



1 Think Tank consider adding fees into the new code for sewage leaks.  
2 Additionally, more stringent protection on neighborhood integrity and stronger  
3 protection for eminent domain for bike paths and sidewalks should be considered.  
4

5 **Approval of Minutes from January 7, 2015**  
6

7 A motion was made by Diann McCabe, seconded by Shawn Dupont that the January 7, 2015  
8 minutes be approved. The motion carried.  
9

10 **Introduction of Shannon Mattingly, Director of Planning and Development Services**  
11

12 Director of Planning and Development Services, Shannon Mattingly, introduced herself to the  
13 Think Tank.  
14

15 **Discuss and provide direction on the code review schedule**  
16

17 Abby Gilfillan presented the draft code review schedule.  
18

19 Tom Wassenich requested to add an agenda item for the March Think Tank meeting to discuss  
20 the format of the final Code SMTX recommendation/deliverable to the Planning and Zoning  
21 Commission and City Council.  
22

23 Patrick Rose suggested that the final deliverable be a document highlighting key areas and issues  
24 of the code.  
25

26 | Bill ~~Wright(last name)~~ with TPUDC discussed that the final Think Tank deliverable will need to  
27 be a consensual document.  
28

29 Vice Chair Sophia Nelson suggested that Staff have a training session or “how to” document to  
30 inform the public on how to make comments to the new code.  
31

32 Tom Wassenich suggested creating a FAQ document with pre-digested code material.  
33

34 The Think Tank agreed on consensus of the draft review schedule.  
35

36 **Discussion of Proposed Economic Modeling**  
37

38 Chair Carson suggested analyzing recommended parking requirements within Code SMTX.  
39

40 Chair Carson suggested adding an affordability model to the scope of Code SMTX to analyze  
41 infrastructure implications and development costs. A recommendation to Council to add this  
42 item into the Code SMTX scope may be necessary in the future.  
43

44 Abby Gilfillan discussed that the Environmental Workshop in March will be focused around  
45 large-scale policy questions.  
46

1 **Discussion of Pre-approved Regulating Plans**

2  
3 Vice Chair Nelson requested more information on the process for developments who choose to  
4 opt-out of the pre-approved regulating plans.

5  
6 Abby Gilfillan discussed that staff will be analyzing the process of pre-regulating plans within  
7 the draft Code SMTX. She stated that staff will bring big questions to the Think Tank for  
8 discussion. Abby informed the Think Tank that staff will work on a process for notifying  
9 property owners within the pre-regulating plans to provide comments on the draft code.

10  
11 **Update from Staff on the Neighborhood Plans**

12  
13 Abby Gilfillan presented an update on the Neighborhood Plans.

14  
15 The Think Tank's recommendation to Council is scheduled for Tuesday, February 17<sup>th</sup>. Abby  
16 suggested that the Think Tank provide support at the Council meeting.

17  
18 Abby Gilfillan pointed out that the Neighborhood Character Study information and workshop  
19 calendar is on the City website.

20  
21 Patrick Rose commented that Walnut Street in New Braunfels provides a good example of  
22 character-based zoning.

23  
24 **Review the schedule and purpose of the three day environmental workshop; March 3-5**

25  
26 Abby Gilfillan discussed that Staff will be partnering with the Habitat Conservation Plan and the  
27 San Marcos Watershed Initiative at the environmental workshop.

28  
29 Abby Gilfillan discussed that large scale policy questions for the workshop include: geographic  
30 analysis, level of environmental standards, associated costs, and entities responsible for costs.

31  
32 Abby Gilfillan requested that the Think Tank conduct a joint meeting with the San Marcos  
33 Watershed Initiative on Wednesday, March 4<sup>th</sup> at 5pm at the Meadows Center.

34  
35 Chair Carson proposed that the Think Tank hold an additional meeting after the joint Watershed  
36 Initiative meeting to further discuss items.

37  
38 **Update from Staff on the Transportation Master Plan**

39  
40 Laurie Moyer, Director of Engineering and CIP, initiated a discussion on the role of the  
41 Transportation Master Plan within Code SMTX.

42  
43 | Laurie Moyer offered (?) to give an overview presentation of the Transportation Master Plan to  
44 the Think Tank on March 3<sup>rd</sup>. Laurie recommended that the Think Tank review the  
45 Transportation Master Plan summary within the Think Tank packet.

46

1 **Next Steps:**

2

3 **Council Update**

4

5 Abby Gilfillan stated that the Council update scheduled for February 17<sup>th</sup> will include the Think  
6 Tank recommendation and will focus on the Neighborhood Plans and timeline. Staff  
7 recommended that the Think Tank attend the Council Meeting to provide support and ask  
8 questions. Abby will send the Council agenda to the Think Tank members.

9

10 **Outreach Process**

11

12 Chair Carson requested that Staff send the re-launch of the Brand Your Neighborhood Kits to the  
13 Think Tank.

14

15 Vice Chair Nelson requested that Staff send any information regarding the Environmental  
16 Workshop to the Think Tank.

17

18 **University Meeting**

19

20 A lunch meeting with Staff, John David Carson, Patrick Rose, and Nancy Nusbaum is scheduled  
21 for Friday, February 6.

22

23 **Employment Centers**

24

25 Chair Carson requested to keep this as a standing item for future agendas.

26

27 **Questions from the Press and Public**

28

29 There were no questions from the press or public.

30

31 **Adjourn**

32

33 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:11**  
34 **P.M.**

35

36

37 \_\_\_\_\_  
John David Carson, Chair

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39 \_\_\_\_\_

40 Sean DuPont

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42 \_\_\_\_\_

43 Chris Wood

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46 David Singleton

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Patrick Rose

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Diann McCabe

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Sofia Nelson, Vice Chair

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Betsy Robertson

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Tom Wassenich

**ATTEST:**

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Andrea Villalobos, Planning Technician