

2012 Year in Review

P&Z Retreat

May 8, 2013

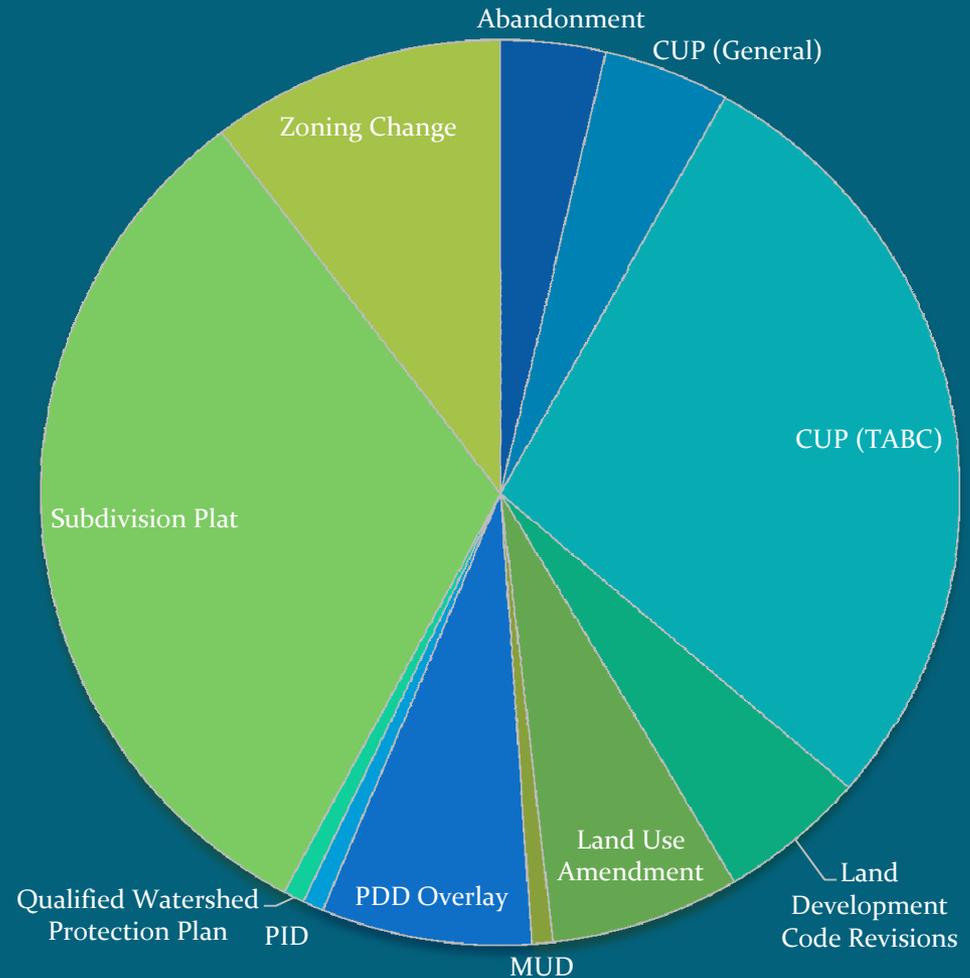
Review 2011 P&Z Goals (John)

- *Focus on cleaning up the Local Development Code*
- *Customer-Friendly process*
- *Professionalism – provide clear information and recommendations to the Commission and public*
- *Clarify the charge*
- *Work on the Horizons Master Plan Update*
- *Ensure a clear and understandable CIP process*

Case Summary

2012 Planning Cases Processed

- Abandonment 4%
- CUP (General) 4%
- CUP (TABC) 28%
- Land Development Code Revisions 5%
- Land Use Amendment 7%
- MUD 1%
- PDD Overlay 7%
- PID 1%
- Qualified Watershed Protection Plan 1%
- Subdivision Plat 32%
- Zoning Change 10%



