

2019 Year in Review



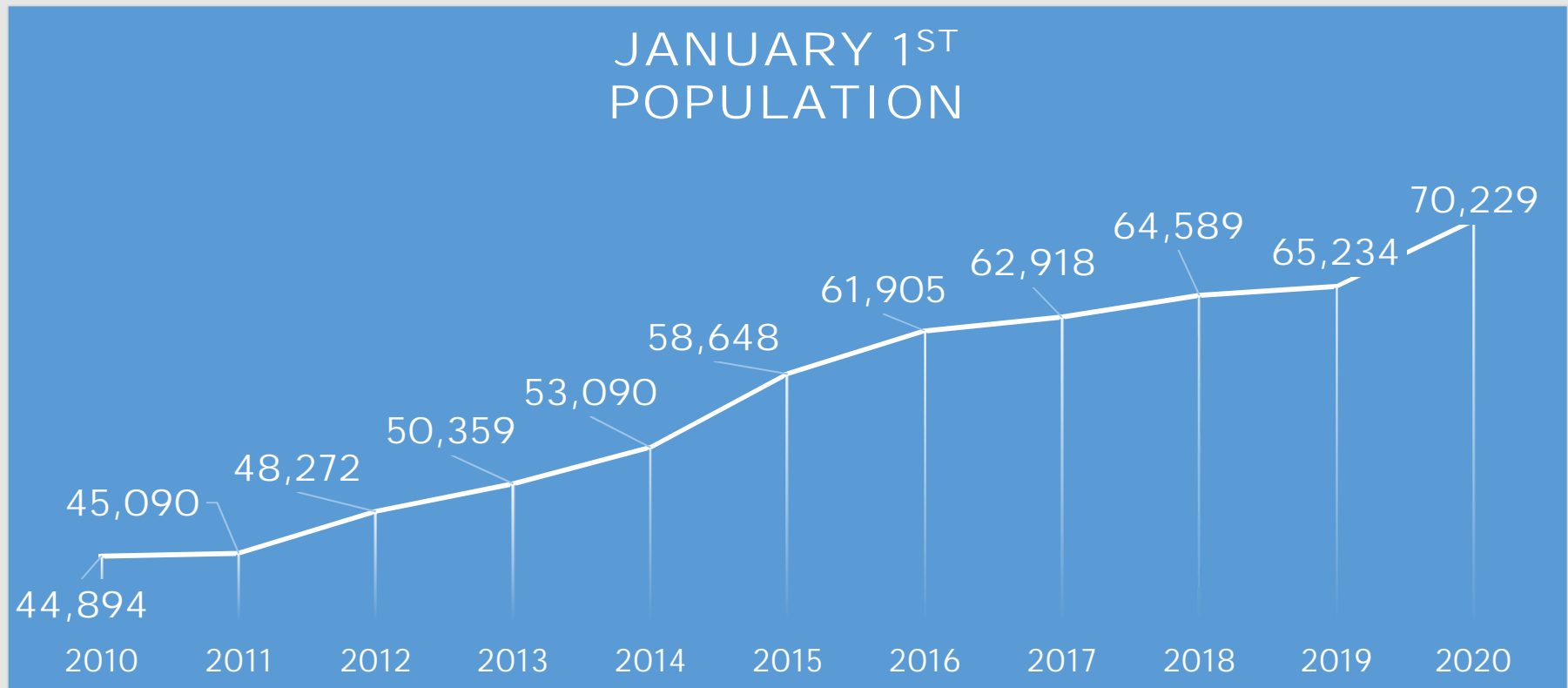
PREPARED: JUNE, 2021

Population Estimates



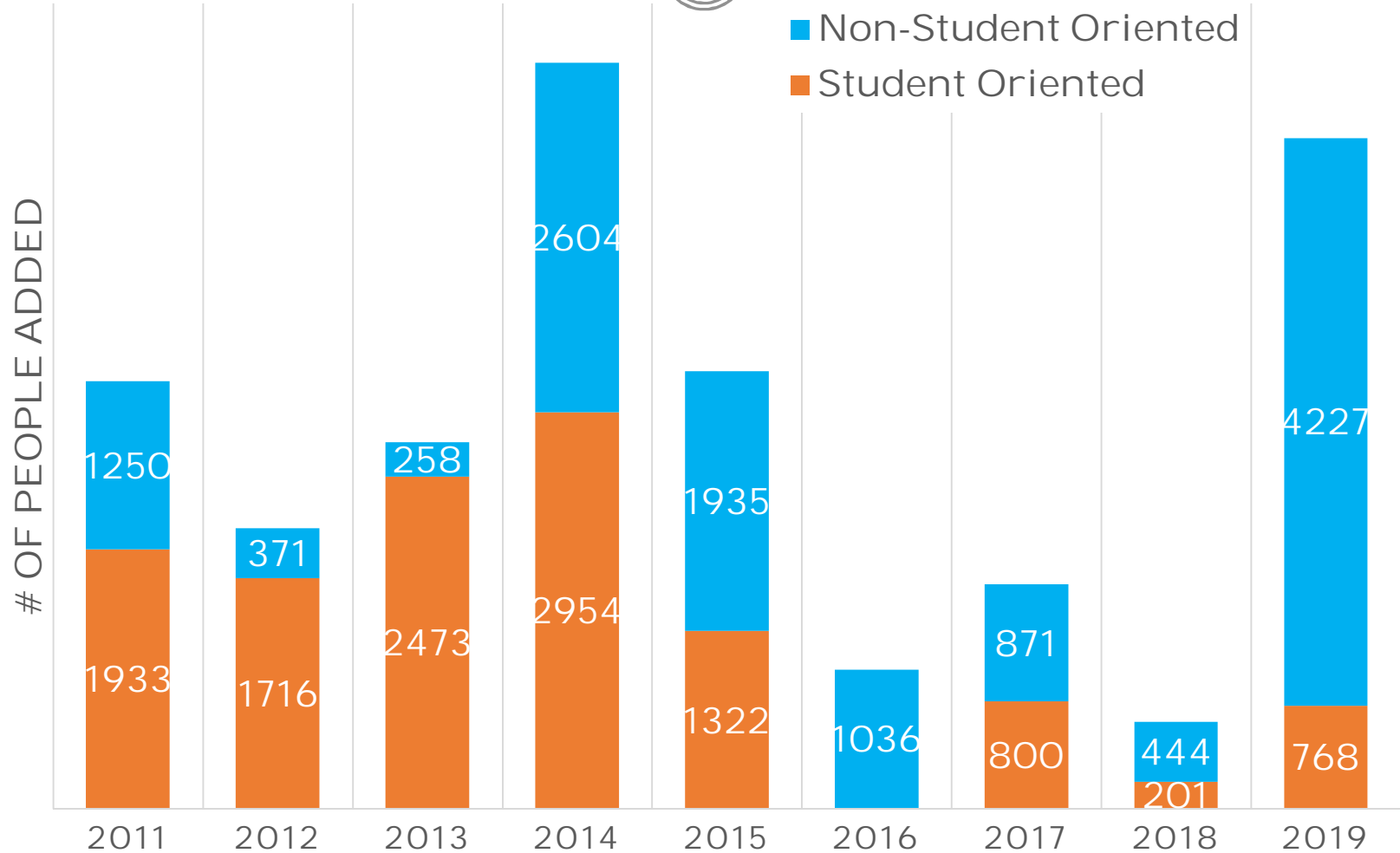
- 70,229 as of January 1, 2020

- 7.11% Growth Rate Jan. 2019 to Jan. 2020



Analyzing Population Growth

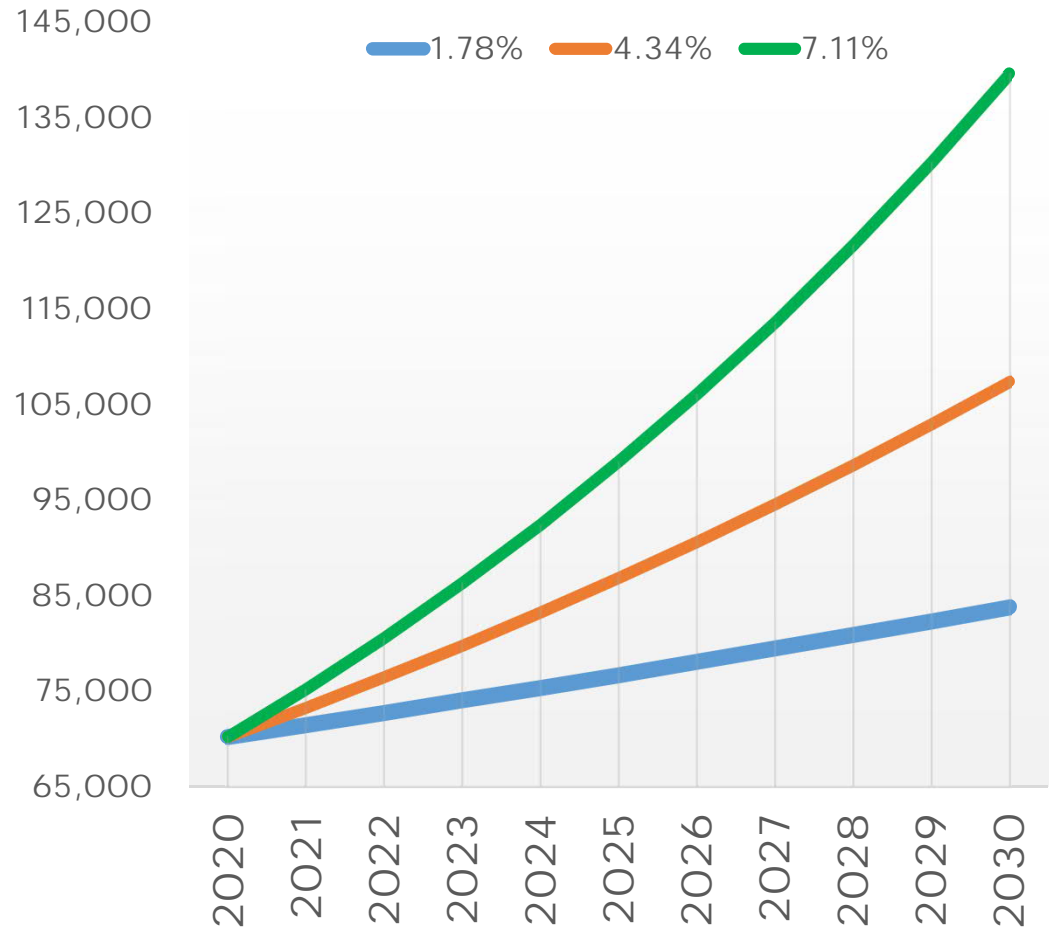
Based on Building Permit Data



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

Future Population Projections*

- 2030 population projections:
 - Comprehensive Planning Growth Rate (1.78%)
 - ✦ 83,780
 - Average Growth Rate since 2010 (4.34%)
 - ✦ 107,356
 - 2019 Growth Rate (7.11%)
 - ✦ 139,578



*Based on Comp Plan and current growth scenarios

