

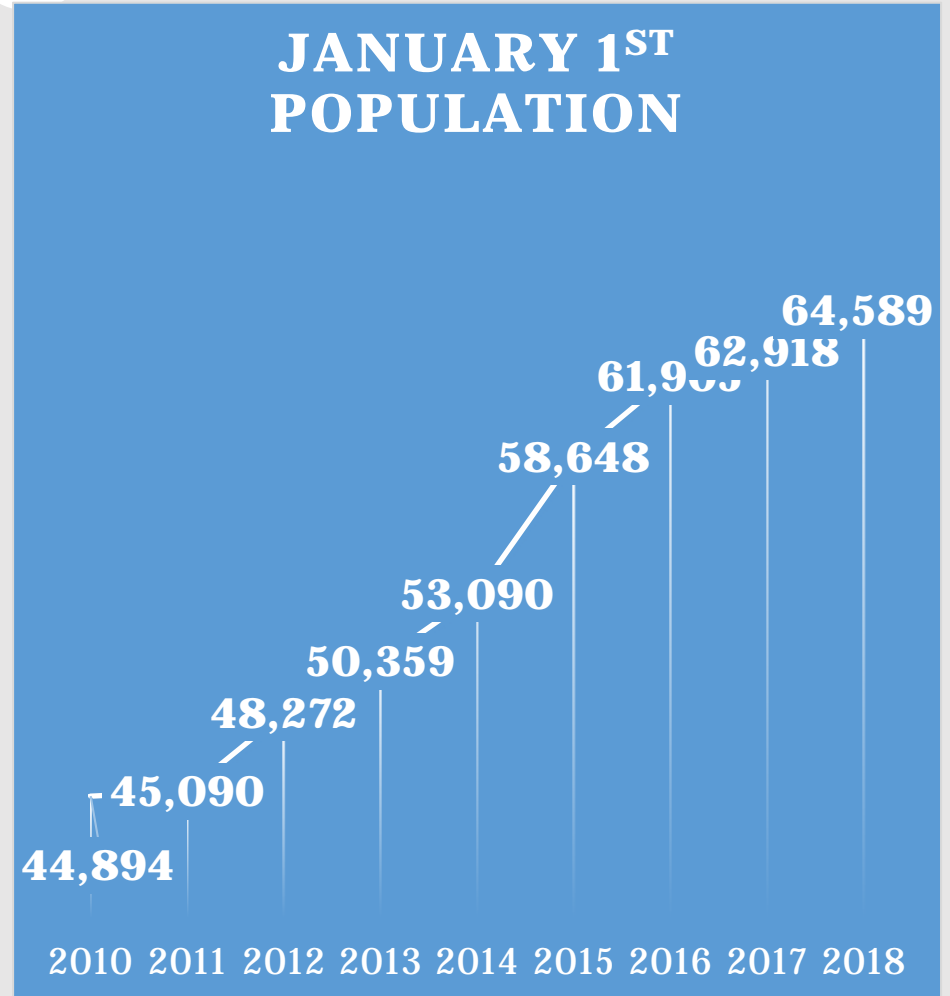
# 2017 Year in Review



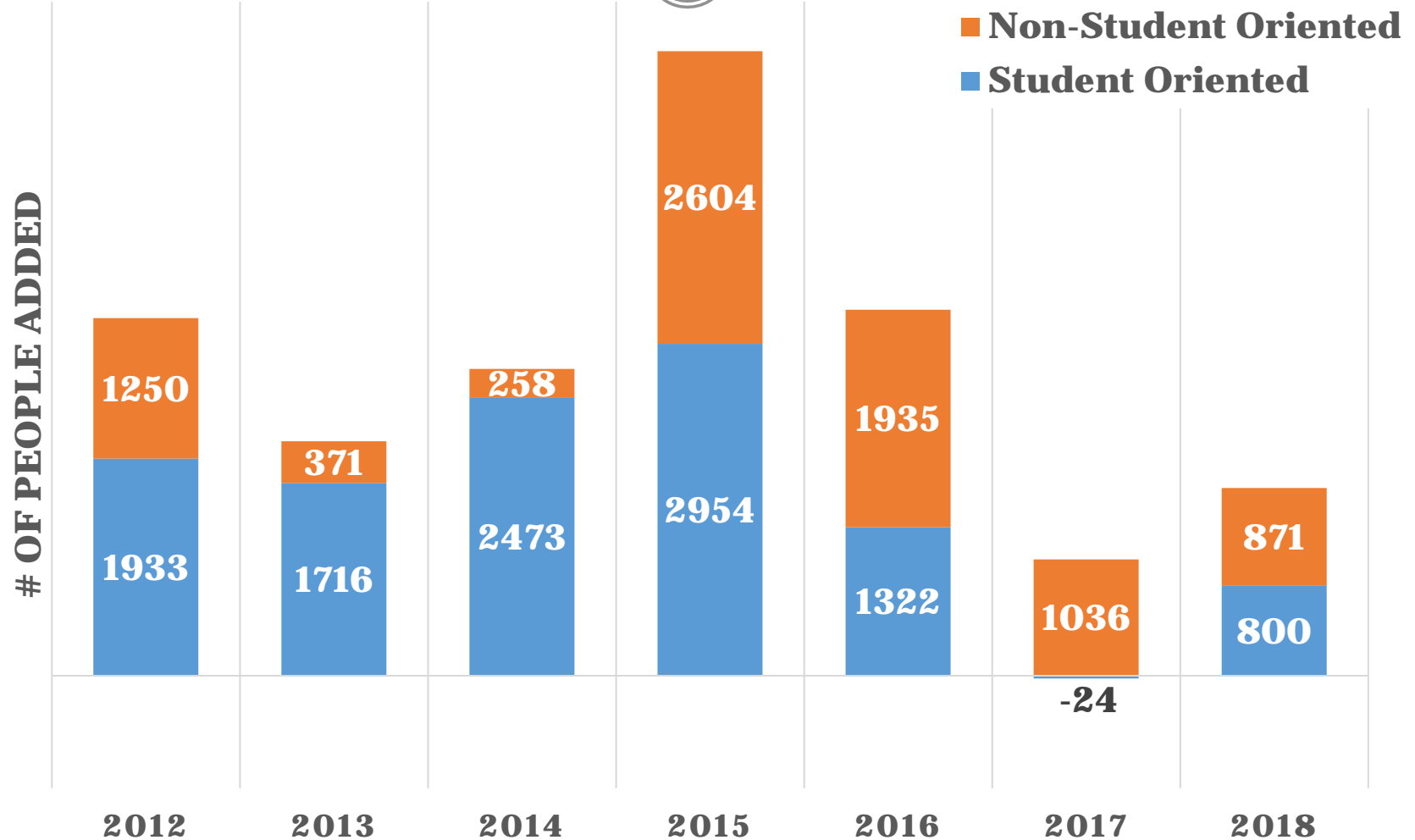
**PLANNING AND ZONING COMMISSION**  
**APRIL 10, 2018**

# Population Estimates

- 64,589 as of Jan 1, 2018
- 2.59% growth in 2017
- Census: 2012, 2013 & 2014 fastest growing city over 50,000 in US



# Analyzing Population Growth



\*2017 Student Oriented (-) due to decrease MF Occupancy and low increase in bedrooms added

# Future Population Estimates

- **2030 population projections:**

- Average Growth Rate since 2010 (4.41%)

