



1 Abby Gillfillan, Permit Center Manager, stated that Staff is creating a map to identify the  
2 location and associated comments collected from the Neighborhood Character Study kits. She  
3 discussed that the holes outlined on the map are areas lacking participation and will need  
4 continued outreach.

5  
6 Tom Wassenich suggested that staff create an online map displaying comments.

7  
8 Chair Carson suggested that staff reach out for additional contacts to generate further  
9 participation in underrepresented areas. In addition, he suggested reaching out to apartment  
10 complexes/property managers to receive student input.

11  
12 Chair Carson asked the Think Tank members for a Consensus to move forward with digitizing  
13 comments into an online map. Consensus was reached.

14  
15 Abby Gillfillan recommended that the Think Tank provide additional contacts for outreach.

### 16 17 **Discussions and proposed strategy for Areas of Stability**

18  
19 Abby Gillfillan outlined intensity areas, employment areas, and stability areas within the  
20 Comprehensive Plan. She stated that the neighborhood character studies will influence the  
21 Comprehensive Plan while the code identifies how the Comprehensive Plan is implemented.  
22 Additionally, the purple and pink areas outlined on the Comprehensive Plan are ‘creating  
23 character’ while white areas on the Comprehensive Plan are ‘preserving existing character’. She  
24 identified examples of various tools for creating character such as lot, frontage type, block, and  
25 street networks.

26  
27 Chair Carson suggested that there be a forth element to handle large areas of stability that may be  
28 just outside the City Limits.

29  
30 Abby Gillfillan added that we can use the Consultants and team expertise/renderings to help  
31 depict neighborhood character.

32  
33 Chair Carson recommended holding a collaboration meeting after the Code First Draft to discuss  
34 further steps in the Neighborhood Character Studies.

35  
36 Betsy Robertson requested to have a visual diagram of how Code SMTX, the Comprehensive  
37 Plan, and other Master Plans work together as a process.

38  
39 Abby Gillfillan asks for feedback on the Neighborhood Character Studies strategy. The Think  
40 Tank is in Consensus to conduct the neighborhood character studies as a separate, but parallel  
41 process to Code SMTX.

### 42 43 **Review and provide input for December 16 Council Update**

44  
45 Abby Gillfillan requested feedback on the Council presentation for December 16.

46

1 Chair Carson suggested that staff pick the most powerful images for the presentation, eliminate  
2 the City Hall transformation, and rearrange action word titles.

3  
4 Vice Chair Nelson suggested having a slide that mentions important concepts such as  
5 accessibility and affordability.

6  
7 Chair Carson suggested that Staff reach out to City Council at a later date for more “direction”  
8 versus an “update”.

9  
10 **Next Steps:**  
11 **Costing analysis**

12  
13 Vice Chair Nelson requested to know the consultant’s scope of work.

14  
15 Chair Carson requested to have an overview of the cost of the new code on a private and public  
16 basis.

17  
18 **Environmental Workshop**

19  
20 Staff is working with a consultant to hold an environmental workshop in February as part of  
21 Code SMTX.

22  
23 **Pre-approved regulating plans**

24  
25 Chair Carson asks for clarification on how to implement the new code on a parcel-by-parcel  
26 basis. He suggested that the Think Tank help with brainstorming implementation methods.

27  
28 Collette Jamison, Interim Director of Development Services, suggested to have the consultants  
29 provide examples of how the new code has worked and been implemented in other cities.

30  
31 **University involvement**

32  
33 Chair Carson initiated discussion on how to get Texas State University involved. He proposed  
34 that the Think Tank research ways to get the University more involved. He suggested one  
35 method to increase involvement is for the Think Tank and Staff to hold a separate workshop with  
36 the University.

37  
38 **Questions from the Press and Public**

39  
40 There were no questions from the press and public.

41  
42 **Adjourn**

43  
44 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:11**  
45 **P.M.**

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2 John David Carson, Chair

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5 Sean DuPont

Diann McCabe

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7 \_\_\_\_\_

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8 Chris Wood

Sofia Nelson, Vice Chair

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10 \_\_\_\_\_

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11 David Singleton

Betsy Robertson

12  
13 \_\_\_\_\_

14 Tom Wassenich

15  
16 **ATTEST:**

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19 Andrea Villalobos, Planning Technician