

# 2018 Year in Review



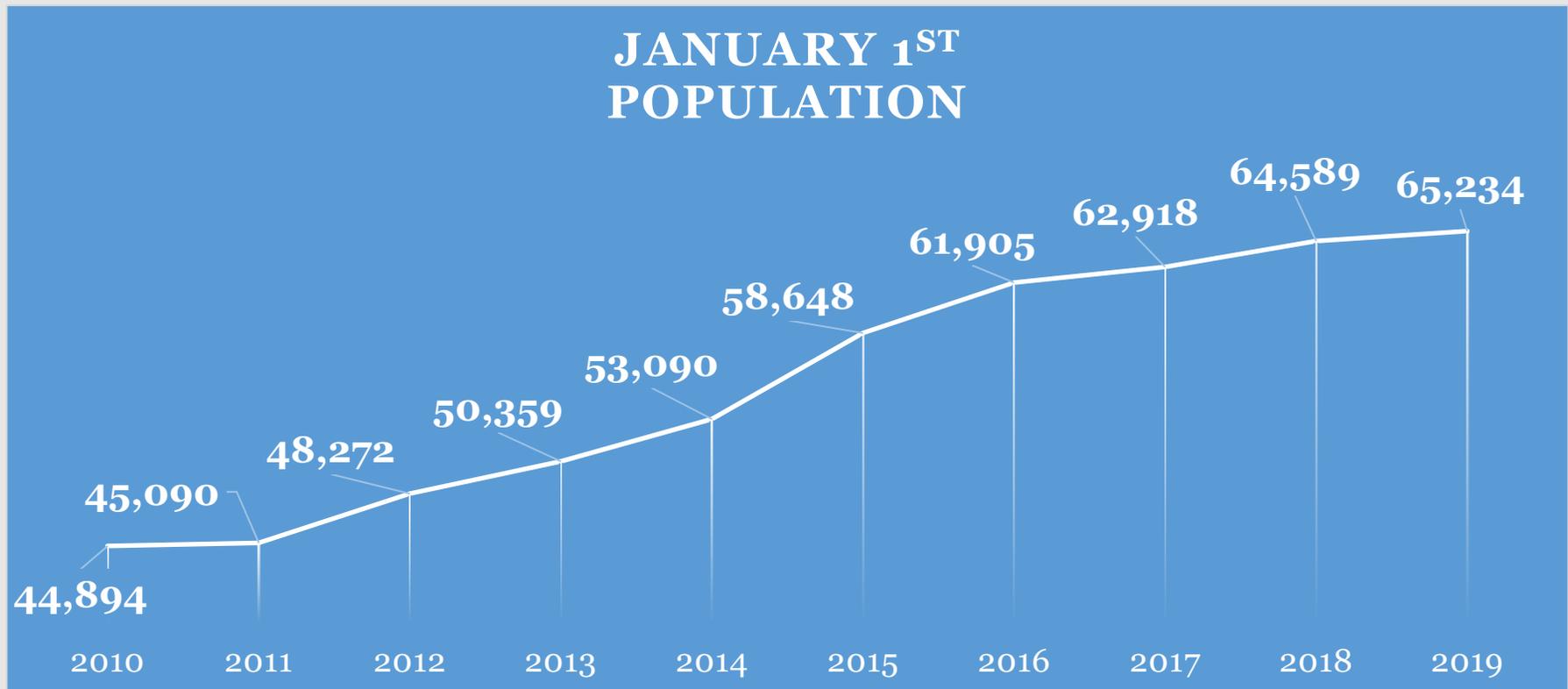
**PLANNING AND ZONING COMMISSION**  
**MAY 14, 2019**

# Population Estimates



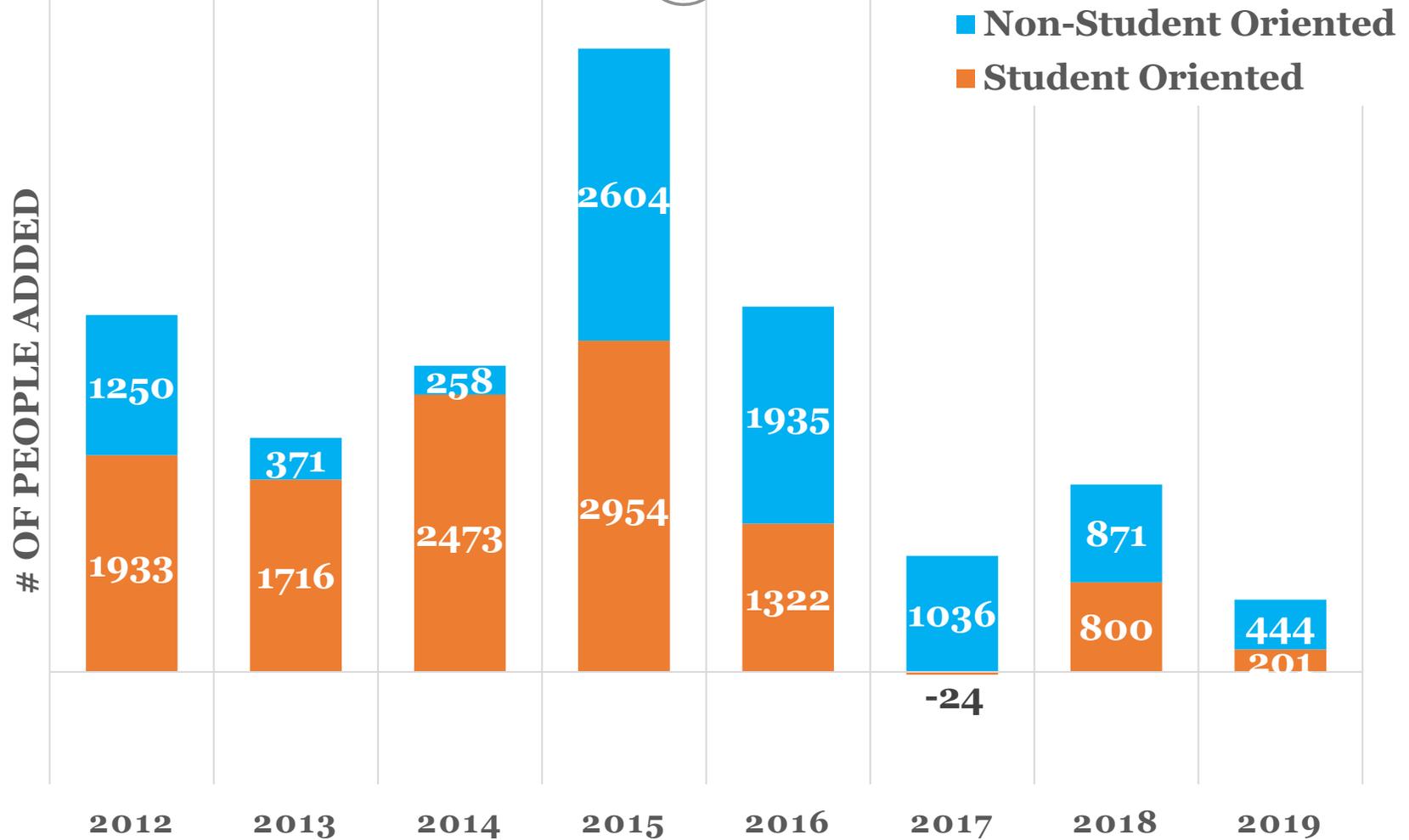
- 65,234 as of January 1, 2019

- 0.99% Growth Rate in 2018



# Analyzing Population Growth

Based on Building Permit Data



\*2017 Student Oriented (-) due to decrease MF Occupancy and low increase in bedrooms added

# Future Population Estimates

- **2030 population projections:**

- Average Growth Rate since 2010 (4.03%)

