



## **Code SMTX Think Tank Meeting**

**Wednesday, April 1, 2015**

**6:00 pm**

**Old Fish Hatchery Building – 201 CM Allen Pkwy**

### **AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **30 Minute Citizen Comment Period.** The Think Tank welcomes citizen comments. Anyone wishing to speak must sign in with the secretary before the meeting and observe a three-minute time limit.
4. **Approval of Minutes from March 4, 2015**
5. **“What does this code do” Presentation**
6. **Council Interim Workshop Update**
7. **Neighborhood Workshop Update**
8. **Draft Review Timeline**
9. **Open Items**
  - a. **Outreach Process**
  - b. **University Meeting**
  - c. **Employment Centers**
  - d. **Economic Modeling**
  - e. **Regulating Plan Process**
10. **Questions from the Press and Public.**
11. **Adjourn.**



1 Consultants with HDR Engineering, Inc. presented an overview of the Transportation Master  
2 Plan.

3  
4 Chair John David Carson commented that narrowing traffic lanes will be important for safety  
5 and cost. Chair Carson also suggested implementing more mass transit options versus adding  
6 more surface parking in and around San Marcos and the University.

7  
8 Abby Gillfillan stated that transportation alternatives in the Character-Based zoning districts will  
9 need to fit a form-based style.

10  
11 Citizen, Mark Taylor, commented that introducing greenways and nature into the Transportation  
12 Master Plan will be an important asset for San Marcos.

13  
14 Vice Chair Sofia Nelson commented that the Transportation Master plan will need to coordinate  
15 closely with the Neighborhood Character Studies.

16  
17 **Discussion of Recommendation Format to P&Z / City Council**

18  
19 Chris Wood suggested to defer this discussion item until the Think Tank has received a copy of  
20 the draft code.

21  
22 Shannon Mattingly commented that in order to avoid reading duplicate text, it is important for  
23 Staff to review the code prior to the Think Tank. Shannon stated that the Think Tank will need to  
24 be the technical reviewers of the new code.

25  
26 Abby Gillfillan stated that staff will present big ideas within the code to the Think Tank at the  
27 April Think Tank meeting. Abby stated that the Think Tank members should communicate these  
28 big ideas within the code to their representative stakeholder groups and also gather comments.

29  
30 Chair Carson recommended that the Think Tank recommendation include major issues, point out  
31 important sections, and collectively articulate arguments and perspectives.

32  
33 Shannon Mattingly suggested that the Think Tank consider formatting the Planning and Zoning  
34 and Council Recommendation with big-discussion items.

35  
36 **Draft Code Update**

37  
38 The Think Tank requested not to discuss this item and move on to the next agenda item.

39  
40 **Open Items**

41  
42 **a. Council Interim Workshop Update**

43  
44 Shannon Mattingly informed the Think Tank that on March 30, 2015 the City Council  
45 will hold a workshop to discuss the Preferred Scenario Process (PSA) and to discuss  
46 bonus density associated with the height warrant process. Shannon stated that the

1 Preferred Scenario Process is designated within the City of San Marcos Comprehensive  
2 Plan, *Vision San Marcos*. Shannon stated that bonus density options may include  
3 affordable housing, additional green space, or hike and bike trails.  
4

5 Chair Carson stated that changes to the height warrant process and the Preferred Scenario  
6 Process can be addressed within Code SMTX.  
7

8 A motion was made to defer agenda items (b) through (f) to the April Think Tank  
9 Meeting.  
10

11 **b. Outreach Process**

12  
13 **c. University Meeting**

14  
15 **d. Employment Centers**

16  
17 **e. Economic Modeling**

18  
19 **f. Regulating Plan Process**  
20

21  
22 **Questions from the press and public**

23  
24 There were no questions from the press or public.  
25

26 **Adjourn**

27  
28 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:36**  
29 **P.M.**  
30

31 \_\_\_\_\_  
32 John David Carson, Chair

31 \_\_\_\_\_  
Patrick Rose

33  
34 \_\_\_\_\_  
35 Sean DuPont

34 \_\_\_\_\_  
Diann McCabe

36  
37 \_\_\_\_\_  
38 Chris Wood

37 \_\_\_\_\_  
Sofia Nelson, Vice Chair

39  
40 \_\_\_\_\_  
41 David Singleton

40 \_\_\_\_\_  
Betsy Robertson

42  
43 \_\_\_\_\_  
44 Tom Wassenich

45  
46 **ATTEST:**

1  
2  
3

---

Andrea Villalobos, Planning Technician



**C O D E S M T X**

**5. “What does this code do presentation”**

# Think Tank CodeSMTX Review Process

## General Overview

- What is Changing

## Chapters

- Executive Summary of each chapter

## Concepts

- Detail on Specific Code Language and Topics

**April 1**

**General Overview**

- What is changing

**April 15**

**Chapters**

- Executive Summary of each chapter

**May 6**

**Concepts**

- Detail on Specific Code Language and Topics

## **Tonight's Agenda**

**Presentation and Discussion of the 6 major changes in development through CodeSMTX**

**Discussion and provide feedback on items that need to be pulled for specific direction beginning in May**

**April 1**

General Overview

- What is changing

**April 15**

Chapters

- Executive Summary of each chapter

**May 6**

Concepts

- Detail on Specific Code Language and Topics

## April 15 Agenda

**Executive Summary for each Chapter Highlighting how the chapter specifically addresses each of the 6 elements of CodeSMTX**

**Discussion and provide feedback on items that need to be pulled for specific direction beginning in May**

**April 1**

**General Overview**

- What is changing

**April 15**

**Chapters**

- Executive Summary of each chapter

**May 6**

**Concepts**

- Detail on Specific Code Language and Topics

**May 6 Agenda**

**Proposed Code Language addressing a specific topic will be provided and discussed. Suggested Topics may include:**

- Comprehensive Plan and Preferred Scenario Map Amendments
- New Translation Table
- Development in Medium and High Intensity Areas
- Development in Employment Centers
- Development along Corridors
- Code Changes Affecting Existing Neighborhoods

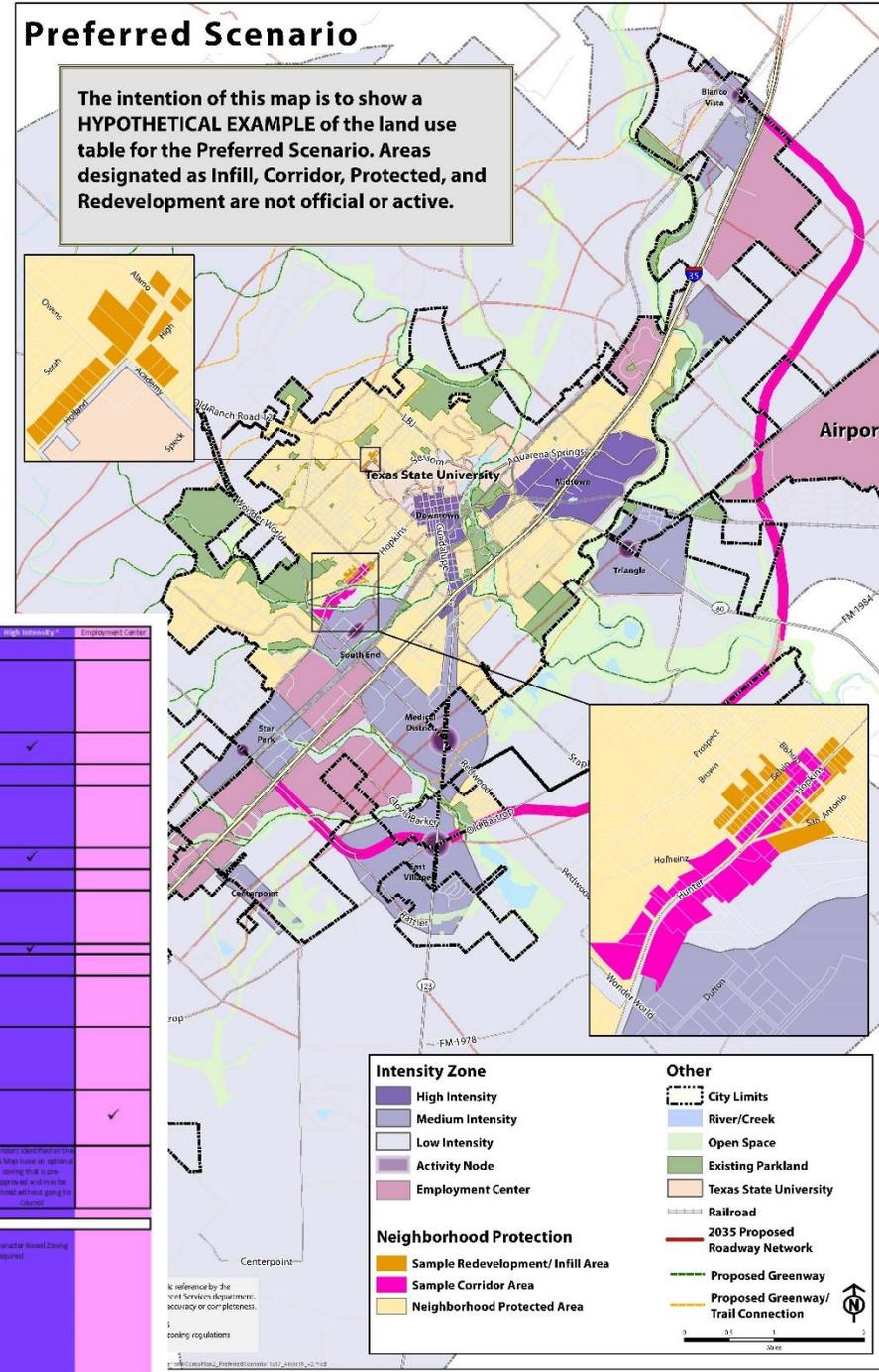
# 6 New Elements being proposed through CodeSMTX

