

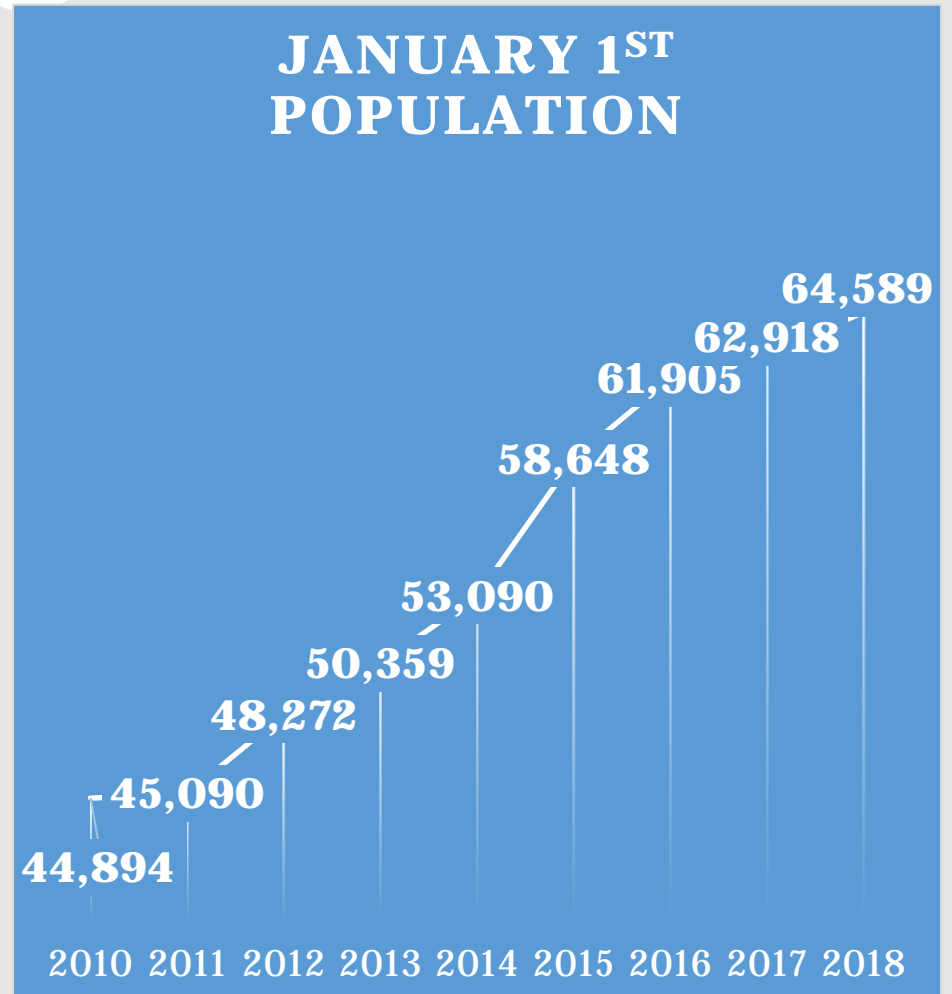
2017 Year in Review



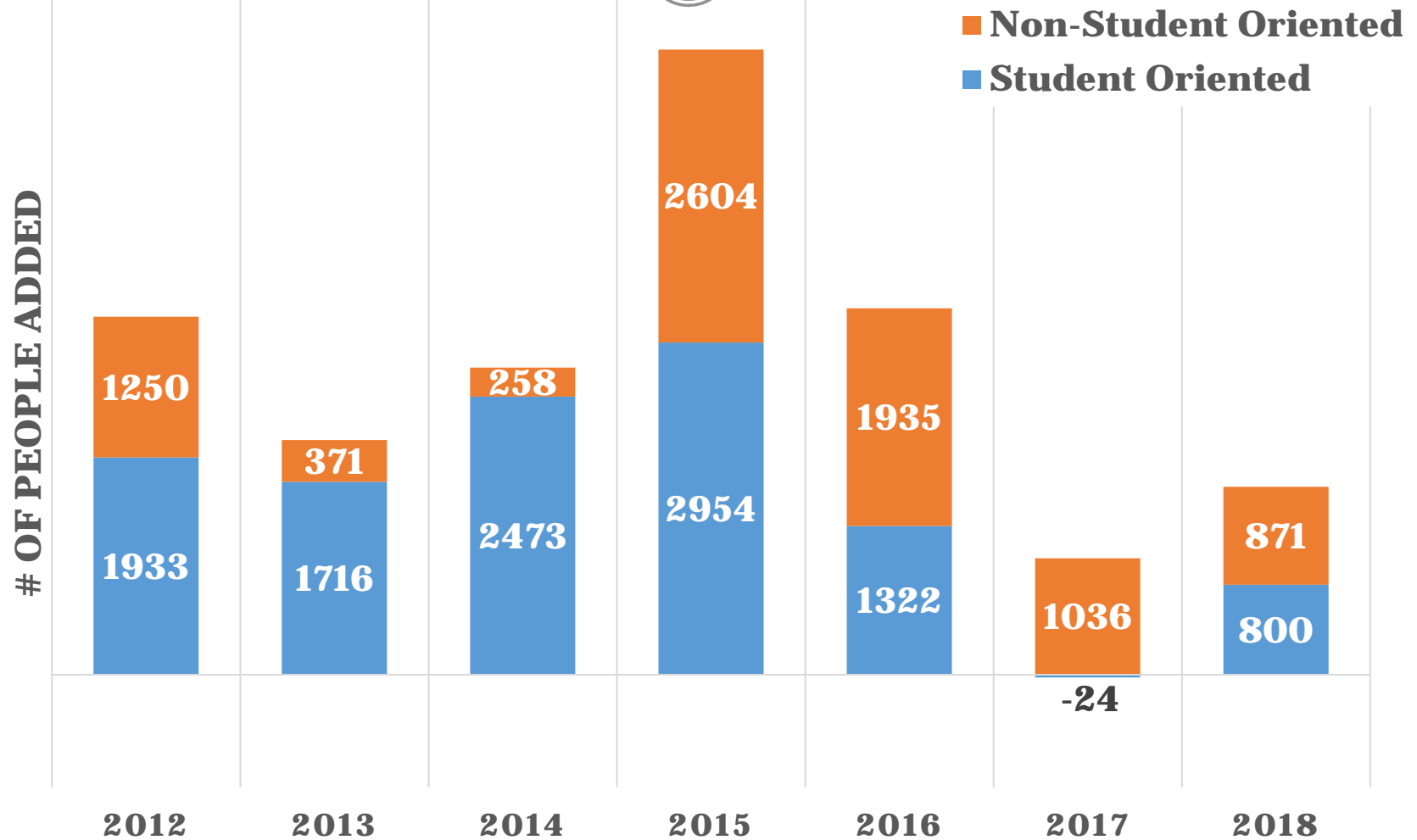
PLANNING AND ZONING COMMISSION
APRIL 10, 2018

Population Estimates

- 64,589 as of Jan 1, 2018
- 2.59% growth in 2017
- Census: 2012, 2013 & 2014 fastest growing city over 50,000 in US