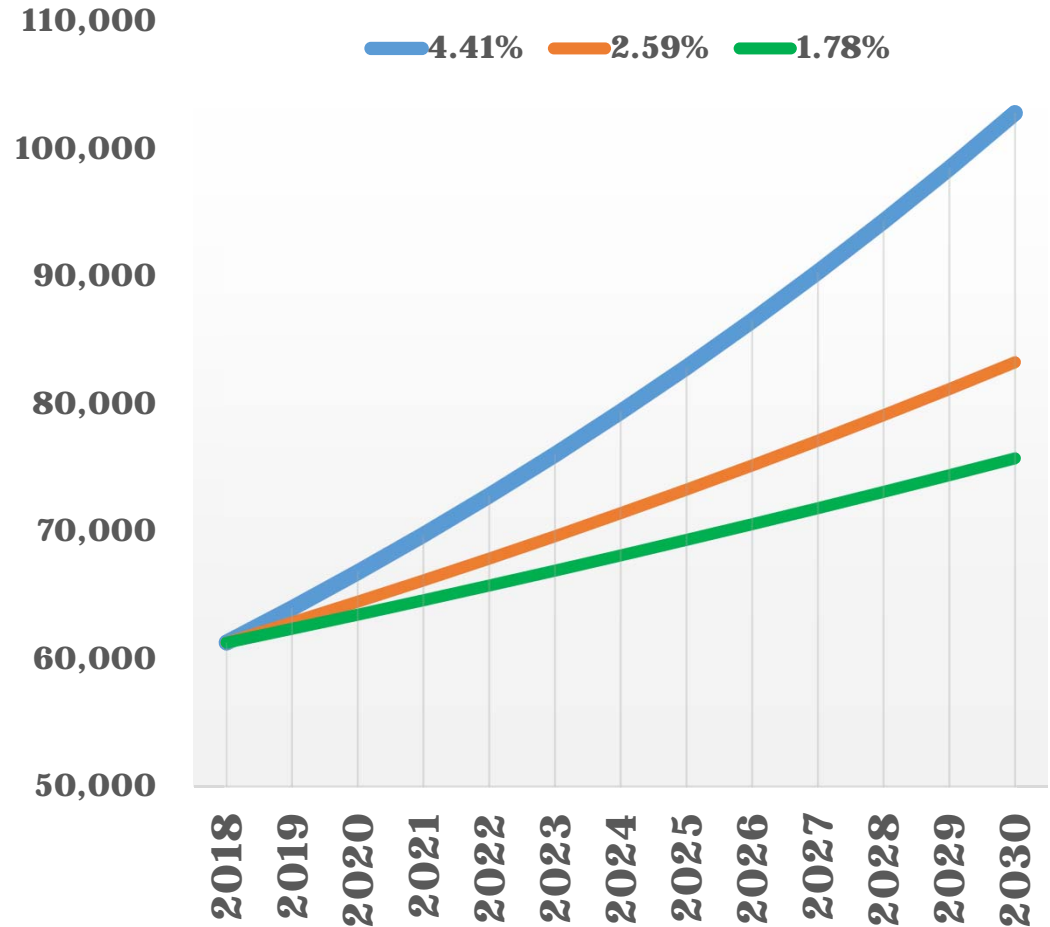
- ✦ **102,797**

- 2017 Growth Rate (2.59%)

- ✦ **83,252**

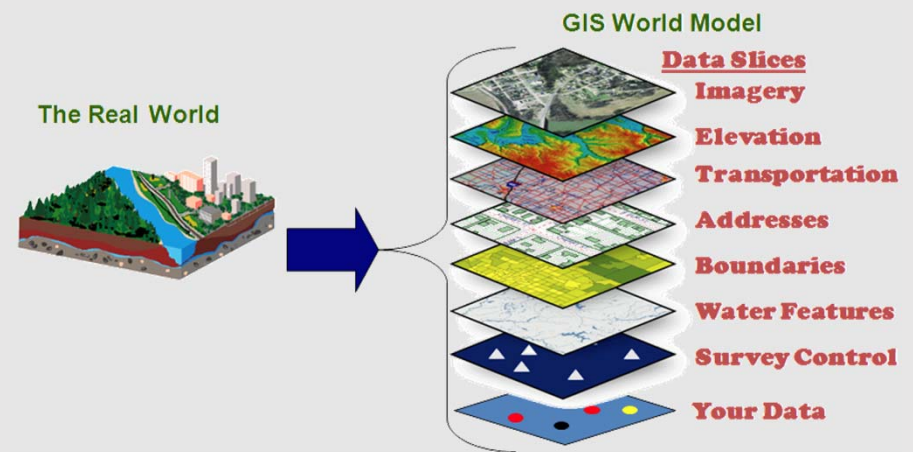
- Comprehensive Planning Growth Rate (1.78%)

- ✦ **75,720**



# GIS Division Accomplishments

- Day-to-day support completing over 600 My Permit Now tasks
- Assisted with the Annexation Strategy, Code SMTX and Transportation Master Plan Mapping
- Recreated the City's history on annexation
- Created & Implemented Web Based Applications for Home Share Rentals
- Sponsored Texas State University GIS Implementation and Design Class Project
- Maintained Updated GIS Data for Department
- Created & Deployed Application for CDBR-DR Door to Door Survey
- Updated the City's Zoning Atlas

