



Legislation Details (With Text)

File #:	ID#20-526	Version:	1	Name:	
Type:	Work Session Item	Status:		Individual Consideration	
File created:	8/5/2020	In control:		City Council	
On agenda:	8/18/2020	Final action:			
Title:	Receive a Staff presentation and hold discussion on text amendments to the San Marcos Development Code to address recommendations from the Alcohol Conditional Use Permit Committee, the Housing Task Force, the Historic Preservation Commission, Planning and Zoning Commission, and recommendations from City staff concerning application processing and requirements, block perimeter standards, Certificate of Appropriateness appeals, Concept Plat applicability, right-of-way dimensional standards, building type definitions, Neighborhood Density District zoning regulations, Character District zoning regulations, a new Special Events Facility use, multifamily parking standards, accessory dwelling units, neighborhood transitions, durable building materials, detention and water quality requirements for plats of four residential lots or less, detention requirements outside the Urban Stormwater Management District, delineation of water quality and buffer zones, channel design for water quality zone reclamation, sensitive geologic feature protection zones, geological assessment waivers, and Qualified Watershed Protection Plan applicability, and adoption of Appendix Q of the International Residential Code. Such presentation will also include an update on the status of the San Marcos Strategic Housing Action Plan.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Worksession Presentation, 2. Staff Memo, 3. Exhibit A - Code Amendment Table, 4. Exhibit B - Redlined Code, 5. Exhibit C-Windemere Ranch Request Letter, 6. Exhibit D-HPC Resolution, 7. Exhibit E-Appendix Q of IRC, 8. Public Comment to Date 6.9.2020

Date	Ver.	Action By	Action	Result
8/18/2020	1	City Council		

AGENDA CAPTION:

Receive a Staff presentation and hold discussion on text amendments to the San Marcos Development Code to address recommendations from the Alcohol Conditional Use Permit Committee, the Housing Task Force, the Historic Preservation Commission, Planning and Zoning Commission, and recommendations from City staff concerning application processing and requirements, block perimeter standards, Certificate of Appropriateness appeals, Concept Plat applicability, right-of-way dimensional standards, building type definitions, Neighborhood Density District zoning regulations, Character District zoning regulations, a new Special Events Facility use, multifamily parking standards, accessory dwelling units, neighborhood transitions, durable building materials, detention and water quality requirements for plats of four residential lots or less, detention requirements outside the Urban Stormwater Management District, delineation of water quality and buffer zones, channel design for water quality zone reclamation, sensitive geologic feature protection zones, geological assessment waivers, and Qualified Watershed Protection Plan applicability, and adoption of Appendix Q of the International Residential Code. **Such presentation will also include an update on the status of the San Marcos Strategic Housing Action Plan.**

Meeting date: August 18, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

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 below.

Council Committee, Board/Commission Action:

At their regular meeting on June 9, 2020 the Planning and Zoning Commission recommended approval with the following amendments:

Item #1: Require an informational meeting with Planning & Zoning Commission for Watershed Protection Plans that are 40 acres or more.

Item #2: Provide standards for exemption including lot size and impervious cover limits, and do not allow exemption for series of 4 lots or less plat submittals with the intention of creating a development more than 4 lots.

Item #4: Provide standards for exemption including lot size and impervious cover limits.

Item #13: Clarify applicability and remove specific single family specific regulation.

Item #15: Denial of 6:1 for infill development.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends ***approval*** of the proposed Land Development Code text amendments as presented.