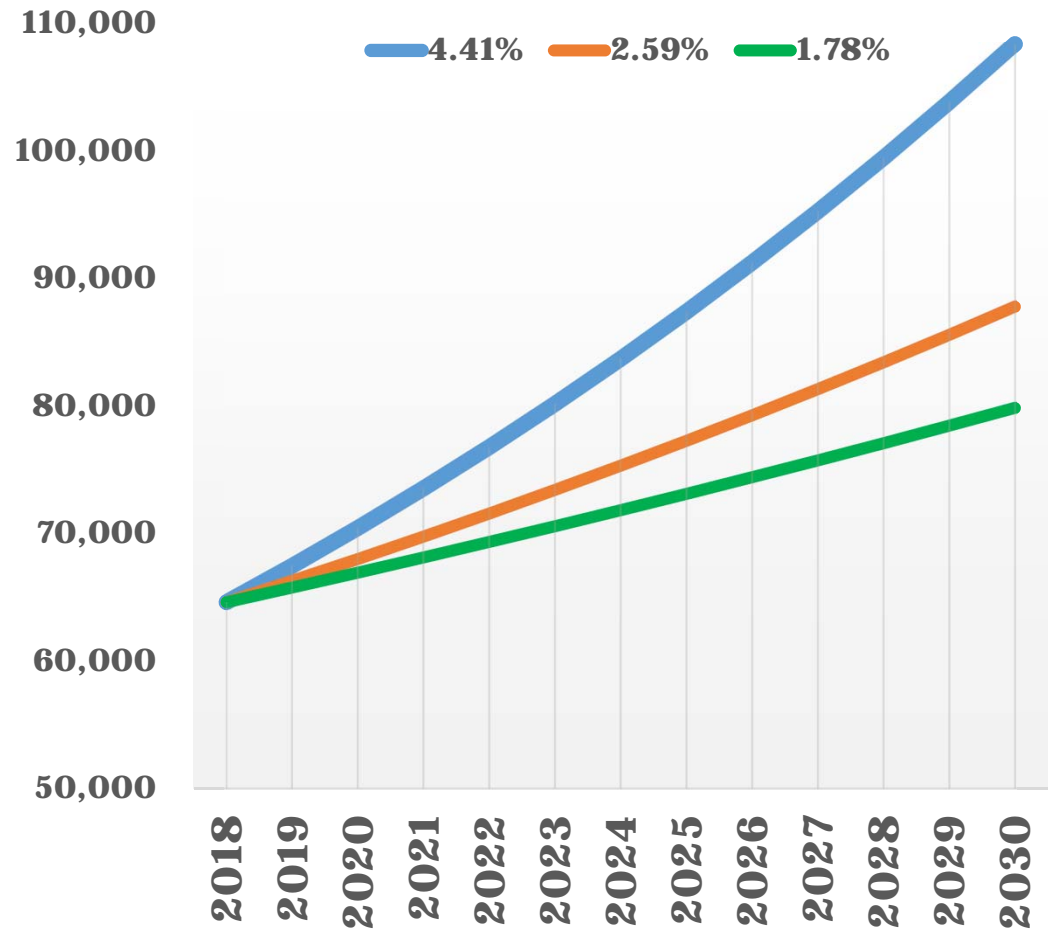
Analyzing Population Growth



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

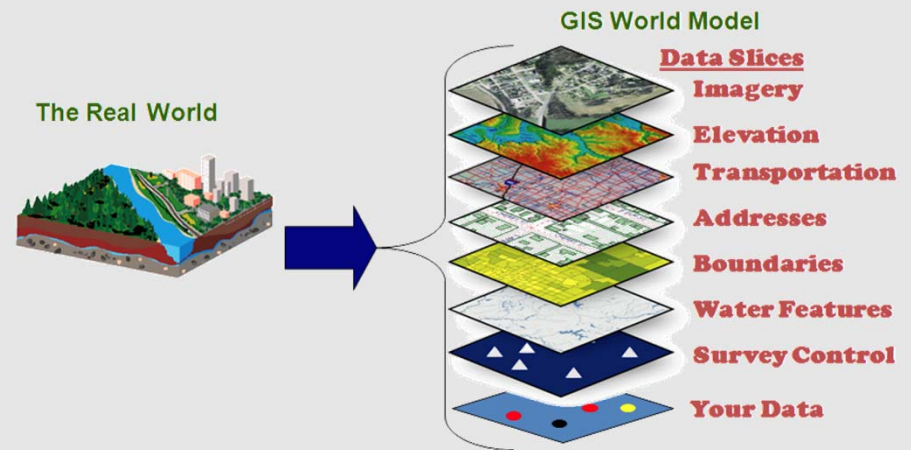
Future Population Estimates

- **2030 population projections:**
 - Average Growth Rate since 2010 (4.41%)
 - ✦ **108,362**
 - 2017 Growth Rate (2.59%)
 - ✦ **87,759**
 - Comprehensive Planning Growth Rate (1.78%)
 - ✦ **79,819**



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
- Recreated the City's history on annexation
- Created & Implemented Web Based Applications for Home Share Rentals
- Sponsored Texas State University GIS Implementation and Design Class Project
- Maintained Updated GIS Data for Department
- Created & Deployed Application for CDBR-DR Door to Door Survey
- Updated the City's Zoning Atlas

