

Development Code Amendments – Justification Table Chapter 2

September 29, 2025

Item #	Topic & Section	Justification	Redline Page #
#2-1	<i>Land Development Code Chapter 2</i>	Fixing grammar and punctuation errors.	2:10
#2-2	<i>Chapter 2 Development Procedures</i>	Renaming to better align to the content with the section	2:1, 2:46
#2-3	<i>Development Application, Decision Authority, and Notice Requirements Table Table 2.1</i>	A separate row for a “City Initiated Zoning Map Amendment” is not needed because it follows the same process as the row below, “Zoning Map Amendment (Rezoning)”.	2:3
#2-4	<i>Development Application, Decision Authority, and Notice Requirements Table Table 2.1</i>	This addition is needed to align with the Texas Local Government Code.	2:3
#2-5	<i>Development Application, Decision Authority, and Notice Requirements Table Table 2.1</i>	Removing the requirement of posted notices from Certificate of Appropriateness. This recommendation was made by the City Council and Planning & Zoning Commission Joint Notice Committee.	2:3
#2-6	<i>Development Application, Decision Authority, and Notice Requirements Table Table 2.1</i>	Adding the Demolition Delay application process to Table 2.1 as it is currently missing.	2:4
#2-7	<i>Development Application, Decision Authority, and Notice Requirements Table Table 2.1</i>	<p>This change removes the designation of a qualified watershed protection plan. Qualified watershed protection plans are currently required for developments greater than 40 acres that are requesting an increase in impervious cover requiring a mitigation plan; reclamation of land in the 100-year floodplain or within a water quality or buffer zone; or the development of 20-acres or more in the 100-year floodplain. Prior to staff approval, an informative meeting with the Planning and Zoning Commission is required.</p> <p>This change is proposed since the code includes language regarding mitigation requirements (refer to sections 6.2.3.2(A) and 6.2.3.5) such as:</p> <ul style="list-style-type: none"> Reclamations shall require mitigation to replace lost water quality benefits and be accomplished in a way that preserves natural channel function and aesthetics. 	2:4

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		<ul style="list-style-type: none"> Mitigation shall consist of meeting a Total Suspended Solid (TSS) removal requirement or increase in TSS removal requirement for the site or portion of the site as determined adequate by the Responsible Official. <p>And the City's Flood Damage Prevention Ordinance has strict requirements related to developing within a floodplain including no-rise in water surface elevations. It is believed that this code's current language is sufficient to guide mitigation, reclamations, and developments within the floodplain in a way that protects the public and environment such that compliance can be shown through the standard watershed protection plan phase I or II.</p>	
#2-8	Division 4: City Council <i>Section 2.2.4.2 Review Authority</i>	This change is added to comply with recent Texas Local Government Code (HB24)	2:9
#2-9	Approving Historic Districts and Landmarks <i>Section 2.2.4.2, Review Authority</i>	This change is added to comply with the Texas Local Government Code - 211.0165.	2:10
#2-10	Posted Notice <i>Section 2.3.2.1 General Notice Requirements</i>	Increase in size of posted notices to comply with the Texas Local Government Code. Additional changes are recommended by the City Council and Planning & Zoning Commission Joint Notice Committee.	2:14
#2-11	Web Notices <i>Section 2.3.2.1.G Notice of Application</i>	These changes are added to comply with the Texas Local Government Code.	2:14
#2-12	Permit Expiration and Extension Times <i>Table 2.2</i>	This addition reflects the full name of the application type.	2:17
#2-13	Permit Expiration and Extensions <i>Table 2.2 & Section 2.5.5.6 Expiration and Extension</i>	This change is proposed to allow a customer more time to finish a project following issuance of a Certificate of Appropriateness.	2:17, 2:39, 2:40
#2-14	Comprehensive Plan Map Amendments <i>Section 2.4.2.2 Application Requirements</i>	This language is from the 2013 Comprehensive Plan. This revision is to align to the 2024 Comprehensive Plan.	2:21

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#2-15	Development Agreements <i>Section 2.4.3.2, Application Requirements</i>	Rewording text for clarification of what is required with a Development Agreement application.	2:24
#2-16	Development Agreements <i>Section 2.4.3.2 11, Application Requirements</i>	This change is added to be consistent with state law Chapter 212 Section 212.272.	2:24
#2-17	Development Agreements <i>Section 2.4.3.2 11, Application Requirements</i>	Adding “in its entirety” to clarify that the whole document is required to be recorded.	2:24
#2-18	Utility Extensions <i>Section 2.4.4.3, Approval Process</i>	Adding existing recordation process to the development code.	2:27
#2-19	Certificate of Appropriateness <i>Historic District Applicability Figure 2.1</i>	Removing text and figure to clarify when a Certificate of Appropriateness is required. Applicability is outlined in Section 2.5.5.1.B.	2:37, 2:38
#2-20	Article 5 Watershed Protection Plans Section 2.6.1.1 Purpose, Applicability, Exceptions and Effect	<p>This change removes the designation of a qualified watershed protection plan. Qualified watershed protection plans are currently required for developments greater than 40 acres that are requesting an increase in impervious cover requiring a mitigation plan; reclamation of land in the 100-year floodplain or within a water quality or buffer zone; or the development of 20-acres or more in the 100-year floodplain. Prior to staff approval, an informative meeting with the Planning and Zoning Commission is required.</p> <p>This change is proposed since the code includes language regarding mitigation requirements (refer to sections 6.2.3.2(A) and 6.2.3.5) such as:</p> <ul style="list-style-type: none"> • Reclamations shall require mitigation to replace lost water quality benefits and be accomplished in a way that preserves natural channel function and aesthetics. • Mitigation shall consist of meeting a Total Suspended Solid (TSS) removal requirement or increase in TSS removal requirement for the site or portion of the site as determined adequate by the Responsible Official. <p>And the City’s Flood Damage Prevention Ordinance has strict requirements related to developing within a floodplain including no-rise in water surface elevations. It is believed that this code’s current language is sufficient to guide mitigation, reclamations, and developments within the</p>	2:42, 2:43, 2:44, 2:45

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		floodplain in a way that protects the public and environment such that compliance can be shown through the standard watershed protection plan phase I or II.	
#2-21	Demolition Review for Historic Age Resources – Responsible Official Action <i>Section 2.7.4.3(A)(2)</i>	Revise to provide a more appropriate timeline. Published, personal, and E-notices are required to be sent notice of the request for demolition and of the public hearing within 20 days of the complete application being submitted . It can take a while to verify dates of construction of some structures.	2:50
#2-22	Demolition Review for Historic Age Resources. <i>Section 2.7.4.3, Process</i>	Removing duplicate text.	2:50
#2-23	Demolition Review for Historic Age Resources <i>Section 2.7.4.4, Violation and Penalties</i>	Revise to align with the existing penalty and fees section of the Code (Section 2.3.7.4)	2:51
#2-24	Appeals <i>Section 2.8.1.2. Application Requirements</i>	Staff has received multiple cases for an appeal and an associated request for a refund of the fee. City Council has previously granted the refund of the fee. Staff is updating the text to be consistent with past Council decisions.	2:52
#2-25	Conditional Use Permits <i>Section 2.8.3.7, Procedures Specific to Conditional Use Permits for On-Premise Sale of Alcohol</i>	Revising to be consistent with Chapter 5.	2:57