Department Divisions



Geographic
Information
Systems
(GIS)

Current &
Long Range
Planning

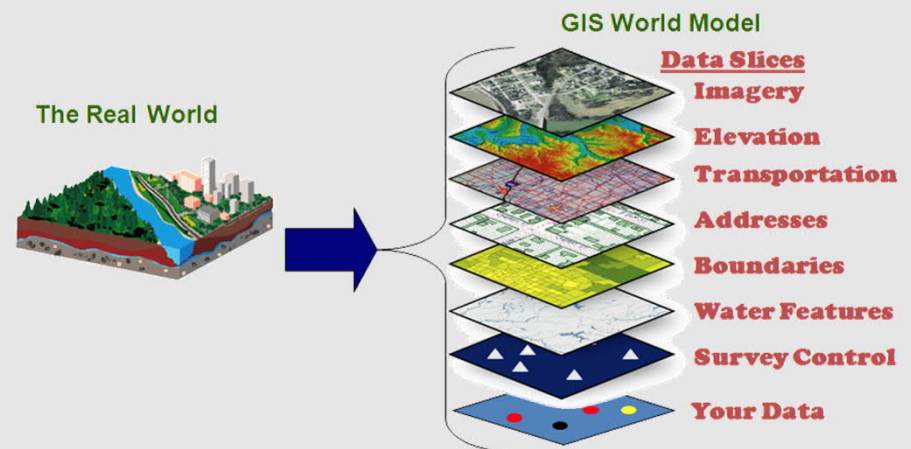
Permits &
Inspections

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

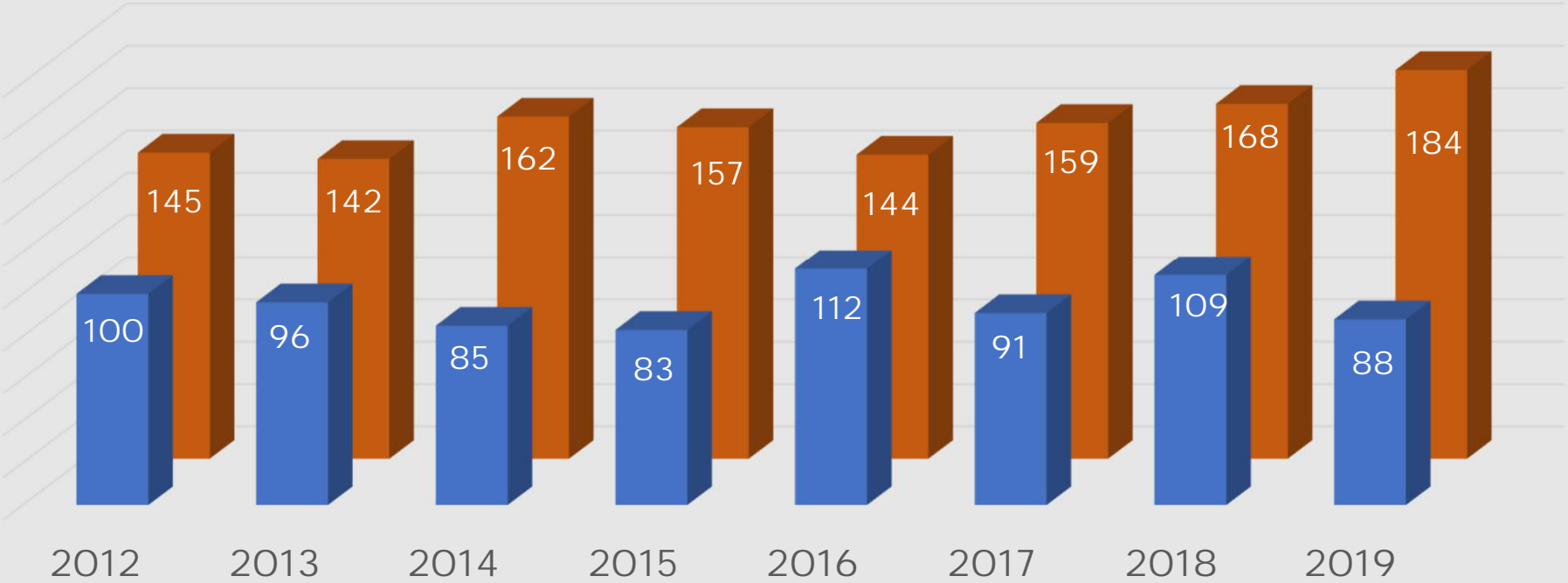


- April 17, 2018 – Adoption of Code SMTX – the new Development Code
- Published a Guide to Accessory Dwelling Units
- Updated the Affordable Housing Policy including criteria for Low Income Housing Tax Credit Projects
- Assembled a Housing Task Force to address housing challenges
- Initiated a Housing 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

