



Cover Memo

To:	City Council
From:	Planning & Development Services-Amanda Hernandez, Development Services Manager
Date:	July 27, 2020
Re:	Proposed Amendments to the San Marcos Land Development Code: <ol style="list-style-type: none">1. City Engineering Staff Recommendations2. Alcohol Conditional Use Permit Committee, Housing Task Force, and Historic Preservation Commission Recommendations3. Additional Amendments Identified by Staff Since June 2019 Workshop4. Developer Request for Special Events Facility Use5. Policy Items Expedited at the Request of Council

Summary and Background

In April 2018 the City of San Marcos adopted the San Marcos Development Code, which was developed through the multi-year CODE SMTX process. Beginning in March 2019, Planning & Development staff began conducting public outreach in support of the annual Land Development Code update. Staff provided a request form on the City's website where interested parties could submit their proposed change and the purpose behind their request. Staff shared the online request form and code update schedule via an initial e-mail notification and also in person at the regular meetings of the Downtown Association, Historic Preservation Commission, Neighborhood Commission, Parks Board, and Planning and Zoning Commission. After an additional reminder e-mail to those on the City's notification list, the request form was closed on May 7th.

A joint workshop between the Planning and Zoning Commission and City Council was held in June 2019. The purpose of the workshop was to allow City Council and the Planning and Zoning Commission the opportunity to review the proposed changes and provide staff direction on which requests should be reviewed and brought back with a recommendation. At that time, the Commission and Council identified items that they would like staff to analyze and bring back for further discussion and items that would not be considered as part of this annual update. For specific amendments, the Commission and Council also provided additional direction and items that should be considered in staff's analysis.

In November 2019 the Planning and Zoning Commission reviewed and provided a recommendation on proposed Phase 1 amendments which consisted of typos and technical errors, policy items that the joint committee directed be expedited at the June 2019 workshop, and amendments related to House Bills approved during the 2019 Legislative Session. These amendments were reviewed at the December 3rd City Council meeting and approved upon second reading at the December 17th City Council meeting.

At this time, staff is presenting Phase 2 amendments proposed by City Staff and several City Boards and Commissions. These amendments received initial approval from City Council on March 3, 2020. At their regular meeting on May 12, 2020, the Planning and Zoning Commission received a staff

presentation and held a public hearing on Phase 2 amendments. At their regular meeting on June 9, 2020 they recommended approval of the amendments with some changes noted in the presentation and redline draft of the amendments.

Criteria for Approval

Section 2.4.1.4 Criteria for Approval states that review and recommendations on text amendments to the Development Code should consider the below criteria. The following list is not all-inclusive.

Evaluation			Criteria for Approval (Sec. 2.4.1.4)
Consistent	Inconsistent	Neutral	
X			The proposed text amendment corrects an error or meets the challenge of some changing condition, trend or fact.
		X	The proposed text amendment is in response to changes in state law.
X			The proposed text amendment is generally consistent with the Comprehensive Plan and other adopted plans
X			The proposed text amendment does not conflict with any specific policy or action item of the Comprehensive Plan
X			The proposed text amendment is generally consistent with the stated purpose and intent of this Development Code.
X			The proposed text amendment constitutes a benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time
X			The proposed text amendment is not tied solely to a particular tract or development proposal
X			The proposed text amendment significantly impacts the natural environment, including air, water, noise, stormwater management, and wildlife vegetation.
		X	The proposed text amendment significantly impacts existing conforming development patterns, standards, or zoning regulations

Attachments

Exhibit A – Recommendations Table

Exhibit B – Redlined Code

Exhibit C – Windemere Ranch Request Letter

Exhibit D – Resolution 2019-03RR

Exhibit E – Appendix Q of the International Residential Code