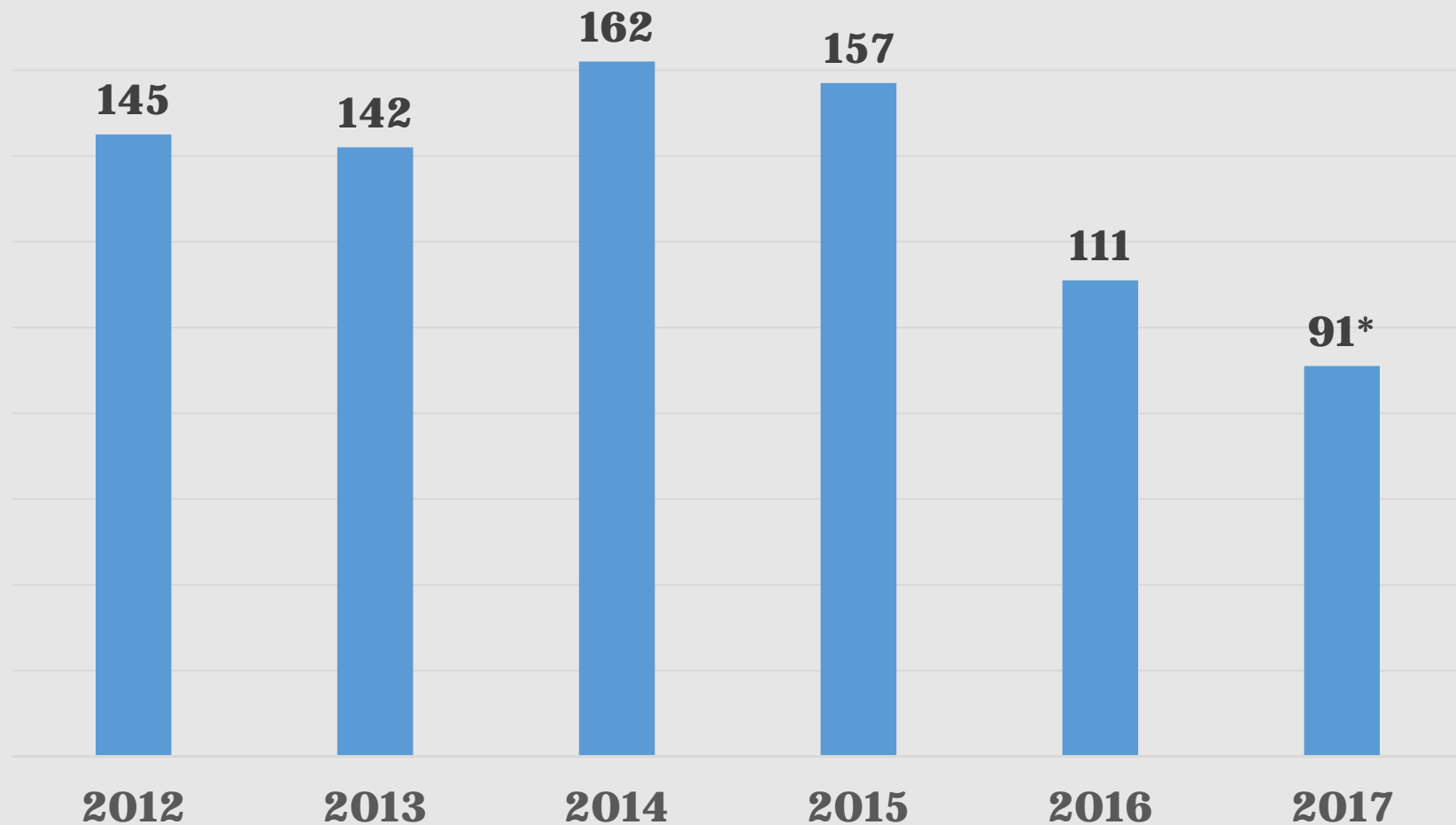


# 2017 Notable Development Cases



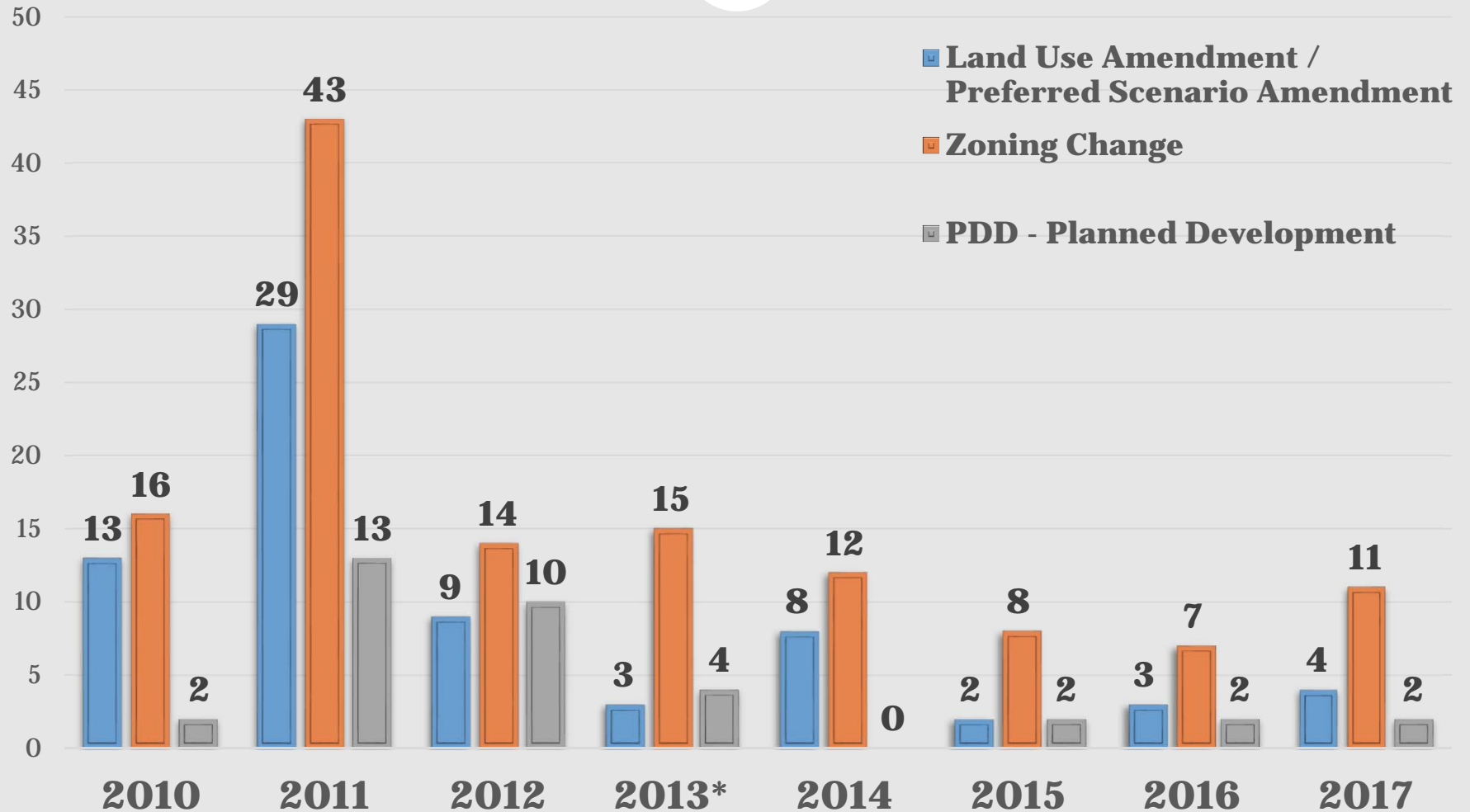
- San Marcos Fire Station #4
- The Village Main
- Marriot Residence Inn
- HEB Curbside
- Kissing Tree, La Cima & Trace Construction Began
- Advance Autoparts SmartCode Project
- Permitting Hays County Projects
- 583 Single Family Lots Final Platted
- 394 Single Family Lots Preliminary Platted
- Continued Progress on Code SMTX
- Home Share Rental Ordinance Adopted
- Purpose Built Student Housing Warrants in SmartCode
- Project Zircon
- Whisper & Halcyon PDDs
- Cheatham Street Flats
- Hays County BBQ

# Total Planning Cases



**\*159 Applications Submitted. 91 Considered by P&Z including 30 Subdivision Plats and 30 Conditional Use Permits.**

# Land Use and Zoning Cases



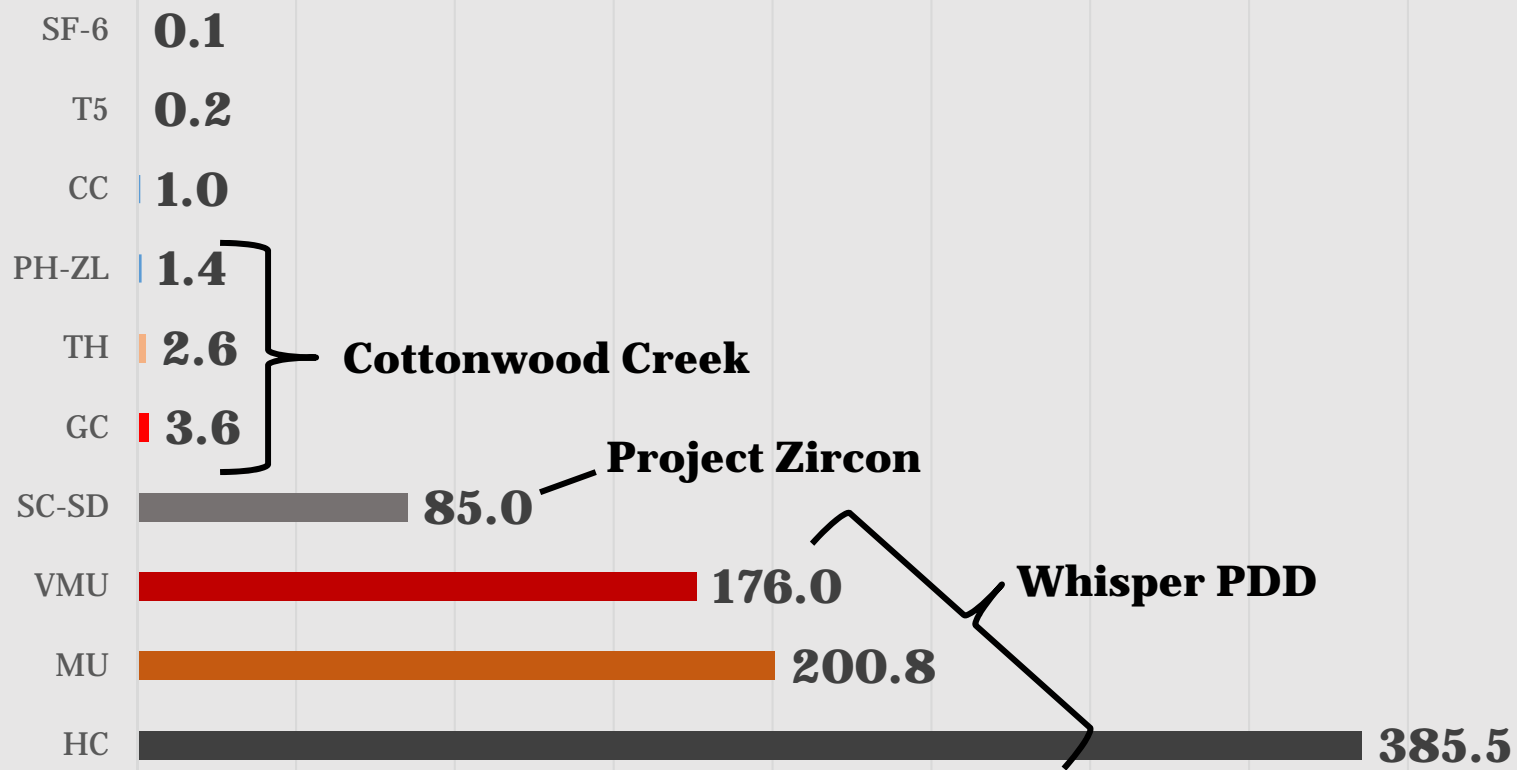
\*In 2013 a new Comprehensive Plan and Process (PSA) was adopted