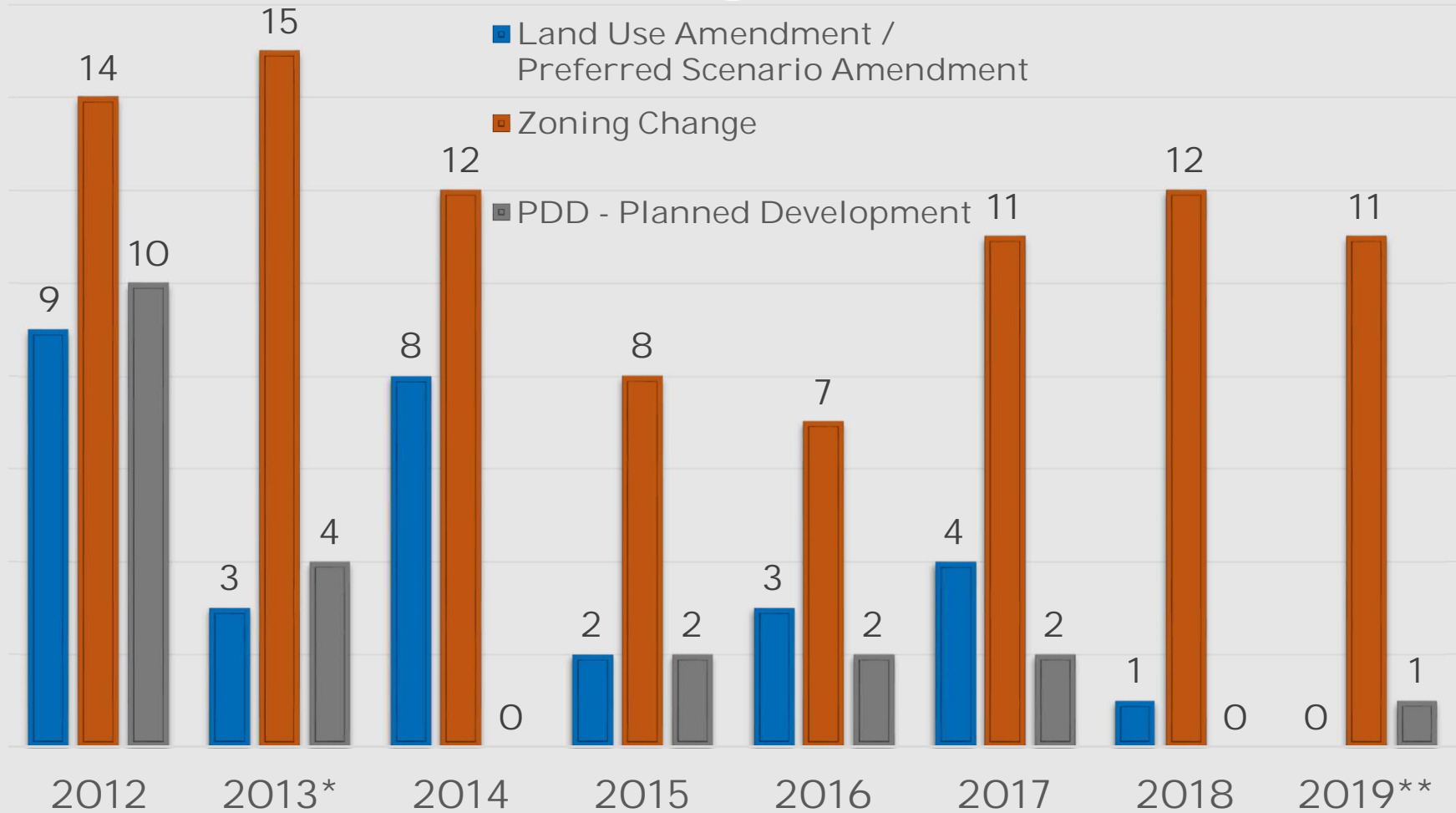


■ Cases Considered by P&Z ■ Total Cases Submitted



2019 Cases Submitted include 67 Subdivision Plats and 31 Conditional Use Permits.

Land Use and Zoning Cases Considered by P&Z



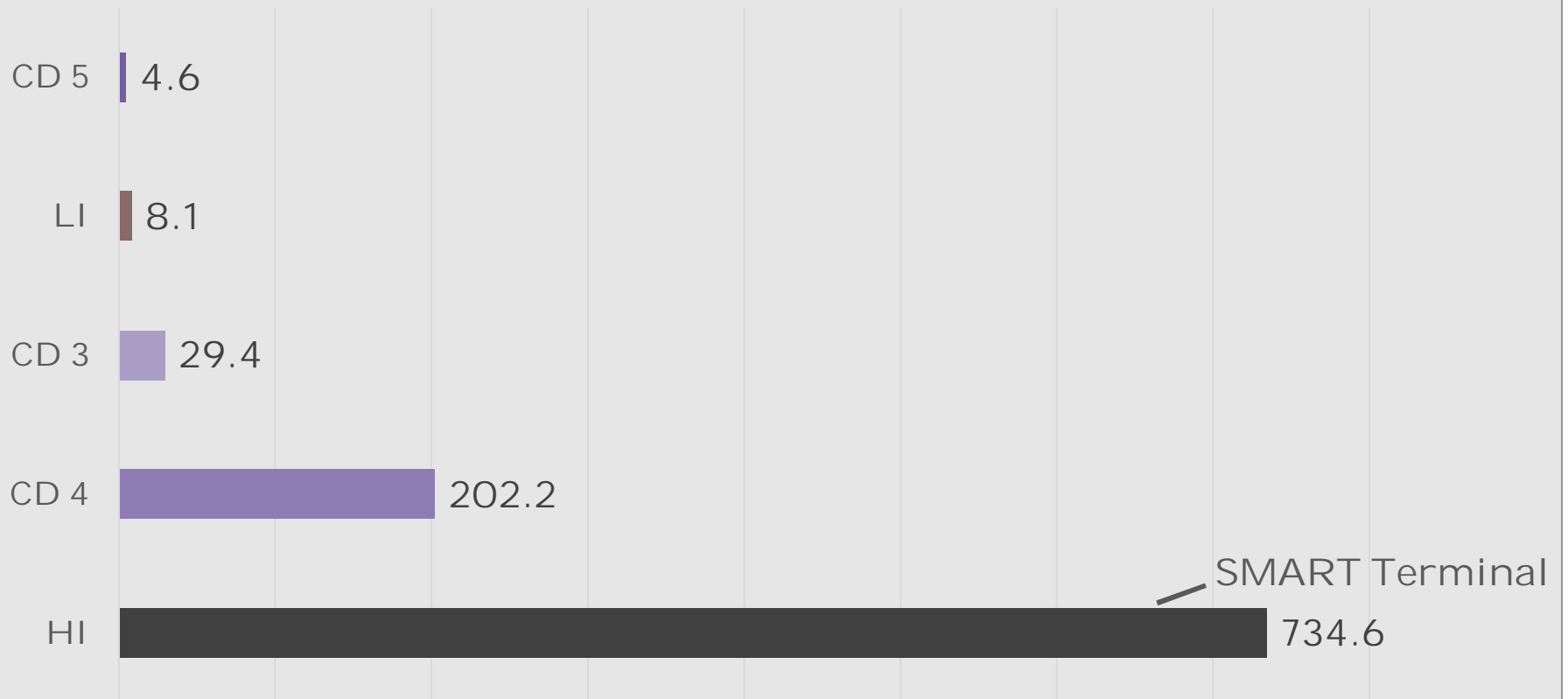
*New Comprehensive Plan and Process (PSA) adopted