1. **Better Alignment to the Comprehensive Plan**
2. **More User-Friendly**
3. **Simplified Permitting and Less Subjective Approvals**
4. **Medium & High Intensity Areas become Character-Based Zoning**
5. **More meaningful Preservation and Environmental Standards**
6. **Focus on Affordability**

**Better Alignment to the Comprehensive Plan**

# Better Alignment to the Comprehensive Plan

- Corridors
- Neighborhoods
- Character Districts

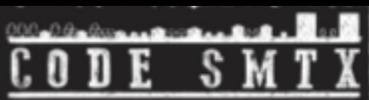


Land Use Type	Zoning Category	Zoning District	Zoning Description	Neighborhood Protection	Low Intensity	Corridors	Medium Intensity	High Intensity	Employment Center	
Residential	1. Single Family	RD	Future Development	Protected	Redevelopment/ Infill**					
		AR	Accessory Ranch							
		RS-6	Single Residential							
		SP-11	Single Family							
		SP-6	Single Family							
	2. Mixed Residential	MR	Mixed Residential	Zoning requests can be made within a zoning category or to a lesser zoning category without a Preferred Scenario Amendment						
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
		MR	Mixed Residential							
Commercial	3. Local	LC	Local Commercial	Zoning requests can be made within a zoning category or to a lesser zoning category without a Preferred Scenario Amendment						
		LC	Local Commercial							
		LC	Local Commercial							
		LC	Local Commercial							
		LC	Local Commercial							
	4. Regional	RC	Regional Commercial	Zoning requests can be made within a zoning category or to a lesser zoning category without a Preferred Scenario Amendment						
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
		RC	Regional Commercial							
Corridors (Out-Of-Zoning Categories)	CD-30	Character District - 3, Corridor	Corridors within Neighborhood Areas are established as part of the Neighborhood Character Studies and may or may not be Out-Of-Zoning							
	CD-40	Character District - 4, Corridor								
	CD-100	Character District - 100, Corridor								
	CD-100B	Character District - 100B, Corridor								
	CD-100C	Character District - 100C, Corridor								

**General Rules for Interpretation:**  
 Transition Area: defined as an area where more than 51% of the property within 200' of the subject property is located in a non single family zoning category.

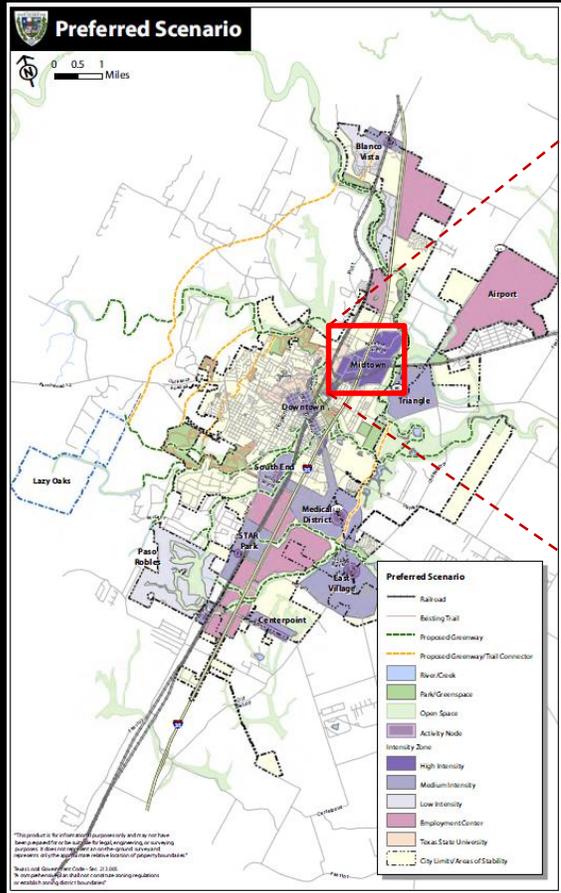
**Rules for Interpretation:**

- \*\*When no Neighborhood Plan has been adopted mixed residential zoning requests will be permitted in Transition Areas.
- \*\*Re-development Infill areas are established by Neighborhood Studies through the Neighborhood Character Studies.
- \*\*\*Corridors within Neighborhood Areas are established as part of the Neighborhood Character Studies and may or may not be Out-Of-Zoning.



# Better Alignment to the Comprehensive Plan

Street networks and character-based zoning to facilitate development in desired locations

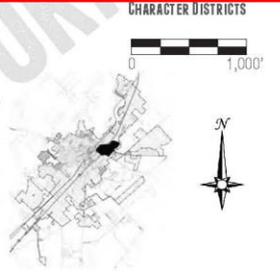


## 5.2.8.2A COUNCIL-ENDORSED CHARACTER BASED ZONING DISTRICT REGULATING PLAN: MIDTOWN



**LEGEND**

Primary Streets	CSD 5	Intensity Zone Boundary
Secondary Streets	CSD 4	
Local Streets	CSD 3	
Green Streets	CSD 2	
Alleys	Civic	
Bike Facility	Floodway	



**More User Friendly**

# More User Friendly

## Section 4.2.1.3 SF-R, Single-Family Rural Residential District

- (a) *Purpose.* The SF-R Rural Residential District is intended for the development of single-family uses in larger lot subdivisions in a more rural setting.
- (b) *Authorized Uses.* Permitted and conditional uses, as authorized in the Land Use Matrix in Article 3, Division 1 of this [Chapter 4](#). Accessory uses as authorized in Article 3, Division 2 of this [Chapter 4](#)
- (c) *Additional Development Standards.* See [Table 4.1.6.1](#)
  - (1) For lots in the SF-R district, consisting of at least one acre but with a lot width less than 150 feet, the side setbacks may be reduced proportionally to the percent difference between the lot width and 150 feet.
- (d) *Additional Area, Building and Height Requirements:*
  - (1) The minimum rear yard shall be 20 per cent of the total lot depth measured at the point of the lots greatest depth.
- (e) *Additional Requirements.* See Chapter 6 for additional requirements and standards.
- (f) *Occupancy Restrictions.* See [Section 4.3.4.5](#)

(Ord. No. 2009-73, § 13, 12-1-09)

## Section 4.2.1.4 SF-11, Single-Family District

- (a) *Purpose.* The SF-11 Single Family District is intended for development of primarily low-density

Current zoning description

5
ZONING REGULATIONS

**TABLE 5.2.8.50 CSD-3 - SUB-URBAN**

FOR ILLUSTRATIVE PURPOSES ONLY

**(a) General Description**

The CSD-3 Sub-Urban Character Subdistrict consists of low density walkable residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and thoroughfares irregular to accommodate natural conditions, but designed for slow movement.