145 Total Cases

2012 Planning Cases Reviewed by P&Z

Abandonment: 5%

CUP (General): 6%

CUP (TABC): 38%

Land Development Code Revisions: 8%

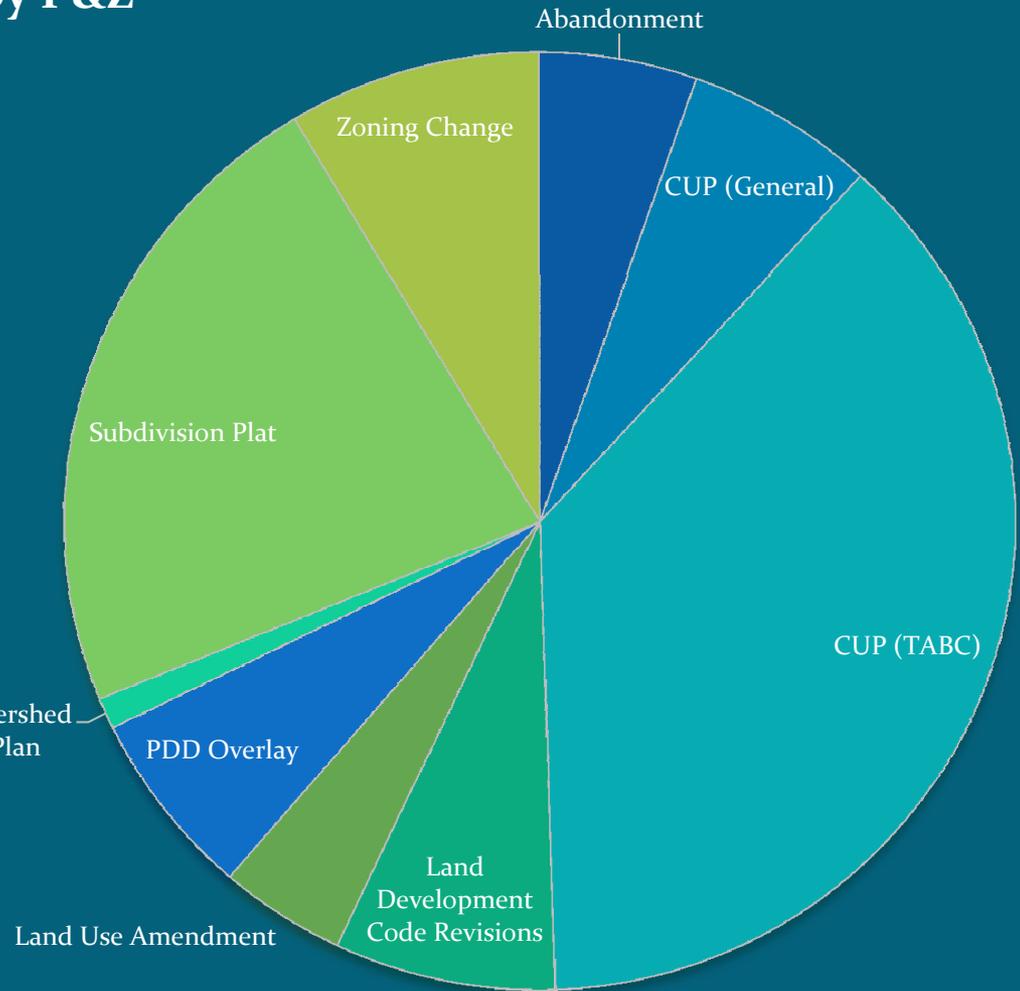
Land Use Amendment: 4%

PDD Overlay: 6%

Qualified Watershed Protection Plan: 1%

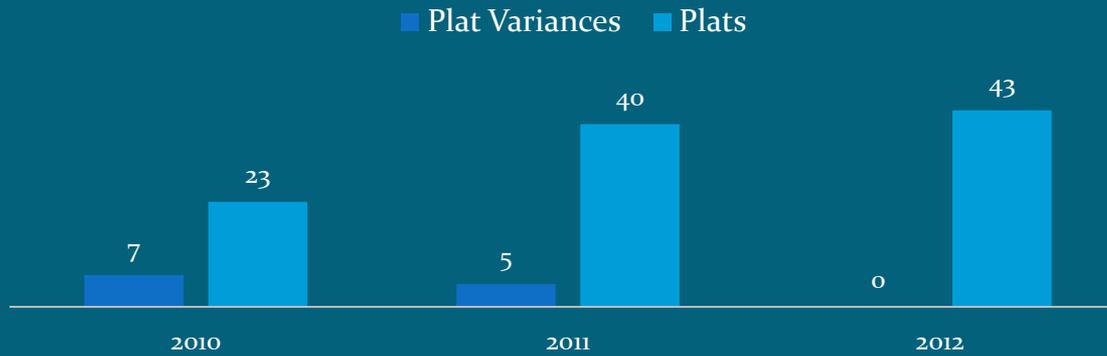
Subdivision Plat: 23%

Zoning Change: 9%

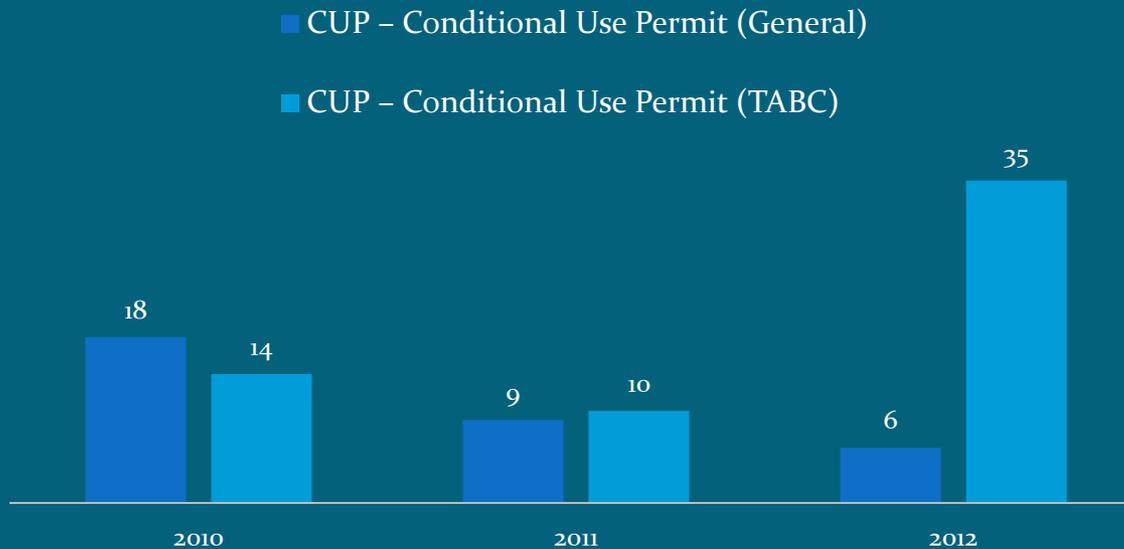


93 Total Cases

Plat Cases



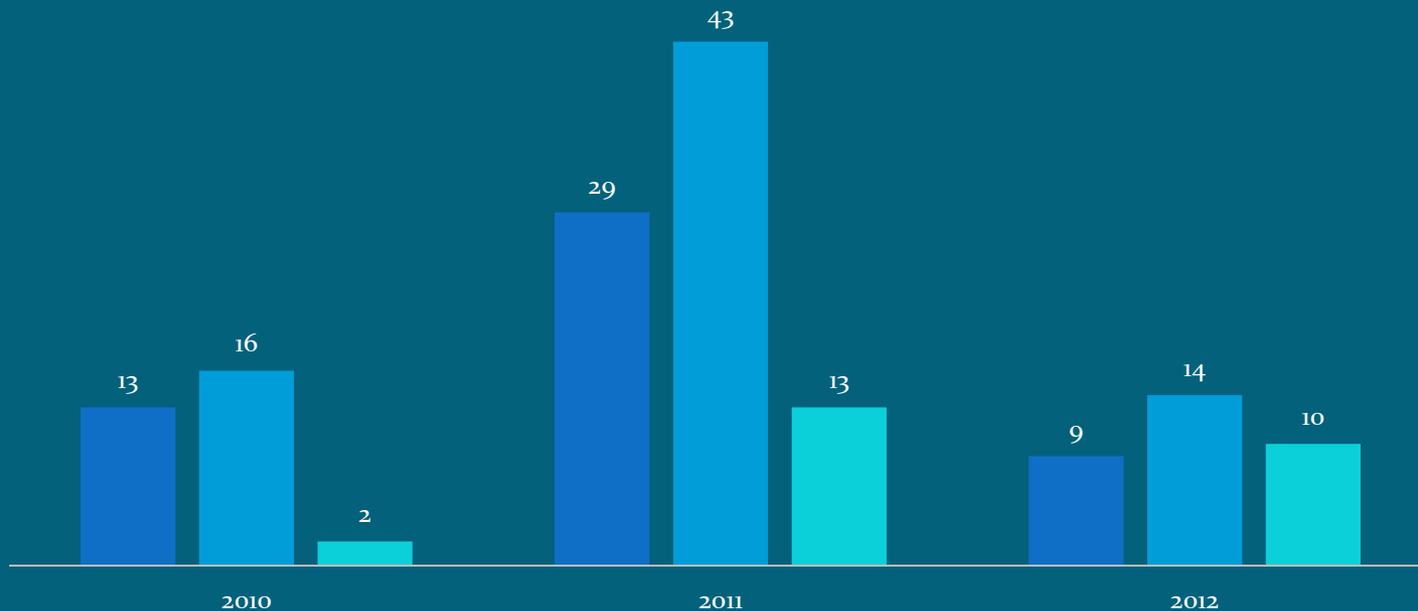
CUP Cases



Land Use and Zoning (Emily)

Land Use and Zoning Cases

■ LUA - Land Use Amendment ■ ZC - Zoning Cases ■ PDD - Planned Development District



2012 Land Use Map Changes by Acreage

Land Use Map Amendment Requests by Acreage

From		To	
<i>VLDR</i>	28.14	<i>LDR</i>	22.5
<i>LDR</i>	24.192	<i>MDR</i>	13.2
<i>C</i>	4.1	<i>MU</i>	15.585
		<i>P</i>	5.146
Total Requested			56.431

Land Use Map Amendments Approved by Acreage

From		To	
<i>VLDR</i>	5.64	<i>MDR</i>	9.74
<i>C</i>	4.1		
Total Approved			9.74

2012 Zoning Changes by Acreage

Zoning Change Requests by Acreage

From		To	
<i>FD</i>	28.15	<i>SF-6</i>	22.5
<i>SF-R</i>	22.5	<i>TH</i>	3.87
<i>SF-6</i>	25.0885	<i>MF-12</i>	29.1
<i>CC</i>	0.65	<i>VMU</i>	15.77
<i>SmartCode -CS</i>	3.49	<i>P</i>	5.14
		<i>SmartCode - T5</i>	3.49
Total Requested			79.87

Zoning Changes Approved by Acreage

From		To	
<i>FD</i>	28.15	<i>MF-12</i>	28.801
<i>CC</i>	0.651	<i>SmartCode - T5</i>	3.49
<i>SmartCode -CS</i>	3.49		
Total Approved			32.29

New Units from Approved Zoning Changes

<i>MF</i>	345
<i>SF</i>	0

Conditional Use Permits (Alison)

- LDC 1.5.7.1 – *“To allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses”*
- Require individual review of **location, design, and configuration**
- Land Use Matrix shows permitted and conditional uses for each zoning district (Section 4.3.1.2)
- Used anywhere for on-premise consumption of alcohol

