



Code Alternatives

City Council Work Session
January 19, 2017

Presentation Outline

01

Introduction

02

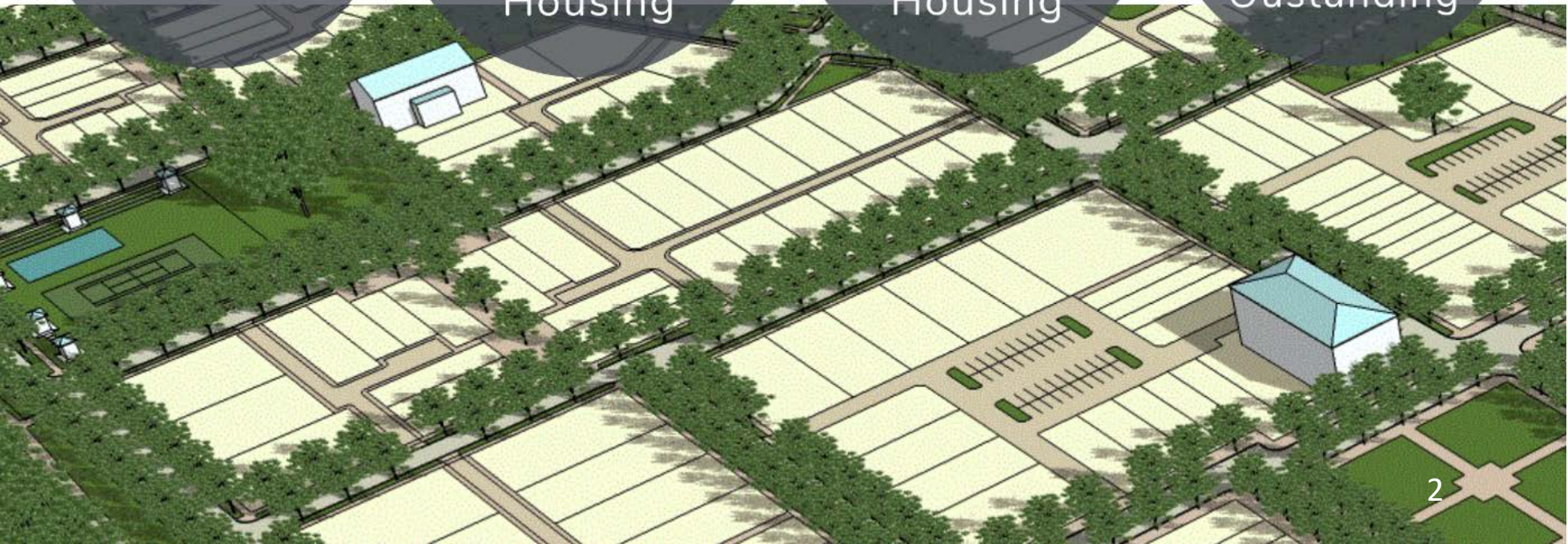
Diverse
Housing

03

Affordable
Housing

04

Next Steps/
Outstanding



01

Introduction

The purpose of this work session is to analyze the alternatives proposed to address outstanding issues



Outstanding Issues

Diverse housing types in Existing Neighborhoods

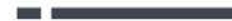


Affordable Housing



Alternatives

- 1) Regulating Plans
- 2) New Zoning Districts
- 3) SF buffer "Pac-Man"
- 4) Neighborhood character studies



- 1) Housing Subsidies
- 2) Code Incentives
- 3) Housing Options

02

Diverse Housing Types

City Council members have expressed concern with the application of neighborhood districts in Existing Neighborhoods



Comprehensive Plan Goals

NH#1,4: Protect from encroachment of incompatible development

NH#2: Direct student housing to Growth Areas

NH#3: Diversified housing



Neighborhood Workshop Results

Maintain Predominantly Single Family areas

Encourage multi-family that is small in scale and located appropriately

Summary of Alternatives

Diverse Housing Types

Alternative	Complexity	Effectiveness	Staff Recommendation
Regulating Plans	Low	High	Recommended
New Zoning Districts	High	Low	Not Recommended
SF Buffer "Pac-Man"	Low	High	Recommended
NCS Neighborhood character studies	High	High	Recommended to follow code adoption





What is an Existing Neighborhood Regulating Plan?

A Regulating Plan is an Overlay District that accompanies a zoning request and includes a series of maps identifying the specific plan of development including:

- Zoning districts
- Building types
- Protective Yards
- Infill compatibility Standards
- Street Improvements
- Streetscape Improvements
- Parking Location
- Parkland/ Opens Space





-  T3-Neighborhood
-  T4-Neighborhood
-  T4-Neighborhood Open
-  T4-Main Street

Livermore Shopping Center

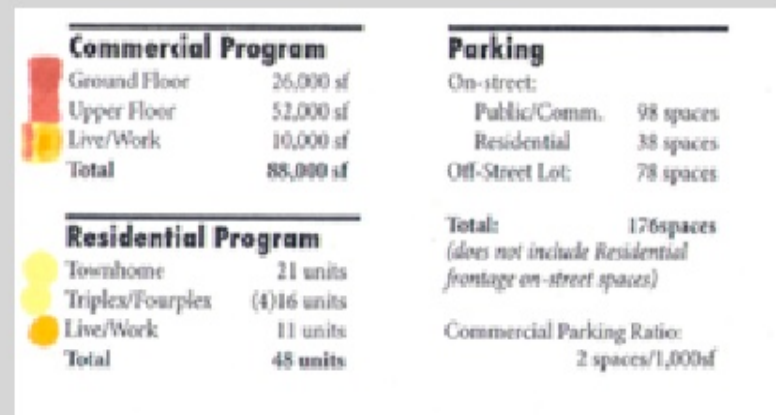
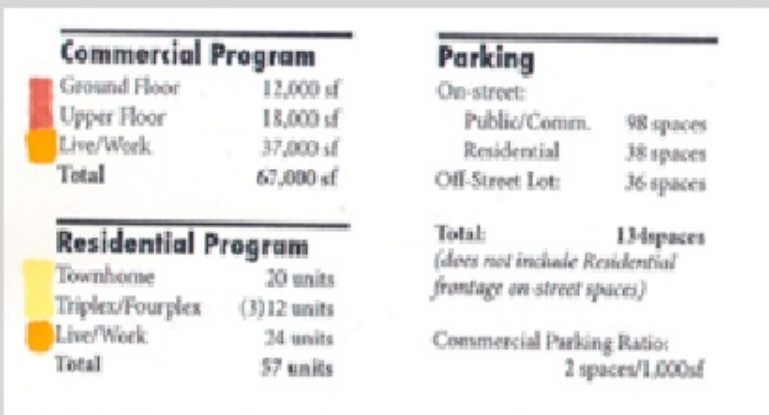




Minimum Mix of Uses



Maximum Mix of Uses







An Existing Neighborhood Regulating Plan

Does.....

- Provide greater predictability and certainty about what will be built under a zoning approval.
- Define which elements of a development are controlled by the regulating plan.

Does Not.....

- Provide any opportunity to waive or modify requirements of the zoning district.
- Regulate elements of a development not controlled by a regulating plan such as building materials, number of rooms, square footage, and other details of a development that are not included as elements of a regulating plan.



Existing Neighborhood Regulating Plan

Best Practices.....

