

Work Session:

Development Code
Amendments

Housing Action Plan

Discussion &
Direction

March 3, 2020



Purpose

- Presentation: Receive a presentation from staff on proposed Phase 2 San Marcos Development Code (SMDC) amendments, amendments not recommended for additional analysis, and the Housing Action Plan.
- Action Item: Provide initial authorization for Phase 2 SMDC amendments.
- Action Item: Provide direction on amendments not recommended for additional analysis at the June, 2019 joint workshop.
- Provide Direction: Housing Action Plan approval process. sanmarcostx.gov

Code Background and Summary

- April 2018 SMDC Adoption
- March – May 2019 Solicitation of comments for annual update
- June 2019 Joint workshop
 - Identified items to expedite – Typos, Technical Errors, etc. (Phase 1)
 - Identified amendments requiring additional analysis (Phase 2 & 3)
 - Identified amendments not recommended for additional analysis
- December 2019 Adoption of Phase 1 amendments and discussion on Phase 2 & 3 amendments.
- **March 3, 2020** ***Initial authorization for Phase 2 amendments and direction on amendments not recommended for additional analysis.***



Next Steps for Phase 2

1. March 24, 2020 Planning & Zoning Commission
Public Hearing & Recommendation
2. April 21, 2020 City Council Public Hearing &
First Reading
3. May 5, 2020 City Council Reconsideration
Second Reading

*Staff recommends analysis of Phase 3 items following the Comprehensive Plan Update.

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Engineering Department Recommendations Summary

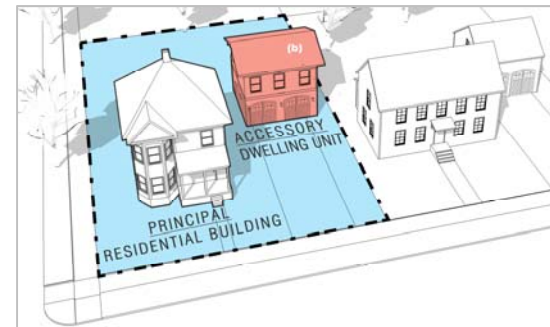
- Increase protection zone around sensitive geologic features.
- Incorporate natural channel design for water quality zone reclamations.
- Clarify delineation of Water Quality and Buffer Zones.
- Waiver for geological assessment within Transition Zone and Contributing Zone within Transition Zone.
- Fee-in-Lieu / Exception for detention / water quality for 4 or less residential lots.
- Fee-in-Lieu of detention outside of the Urban Stormwater Management District.
- Expand administrative approval for Qualified Watershed Protection Plans.

Alcohol Conditional Use Permit Committee Recommendations Summary

- Expire conditional use permits after three years.
- Limit appeal eligibility to the applicant.
- Require permit holders to keep their site in clean and sanitary condition.
- Update the noise ordinance.

Workforce Housing Task Force Recommendations Summary

- Exempt infill from minimum lot depth-to-width requirement.
- Add Strategic Housing Action Plan as zoning criteria.
- Allow accessory dwelling unit parking in the second layer.
- Modify the definition of RV & manufactured home to include tiny homes.





Additional Amendments Summary

- Block Perimeter waiver for Heavy Industrial districts.
- City Council appellate body for City-owned properties denied by the Historic Preservation Commission.
- Align cross sections with Transportation Master Plan.
- Increase ETJ block perimeter.
- Remove initial authorization for code amendments by City.
- Update Concept Plat applicability.
- Provide definitions for House and Cottage.
- Include occupancy restrictions in CD-3.
- Make pre-development meetings mandatory.
- Include sustainability language per HPC-2019-03RR.*
- Add Event Center as a use.*

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Neighborhood Density Districts Amendment Summary

- Create an additional district to allow a moderate increase in density from conventional residential districts.



Neighborhood Density Districts Amendment Summary Cont.

- Require a Comprehensive Plan map amendment any time higher density is requested by amending Table 4.1.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider	

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Neighborhood Density Districts Amendment Summary Cont.

- Require “majority plus one” votes at the Planning & Zoning Commission and City Council for all Comprehensive Plan map amendments.
- Rename “Neighborhood Density Districts” to “Neighborhood Diversity Districts”



Amendments not recommended for additional analysis

- 24 amendments discussed on June 5, 2019 were not recommended for additional analysis.
- 3 amendments moved to this list following adoption of House Bill 2439, limiting where cities can enforce durable building materials.
- Options for the action item on the regular agenda:
 - 1) Remove from the list of amendments to consider
 - 2) Send back to P&Z for recommendation(s)



Strategic Housing Action Plan

- Staff identified four actions which may result amendments to the San Marcos Development Code.
- All actions were identified as items which should be considered following the Comprehensive Plan Update except:
 - Adding Tiny Homes as an allowable use in the Manufactured Home zoning district.
- Staff is seeking direction on the Housing Action Plan approval process.





Provide Direction to Staff

Regular Agenda Action Item: Initial authorization to proceed with the Phase 2 San Marcos Development Code amendments as presented or with modifications to the list.

Regular Agenda Action Item: Take action to remove the items not recommended for additional analysis at the June 5, 2019 joint workshop, or send these items back to the Planning & Zoning Commission for consideration.

Provide direction for the Housing Action Plan to be reviewed by the Workforce Housing Council Committee or to be placed on a future agenda for action.



Next Steps for Phase 2 Code Amendments

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Public Hearing & Recommendation
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First Reading
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