

Annual San Marcos Development Code Review

Joint City Council and Planning and Zoning
Commission Workshop

June 5, 2019

Purpose

- Receive Presentation from Staff on the Impact of the San Marcos Development Code
- Provide Staff direction on which requested changes should be reviewed by Staff and brought back with a recommendation



City of San Marcos, Texas LAND DEVELOPMENT CODE



Background

- **Purpose of annual review is to:**
 - Update content based on interpretations and practices of the departments;
 - Eliminate vague and unclear language
 - Ensure the code is relevant and current with the Comprehensive Plan and the needs and desires of the Community

New Development Requests

- **Neighborhood Density Districts**

- 6 zoning change requests for a Neighborhood Density District.
 - 2 N-MS
 - 2 ND-3
 - 2 ND-3.5
- 3 Neighborhood Density District requests have been approved.
 - 1 ND-3
 - 2 N-MS

- **Character Districts**

- 2 zoning change requests for a Character District
 - CD-3
 - CD-4
- 1 Character District zoning change approved
 - CD-4

- **Site Development Permits Issued**

- 23

- **Construction Completed**

- 0

- **3 Accessory Dwelling Unit Building Permits**

Exhibit E Approved Neighborhood Density District Requests



0 0.125 0.25 0.5
Miles

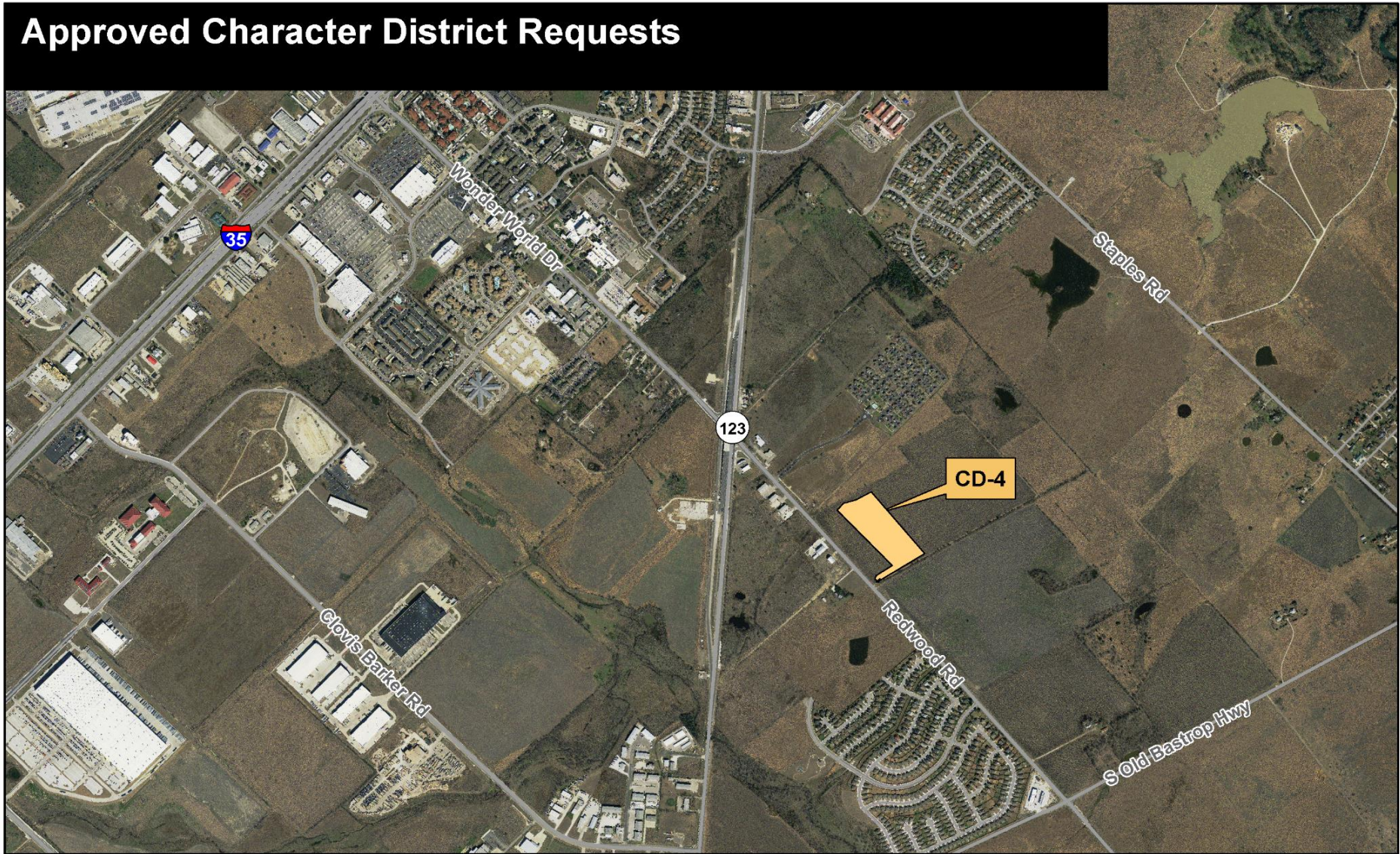
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/17/2019

ND-3 Cottage at Bishop and Marlton



Approved Character District Requests



0 0.125 0.25 0.5 Miles

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Map Date: 5/22/2019

Engineering Department Recommendations

- **Purpose:**

- Align with the overall intent of the Code and avoid unintended barriers or consequences.
 - Remove barriers to affordability on small infill projects.
 - Add protections to sensitive features and incorporate natural channel design and shape

Code Update Process

- **Typos and Technical Clarifications**
 - Staff has kept a running list of typos, errors, and technical corrections as they have been encountered throughout the year.
- **Updates**
 - Staff has kept a running list of recommended updates.



Proposed Updates

Who did we hear from?

- City Appointed Boards and Committees
- City Council Members
- City Staff
- Community Organizations
- Development Community
- Citizens



What Topics Did Stakeholders Address?

	City Appointed Board or Committee	City Council Member	City Staff	Community Organization	Development Community	Citizen Comment
Personal Notification						X
Certificate of Appropriateness	X	X				
Alcohol Conditional Use Permit	X					X
Block Perimeter		X				
Streets				X		
Parks and Open Space Fee in Lieu						X
Accessory Dwelling Units						X
Durable Building Materials	X				X	
Historic Landmarks						X
Infill Development	X				X	
Neighborhood Density Districts					X	X
Neighborhood Transitions						X
Zoning-General		X			X	
Purpose Built Student Housing						X
Rental Registration						X
Occupancy						X
Stormwater Management and Water Quality			X	X	X	
Parking	X	X		X	X	X
Solar					X	
Affordable Housing	X				X	X
General Comments	X				X	X

Timeline:

- ***April 2018 – Adoption of The San Marcos Land Development Code***
- ***March to May 2019 – Public outreach for Annual Code update begins.***
 - *Email Blasts*
 - *Open submittal portal on City website*
 - *Presentations to Boards and Commissions*
- ***June 2019 – Joint Work Session with City Council and Planning and Zoning Commission***

Next Steps and Recommendation

Moving Forward

- *Staff would like to receive direction from City Council on which code amendment requests should be reviewed and brought back to the Planning and Zoning Commission and City Council with a recommendation.*

Recommendation

- *Changes to the San Marcos Development Code should focus on:*
 - *Typo's and technical issues,*
 - *New items which our City Boards and Commissions have been working on over the past year, such as the C.U.P Committee and Workforce Housing Task Force recommendations.*