**PDD was an amendment

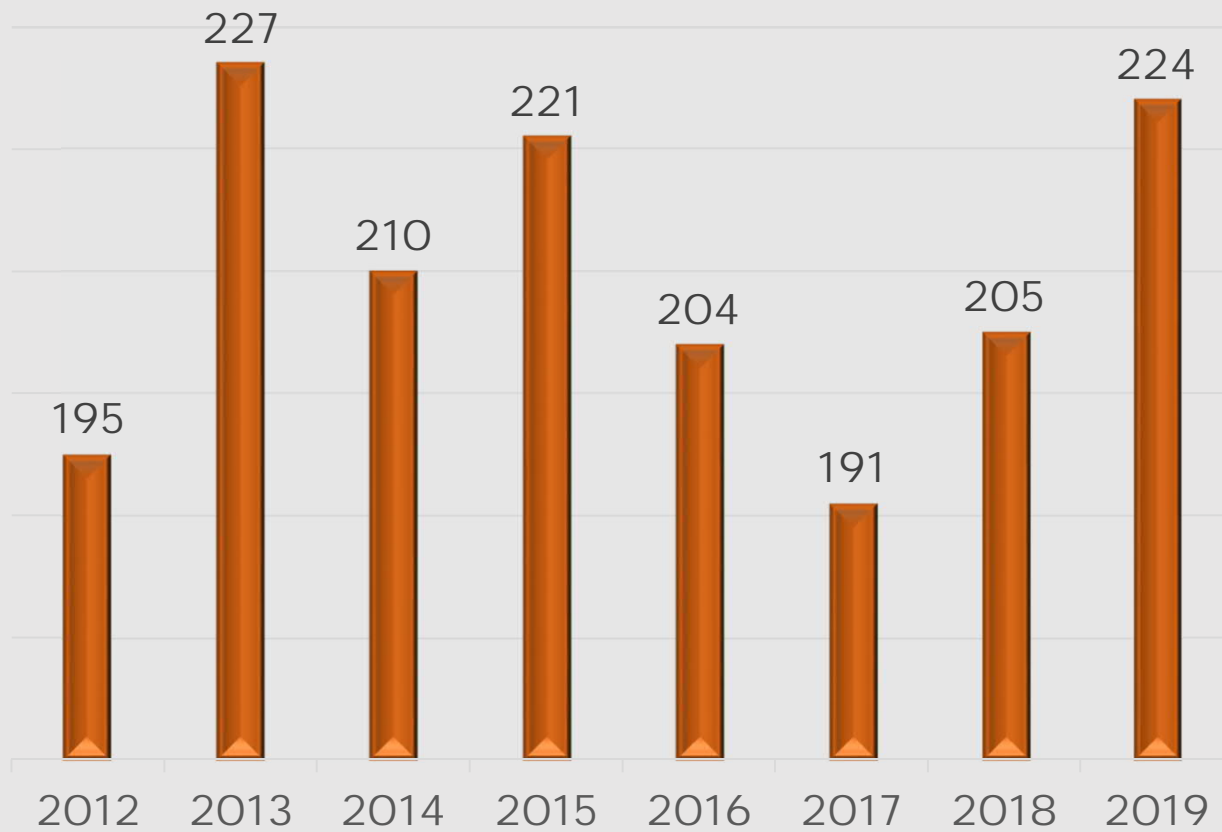
2019 Zoning Changes by Acreage



Total acreage zoned: 978.9 +/-



Pre-Development Meetings

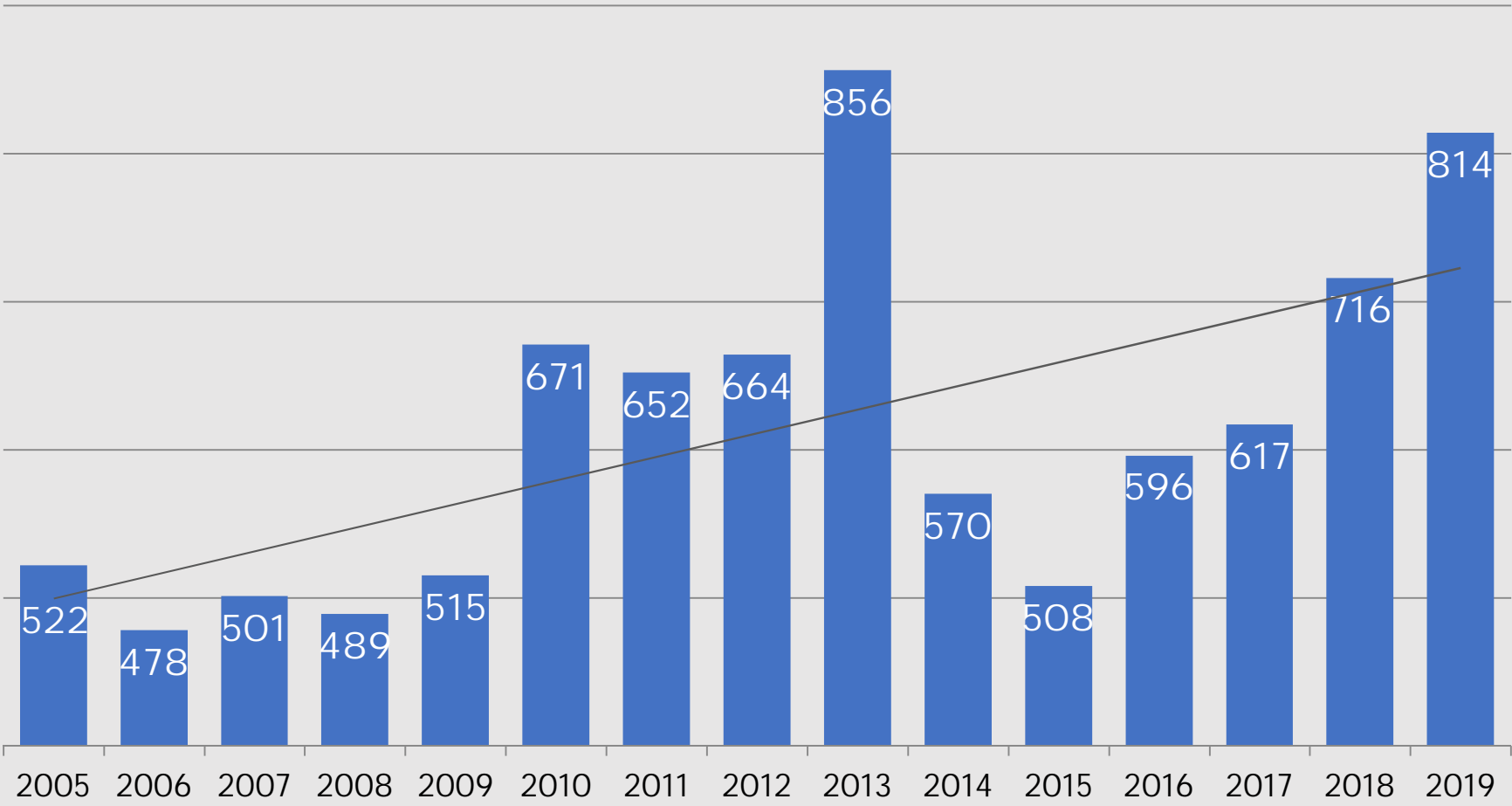


2018 Notable Development Cases

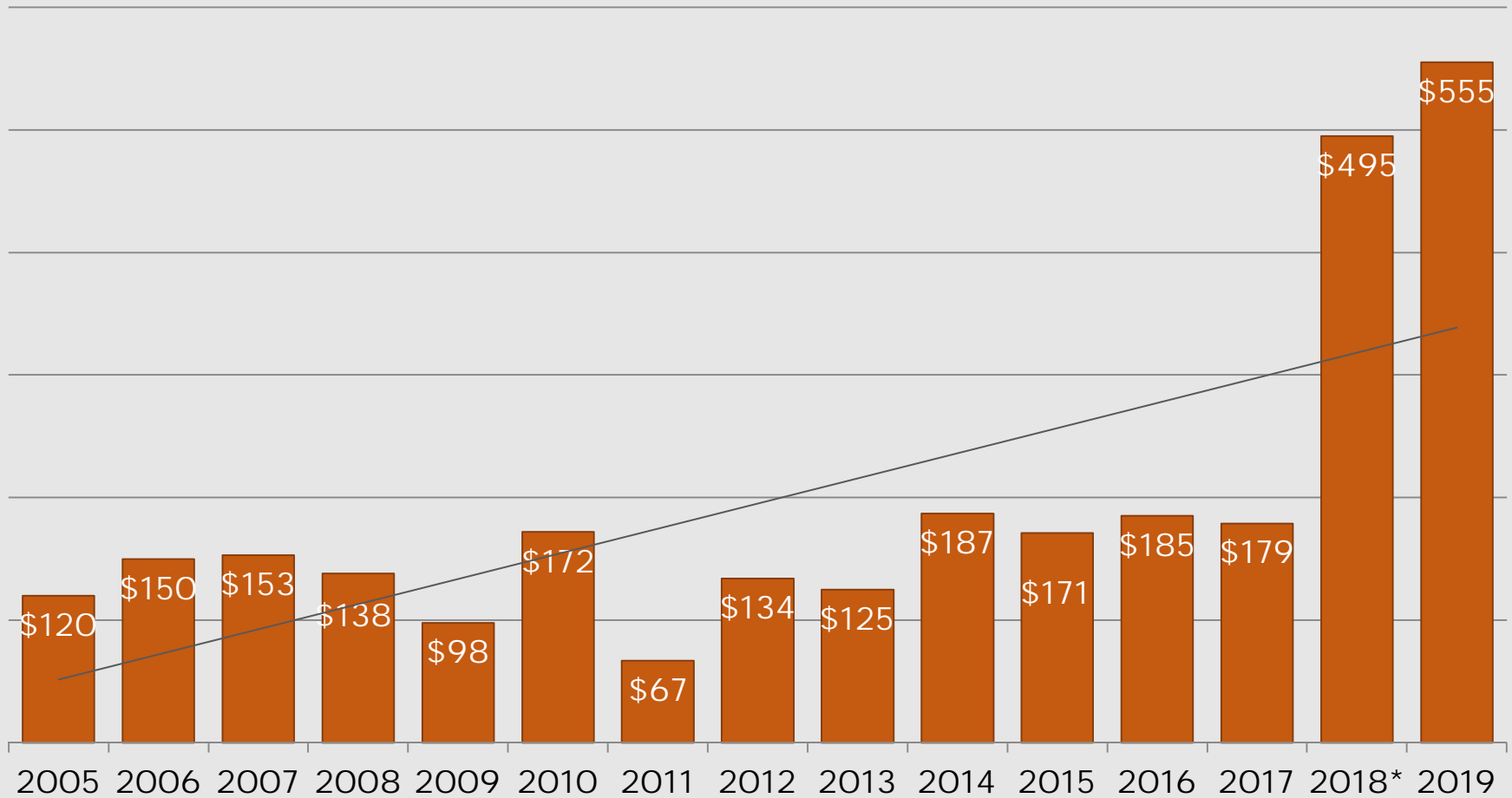


- New Development Code Implementation
 - Application Notices & 400 ft. Notification Buffer
 - Neighborhood Presentations
 - Four Zoning Changes to New “ND” & “CD” Districts
