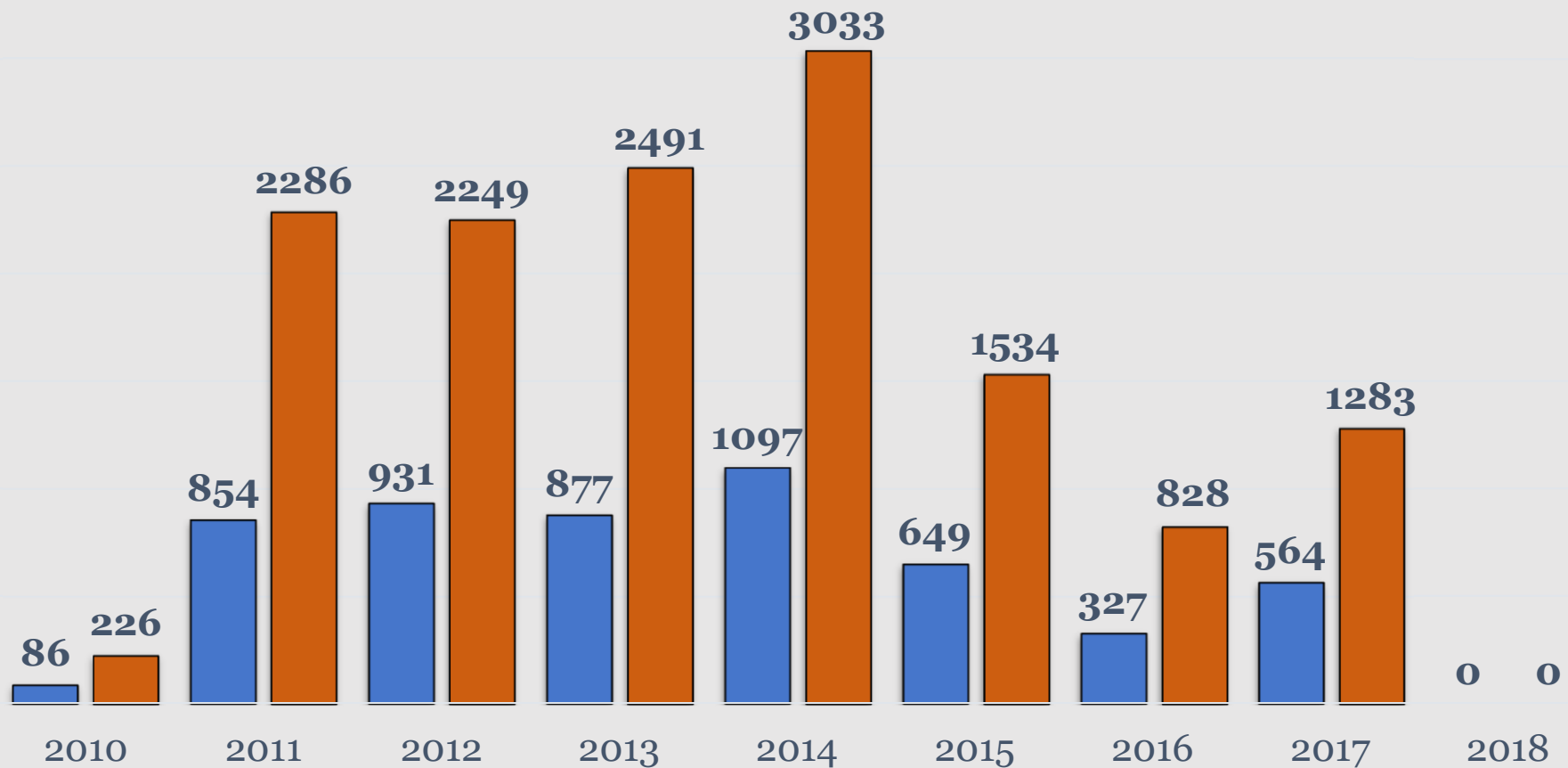
■ Residential ■ Multi-Family ■ Commercial