General Character:	Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Building Placement:	Large and variable front and side yard Setbacks
Frontage Types:	Porches, fences, naturalistic tree planting
Typical Building Height:	1- to 2-Story with some 3-Story
Type of Civic Space:	Parks, Greens, Playgrounds

**(b) Maximum Character Subdistrict Density**

By Right      10 Density/Net Site Area Acres, max

**(c) Block Size**

Block Perimeter      2,400 ft. max

5-164 San Marcos Development Code
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Proposed Code zoning description

# More User Friendly

## Variance to ZBOA

OR

## Deviation Use-based provisions/standards

Distinct processes for appeals

have not been received by the Responsible Official on or before the fourth calendar day prior to the Planning and Zoning Commission meeting at which action is to be taken on the Plat application shall be deemed denied and action shall be taken on the Plat application at such meeting as scheduled.

- (c) *Action on the Waiver Request.* The decision-maker shall take action on the waiver request within the 30-day period for acting on the Plat. Where the Planning and Zoning Commission is the decision-maker, action on the waiver request shall be taken at the meeting at which the Plat is scheduled for decision. If the waiver is granted, action on the Plat application shall be tabled for a time certain consistent with the approved waiver.
- (d) *Plat Application for Extraterritorial Jurisdiction.* Where the land to be Platted lies within the Extraterritorial Jurisdiction of the City in a county with which the City has an interlocal agreement under Tex. Loc. Gov't Code Ch. 242, no Plat application shall be accepted as complete for filing by the Responsible Official unless the application is accompanied by verification that a copy has been delivered to the county in which the land subject to the application is located. If the City has not received a decision from the county on matters pertaining to the Plat application which are to be determined by the county under the interlocal agreement, the application for Plat approval shall be denied, unless a waiver is submitted in accordance with subsection (b) above.

### Section 3.6.1.5 Stages of Plat Approval

- (a) *Subdivision Plats.* A Subdivision Plat may be approved in three stages:
  - (1) Subdivision Concept Plat;
  - (2) Preliminary Subdivision Plat; and
  - (3) Final Subdivision Plat.
- (b) *Development Plats.* A Development Plat may be approved in two stages:
  - (1) Preliminary Development Plat; and
  - (2) Final Development Plat.
- (c) *Combined applications prohibited.*
  - (1) An applicant may not submit applications for approval of a Preliminary Subdivision Plat and a Final Subdivision Plat simultaneously.
  - (2) An applicant may not submit applications for approval of a Preliminary Development Plat and

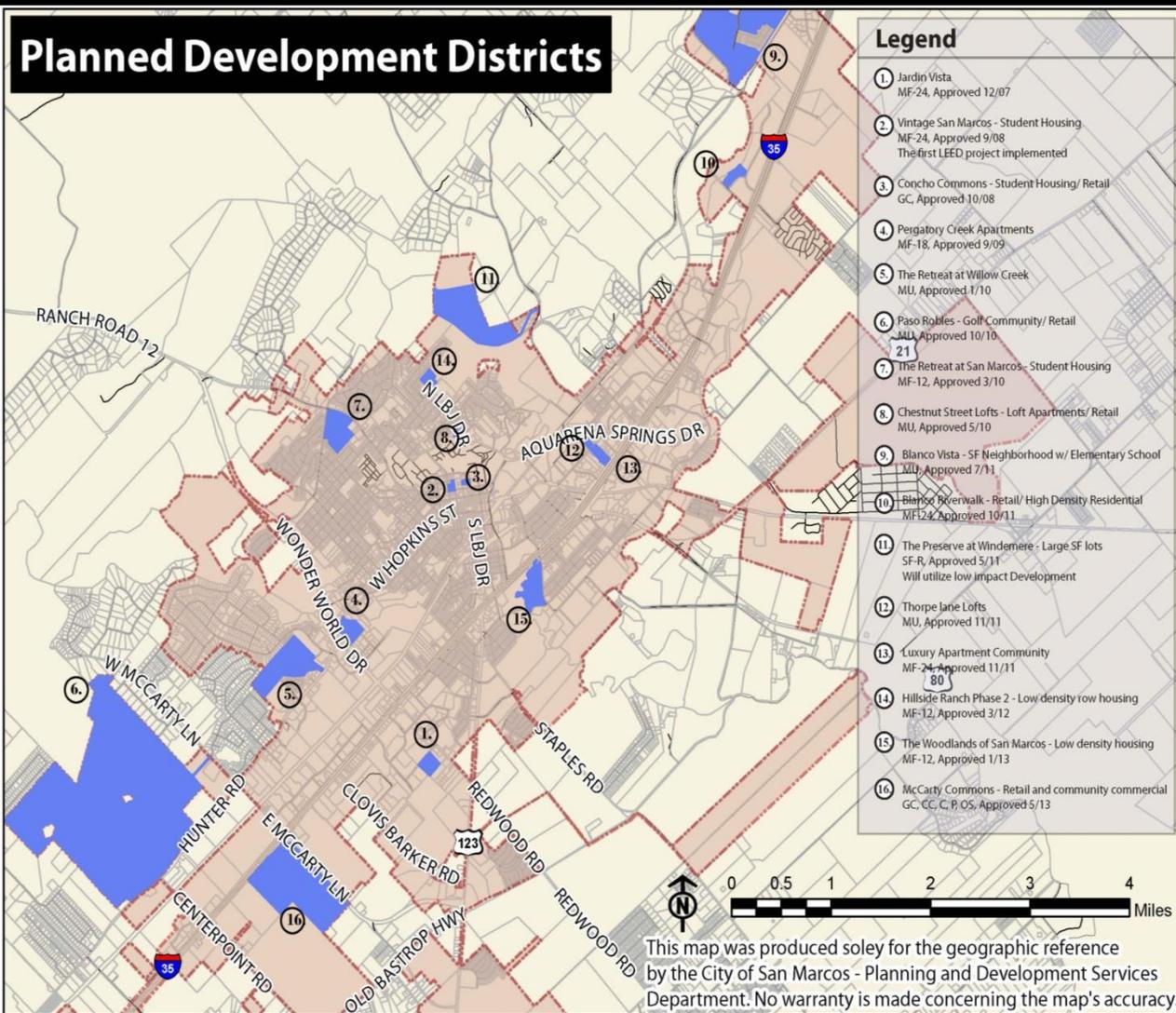
a Final Development Plat simultaneously.

- (d) *Final Subdivision Plat in lieu of Preliminary Subdivision Plat.* An applicant may submit a Final Subdivision Plat application without having submitted an application for approval of a Preliminary Subdivision Plat, provided that all criteria for approval for both the Preliminary Subdivision Plat application and the Final Subdivision Plat application shall be applied to the Final Subdivision Plat application by the decision-maker. Construction Plans must be submitted for approval in conjunction with such Final Subdivision Plat application. The Planning Director, in consultation with the Engineering Director services, may recommend denial of the Final Subdivision Plat application pending submission of a Preliminary Subdivision Plat application, where it appears that there is insufficient time to evaluate the Final Subdivision Plat application and Construction Plans.
- (e) *Final Development Plat in lieu of Preliminary Development Plat.* An applicant may submit a Final Development Plat application without having submitted an application for approval of a Preliminary Development Plat, provided that all criteria for approval for both the Preliminary Development Plat application and the Final Development Plat application shall be applied to the Final Development Plat application by the decision-maker. Construction Plans must be submitted for approval in conjunction with such Final Development Plat application. The Planning Director, in consultation with the Engineering Director, may recommend denial of the Final Development Plat application pending submission of a Preliminary Development Plat application, where it appears that there is insufficient time to evaluate the Final Development Plat application and Construction Plans.