- Iconic Village Redevelopment – Planning Stages
- SMART Terminal & Katerra
- Registered 22 Home Shares under new Ordinance
- Historic 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 Issued



Annual Permitted Value in Millions



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

Permit Value by Land Use in Millions



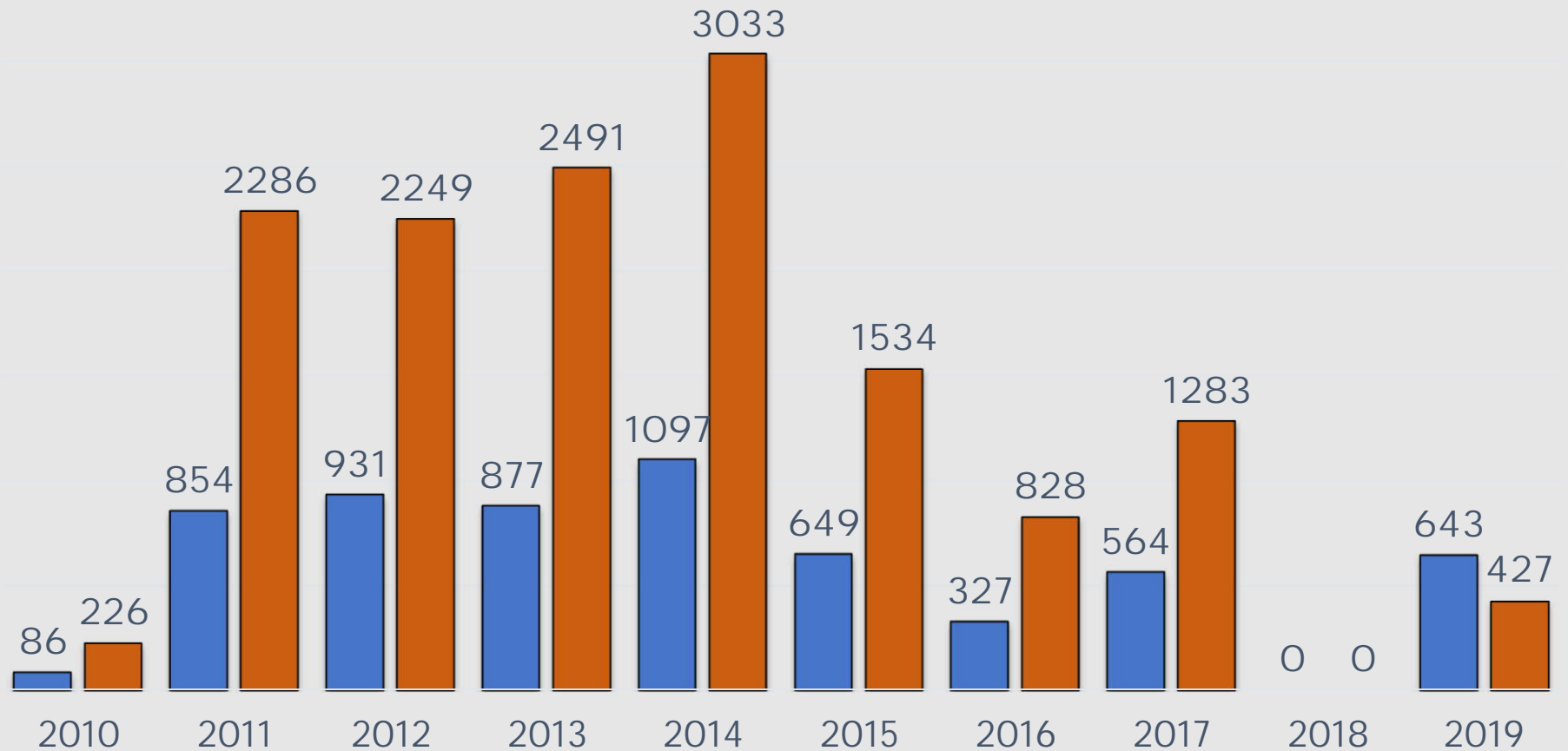
■ Residential ■ Multi-Family ■ Commercial