- Regulating Plans are used to apply zoning standards that are more reflective of the surrounding area and context where they are applied.
- Regulating Plans are used to deliberate and solve zoning related questions.
- If a higher standard is desired consideration should be given to changing the zoning code for all future developments.

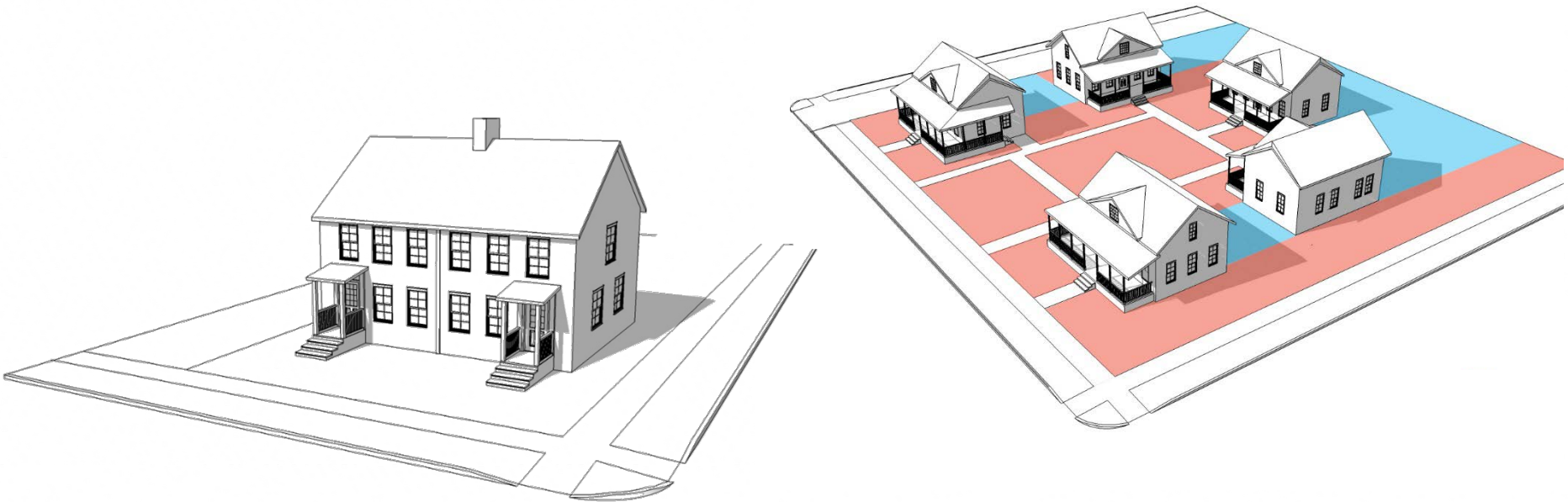
Pit Falls.....

- A system of complex and detailed patchwork regulations and standards that become difficult to administer and enforce.
- Lack of consistency in zoning process.

Single Family Preservation Buffer

Preservation of Single Family Zoning – Staff Analysis

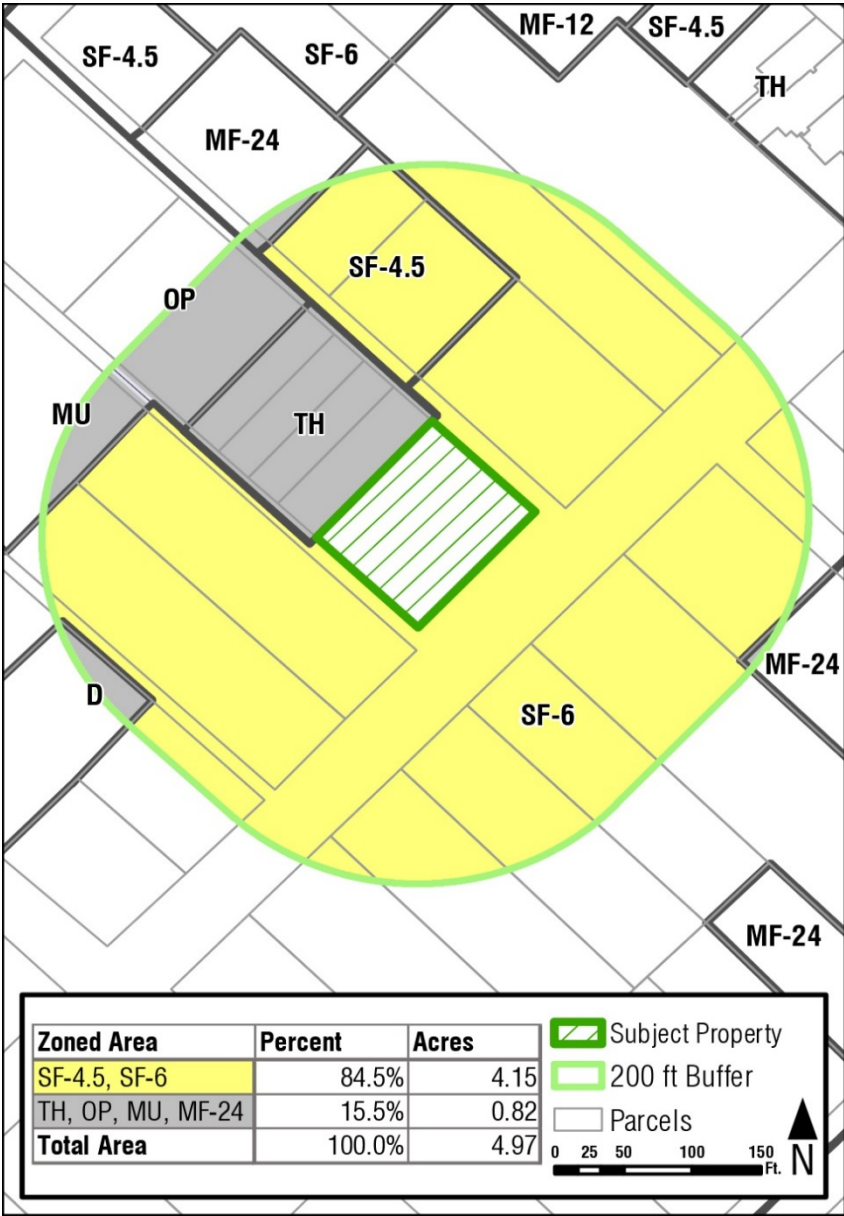
Neighborhood District 3 (ND-3) represents one increment of development intensity and provides opportunities for smaller housing types on irregularly shaped or deep lots within existing neighborhoods.



Preservation of Single Family Zoning

Preservation Area Buffer is an area where rezoning requests are limited to:

- Conventional single family districts
- Neighborhood District 3 (ND-3)



SF Buffer Alternative 14



Step 1: Hold Neighborhood Workshops to develop goals for implementing the Comprehensive Plan through Code SMTX in Existing Neighborhoods

Step 2: Conduct Neighborhood Character Studies to provide specific neighborhood level guidance on where, how and when these new development types should be applied.



► Neighborhoods and Housing - Comprehensive Plan

Goal #1 & #4:

Protect from encroachment of incompatible land uses; Maintain stable property values and quality of life

Goal #2:

Housing opportunities for students in intensity zones

Goal #3:

Diversified housing options to serve citizens with varying needs and interests.

Broad Themes across all Neighborhoods

- ✓ Maintain Predominantly Single Family Areas
- ✓ Improve the connectivity of Sidewalks
- ✓ Improve the public transportation service
- ✓ Protect and improve parks
- ✓ Encourage multi-family that is small in scale and located in appropriate places

Take Away

The desires expressed by neighborhoods can not be met with our current Land Development Code.

