



MEMO

TO: PLANNING AND ZONING COMMISSION
FROM: AMANDA HERNANDEZ, SENIOR PLANNER
DATE: AUGUST 11, 2016
RE: Commercial, Industrial and Public Masonry Standards – Amendment to the Land Development Code

Summary of Change

An amendment to the Land Development Code with the purpose of applying masonry standards to nonresidential buildings. The proposed amendments include:

- Reduce the number of exempted properties
- Requiring masonry materials - with definitions provided
- 80% masonry for Commercial and Public Zoning Districts
- 70% masonry for Industrial Zoning Districts
- Establishing an administrative waiver process to allow an addition of up to 10% of secondary or alternative materials and amending the current CUP process

Background

In July 2014, City Council adopted standards which govern multi-family developments. More recently, Council has expressed an interest in requiring higher standards of development to improve the quality of nonresidential buildings within the City. As a result, staff conducted research on ordinances for cities in Texas to compare standards governing commercial and industrial developments.

Currently, the City's Land Development Code regulates commercial and industrial standards through the provisions of the Technical Manual. In summary, the technical manual allows most materials with no percentage limitations. Metal buildings currently require a Conditional Use Permit.

At their Visioning workshop on May 13, 2016, City Council reviewed and discussed the findings of staff's comparison and current standards. Direction was provided for staff to draft an ordinance implementing more specific masonry standards in the Land Development Code.

Analysis

Currently, the Land Development Code directs developers to the Technical Manual for building standards. These standards do not provide many limitations or clear guidance and have not provided the results desired in the City of San Marcos.

Many cities across Texas, including our neighboring cities of Kyle and New Braunfels, have implemented standards to improve the quality of commercial, industrial and public developments. These standards, along with Council's direction, were used as a guide to create the proposed standards for the City of San Marcos.

Council Sub-Committee

At the August 2, 2016 City Council Meeting, Council directed staff to further discuss the proposed ordinance through a Sub-Committee. The Sub-Committee met on Friday, August 5th and again on Monday, August 8th. The meeting on Monday, August 8th included representation and input from the Masonry Council of Texas and the San Marcos Architects Alliance. The attached ordinance and documentation includes the changes recommended from the Sub-Committee.