### Section 3.6.1.6 Relief Procedures

- (a) *Appeals.* A decision of a Responsible Official on a Plat application shall be appealed to the Planning and Zoning Commission, as further provided under the specific procedure.
- (b) *Variations.* The applicant may file a petition for Variations to the standards applicable to a Preliminary Subdivision Plat or a Preliminary Development Plat, or where no Preliminary Subdivision Plat or Preliminary Development Plat application, respectively, has been submitted for approval, to the standards applicable to a Final Subdivision Plat or Final Development Plat, in accordance with Article 10, Division 2 of this Chapter 3. The Variance petition shall be decided by the Planning and Zoning Commission in conjunction with the application for approval of the Plat.
- (c) *Relief from Dedication or Construction Requirement.* The applicant may submit a petition for relief from a

# less subjective approvals



## DIVISION 3: PETITION FOR PLANNED DEVELOPMENT DISTRICT

- [Section 3.5.3.1 Purpose and Effect](#)
- [Section 3.5.3.2 Sequence of Approvals](#)
- [Section 3.5.3.3 Application Requirements](#)
- [Section 3.5.3.4 Processing of Application and Decision](#)
- [Section 3.5.3.5 Criteria for Approval](#)
- [Section 3.5.3.6 Amendments and Relief Measures](#)
- [Section 3.5.3.7 Expiration of Rights](#)

### Section 3.5.3.1 Purpose and Effect

- (a) **Purpose.** The purpose of a petition for a PD district is to authorize a special Overlay Zoning District designed to result in a higher quality Development for the community, in accordance with an approved conceptual plan and Development standards, than would otherwise result from the use of other Conventional Zoning Districts.
- (b) **Effect.** Enactment of an ordinance approving a petition to establish a PD district results in the addition of "PD Planned Development District" as an Overlay Zoning District on the official Zoning Map, thereby amending the map. Approval also results in adoption of a Concept Plan, zoning regulations and Development standards for the Overlay District, which may vary regulations applicable within the base zoning district, or standards in Chapters 5, 6 and 7 of this Development Code as applied to the land within the PD district. Thereafter, the property owner is authorized to establish any use allowed in the PD district or in the base zoning district, subject to the Concept Plan incorporated within the PD district, and the Development standards in the PD and base zoning districts, upon obtaining approval of all applications for Development Permits required by this Development Code. Establishment of a PD district amends any Development or public facilities standards otherwise applicable to Plat approval to the extent of any conflict with standards applicable within the PD district, without the necessity of approval of a Variance petition.
- (c) **Applicability.** The PD district may not be applied to any area within any in area designated as a Medium Intensity Area or High Intensity Areas on the Preferred Scenario Map of the Comprehensive Plan or zoned Character Based Zoning District.

### Section 3.5.3.2 Sequence of Approvals

- (a) **Prior Applications.** A petition for a PD district shall not be approved until a petition for amendment of the City's

Comprehensive Plan upon which the petition for the PD district is dependent has first been approved.

- (b) **Accompanying Applications.** A petition for a planned Development district may be accompanied by a petition to amend the base zoning district. The petition may also be accompanied by an application for a Watershed Protection Plan (Phase 1), together with an application for approval of a Cluster Development Plan, provided that the petition for the PD district shall be approved by ordinance before the Watershed Protection Plan (Phase 1) and Cluster Development Plan applications are decided.
- (c) **Subsequent Approvals.** No Site Preparation Permit for any tract or Lot within the PD district shall be approved until a Cluster Development Plan has been approved, where applicable, under Division 8 of this Article 5.

### Section 3.5.3.3 Application Requirements

- (a) **Contents.** The petition for a PD district shall be accompanied by an application prepared in accordance with Chapter 1 of the Technical Manual.

### Section 3.5.3.4 Processing of Application and Decision

- (a) **Responsible Official.** The Planning Director shall be the Responsible Official for a petition for a PD district.
- (b) **Changes Prior to Establishment of PD district.** Features of the Concept Plan or the Development standards may be modified throughout the review and adoption process in response to continued refinements and negotiations regarding the terms of the PD district. Items may be added to improve the Concept Plan and Development standards, and objectionable features of the plan and the Development standards may be removed. Amendments may not, however, include an enlargement of the size of the PD district, a change to the base zoning district, or an increase in Residential density without submission of a new petition.
- (c) **Procedures.** Procedures for processing and deciding the petition for a PD district shall be the same as those governing a petition for a Zoning Map amendment under Division 1 of this Article 5.

### Section 3.5.3.5 Criteria for Approval

- (a) **Factors.** The following criteria will be used by the Planning and Zoning Commission in recommending and the Council in deciding whether to approve, approve with modifications, or deny a petition for a PD district:

# Better defined PDDs

**Medium & High Intensity Areas become  
Character-Based Zoning**

# character-based zoning in intensity & employment areas

**ARTICLE 5. LOT AND BUILDING REGULATIONS**  
San Marcos, Texas

**TABLE 5.8. FORM-BASED CODE GRAPHICS: DOWNTOWN - T3**



(see Table 1.1)

**I. BUILDING FUNCTION** (see Table 5.4 & Table 5.7)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**K. BUILDING CONFIGURATION** (see Table 5.2 & 1.2k)

Principal Building	2
Outbuilding	12 stories max

**L LOT OCCUPATION** (see Table 1.2f)

Lot Width	150 ft. min 180 ft. max
Lot Coverage	40% max

**L. BUILDING DISPOSITION** (see Table 5.1)

Edgeward	permitted
Sideward	not permitted
Rearward	not permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g-1) Front Setback Principal	24 ft. min
(g-2) Side Setback	12 ft. min.
(g-3) Rear Setback	12 ft. min.*
Frontage Buildout	40% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h-1) Front Setback	20 ft. min. + bldg setback
(h-2) Side Setback	3 ft. or 6 ft. at corner
(h-3) Rear Setback	3 ft. min.*

**j. PRIVATE FRONTAGES** (see Table 5.3)

Common Yard	permitted
Porch or Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Sloop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

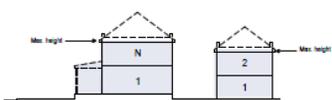
Refer to Summary Table 1.2

**PARKING PROVISIONS**  
See Tables 5.5 & 5.6

\*or 15 ft. from center line of rear lane or alley  
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

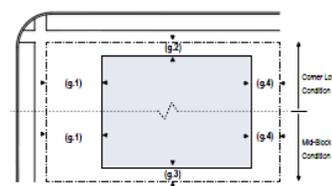
**BUILDING CONFIGURATION**

- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
- Height shall be measured to the eave or roof deck as specified on Table 5.2.



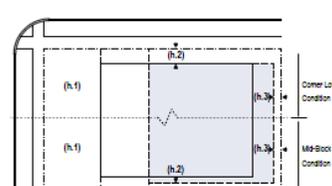
**SETBACKS - PRINCIPAL BLDG**

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



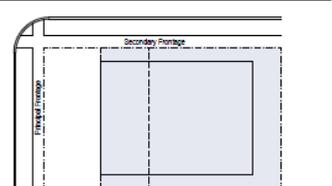
**SETBACKS - OUTBUILDING**

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

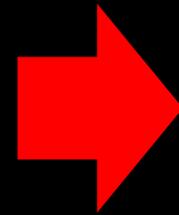


**PARKING PLACEMENT**

- Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 6.1d).
- Covered parking shall be provided within the first Layer as shown in the diagram (see Table 6.1d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
- Trash and recycling containers shall be stored within the third Layer.



SC53



ZONING REGULATIONS

**5** **CHAPTER**

**TABLE 5.2.8.5D CSD-3 - SUB-URBAN**



**KEY**

- Property Line (ROW)
- Metrics on Facing Page

FOR ILLUSTRATIVE PURPOSES ONLY

**(a) General Description**

The CSD-3 Sub-Urban Character Subdistrict consists of low density walkable residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and thoroughfares irregular to accommodate natural conditions, but designed for slow movement.

**(b) Maximum Character Subdistrict Density**

By Right	10 Density/Net Site Area Acres, max
----------	-------------------------------------

**(c) Block Size**

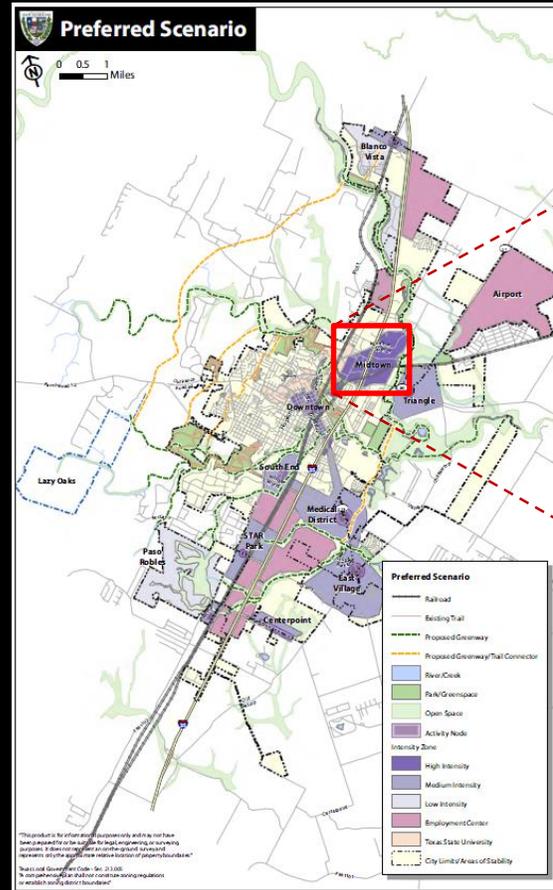
Block Perimeter	2,400 ft. max
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General Character:	Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Building Placement:	Large and variable front and side yard Setbacks
Frontage Types:	Porches, fences, naturalistic tree planting
Typical Building Height:	1- to 2-Story with some 3-Story
Type of Civic Space:	Parks, Greens, Playgrounds

