



# Non-Consent Development Code Amendment

Receive a staff presentation and consider, by motion, the initial authorization of text amendments to the San Marcos Development Code and Design Manual to, among other things, address changes made in the 2025 Legislative Session, implement the Vision SMTX Comprehensive Plan, improve development processes, incorporate City Council and Council Committee direction, add clarity, correct discrepancies, and incorporate other changes as identified.

# Process Improvements



- Streamlining process for administrative decision applications
- Evaluating notice requirements
- Timeline and process for review of applications and completion of construction work
- Evaluating subdivision platting requirements and review process

# Subdivision / Site Design



- Subdivision Design
  - Evaluating options for flexibility of lot, block, and street network
  - Clarification on street and sidewalk cross-sections
  - Evaluation of parkland dedication requirements and park types
- New requirements for fiber and emergency sirens
- Site Design
  - Landscaping, Preferred Plant List, Stormwater Facilities
  - Vehicular and bike parking
  - Garage, signage, and fence standards

# Land Uses & Zoning



- Evaluate allowable land uses and incorporate new definitions and use standards
- Improve coordination between Land Use Matrix, Zoning Districts, and Building Types
- Incorporate recommendations from the Vision SMTX Comprehensive Plan
- Update definitions/uses based on recent Texas Legislative Session

# Other Updates



- Various updates to align with the Texas Local Government Code (Other topics that may result from Special Session)
- Incorporate Joint Planning and Zoning Commission & City Council Conditional Use Permit and Notice Committee Recommendations
- Incorporate prior City Council direction
- Clarification text to improve ease of use of Code
- Adding missing section references and improve inconsistencies

# Timeline



- Initial Authorization (August 19, 2025)
- Development Stakeholder Conversations & Survey (ongoing)
- Staff Finalizes Draft Amendments
- Community Input / Workshop
- Updates to Boards/Commissions
- Planning and Zoning Consideration and Recommendation
- City Council Consideration and Action



# Recommendation

Staff recommends **approval** as presented.

Approval of this item authorizes staff to begin the process to update the Development Code.