Multi-Family Statistics

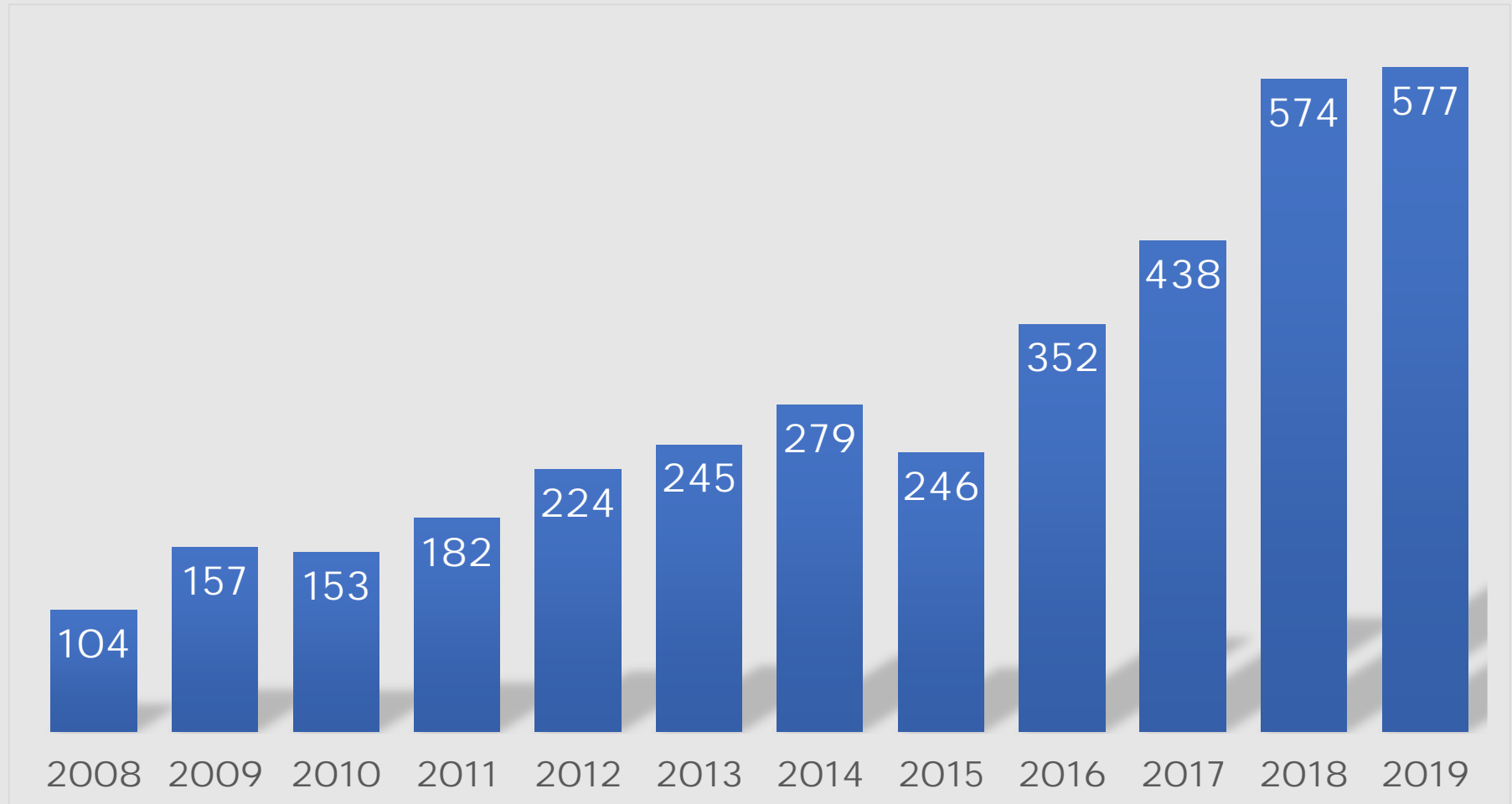


■ Units ■ Bedrooms*

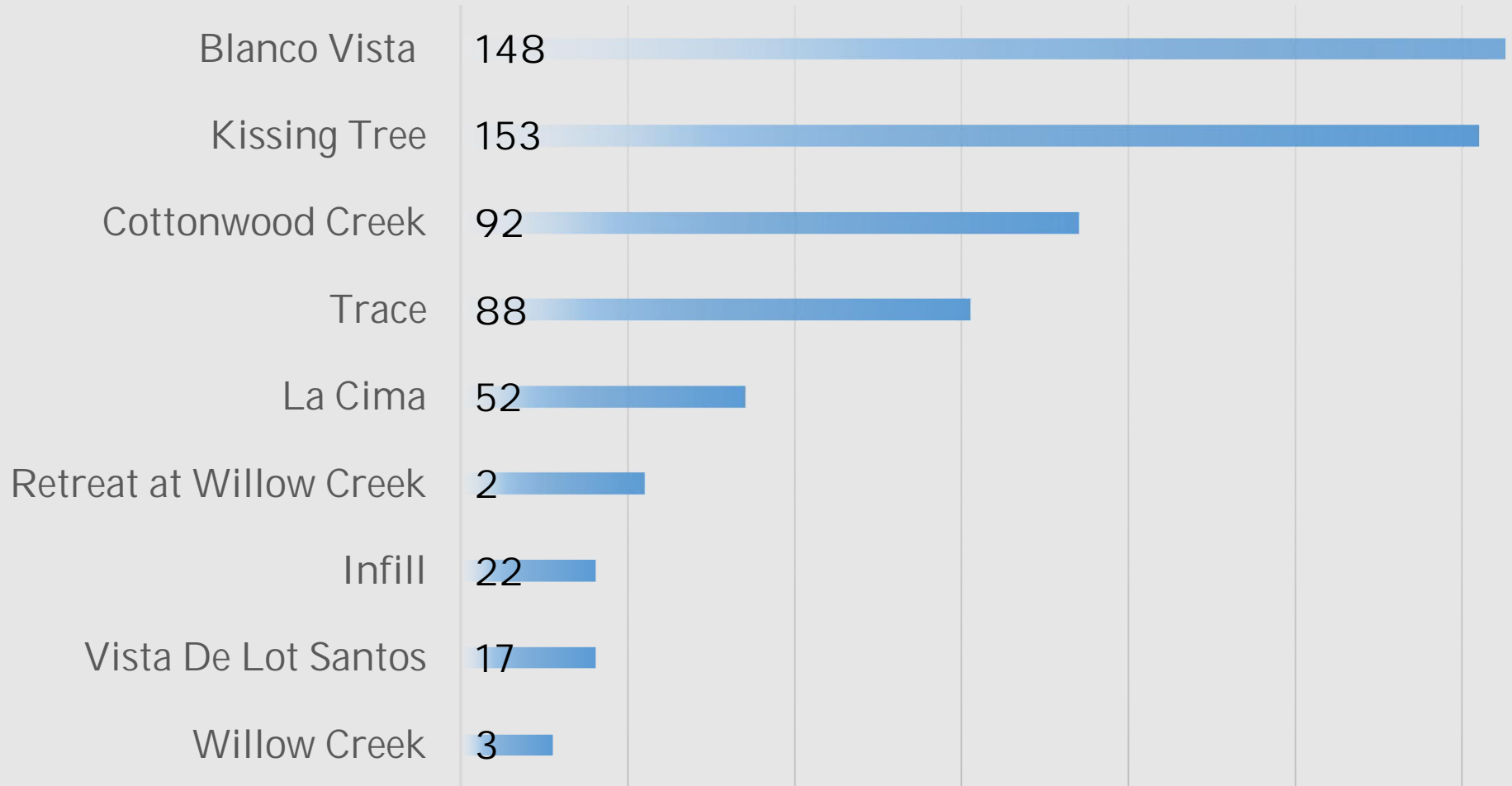


*Bedroom Counts include University Housing #'s & are based on Temporary Certificate of Occupancy Dates

