



Legislation Text

File #: ID#19-011, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation and hold discussion of a proposed amendment to the San Marcos Development Code to allow for Planned Development Districts (PDD), and provide direction to Staff.

Meeting date: February 19, 2019

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: Click or tap here to enter text.

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

N/A

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 - 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 - Choose an item.

☐ Transportation - Choose an item.

☐ 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:

In April of 2018 the City adopted a new Development Code that replaced Planned Development Districts with two new types of development requests; 1) Existing Neighborhood Regulating Plans and 2) Planning Area Districts.

Existing Neighborhood Regulating Plans

Vision San Marcos Comprehensive Plan directs all new development within areas identified as Existing Neighborhoods on the Preferred Scenario Map to be compatible to surrounding development. In order to assist in meeting this goal Existing Neighborhood Regulating Plans are required for any development request in an area identified as an Existing Neighborhood on the Preferred Scenario Map. Existing Neighborhood Regulating Plans are an overlay district that can provide for additional standards or restrictions to be placed on the development. They do not allow the waiver of any development standards specified by the zoning district.

Planning Area Districts

A Planning Area District is a zoning district that is intended to be used for larger new developments. Similar to the former PDD a Planning Area is not required. A developer has the option to select a straight zoning district. The Development Code identifies four different types of Planning Areas with varying levels of intensity and allowable development types based on the following Comprehensive Plan Areas and called:

- Conservation Planning Area - Low Intensity Zones
 - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
 - CD-1 or CD-2: 50% min
 - CD-3: 20 - 40%
 - CD-4: 10 - 30%
 - CD-5: 0 - 5%
- Medium Intensity Planning Area - Medium Intensity Zone
 - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
 - CD-1 or CD-2 or CD-3: 10 - 30% min
 - CD-4: 30 - 60%
 - CD-5: 10 - 30%
- High Intensity Planning Areas - High Intensity Zones
 - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
 - CD-1 or CD-2 or CD-3: 0 - 10% min
 - CD-4: 10 - 30%

- CD-5: 60 - 90%
- Employment Planning Areas - Employment Centers
 - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
 - CD-4: 0 - 10%
 - CD-5: 10 - 40%
 - EC: 60 - 90%
 - LI: 0 - 30%

In addition to allocating zoning districts, the establishment of a Planning Area Zoning District includes the approval of a Development Plan with a recommendation by the Planning and Zoning Commission and final approval by the City Council along with the zoning change request. The development plan includes the following elements:

Buildable Land: Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City's Land Use Suitability Map.

Pedestrian Shed: Identification of separate areas up to 160 or 20 acres where districts are allocated based on the identified Comprehensive Plan Area.

Public Facilities: Identification of emergency services including police, fire, and school facilities to serve the proposed development including any additional facilities proposed to serve the development.

Utilities Plan: Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.

Transportation Plan: Identification of the major transportation network proposed to serve the development including any off-site improvements.

Neighborhood Transitions: Neighborhood Transitions under Section 4.4.4.2 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.

Overlay Districts: Corridor and environmental overlay districts shall be identified on the development plan where applicable.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends that direction received during the Work Session be incorporated into the annual Development Code update process.