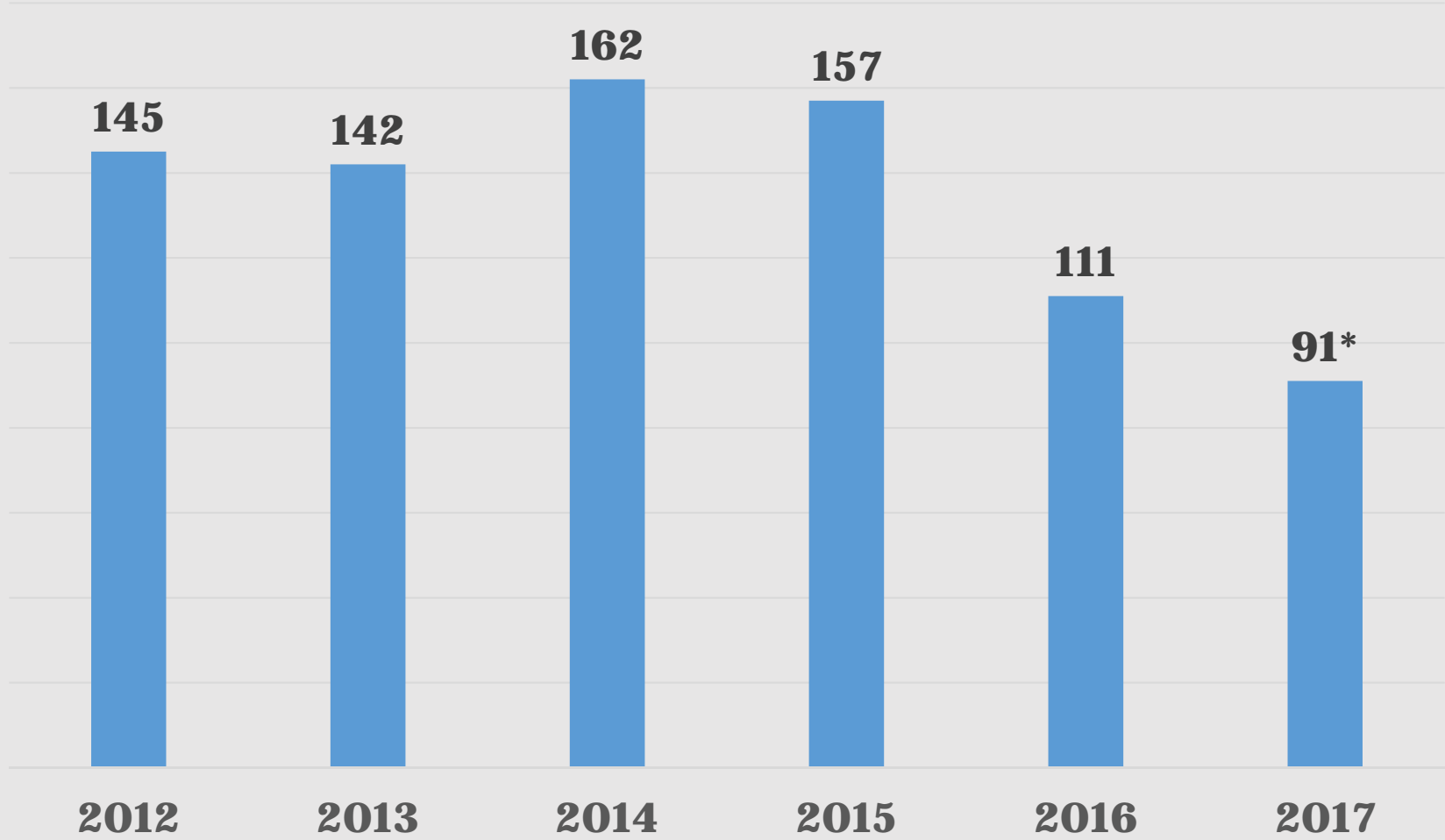


2017 Notable Development Cases



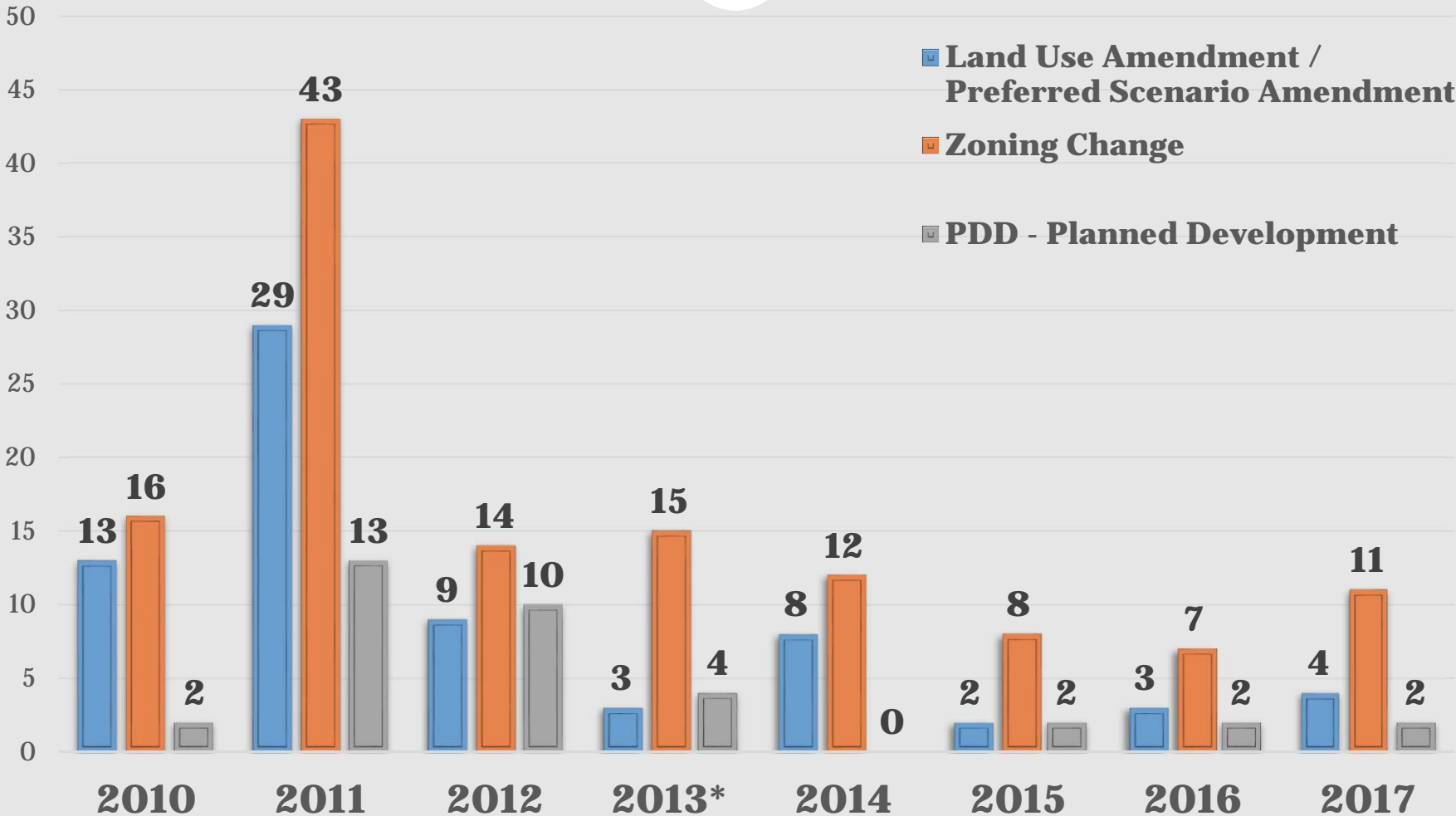
- San Marcos Fire Station #4
- The Village Main
- Marriot Residence Inn
- HEB Curbside
- Kissing Tree, La Cima & Trace Construction Began
- Advance Autoparts SmartCode Project
- Permitting Hays County Projects
- 583 Single Family Lots Final Platted
- 394 Single Family Lots Preliminary Platted
- Continued Progress on Code SMTX
- Home Share Rental Ordinance Adopted
- Purpose Built Student Housing Warrants in SmartCode
- Project Zircon
- Whisper & Halcyon PDDs
- Cheatham Street Flats
- Hays County BBQ

Total Planning Cases



*159 Applications Submitted. 91 Considered by P&Z including 30 Subdivision Plats and 30 Conditional Use Permits.