Conditional Use Permits

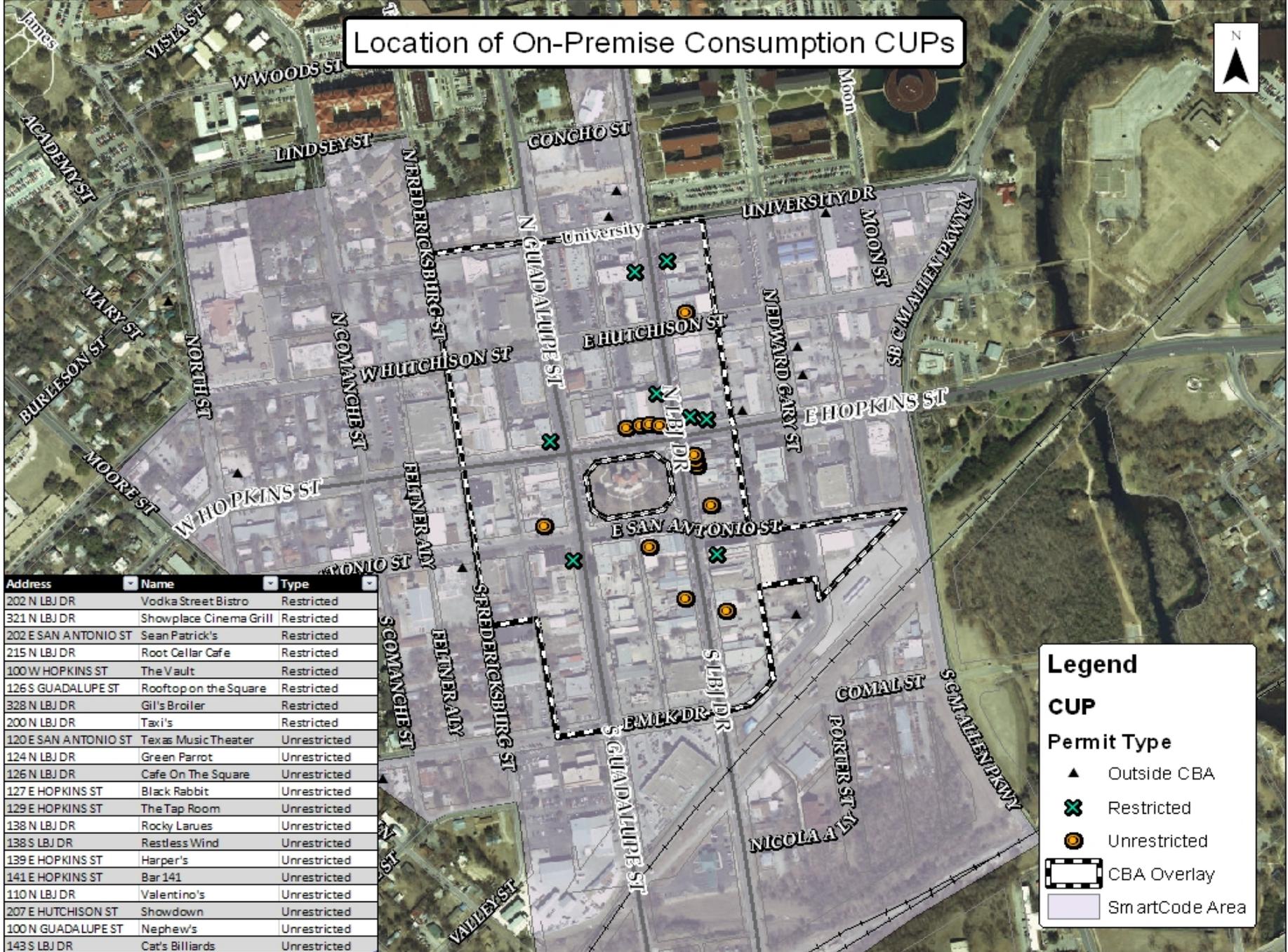
- General

- Restaurant with drive-thru; Accessory dwelling units; Fraternity or sorority; Telecommunications tower

- TABC

- CUPs granted for on-premise consumption of alcoholic beverages make up majority of CUP cases
- Renewal periods of 1-year, 3-year, and life of TABC license
- Subject to the Point System
 - Accumulation 6 or more “points” leads to a revocation hearing

Location of On-Premise Consumption CUPs



Address	Name	Type
202 N LBJ DR	Vodka Street Bistro	Restricted
321 N LBJ DR	Showplace Cinema Grill	Restricted
202 E SAN ANTONIO ST	Sean Patrick's	Restricted
215 N LBJ DR	Root Cellar Cafe	Restricted
100 W HOPKINS ST	The Vault	Restricted
126 S GUADALUPE ST	Rooftop on the Square	Restricted
328 N LBJ DR	Gil's Broiler	Restricted
200 N LBJ DR	Taxi's	Restricted
120 E SAN ANTONIO ST	Texæ Music Theater	Unrestricted
124 N LBJ DR	Green Parrot	Unrestricted
126 N LBJ DR	Cafe On The Square	Unrestricted
127 E HOPKINS ST	Black Rabbit	Unrestricted
129 E HOPKINS ST	The Tap Room	Unrestricted
138 N LBJ DR	Rocky Larues	Unrestricted
138 S LBJ DR	Restless Wind	Unrestricted
139 E HOPKINS ST	Harper's	Unrestricted
141 E HOPKINS ST	Bar 141	Unrestricted
110 N LBJ DR	Valentino's	Unrestricted
207 E HUTCHISON ST	Showdown	Unrestricted
100 N GUADALUPE ST	Nephew's	Unrestricted
143 S LBJ DR	Cat's Billiards	Unrestricted

Legend

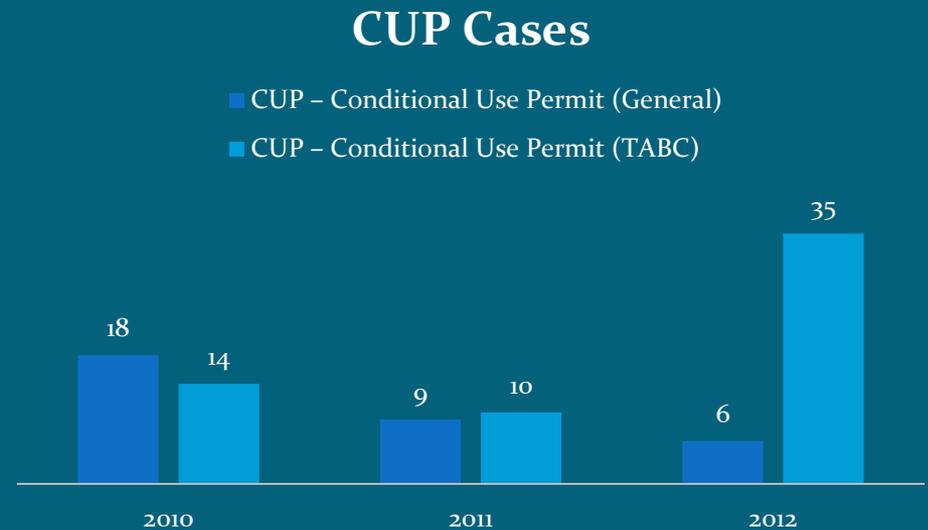
CUP

Permit Type

- ▲ Outside CBA
- ✕ Restricted
- Unrestricted
- ▭ CBA Overlay
- SmartCode Area

Conditional Use Permits

- Trends
 - 6 CUPs for general uses were reviewed by P&Z in 2012
 - 35 CUPs for on-premise consumption were reviewed by P&Z in 2012
 - 71% were renewals



* 2013 - CUP Council Task Force established - Council Members Scott, Thomason, and Thomaides

Pre-development (Andrew)

Pre-development process and role of development coordinator

2012

- 195 Pre-development meetings
- 142 unique project inquiries

How many Pre-development meetings became submitted applications?

