



Code SMTX Think Tank Meeting

Wednesday, May 6, 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 April 15, 2015**
- 5. Neighborhood Workshop Update**
- 6. Overarching Code Topics**
 - a. Comprehensive Plan Amendments**
 - b. Zoning Translation Table**
- 7. Next Steps**
 - a. Meeting Schedule**
 - b. Future Agenda Items**
- 8. Questions from the Press and Public.**
- 9. Adjourn.**

1 that both Technical Manuals will be separate from the Code and will be reviewed to ensure that
2 each support the standards within the new Code.

3
4 Chair Carson requested that the required elements within the new Code, such as multi-family
5 parking requirements, are accurately depicted through tables and diagrams.

6
7 Vice Chair Sofia Nelson requested additional information on standards that will be implemented
8 to improve existing development and re-development outside the Comprehensive Plan Intensity
9 Areas. Abby commented that the Neighborhood Character Workshops will focus on interacting
10 with the neighborhoods to create plans and standards on a neighborhood level.

11
12 Chair Carson suggested using the word ‘transition’ versus ‘buffering’ to describe development
13 between high-density and low-density areas.

14
15 The Think Tank requested that Staff provide additional information, updates, and discussion on a
16 list of subjects:

- 17
- 18 Employment Centers
- 19 Planned Development Districts (PDD)
- 20 How existing conventional zoning districts will be changed through the new Code
- 21 Improved development standards, if any, in Areas of Stability
- 22 Rezoning of neighborhoods
- 23 Accessory Dwelling Units
- 24 How the ‘Council-Endorsed Regulating Plans’ function
- 25 Special Districts
- 26 Updated uses within Zoning Districts (e.g. NC, Neighborhood Commercial)
- 27 Framework for creating neighborhood embedded schools
- 28 Alternative types of housing to provide affordability
- 29 Process for existing non-conforming housing types (e.g. houses burning down)
- 30 Translation Table discussion
- 31 Minimum acreage required for SmartCode zoning

32
33 Staff will work on providing information to the Think Tank on the requested subjects.

34
35 **Council Interim Workshop Update**

36
37 Shannon Mattingly, Director of Planning and Development Services, provided an update on the
38 March 30, 2015, Council Interim Workshop regarding height warrants, bonus densities, and the
39 Preferred Scenario Amendment Process (PSA).

40
41 Shannon explained that City Council suggested to limit height warrant requests to 6 or 7 stories
42 and that Staff provide information on bonus density incentives that may be utilized for height
43 warrants. City Council requested that the Preferred Scenario Amendment Process (PSA) be
44 addressed through Code SMTX with the exception of development incentive projects. She added
45 that City Council also requested to see zoning district requests alongside the Preferred Scenario
46 Amendment Process (PSA).

1
2 Collette Jamison, Assistant City Manager, requested that the Think Tank provide input on the
3 Preferred Scenario Amendment Process (PSA).

4
5 Chair Carson requested that staff re-evaluate the parking requirements within the SmartCode in
6 order to meet the goal of creating a pedestrian-oriented environment. Chair Carson mentioned
7 Ann Arbor, Michigan, as an example city.

8
9 **Neighborhood Workshop Update**

10
11 Abby Gilfillan requested that Think Tank attend the Neighborhood Character Workshops.

12
13 Chris Wood recommended that Staff reach out to the Chamber of Commerce and other business
14 organizations to inform the business community of the Neighborhood Character Workshops.

15
16 Chair Carson suggested that the Think Tank assist with outreach for the Neighborhood Character
17 Workshops.

18
19 **Draft Review Timeline**

20
21 Abby Gillfillan provided an overview of the Code draft review timeline.

22
23 **Open Items**

24
25 A motion was made to defer agenda items (a) through (e) to the second meeting in April Think
26 Tank Meeting.

- 27
28 a. **Outreach Process**
29 b. **University Meeting**
30 c. **Employment Centers**
31 d. **Economic Modeling**
32 e. **Regulating Plan Process**
33

34 **Questions from the press and public**

35
36 There were no questions from the press or public.

37
38 **Adjourn**

39
40
41 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:28**
42 **P.M.**

43
44 _____
45 John David Carson, Chair

44 _____
45 Patrick Rose

46

1 _____
2 Sean DuPont

3
4 _____

5 Chris Wood

Sofia Nelson, Vice Chair

6
7 _____

8 David Singleton

Betsy Robertson

9
10 _____

11 Tom Wassenich

12
13 **ATTEST:**

14
15 _____
16 Andrea Villalobos, Planning Technician



C O D E S M T X

5. Neighborhood Workshop Update

How do the Neighborhood Plans Fit In?