Chapter 3, Subdivision Development Code Amendments – Justification Table

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Item #	Topic & Section	Justification	Markup Page #
#3-1	General Platting Procedures <i>Section 3.1.1.1.D Platting Exceptions</i>	Add the repair or replacement of an existing septic system to the list of platting exceptions. This was previously considered an exception under 3.1.1.1.D.2 (repair or remodeling of an existing structure) however calling out the repair or replacement of a septic system as a separate exception will provide additional clarity.	3:3
#3-2	General Platting Procedures <i>Section 3.1.1.2.B Development Plats</i>	This change states that a development plat is required prior to permit issuance in order to provide clarity and consistency with other sections of the Development Code.	3:3
#3-3	General Platting Procedures <i>Section 3.1.1.5 Stages of Plat Approval</i>	Remove reference to Concept Plat (see item #3-4 below).	3:4
#3-4	Subdivision Concept Plats <i>Chapter 3, Article 2, Division 1 Subdivision Concept Plats</i>	Remove Concept Plat as a plat type. This is no longer required by Code and is not a plat type in the Texas Local Government Code.	3:1, 3:6, 3:7, 3:8
#3-5	Preliminary Subdivision or Development Plat <i>Section 3.2.2.1.B Applicability</i>	This amendment is intended to improve the platting process/timeline. The amendment would allow a plat applicant to commence public improvements associated with a Final Plat without needing an approved Preliminary Plat. Staff finds the need to have an approved Preliminary Plat is an unnecessary step and all necessary review criteria will be processed as part of the Final Plat.	3:8
#3-6	Preliminary Subdivision or Development Plat <i>Section 3.2.2.2 Preliminary Plat Application Requirements</i>	Require that Preliminary Plats include a phasing plan. This ensures that all public infrastructure is clearly associated with a particular phase and staff can verify that all improvements are being constructed with each Final Plat as the site is built out. Also remove reference to Concept Plats.	3:8
#3-7	Preliminary Subdivision or Development Plat <i>Section 3.2.2.4.A Criteria for Approval</i>	Remove reference to Concept Plats.	3:9
#3-8	Preliminary Subdivision or Development Plat <i>Section 3.2.2.6.A Expiration and Extension</i>	Clarification that the preliminary subdivision plat is approved by the Responsible Official rather than the Planning and Zoning Commission. This change is added to comply with the Texas Local Government Code.	3:9

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#3-9	Final Subdivision or Development Plat <i>Section 3.2.3.2.B Application Requirements</i>	Remove reference to Concept Plats.	3:10
#3-10	Final Subdivision or Development Plat <i>Section 3.2.3.2.E Application Requirements</i>	Require signature block for lien holders on the plat as opposed to a written agreement. This reflects current practice.	3:10
#3-11	Final Subdivision or Development Plat <i>Section 3.2.3.3.B, 3.2.4.3.B, 3.3.1.5 Plat Recordation</i>	The change allows the applicant to record a plat as opposed to staff which aligns with current practice.	3:10, 3:12, 3:13
#3-12	Final Subdivision or Development Plat <i>Section 3.2.3.3 Plat Recordation</i>	Clarifies that the plat does not need to be signed by the Planning and Zoning Commission Chair because plats can be approved administratively in accordance with the Texas Local Government Code.	3:10, 3:11
#3-13	Final Subdivision or Development Plat <i>Section 3.2.3.4.A.4 Criteria for Approval</i>	Clarification that the final plat is approved by the Responsible Official rather than the Planning and Zoning Commission in accordance with the Texas Local Government Code.	3:11
#3-14	Final Subdivision or Development Plat <i>Section 3.2.3.4.A Criteria for Approval</i>	This change requires all public improvements to be constructed for the specific phase of the development as previously approved in the Preliminary Plat.	3:11
#3-15	General Requirements for Plat Revisions <i>Section 3.3.1.3 Approval Process</i>	This change states that the Responsible Official is responsible for approval of replats instead of the Planning and Zoning Commission unless a public hearing is required. This is in alignment with other types of plats and the Texas Local Government Code.	3:13
#3-16	Replats without Vacation <i>Section 3.3.2.1 Applicability</i>	This change amends section numbering and adds reference to processing of residential replats, which is under Chapter 3, Article 3, Division 3.	3:13
#3-17	Replats without Vacation <i>Section 3.3.2.2 Notice and Hearing</i>	Allows administrative approval of a replat unless a public hearing is specifically required by the Texas Local Government Code. This update is needed to comply with the Texas Local Government Code.	3:13

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#3-18	Residential Replats <i>Chapter 3, Article 3, Division 3 Special Replat Requirements</i>	The title of the division is changed to “Residential Replats” to clarify the purpose of this division.	3:14
#3-19	Residential Replats <i>Chapter 3, Article 3, Division 3 Special Replat Requirements</i>	This change is needed to be in compliance with Chapter 212 of the Texas Local Government Code for properties subject to single family or duplex zoning or restrictive covenants. Per State Law, a Public Hearing is required when a replat needs a variance or exception in accordance with Section 212.015 (a-1) of the Texas Local Government Code (TLGC). Also specifies that if a public hearing is <i>not</i> required, then neighbors within 400 ft must be noticed within 15 days of approval per Section 212.015 (f) of the TLGC.	3:14
#3-20	Amending Plats <i>Section 3.3.4.1.B, Amending Plat Applicability</i>	Update applicability section so that it is the same as the “applicability” section for Amending Plats in Section 212.016 of the Texas Local Government Code.	3:15
#3-21	Vacating Plat <i>Chapter 3, Article 3, Division 6 Plat Vacation</i>	Change name to “Vacating Plat” and replace City process with cross reference to Chapter 212 of the Texas Local Government Code.	3:17
#3-22	Construction Management <i>Chapter 3, Article 4 Construction Management</i>	Change article header to “Public Improvements” to distinguish it from the standard site permit requirements.	3:18
#3-23	Construction Management <i>Section 3.4.2.1, Provisions for Securing Public Improvements</i>	Amend section reference and numbering for accuracy.	3:19
#3-24	Subdivision Improvement Agreement <i>Section 3.4.2.3, Security for Completion of Improvements</i>	Add provisions stating that surety is not required if it is being posted with another entity regulated by the Public Utilities Commission such as Bluebonnet Electric or Crystal-Clear SUD.	3:19
#3-25	Public Transit Facilities <i>Section 3.5.2.6.C, Public Transit Facilities</i>	Adding a requirement for developer-installed transit facilities to conform with Public Right-of-Way Accessibility Guidelines (PROWAG).	3:23
#3-26	New Streets <i>Section 3.5.2.7, New Streets</i>	Requires new street names to be approved at the time of platting to reflect current practice. Also requests the applicant to include a summary of the significance of any street names in their application. This change was requested by City Council.	3:23
#3-27	Fiber	Add provisions for City fiber conduit in new developments to enable the implementation of the Fiber Master Plan.	3:24

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	<i>Section 3.5.2.10, Public Improvements – Other Facilities</i>		
#3-28	Outdoor Emergency Sirens <i>Section 3.5.2.10, Public Improvements – Other Facilities</i>	Add provisions for emergency sirens for large residential developments.	3:24, 3:25
#3-29	Escrow Policies and Procedures <i>Section 3.5.2.10.B, Request for Escrow</i>	Allow applicants additional flexibility to propose escrow, subject to City Council approval.	3:25
#3-30	Blocks <i>Article 6, Division 2, Blocks</i>	Relocating a section of the code to improve readability. See action item #3-40.	3:29, 3:30
#3-31	Blocks <i>Section 3.6.2.1.A, Block Perimeter Applicability</i>	This change provides clarity to an existing code section. The text references that block standards related to the multifamily design standards are located in Chapter 9, which are applied to development in Chapter Legacy Multifamily zoning districts.	3:30
#3-32	Blocks <i>Table 3.1, Block Perimeters</i>	<p>This change fixes the following inconsistencies in the Code:</p> <ul style="list-style-type: none"> - ND-4 is currently shown as having a block perimeter of 2,800 ft in Section 4.4.2.4 and 2,000 ft in Table 3.1. Proposing to designate as 2,400 ft in order to align with CD-4. - N-CM Block Perimeter/ Dead end street length is not called out in Table 3.1 and is shown as 2,000 ft in Section 4.4.2.5. Proposing to designate maximum block perimeter as 2,400 ft to match ND-4 and N-CM. <p>The existing code section referencing exemptions in HI for large buildings has also been moved to underneath the table to improve usability of Code.</p>	3:30
#3-33	Blocks <i>Section 3.6.2.1.B.3, Internal Drives</i>	<p>Expand which zoning districts an Internal Drive may be used to satisfy the block perimeter requirements to provide more flexibility to property owners while still achieving adequate transportation connections.</p> <p>This amendment also requires Engineering Director approval whenever an Internal Drive is used; it is currently allowed by right, however there may be instances where a publicly owned and maintained street is preferable.</p>	3:30