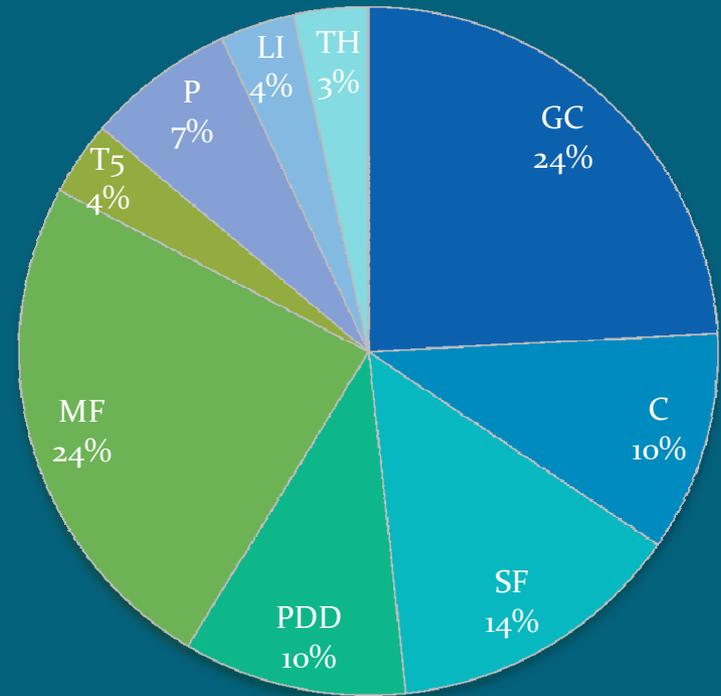
- 69 or 49% of the 142 unique project inquiries

Pre-development Requests

Zoning Requests by Category

Zoning Changes needed (FD designation) or requested

- 29 or 20% of the 142 unique project inquiries
- Note: not all inquiries knew ultimate plan for their project, or will be master plan communities with multiple zoning changes or PDDs



Pre-development Activities

Recent improvements to Development Process

- Development Guide released
- Dedicated weekly development meeting times
 - Pre-development, Plat Resubmittal, SmartCode DRC

Coming Soon

- Monthly email newsletter
- Customer survey

Other Suggestions?

Fiscal Impacts of Development (John)

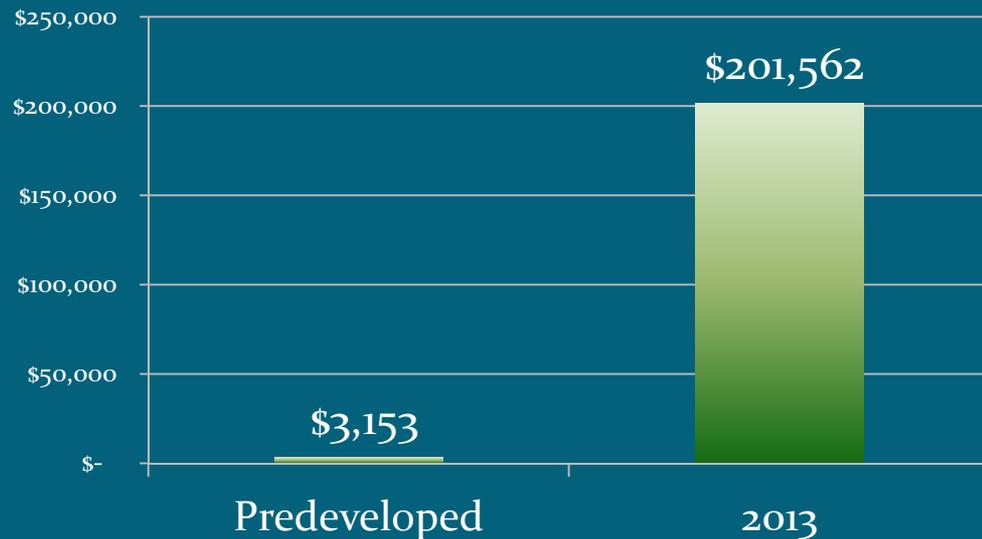
- Four case studies
- Tax value of residential development

Case Study 1 – Retreat San Marcos

- Case Summary

- Student Multifamily Project
- 39.3 acres
- PDD
- Approved March 2011
- Construction Value – \$17,270,219
- Opened August 2012

Tax Revenue to City



Case Study 2 – Aspen Heights Ph 1

- Case Summary
 - Student Multifamily Project
 - 20.654 acres
 - Straight Zoning
 - Approved July 2010
 - Construction Value - \$21,088,985
 - Opened August 2012

Tax Revenue to City

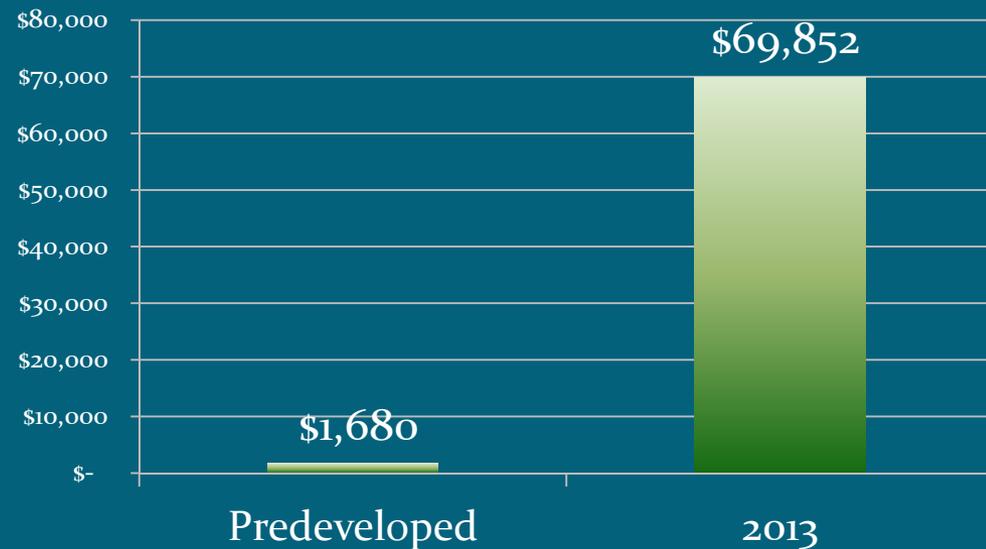


Case Study 3 - Grifols

- Case Summary

- Plasma lab
- 6.6 acre site
- CUP for materials
- Approved September 2009
- Construction Value – \$3,000,000
- Opened April 2012
- ED incentive