These goals and themes are the basis of the new tools developed in Code SMTX such as Neighborhood Districts.

SYNOPTIC SURVEY

LOCATION: Dartmouth Avenue

CHARACTER DISTRICT: WESTERN

SAN MARCOS, TEXAS

1. NEIGHBORHOOD PATTERNS



AVERAGE BLOCK DIMENSION	300 x 290
AVERAGE UNITS PER ACRE	3.7
AVERAGE LOT SIZE	Varies (7500 - 19000 sf)
AVERAGE LOT COVERAGE	30-75%
AVERAGE PARKED CARS PER ACRE	1-2 per house
AVERAGE TREES PER ACRE	Medium - Dense

2. PUBLIC FRONTAGE



PUBLIC FRONTAGE TYPE	Street
SPATIAL WIDTH	100 ft.
POSTED DESIGN SPEED	None
R.O.W. WIDTH	36-42 ft.
MOVING LANES	2
PARKING LANES	1
PAVEMENT WIDTH	19-21 ft.
CURB TYPE	Ribbon
CURB RADIUS	12.25 ft.
MEDIAN	None
SIDEWALK	None (except for new homes)
PLANTER TYPE	Continuous strip (new homes)
PLANTER WIDTH	~ 10 ft.
PLANTING PATTERN	Irregular
TREE TYPE	Shade
BIKE WAY TYPE	None
BIKE WAY WIDTH	None

3. PRIVATE FRONTAGE



PRIVATE FRONTAGE TYPE	Common Yard
PRINCIPAL BUILDING HEIGHT	1 story
OUTBUILDING HEIGHT	1 story
FIRST FLOOR ABOVE GRADE	0-2 feet
BUILDING DISPOSITION	Edgeyard
LOT WIDTH	50-100 ft.
LOT DEPTH	100-150 ft.
LOT COVERAGE	~ 50% (depending on depth)
BUILDOUT PERCENTAGE AT SETBACK	~ 50-75%
FRONT SETBACK	33-35 ft.
SIDE SETBACK	5-15 ft.
REAR SETBACK	20-80 ft. (depending on depth)
OUTBUILDING SETBACK	~ 5 feet
FRONT ENCROACHMENT	N/A
SIDE ENCROACHMENT	N/A
GROUND LEVEL FUNCTION	Residential
UPPER LEVEL FUNCTION	None

Neighborhood Districts

- ▶ No one-size-fits-all approach to zoning
- ▶ Zoning Districts correspond to the Comprehensive Plan
- ▶ Don't apply new zoning districts until neighborhood studies are complete

NEIGHBORHOOD DISTRICTS



Neighborhood districts are intended for infill or re-development in mixed residential or commercial areas within existing neighborhood areas on the preferred scenario map.

SPECIAL DISTRICTS



Intended for primarily single-use commercial and industrial development

CONVENTIONAL RESIDENTIAL DISTRICTS



Conventional residential zoning districts are intended for low-density single family residential development in existing residential neighborhoods.

