



Cover Memo

To:	City Council
From:	Planning & Development Services – Will Parrish, CNU-A, Planner
Date:	September 25, 2018
Re:	(LDC-18-01)

At their regular meeting on LDC-18-01, 2018 the Planning and Zoning Commission considered this item during a Public Hearing.

Public Notification:

Notice for the September 25 Planning and Zoning Meeting was posted September 12 on the City of San Marcos Website and sent to the Application Notice email recipients list.

Notice for the October 16, 2018 City Council Meeting was published in the September 31, 2018 San Marcos Daily Record.

Correspondence:

Staff received three letters of opposition to the request. They are included in your packet.

Citizen Comment:

For: *None*

Against: *Camille Phillips
Thea Dake
Dianna Baker*

Planning & Zoning Commission *draft* meeting minutes:

LDC-18-01 (Amending the *Comprehensive Plan Map Amendments* Process) Hold a public hearing and consider a Development Code amendment to remove the twice per year limit on the number of times Preferred Scenario Map Amendments can be requested. (W. Parrish)

Chairman Garber opened the public hearing.

Will Parrish, Planner, gave an overview of the request.

Discussion:

The Planning and Zoning Commission discussed the proposed amendment at length. The primary concern amongst the Commission was the possibility of missed opportunities for beneficial small projects, particularly those around the size of an acre. The Commission asked Staff if there were any examples of small projects that stymied by the limitation of the twice per year limit on PSA requests.

Staff responded that prior to the adoption of The San Marcos Development Code, there were small scale projects proposed in Existing Neighborhoods (as defined by the Preferred Scenario Map) which were not able to move forward due to the requirement for a PSA. However, with the adoption The San Marcos Development Code, applicants have the option of requesting a Neighborhood Density zoning district which could allow low to medium density projects without the requirement for a PSA. However, if applicants wanted to pursue a larger high density development within an Existing Neighborhood it would still require a PSA.

The Commission asked about the current limit of twice a year for PSA changes and how it could affect development opportunities of different sizes.

Staff responded that currently, after the adoption of the San Marcos Development Code, the twice per year limit only applies to requests within Existing Neighborhoods, and requests for Medium or High Intensity zones. Staff clarified that requests for Employment Areas (not located in Existing Neighborhoods) are not limited to the twice per year limit.

A motion was made by Commissioner Ramirez, seconded by Commissioner McCarty, that LDC-18-01 be denied. The motion carried by the following vote:

For: 8 – Chairman Garber, Vice Chair Gleason, Commissioner Ramirez, Commissioner Haverland, Commissioner Rand, Commissioner Dillion, and Commissioner Baker
Commissioner McCarty and Commissioner Porterfield

Against: 0

Absent: 1