- Establish the **VISION**
- Identify Areas that make up the Character that should be preserved and enhanced
- Identify Needs and Objectives on Neighborhood Level
- Identify Areas of Change where better development standards are needed so that redevelopment can match the existing Character

Workshop Schedule

April 11 - Eastern Neighborhood

- 20 Participants

April 18 – Northwest Hills Neighborhood

- Over 50 participants

April 18 – Northern Neighborhood

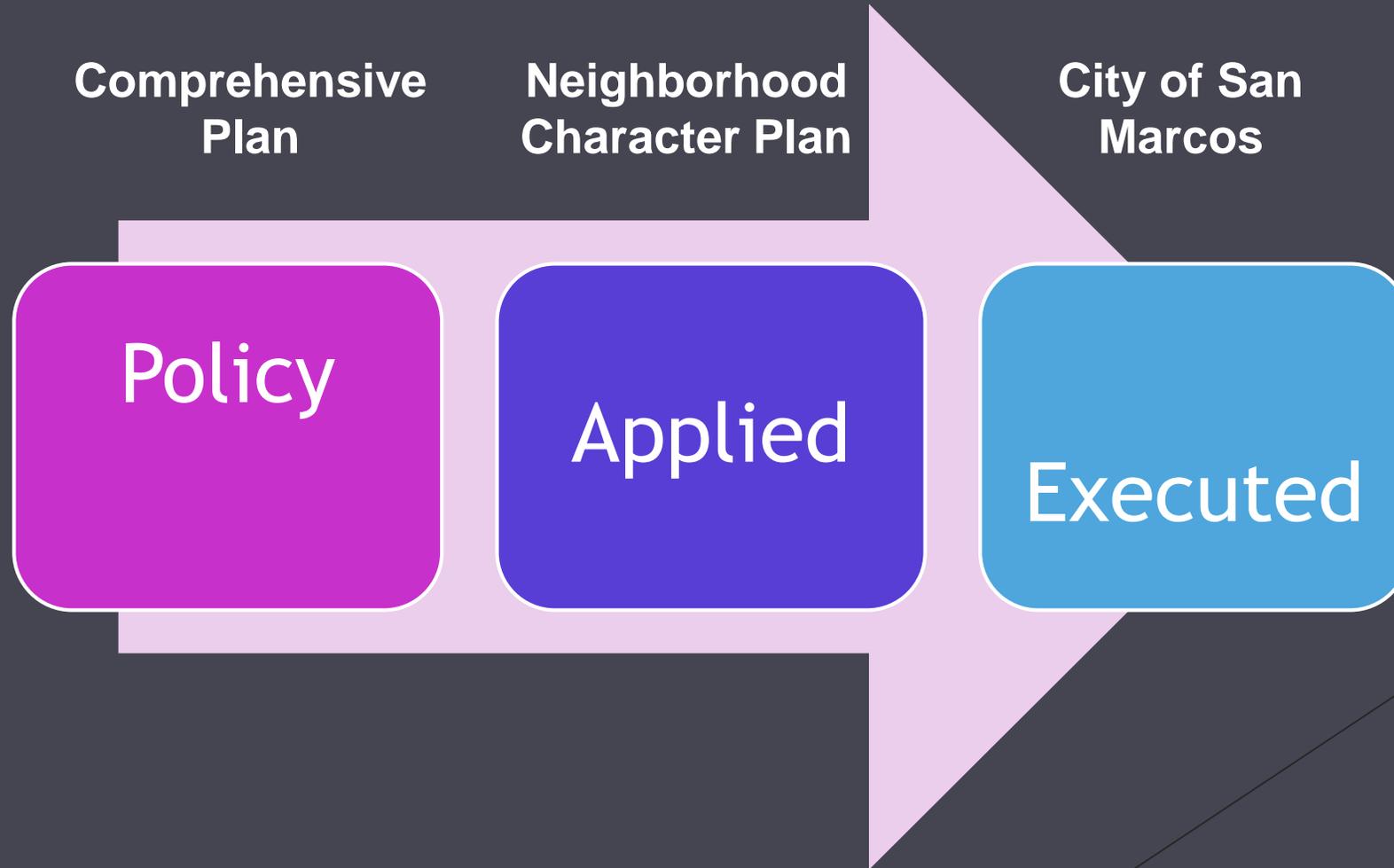
- 5 Participants

May 2 – Western Neighborhood

May 9 – Heritage Neighborhood

May 23 – Willow Creek Neighborhood

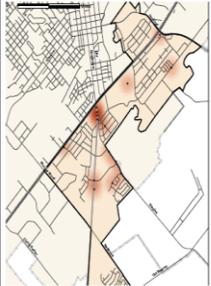
What is your Role in the Planning Process