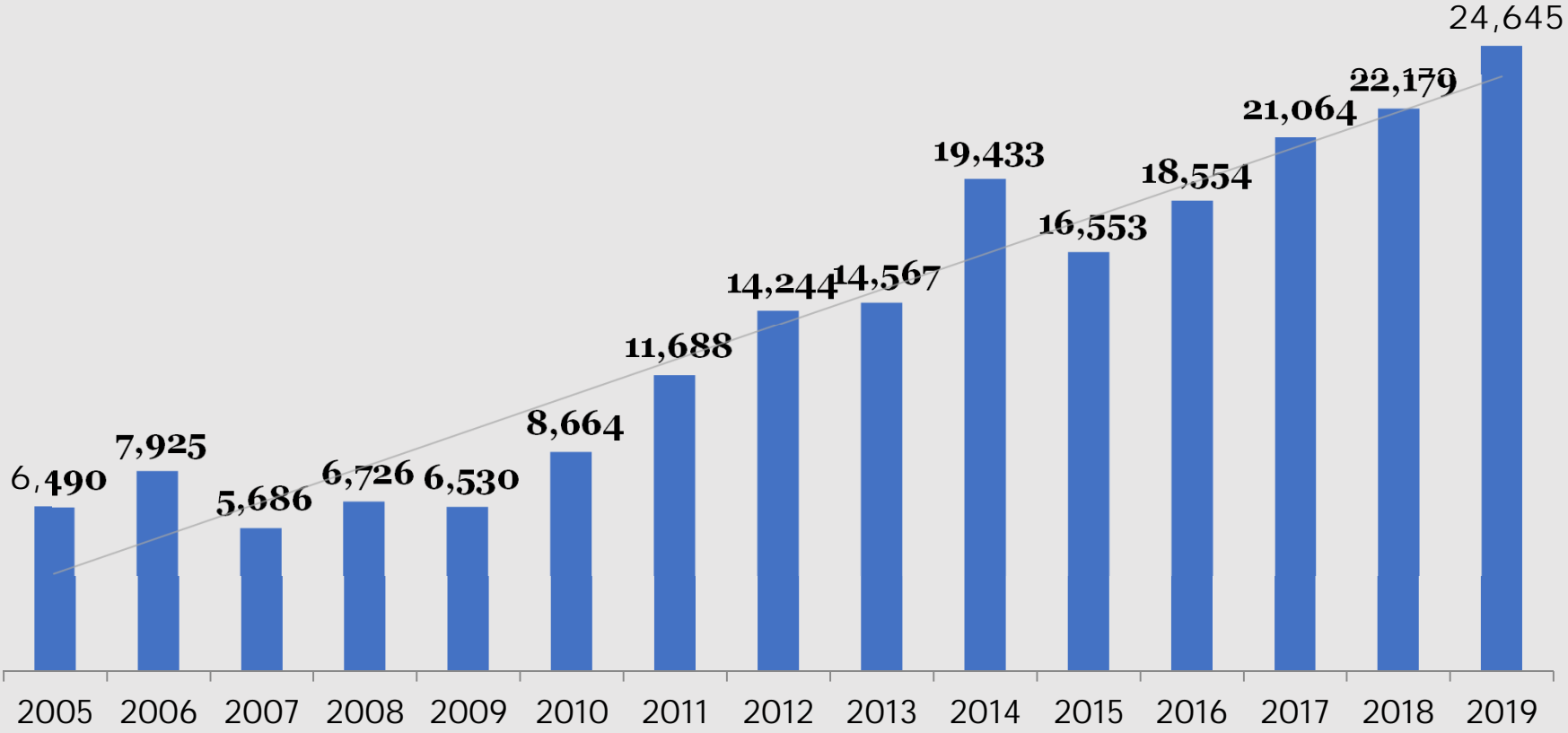
Single Family Homes Permitted



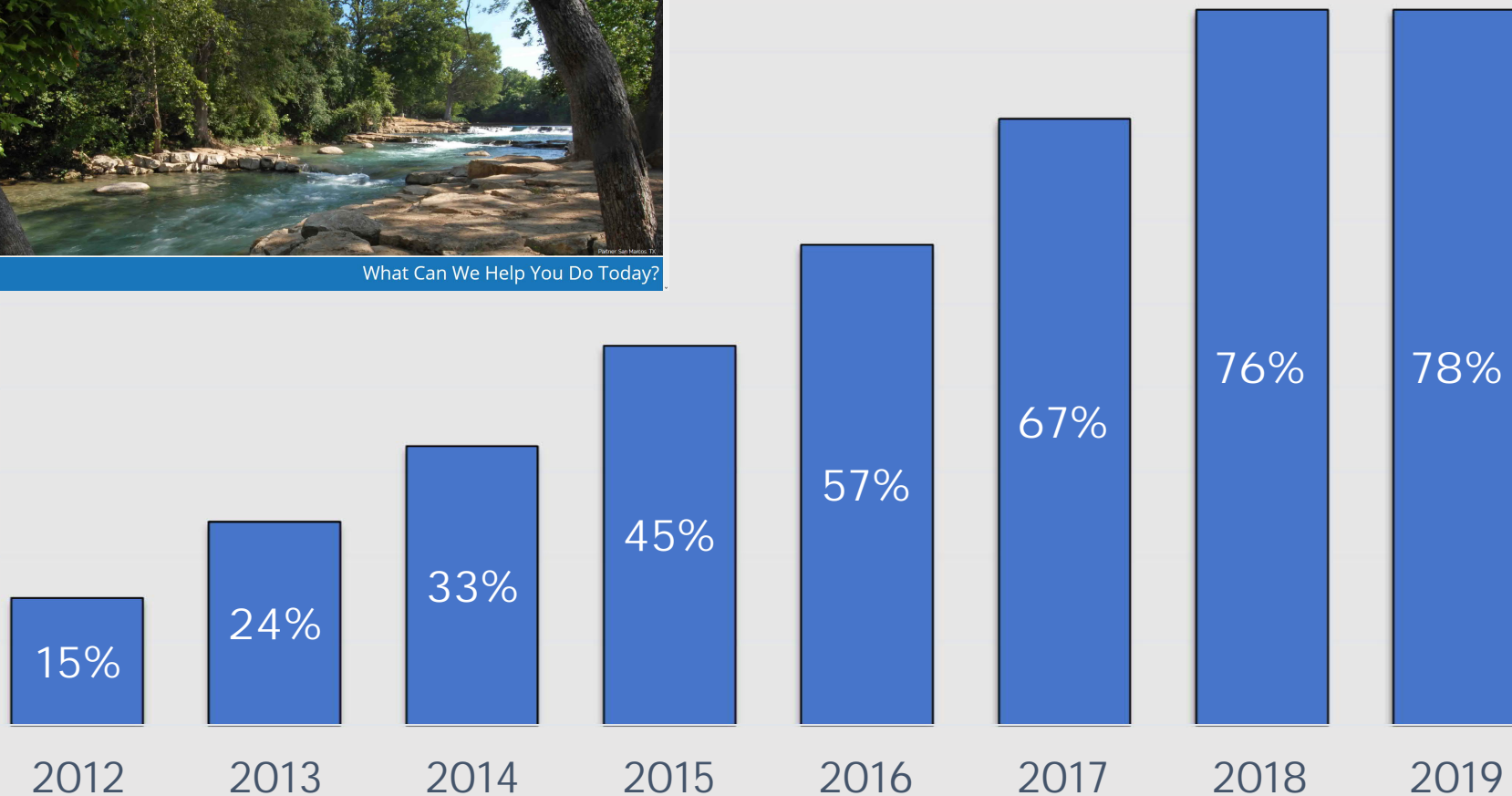
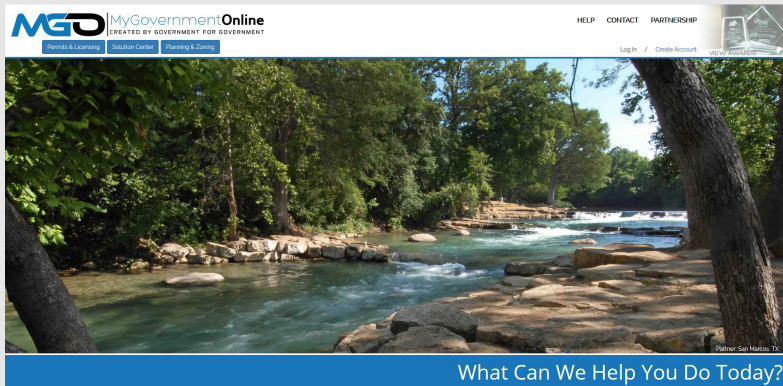
Permitted Single Family Homes by Subdivision