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#3-34	Blocks <i>Section 3.6.2.1.C Block Measurement (Various)</i>	Add cross references to respective Figures based on the block measurement descriptions in order to provide additional clarity. Add sub headers to paragraphs 3, 4, and 7 which clearly correspond with the associated Figure titles.	3:31
#3-35	Blocks <i>Section 3.6.2.1.C.4, Split Civic Block</i>	Adding language to reflect existing practice to allow a block to be broken by an open space lot or easement and move it to a criterion of the “administrative waiver” section. This would mean that the 50’ wide open lot/ easement would no longer be allowed as a block boundary by right, rather it could be provided in cases where an actual street is not possible due to existing conditions and would be subject to staff approval.	3:31
#3-36	<i>Section 3.6.2.1.B.6 Administrative Block Perimeter Waivers</i>	Relocating “Split Civic Blocks” to this section (See Item #3-35)	3:31
#3-37	Blocks <i>Figure 3.5, Split Civic Block</i>	Update graphic to show how the block perimeter would be measured in accordance with Section 3.6.2.1.C.4 and move to the “administrative waiver section”.	3:32
#3-38	Blocks <i>Figure 3.6, Natural Obstruction</i>	Update graphic to replace the streets dead ending into the river with pedestrian passages. The current graphic does not align with staff’s previous interpretations of Section 3.6.2.1.C.6 where the block perimeter may be administratively waived due to existing natural obstructions, nor does it reflect Section 3.6.2.1.C.7 which states that public pedestrian access points shall be provided with a minimum spacing equal to ½ of the block perimeter where the natural obstruction is open to the public. Renumber so it is a condition to the administrative waiver section.	3:32
#3-39	Dead End Streets <i>Section 3.6.2.2, Dead End Street Length</i>	Adding reference to Table 3.1 for clarity.	3:32
#3-40	Dead End Streets <i>Section 3.6.2.2, Dead End Streets</i>	Relocating “Stub Streets” to this section (See item #3-47) and changing header to ‘Stub Streets and Partial Blocks”	3:32, 3:33
#3-41	Subdivision Access <i>Figure 3.10, Subdivision Access</i>	Update relocated graphic for clarity and ease of use.	3:33
#3-42	Eyebrows & Loop Lanes <i>3.6.2.2.D, Dead End Streets</i>	Remove “eyebrows” and “loop lanes” from the code as they do not depict dead end streets, are not proposed by developers, and conflict with the Engineering criteria manual for street designs. Removing “Eyebrows” and “Loop Lanes” does not prohibit their use but instead allows the Engineering criteria manuals to regulate their design and use.	3:33

Chapter 3, Subdivision Development Code Amendments – Justification Table

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#3-43	Lot Standards <i>3.6.3.1.A Lot Frontage</i>	Remove public street frontage exception for courtyard housing building types. As proposed, courtyard housing is anticipated to be a cluster of residential units all on one lot – see Section 4.4.5.8 for Courtyard housing building types.	3:34
#3-44	Lot Standards <i>Section 3.6.3.1.A.3, Irregularly shaped lots</i>	Delete section due to complexities in administration and measurements. This does not remove the requirement to meet minimum lot frontage and block perimeter requirements.	3:34
#3-45	Lot Standards <i>Section 3.6.3.1.C, Lot Dimensions</i>	This change adds a minimum lot width for new lots in the ETJ, subject to an approved interlocal with the applicable County. Lot widths provide for sufficient vehicular access and are an important component of subdivision regulations. This change also provide guidance for new subdivisions in the ETJ in lieu of irregularly shaped lot standards, which are proposed to be removed in #3-42.	3:34
#3-46	Access <i>Section 3.6.4.1, Subdivision Access</i>	Move Section to Division 2 instead of Division 4 as subdivision access is assessed concurrently with the block perimeter.	3:34
#3-47	Subdivision Access <i>Section 3.6.4.1.D, Stub Streets</i>	Amend header to provide additional clarity and link to block perimeter requirements, and move to Section 3.6.2.2 (Dead End Streets) as these are closely related	3:34, 3:35
#3-48	Driveways <i>Section 3.6.4.2.C, Driveway Standards</i>	Delegates driveway standards to the standards in Section 5 of the Transportation Design Criteria Manual in order to avoid confusion/conflict.	3:36
#3-49	Driveways <i>Section 3.6.4.2.E Driveways for Residential</i>	Clarifies that Engineering Director is responsible for this section.	3:37
#3-50	New Streets and Existing Streets <i>Article 7, New Streets & Article 8, Existing Streets</i>	This text adds clarification language that sidewalks are required in the City Limits and the ETJ, subject to an approved interlocal agreement.	3:38, 3:39, 3:57
#3-51	New Streets <i>Section 3.7.1.1 Intent and Applicability</i>	Clarifies that Engineering Director is responsible for assignment of new street cross-sections and modifications to cross-section standards.	3:38, 3:39, 3:40
#3-52	Alleys <i>Section 3.7.2.6.E Rear Alley and Lane</i>	Modify table to include a dimension for Right of Way or public access easement to reflect current practice. Headings added to differentiate left and right exhibits. Section header changed to “Alley” to simplify.	3:55
#3-53	Greenway	Update figures and table to differentiate between the Greenway Trail and Street-Adjacent Greenway exhibits. Reducing right-of-way dedication requirement along existing streets. Clarify	3:56

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	<i>Section 3.7.2.6.F Multi-Use Greenway</i>	labeling of Greenway Shoulder (C) and add a tree spacing requirement. Section header changed to “Greenway” to simplify.	
#3-54	Existing Streets <i>Section 3.8.1.1.B General Applicability</i>	Clarifies which cross-section to use (Section 3.7.2.6.F, Greenway) when a Greenway is identified in the Transportation Master Plan.	3:57
#3-55	Parkland Dedication <i>Section 3.10.1.2.A, General Calculation of Required Parkland</i>	Clarify that the parkland dedication requirements apply to all new residential development unless specifically exempted in the previous section.	3:66
#3-56	Parkland Dedication <i>Section 3.10.1.2.A General Calculation of Required Parkland</i>	Currently, acreage is based on the proposed population generated by the development, however in denser downtown areas this may lead to more land being required than the size of the site itself. The developer may request a fee in lieu of land dedication, but as fee in lieu is based on the individual land value of the site this results in a disproportionately high fee compared to elsewhere in the City. This change adds a cap to the to the percentage of the site that can be required when calculating parkland (proposing 35%) to account for these scenarios, and exempts the first 6 units from the requirements to reflect the 6 unit exemption in Section 3.10.1.2.C.1.	3:67
#3-57	Parkland Dedication <i>Section 3.10.1.2.B Parkland Requirement in the Downtown and Midtown Areas</i>	Clarify that the 5% Open Space/ Plaza requirement may contribute towards the parkland dedication requirements. Also allows the requirement to be waived by the Parks Board.	3:67
#3-58	Parkland Development Fee <i>Section 3.10.1.4.C Parkland Development Fee Offsets</i>	Allows parkland to be developed through a site permit and/or a Public Improvement Construction Plan (PICP) and would streamline the process for infill development (typically multifamily) which is already platted as it would allow the parkland improvements to be integrated into the wider site plan as opposed to applying for a separate permit.	3:68
#3-59	Parkland Fee-in-lieu <i>Section 3.10.1.5.A Parkland Benefit Area</i>	Establishes Parkland Benefit Areas east and west of I-35. Parkland fee in lieu for new developments east of I-35 must be spent in parks east of I-35 (and vice versa) unless it is for a Park which serves the entire City (such as Purgatory Creek). Removes reference to “regional” and “open space”. The Parks Department do not have any areas defined as “Open Space” and regional parks are very narrowly defined (for example the River Parks are not defined as a “Regional Park”).	3:69