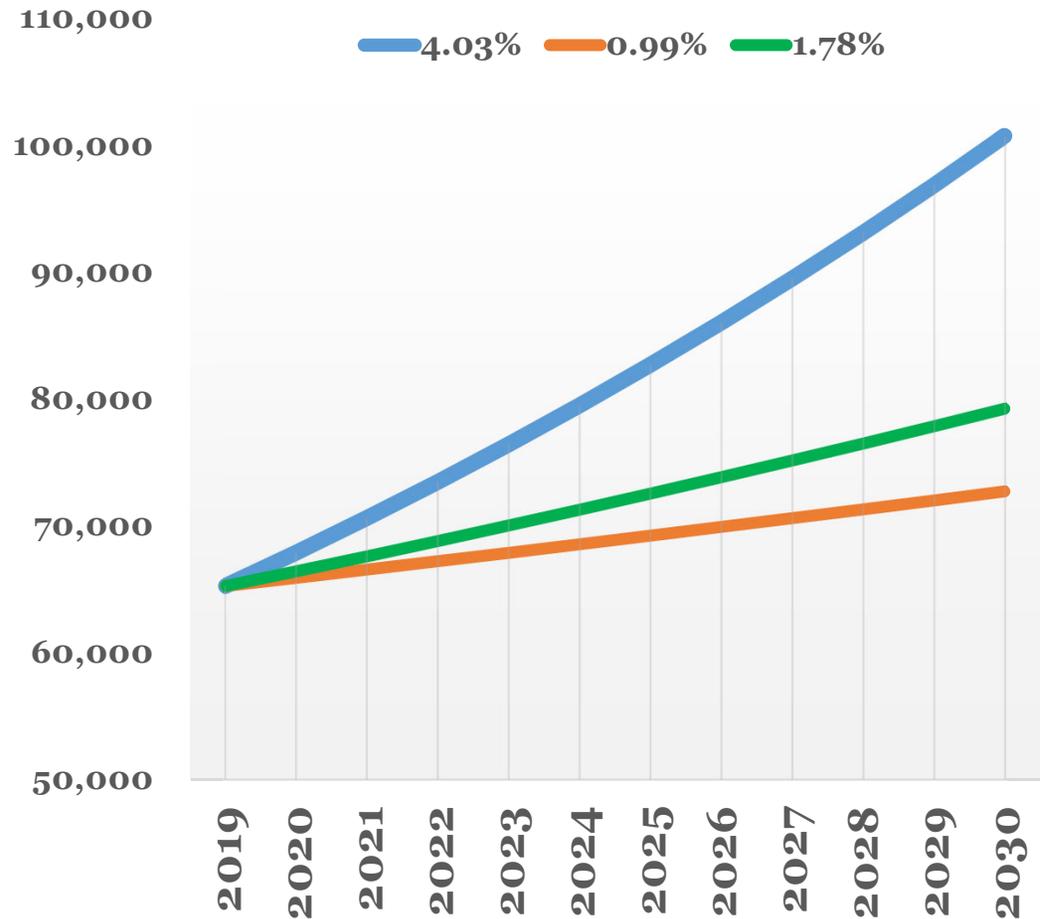
- ✦ **100,708**

- 2018 Growth Rate (0.99%)

- ✦ **72,693**

- Comprehensive Planning Growth Rate (1.78%)

- ✦ **79,207**



# Department Divisions



Long Range  
Planning &  
Geographic  
Information  
Systems  
(GIS)

Near Term  
Planning

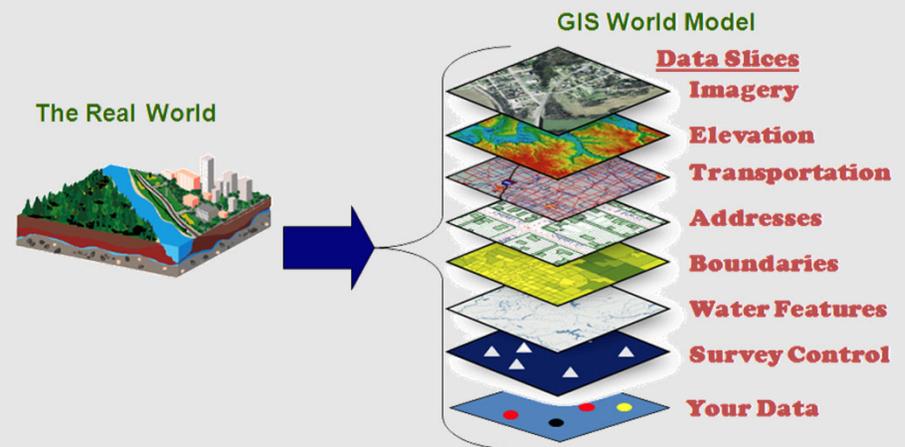
Permits &  
Inspections

Community  
Development  
Block Grant  
(CDBG)



# GIS Division Accomplishments

- Day-to-day support completing over 600 My Permit Now tasks
- Assisted with the Annexation Strategy, Code SMTX and Transportation Master Plan Mapping
- Created & Implemented Web Based Applications for Planning Cases
- Sponsored Texas State University GIS Implementation and Design Class Project
- Maintained Updated GIS Data for Department
- Updated the City's Zoning Atlas
- Improved Address Management processes by creating the 9-1-1 Addressing Team



# Long Range Planning Achievements

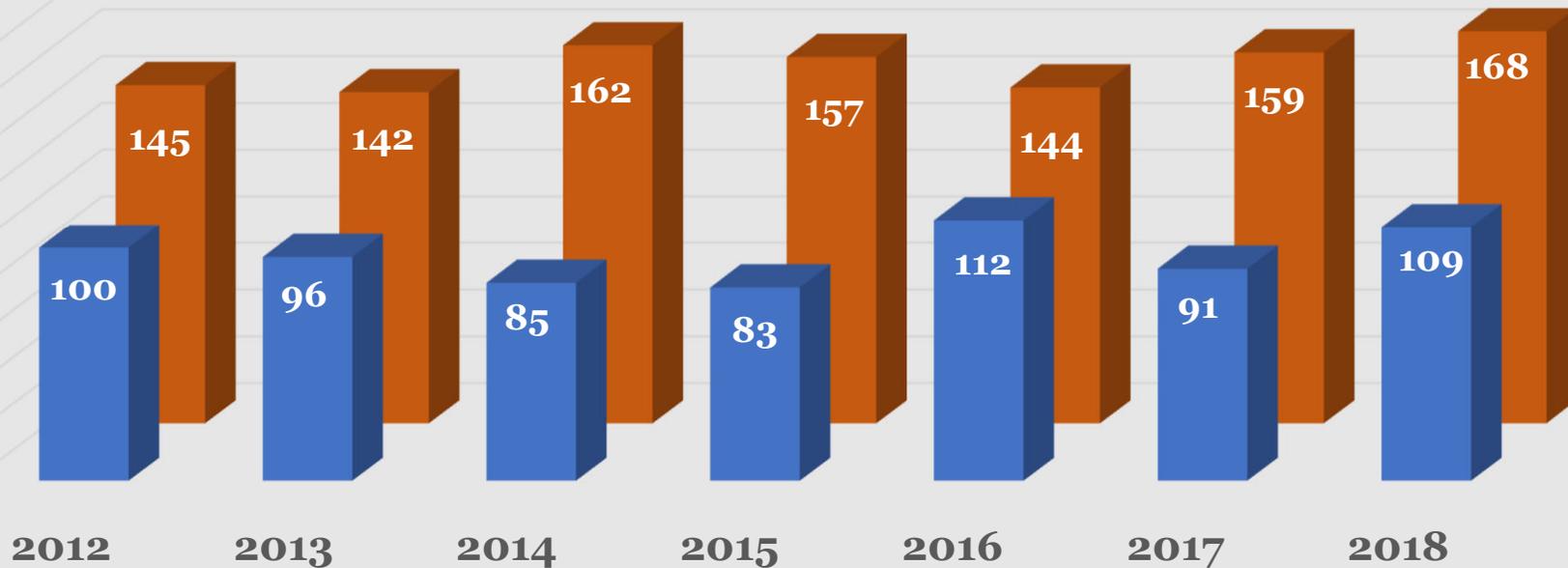


- April 17, 2018 – Adoption of Code SMTX – the new Development Code
- Published a Guide to Accessory Dwelling Units
- Updated the Affordable Housing Policy including criteria for Low Income Housing Tax Credit Projects
- Assembled a Housing Task Force to address housing challenges
- Initiated a Housing Needs Analysis and Housing Choice Survey including over 2,000 unique respondents.
- Registration of 31 Short Term Rentals through the use of Host Compliance software
- Designation of the Historic Baptist Church as a local landmark
- Historic Preservation Commission visioning and annual work plan
- Initiation of Historic Resources Survey of over 2,000 properties