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Existing SmartCode merge/translate into Character Districts

# character-based zoning in intensity & employment areas

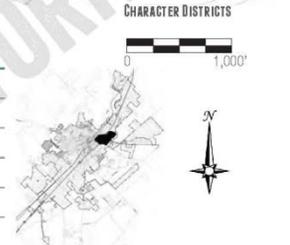


## 5.2.8.2A COUNCIL-ENDORSED CHARACTER BASED ZONING DISTRICT REGULATING PLAN: MIDTOWN



**LEGEND**

- Primary Streets
- Secondary Streets
- Local Streets
- Green Streets
- Alleys
- Bike Facility
- CSD 5
- CSD 4
- CSD 3
- CSD 2
- Civic
- Floodway
- Intensity Zone Boundary



Medium & High Intensity Areas become Character-Based Zoning Districts

# **More meaningful Preservation and Environmental Standards**

# better preservation standards

## CHAPTER 6: ENVIRONMENTAL REGULATIONS

### ARTICLE 1: GENERAL PROVISIONS

### ARTICLE 2: DEVELOPMENT RELATED TO THE EDWARDS AQUIFER

### ARTICLE 3: DEVELOPMENT RELATED TO THE SAN MARCOS RIVER CORRIDOR

### ARTICLE 4: RESERVED

### ARTICLE 3: TREE AND HABITAT PROTECTION

CLIENT REVIEW  
DRAFT 01.31.15  
SUBJECT TO REVIEW &  
APPROVAL BY CITY  
ATTORNEY

#### SPECIAL SITES FOR CIVIC PURPOSES

In complete neighborhoods, it is always true that some of the best real estate is set aside for community purposes. These locations are made significant by the geometry of the street network or natural geographic features of the land.

Prominent locations, such as terminated vistas seen down a street or at the top of a hill, should be reserved for landmark buildings. These locations are deliberately selected for building sites that will conclude the long view or anchor a prominent street corner or neighborhood square. These special sites may be located at the center of the neighborhood or elsewhere within the neighborhood. However, civic buildings, because they serve the entire community, should be accessible and located in areas with greater activity.

Approaches include locating public buildings at the ends of streets, across greens, or at the center of greens. Public buildings can be relatively small if placed strategically in the public view. Sites for civic purposes should be reserved even before there is a need for them to be constructed. The uses of these buildings may change over time as the needs of the community and neighborhood evolve.



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Similarly, special sites should be set aside for parks, greens, squares, and plazas. Each neighborhood should have one special gathering space at its center, such as a central green.

General locations and sizes of public spaces for community use and enjoyment can vary and should not be limited to a specific minimum size. The size and shape of open space varies based on its position in the neighborhood and the intended function of that space.



#### Parks

Parks are the largest type of open spaces and contain natural preserves, paths, and trails. A park is a natural preserve that serves environmental goals such as the preservation of habitat or nitration of water. It may also be available for unstructured recreation. The shape of a park is independent from surrounding building frontages and tends to follow the boundaries of natural features. Parks contain trails, bodies of water, woodlands and meadows.

#### Greens

Greens are smaller than parks but should ideally be large enough for a person to be away from the noise and movement of the street. A green is available for structured or unstructured recreation. A green may be spatially defined by landscaping. Trees can be formally or naturalistically planted. A green contains lawns, trees, pavilions, memorials, benches and playground equipment.

#### Squares

Squares are often used for civic purposes. A square is clearly defined by building frontages and can provide a public open space that provides a setting for civic buildings. Squares are located at the intersection of important streets. Squares may contain lawns, trees and pavilions that are formally disposed. A square is available for structured or unstructured recreation and civic purposes.

#### Plazas

Plazas are designed for civic and commercial activities. A plaza is clearly defined by building frontages. Its surface is typically covered with pavers or compact earth. Trees are optional and plazas are located at the most central intersections.



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Cluster development preserves green space

# best management practices in sustainable development



B-2

Spring Grove Sustainable Stormwater Optional

## SUSTAINABLE INFRASTRUCTURE OPTIONS

### BIORETENTION-ENHANCED TREE PITS

These tree pits will collect stormwater runoff from smaller areas, such as parking or other hardscapes in Spring Grove.

Using the surrounding roots and soil as a filtration systems, this method helps to trap sediment and chemicals before the water is released back into the water table.

After filtration, the water is passed through a piped stormwater system. Planting trees for this purpose is a common practice in urban settings.

### SIMPLE CURB CUT (WITH INLET)

T1 T2 T3 T4 T5 T6R



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This design tool allows stormwater to flow from the road or hardscape into a tree pit or other landscaping feature via an opening to direct the stormwater. This helps direct storm water to a place it can enter the groundwater system.

### STRUCTURAL SOIL (WITH UNDERDRAIN SYSTEM)

T1 T2 T3 T4 T5 T6R



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One obstacle to planting trees in urban areas is the lack of available soil volume for root growth. However, systems can be engineered to allow for this root growth without compromising the surrounding hardscapes. This system provides a place where the roots can grow that also protects the sidewalks and roads.

Spring Grove Sustainable Stormwater Options

B-2

## SUSTAINABLE INFRASTRUCTURE OPTIONS

### CONSTRUCTED WETLANDS

In Spring Grove there is an opportunity to incorporate functioning natural ecosystems as a part of the water system experience.

There are locations, particularly in and around the canal sites, to repair the damage inflicted during decades of industrialization. By constructing wetlands and restoring the natural systems, these areas can not only serve to attract wildlife but also become a part of the stormwater management system.

### WETLAND BASIN

T1 T2 T3 T4 T5 T6R



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This type of constructed wetland features a single cell (including a fore bay) with a uniform water depth. These types of constructed wetlands need a perennial base to permit the growth of cattails and the like to slow runoff and allow time for filtration.

### POND/WETLAND COMBO

T1 T2 T3 T4 T5 T6R



16

Pond/Wetland combinations include a wet pond cell that is parallel with constructed wetland cells. This type is designed to convey small storms through wetland cells and simultaneously forcing runoff into the pond cell.

### MULTI-CELLED POND/ WETLAND

T1 T2 T3 T4 T5 T6R



17

This type is a combination of the two listed above. This type is most highly effective in denser urban areas where there is limited space available and providing the necessary drop in grade of the other types is not an option.

# Green Infrastructure and Light Imprint Design

# Affordability

TABLE 5.2.8.11D-1 BUILDING TYPES - SUMMARY

Building Type	Permitted Districts
 <p><b>COTTAGE:</b> A detached building having an Edgeyard yard type that may be shared with an accessory structure in the backyard. This building type typically incorporates a single residential unit.</p>	<p><b>CSD-2, CSD-3, CSD-3D, CSD-4, CSD-4C, CSD-4D</b></p>
 <p><b>HOUSE:</b> A detached building having an Edgeyard yard type that may be with an accessory structure in the backyard. This building type typically incorporates a single residential unit.</p>	<p><b>CSD-2, CSD-3, CSD-3D, CSD-4, CSD-4C, CSD-4D</b></p>
 <p><b>ESTATE:</b> A large detached Building having an Edgeyard or Sideyard yard type that may be with one or more Accessory Building in the backyard. This building type typically incorporates a single residential unit.</p>	<p><b>CSD-2, CSD-3, CSD-3D, CSD-4, CSD-4C, CSD-4D</b></p>
 <p><b>DUPLEX:</b> A small to medium sized building that consists of two attached units, with separate entrances at least one of which faces the street. Both of the units, side-by-side, front to back or over-and-under, are contained within a single building massing. This building type sits on a small to medium sized urban lot having an Edgeyard or Sideyard yard type that may be shared with an accessory structure in the backyard.</p>	<p><b>CSD-3, CSD-3D, CSD-4, CSD-4C, CSD-4D,</b></p>
 <p><b>ROWHOUSE:</b> A collection of very narrow to medium sized attached buildings with a Rearyard yard type (or Sideyard as an end unit) that consists of horizontally stacked units with individual entries facing the street. This type shares a party wall with another of the same type and occupies the full Frontage Line.</p>	<p><b>CSD-4, CSD-4C, CSD-4D, CSD-5, CSD-5C, CSD-5D</b></p>
 <p><b>SMALL MULTIFAMILY:</b> A Building with an Edgeyard, Sideyard and Rearyard yard type that consists of side-by-side and/or stacked units, typically with one or more shared entries. This building type may have the appearance of a medium to large size family home.</p>	<p><b>CSD-4, CSD-4C, CSD-4D, CSD-5, CSD-5C, CSD-5D</b></p>
 <p><b>LARGE MULTIFAMILY:</b> A Building with an Edgeyard, Sideyard and Rearyard yard type that consists of side-by-side and/or stacked units, typically with one or more shared entries.</p>	<p><b>CSD-5, CSD-5C, CSD-5D</b></p>

STANDARD DESIGN GUIDELINES

TECHNICAL MANUAL

Provide a Mix of Land Uses, Building Types & Housing Options

Great neighborhoods have a fine grained mix of land uses and housing types. Any mix of uses dramatically reduces the number of external automobile trips required by residents. At least three dwelling types are necessary to create architectural diversity.