Tax Revenue to City

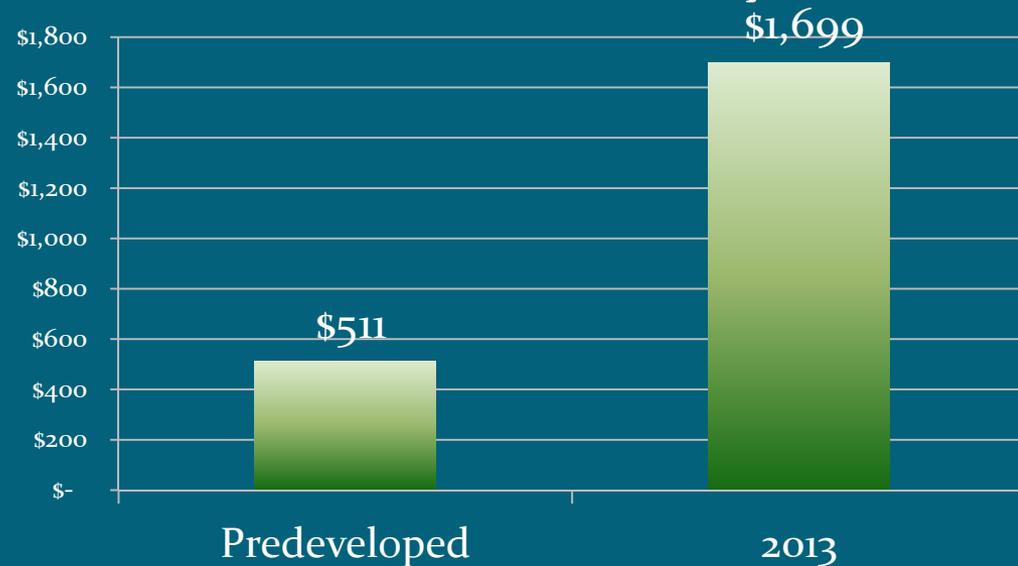


Case Study 4 – Rooftop on the Square

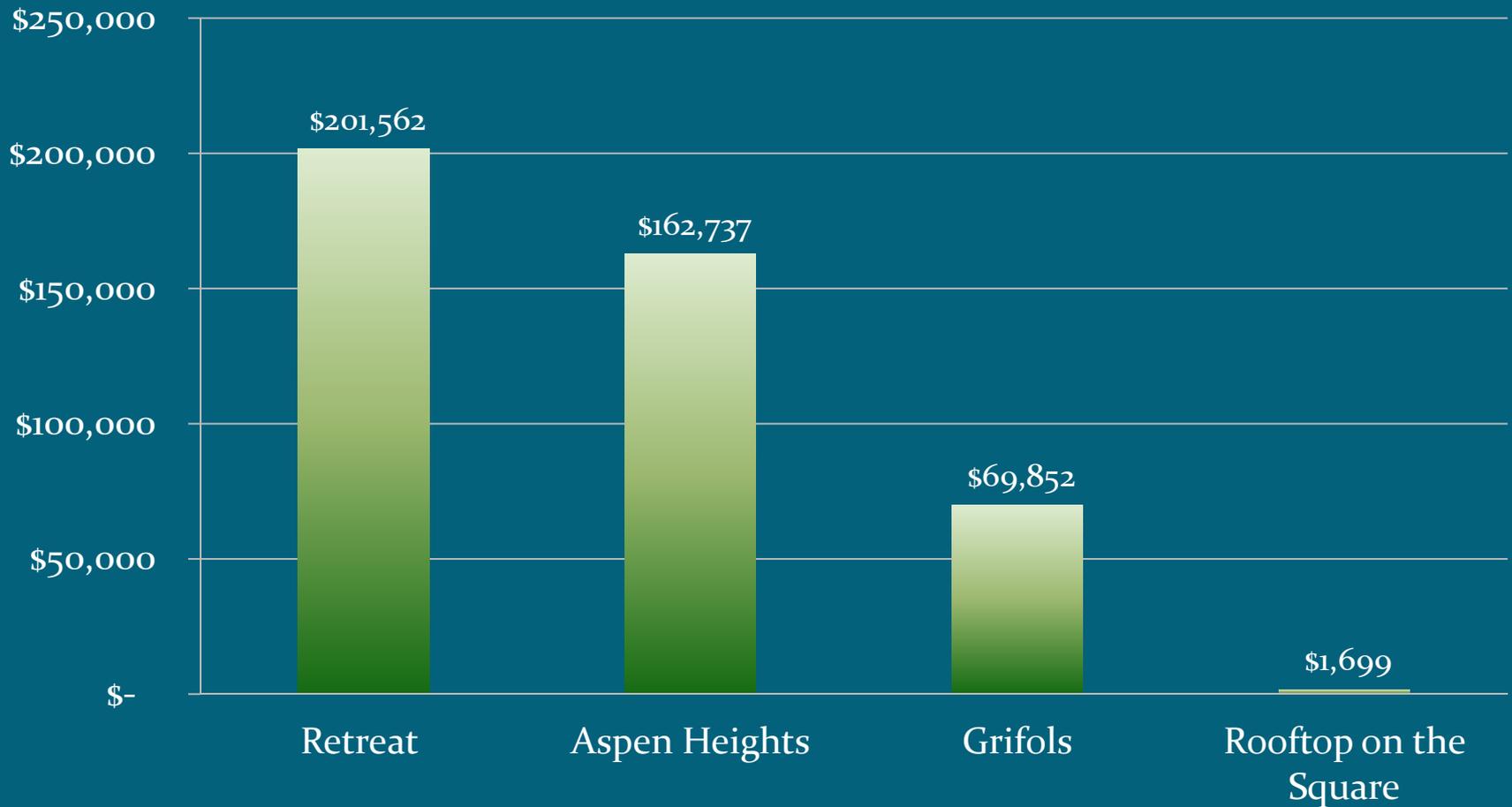
- Case Summary

- Restaurant/bar
- .1654 acre site
- CUP for alcohol
- Approved February 2012
- Opened May 2012
- ED waiver – waiting period

Tax Revenue to City



2013 Property Tax Revenue



2013 Assessed Value per Acre

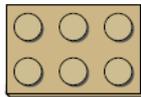
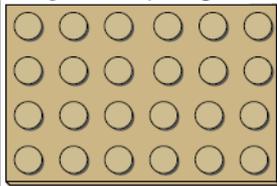


Tax Value of Residential Development

San Marcos Growth and Preservation Allocation Exercise

Accommodating 33,000 people and supporting retail services

Single Family Chips - to house 18,000 people (1 chip = 300 people)



Scale 1 inch = 1500 ft

Lower Density Single Family	
Size	115 acres
Density	1 dwelling per acre
Impervious Cover	40 acres
Starting Amount	20 Chips (6,000 people)



Medium Density Single Family	
Size	23 acres
Density	5 dwelling per acre
Impervious Cover	12 acres
Starting Amount	20 Chips (6,000 people)



Higher Density Single Family	
Size	12 acres
Density	10 dwelling per acre
Impervious Cover	7 acres
Starting Amount	20 Chips (6,000 people)



Multi-Family Chips - to house 15,000 people (1 chip = 300 people)



Lower Density Multi-Family	
Size	5 acres
Density	25 dwelling per acre
Impervious Cover	4 acres
Starting Amount	20 Chips (6,000 people)



Medium Density Multi-Family	
Size	3 acres
Density	45 dwelling per acre
Impervious Cover	3 acres
Starting Amount	20 Chips (6,000 people)



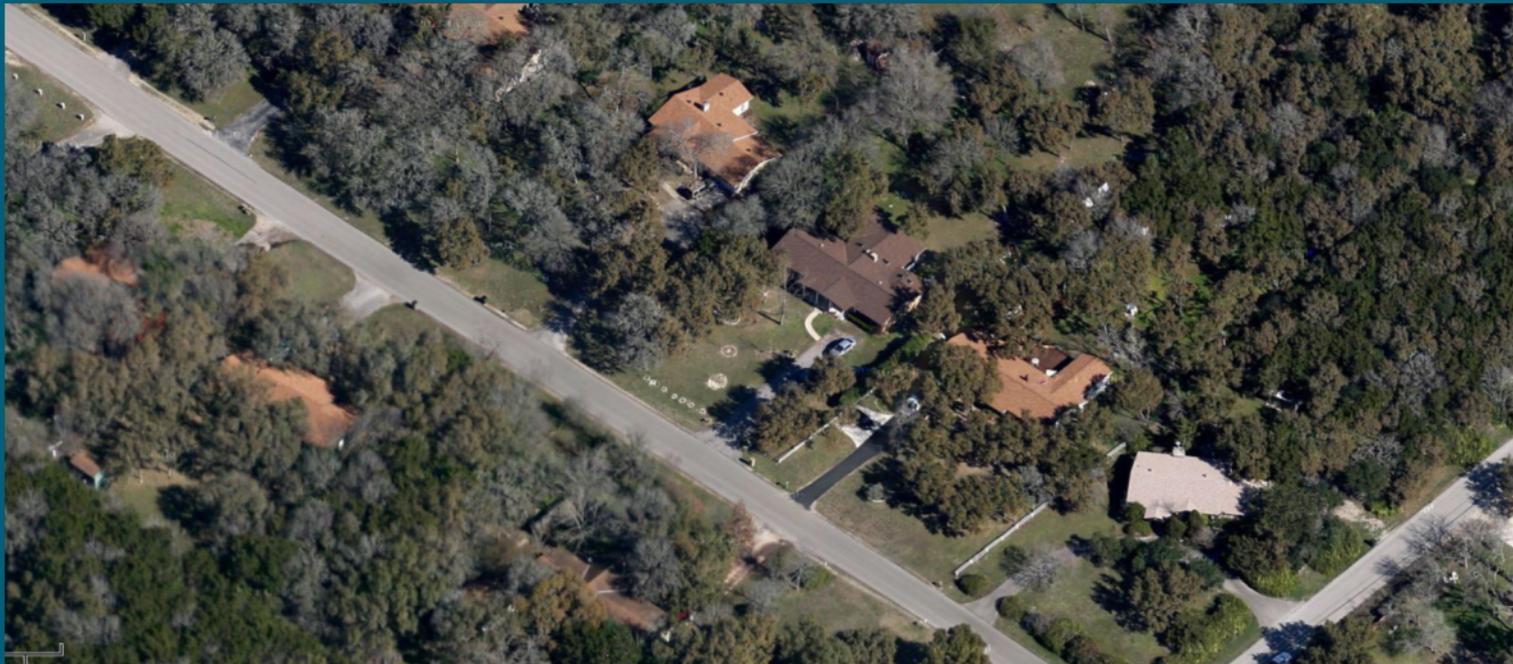
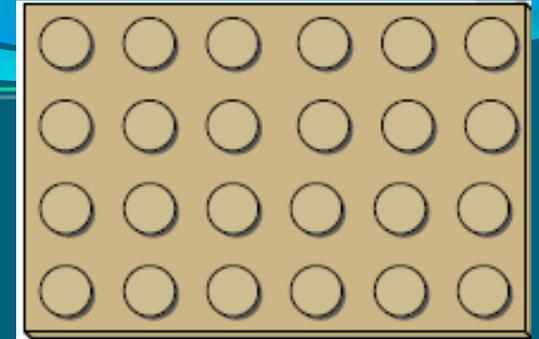
Higher Density Multi-Family	
Size	2 acres
Density	80 dwelling per acre
Impervious Cover	2 acres
Starting Amount	10 Chips (3,000 people)