# Total Planning Cases Submitted & Considered

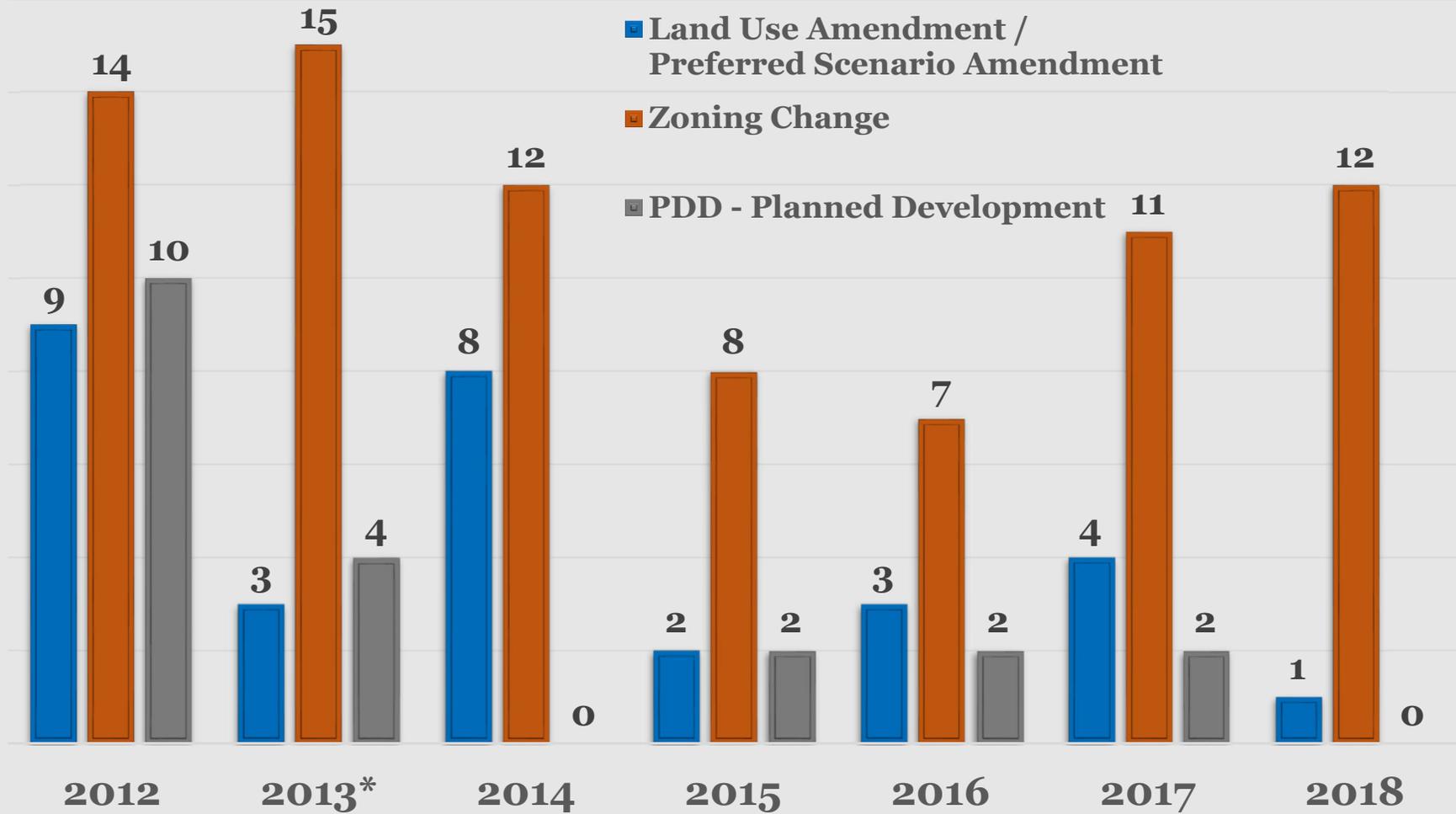


■ Cases Considered by P&Z    ■ Total Cases Submitted



2018 Cases Submitted include 61 Subdivision Plats and 39 Conditional Use Permits.

# Land Use and Zoning Cases Considered by P&Z



\*In 2013 a new Comprehensive Plan and Process (PSA) was adopted

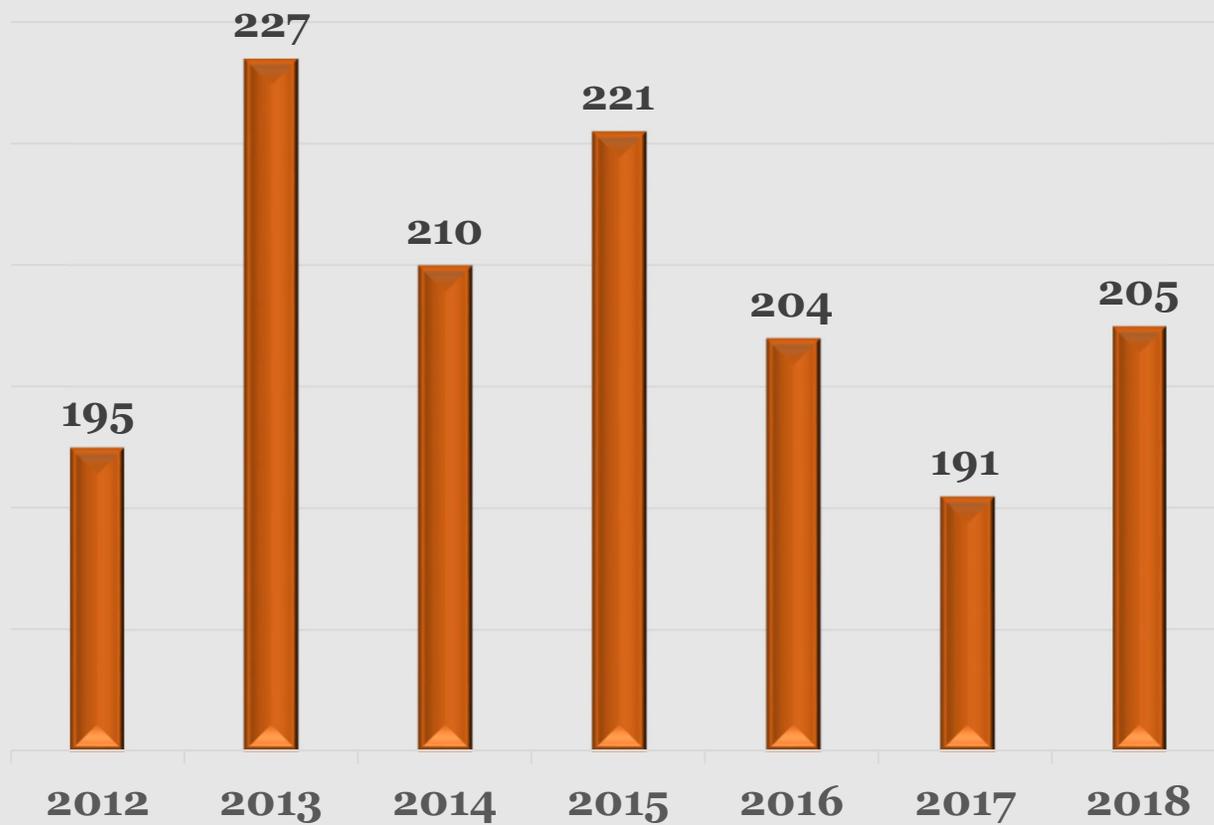
# 2018 Zoning Changes by Acreage



Total acreage zoned: 867.5 +/-



# Pre-Development Meetings

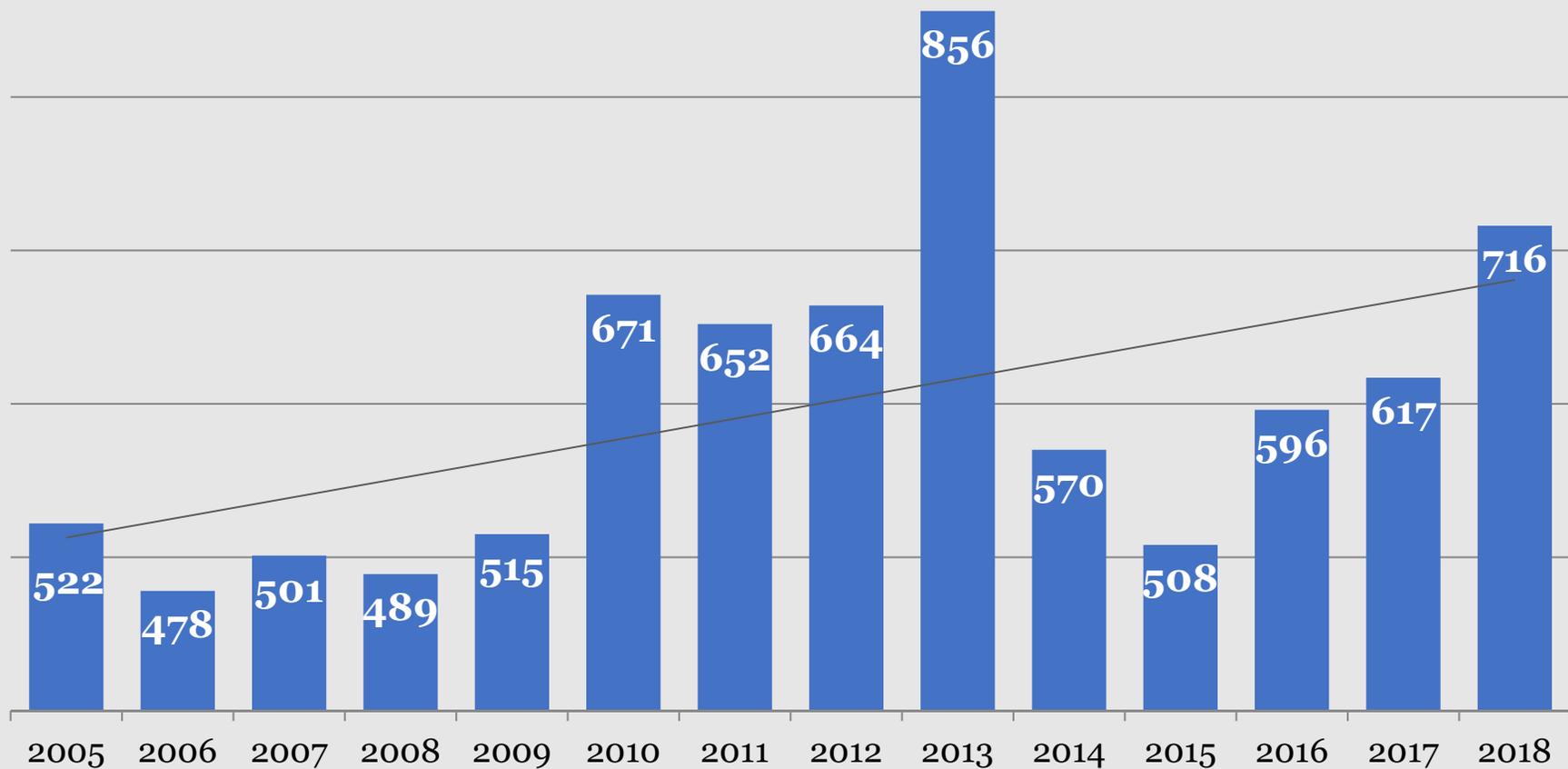