Multi-Family Statistics

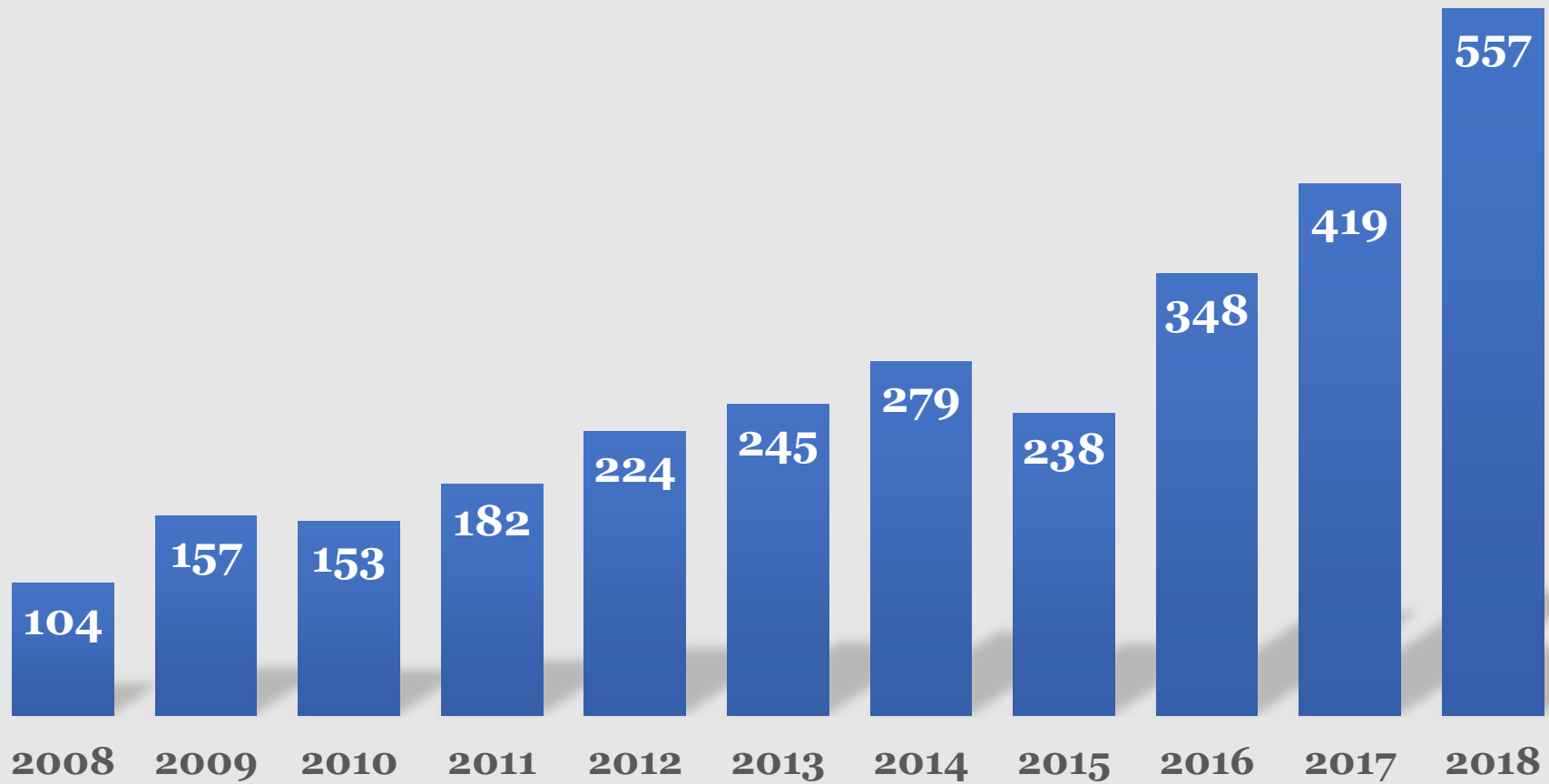


■ Units ■ Bedrooms*

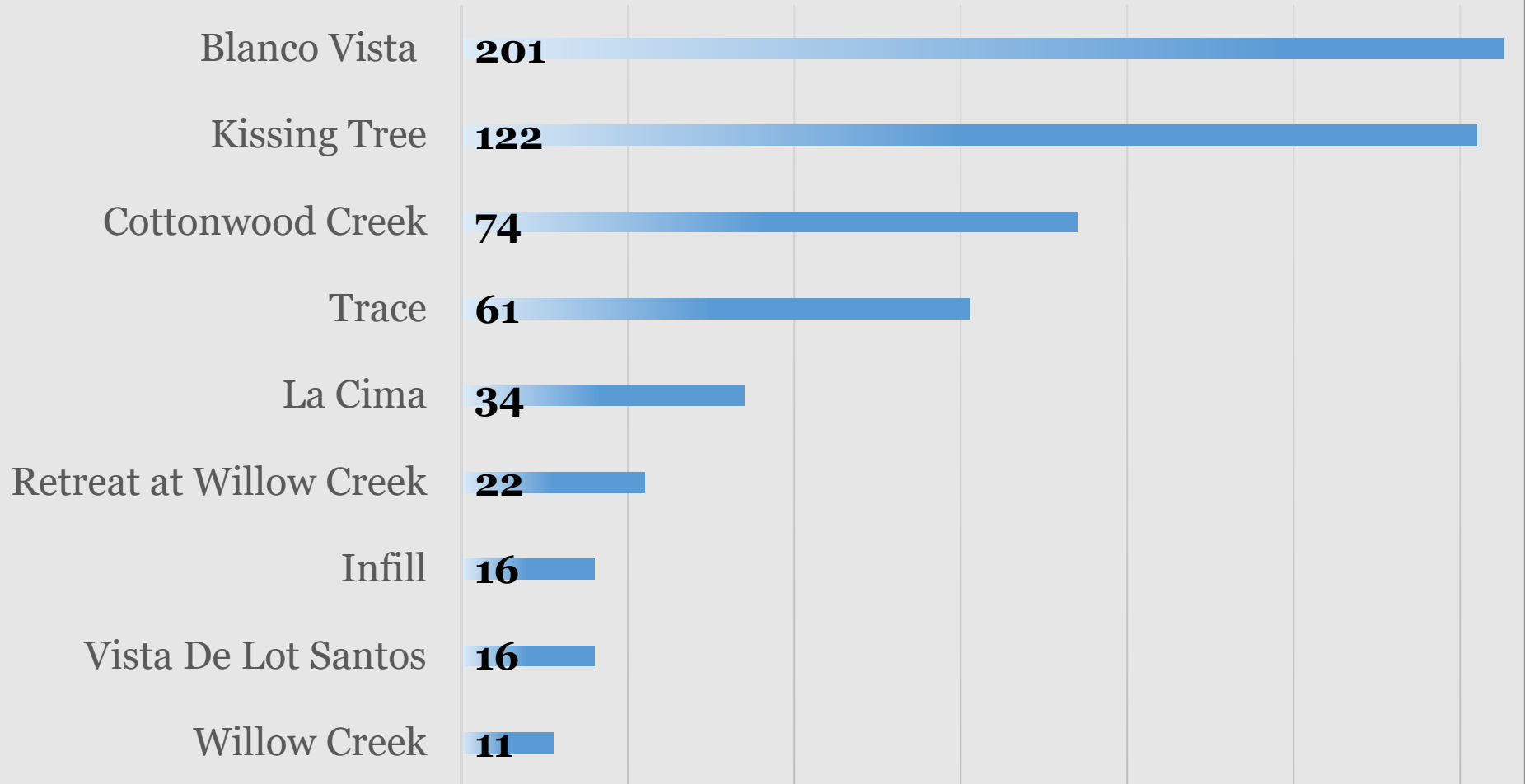


*Bedroom Counts include University Housing & Rent by the Bedroom & are based on Temporary Certificate of Occupancy Date