Houses in San Marcos should not be just one type; there should be a range of housing types that occur on a variety of lot sizes. A variety of building types allows for a diversity of family sizes, ages, and income levels to live in the same neighborhood. San Marcos should be a place for everyone, and should support a diverse population. This mix of incomes is essential for securing a socially and economically balanced community.

Once neighborhoods have had a block structure established, street network, and civic spaces the final scale of development plans occurs when the detailed mix of unit types is lotted out and plotted. Much of the mix of land uses occurs based on the transect but can be more specifically addressed once lotting and building placement and orientation are determined.

The fronts of buildings should have doors and windows facing the street, or occasionally, a pedestrian walkway, a waterbody, or a civic space. Front setback ranges determine where buildings are constructed, thus defining the street "wall". This wall makes the street feel like a public room.

Denser building types, such as multifamily buildings, rowhouses, and mixed use buildings could be located toward the centers of neighborhoods or activity nodes. Small houses and larger single-family homes could be located further from the center of the neighborhood.



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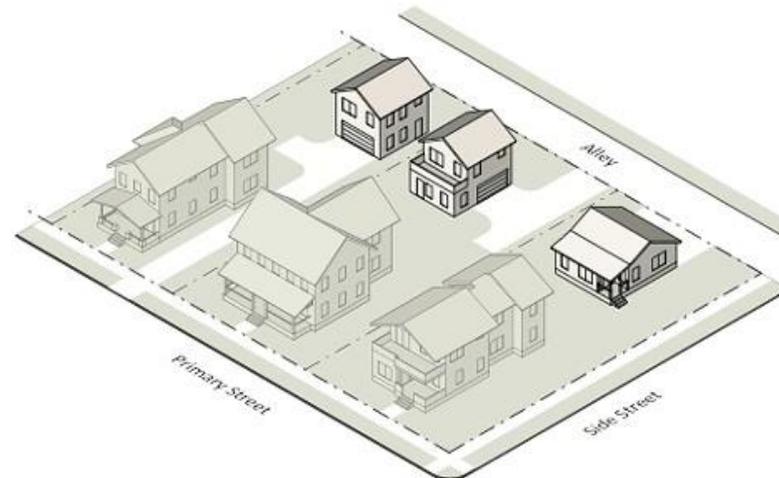
# Alternative housing types with use of small lots & accessory dwelling units

# Affordability

- Opportunities for Less Infrastructure
- Opportunities for Alternative Housing types
- Smaller Lots
- Expansion of Accessory Dwelling Units



## Sec. 2.4.2. Backyard Cottage



## **6. Council Interim Workshop Update**



# Council Workshop

March 30, 2015



# Timing

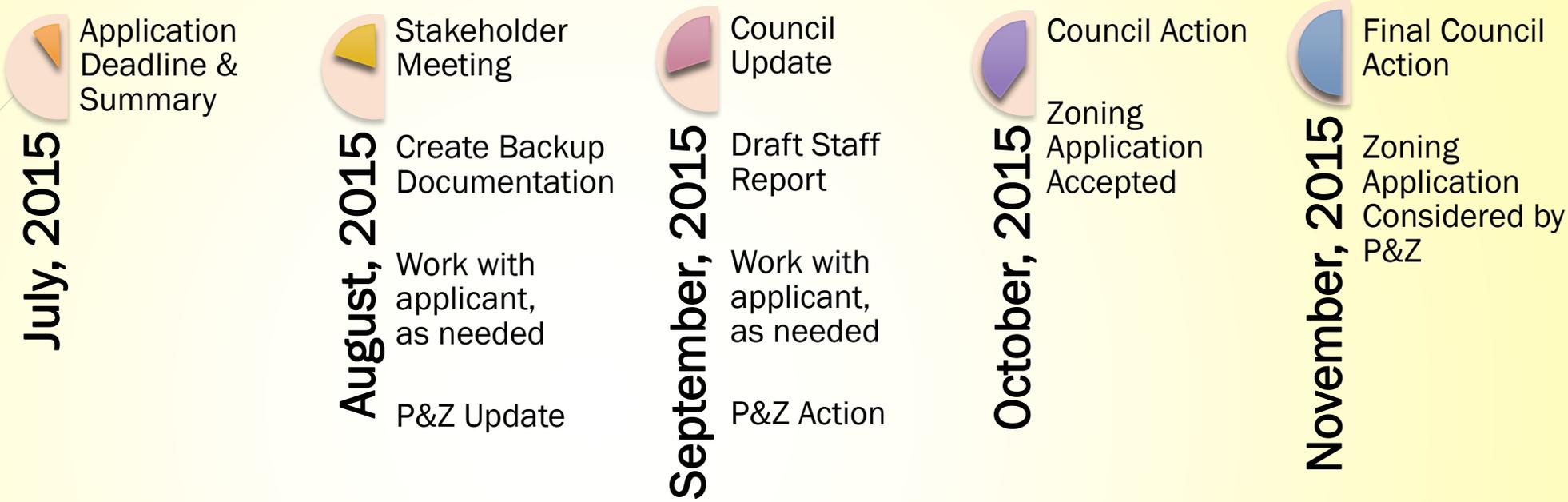
PSA Calendar and upcoming amendments

# CodeSMTX

Relationship to the Preferred Scenario

# Height Warrants

Options for addressing additional Height in the Code



# Fall 2015 Preferred Scenario Amendment (PSA) Process Timeline

## CodeSMTX Review & Public Comment Period

July  
2015

- Fall PSA Process Begins

August-  
October  
2015

- PSA Review & Action

November  
2015

- Fall PSA Process Complete

December  
2015

- CodeSMTX Adoption

January  
2016

- Spring PSA Process Begins

**Preferred Scenario Amendment (PSA)  
& CodeSMTX Process Overlap**

<u>January</u> Winter Application Deadline & Summary	<u>February</u> Winter Review	<u>March</u> Winter Review	<u>April</u> Winter Action
<u>May</u> Winter Process Complete	<u>June</u>	<u>July</u> Fall Application Deadline & Summary	<u>August</u> Fall Review
<u>September</u> Fall Review	<u>October</u> Fall Review	<u>November</u> Fall Action	<u>December</u> Fall Process Complete

