



Legislation Details (With Text)

File #: ID#21-415 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 5/5/2021 **In control:** Planning and Zoning Commission
On agenda: 5/25/2021 **Final action:**
Title: Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code, that, among other things, would address typographical and technical errors, and implement changes related to site permit requirements, detention, stormwater quality and stream protection, residential garage and pedestrian access requirements, building activation, the use of self storage and outdoor storage, the Employment Center zoning district, allowable uses in CD-2.5, ND-3.2, and other revisions to the Land Use Matrix and provide direction to Staff. (A. Villalobos)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Justification Table, 2. Draft Redlined Code, 3. Presentation

Date	Ver.	Action By	Action	Result
5/25/2021	1	Planning and Zoning Commission	amended	Pass

AGENDA CAPTION:

Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code, that, among other things, would address typographical and technical errors, and implement changes related to site permit requirements, detention, stormwater quality and stream protection, residential garage and pedestrian access requirements, building activation, the use of self storage and outdoor storage, the Employment Center zoning district, allowable uses in CD-2.5, ND-3.2, and other revisions to the Land Use Matrix and provide direction to Staff. (A. Villalobos)

Meeting date: May 25, 2021

Department: Planning and Development Services Department

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: City Council provided initial authorization of these amendments at their May 4, 2021 City Council meeting.

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- ☐ 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:

Vision San Marcos - A River Runs Through Us

Background Information:

At prior City Council meetings, staff was provided direction to update standards related to residential garage and access requirements and the use of self-storage. During staff's analysis of these topics, additional areas of the Development Code were identified as needing amendments. A redline of the Development Code reflecting the proposed amendments along with a table with details on the reason for each amendment is included in the packet. A summary of amendments is as follows:

- **City Engineering staff recommendations:** Amendments related to site permits, detention, and stormwater quality and stream protection.
- **Residential garage / access standards:** Amendments related to residential garage parking, pedestrian access, front porches, and residential front door requirements.
- **Use of self storage and outdoor storage:** Amendments related to the use of self storage, outdoor storage, changes to the Land Use Matrix, and a renaming of the Employment Center zoning district.
- **Allowable uses in CD-2.5 and ND-3.2:** Amendment to the Land Use Matrix to include CD-2.5 and ND-3.2 zoning districts.
- **Typographical errors:** Amendments related to misspellings, the inclusion of missing text, and other miscellaneous errors related to typographical or technical errors.

Development Code Process Summary:

- City Council provides initial authorization to further consider or alternatively, reject the proposal (*Approved at the May 4, 2021*)
- Planning & Zoning Commission considers the amendments and recommends approval, approval with conditions, or denial of the text amendments (*May 25, 2021*)
- City Council holds a public hearing and first reading of ordinance (*July 6, 2021*)
- City Council holds second reading of ordinance (*August 3, 2021*)

Council Committee, Board/Commission Action:

n/a

Alternatives:

Section 2.4.1.3(C) The Planning and Zoning Commission shall hold a public hearing on the text amendment in accordance with Section 2.3.3.1. The Planning and Zoning Commission shall make a recommendation regarding the text amendment(s) to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the text amendment to this development Code.

Recommendation:

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