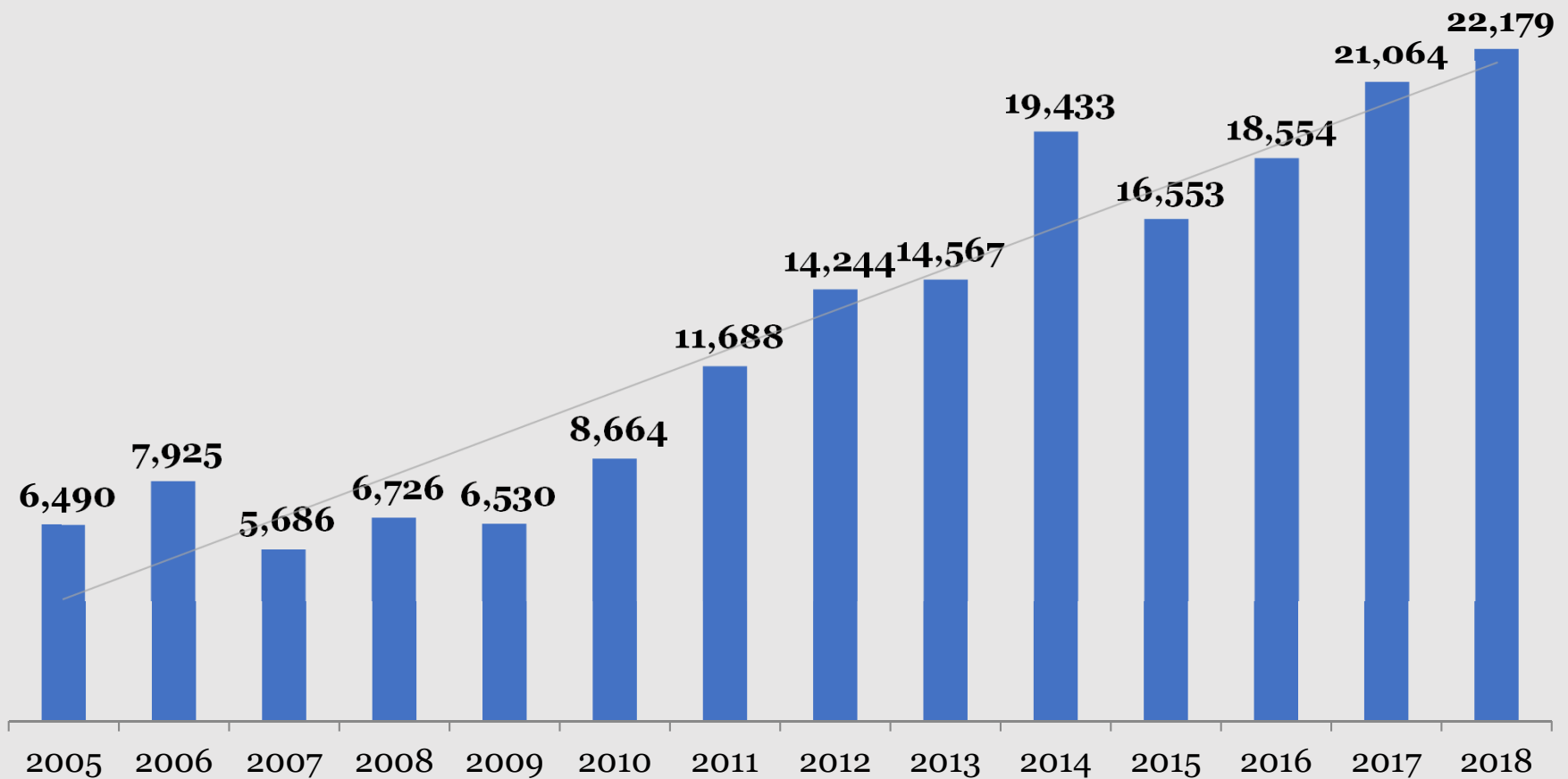
Single Family Homes Permitted



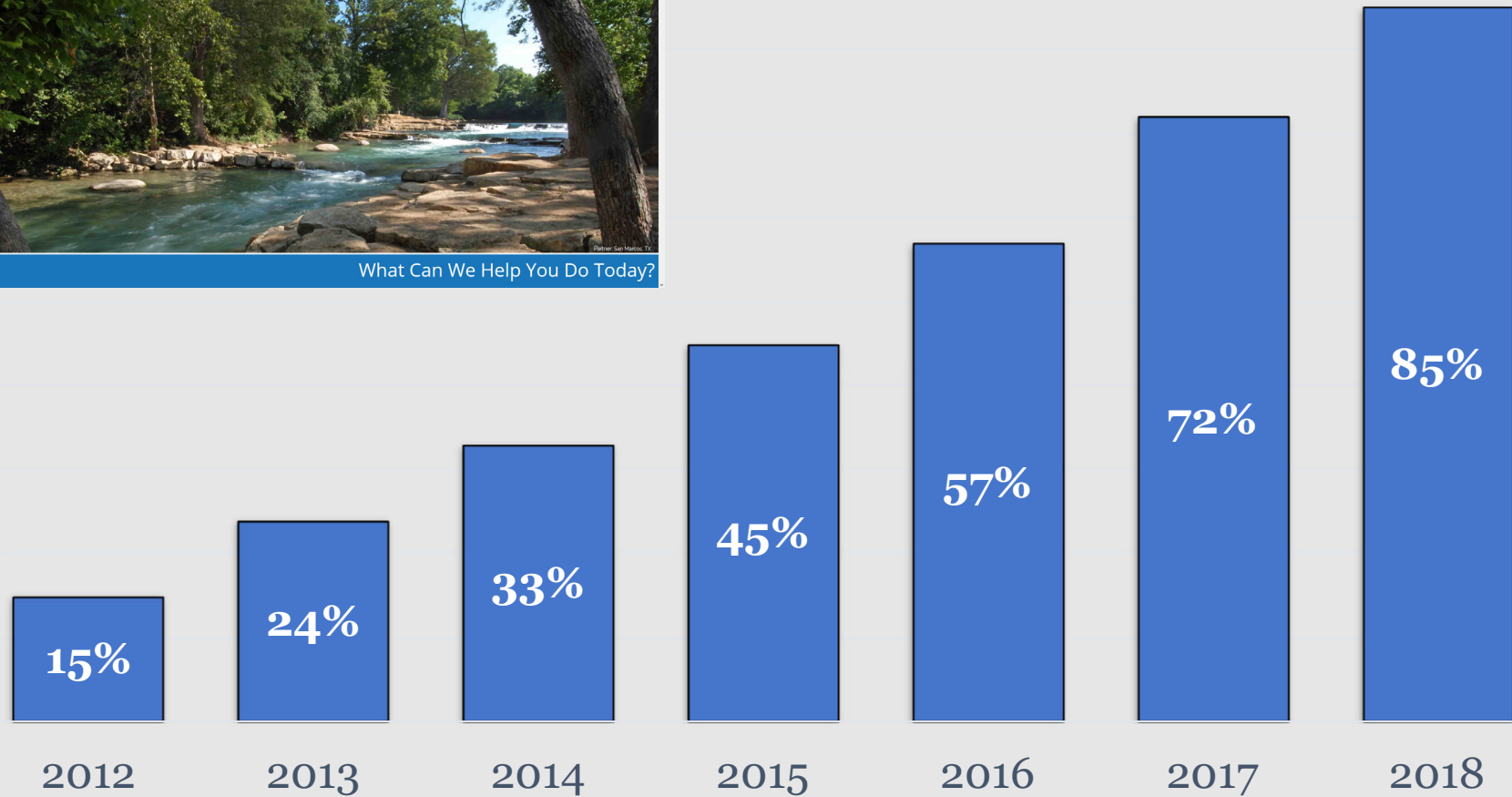
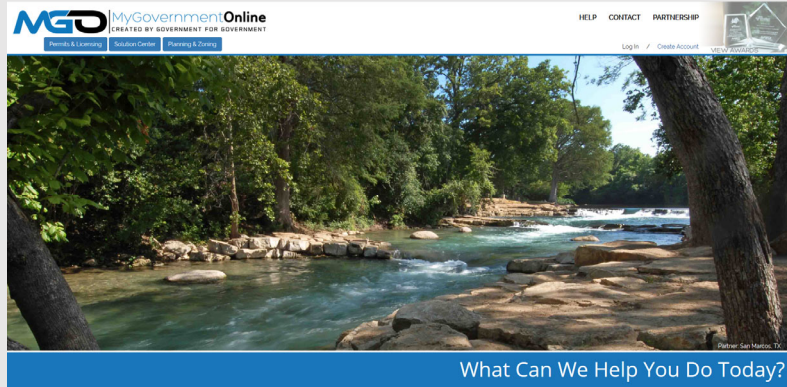
Permitted Single Family Homes by Subdivision