Land Use and Zoning Cases

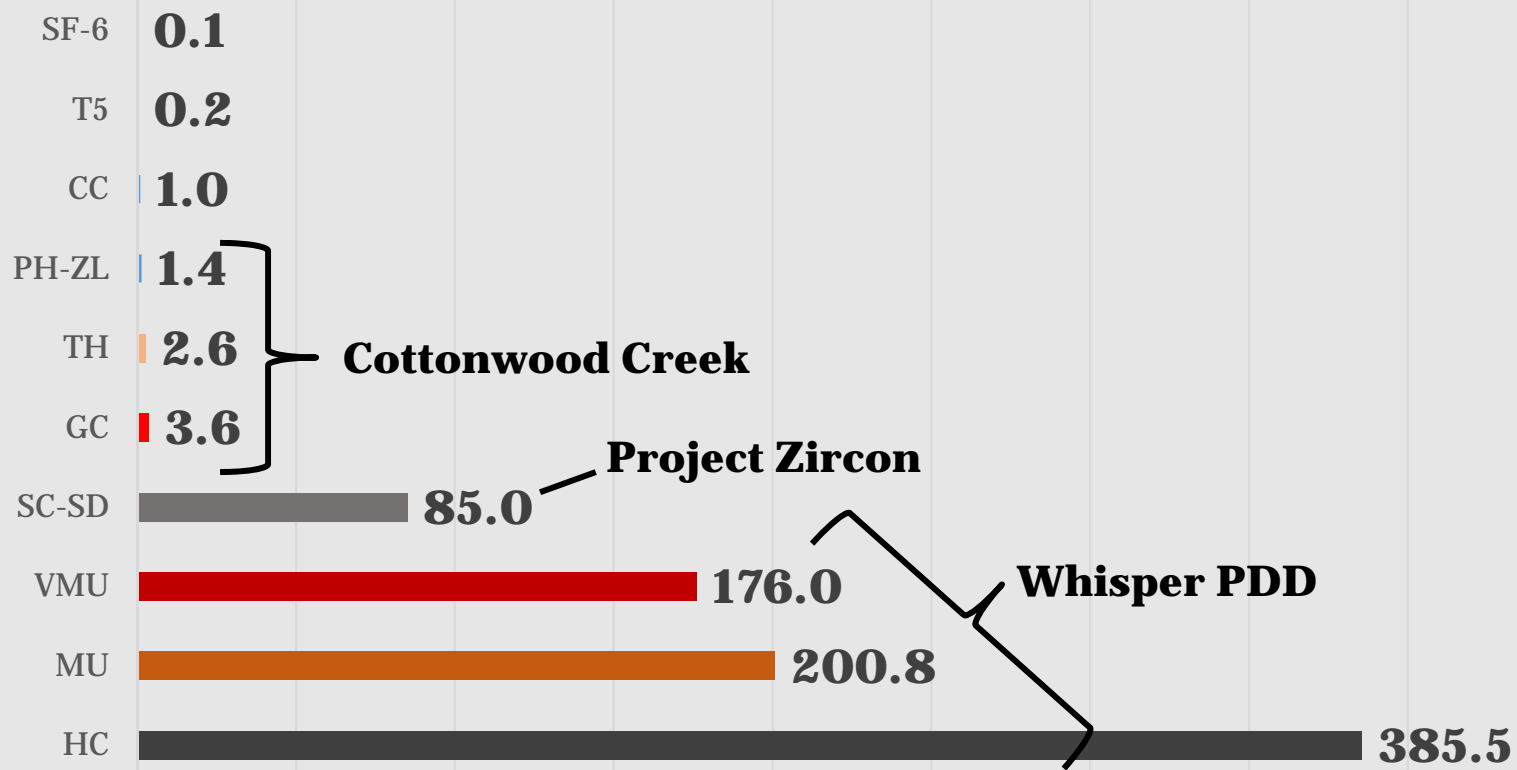


*In 2013 a new Comprehensive Plan and Process (PSA) was adopted

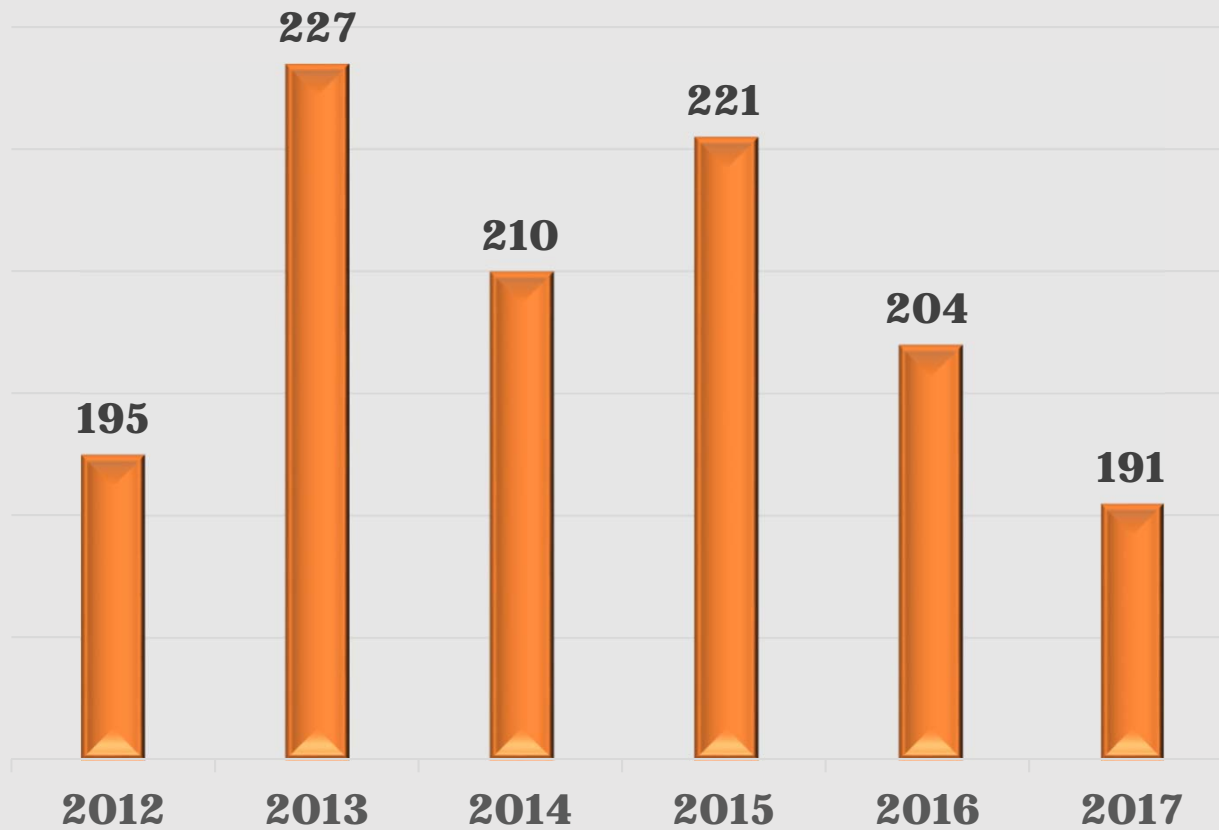
2017 Zoning Changes by Acreage