# 2018 Notable Development Cases

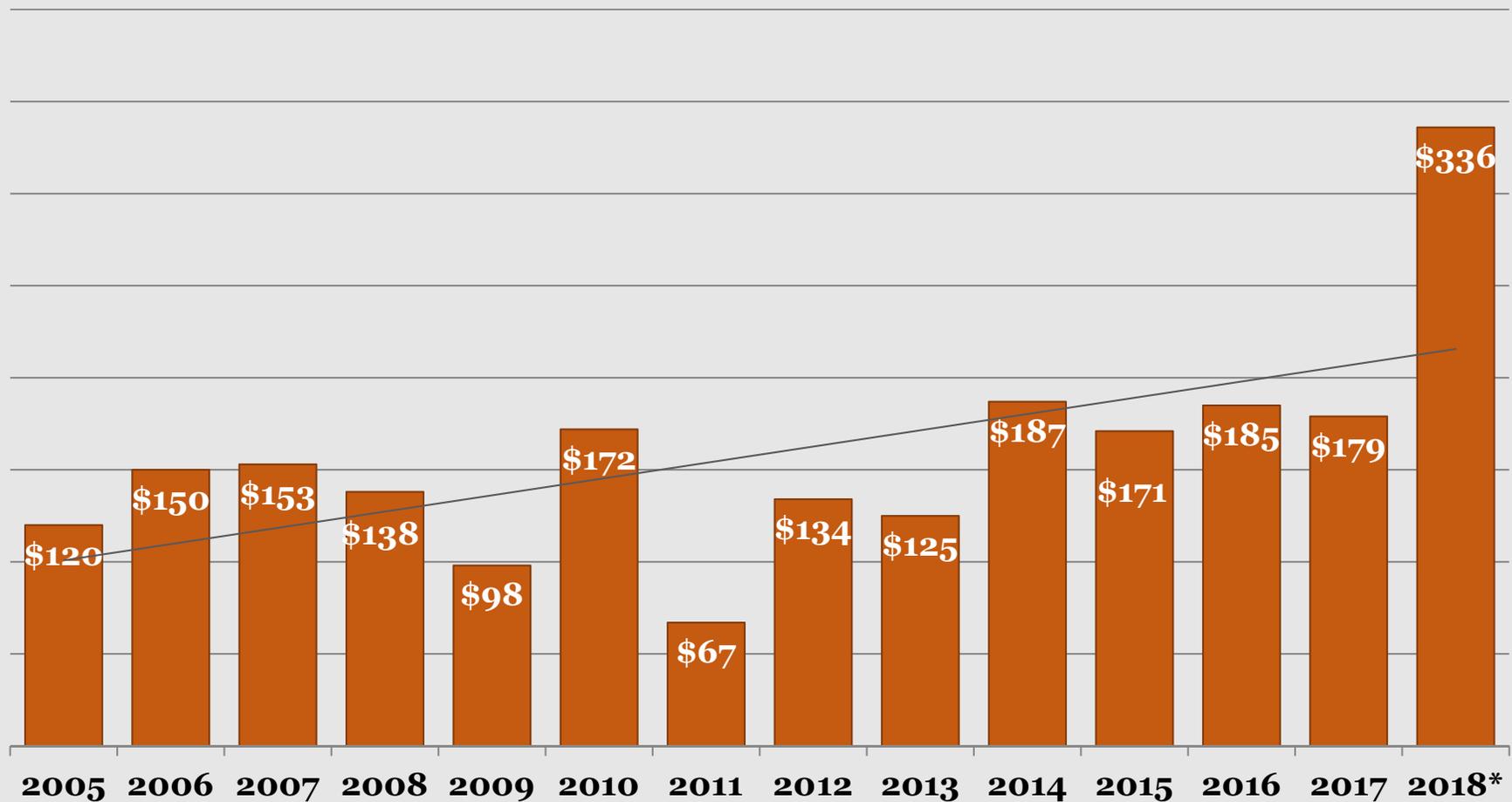


- **New Development Code Implementation**
  - Application Notices & 400 ft. Notification Buffer
  - Neighborhood Presentations
  - Four Zoning Changes to New “ND” & “CD” Districts
- **Iconic Village Redevelopment – Planning Stages**
- **SMART Terminal & Katerra**
- **Registered 22 Home Shares under new Ordinance**
- **Historic Baptist Church Designated as a Landmark**
- **Trace & La Cima Break Ground**
- **The Lyndon & Concho Commons construction commenced**