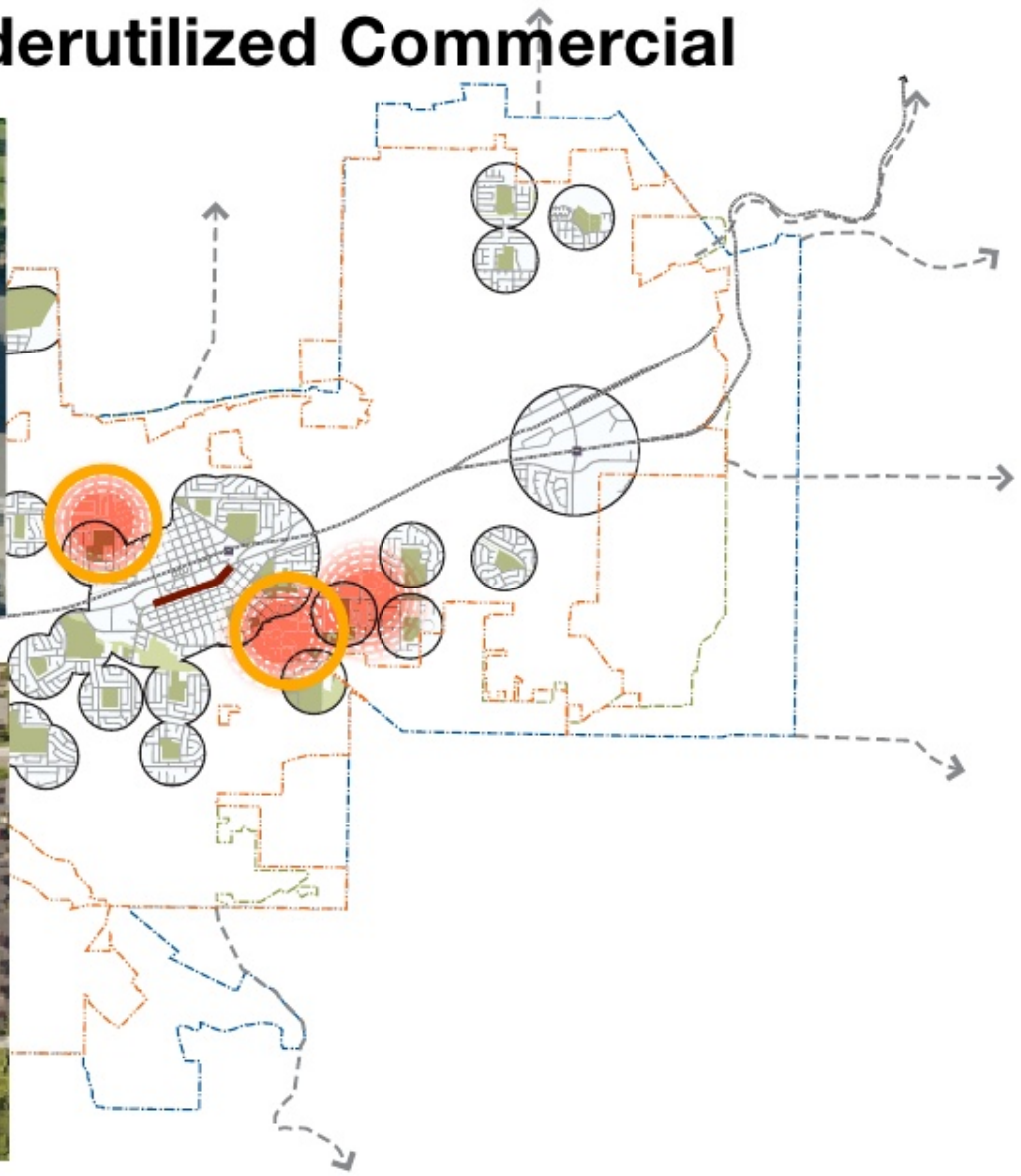
CHARACTER DISTRICTS



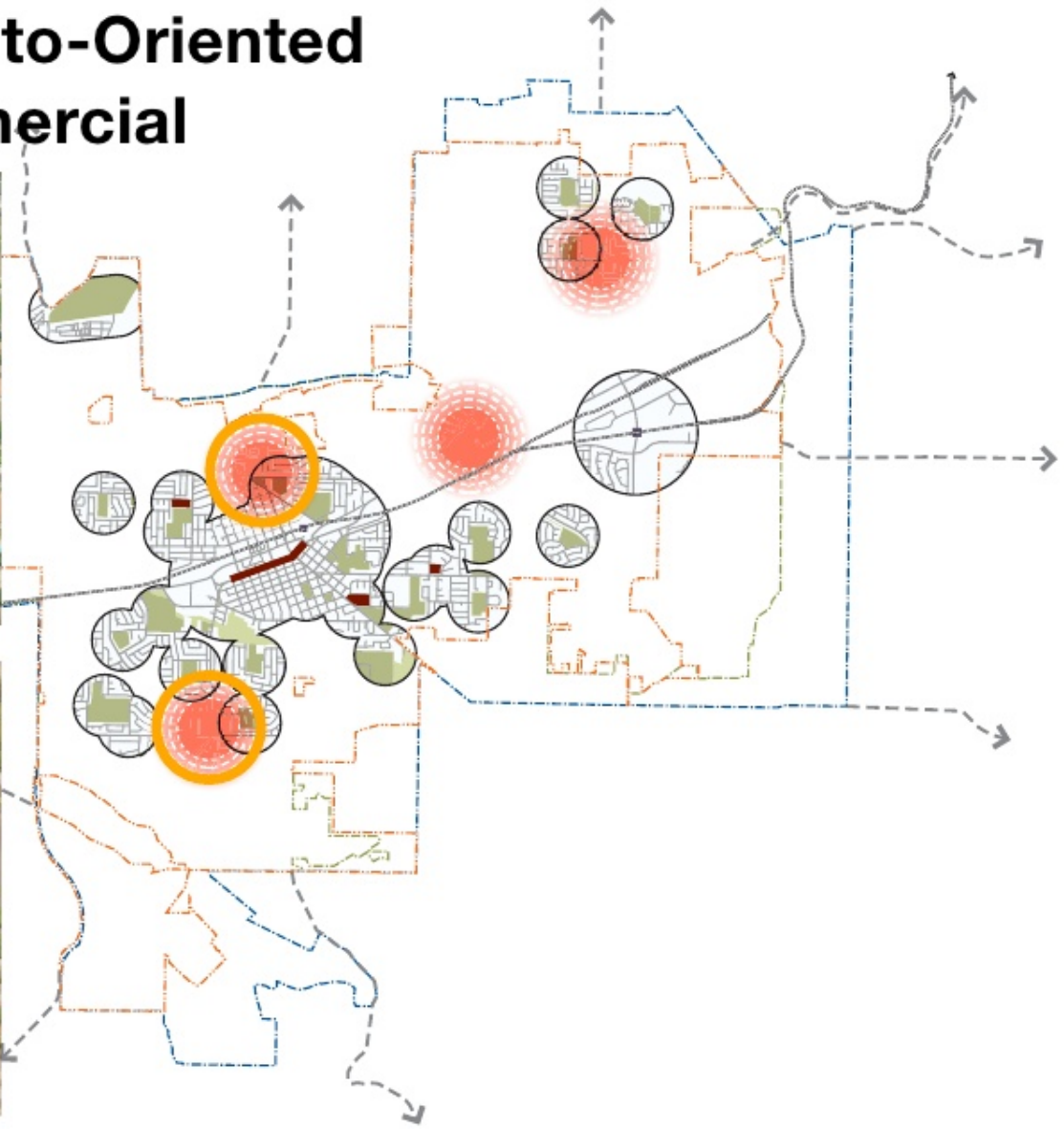
Intended for new mixed-use development in high intensity zones and new communities in medium and low intensity zones.



Short Term Convert Underutilized Commercial



Mid Term Convert Auto-Oriented Neighborhood Commercial



04

Affordable Housing

Development Codes offer tools to aid a City in meeting its housing goals but they are only one element of an affordable housing program and not necessarily the most important



Code SMTX Role in Affordable Housing

Code SMTX is removing barriers and actively encouraging in Growth Areas.

Neighborhood Districts provide an opportunity to enable some missing middle housing in select areas while ensuring compatibility



Affordable Housing Program/ Policy

True implementation and development of affordable housing requires a robust policy and program that is supported by a multi-disciplinary collaboration of public, private and non-profit agencies.

Addressing Affordable Housing

Ensure that the Code is taking the correct approach to accommodating Affordable Housing

Element	Included in Code SMTX	Where	Staff Recommendation
Housing Subsidies	No	N/A	Separate program
Code Incentives	Yes	Growth Areas	Recommended
Managing Rentals	Limited	Everywhere	Rental Ordinance
Options for smaller missing middle housing types	Yes	Growth Areas ----- Existing Neighborhoods	Encouraged ----- Allowed with oversight

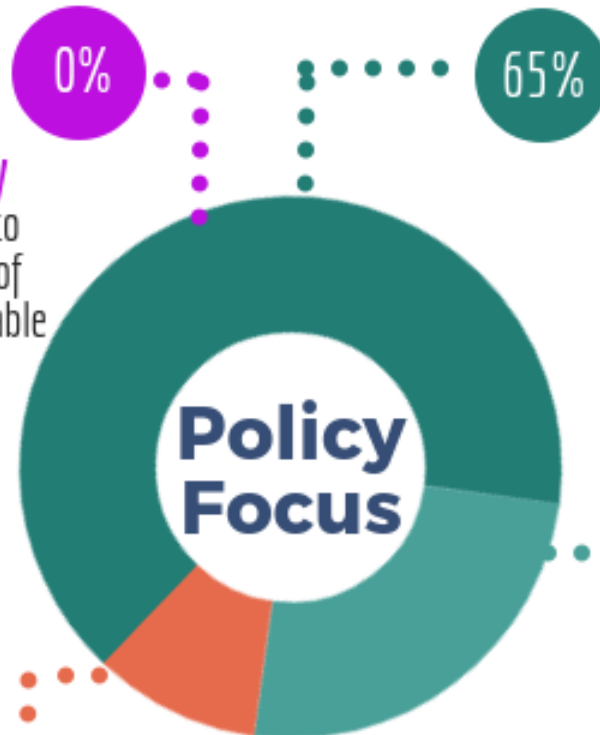
Current Policy

The City's current affordable housing policy focuses primarily on supporting the market in creating more opportunities for housing that is affordable. The policy does not address subsidized affordable housing

Permanently Affordable Housing Supply

Utilizing incentives to supply an inventory of permanently affordable homes

0%



Increase Market Rate Supply

Utilizing Development Codes to increase the supply of market rate affordable housing

65%

25%

Maintain Existing Housing

Utilize development codes and support non-profit organizations in maintaining and re-habilitating existing housing.

Policy Focus

Homebuyer

Utilize City subsidies to support local home ownership for residents of major employers.

10%



Panel on Affordable Housing

Take Away # 1:

Affordable Housing doesn't happen without some form of subsidy to bring the cost of housing down; including the government, other residents in a master planned community, or greater density.

Take Away # 2:

There is no single model that can achieve true and lasting affordability. Most programs tap into a multitude of sources and support a multitude of needs.