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#3-60	Parkland Easements <i>Section 3.10.1.6 Parkland Ownership and Management</i>	Removes the reference to the City Attorney as the City Attorney does not typically review plats.	3:69
#3-61	Parkland Types <i>Section 3.10.2.1 Table 3.4 Parkland Types Summary</i>	Remove summary table as it provides duplicate information.	3:70
#3-62	Greenspace and Natural Area <i>Sections 3.10.2.2 Greenway and 3.10.2.3 Open Space</i>	Combine parkland types to “greenspaces and natural areas” to reflect the parkland type and description in page 40 of the Parks and Open Space Master Plan.	3:71
#3-63	Parkland Types <i>Sections 3.10.2.2 Greenway / 3.10.2.3 Open Space/ 3.10.2.4 Community Park/ 3.10.2.5 General Neighborhood Park</i>	Establish minimum ROW frontage for all parkland types as opposed to a percentage of the parkland boundary along public ROW to simplify the requirements.	3:71, 3:72
#3-64	Parkland Types <i>Sections 3.10.2.4 Community Park/ 3.10.2.5 General Neighborhood Park</i>	Insert summary descriptions into all parkland types. Summaries were previously shown in the summary table (to be deleted in #3-59). Please note that the Greenspace and Natural Area description on page 3:71 is taken from the Parks and Open Space Master Plan.	3:72, 3:73
#3-65	Neighborhood Park <i>Section 3.10.2.5 Neighborhood Park</i>	Change name from “General Neighborhood Park” to “Neighborhood Park” to match Parks and Open Space Master Plan	3:72
#3-66	Neighborhood Park <i>Section 3.10.2.5 Neighborhood Park</i>	The minimum acreage has also been decreased to 1 acre. Unlike pocket parks, neighborhood parks may be maintained by the City and would give the Parks Department the flexibility to accept smaller parkland for maintenance in appropriate situations. The Parks and Open Space Master Plan states that “ <i>Neighborhood parks typically range in size from three to 10 acres.</i> ” (p. 40) For context, the Captain Paul Pena Park on Crystal River Parkway is approximately 2.9 acres, the Victory Gardens Park is approximately 0.6 acres, and the Cottonwood Creek subdivision park is approximately 3 acres.	3:72
#3-67	Pocket Park <i>Section 3.10.2.6 Pocket Park</i>	Typically, HOAs are responsible for ownership and management of small private parks however the addition of “private with public access easement” would include a wider variety of management options such as property owners' associations and apartment management companies.	3:73

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#3-68	Pocket Park <i>Section 3.10.2.6 Pocket Park</i>	Remove minimum off-street parking requirements for the pocket park type as they are typically embedded in neighborhoods and used by the surrounding residents in close proximity to the park. This also reduces the impervious cover required in a park due to parking.	3:73
#3-69	Pocket Parks <i>Chapter 3, Article 10, Division 2 (additional section to be inserted after Section 3.10.2.6 Pocket Park and Section 3.10.2.7 Plazas)</i>	The proposed language would require applicants to demonstrate that the lots function as actual parkland lots in order to count towards parkland dedication requirements.	3:73
#3-70	Playground and Community Garden Sections 3.10.2.8 Playground and 3.10.2.9	Delete “community gardens” and “playgrounds” as parkland types in order to avoid duplication. These are amenities which can be provided within other parkland types, such as pocket parks.	3:74

Chapter 4, Zoning Regulations - Development Code Amendments – Justification Table

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Item #	Topic & Section	Justification	Markup Page #
#4-1	Purpose and Intent <i>4.1.1.5 Applicable Plans, Maps and Policies</i>	Update to “Preferred Growth Scenario Map” here and in all instances of the code to be consistent with terminology in Comprehensive Plan.	4:2
#4-2	Preferred Scenario <i>4.1.1.6.B Comprehensive Plan Preferred Scenario</i>	Updating text for clarity and consistency of terminology. No substantial changes.	4:3
#4-3	Preferred Scenario <i>Table 4.1 Comprehensive Plan / District Translation Table</i>	Character District-1 (CD-1) to be “Considered” in all Place Types as it is primarily an open space zoning. Adding Business Park (BP) district to the table. Relocating the Manufactured Home (MH) District to be under Conventional Residential Districts. Correcting minor typos.	4:4
#4-4	Preferred Scenario <i>Figure 4.1 Preferred Scenario Map</i>	Adding missing portion of Legend and updating figure title.	4:5
#4-5	Conventional Residential District <i>Table 4.2 Conventional Residential District</i>	Relocating the Manufactured Home District (MH) from “Special Districts” to “Conventional Residential Districts” as this district is primarily a residential district and aligns with the description of “Conventional Residential Districts”. Match the FD description to the Zoning District description further in the code. Fixing minor typos.	4:6
#4-6	Neighborhood Density Districts <i>Table 4.3 Neighborhood Density Districts</i>	Fixing minor typo. Removing the requirement that neighborhood oriented commercial is only allowed on corners in ND-4 to provide further flexibility in zoning district and to remove a standard in the description.	4:7, 4:70
#4-7	Neighborhood Density Districts <i>Section 4.1.2.5, Compatibility of Uses and Density</i>	Updating text to require that Neighborhood Density Districts be reviewed as part of Neighborhood Area Plans. Minor text edits to improve clarity and align terminology.	4:8
#4-8	Neighborhood Density District / Existing Zoning Translation <i>Section 4.1.2.5.E</i>	Add cross-reference text from Table 4.4 regarding Neighborhood Area Plans. Minor text edits to improve clarity and align terminology.	4:9
#4-9	Neighborhood Density District / Existing Zoning Translation Table <i>Table 4.4</i>	Add CD-2.5 to the table as it was missing. Separate Public and Institutional (P) zoning into its own column for clarity. Minor text edits to improve clarity and align terminology.	4:9
#4-10	Character Districts <i>Table 4.5, Character Districts</i>	Removing requirement that commercial is only allowed on corners in CD-4 to provide further flexibility in zoning district and to remove a standard in the description.	4:10, 4:84
#4-11	Character District / Existing Zoning Translation Table	Add cross-reference text from Table 4.4 regarding Neighborhood Area Plans. Minor text edits to improve clarity and align terminology.	4:11

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	<i>Section 4.1.2.6, Character Districts</i>		
#4-12	Character District / Existing Zoning Translation Table <i>Table 4.6</i>	Add CD-2.5 to the table as it was missing. Remove “FAR” as it is a typo. Separate Public and Institutional (P) zoning into its own column for clarity. Revise CD-2, CD-2.5 and CD-3 translations to accommodate them near additional districts where residential is appropriate. Minor text edits to improve clarity and align terminology.	4:11
#4-13	Special Districts <i>Section 4.1.2.7 and Table 4.7, Special Districts</i>	Remove “single use” as special districts allow for multiple uses. Remove Manufactured Home District from Special Districts and relocate to Conventional Residential Districts because manufactured homes are residential. Add minor text change for clarity.	4:12
#4-14	Legacy Districts <i>Section 4.1.2.8, Legacy Districts</i>	Fix minor typos. Remove SF-11 because it is not a Legacy District and there is no SF-11 zoning in San Marcos.	4:13
#4-15	Density <i>Section 4.3.2.3, Density</i>	Provide section reference to define “Affordable”.	4:19
#4-16	Lot Layers <i>Section 4.3.3.1, Lot Layers</i>	Add existing definition of lot layer from Chapter 8 to this section for clarity. Update terminology for clarity.	4:20
#4-17	Building Setbacks <i>Section 4.3.3.2, Building Setbacks</i>	Minor text changes for improved clarity. Add criteria for designating the primary street for double frontage &/or corner frontage lots.	4:21
#4-18	Build-to Zone <i>Section 4.3.3.3, Build-to Zone</i>	Allow an administrative waiver to the build-to when more than one principal building is added to a lot and the build-to is already met by an existing building(s) or the existing building makes placement of another building infeasible. Consolidate applicability from zoning district pages here for clarity. Minor text changes for improved clarity.	4:23
#4-19	Residential Front Door Requirements <i>Section 4.3.5.1</i>	Revise applicability statement to also include any residential building type that provides a recessed entry (i.e., small multi-family, courtyard housing, apartment)	4:29
#4-20	Transparency <i>Section 4.3.5.3.B.2</i>	Measurement of “upper-story” doesn’t take into consideration the possibility of having a single-story structure that meets the two-story requirement for Cd-5 and CD-5D districts	4:30
#4-21	Measuring Transparency <i>Figure 4.18</i>	Need to update graphic to demonstrate the edit above.	4:30
#4-22	Front Porch <i>Table 4.14, Building Elements Table</i>	The current standards around porches do not grant flexibility for homes on smaller lots. This change allows the porch to not be disproportionately large on small homes. Changing the minimum depth to 4ft and the minimum façade width to 35% will allow the porch to be usable while providing flexibility.	4:36
#4-23	Conventional Residential Districts	Relocating the Manufactured Home District from “Special Districts” to “Conventional Residential Districts” as manufactured home district is residential. Fix a typo in zoning name.	4:51

Chapter 4, Zoning Regulations - Development Code Amendments – Justification Table

