

## Predev Meeting Notes Smith Ln (M. Classen) - 1.19.2022

**Project Proposal:** Affordable housing residential infill development at HCAD ID R12233. Proposing mix of single-family and multifamily uses.

### Site Information:

City Limits: Yes

Zoning: SF-6

Comprehensive Plan: Existing Neighborhood

Platted: No

### Discussion Topics:

**Platting:** Provided phasing is contemplated, a Preliminary Plat is required in accordance with SMDC [Chapter 3](#). Your preliminary plat application also requires [application of a Watershed Protection Plan Phase 1 \(WPP1\)](#). However, if no phasing is contemplated, prior to development a recorded [Final Subdivision Plat Application](#) will be required in accordance with SMDC [Section 3.2.3.1](#). Platting includes the dedication and construction of any required roadways and utilities to serve the proposed development. This will include roadways to meet the [Block Perimeter](#) requirements which is determined by the property's zoning district and regulating plan.

All items listed on pages 9-11 of the Final Subdivision/Development Plat Application are required prior to approval of a Final Development/Subdivision Plat. Although other applications may later be deemed necessary, this includes an approved Watershed Protection Plan Phase 2 (WPP2), an approved Public Improvement Construction Plan (PICP), and an approved TIA worksheet.

- **Public Improvement Construction Plan:** A PICP will be required to ensure all necessary public infrastructure is installed in accordance with City regulations. Refer to [Chapter 3, Article 4](#) for PICP procedures.
- **Watershed Protection Plan Phase 2:** A WPP2 will be required in accordance with [Chapter 2, Article 6](#). Plans shall indicate drainage, [water quality](#) and detention, include a floodplain analysis, and shall meet applicable requirements listed in SMDC [Chapter 6](#) and Code of Ordinances [Chapter 39](#). In your floodplain analysis, Atmos 14 must be incorporated and the analysis must demonstrate that post-development flows do not exceed pre-development flows, otherwise onsite detention may be required (underground detention is permissible). Water quality buffer zones may be applicable and are typically confined to the 100-year floodplain. Similarly, the subject site is located within a [water quality protection zone](#).
- **CLOMR & LOMR:** Any improvements within the floodplain or floodway (both are defined by SMDC as the 100-year flood elevation) will be required to meet the City's [Flood Damage Prevention Ordinance](#). This entails a hydraulic analysis showing that improvements will not result in any increase in flood levels. Please review SMDC [Chapter 6](#) related to water quality and buffer zones, and impervious cover limitations. The City will review the proposed CLOMR prior to submitting to FEMA. All finished floor elevations must be 2' minimum above the BFE.
- **Concept Plan:** Based off our meeting's discussion being more theoretical with no specific development plans or zoning discussed, at this time, we do not believe a concept plan would be required.

- **TIA:** A TIA may or may not be required. To determine the scope of your TIA start by completing the City's [TIA worksheet](#). The City's base ordinance promulgates a maximum, cumulative daily trips threshold. Provided the number of daily trips does not exceed the threshold, a detailed TIA analysis will not be required. A second point of ingress/egress will likely be necessary and using the existing alley to accomplish a second access point is not preferred/is likely to be denied by the City's Fire Department.

**Zoning:** The property is zoned Single Family 6 (SF-6). For SF-6 district regulations like setbacks, density, and impervious coverage maximums, see SMDC [Section 4.4.1.3](#). Accessory Dwelling Units (ADUs) are permitted within single family zoning districts provided they meet the requirements promulgated by [SMDC Section 4.4.6.1](#) (e.g. one additional parking space and homeowner must reside on the premises). Authorizing additional density would require rezoning and because the City's Preferred Scenario Map designates the subject property as "Existing Neighborhood", a [preferred scenario map amendment application \(PSA\)](#) may be necessary. However, a request to rezone to a neighborhood density district would likely not require a PSA but would require application for a [neighborhood regulating plan](#) in accordance with [SMDC Section 2.5.3.1](#). For Neighborhood Density District regulations like authorized uses, setbacks, density, and impervious coverage maximums, see [SMDC Section 4, Division 2](#). Zoning applications typically take 60-120 days to process (click here to view the [tentative application schedule](#)).

**Park Dedication/Development:** You may either dedicate park land or submit a fee in lieu of dedication. Per [Chapter 3, Article 10](#), the Park Dedication Fee is \$396, and the Park Development Fee is \$423 resulting in a total fee of \$819/lot. Where park land is dedicated or where the park dedication fee exceeds \$50,000, Parks Board approval is required and is a separate [application](#) that is submitted concurrently with your plat. Certain parkland criteria must be met to be eligible for credit against the park dedication requirement. To learn about those criteria, review SMDC [Section 3.10.1.2](#).

**Utilities:** The City's Plat application contains forms for utility providers to sign indicating they have adequate capacity and can provide services to the proposed development. The City of San Marcos is the electric, water, and wastewater provider, and infrastructure exists at or near the subject site (10" water off Sherbarb, site has 6" water). The developer is responsible for any required infrastructure extensions through the site. Existing electrical infrastructure is in the process of being placed underground and any electrical improvements required by this development would likewise be required to be placed underground. Prior to design the development's electrical system, SMEU requests that you schedule an additional predevelopment meeting specifically with them. See [this link](#) for additional information and an electrical checklist.

**Sequence of Applications:** Development applications of different priority may be submitted simultaneously, however some applications/permits must receive approval before others may be approved/issued. It is recommended that you first achieve zoning approval. Provided the application is approved, next, submit your Watershed Protection Plan. After receiving one or two City reviews, then submit your plat and all other applications described herein. Plats typically take 45-75 days to process. Once your plat has been approved and recorded, or, if you opt, surety has been submitted, you may subsequently submit your building permit application.

**Staff Present:** Richard Reynosa - Engineering Department; Cory Lime - Real Estate Manager; Annabelle Nieto - SMEU; Dalton Dueitt, Will Rugeley - Planning & Development.

**Others Present:** Mitchell Classen, Greg Latimer.

**Important Links:**

Application Forms: <http://sanmarcostx.gov/835/Applications>

Apply online at: [www.mygovernmentonline.org](http://www.mygovernmentonline.org)

San Marcos Development Code: <https://user-3vpeqil.cld.bz/San-Marcos-Development-Code1>