Brian Kelsey



Civic Analytics

Sean Garretson



Pegasus Planning
and Development

Terry Mitchell



Momark Development

Jim Adams



McCann Adams
Studio

Adriana Cruz



Greater San
Marcos Partnership

Development Incentives included in Code SMTX

Requirements:

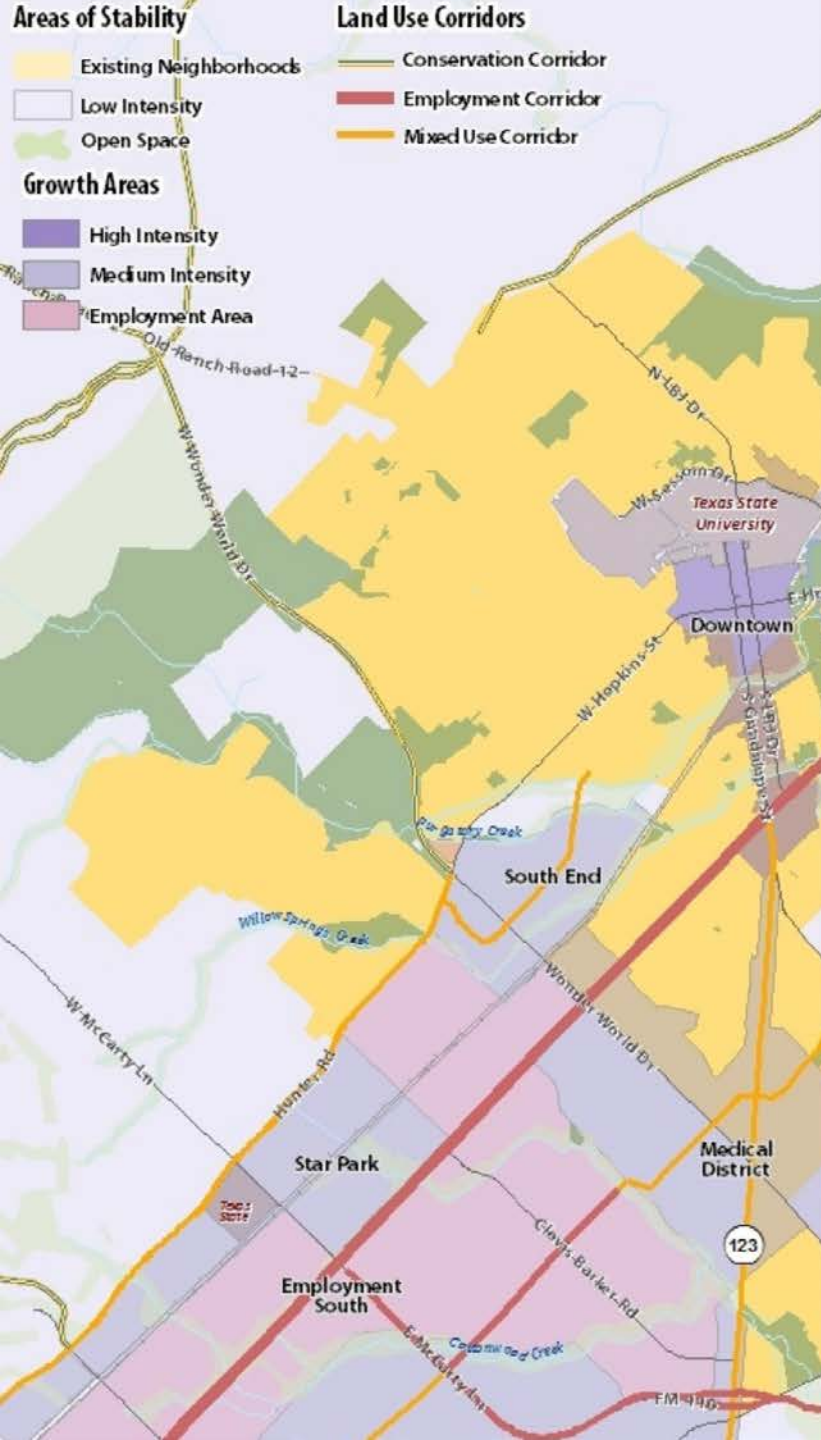
- Affordability Periods
- Deed Restrictions
- Household Eligibility
- Location Efficiencies
- Dispersal of Units
- Housing Tenure

Planning Area Development



Density Bonus/ Additional Stories





05 Next Steps and Outstanding Items

Adoption of Code SMTX is a big step forward but it is not the last. Code SMTX is a living document that is intended to be built upon and revised. We are taking deliberate steps towards creating a future San Marcos that looks like our Vision from the Comprehensive Plan.

There will be unintended failures and successes that are realized as a result of this code. In order to ensure timely and comprehensive updates and modifications staff recommends an initial 6 month review followed by an annual Development Code review process.

Staff Recommendation:

Flag Signs

Recommendation:

Amend the sign ordinance to allow a predetermined number of flag signs per lot on a temporary basis.

Neighborhood Districts

Recommendation:

Adopt Neighborhood Districts with the following amendments:

- Require a regulating plan
- Implement a single family preservation buffer
- Conduct Neighborhood Studies immediately after adoption

Affordable Housing

Recommendation:

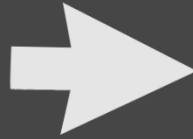
Adopt Code SMTX as is and initiate two additional projects including:

- Completion of a robust housing study and plan
- Analysis of a rental ordinance to better manage existing rental properties

Next Steps

Schedule:

February 6, 2018



Public Hearing and First Reading

- PSA Map Updates
- Comprehensive Plan Text
- San Marcos Development Code
- Design Manual
- City Code

February 20, 2018



2nd Reading



Planning and Development
Services Department

Prohibited Signs

Current Land Development Code:

"Signs having any visible part that moves, swings or rotates, except for **banners** and **flags**, and swinging signs up to ten square feet in area constructed of rigid material hanging by hinges or other flexible connection."

Code SMTX:

"Signs having any visible part that moves, swings or rotates."



Both Codes:

"Permanent portable signs (Non-permanent portable signs are regulated as temporary signs by Section 6.3.3.5)".



Neighborhood Districts

Make the following Changes to the Building Types Allowed by District Table (Sec. 4.2.1.2)

	SF-6 SF 4.5	ND2	ND2.5	ND3	ND3.5	ND4	ND4M
Accessory Dwelling Unit	■	■	■	■	■	■	■
House	■	■	■	■	■	■	--
Cottage	■	■	■	■	■	■	--
Cottage Court	--	--	--	■	■	--	--
Duplex	--	--	--	--	■	--	--
Attached House	--	--	■	■		--	--
Townhouse	--	--	--	--	■	■	■
Small Multi-Family	--	--	--	--		■	■
Courtyard Housing	--	--	--	--	--		--

ND2 would vary from single family districts by allowing smaller lots with smaller setbacks and up to 10 units per acre

Neighborhood Districts

Amend the Comprehensive Plan / District Translation Table & Text as follows:

District Classification	Open Space / Agricultural	Low Intensity	Existing Neighborhood	Medium or High Intensity Zone	Employment Center	Corridor
Conventional Residential	▼ NP	▼ NP	■ P	--	--	--
Neighborhood Districts (2 & 2.5)	▼ NP	▼	■ *	▼	—	—
Neighborhood Districts (3 & 3.5)	▼ NP	■ NP	★*P	▼ NP	▼ NP	■ P
Neighborhood Districts (4 & 4M)	▼ NP	■ NP	★*P	■ NP	▼ NP	■ P
Character Districts	▼ NP	■ P	--	■ P	▼ NP	■ P
Special Districts	--	▼ NP	▼ NP	▼ NP	■ P	■ P
Legend	-- = Not Considered without Preferred Scenario Amendment Allowed		NP ▼ = Not Preferred ★ = Not Considered before NCS		P = Preferred ■ = Considered	

*Initial Authorization by City Council is required when request is 1 acre or greater.