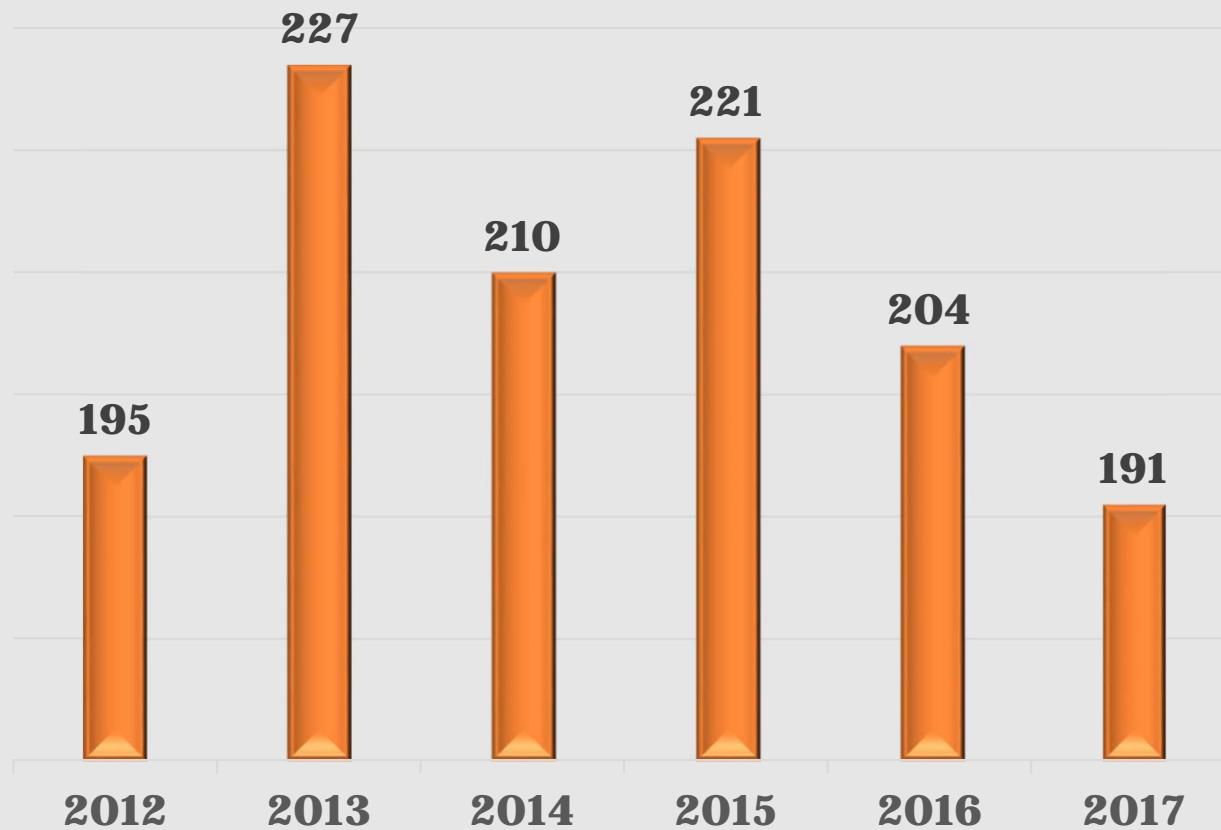
# 2017 Zoning Changes by Acreage



**Total acreage zoned: 873.4 +/-**

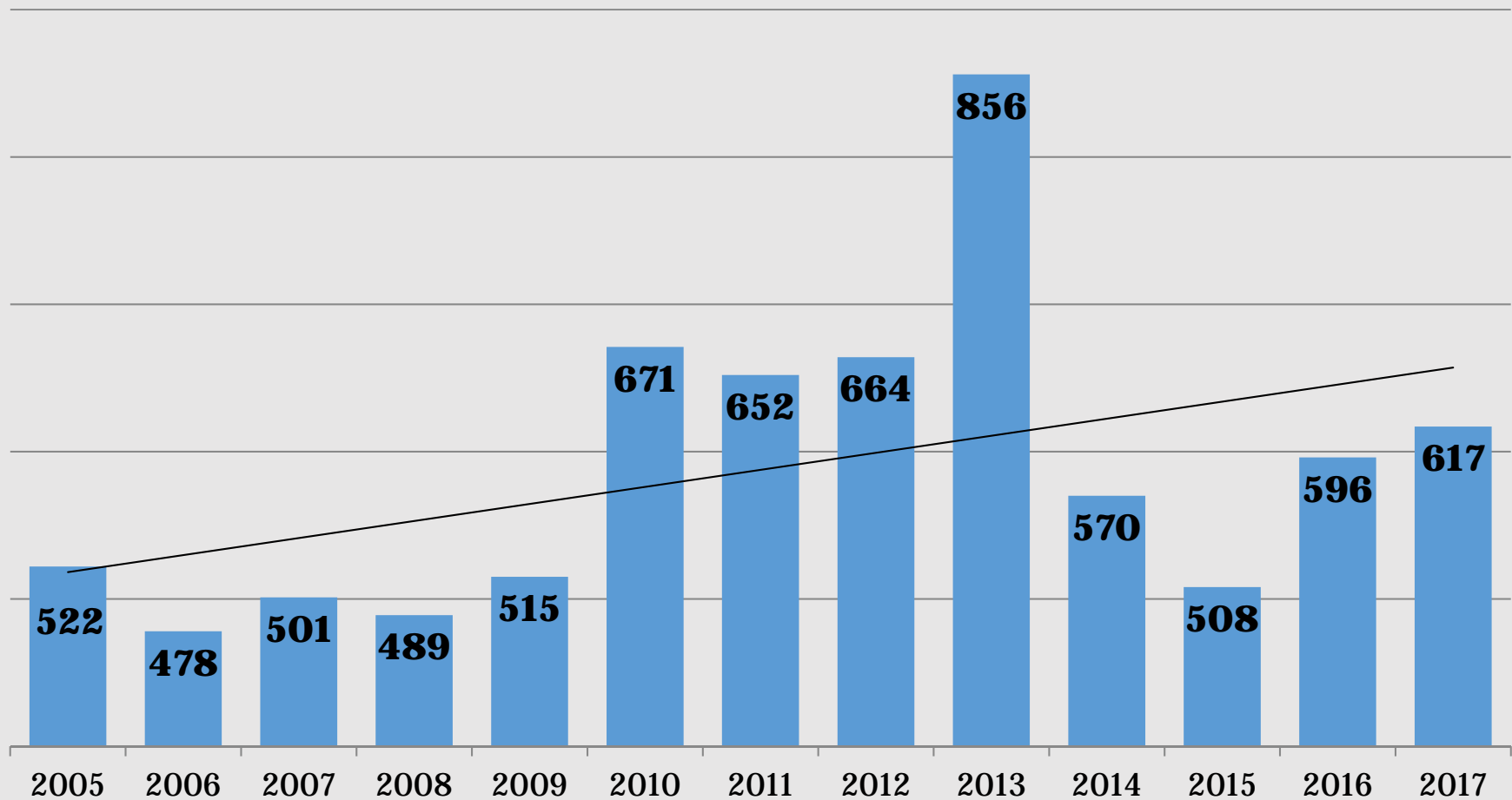


# Pre-Development Meetings

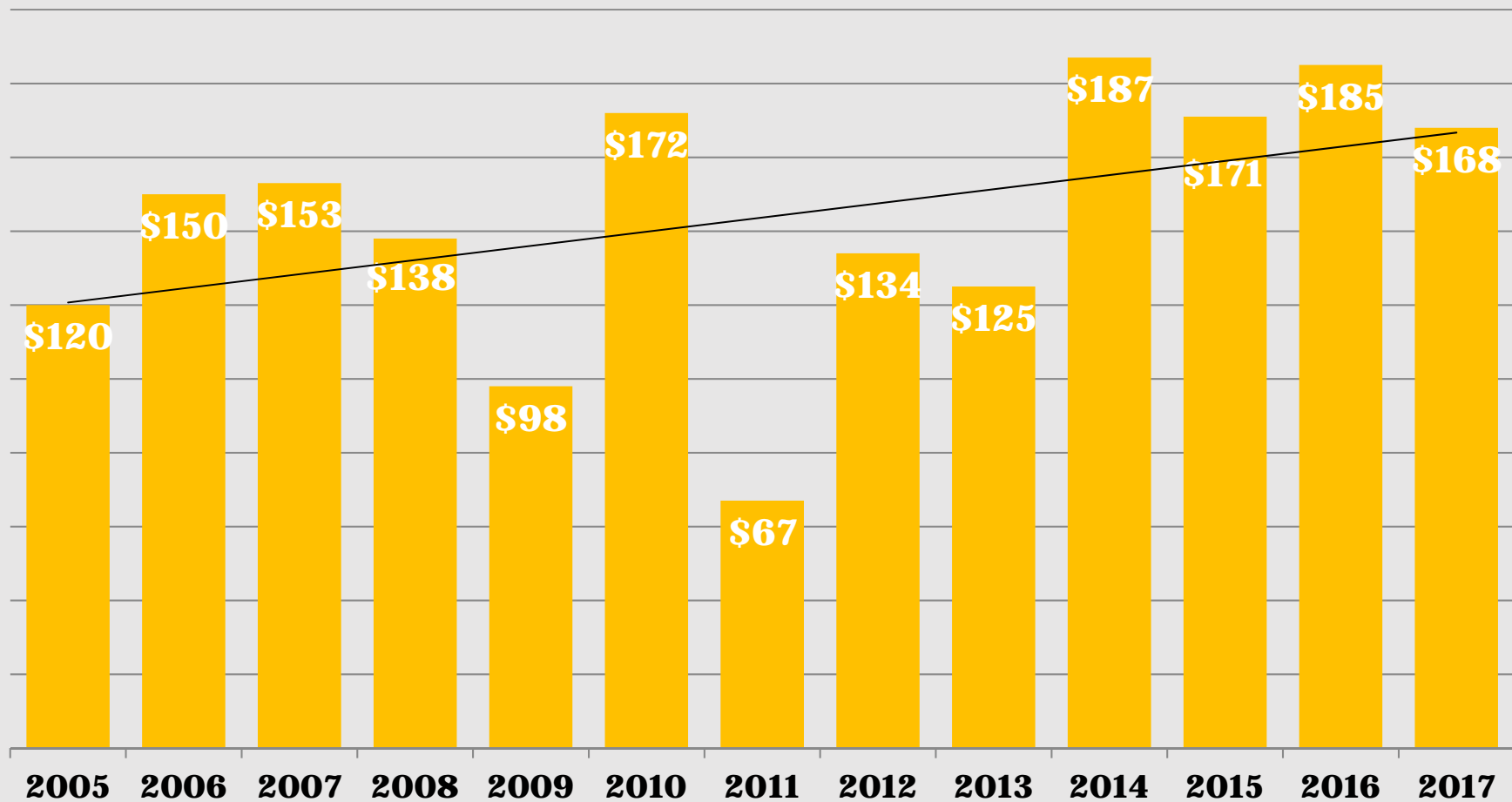