- **Blanco Vista, Cottonwood Creek, Kissing Tree, Retreat at Willow Creek and Vista De Los Santos – Continued Construction**
- **Bond Projects**
  - Hays County Jail and Public Services Building
  - San Marcos Consolidated Independent School District

# Total Building Permits Submitted



# Annual Permitted Value in Millions

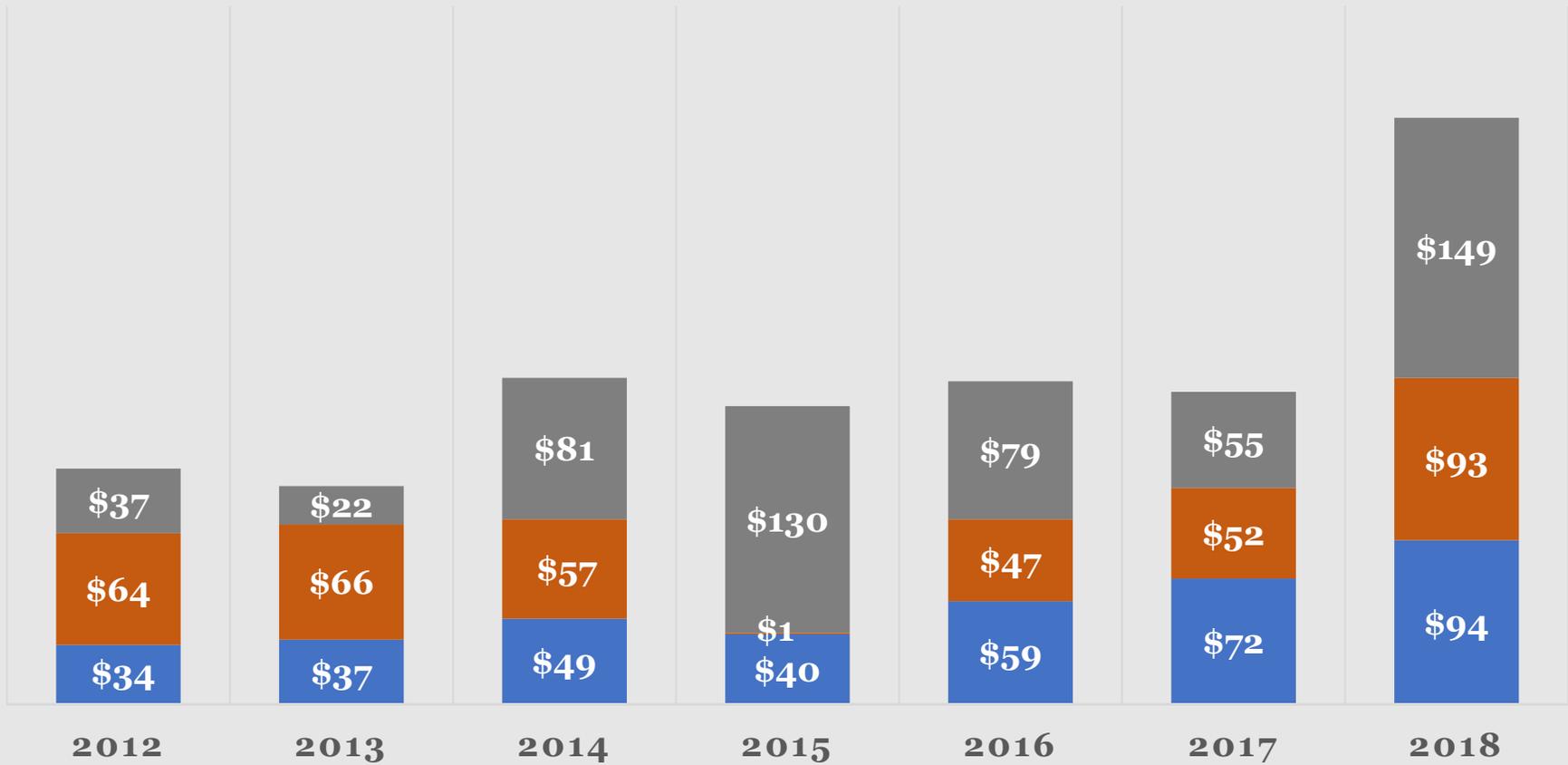


\*Hays County & SMCISD Bond Projects = \$132 million

# Permit Value by Land Use in Millions



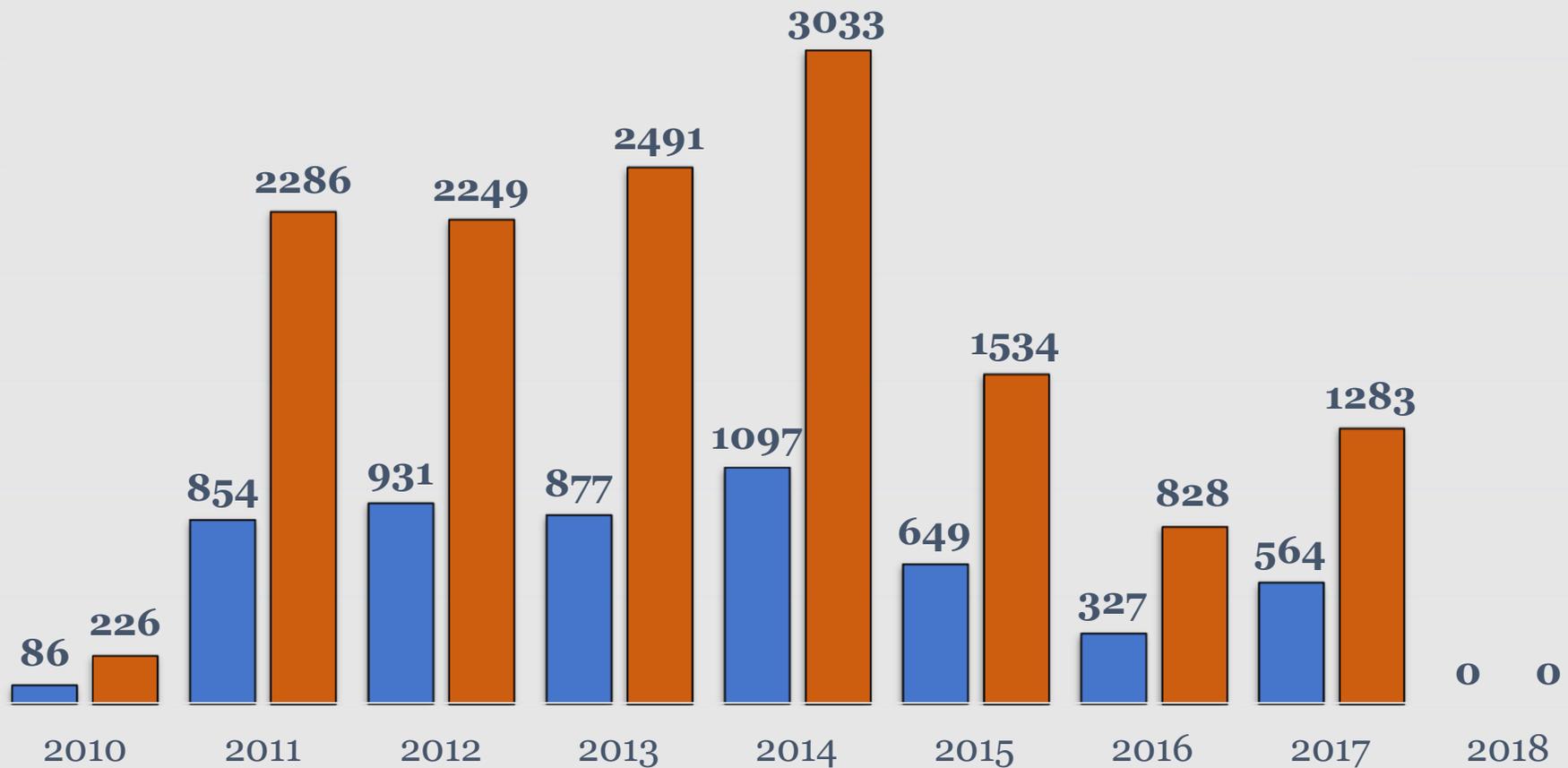
■ Residential ■ Multi-Family ■ Commercial