SUMMARY OF AMENDMENT ABOVE:

Considered(■). An application may be reviewed by staff and considered by P&Z / City Council

Not Preferred(▼). An application may be reviewed by staff, with additional scrutiny, and considered by P&Z / City Council

Not Considered before NCS(★). An application may not be submitted before a Neighborhood Character Study has been adopted

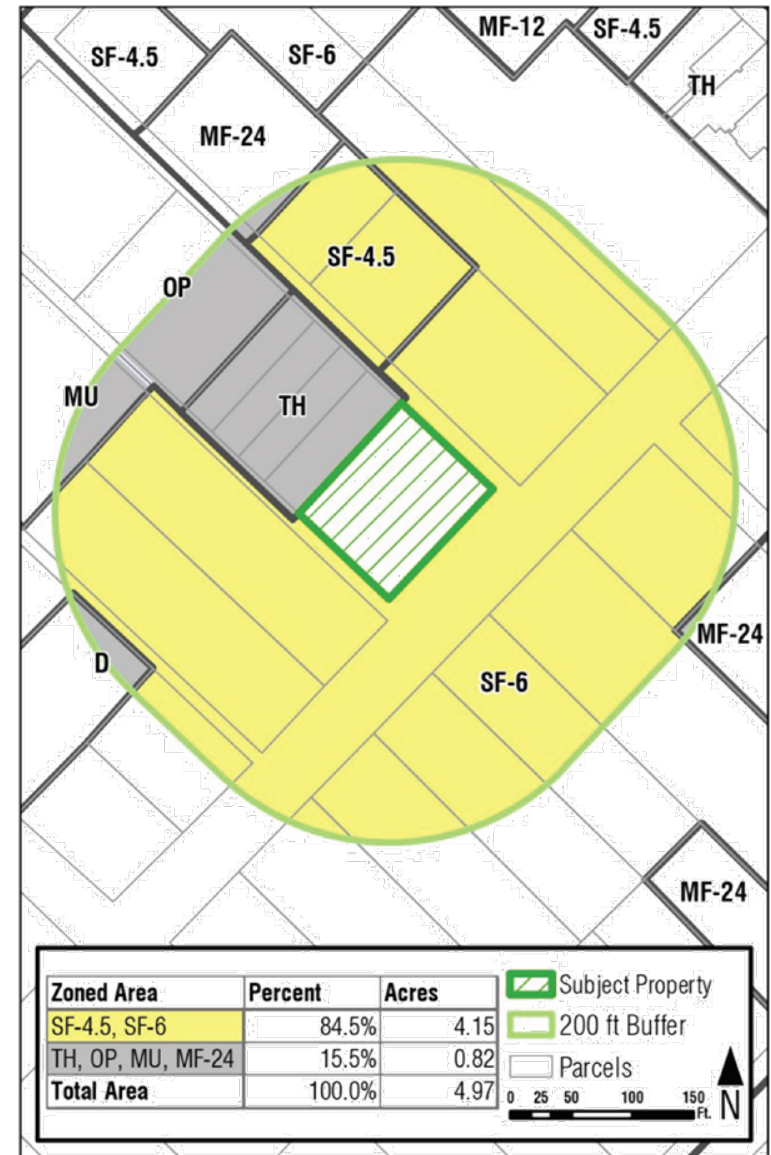
Not Considered without a PSA(--). An application may not be submitted without a request to amend the Preferred Scenario Map

Neighborhood Districts

Rezoning requests are limited to Conventional Residential Districts. (may also include ND2 and ND2.5)

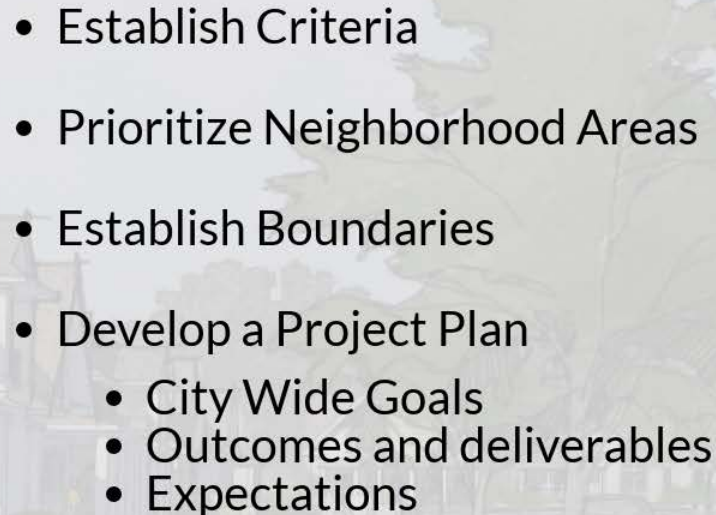
When more than 50% of the area surrounding a subject property is zoned single family.

Until after Neighborhood Studies are completed.



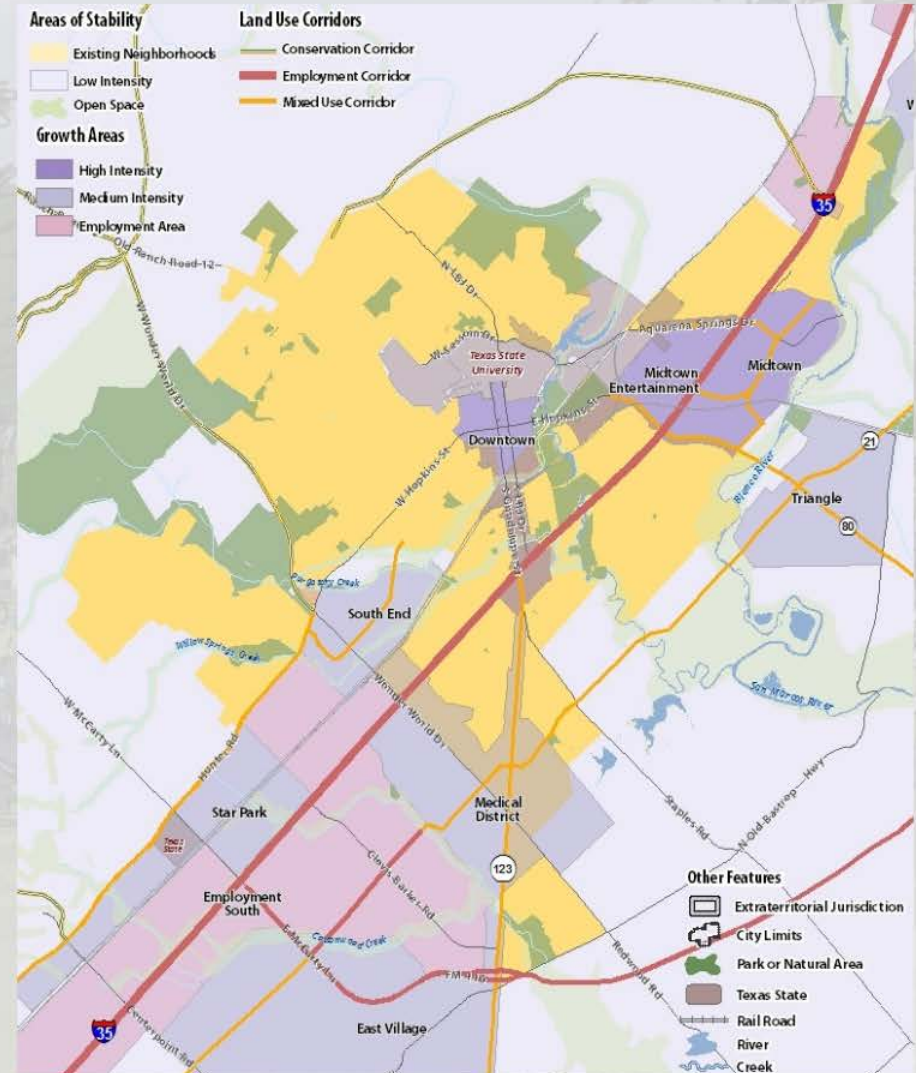
Neighborhood Character Study

Phase I: Project Plan

- 
- Establish Criteria
 - Prioritize Neighborhood Areas
 - Establish Boundaries
 - Develop a Project Plan
 - City Wide Goals
 - Outcomes and deliverables
 - Expectations

