



A modern Code that Offers a Better Tool Kit for Shaping Growth

City Council - First Reading
February 20, 2018

Code SMTX and Design Manual Staff Recommendations:

Staff recommends approval of Code SMTX and associated Design Manual as presented with the following four alternatives:

- Regulating Plan
- Single Family Buffer
- Neighborhood District 2
- Modify Attached Home

Code SMTX

Council Member Proposals:

MEMBER	IMPACT	SECTION	PROPOSED AMENDMENT
DERRICK	MINOR	4.1.1.6	The single family buffer restricting applications to ND3.5, ND4, and ND4M should only be applicable in areas where no Neighborhood Character Study has been conducted.
PREWITT	MINOR		Rename Home Share Rentals to Short Term Rentals
PREWITT	MINOR	34.824 City Code	Create an exception from required long term rental registration for a unit where at least one of the occupants is an owner of record unless there are violations
PREWITT	MINOR	3.10.1.3	Include conservation land, green space and hike and bike trails for fee in lieu.
PREWITT	MINOR	7.1.2.1	<p>A. on-street public parking that is located directly adjacent to the property may be counted towards the minimum requirements in section 7.1.2.1 or section 7.1.2.2</p> <ol style="list-style-type: none"> 1. There should be a minimum width of street to be taken into consideration, 2. There needs to be a discussion of how to treat residential parking permits in areas that may use this parking minimum requirement 3. If the city is to allow street parking which the city is to maintain, then there should be a fee in lieu of for sidewalk construction so our streets are more walkable. 4. If the street has parking on both sides without a minimum, then how will bikes be accommodated on certain streets...take into account the transportation master plan? 5. TOD exemption (at a later date)

Code SMTX

Council Member Proposals:

MEMBER	IMPACT	SECTION	PROPOSED AMENDMENT
PREWITT	SUBSTANTIVE	7.1.2.2	Purpose built student housing: CD-4 / CD-5 should be increased to 1.05 parking spaces per bedroom with the same reductions allowed through fee-in-lieu in the downtown area.
PREWITT	MINOR	7.1.3.3	Lodging:can there be an exception if the CD5-D has offsite valet parking to fulfill the parking requirements? COSM will have to have metered parking in order for this to be applicable.We may be able to incentivize a hotel DT in one our historic buildings if the applicant can provide valet parking in alternative location.

Comprehensive Plan and Map

Staff Recommendations:

#1 Property Owner Request

Expand the boundary of the Employment Center by 500' for a property located on IH 35 between Trace and Las Colinas

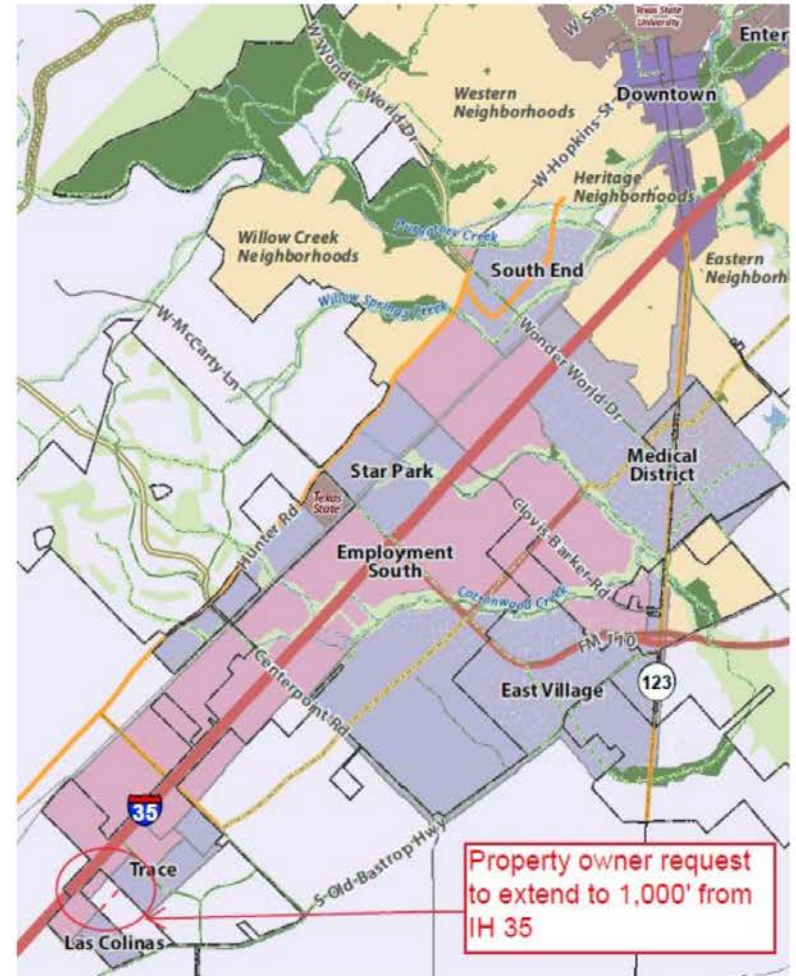
#2 Low Intensity



Land Preservation Area

#3 Neighborhood Areas

Remove references to the names, number and boundaries of neighborhood areas from the Preferred Scenario Map and Comprehensive Plan text.



City Code Staff Recommendations:

#1 Rental Registration

Include an effective date of January 2019 for rental registration in order to provide enough time to address staffing and effective implementation.

Resolution regarding next steps

Neighborhood Character Studies:

- Conduct Neighborhood Character Studies to ensure that each neighborhood maintains its existing character, and follows development and redevelopment patterns desired by the residents.

Household Affordability:

- Continue to explore and provide housing opportunities with the City Council Policy Committee, Council Strategic Initiatives for Workforce Housing implementation, public/ private partnerships and HUD Disaster Recovery Initiative.

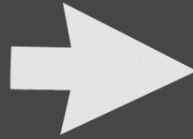
Annual Code Updates:

- Council direction to review the Land Development Code annually and update as needed to keep the code relevant in reflecting community goals.

Next Steps

Schedule:

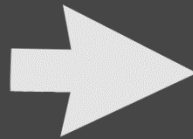
February 20, 2018



Public Hearing and First Reading

- Ord. - Comprehensive Plan
- Ord. - San Marcos Development Code
- Ord. - City Code
- Res - Discuss Next Steps Resolution

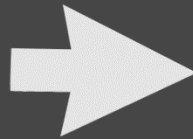
March 6, 2018



Work Session

- Neighborhood Character Studies
- Resolution Draft

March 20, 2018



Second Reading

- Ord. - Comprehensive Plan
- Ord. - San Marcos Development Code
- Ord. - City Code
- Res - Discuss Next Steps Resolution



Planning and Development
Services Department