Total acreage zoned: 873.4 +/-

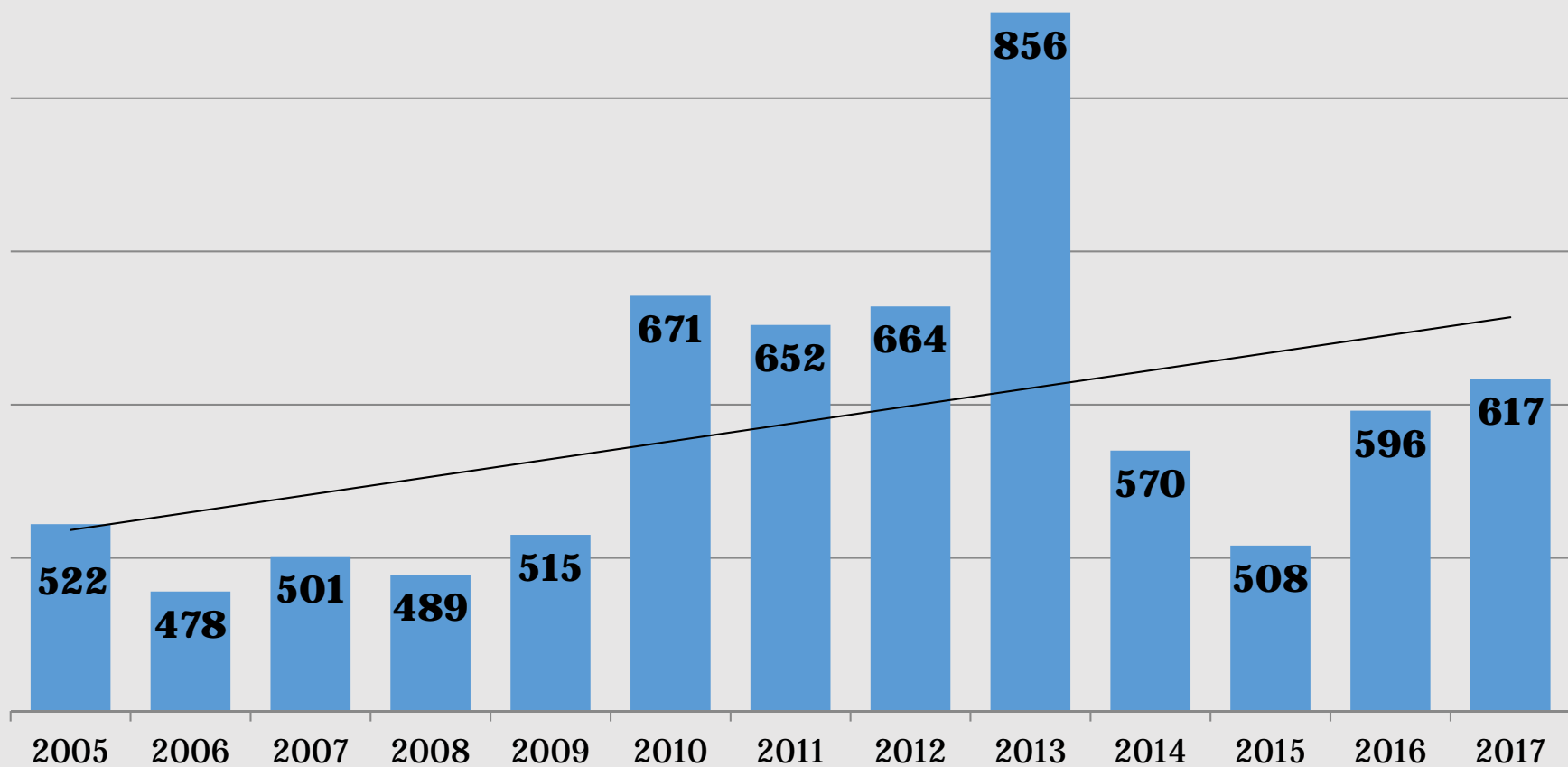


Pre-Development Meetings

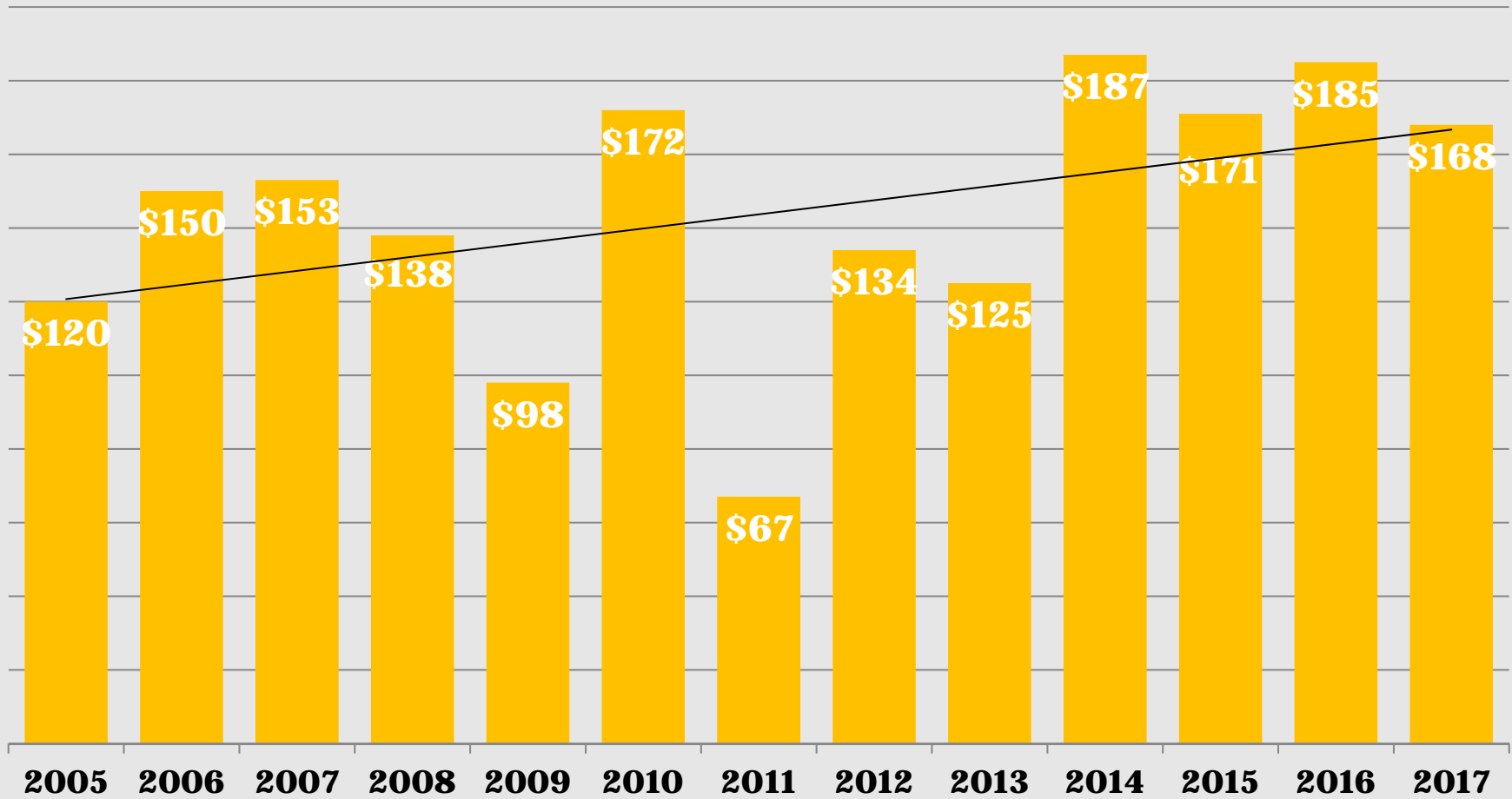


*some projects are seen more than once

Total Building Permits Submitted