Anticipated Timeline: 6 Months

Anticipated Budget: \$50,000



Phase I

Steps:

- ▶ Staff analysis
- ▶ Neighborhood Planning Kick-off / open house for public
- ▶ First draft - Project Plan
- ▶ Council Workshop
- ▶ Final draft
- ▶ Approval Meetings

Neighborhood Planning Project Plan:

Establish City Goals for the project:



Zoning changes or guidance?



How can neighborhood studies meet city wide housing needs?



How should neighborhood studies address city goals for parkland?



City goals for sidewalks? Bike lanes?



Should Neighborhood Plans address environmental goals and how?



What is the goal for proximity to jobs and services

Establish City Goals for process:

- Boundaries and number of studies
- Duration and number of workshops
- Outreach and participation

Neighborhood Character Study

2

Phase II: Neighborhood Studies

- Complete Neighborhood Studies
 - Proposed land use map
 - May provide direction for zoning changes and/or
 - Guidance for property owner requested zoning changes
 - Transportation and parks,
 - Open space, and environmental elements
 - Goals and objectives
 - Implementation steps

Anticipated Timeline: 6-12 Months per study

Anticipated Budget: \$200,000 per Study

The anticipated timeline is subject to change based on the project scope and criteria developed during Phase I.

Neighborhood Character Studies

Steps:

- ▶ Staff analysis
- ▶ Community Mapping
- ▶ Goals and Objectives
- ▶ First draft
- ▶ Final draft
- ▶ Zoning Notification
- ▶ Approval Meetings

Conducting Neighborhood Studies:

Staff analysis and data collection:



Susceptibility to change



Housing trends and needs



Proximity to parks and open space



Connectivity and infrastructure analysis



Drainage and floodplain



Access to jobs and services

Community Mapping:

Step 1: Areas of Change identified

Step 2: Appropriate development types applied

Goals and Objectives:

Applying infrastructure plans like sidewalks, parks, trails, drainage.

A historical, sepia-toned aerial photograph of San Marcos, Texas. The image shows a dense grid of streets and buildings, with a river flowing through the lower left. A railroad line runs diagonally across the bottom right. The town is surrounded by hills and open land. Labels for streets like 'AUSTIN STREET', 'COLORADO STREET', and 'COMAL STREET' are visible.

02 Overview

Code SMTX provides San Marcos with the tools that we need in order to manage the tremendous amount of growth that we have already experienced and are anticipating into the future.

The preservation, construction and dedication of streets, parks, water lines, sewer lines, open space, and drainage areas are dictated by this development code. The intensity and type of land use patterns are controlled by this code.

These are the enduring elements that will shape San Marcos for future generations

Chapter 1: General

What's Changing?

- Expand the ability to request incremental improvements to non-conforming properties.
- Strengthen the ability to bring non-conforming structures up to code.

Why?

- Supports an incremental approach in areas where redevelopment and improvements are occurring.
- Allows the City to pursue more enhanced enforcement in priority areas.



Chapter 2: Development Procedures



What's Changing?

- New processes including, alternative compliance, existing neighborhood regulating plans, and Planning Area zoning.
- Increased notification and transparency for all requests.

Why?

- Provides increased predictability for residents, property owners, and the development community.

Chapter 3: Subdivisions

What's Changing?

- Requirements for greenways, streetscape types, and block perimeters ensure a walkable, connected, street network that can support current development impacts and can be expanded to accommodate future development.
- Increased parkland dedication city wide, a new parkland development fee, a parkland requirement downtown, enhanced standards for parkland development.
- Requirements for cross access between commercial developments, requirements for a pedestrian path from the sidewalk to the building, enhanced driveway spacing standards.

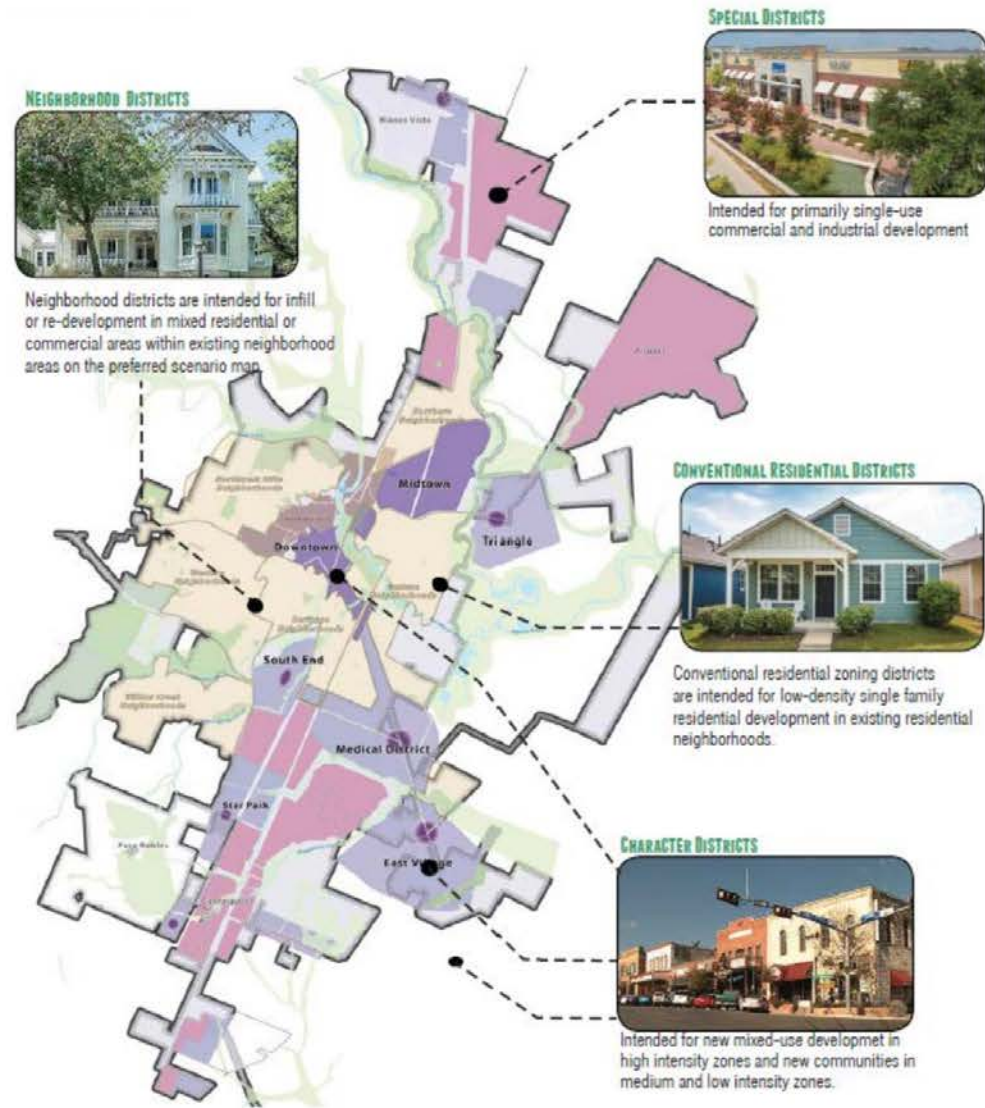
Why?