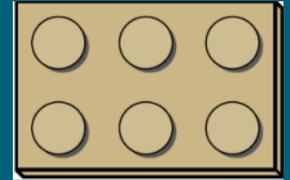
Scale 1 inch = 1500 ft

Single-Family Low

- One unit per acre
- Willow Creek



Single-Family Medium



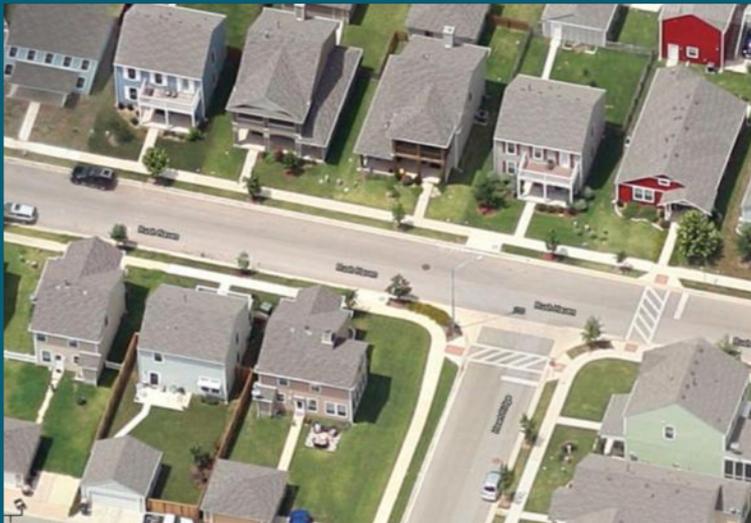
- 5 units per acre
- East
 - Cottonwood Creek
 - El Camino Real
- West
 - Blanco Vista
 - Majestic Estates
 - Bishop's Crossing



Single-Family High



- 10 units per acre
- Blanco River Village



Multifamily Low



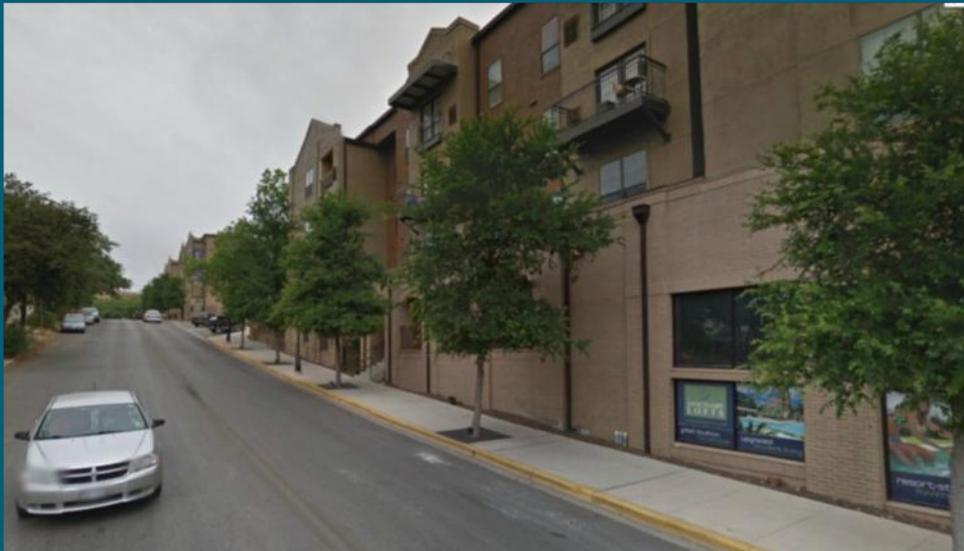
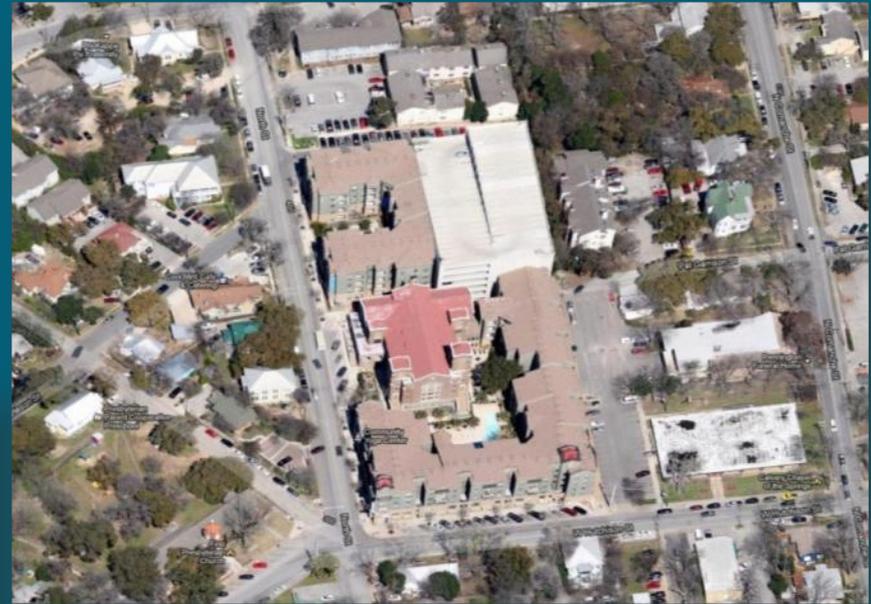
- 25 units per acre
- Various Apartments