**Current 2 times per year PSA process**

January

Winter Application  
Deadline & Summary

February

Winter Review

March

Winter Review

April

Winter Action  
  
Summer Application  
Deadline & Summary

May

Winter Process  
Complete  
  
Summer Review

June

Summer Review

July

Summer Review  
  
Fall Application  
Deadline & Summary

August

Summer Action  
  
Fall Review

September

Summer Process  
Complete  
  
Fall Review

October

Fall Review

November

Fall Action

December

Fall Process Complete

**Option for 3 times per year PSA process**

January

Winter Review  
Fall Process Complete

February

Winter Review

March

Winter Review  
Spring Application  
Deadline & Summary

April

Winter Action  
Spring Review

May

Winter Process  
Complete  
Spring Review

June

Spring Review  
Summer Application  
Deadline & Summary

July

Summer Review  
Spring Action

August

Summer Review  
Spring Process  
Complete

September

Summer Review  
Fall Application  
Deadline & Summary

October

Fall Review  
Summer Action

November

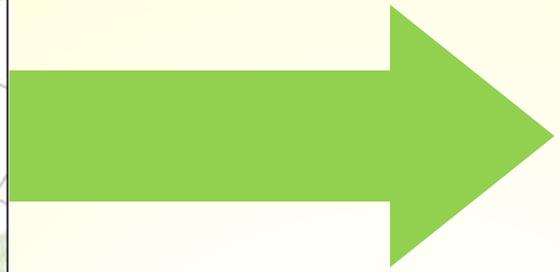
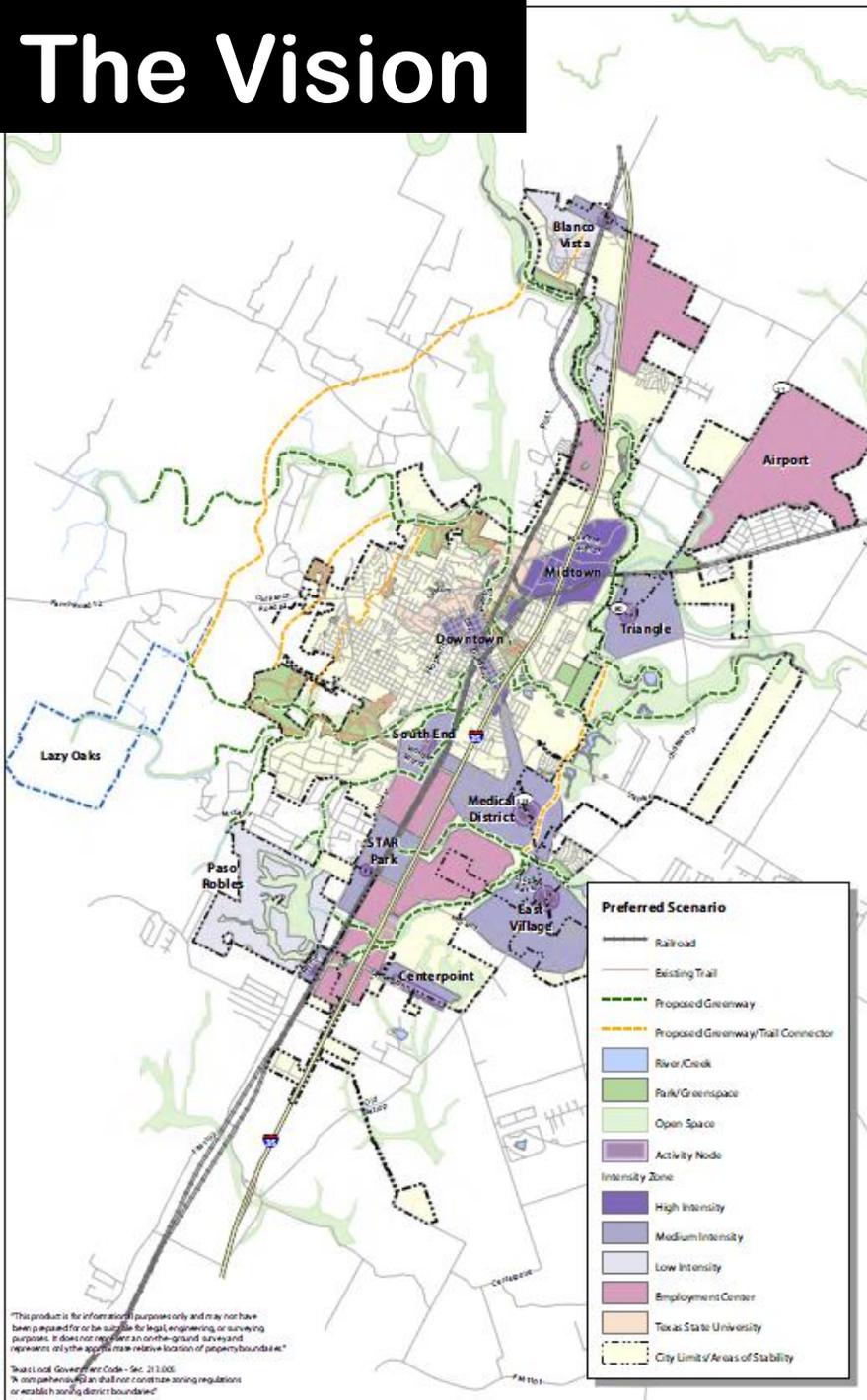
Fall Review  
Summer Process  
Complete

December

Winter Application  
Deadline & Summary  
Fall Action

**Option for 4 times per year PSA process**

# The Vision



- Land Use Based Comprehensive Plan to Intensity Based Comprehensive Plan
- Current Translation Table is a temporary fix

# Why is it important to align the Code and the Comprehensive Plan

## Frequency of Requests

Comprehensive Plan Amendments should be a big deal and they shouldn't happen often

- CodeSMTX will address allowing appropriate levels of development within Areas of Stability as intended by the Comprehensive Plan without the requirement of a PSA

## Predictability of Request

Medium and High Intensity Areas need to support complete communities that require the infrastructure to support those communities

- CodeSMTX will create Intensity Based districts that require the character of development envisioned in the Comp Plan for Medium and High Intensity Areas

# How will CodeSMTX Address PSA Process

## Preferred Scenario Map

- Process
- Corridors
- Refinement of Neighborhood Areas

## New Zoning Districts

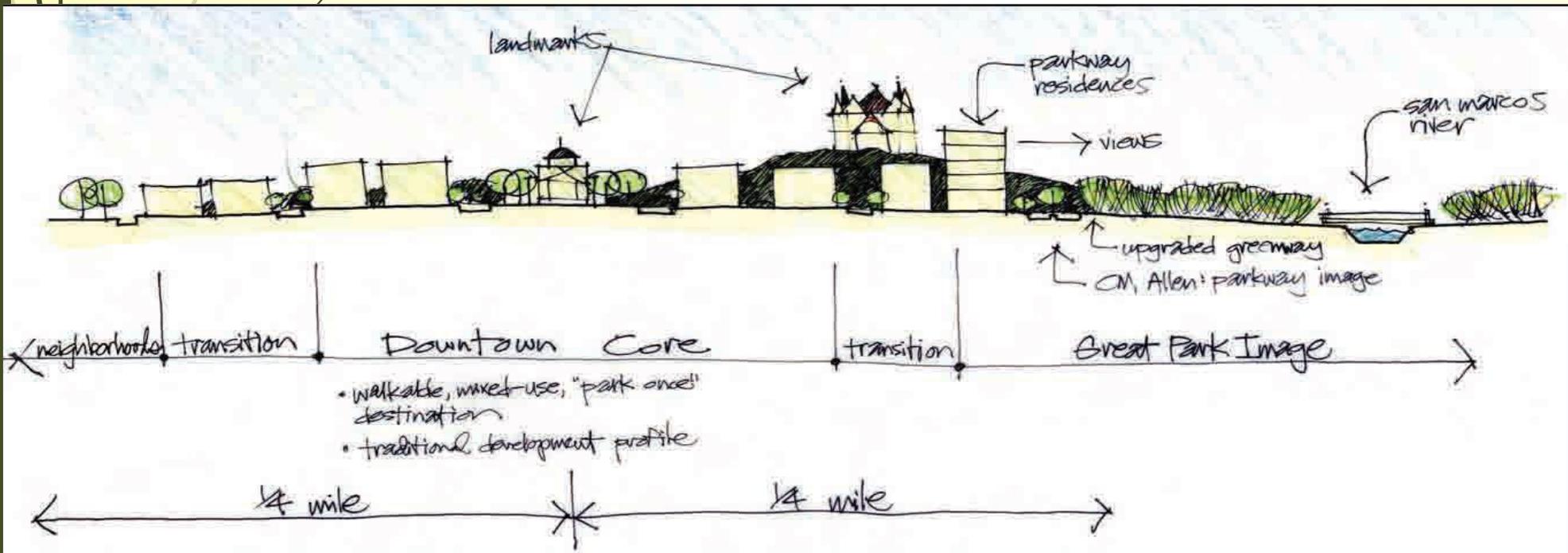
- Character Based Zoning
- Requires Services to support Density

## Translation Table

- Account for new areas
- Simplified

# History of Height Downtown

- Downtown Height Overlay District – Max 4 stories
- 2008 - Downtown Master Plan – Recommends a Form Based Code that would allow 80' or up to 6 stories in some areas while preserving the character around the Courthouse with lower heights
- 2011 – SmartCode is Adopted Downtown
- 2012 – Design Guidelines are Adopted to provide methods to mitigate potential impact of height.