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	<i>Table 4.16, Conventional Residential Districts</i>		
#4-24	Principal vs Principle <i>Section 4.4.1.1, Future Development District</i>	Update “Principle” to “Principal” here and in all instances where applicable.	4:53
#4-25	Parking Table <i>Section 4.4.1.1</i>	Add a Parking Location table that directs readers to Section 7.1.4.1 . Use ND district parking regs , except surface parking is allowed in the first layer.	4:53
#4-26	Single Family Rural <i>Section 4.4.1.2 Single Family Rural Residential District</i>	Fix minor typos. Add “unit” after all instances of “Accessory Dwelling” for clarity.	4:54
#4-27	Parking Table <i>Section 4.4.1.2</i>	Add a Parking Location table that directs readers to Section 7.1.4.1 . Use ND district parking regs , except surface parking is allowed in the first layer.	4:55
#4-28	Parking Table <i>Section 4.4.1.3</i>	Add a Parking Location table that directs readers to Section 7.1.4.1 . Use ND district parking regs , except surface parking is allowed in the first layer.	4:57
#4-29	Parking Table <i>Section 4.4.1.4</i>	Add a Parking Location table that directs readers to Section 7.1.4.1 . Use ND district parking regs , except surface parking is allowed in the first layer.	4:59
#4-30	Neighborhood Density Districts <i>Division 2: Neighborhood Density Districts</i>	Reorder ND-3.5 and ND-3.2 in the table for clarity.	4:63
#4-31	Neighborhood Density – 3 <i>Section 4.4.2.1</i>	Update the general description of ND-3 so that it matches the zoning description at the beginning of Chapter 4.	4:64
#4-32	Neighborhood Density 3.2 <i>Section 4.4.2.2</i>	Update ND-3.2 to allow duplexes and zero lot line house (not only detached) homes within this zoning district. These building types can be appropriate with other uses in the ND-3.2 zoning district and align with the high level land use recommendations of the Comprehensive Plan in Neighborhood Low-New Place Types.	4:67
#4-33	Neighborhood Density – 4 <i>Section 4.4.2.4</i>	Update ND-4 to allow a duplex building type. This building type can be appropriate with other uses in the ND-4 zoning district and align with the high level land use recommendations of the Comprehensive Plan in Neighborhood Low-New Place Types.	4:70, 4:71
#4-34	Neighborhood Commercial N-CM <i>Section 4.4.2.5</i>	Remove prohibition of residential on ground floor of mixed use shopfronts to provide additional options to provide residential units.	4:73
#4-35	Character District -2.5 <i>Section 4.4.3.3</i>	Update CD-2.5 to allow a duplex building type. This building type can be appropriate with other uses in the CD-2.5 zoning district and align with the high level land use recommendations of the Comprehensive Plan	4:80, 4:81

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#4-36	Character District -3 <i>Section 4.4.3.4</i>	Allow Townhouse Building Type to accommodate additional diverse housing types in the CD-3 zoning district. This building type can be appropriate with other uses in the CD-3 zoning district and align with the high level land use recommendations of the Comprehensive Plan	4:82, 4:83
#4-37	Character District -4 <i>Section 4.4.3.4</i>	<p>Allow Zero Lot Line House and Cottage Court Building Types to accommodate additional diverse housing types in the CD-3 zoning district. This building type can be appropriate with other uses in the CD-3 zoning district and align with the high level land use recommendations of the Comprehensive Plan.</p> <p>Remove requirement that mixed use or commercial be located on the corners of the lots in the description of the district as this is not a standard. In general, mixed use or commercial may be appropriate in locations other than corners.</p> <p>Rename the “Apartment” Building Type to “Multifamily” for clarity.</p> <p>Enlarge the maximum lot width for courtyard housing to remove barrier to construction this building type.</p> <p>Allow larger lot widths for multifamily structures in CD-4 for smaller building footprints to promote smaller scale multifamily structures.</p>	4:84, 4:85
#4-38	Character District-5 Downtown <i>Section 4.4.3.7</i>	Rename the “Apartment” Building Type to “Multifamily” for clarity. Provide clarifying text that ground floor units that do not front a public street do not need to be raised 2’ above the ground floor elevation.	4:88, 4:89

Chapter 4, Zoning Regulations - Development Code Amendments – Justification Table

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#4-39	Planning Area District <i>Section 4.4.3.8</i>	<ul style="list-style-type: none"> Rename “Preferred Scenario” Area to “Place Type” Area for consistency with comprehensive plan terminology. Provide overarching provision that all floodway and water quality zones must be depicted as CD-1 zoning to preserve open space. Add BP, HC, and LI zoning districts as options in the Employment/Commercial Medium & Employment Commercial/Low Planning Area because these zoning districts are generally allowed in these Place Type designations. <p>Separate the Conservation/Cluster Planning Area from the Neighborhood Low-New Planning Area as they are two distinctive Place Types.</p> <ul style="list-style-type: none"> Within the Neighborhood Low-New Place Type, decrease CD-1 and CD-2 requirement to 40% of land area and allow a flexibility of CD-2.5, CD-3, CD-4, and CD-2 to align with the Comprehensive Plan. This promotes a cluster-style development pattern while allowing additional flexibility of zoning districts. Create a new “Conservation/Cluster” Planning Area which requires a minimum of 50% of land be CD-1 or CD-2. The remaining 50% of land area may be a variety of Character or Special Zoning Districts. This allows an opportunity for residential or commercial uses while promoting a cluster-style development pattern where 50% of the land is preserved. Remove reference to “Buildable Land” as this terminology is from the prior Comprehensive Plan. Remove specific language regarding parkland requirements and require that Planning Area Districts meet base code parkland requirements. Remove requirement to require affordable housing as this has deterred property owners from developing under a Planning Area District. 	4:90, 4:91, 4:92
#4-40	Commercial Shopfront <i>Section 4.4.5.12</i>	Rename the General Commercial Building Type to “Commercial Shopfront” to avoid confusion with the Legacy Zoning District titled “General Commercial”. Rename in all places in the Code.	4:94, 4:96, 4:98, 4:100, 4:102
#4-41	Building Types <i>Article 2: Building Types</i>	Relocate the four Building Types pages to be after page 4:105 to improve navigation of Code. Reference Building Type pages for justification of additional changes on this page 4:16 and 4:17.	4:104

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#4-42	Accessory Dwelling Unit <i>Section 4.4.5.1</i>	Update description of Accessory Dwelling Unit to match where they are allowed in accordance with the Land Use Matrix. Remove location requirement for off-street parking to allow further flexibility for property owners.	4:104, 4:108, 4:109
#4-43	House <i>Section 4.4.5.2</i>	Update allowable zoning districts where a “house” building type is allowed to match where the use of a house is currently allowed in the Land Use Matrix.	4:110
#4-44	Cottage Court <i>Section 4.4.5.3</i>	Update allowable zoning districts where a “cottage court” building type is allowed to match where the use of a cottage court is currently allowed in the Land Use Matrix. Remove requirement for street facing entrance to allow all houses to face the courtyard.	4:112
#4-45	Duplex <i>4.4.5.4 Duplex Building Type</i>	Update allowable zoning districts where a “duplex” building type is allowed to match where the use of “two-family” is currently allowed in the Land Use Matrix. Updated general description to reflect configuration options in graphics.	4:114
#4-46	Zero lot Line House <i>Section 4.4.5.5</i>	Update allowable zoning districts where a “Zero Lot Line House” building type is allowed to match where the use of an attached house is currently allowed in the Land Use Matrix. Remove provision which requires a 10’ separation between buildings. Building code regulates the distance between structures.	4:116, 4:117
#4-47	Townhouse <i>Section 4.4.5.6</i>	Update allowable zoning districts where a “Townhouse” building type is allowed to match where the use of an attached house is currently allowed in the Land Use Matrix. Minor text change to the general description to remove “rowhouse” as that is not a term used in the Development Code.	4:118
#4-48	Small Multifamily <i>Section 4.4.5.7</i>	Update allowable zoning districts where a “Small Multifamily” building type is allowed to match where the use of multifamily is currently allowed in the Land Use Matrix. Update description to more accurately reflect the use of multifamily.	4:120
#4-49	Courtyard Housing <i>Section 4.4.5.8</i>	Update allowable zoning districts where a “Courtyard Housing” building type is allowed to match where the use of courtyard housing is currently allowed in the Land Use Matrix. Update description for clarity.	4:122
#4-50	Apartment <i>Section 4.4.5.9</i>	Rename the Apartment Building Type to “Multifamily”. Updated description to provide clarity that multifamily units may be in one building or multiple buildings. Update graphic to show this configuration. Update allowable zoning districts for this building type based on the Land Use Matrix.	4:124
#4-51	Neighborhood Shopfront <i>4.4.5.12</i>	Update description for clarity. Increase allowable units within this building type/lot from 2 to 9 units maximum. The reason for this change is to provide consistency with the Land Use matrix. The Neighborhood Shopfront Building Type is allowed in CD-4, N-CM, and ND-4 zoning, all of which allow the use of “small multifamily up to 9 units”. Allowing 9 units as a component of a	4:128, 4:129