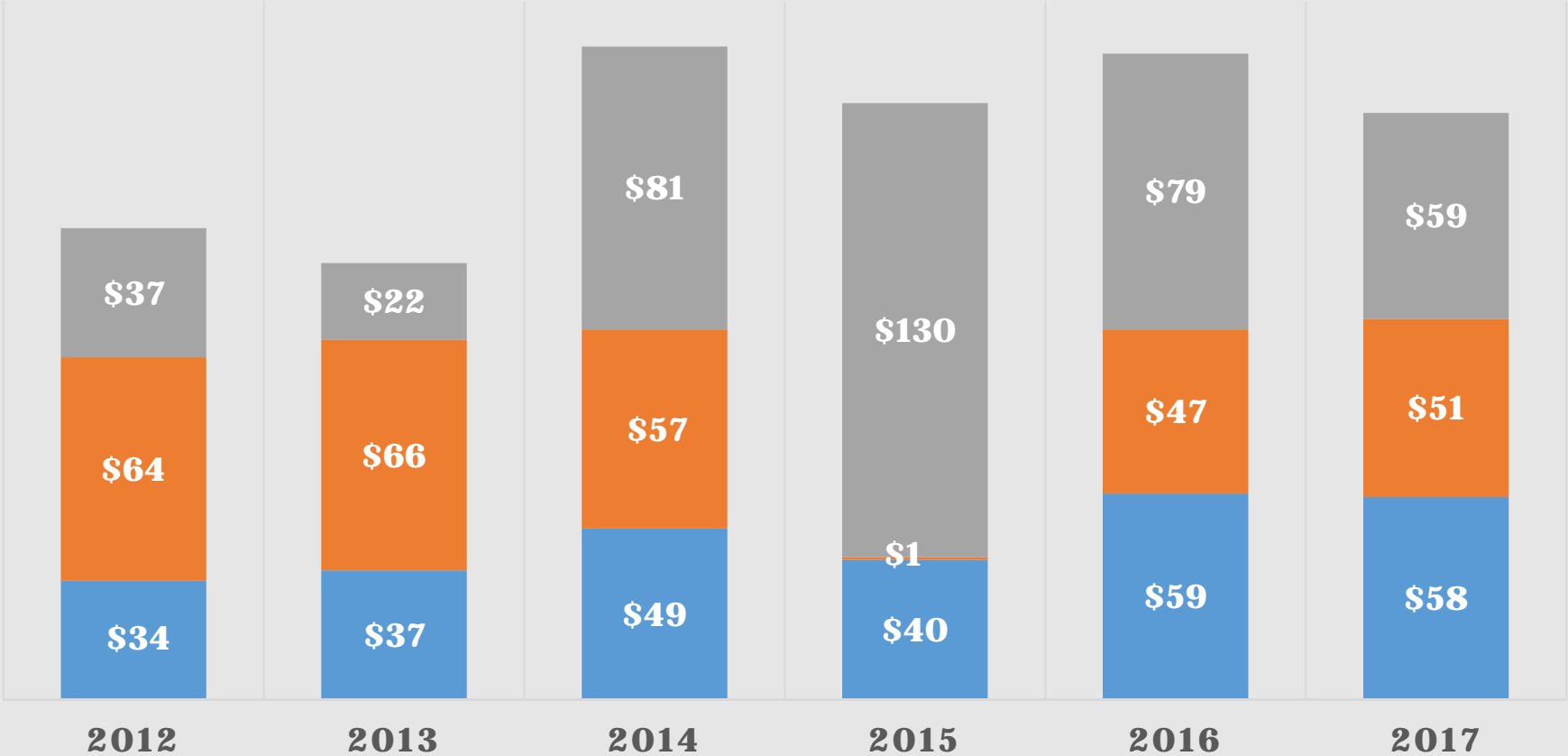
Annual Permitted Value in Millions



Permit Value by Land Use in Millions



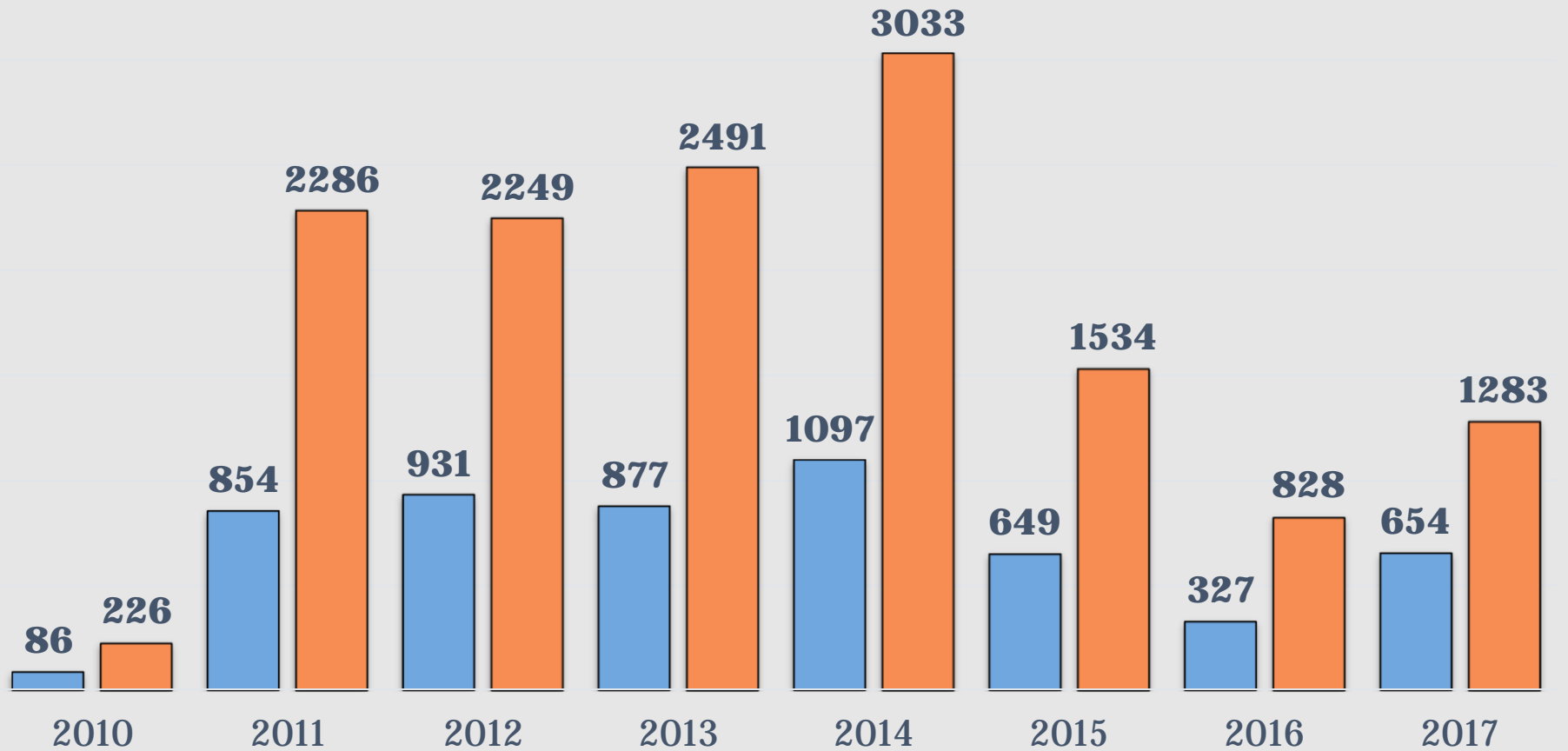
■ Residential ■ Multi-Family ■ Commercial



