



Non-Consent Item

Receive an update from staff following City Council direction to add planned development zoning districts, or another similar zoning option, to the development code and consider, by motion, the initial authorization of text amendments to the San Marcos Development Code for that purpose.



Old Code – Planned Development Districts

- Zoning Overlay
- Minimum 1-2 acres depending on use
- Established base zoning
- Established development standards
- Often used to deviate from development standards
- Time consuming negotiation process
- More difficult to administer / implement varying development standards



Current Code – Neighborhood Regulating Plan

PROPERTY: 117 MEINERS STREET
EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

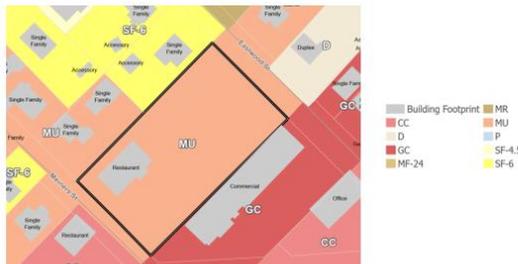


EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES	
Street Type	Eastwood St and Meiners St Neighborhood Queing St Existing ROW: 40'

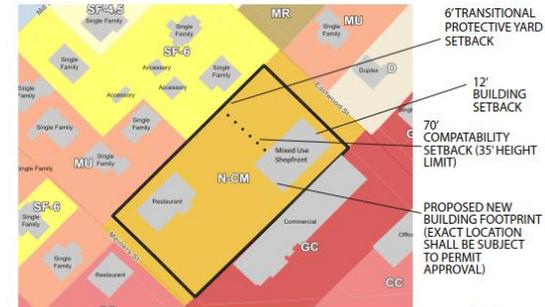
EXISTING ZONING AND BUILDING TYPES



PROPERTY: 117 MEINERS STREET
EXISTING NEIGHBORHOOD REGULATING PLAN
ORDINANCE #: 2023-####

PROPOSED ZONING REGULATIONS	
Lots	1
Zoning District	Neighborhood - Commercial (N-CM)
Building Type	Mixed Use Shopfront/ Small Multifamily Existing restaurant may be redeveloped as a Neighborhood Shopfront.
Max. Residential Units	Up to 9 apartment units
Required Streetscape	Mixed Use
Street Type	Existing (no new streets required)
Transitional Protective Yard	6' with 6' solid wall (Type A)
Residential Infill Compatibility	Yes - see Section 4.4.2.6 of Land Development Code
Parking location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu

PROPOSED ZONING





Neighborhood Regulating Plan Code Requirements

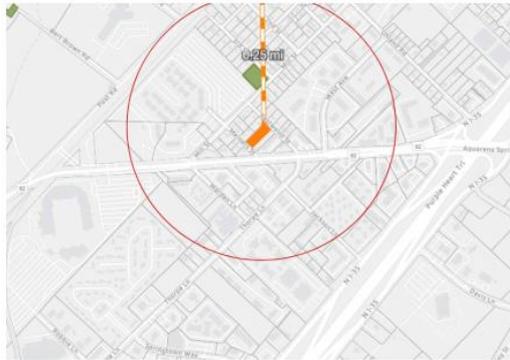
- Base Zoning
- Number of Lots
- Surrounding Zoning
- Number of Units
- Building Types
- Transitional Protective Yard
- Infill Compatibility
- Parking location
- Streetscapes
- Parkland