Multifamily Medium



- 45 units per acre
- Sanctuary Lofts

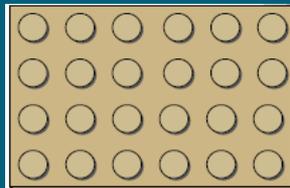
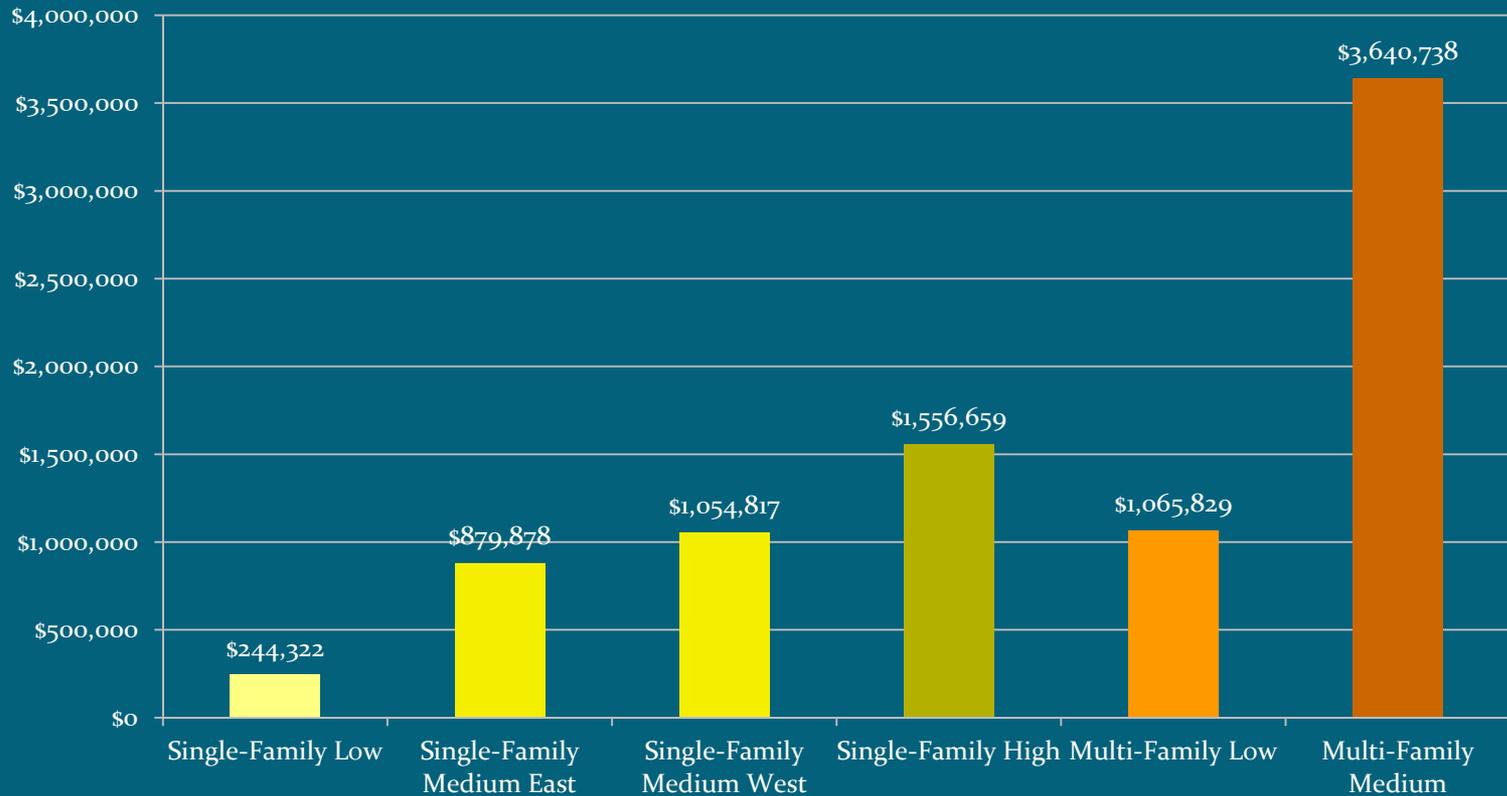