Multi-Family Statistics

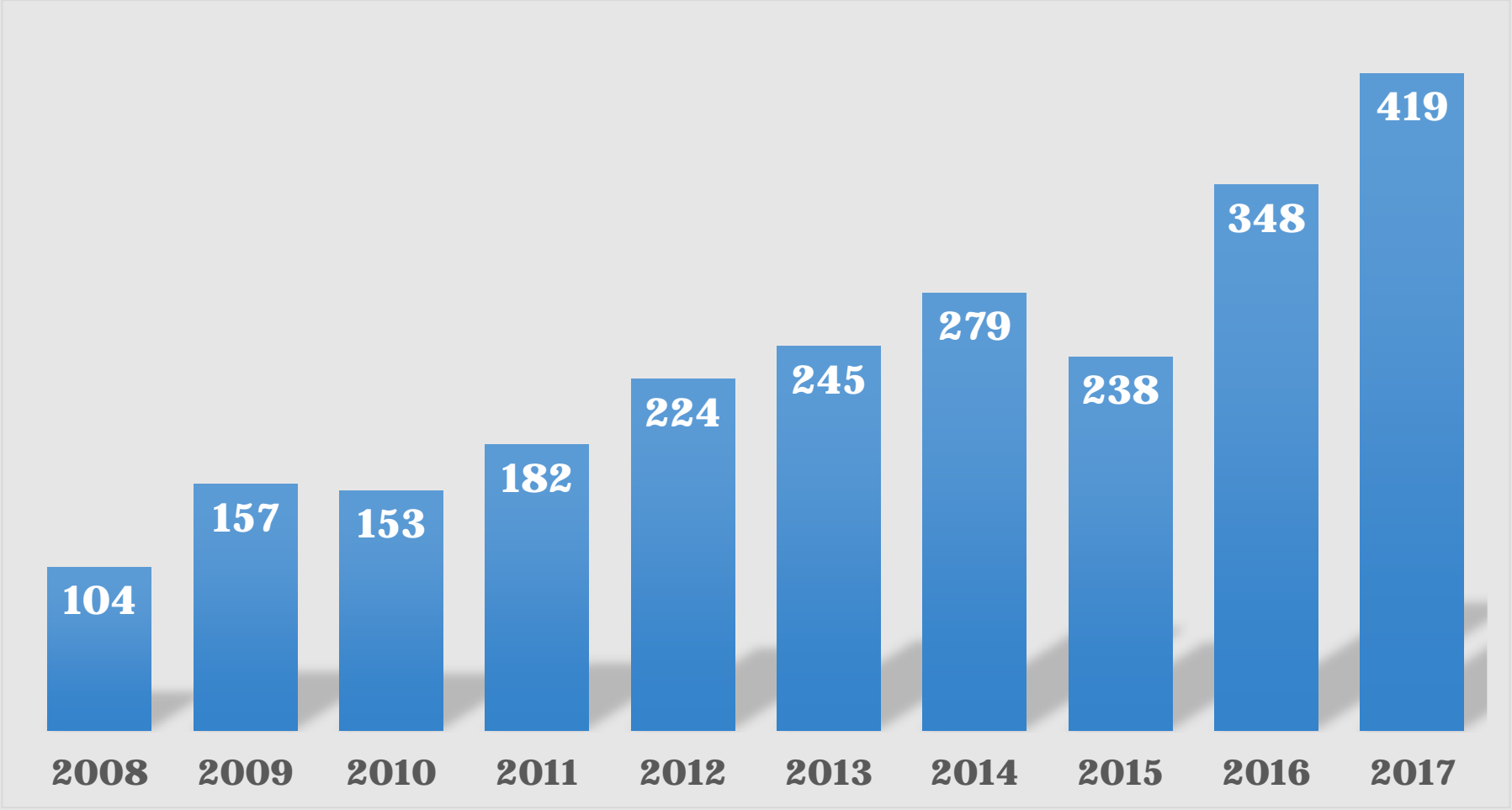


■ Units ■ Bedrooms*

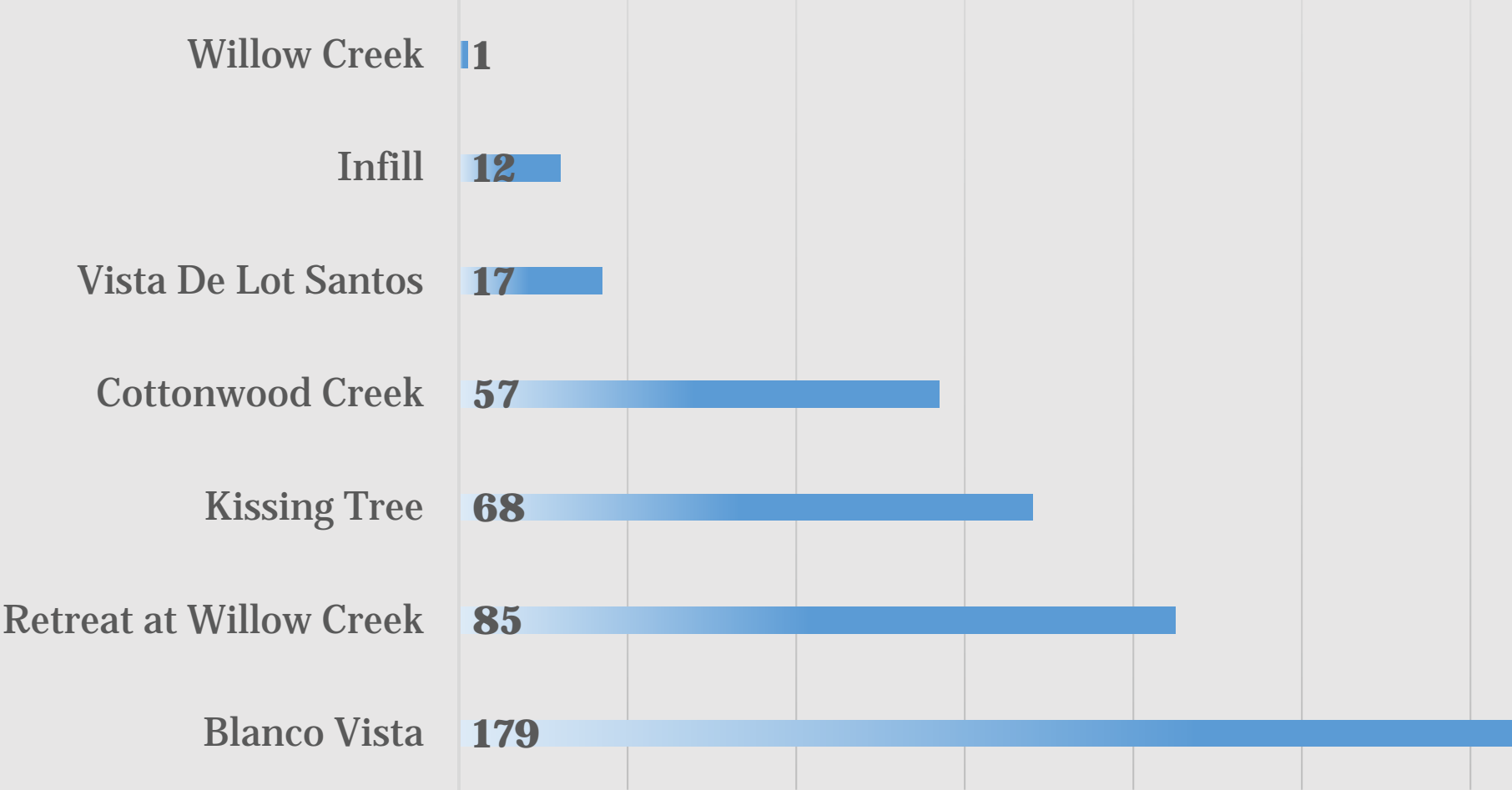


*Bedroom Counts include University Housing & Rent by the Bedroom

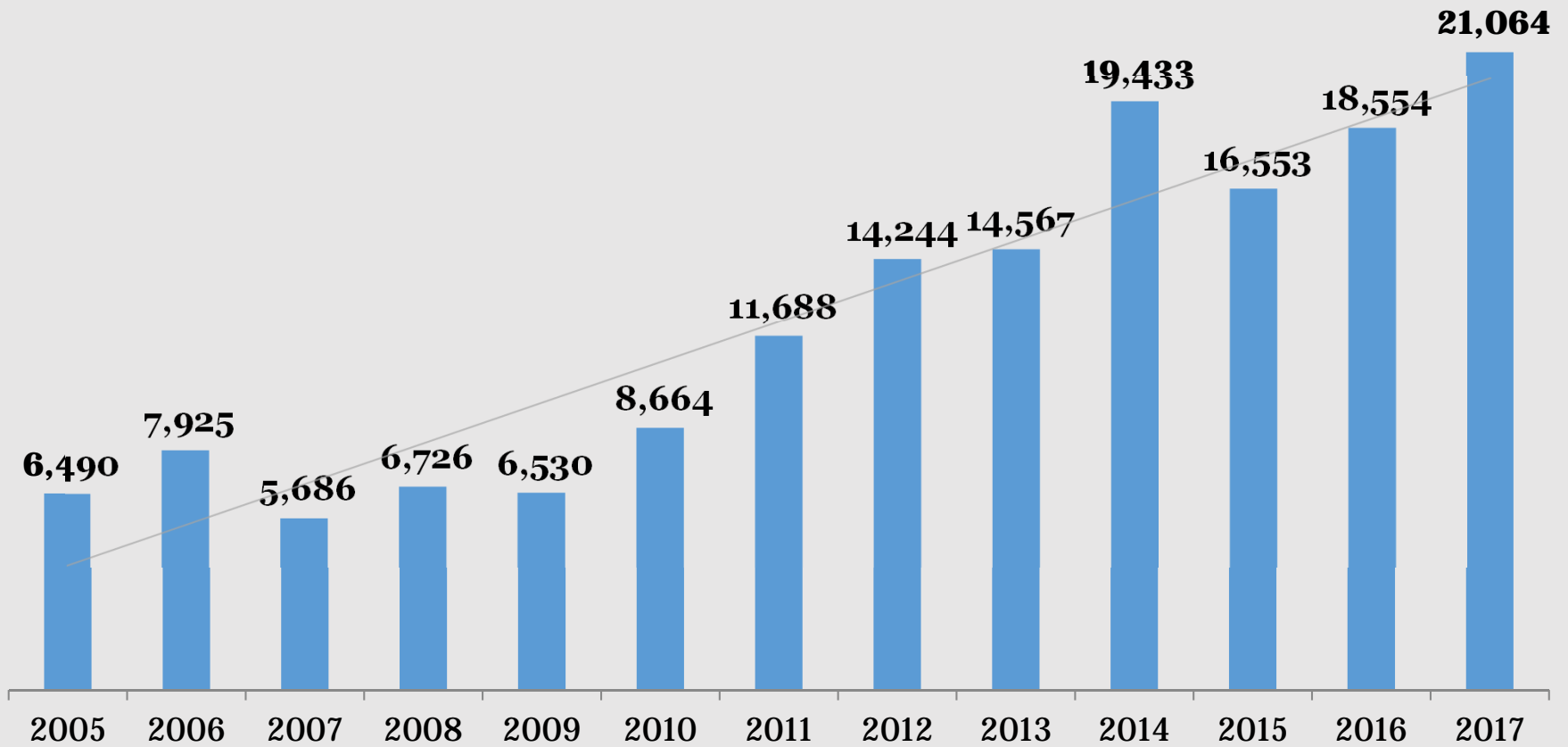
Single Family Homes Permitted



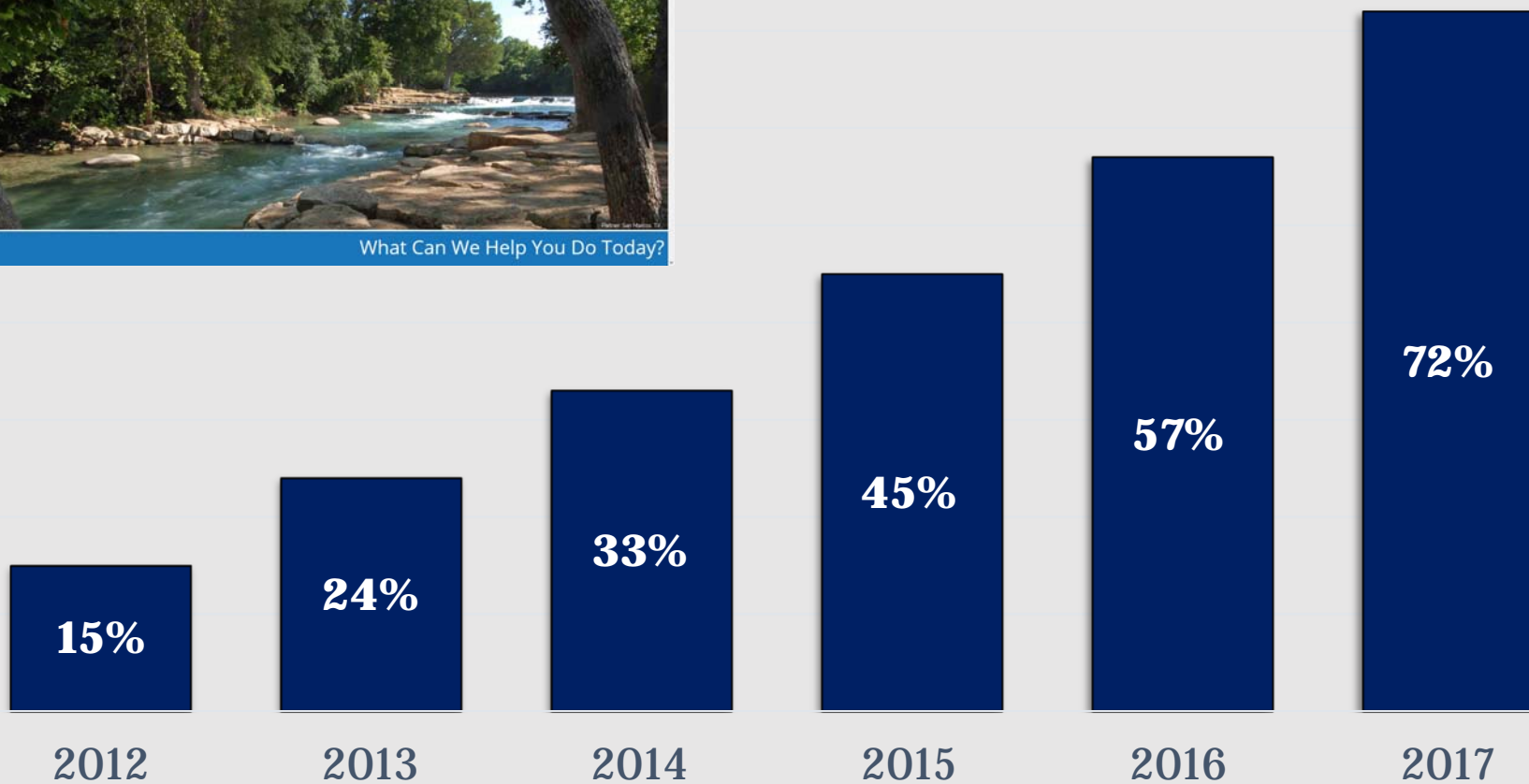
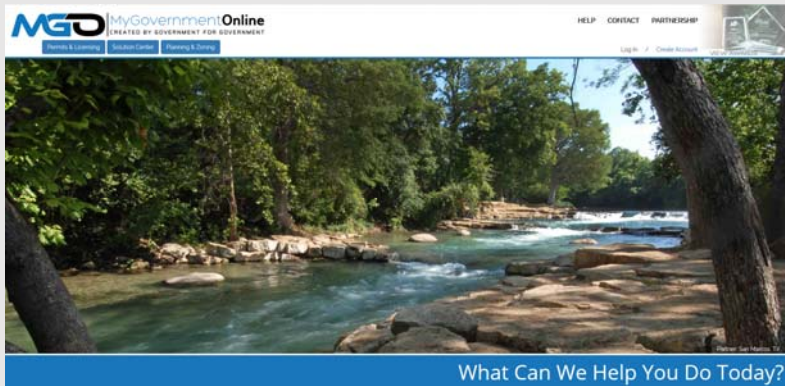
Permitted Single Family Homes by Subdivision



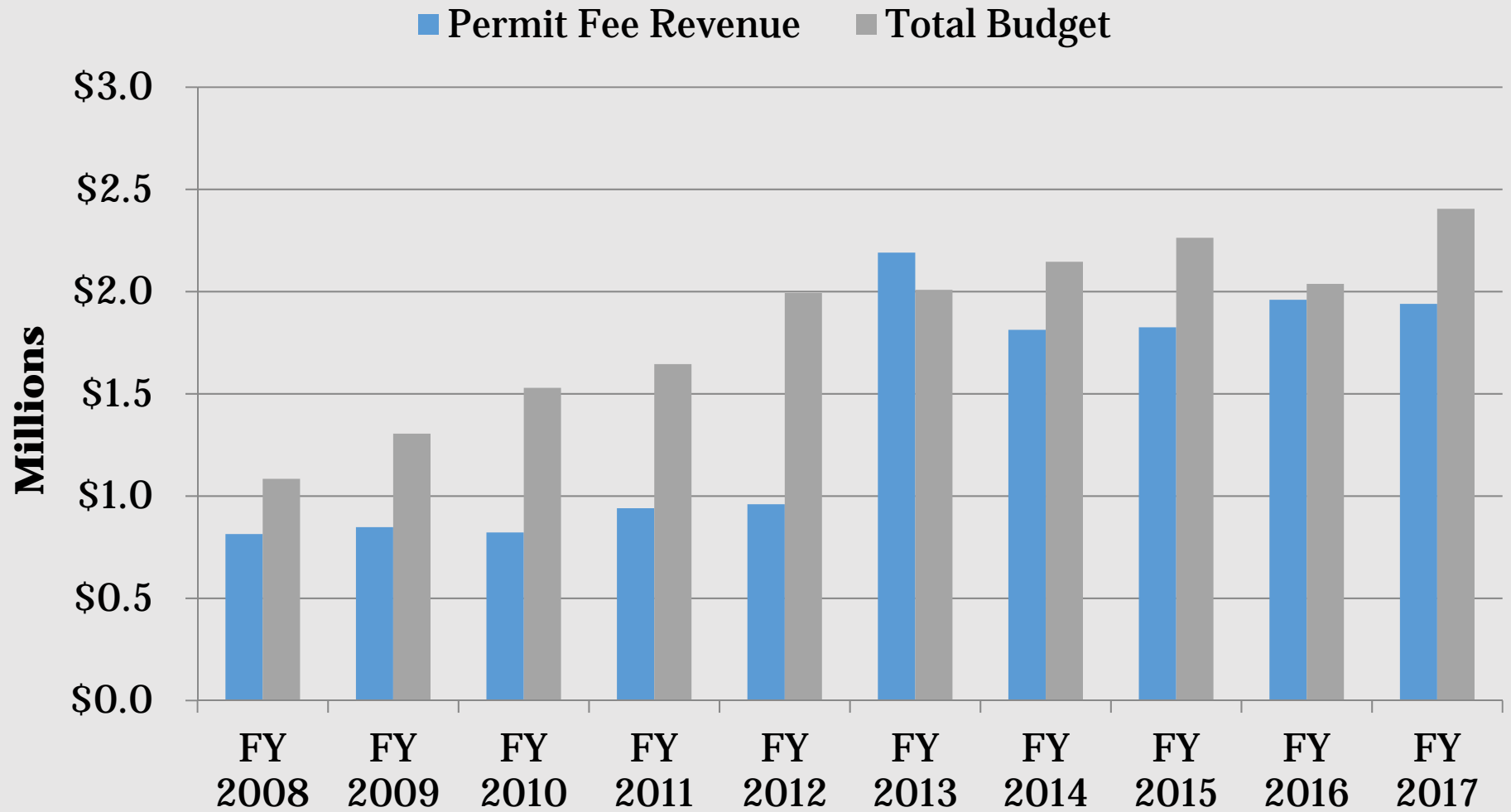
Total Number of Scheduled Inspections



Percent of Permits Applied for Online



Development Services General Fund Budget



Education



- **Conferences and Trainings**

- Texas APA Conference
- APA National Conference
- CNU National Conference
- BPI Conference
- Land Use Fundamentals
- My Permit Now Regional Conference
- 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

- **Total Certifications**

- 2 – CISEC (Certified Inspector of Sediment & Erosion Control)
- 1 – CFM (Certified Floodplain Manager)
- 1 – Registered Code Enforcement Officer
- 2 – Residential Plumbing Inspector
- 1 – Commercial Plumbing Inspector