# Multi-Family Statistics

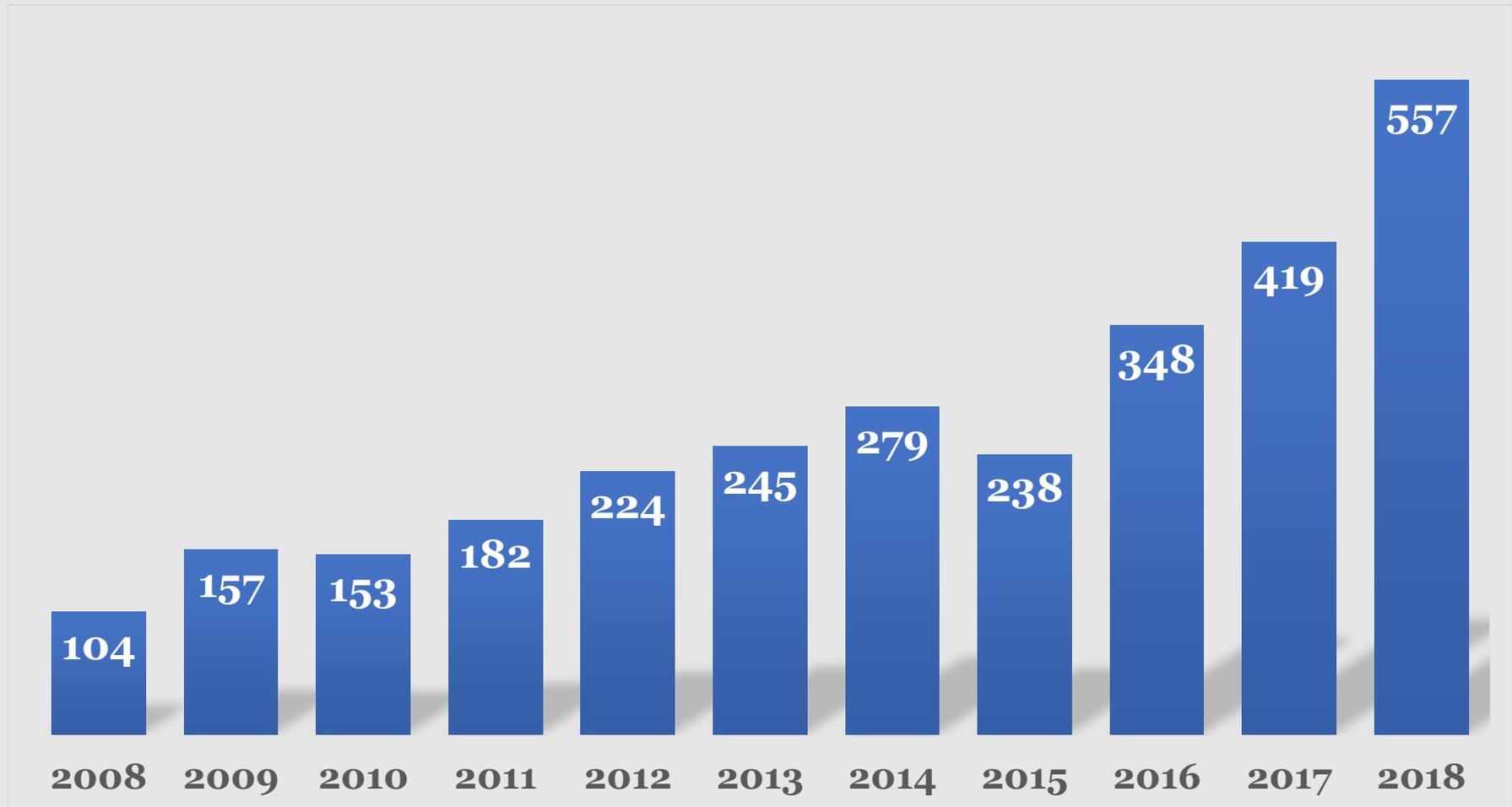


■ Units ■ Bedrooms\*

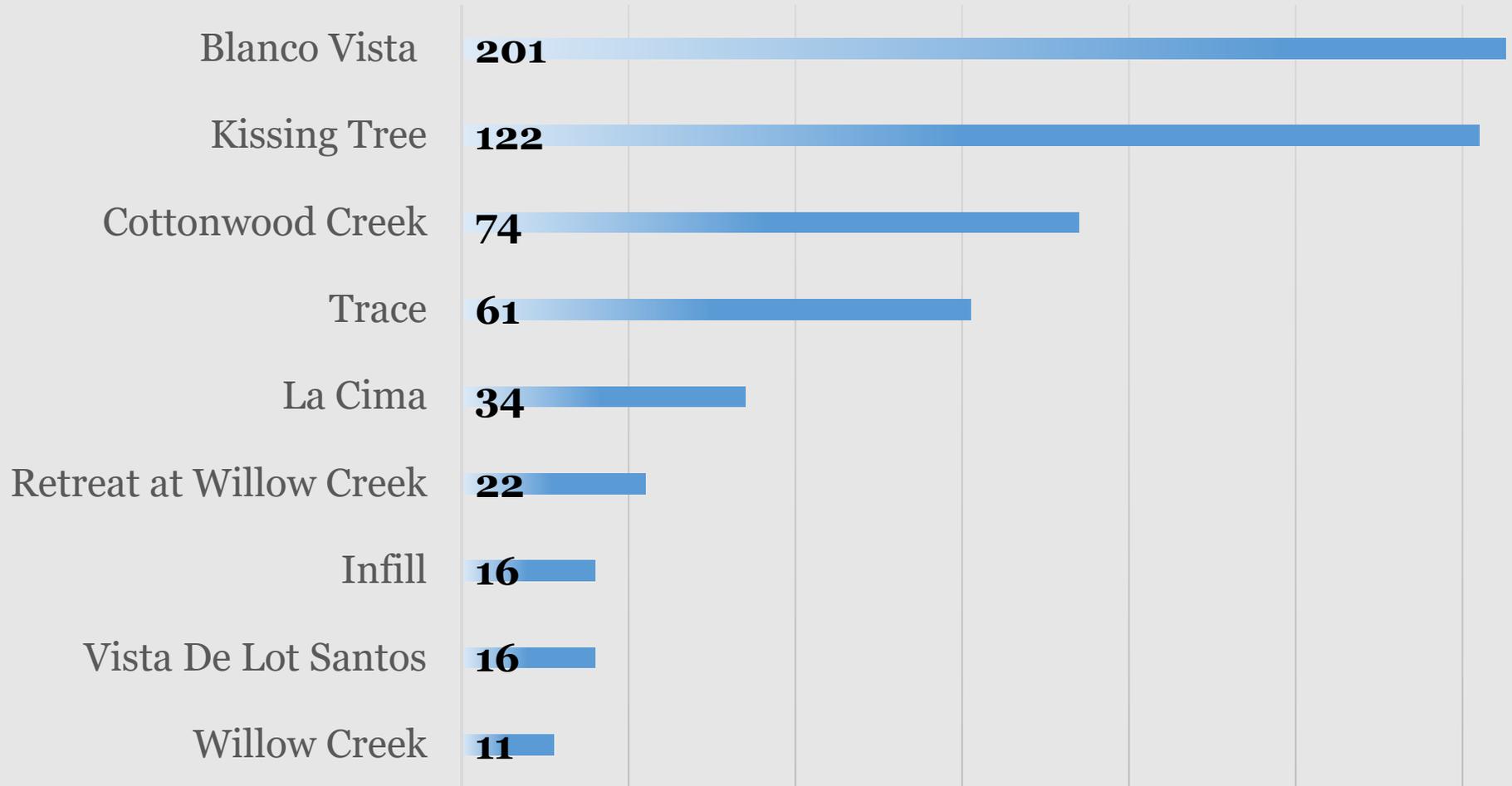


\*Bedroom Counts include University Housing & Rent by the Bedroom & are based on Temporary Certificate of Occupancy Date

