

Neighborhood Low Place Type – Proposed Amendment

Proposed Amendment Background:

The text in this attachment is to be considered by the Planning and Zoning Commission as a replacement to the Neighborhood Low Place Type in Vision SMTX+. The language was provided to staff by Chair Garber at the June 21 Planning and Zoning Commission Workshop. The redlined text indicates staff recommended revisions to the language to provide consistency throughout the plan and incorporate references to the Historic District as recommended by Commissioner Meeks.

NEIGHBORHOOD LOW-EXISTING

To recognize existing neighborhoods which are primarily single family detached housing;

San Marcos has a variety of existing neighborhoods that contribute to the City's unique character. There is a strong desire to protect the cultural, historical, and natural identities of these neighborhoods. Infill development should be consistent with existing building forms and appearance. In existing neighborhoods, land uses within Neighborhood Low should be consistent in scale, bulk, massing, and character of predominant building forms in the area. Some existing neighborhoods have designated Historic Districts and are subject to the Historic District standards and guidelines. In some areas Area Plans and Neighborhood Character Studies will be conducted to ensure that ~~each~~ existing neighborhoods maintains ~~their~~^s existing character and follows development and redevelopment patterns desired by ~~the~~ residents. These studies will result in specific guidelines for each neighborhood which are created by the public with technical and professional input from city staff. The DNA of the neighborhoods will be analyzed and recoded back into regulations for each neighborhood. Neighborhood Low-Existing is defined as locations in the Neighborhood Low Place Type that are platted and zoned as single-family.

Existing locations of Neighborhood Low-Existing contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood.

Land Use: Primarily detached single-family residential, perhaps with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses.

Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low-Existing areas may have alleys with garages in the rear of housing. The typical density of these areas is 3-7 units per acre.

Mobility: A well-connected network of local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors.

Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities

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NEIGHBORHOOD LOW, EXISTING

Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential
Secondary Land Uses	<ul style="list-style-type: none"> • Duplexes (present in some neighborhoods) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks
Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood
Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street parking
Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pocket Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces
Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Low-New • Neighborhood Transition • Neighborhood -Medium • Mixed Use Low • Neighborhood Low-New • Conserve/ReserveConservation/Cluster
Fiscal Considerations	<ul style="list-style-type: none"> • Highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas

Overlay Characteristics/Considerations	
Historic Resource	<ul style="list-style-type: none"> • Adaptive reuse, additions and new development should be contextually sensitive
Environmental	<ul style="list-style-type: none"> • Clustered and Low Impact Development with overall development limited to 50% of land area
Cultural Resource	<ul style="list-style-type: none"> • No Development

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NEIGHBORHOOD LOW-NEW

To guide development of new neighborhoods and promote creative housing types in new areas in ways that create their character.

In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low- New may integrate diverse housing types identified as Secondary Land Uses, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low-; New areas include opportunities for greater housing diversity that may include accessory dwelling units, small multiplexes such as a duplex, triplex, and ~~certain- attached single-family products- that do not represent a significant departure from the scale, bulk and massing of the predominant building forms-~~ Neighborhood Low-New places are encouraged to have creativity and flexibility in design and provide a mix of land uses.

Land Use: Primarily detached single-family residential, attached single-family residential, small- scale commercial, and civic/cultural uses.

Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing. The typical density of these areas is 3-7 units per acre.

Mobility: A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors.

Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities.

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NEIGHBORHOOD LOW-NEW

Primary Land Uses	<ul style="list-style-type: none"> • Detached Single-Family Residential
Secondary Land Uses	<ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Accessory Dwelling Units • Townhouses • Condominiums • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks
Mobility Characteristics	<ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood
Parking	<ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways • Also on-street parking
Parks and Open Space	<ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pocket Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces
Desirable Transitions	<ul style="list-style-type: none"> • Neighborhood Low-Existing • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Neighborhood Low-Existing • Conserve/ReserveConservation/Cluster
Fiscal Considerations	<ul style="list-style-type: none"> • Highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas

Overlay Characteristics/Considerations	
Historic Resource	<ul style="list-style-type: none"> • Adaptive reuse, additions and new development should be contextually sensitive
Environmental	<ul style="list-style-type: none"> • Clustered and Low Impact Development with overall development limited to 50% of land area
Cultural Resource	<ul style="list-style-type: none"> • No Development