2008 Downtown Master Plan graphic

# Current Smart Code Ordinance Requirements for Height > 3 stories



## **VARIED UPPER FLOOR MASSING REQUIREMENT**

- a. A minimum of 40% of the building facade over three stories in height shall be set back a minimum of 20 feet from the front building wall, or
- b. A minimum of 50% of the building facade over three stories in height shall be set back a minimum of 15 feet from the front building wall.

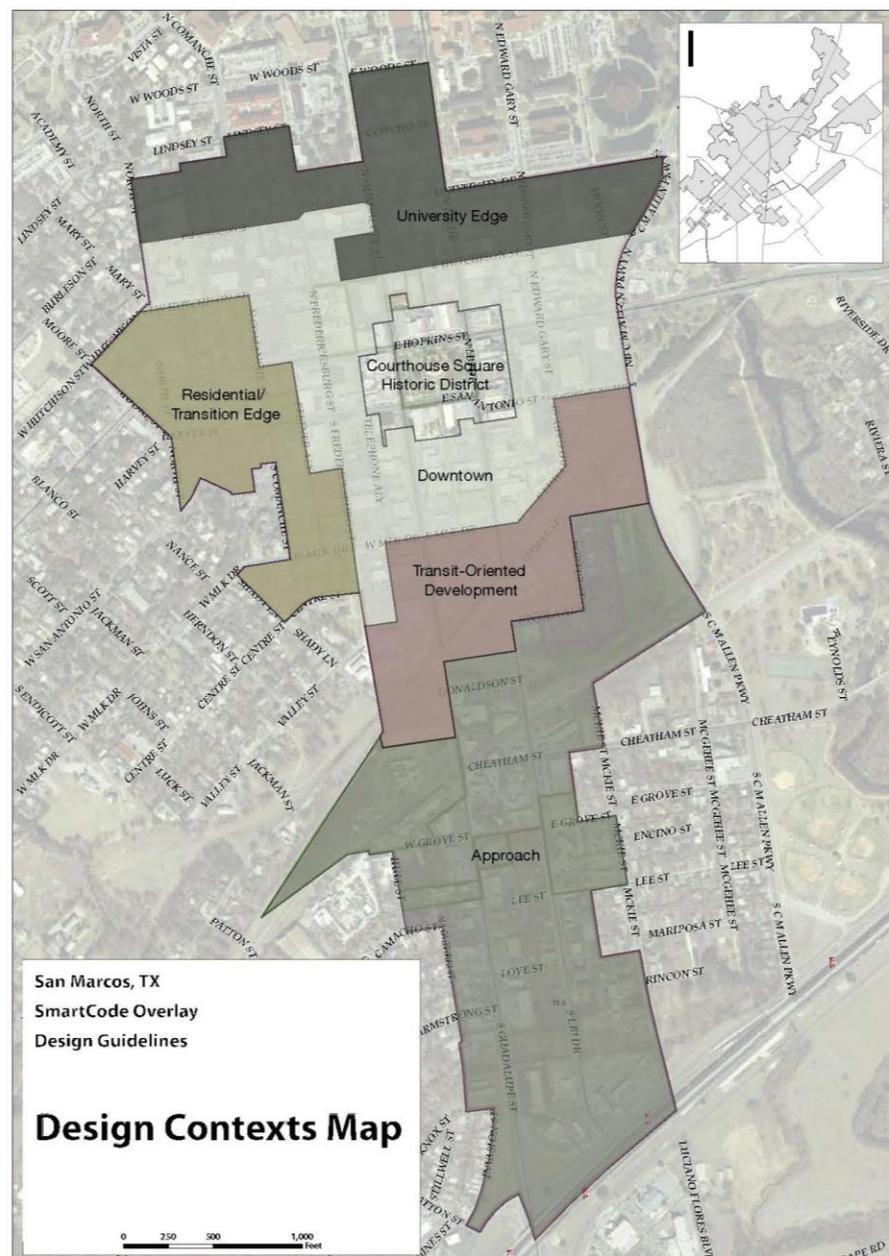
## **CONTEXTUAL HEIGHT STEP DOWN REQUIREMENT**

- a. A step down in height is required for all buildings adjacent to a Sensitive Site.
- b. A maximum height of three stories is permitted within 25 feet of a side property line adjoining a Sensitive Site.
- c. A maximum height of three stories is permitted within 12 feet of a front property line across the street from a Sensitive Site.



# Current Smart Code Design Guidelines for Height

Design Contexts Map



## Design Contexts

### University Edge

Preserve key public views up the hill to campus.

### Downtown

Maintain compatibility with Courthouse Square.

### Residential/Transition Edge

Minimize impacts from higher scale development on the character of adjacent residential neighborhoods. Provide a transition in scale between the T5 zone and the neighborhoods.

### Transit Oriented Development

An increased density at and surrounding the future rail stop is desired.

### Approach

The intent for the approach area is to provide corridors between the highway and downtown.

# Overarching Guidelines Related to Height in Downtown Design Guidelines



1. Establish a sense of human scale in a building design.
2. Minimize the impacts to primary views from the public right of way to the university and Courthouse Square.
3. Provide variation in building height in a large project.
4. Position the taller portion of a structure away from neighboring buildings of lower scale or other sensitive edges.

# Lawrence, KS; Population 90,000

## Density Bonus Program Highlights

- An incentive-based tool that permits an increase in development potential in exchange for helping the community achieve Comp Plan Goals
- Points are redeemed at the rate of 1 story per 100 points earned

## Code Requirement

- 6 stories Max at Corner; 5 stories Max mid - block
- 2 stories Min



# Miami, FL; Population 417,000

## Density Bonus Program Highlights

- In exchange for additional building capacity, a developer must provide the public benefit either on-site, off-site, or payment into the Miami 21 Public Benefits Trust Fund.
- The Trust Fund provides a funding source for projects that will benefit the public including: affordable/ workforce housing, parks/ open space, historic structures, brownfield development, green building

## Code Requirement

Additional height is only permitted in T6 district

Additional Height in T5 is only for an equivalent sq. ft. of affordable/ workforce housing



# **7. Neighborhood Workshop Update**

# SMTXNeighborhoods



# Neighborhood Workshop Schedule

- ▶ April 11 - Eastern; 1:30 - 3:30; KAD Store
- ▶ April 18 - Northwest Hills; 10 - 12; First Lutheran
- ▶ April 18 - Northern Neighborhood
- ▶ May 2 - Western
- ▶ May 9 - Heritage
- ▶ May 11 - Willow Creek



# Partnerships

1. Sustainability  
Open Houses

2. Spring  
Concert Series

3. SUPO - TxSTATE

4. CIP Meetings



presented by keep san marcos beautiful and the parks and recreation department

keep san marcos beautiful

## SPRING CONCERT SERIES

SAN MARCOS PLAZA PARK 401 E. HOPKINS STREET

family friendly activities begin @ 6:30pm  
music begins @ 7:30pm

event is alcohol friendly in plaza park only  
glass and styrofoam are not permitted

it's free!



CITY OF SAN MARCOS PARKS AND RECREATION DEPARTMENT



## PARTY IN YOUR PARK!

MAY 22  
AUG 21  
NOV 13

MORE INFO @ 512-393-8400

5. Childcare  
at each  
Workshop

6. CONA

# Outreach Efforts

- ▶ Mailers - Arrive on April 3 in Eastern Neighborhood
- ▶ Door Hangers - Began placing on Monday
- ▶ Direct outreach with Neighborhood Representatives
- ▶ San Marcos Minute
- ▶ Facebook Video
- ▶ Email Blasts



# Workshop Objective

- ▶ Part I - Introduction and purpose
- ▶ Part II - Map Exercise -
  - ▶ Identifies Preservation Areas, Corridors, Transitions, and Re-development areas
  - ▶ Needed Services - ¼ mile walk
  - ▶ Transportation Connections
- ▶ Part III - Neighborhood Objectives
  - ▶ Apply Policies from Vision San Marcos in each Neighborhood
  - ▶ Groups will work on formulating specific objectives for there Neighborhoods



# **7. Draft Review Timeline**

# timeline

2014

Code SMTX kick-off

Think Tank Meeting

Code SMTX Site Visit

Think Tank Meeting

Neighborhood Toolkits  
Code Rodeo

Think Tank Meeting

June

July

October

2015

1st Draft Code SMTX  
Environmental Workshop

Think Tank Meeting

2nd Draft Code SMTX

Think Tank Meeting

Adoption Hearings Begin

Spring

Summer

Fall/  
Winter