**\*some projects are seen more than once**

# Total Building Permits Submitted



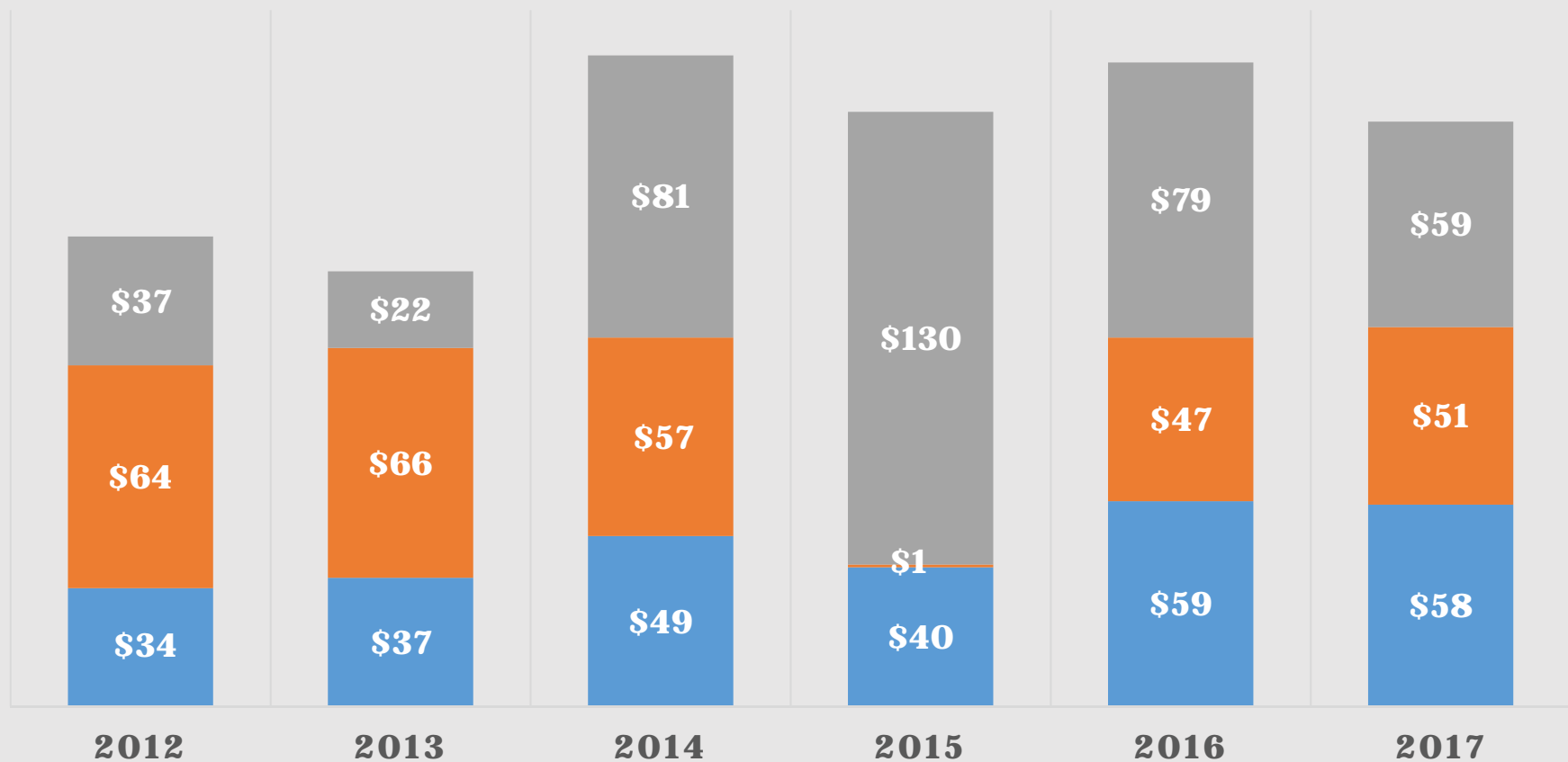
# Annual Permitted Value in Millions



# Permit Value by Land Use in Millions



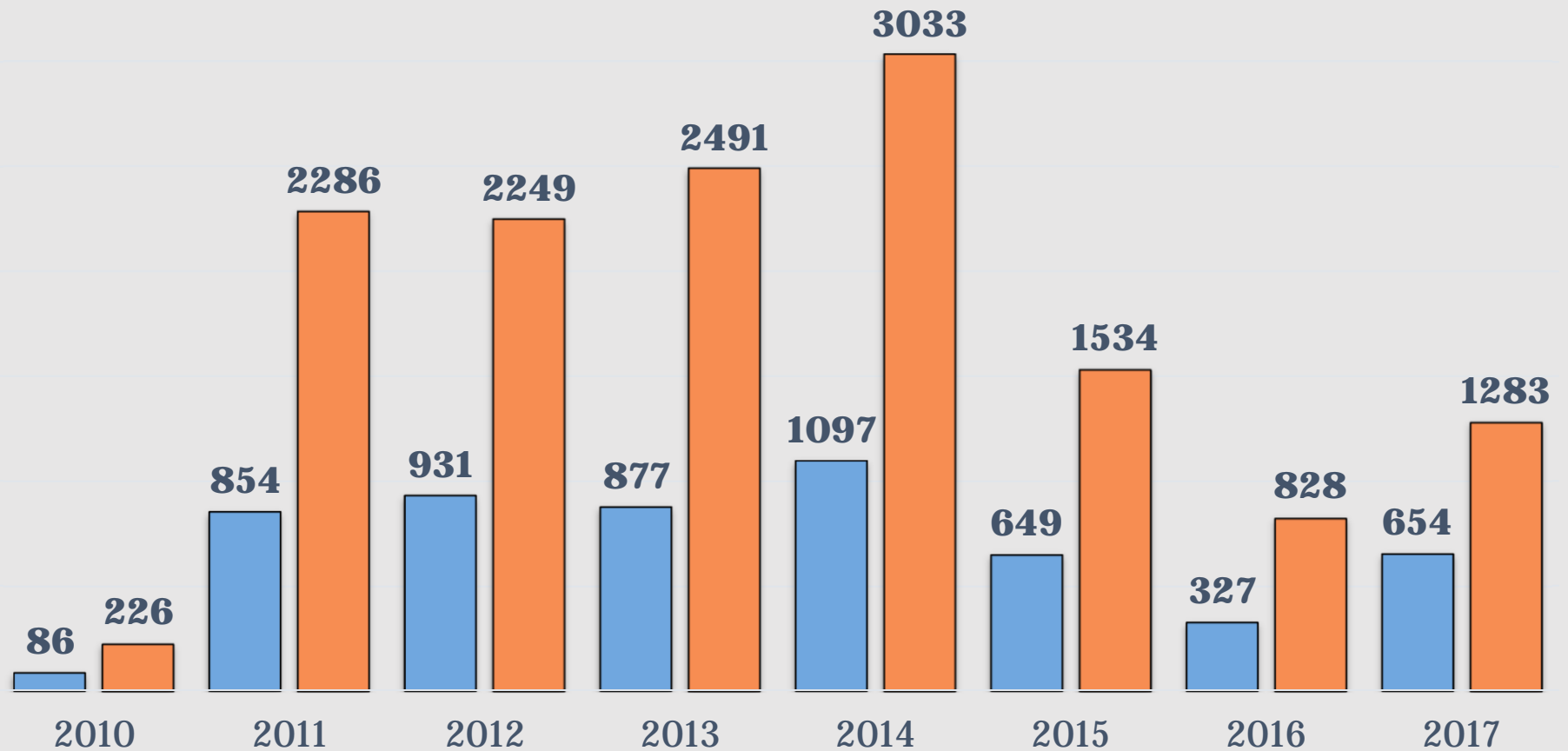
■ Residential ■ Multi-Family ■ Commercial



