



## Legislation Text

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**File #:** ID#18-36, **Version:** 1

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**AGENDA CAPTION:**

Receive a staff presentation and discuss the proposed San Marcos Development Code (Code SMTX) and provide direction to staff

**Meeting date:** 1/19/2018

**Department:** Planning and 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:** N/A

**City Council Goal:** [Please select goal from dropdown menu below]

Goal #2 Beautify & Enhance the Quality of Place

Goal #9 Protect & Preserve San Marcos River and Edwards Aquifer Recharge Zone

Goal #5 Maintain & Improve City's Infrastructure

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

- ☒ Economic Development - Diverse Local Economic Environment
- ☒ Environment & Resource Protection - Natural Resources necessary for community's health, well-being, and prosperity secured for future development
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☒ Neighborhoods & Housing - Protected Neighborhoods in order to maintain high quality of life and stable property values
- ☒ Parks, Public Spaces & Facilities - Collection of connected and easily navigated parks and public spaces
- ☒ Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- ☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

**Background Information:**

The Code SMTX process to re-write the City's Land Development Code began in July 2014 after the adoption of the Comprehensive Plan. The purpose of the new San Marcos Development Code is to implement standards and tools for regulating development that are in line with the Vision established in the City's Comprehensive Plan.

The purpose of this work session is to focus on outstanding items and topics and proposed alternatives. The work session will provide options and recommendations to Council presenting an opportunity to move forward expeditiously. Staff will be providing a clear recommendation to bring the required Public Hearing and first reading soon. The following items will be included in the discussion:

- The regulation of flag signs
- The addition of existing neighborhood regulating plans
- The addition of two new zoning districts ND2 and ND2.5
- A single family preservation buffer
- Affordable housing
- Neighborhood Character Studies

**Council Committee, Board/Commission Action:**

On November 14, 2017 the Planning and Zoning Commission recommended that the San Marcos Development Code be approved, removing the Neighborhood Districts until the Neighborhood Character Studies have been conducted, with the following amendments: 1) Personal Notice is increased to 17 days for all requests; 2) Posted Notice is increased to 17 days; 3) Applications expire if they have not progressed within one year, unless otherwise specified in the code; 4) The Character District - 4 (CD-4) Zoning district requires parking at a rate of 1.05 per bedroom; and that 5) Legacy Districts be added back into the code until the Neighborhood Character Studies have been completed. The motion carried 6 - 2 - 1 with Commissioners Dupont and Porterfield opposing and Commissioner McCarty absent.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.