Neighborhood Regulating Plan

Existing Conditions

PROPERTY: 117 MEINERS STREET
EXISTING CONDITIONS ANALYSIS

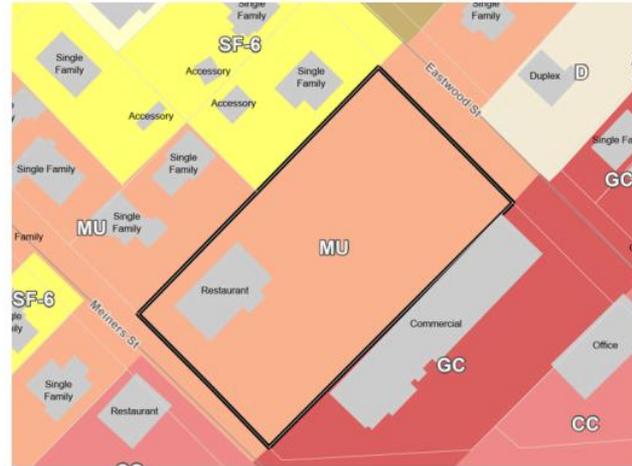
PROXIMITY TO PARKLAND



EXISTING STREETSCAPES



EXISTING ZONING AND BUILDING TYPES



- Building Footprint
- MR
- CC
- D
- GC
- MF-24
- MU
- P
- SF-4.5
- SF-6

EXISTING STREETS AND STREETSCAPES

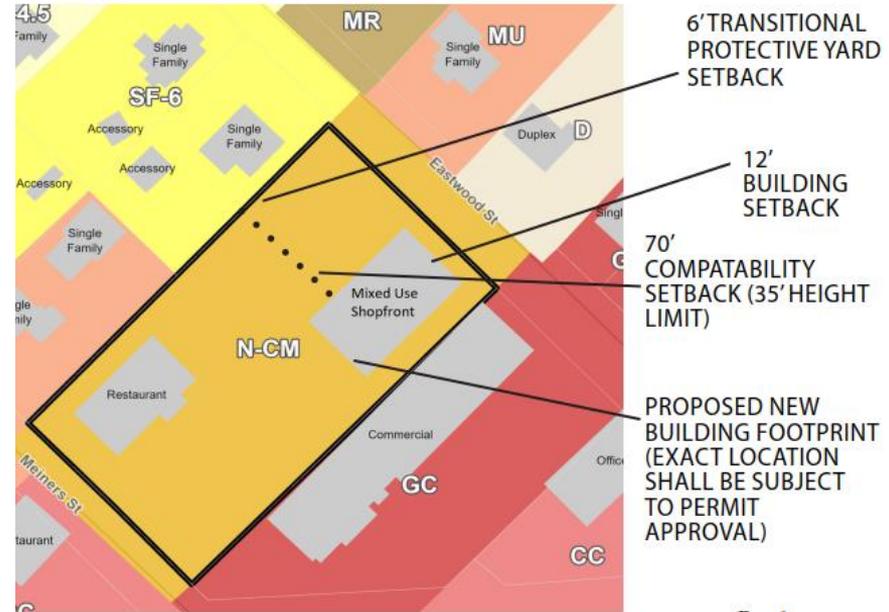
	Eastwood St and Meiners St
Street Type	Neighborhood Queing St Existing ROW: 40'

Neighborhood Regulating Plan Proposed Conditions



PROPOSED ZONING REGULATIONS

Lots	1
Zoning District	Neighborhood - Commercial (N-CM)
Building Type	Mixed Use Shopfront/ Small Multifamily Existing restaurant may be redeveloped as a Neighborhood Shopfront.
Max. Residential Units	Up to 9 apartment units
Required Streetscape	Mixed Use 
Street Type	Existing (no new streets required)
Transitional Protective Yard	6' with 6' solid wall (Type A)
Residential Infill Compatibility	Yes - see Section 4.4.2.6 of Land Development Code
Parking location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu





Neighborhood Regulating Plan Code Requirements

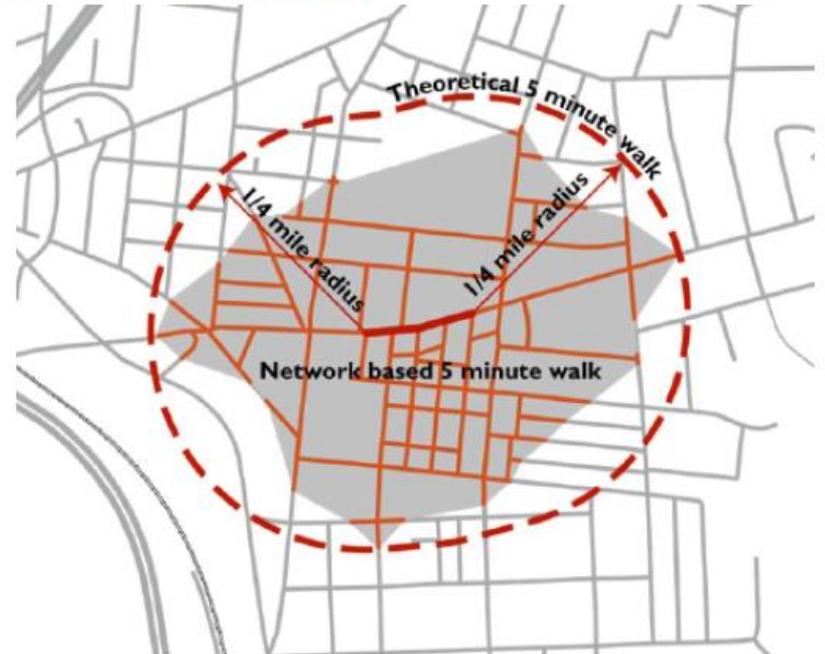
- Minor amendments administratively
 - Typographic / grammatic errors
 - Movement of buildings less than 10 feet
 - Change in building area less than 10%
 - Modification of proposed property lines
 - Less than 5% change in base zoning district boundary line
 - Change in parking layout, maintaining overall design
- All other amendments follow zoning change process to amend zoning ordinance

Current Code – (PAD-RP)

Planning Area District Regulating Plan

- Only apply in Planning Area District Zoning
- None currently approved
- Zoning approved by Council
- Regulating Plan approved administratively

FIGURE 4.32 LINEAR PEDESTRIAN SHED





PAD Regulating Plan Code Requirements

- With Zoning Change
 - Buildable Land Area
 - Pedestrian Sheds
 - Public Facilities
 - Utilities Plan
 - Transportation Plan
 - Neighborhood Transitions
 - Corridor / Environmental Overlays
- Additions for Regulating Plan
 - Transportation Plan details
 - Zoning District Allocations
 - Utilities Plan Details
 - Watershed Protection Plan
 - Phasing Plan
 - Additional Parkland Requirements
 - Affordable Housing Requirements

Proposed New Zoning Overlay



- **Optional Regulating Plan**
 - Available for any zoning district / any project
 - Graphic representation of proposed project
 - Checklist of items to be included
 - No waivers / variances negotiated
 - Process similar to Neighborhood Regulating Plan



Regulating Plan Checklist Items (Proposed)

- Existing Conditions:
 - Existing Zoning
 - Surrounding Zoning
 - Surrounding Building Footprints
 - Surrounding Building Use
 - Existing Streetscape
 - Buildable Land Area
 - Notes regarding utility availability



Regulating Plan Checklist Items (Proposed)

- Future Conditions, where applicable:
 - Building Location & Height
 - Uses Permitted or Prohibited, including residential unit maximums
 - Setbacks and Compatibility with sensitive sites
 - Transitional Protective Yard
 - Parking Location
 - Parkland Location
 - Transportation Plan
 - Other items requested by P&Z or City Council
 - Other items offered by developer

Regulating Plan Process (Proposed)



- Follows typical zoning process
 - P&Z ability to recommend regulating plan
- Regulating Plan as exhibit of ordinance
 - Major amendments approved through zoning process
 - Minor amendments (identified in Code) approved administratively
- Statement that all other Codes apply
 - Waivers / variances follow Code process for consideration

Recommendation



Staff recommends City Council approve the initial authorization of this amendment.

Staff also recommends including this amendment with Development Code Amendments which will follow the adoption of the Comprehensive Plan.