# Multi-Family Statistics

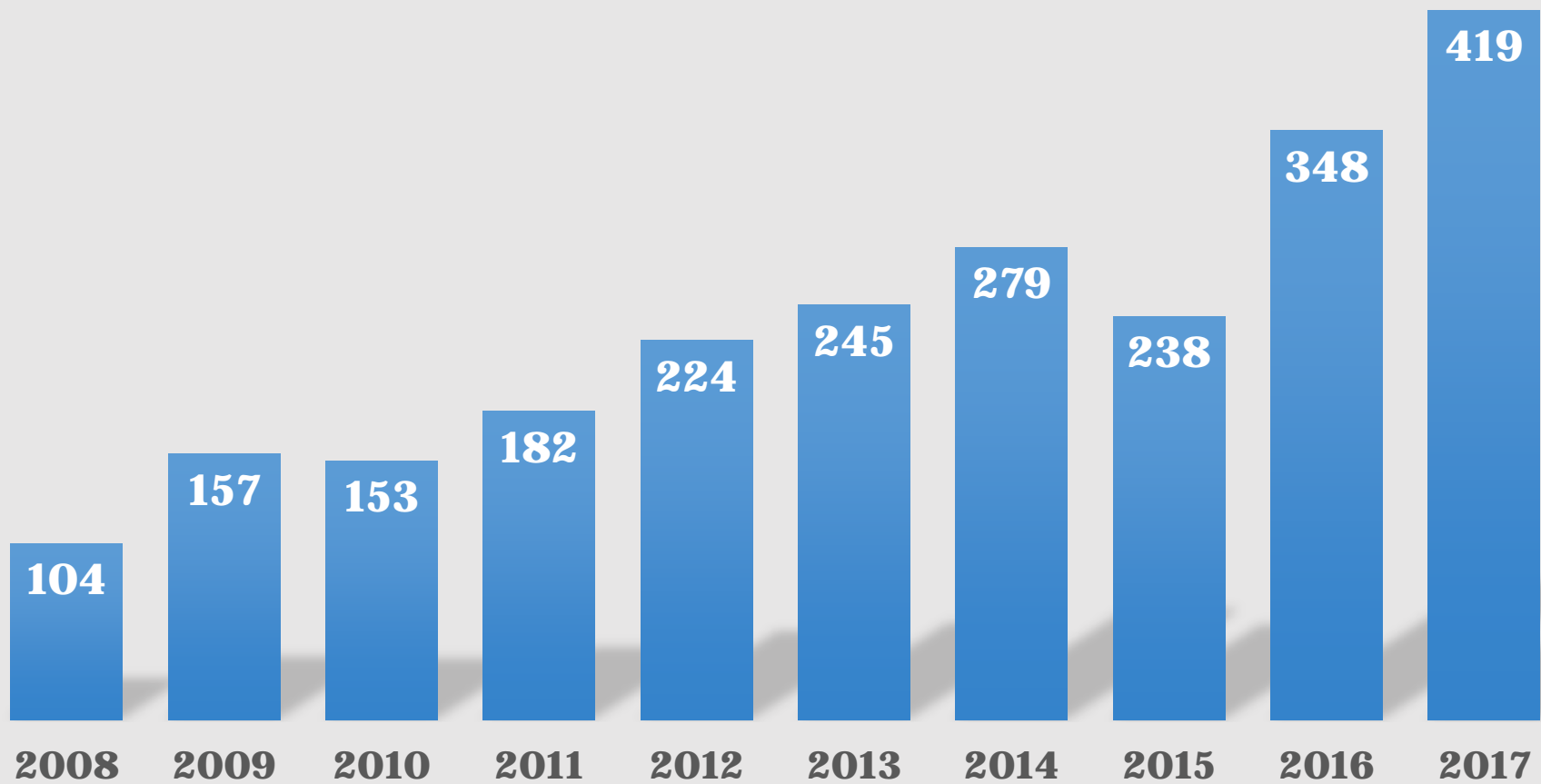


■ Units ■ Bedrooms\*

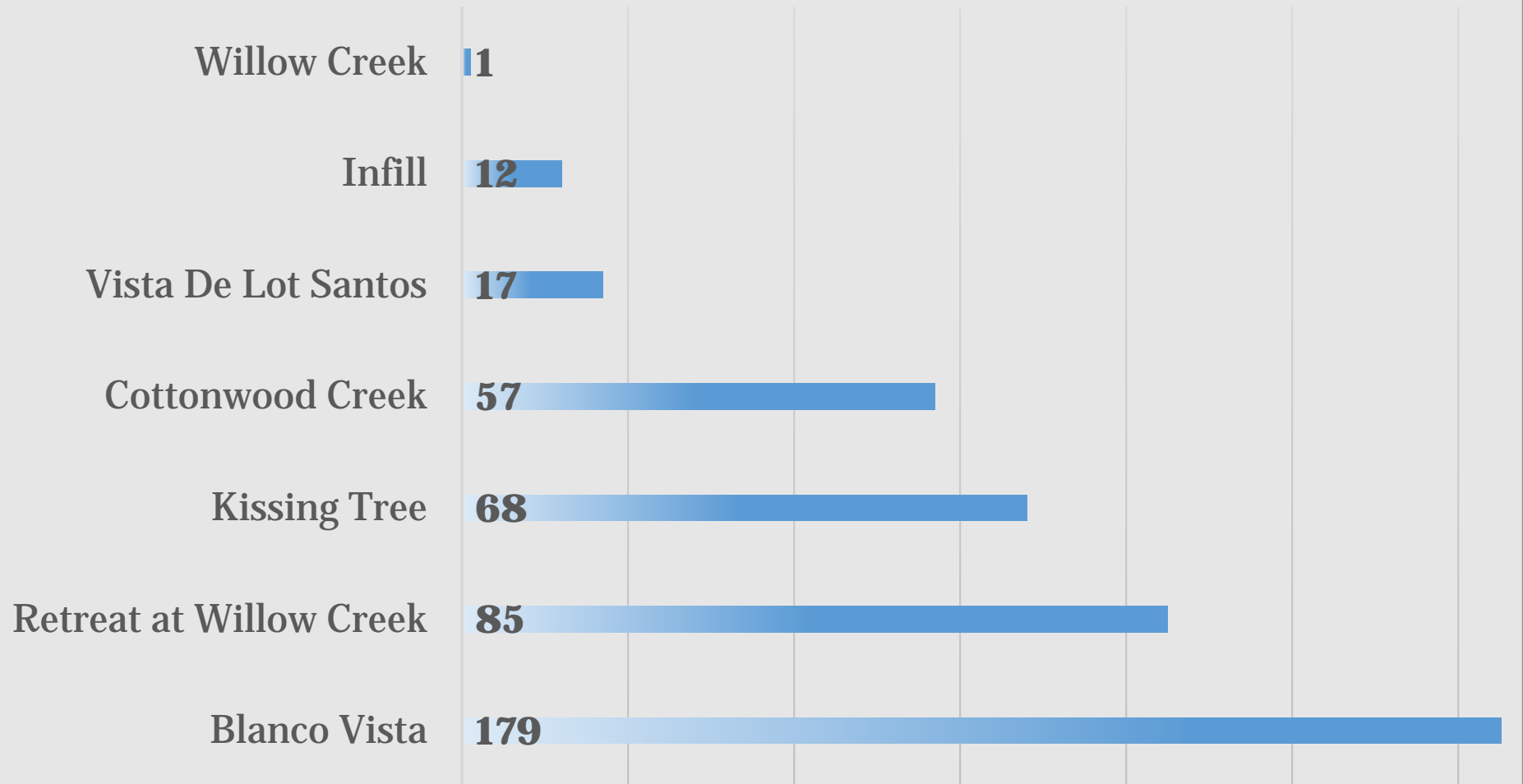


\*Bedroom Counts include University Housing & Rent by the Bedroom

# Single Family Homes Permitted

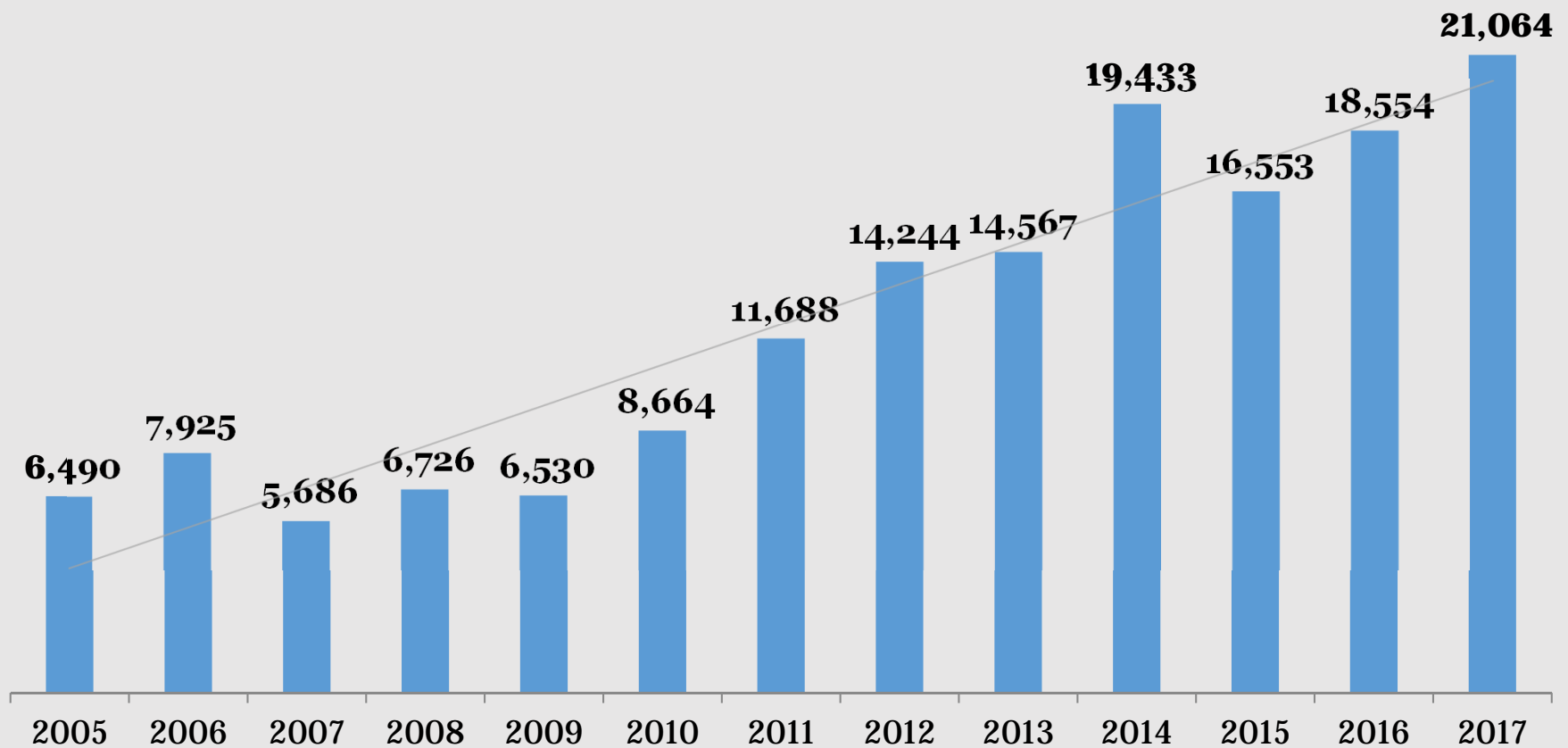


# Permitted Single Family Homes by Subdivision

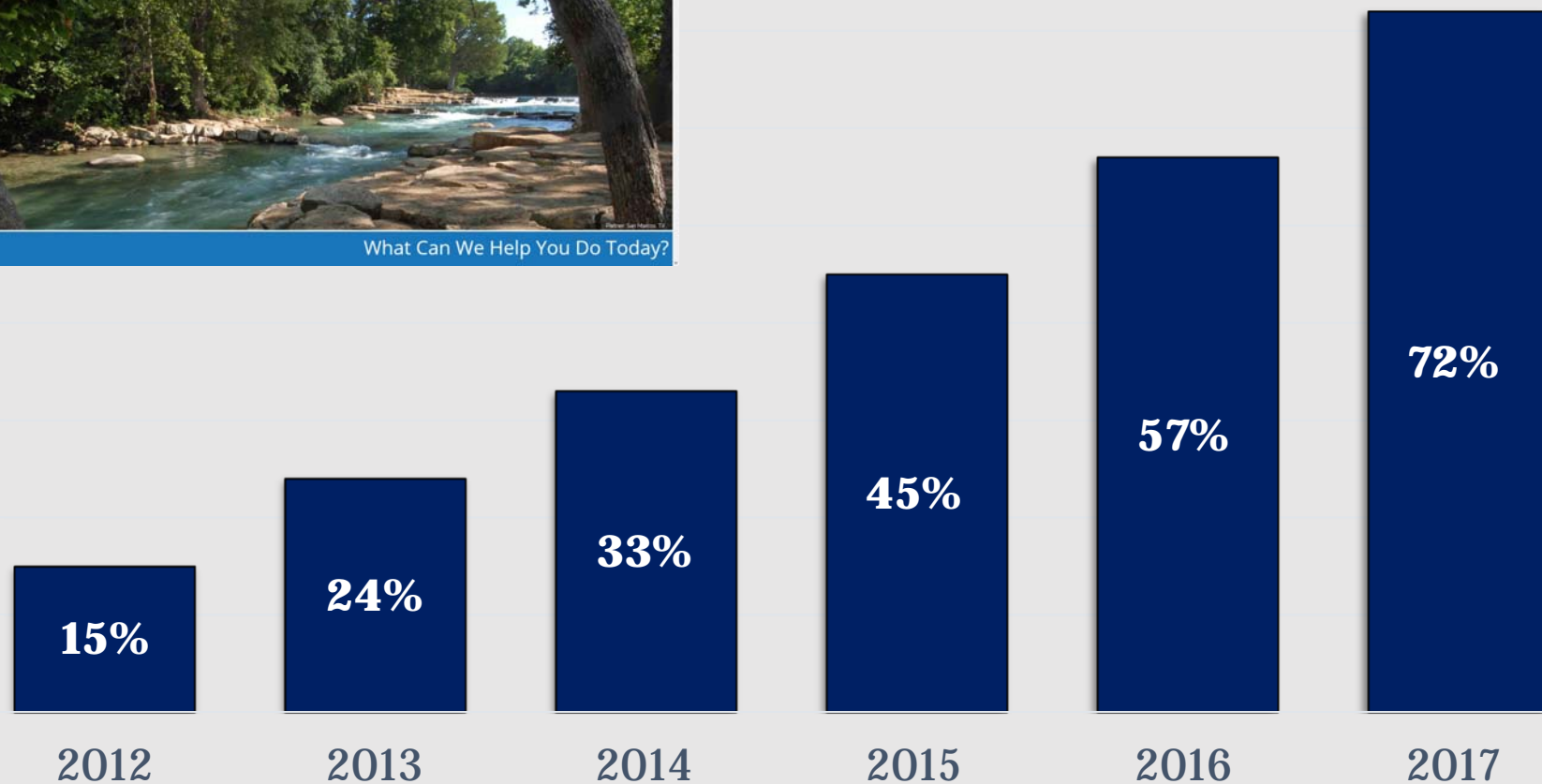
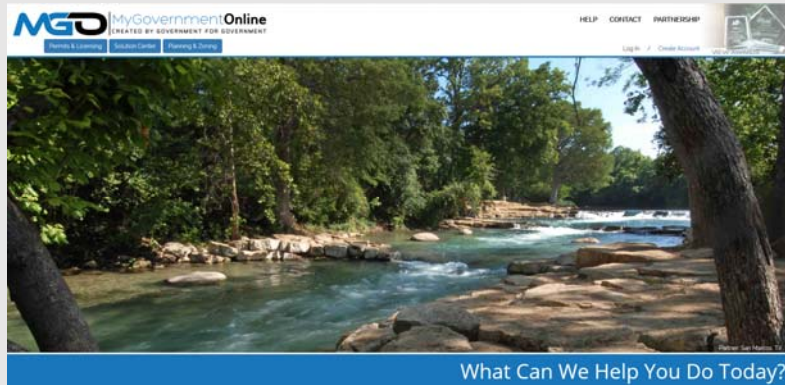




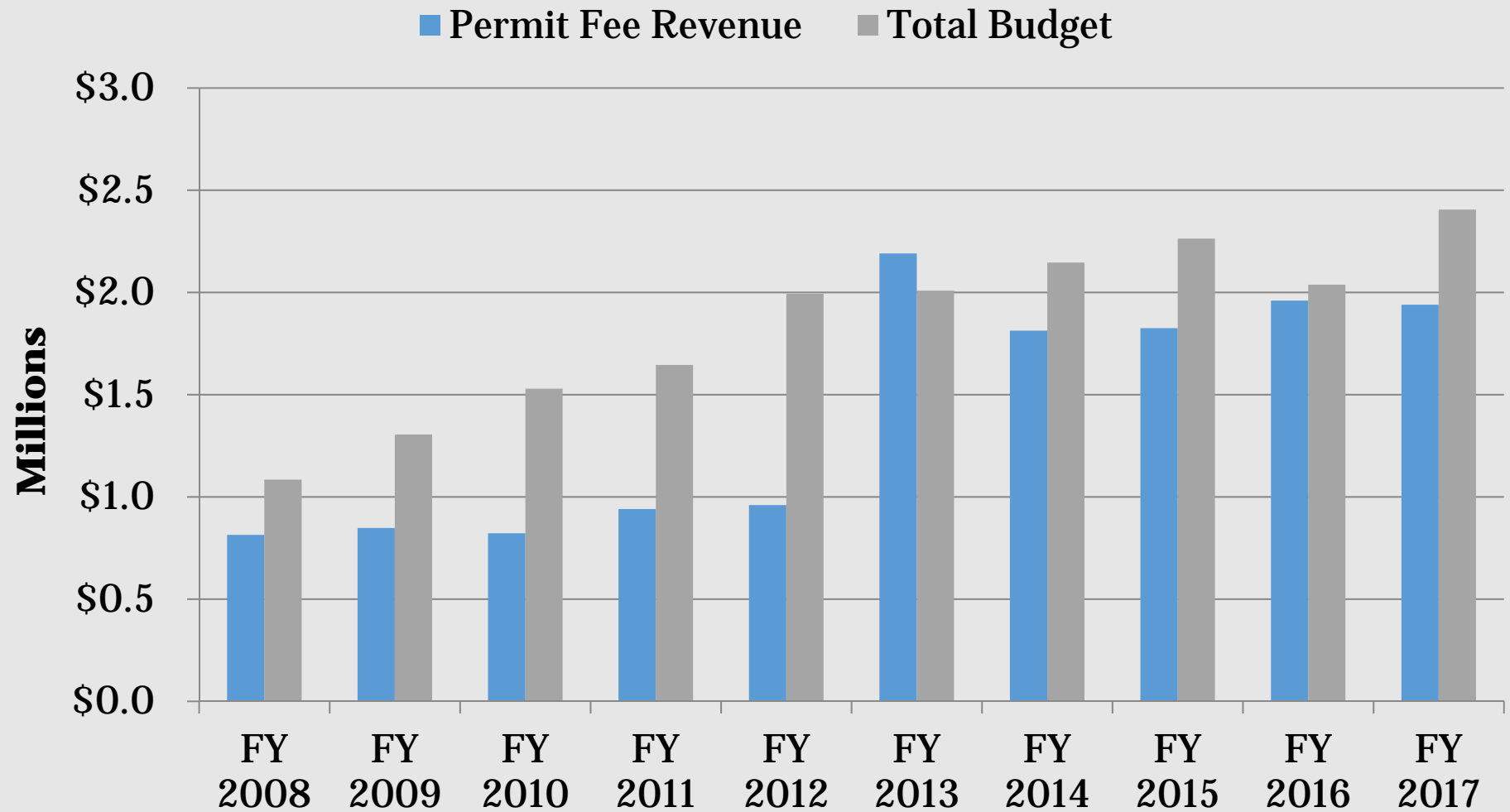
# Total Number of Scheduled Inspections



# Percent of Permits Applied for Online



# Development Services General Fund Budget



# Education



- **Conferences and Trainings**

- Texas APA Conference
- APA National Conference
- CNU National Conference
- BPI Conference
- Land Use Fundamentals
- My Permit Now Regional Conference
- ESRI User Conference
- GIS Day Coordination & Participation
- TNRIS GIS Forum and Workshops
- TML Conference
- Texas City Management Association Conference
- Building Official's Association of Texas Conference
- Texas Floodplain Management Association Conference
- Central Texas Stormwater Coalition Conference



# New Staff Certifications

- **Total Certifications**

- 2 – CISEC (Certified Inspector of Sediment & Erosion Control)
- 1 – CFM (Certified Floodplain Manager)
- 1 – Registered Code Enforcement Officer
- 2 – Residential Plumbing Inspector
- 1 – Commercial Plumbing Inspector





