

LDC-18-01 (PSA Process Update)

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)

Effect:

- Remove Section 2.4.2.2(B) from the San Marcos Development Code.
- Will effect PSA requests within Existing Neighborhoods and requests for Medium or High Intensity Zones.
 - Currently limited to twice a year, generally once in the Spring and once in the Fall.

DIVISION 2: COMPREHENSIVE PLAN MAP AMENDMENTS

Section 2.4.2.1 Applicability and Effect

- A. Applicability.** The process for a Comprehensive Plan map amendment applies to other associated City Master Plans and the maps thereof including:
1. Preferred Scenario Map;
 2. Thoroughfare Plan Map; and
 3. Greenways Plan.
- B. Effect.** Approved comprehensive plan map amendments shall authorize the approval of subsequent development applications consistent with the amendment.
- C. Use of Preferred Scenario Map.** The Preferred Scenario Map of the City's Comprehensive Plan shall be used to determine whether a request for a zoning map amendment may be considered by the City Council, based on Section 4.1.1.6.

Section 2.4.2.2 Application Requirements

- A.** An application for a Comprehensive Plan map amendment shall be submitted in accordance with the universal application procedures in Section 2.3.1.1.

~~**B.** Consideration of Preferred Scenario Map amendments that meet either of the conditions below shall be limited to twice per year as determined by the Responsible Official:~~

- ~~1. Any modification to the Existing Neighborhood designation on the Preferred Scenario Map.~~
- ~~2. Any request for a medium or high intensity zone designation.~~

- B** A request for amendment of the Preferred Scenario Map submitted by a property owner must be accompanied by an application for a consistent zoning amendment for land within the city limits, or by a subdivision concept plat, for land within the ETJ.

Section 2.4.2.3 Approval Process

A. Responsible Official Action

1. Upon submission, the Responsible Official shall schedule the following informational meetings:
 - a. A neighborhood presentation meeting in accordance with Section 2.3.1.1(E).
 - b. An informational meeting with members of the Neighborhood Commission;
 - c. An informational meeting with members of the Planning and Zoning Commission, and;
 - d. An informational meeting with the City Council prior to the first City Council public hearing.
2. The Responsible Official shall provide web notice of the application in accordance with Section 2.3.2.1.
3. The Responsible Official shall provide posted notice and personal notice in accordance with Section 2.3.2.1 for a public hearing before the Planning and Zoning Commission except for City Initiated changes where Notice shall be provided in accordance with Table 2.1.
4. The Responsible Official shall also provide published notice of two (2) public hearings before the City Council in accordance with Section 2.3.2.1.
5. The Responsible Official shall review the application for a Comprehensive Plan amendment in accordance with the criteria in Section 2.4.2.4 and provide a report to the Planning and Zoning Commission.
6. The Responsible Official shall also provide a report and any recommendations from the Planning and Zoning Commission to the City Council when the City Council considers the proposed amendment to a Comprehensive Plan Map.

B. Planning and Zoning Commission Action.

1. The Planning and Zoning Commission shall hold a public hearing on the application in accordance Section 2.3.3.1.
2. The Planning and Zoning Commission shall make a recommendation regarding the proposed Comprehensive

**This amendment is being presented
following direction from City Council.**