Multifamily High

- No examples constructed
- Vistas



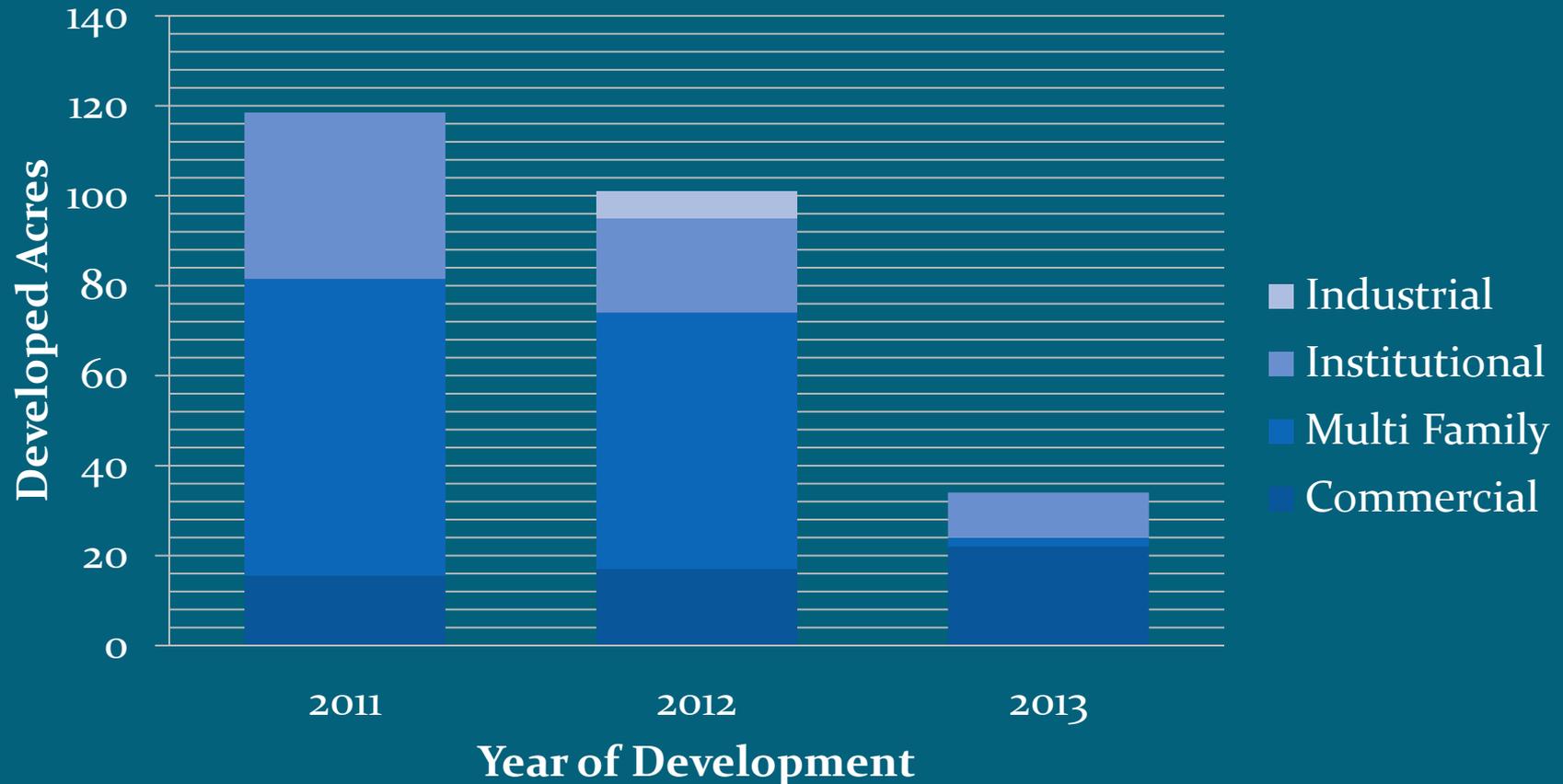
Assessed Value Per Acre



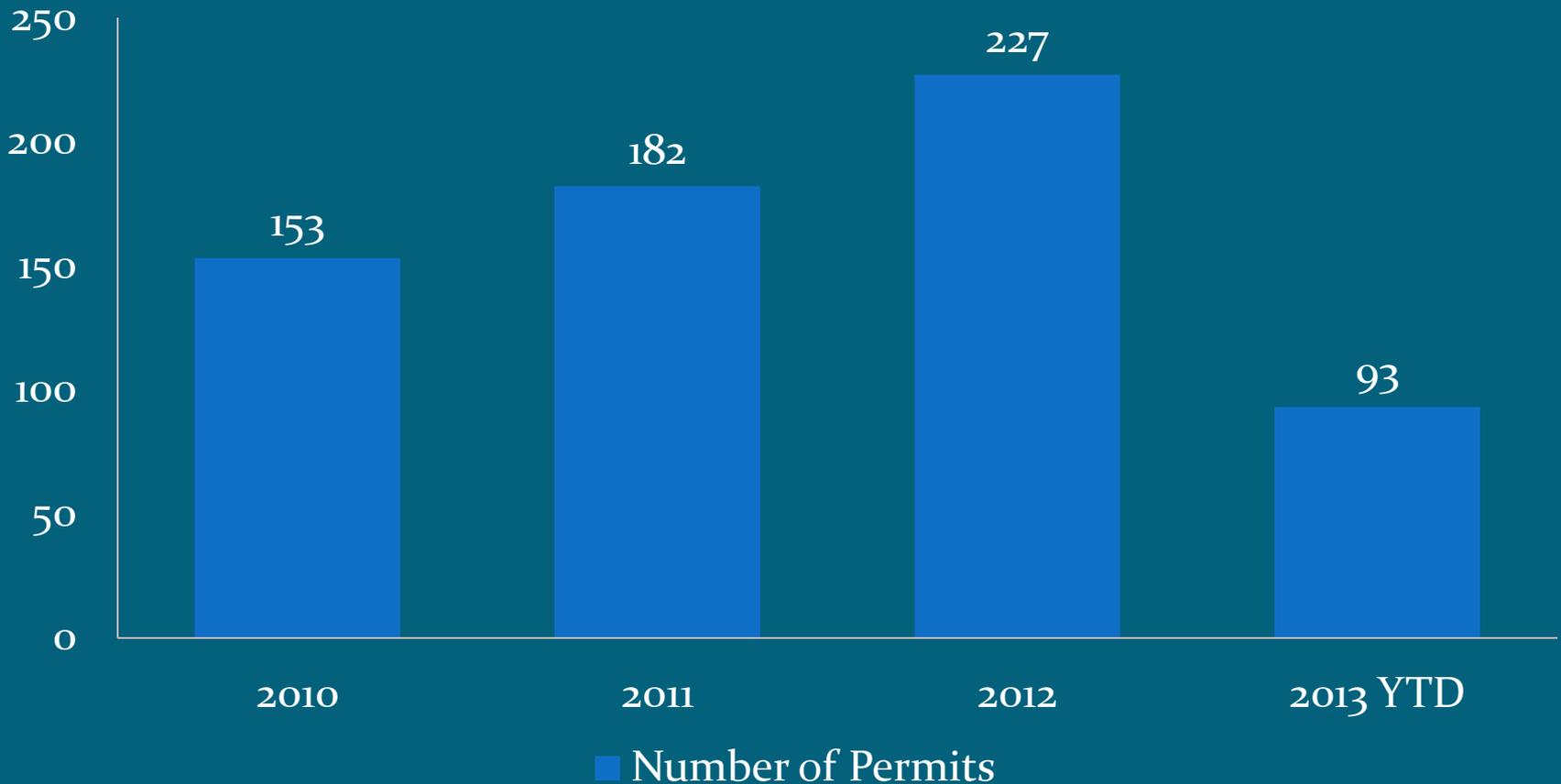
Permit Center Report (Abby)

- Pre-Development
- Site Permits
- Public Improvement Construction Projects
- Watershed & Floodplain Permits
- Building Permits: Residential & Commercial
- Environmental & Erosion Control
- Building Inspection & Certificate of Occupancy

Developed Acres by Land Use



New Single Family Residential



Multi-Family Projects

Under Construction – Estimated completion August 2013	Bedrooms
Vistas - Fredericksburg	532
Royal Lane – Post Rd	154
Hillside II – N. LBJ	390
Avalon – IH 35	1142
Wildwood – Mill St	508
Parkway Falls – Medical Pkwy	264
Sienna Pointe – McCarty Ln	540
Total	3,530

Under Consideration – Estimated completion August 2014	Bedrooms
Hillside III – N. LBJ	69
Courts at Riverbend – Aquarena Springs	752
Greenspring Village – Post Rd	52
Thorpe Lane Luxury–Thorpe/IH 35	512
Thorpe Lane Lofts – Thorpe	348
Chestnut Street Lofts - Chestnut	230
The Cottages of San Marcos – Craddock Ave	899
Vistas II	310
Total	3,172

Permit Center Summary

Number of Permits by Type	2010	2011	2012
New SF	153	182	227
Residential Building Permits	247	290	313
Commercial Building Permits	418	351	345
Total Constructions Permits	3,251	3,380	3,993

Value of Permits by Type	2010	2011	2012
Commercial	\$151,291,207.88	\$43,865,739.00	\$73,366,091.00
Residential	\$24,375,914.55	\$27,793,141.50	\$33,166,512.00
Total	** \$175,667,121.63	\$71,658,881.16	\$106,532,603.00

Number of Inspections	2010	2011	2012
Total	28,724	28,630	16,264

Review Time Improvements	2010	2011	2012
Permit Response Times	24 Days	30 Days	9.2 Days

Improvements and other Services Added
Online Applications
Payment Onlines
Renovation
Phones answered 7:30 to 5:30
Increased Fees

**** Includes Hays County Government Center \$60 million dollar project**

P&Z Work Program Accomplishments (Alison)

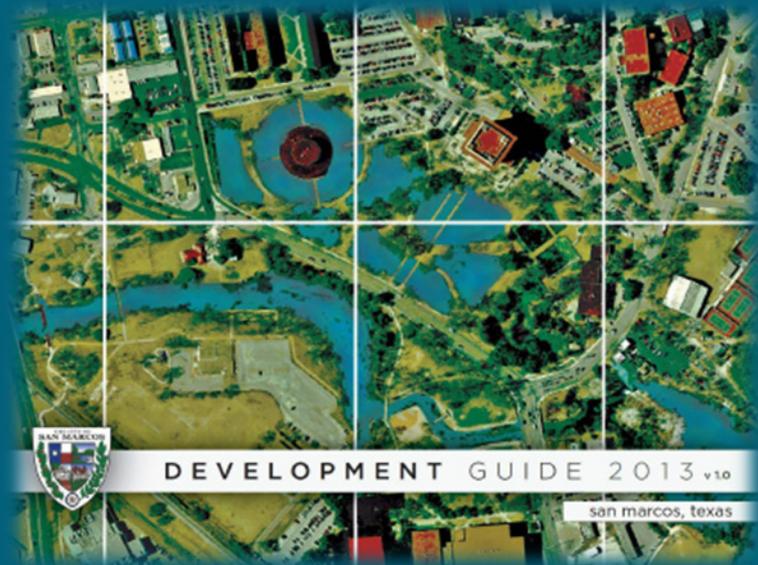
- Code Amendments
 - Section 1.5.1.4(d) – Minimum Time Period Set
 - Section 1.5.1.4(e)(1)(d) – Boundary Change
 - Section 1.6.6.4(a)(5) – Performance Bond
- SmartCode
 - Articles 1, 3, 5, and 8 – minor corrections and clarifications, option for fee-in-lieu of tree mitigation, & definitions added
 - Article 6 – Architectural Standards for Downtown
 - Article 7 – Sign Standards for Downtown

P&Z Work Program Accomplishments

- Approval of Vision and Goals of *Vision San Marcos: A River Runs Through Us*
- CUP Expiration Report
- Citizen Comment Period
- MuniAgenda

Planning and Development Services Accomplishments (Kristy)

- Successful Implementation of MyPermitNow
- 75% Reduction in Permit Turnaround – Avg 9 days
- Expanded MPN to Planning Cases & Inspections
- Fiscal Surety Process
- New Fee Structure
- Expanded Web Reports
- Muni-Agenda Intro
- Revised PDD Format
- Impact Fee Review
- New COMP PLAN!!



2012 Resource Accomplishments

- Introduce Permit Manager & Planning Manager
- Addition of Two Planning Technicians
- Addition of Building Services Coordinator
- Introduce Economic & Development Coordinator
- Introduce Environmental Site Technician
- Utilize Bureau Veritas – Third Party
- New Chief Building Official
- Intro Sr. Inspector & Plans Examiner
- Replace 3 Inspection & Planning Autos
- Utilize Mobile Tablets for Inspectors

Planning and Development Services Looking Forward

- LDC Revisions & Comp Plan Implementation
- Expand Run DRC (Development Review Committee)
- Introduce Code Compliance Program
- Master Plan Updates
- Complete Impact Fee Review
- Expand MPN Capabilities
- Hire Main Street Manager
- Relocate Main Street Office
- Continue Downtown Master Plan
- ROW Inspector