- Land subdivision is a critical step in the process of building an infrastructure, open space, and transportation system that will sustain itself as the City grows.
- The link between the design of streets and adjacent land uses is critical to a walkable City.
- Good access standards reduce congestion and provide better access for emergency response.

Chapter 4: Zoning

Whats Changing?

- New Zoning Districts have been created to correspond to the Comprehensive Plan areas including Character Districts and Neighborhood Districts.
- Conventional single family and heavy commercial and industrial districts remain largely unchanged.
- Select Medium and High density residential districts are being retired and become Legacy Districts.
- A new Planning Area zoning district replaces PDDs.
- Corridor Overlay Districts have been created to ensure appropriate development along major highway corridors and gateways.



Chapter 4: Zoning (Continued)

What's Changing?

- Requests for Preferred Scenario Map amendments (PSAs) to Employment Centers are not required to follow the twice per year requirements in order to recognize the time sensitivity of employment generating requests
- Design and building elements such as glazing, articulation and durable building materials are included for new zoning districts.
- Requirements for building height, parking location and the scale of development are more closely related to the location of the development in addition to the use.

Why?

- In order to support the Comprehensive Plan zoning districts must respond more effectively to the intensity and type of development in different Comprehensive Plan Areas.
- In order to increase predictability Code SMTX creates better avenues for deviations that don't change the underlying intent of the zoning district.

Chapter 5: Use Regulations



What's Changing?

- The Land Use Matrix has been consolidated and updated with new uses like community gardens and urban farms.
- Definitions and standards for uses have been added to this chapter.
- New Standards for ADU's, and Home Shares have been added.

Why?

- This new Chapter provides the City the ability to establish standards for particular uses and better tools to mitigate adverse impacts related to use.

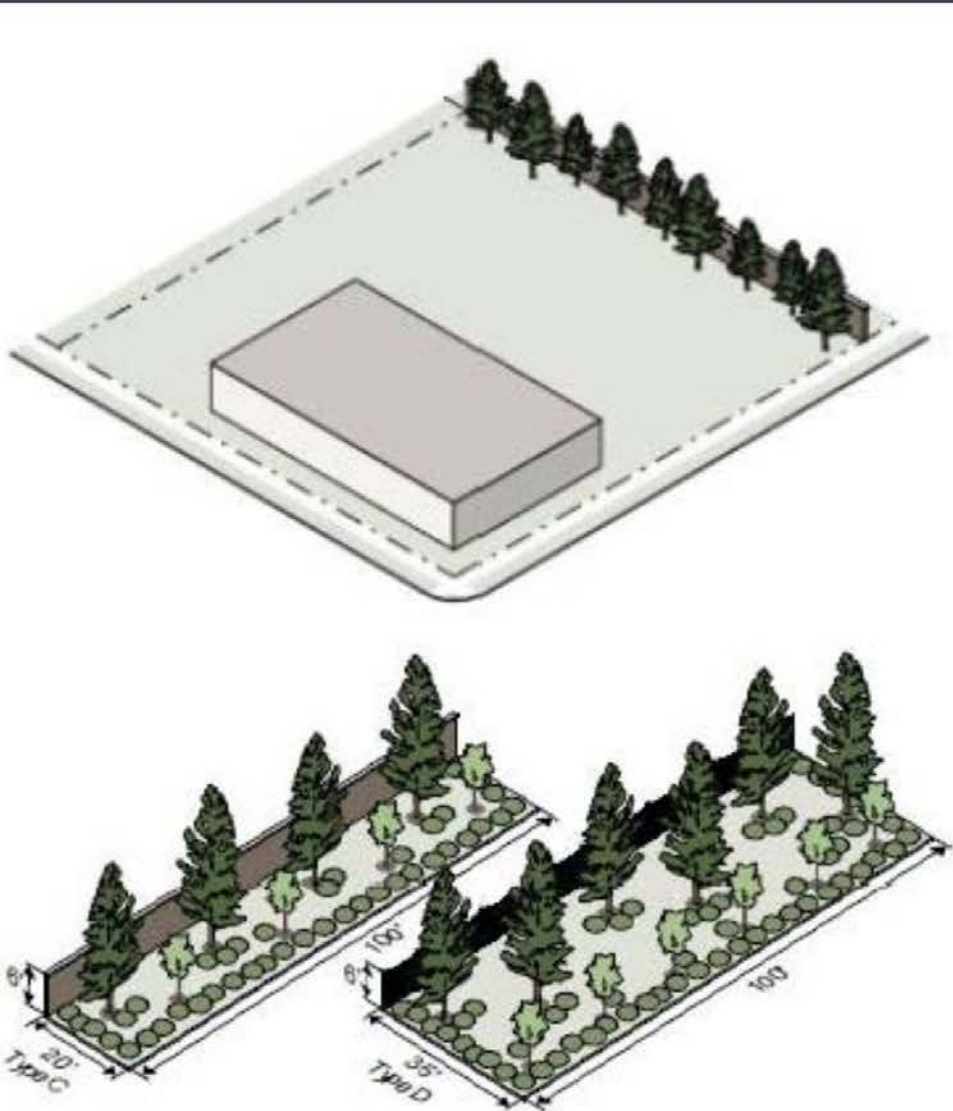
Chapter 6: Environmental Standards

What's Changing?

- Water Quality and Buffer Zones along waterways are expanded to smaller waterways.
- New water quality standards for all areas in the City that drain to the San Marcos River.
- Existing water quality standards in the San Marcos River buffer zone and the Edwards Aquifer are strengthened.
- San Marcos River buffer zone is expanded.
- Barriers to LID are removed.
- An urban stormwater management district is established Downtown.
- Tree mitigation requirements are increased.



Chapter 7: Supplemental Standards



What's Changing?

- Parking standards are reflective of the Comprehensive Plan and of different development types.
- Landscaping and screening between uses and zoning districts.
- Parking lots are screened and better landscaped.
- Downtown signage standards expanded to neighborhood districts.

Why?

- Better parking, landscaping, screening, and signage standards create vibrant and walkable places that match the development type and character of the area.

Chapter 8 and 9: Definitions and Legacy Districts

Legacy Districts

- The zoning map stays the same after the adoption of Code SMTX.
- Standards from previous zoning such as uses, setbacks, impervious cover, and dwelling units per acre still apply.
- Subdivision, infrastructure, environmental, parking, landscaping and signage standards from Ch 3, Ch6, and Ch7 follow the new Code SMTX standards.

Why?

- This zoning strategy allows us to focus on ensuring that requests for new development are consistent with the Comprehensive Plan.
- Minimizes unnecessary disruption for current property owners.