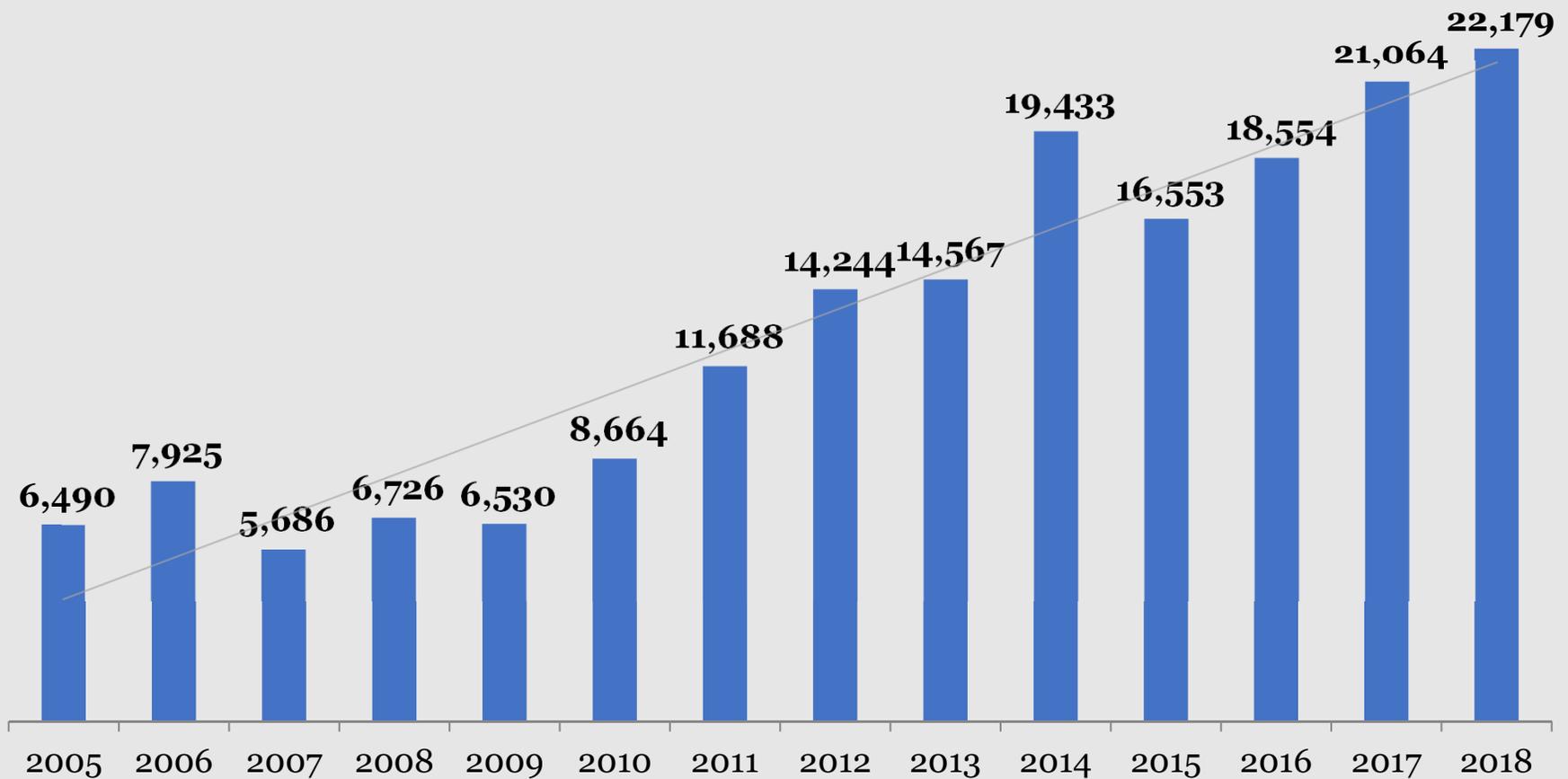
# Single Family Homes Permitted



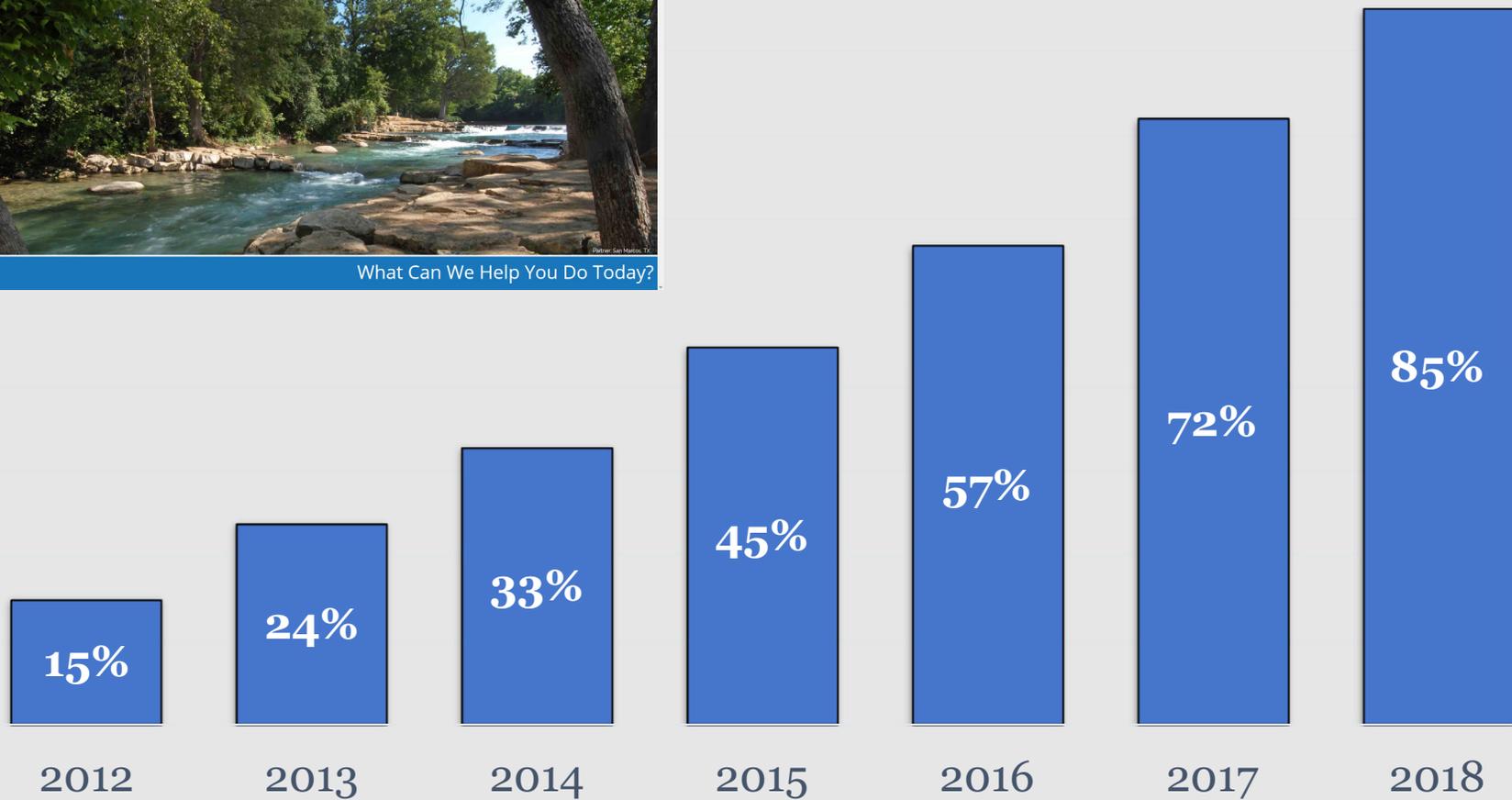
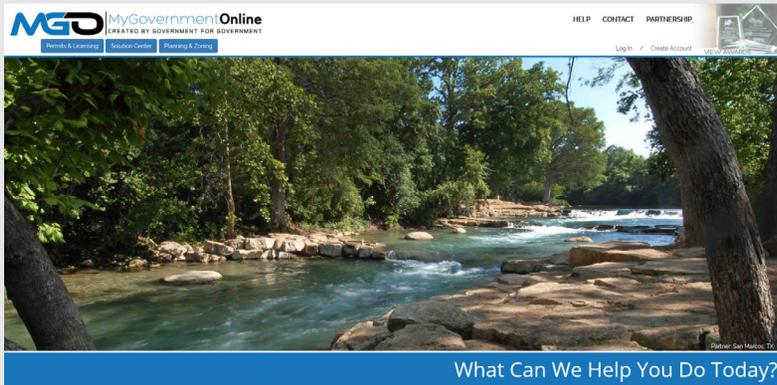
# Permitted Single Family Homes by Subdivision



# Total Number of Scheduled Inspections



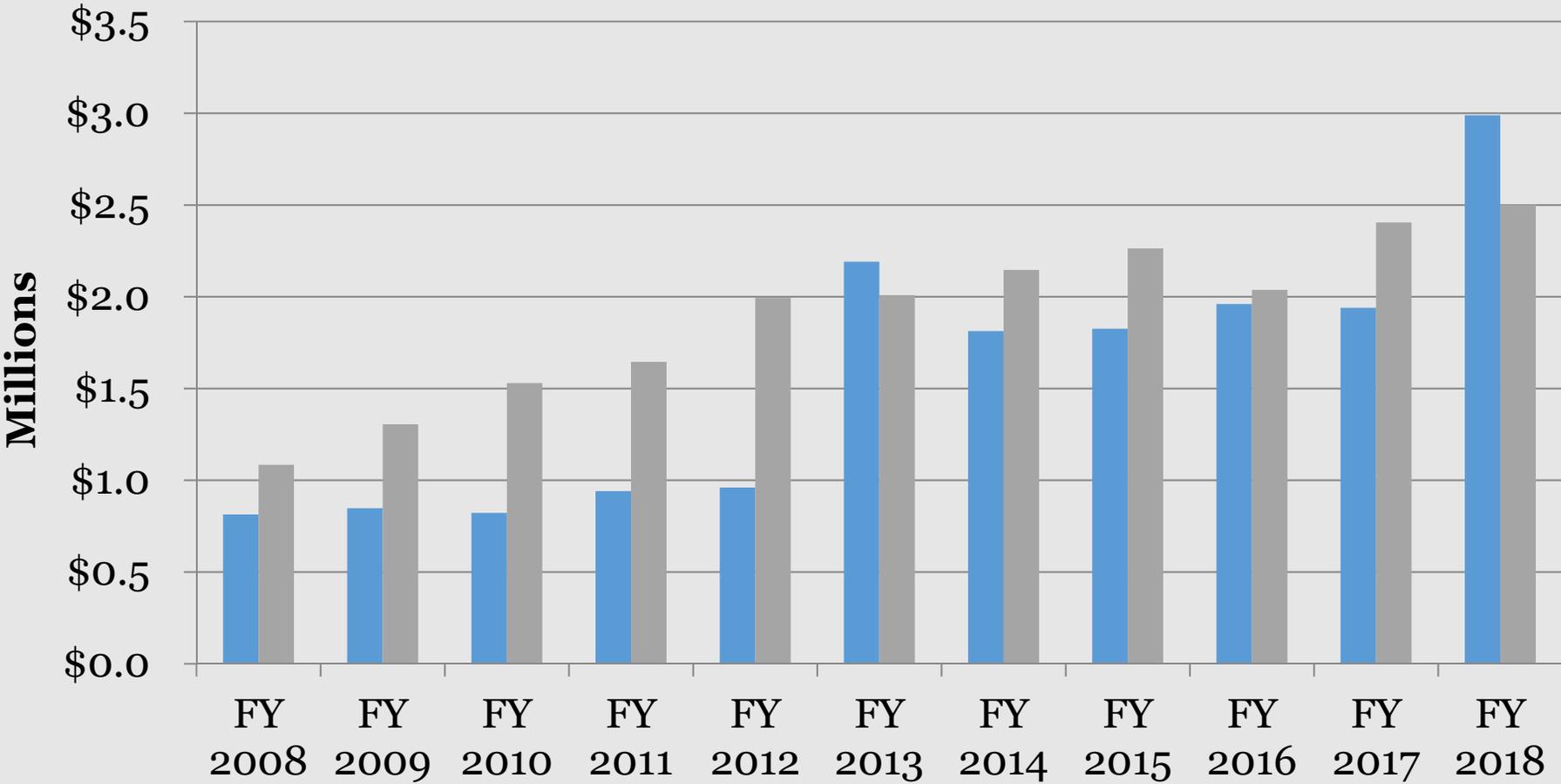
# Percent of Permits Applied for Online



# Development Services General Fund Budget



■ Permit Fee Revenue   ■ Total Budget



# Education



- **Conferences and Trainings**

- Texas APA Conference
- APA National Conference
- CNU National Conference
- BPI Conference
- Land Use Fundamentals
- ESRI User Conference
- GIS Day Coordination & Participation
- TNRIS GIS Forum and Workshops
- TML Conference
- Texas City Management Association Conference
- Building Official's Association of Texas Conference
- Texas Floodplain Management Association Conference
- Central Texas Stormwater Coalition Conference



# New Staff Certifications



- **New Certifications**
  - 1 – Residential Mechanical Inspector
  - 1 – Commercial Plumbing Inspector
  - 1 – Plumbing Inspector
  - 1 – State of Texas Plumbing Inspector License
  - 1 – Building Code Specialist
  - 1 – Fire Plans Examiner
  - 1 – Housing and Zoning Code Specialist
  - 1 – Permit Technician