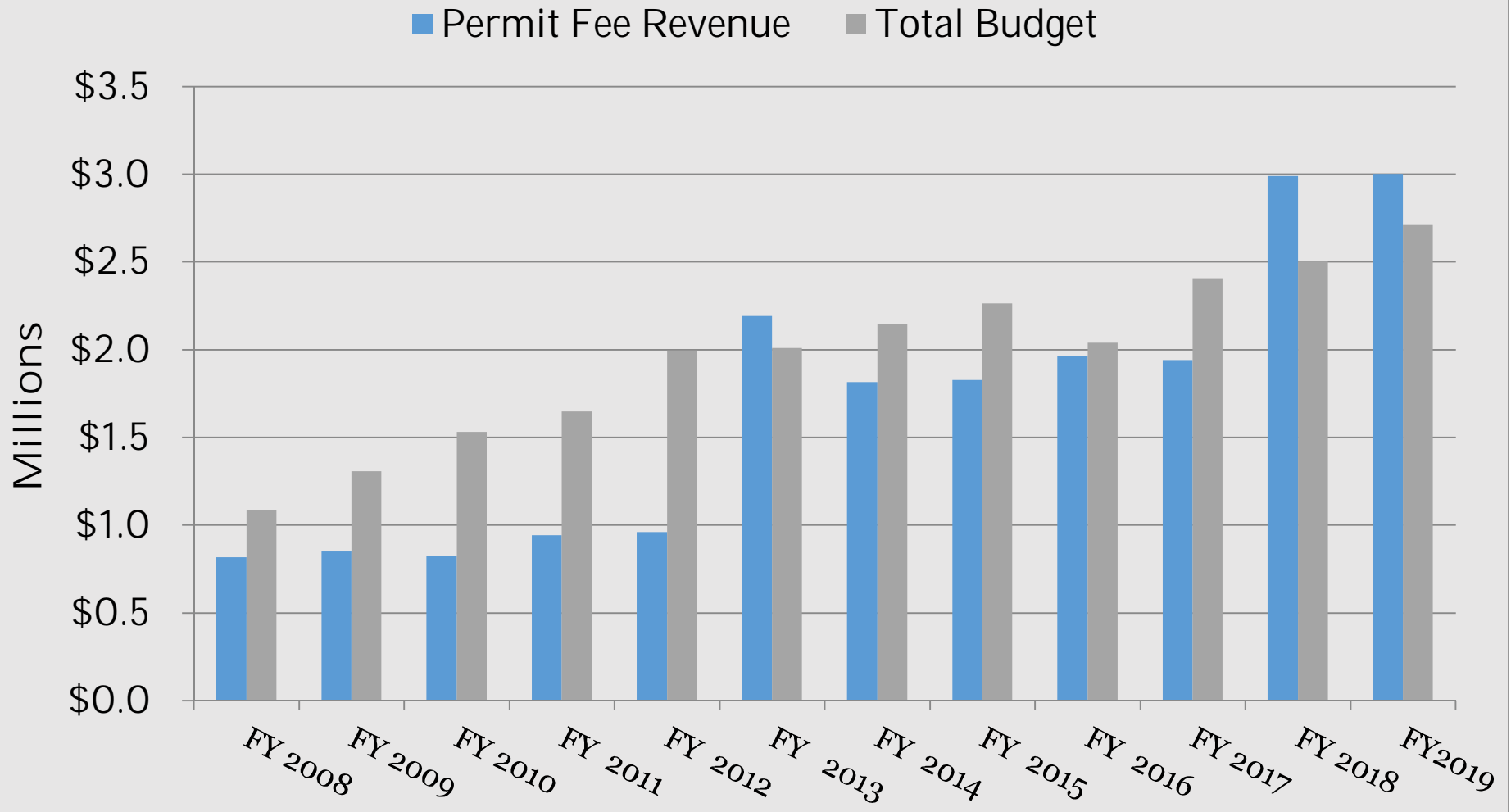
Total Number of Scheduled Inspections



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
- 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 – Master Code Official