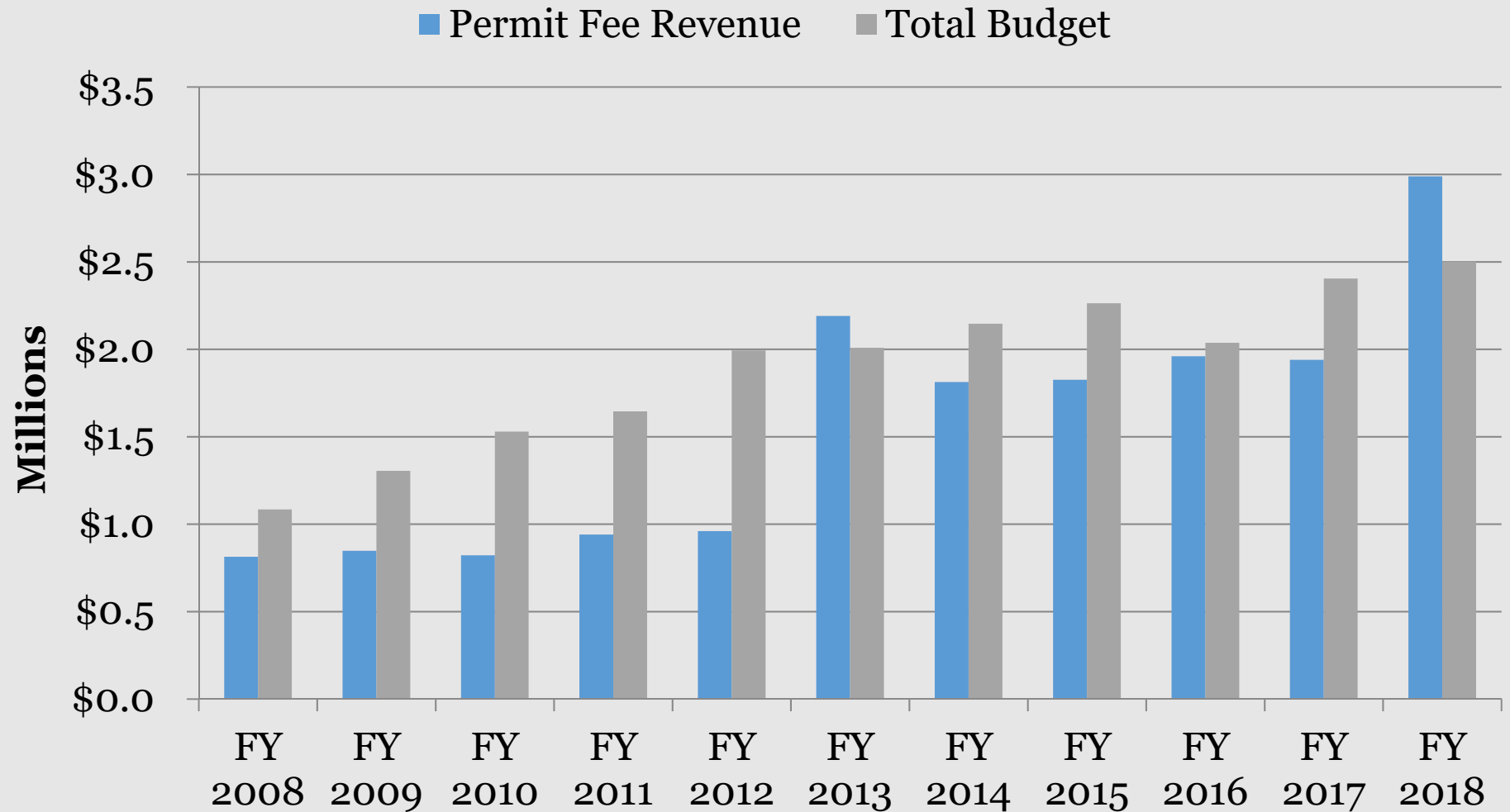
Total Number of Scheduled Inspections



Percent of Permits Applied for Online



Development Services General Fund Budget



Education



- **Conferences and Trainings**

- Texas APA Conference
- APA National Conference
- CNU National Conference
- BPI Conference
- Land Use Fundamentals
- ESRI User Conference
- GIS Day Coordination & Participation
- TNRIS GIS Forum and Workshops
- TML Conference
- Texas City Management Association Conference
- Building Official's Association of Texas Conference
- Texas Floodplain Management Association Conference
- Central Texas Stormwater Coalition Conference



New Staff Certifications



- **New Certifications**
 - 1 – Residential Mechanical Inspector
 - 1 – Commercial Plumbing Inspector
 - 1 – Plumbing Inspector
 - 1 – State of Texas Plumbing Inspector License
 - 1 – Building Code Specialist
 - 1 – Fire Plans Examiner
 - 1 – Housing and Zoning Code Specialist
 - 1 – Permit Technician