Chapter 4, Zoning Regulations - Development Code Amendments – Justification Table

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		Neighborhood Shopfront is compatible with the Land Use Matrix and provides property owners an opportunity to propose small neighborhood mixed use options and is in compliance with the Comprehensive Plan.	
#4-52	Mixed Use Shopfront <i>Section 4.4.5.13</i>	Update description to allow flexibility of uses throughout building.	4:132
#4-53	Civic <i>Section 4.4.5.14</i>	Update description for clarity	4:134
#4-54	Airport <i>Article 5, Division 2, Overlay Districts</i>	Add cross-reference to the Airport Zoning Ordinance within the City Code (Chapter 10, Article 3)	4:136, 4:137
#4-55	Construction and Repair Standards <i>Section 4.5.2.1(l)(2)</i>	Typographical change to reflect the correct title of the document.	4:140
#4-56	Development Overlay <i>(New) Section 4.5.4.5</i>	Create a “Development Overlay” option that may be considered alongside zoning requests to provide assurances regarding certain development standards such as height and use. This amendment is intended to address the request to incorporate a version of a Planning Development District (PDD) back into the Code by City Council in 2024.	4:147, 4:148
#4-57	Division 2 Neighborhood Density District	Remove “Density”	6:63 to 4:70

Chapter 5, Use Regulations - Development Code Amendments – Justification Table

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Item #	Topic & Section	Justification	Markup Page #
#5-1	Land Use Matrix <i>Table 5.1 Land Use Matrix</i>	Removing references to occupancy restrictions in the Development Code in multiple locations to comply with Texas Local Government Code. Within the Land Use Matrix, changing the use from “L”, Limited to “P”, Permitted, for the following uses: Single Family Detached / Tiny Home, Two-Family, Cottage Court, as the “L” limited use standards referenced occupancy restrictions.	5:4, 5:5, 5:6, 5:7, 5:8, 5:16
#5-2	Land Use Matrix <i>Table 5.1 Short Term Rental</i>	Short Term Rentals are regulated by Chapter 34 of the City Code. This change directs readers to the applicable section of the code.	5:4
#5-3	Land Use Matrix <i>Table 5.1 Sober Living Homes</i>	To add “Sober Living Homes” to land use matrix to identify appropriate locations.	5:5
#5-4	Land Use Matrix <i>Table 5.1 Parking Garage as a Primary Use</i>	To add “Parking Garage as Primary Use” to land use matrix to identify appropriate locations.	5:7
#5-5	Land Use Matrix <i>Table 5.1 Day Care Center</i>	To add Day Care Center as a Permitted and Conditional Use in appropriate locations to conform with Comprehensive Plan recommendation ECD-2.5, which states, “Address childcare as an essential component of economic development, such as evaluating land use allowances for childcare facilities, childcare as an economic incentive criteria, or expansion of city sponsored children activities and camps.”	5:7
#5-6	Land Use Matrix <i>Table 5.1 Microbrewery</i>	To add “Microbrewery” use. Currently the code is unclear as to where a microbrewery is allowed.	5:8
#5-7	Land Use Matrix <i>Table 5.1 Data Center</i>	Add Data Center to the land use matrix to identify appropriate locations.	5:8
#5-8	Accessory Structures <i>Section 5.1.3.1.B.2, Accessory Building/Structures</i>	To defer to the International Building Code standards for structure separation.	5:10
#5-9	Temporary Uses <i>Section 5.1.3.3 Temporary Uses</i>	To clarify that surface parking is not considered a temporary use and is instead a permanent use due to the nature of the improvements.	5:12
#5-10	Home Occupations <i>Section 5.1.3.4 Home Occupations</i>	To comply with this with Texas House Bill 2464, amends the definition of “home occupation”	5:12, 5:14

Chapter 5, Use Regulations - Development Code Amendments – Justification Table

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#5-11	Short Term Rental <i>Section 5.1.3.6 Short Term Rental</i>	Short Term Rentals are regulated by Chapter 34 of the City Code and can be removed from the Development Code. A definition for Short Term Rental has also been provided in Chapter 8 which matches Chapter 34 of the City Code.	5:14, 5:15
#5-12	Household Living <i>Section 5.1.4.1 Household Living</i>	Removing references to occupancy restrictions in the Development Code to comply with Texas Local Government Code.	5:15
#5-13	Manufactured Home <i>Section 5.1.4.10 Manufactured Home</i>	Amends the definition of “manufactured home” to the statutory citation for the definition of manufactured home under federal law (Texas Senate Bill 1341)	5:17
#5-14	Group Living <i>Section 5.1.4.12.A and add C - Sober Living Homes</i>	To provide a definition for “sober living home” and to update language to comply with State Law regarding occupancy restrictions.	5:18
#5-15	On-Premise Consumption of Alcohol <i>Section 5.1.5.5.B.4.b</i>	To amend the code for eating establishments that include the sale of alcohol within the downtown CBA in accordance with recommendations from the Conditional Use Permit Joint City Council / Planning and Zoning Commission Committee.	5:22, 5:23
#5-16	On-Premise Consumption of Alcohol <i>Section 5.1.5.5.4.E.c</i>	Removing to eliminate redundancy, as Section 7.2.2.2 already indicates when a protective yard is required, and to resolve conflicts with existing development standards.	5:23
#5-17	On-Premise Consumption of Alcohol <i>5.1.5.5.E.4.c - Measurement</i>	Clarifying the ending measurement point for the existing code standard.	5:24
#5-18	Overnight Lodging <i>Section 5.1.5.6 Overnight Lodging</i>	Removing unnecessary text. No changes to standards.	5:24, 5:25
#5-19	Special Event Facility <i>Section 5.1.5.9 Special Event Facility</i>	Change “and” to “and/or” to more clearly define the use.	5:27
#5-20	Parking Garage <i>Section 5.1.5.10 Parking Garage</i>	To add more specific definition for Parking Garage as a primary use and to identify appropriate locations and standards.	5:27, 5:28
#5-21	Day Care <i>Section 5.1.6.1 Day Care Center</i>	To add more specific definition for Day Care Center and to identify appropriate locations.	5:29

Chapter 5, Use Regulations - Development Code Amendments – Justification Table

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#5-22	Communications Antennas and Support Structures/Towers <i>Section 5.1.6.3.D.9.a Commercial Antennas and Support Structures/Towers</i>	To reorganize the section for ease of use and clarify where antennas are permitted.	5:29, 5:30, 5:31, 5:32, 5:33
#5-23	Microbrewery <i>Add Section 5.1.7.1 Microbrewery</i>	To add a more specific definition for Microbrewery and identify appropriate locations.	5:33, 5:34
#5-24	Data Center <i>Add 5.1.7.10 Data Center</i>	To add a more specific definition for Data Centers and identify appropriate locations.	5:36, 5:37
#5-25	Underground Utilities <i>Section 5.1.8.1 Underground Utilities</i>	Relocate this section to the end of Chapter 7 as currently it is out of place in Chapter 5.	5:37

Chapter 6, Environmental Regulations - Development Code Amendments – Justification Table

September 29, 2025

Item #	Topic & Section	Justification	Markup Page #
#6-1	Environmental Protection Zones <i>6.1.4.1 Stormwater Quality and Stream Protection; Fig. 6.2</i>	This change correctly illustrates the limits of the San Marcos River Protection Zone in Figure 6.2 Environmental Protection Zones. The figure currently incorrectly shows the San Marcos River Corridor within the San Marcos River Protection Zone.	6:7
#6-2	Enhanced Protection Zones <i>Section 6.2.1.1(C) Purpose, Applicability and Exceptions; Designation Required</i>	This change adds sensitive feature protection zones to what is required to be designated when a plat is required for a development. Requires sensitive feature protection zones to be shown on all associated watershed protection plans, plats, site permits and building plans.	6:8
#6-3	Buffer Zones <i>Section 6.2.2.2 Buffer Zones</i>	This change removes the San Marcos River Corridor from this section as it does not have a buffer zone. The limits and restrictions for developing within the San Marcos River Corridor are listed elsewhere in chapter 6.	6:9
#6-4	Sensitive Feature Protection Zones <i>Section 6.2.2.3(C) Sensitive Feature Protection Zones; Enhanced Topographic Information.</i>	This change includes clearer language for establishing sensitive feature protection zones. The current language, from the code revision in 2020, requires some changes to meet the original intention of the 2020 revision which was to provide expanded protection.	6:10
#6-5	Water Quality and Buffer Zone Mitigation Allowances <i>Section 6.2.3.5(A) Mitigation and Exceptions; Mitigation</i>	The change was made to show consistency with Table 6.3 which shows mitigation for increased impervious cover is allowed for all slopes. This change also clarifies that water quality and buffer zone reclamations can only occur outside the Edwards Aquifer Recharge Zone.	6:11
#6-6	Development Duties Over Aquifer <i>Section 6.3.2.1(A)(1)(c) Duties in Undertaking Development Over Aquifer; Excavations in Recharge Zone or Transition Zone</i>	This change removes reference to qualified watershed protection plan.	6:13
#6-7	Tree Preservation <i>Section 6.4.2.1. General Tree Preservation Requirements</i>	Text revised and reorganized for clarity and ease of use. Text also provides additional clarification on what is required to be included in a tree survey. Additional graphic edits added to provide further clarification for measuring trees.	6:15, 6-16
#6-8	Tree Protection Standards <i>Section 6.4.2.4, Tree Protection Standards</i>	Renaming the Critical Root Protection Zone to be consistent with industry standards.	6:17

Chapter 6, Environmental Regulations - Development Code Amendments – Justification Table

September 29, 2025

#6-9	Tree Mitigation <i>Section 6.4.2.5. Tree Fee-in-lieu</i>	Revising “caliper” to “diameter” to reflect industry standards. Removing location requirement for new trees to provide parks department additional flexibility for new tree plantings. Providing review criteria for tree fee-in-lieu requests. This language is modeled after the review criteria used for sidewalk fee-in-lieu requests listed in Section 3.8.1.2.B.	6:18
#6-10	Tree Credits <i>Section 6.4.2.6, Incentives to Retain Existing Trees</i>	Providing clarifying text that trees that receive mitigation credit must remain healthy throughout the development process.	6:18
#6-11	Preservation after Development <i>Section 6.4.2.7, Duty of persons for trees on property</i>	Updates language to be in compliance with industry standards.	6:17

Chapter 7, Supplemental Development Standards - Development Code Amendments – Justification Table

September 29, 2025

Item #	Topic & Section	Justification	Markup Page #
#7-1	Table of Contents	This change updates the Table of Contents to reflect the new Article 7 for Underground Utilities, which was moved from Chapter 5 to Chapter 7.	7:1
#7-2	Maximum Parking <i>Section 7.1.1.3 Mitigation Requirements</i>	This change revises the Maximum Parking provisions to include an intent statement, applicability, and mitigation techniques that align with the intent of the section.	7:2, 7:3
#7-3	Minimum Parking Requirements <i>Section 7.1.2.1 Exemptions</i>	This revision would allow on-street parking to be counted towards the minimum parking required for projects in CD-5D zoning districts. This change reflects conversations with tenants moving into existing structures and property owners who have difficulty meeting the minimum parking requirement due to the small lot size and existing infrastructure.	7:3
#7-4	Minimum Parking Requirements <i>Table 7.1 General Minimum Parking Requirements</i>	This change would require minimum bicycle parking for all uses listed in Table 7.1 excluding single-family detached or single-family attached uses, accessory dwelling units, two-family uses, and community homes.	7:4, 7:5
#7-5	Single-Family and Two-Family Parking Location and Design <i>Section 7.1.4.1.C Residential Garage Parking Requirements</i>	This revision clarifies the definition of a “flush garage” as it pertains to residential garage parking requirements.	7:8
#7-6	Single-Family and Two-Family Parking Location and Design <i>Section 7.1.4.1.C Residential Garage Parking Requirements</i>	This change reduces the required garage door positioning for semi-flush garages from 5ft to 2ft behind the front wall plane of the house and clarifies the maximum width for single-door and two-door garages. This reduces inconsistencies between the dimensional definitions for flush garage and recessed garage.	7:9
#7-7	Single-Family and Two-Family Parking Location and Design <i>Section 7.1.4.1.D Residential Surface Parking Requirements</i>	This change replaces the language “front or corner yard” with “first layer” to provide clarity and consistency with similar terms used throughout the Development Code. “Corner Yard” is not a term used in the Development Code.	7:10
#7-8	Multi-Family and Non-Residential Parking Location and Design <i>Section 7.1.4.2.A Drive-thru Design and Queuing Spaces</i>	This change incorporates an interpretation for the measurement of restaurant drive-thru queueing spaces.	7:10
#7-9	Multi-Family and Non-Residential Parking Location and Design	This revision clarifies that Table 7.5 and Table 7.6 list the required parking space and parking aisle dimensions.	7:11

Chapter 7, Supplemental Development Standards - Development Code Amendments – Justification Table

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	<i>Section 7.1.4.2.I Off-Street Parking Dimensional Table</i>		
#7-10	Bicycle Parking <i>Section 7.1.4.3. Bicycle Parking</i>	This revision proposes a new section applicable to all uses that require bicycle parking in accordance with Table 7.1 and Table 7.2. This section provides requirements for the type of bike rack to be installed, location standards, and supporting graphics.	7:11
#7-11	Parking Space Dimensional Standards <i>Table 7.5 & Table 7.6 Standard & Compact Vehicle Parking Spaces</i>	This revision adjusts the letter labels for each column closer to the title of each column. This reduces confusion and provides clarity between each table and Figure 7.7.	7:12
#7-12	Parking Lot Landscaping <i>Section 7.1.4.3 Applicability</i>	This change removes the exemption to the parking lot landscaping requirement for the CD-5 zoning district and clarifies that parking lot landscaping is required for all off-street surface parking areas with more than 20 spaces except for properties zoned CD-5D.	7:13
#7-13	Parking Lot Landscaping <i>Section 7.1.4.3.C Interior Islands</i>	This change clarifies installation requirements for landscaped interior islands and provides additional details in alignment with the City's Stormwater Technical Manual.	7:13
#7-14	Parking Lot Landscaping <i>Section 7.1.4.3.D Median Islands</i>	This change specifies the location and spacing requirements of tree plantings within landscaped median islands that do not contain a pedestrian walkway	7:13, 7:14
#7-15	Parking Lot Landscaping <i>Section 7.1.4.3.D Median Islands</i>	This change clarifies installation requirements for landscaped median islands and provides additional details in alignment with the City's Stormwater Technical Manual.	7:14
#7-16	Parking Lot Landscaping <i>Section 7.1.4.3.E Terminal Islands</i>	This revision proposes a new subsection to clarify the definition and subsequent requirements for landscaped terminal islands.	7:14
#7-17	Parking Lot Screening <i>Section 7.1.4.4 Applicability</i>	This change removes a typographical error referencing an incorrect section of the Development Code.	7:14
#7-18	Landscaping and Screening <i>Section 7.2.1.1 Intent</i>	This revision includes a new intent statement, which promotes biodiversity and landscape resistance to pests and disease in order to minimize the spread of invasive species.	7:16
#7-19	Landscaping and Screening <i>Section 7.2.1.2 Applicability</i>	This change removes a typographical error referencing an incorrect section of the Development Code and adds an additional intent statement to promote biodiversity of species.	7:16
#7-20	Transitional Protective Yards <i>Section 7.2.2.2 Transitional Protective Yard Table</i>	This revision adds the BP and CD-2.5 zoning districts to the applicability table. The table is reorganized to include the MH zoning district beside other residential districts.	7:17
#7-21	Interior Lot Landscaping <i>Section 7.2.3.1 Applicability</i>	This change adds CD-4 and CD-5 zoning districts to the list of applicable districts that require landscape area. The revision works to preserve open space in new developments, provide additional tree cover, and encourage the preservation of existing trees on site.	7:19

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#7-22	Interior Lot Landscaping <i>Table 7.9 Required Landscaping</i>	This revision condenses the existing table to reflect general land use categories permitted within the applicable zoning districts.	7:19
#7-23	Interior Lot Landscaping <i>Section 7.2.3.1.C Establishment of Minimum Percentages</i>	This change clarifies that artificial plant material cannot be used to satisfy the landscape area requirement.	7:20
#7-24	Interior Lot Landscaping <i>Section 7.2.3.2 Minimum Landscaping for Single-Family, Duplex, and Manufactured Home Uses</i>	This revision adds manufactured home as an applicable use and building type under the minimum landscaping standards for single-family and two-family uses. This also supports consistency between manufactured homes and requirements for other single-family uses.	7:20
#7-25	Installation and Maintenance <i>Section 7.2.4.1.E Turf Grass Areas</i>	This revision provides further direction regarding groundcover, soils, and mulch used for landscaping as part of development.	7:21, 7:22
#7-26	Installation and Maintenance <i>Section 7.2.4.2.A Maintenance</i>	This revision provides clarification that private irrigation systems that serve required landscaping must be maintained by the property owner.	7:22
#7-27	Screening <i>Section 7.2.5.1 Service Areas</i>	This revision provides an applicability statement for the services area screening requirements.	7:22
#7-28	Screening <i>Section 7.2.5.1 Service Areas</i>	This revision provides language regarding screening of roll-away trash and recycling containers associated with multi-family and non-residential uses.	7:23
#7-29	Stormwater Facilities <i>Section 7.2.5.3 Stormwater Facilities</i>	This change clarifies when screening is required for stormwater retention ponds and detention basins and outlines alternatives to screening through the basic amenity feature provision. The basic amenity feature definition and qualifications reflect language and design elements for esthetically enhanced detention basins as listed in the City's Stormwater Technical Manual.	7:24
#7-30	Walls and Fences <i>Section 7.2.6.2.B., General Requirements</i>	This change would allow more location flexibility for private vehicular access gates.	7:25
#7-31	Walls and Fences <i>Section 7.2.6.2.e.2, Materials</i>	This change clarifies where chain link is currently allowed.	7:25
#7-32	Walls and Fences <i>7.2.6.2.F.1.a, Height</i>	This change would provide more flexibility to property owners wanting to install a taller fence in a location on the lot where the fence is setback from the adjacent properties.	7:25

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#7-33	Walls and Fences <i>7.2.6.2.G.1, Fences and Walls Adjacent to a Street, Park or Greenway</i>	This change would add a missing figure number to the existing fence graphic, fixes a typo, and provides more clarity to the graphic.	7:25
#7-34	Walls and Fences <i>Figure 7.21 Fence and Wall Location Standards</i>	This change fixes typos in the graphic.	7:26
#7-35	Signs <i>Division 3, Conventional District Sign Standards</i>	Adds conventional residential zoning districts to the applicability of Division 3 as it was inadvertently left out.	7:31
#7-36	Signs <i>Figure 7.22 Method of Measuring a Poel Sign, and Figure 7.23 Monument Sign Measurement</i>	This change adjusts the pole sign and monument sign graphics to clarify how the area of freestanding signs is measured to provide ease of use of code.	7:33
#7-37	Signs <i>7.3.3.2.A.5.a.7 Residential Subdivision Identification Signs</i>	This change clarifies that freestanding signs cannot be located within a sight triangle for safety reasons. This change also clarifies the terminology for a license and maintenance agreement.	7:33
#7-38	Signs <i>7.3.4.1.B, Prohibited Signage</i>	This change rewords the “permitted signage” section to “Prohibited” for clarity.	7:35
#7-39	Signs <i>7.3.4.9 Monument Sign</i>	This change includes: <ul style="list-style-type: none"> - A graphic update for clarity. - Allows additional zoning districts to have monument signs to provide additional flexibility, particularly for residential neighborhoods. - This change also consolidates all zoning districts to one set of monument sign standards, - Adds location restrictions to CD-2.5, CD-3, and CD-4 allowing one monument sign per subdivision entrance. - This change also allows monument signs by right in CD.2.5, CD-3, N-CM, ND-4, CD-4, and CD-5 rather than require an Alternative Compliance to provide additional flexibility. 	7:44
#7-40	Lighting and Glare Standards <i>Section 7.5.1.2 Applicability</i>	This revision clarifies that lighting and glare standards are only applicable to properties located within the City Limits.	7:51
#7-41	Lighting and Glare Standards <i>Section 7.5.1.2 Applicability</i>	This change clarifies that properties with a single-family residential use are exempt from the lighting and glare standards.	7:51

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#7-42	Lighting and Glare Standards <i>Section 7.5.2.4.G Alternative Compliance Findings</i>	This change relocates the Alternative Compliance Findings subsection to clarify that this relief procedure is applicable to all standards in the lighting and glare section and it is not specific to Table 7.11.	7:51, 7:54
#7-43	Lighting and Glare Standards <i>Section 7.5.2.1.A Lighting Performance Zones</i>	This change replaces the name “environmental performance zone” with “lighting performance zone” to provide a clearer naming scheme and reduce confusion.	7:52, 7:54
#7-44	Lighting and Glare Standards <i>Table 7.10 Environmental Performance Zones</i>	This change updates the abbreviation and definition of each lighting performance zone designation (formerly environmental performance zone) to better reflect how it applies to properties within the City Limits. It also clarifies how distance requirements for each lighting performance zone are measured.	7:52
#7-45	Lighting and Glare Standards <i>Figure 7.24 Environmental Performance Zones Map</i>	This revision would remove Figure 7.24 Environmental Performance Zones Map to reduce confusion when properties are annexed into the City Limits. A note is added to the Lighting Performance Zones table providing information on where to obtain a copy of the most recent Light Performance Zone Map.	7:53
#7-46	Manufactured Home and Tiny Home Village <i>Section 7.6.1.2.A Site Requirements</i>	This change removes the “location” subsection to avoid redundancy with the prior section text.	7:55
#7-47	Manufactured Home and Tiny Home Village <i>Section 7.6.1.3.E Access to Each Home or Space</i>	This revision relocates “Access to Each Home or Space” to the beginning of the section, which allows the section to flow more smoothly.	7:55
#7-48	Manufactured Home and Tiny Home Village <i>Section 7.6.1.3.E Access to Each Home or Space</i>	This change updates the minimum cul-de-sac diameter to be consistent with International Fire Code standards.	7:55
#7-49	Manufactured Home and Tiny Home Village <i>Section 7.6.1.3.B Internal Streets and Signage</i>	This change provides clarification regarding fire lane striping along internal streets associated with a manufactured home park or tiny home community.	7:55

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#7-50	Manufactured Home and Tiny Home Village <i>Section 7.6.1.3.C Signs Prohibiting Parking Required</i> <i>Section 7.6.1.3.D Internal Street Construction and Maintenance</i>	This revision updates the existing language to reflect the Responsible Official.	7:55
#7-51	Manufactured Home and Tiny Home Village <i>Section 7.6.1.3.J Common Area Parking Area Required</i>	This change removes the requirement for a common parking area in the MH zoning district.	7:56
#7-52	Manufactured Home and Tiny Home Village <i>Section 7.6.1.4 Street Lighting</i>	This revision provides clarification regarding the height, spacing, and illumination level applicable to “MH” districts. These standards align with other lighting requirements in the LDC.	7:56
#7-53	Manufactured Home and Tiny Home Village <i>Section 7.6.1.5.C Emergency Services</i>	This change revises the subsection name to reflect access requirements for emergency services.	7:56
#7-54	Manufactured Home and Tiny Home Village <i>Section 7.6.1.5.E Water Supply Facilities for Fire Department Operation</i>	This change updates the locational standards for fire hydrants to be consistent with the Fire Department’s current standards and provides an option for alternative locations as approved by the Fire Department.	7:56
#7-55	Manufactured Home and Tiny Home Village <i>Section 7.6.1.5.F Rubbish Disposal</i>	This revision provides clarification regarding methods of waste disposal that align with other requirements in the LDC.	7:56
#7-56	Article 7: Underground Utilities	This change relocates the Underground Utilities regulations and requirements from Chapter 5 to Chapter 7.	7:58, 7:59

Chapter 8, Definitions - Development Code Amendments – Justification Table

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Item #	Topic & Section	Justification	Redline Page #
#8-1	HUD-Code Manufactured Home Definition	This revision is needed to comply with Texas Senate Bill 1341 and amends the definition of “manufactured home” to the statutory citation for the definition of manufactured home under federal law.	8:9
#8-2	Short Term Rental Definition	Adding the definition of Short Term Rental to match City Code, Chapter 34.	8:15
#8-3	Sound Definition	Incorporating definitions for sound recommended by the Conditional Use Permit Joint City Council / Planning and Zoning Commission Committee.	8:18