Neighborhood Character Plans will include:

Description of Character

EASTERN NEIGHBORHOOD STUDY AREA ANALYSIS



GENERALLY

Vacant, developable land exists directly adjacent to this study area along the eastern and southern boundaries. As these properties develop, they should be considered for incorporation into this Study Area to continue the unique character that exists.

The following contains a summary of the results of the City Staff analysis of the DNA of this Study Area, and the results of the public's Brand Your Neighborhood Kits. This summary of results is intended to provide a snapshot of the existing character of the Study Area.

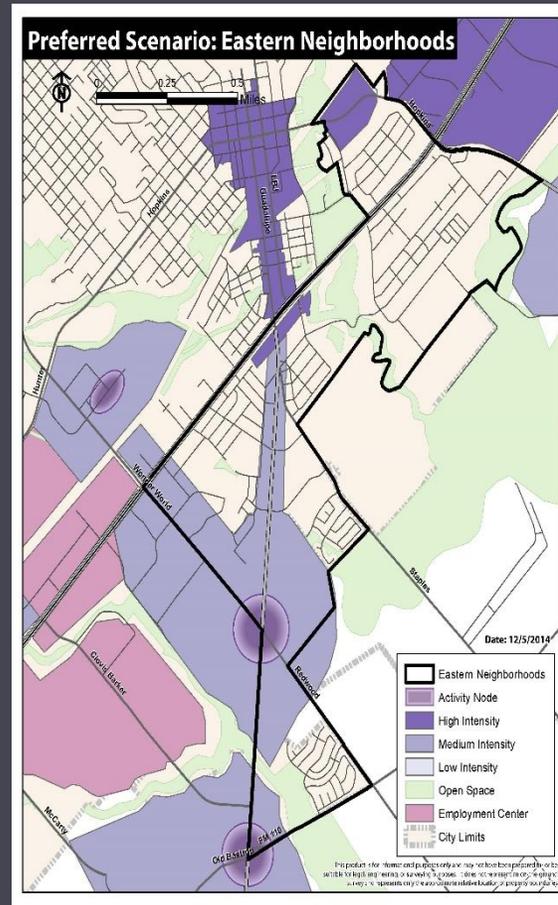
ECONOMIC DEVELOPMENT

Comprehensive Plan Vision Statement - "We envision San Marcos with economic, educational and cultural opportunities that develop a stronger middle class and grow our local economy. We foresee a vibrant community that strategically leverages the University and all available community assets to support environmentally sustainable industry, technological excellence, local business development and the arts."

Vision San Marcos Policies: Create abundant opportunities for economic development, Increase workforce and education excellence, Generate quality entrepreneurial and employment opportunities, Enhance the local economic environment, Generate sports and eco-tourism

- Economic Development opportunities exist along the major corridors: IH 35, Highway 80 & Wonder World Drive.
- Current development patterns along these higher speed roadways are automobile oriented.
- Little consideration is given to those within walking or bicycling distance.
- This study area includes many of the major commercial attractions, drawing traffic from all around the city.
- Residents of the Study Area wished to see more local, and more accessible businesses and restaurants.
- For example, the QC Meat Market is directly adjacent to the Wallace Addition neighborhood.

Preferred Development Map



Objectives

- Every Household in the Eastern Neighborhood should have access to a park or greenspace within a ¼ mile walk
- Provide a high quality safe pedestrian and Bicycle Connection to Downtown San Marcos from each Neighborhood

WORKSHOP OUTLINE

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 their Neighborhoods



timeline

2014

Study Area Boundaries
Endorsed

April

Code SMTX
Bus Tour

July

Brand Your Neighborhood

October

2015

Neighborhood Workshops

Spring



Draft Character Plan
Report and Action Plan

Summer

Open House

Fall

Adoption Hearings

Winter

6. Overarching Code Topics

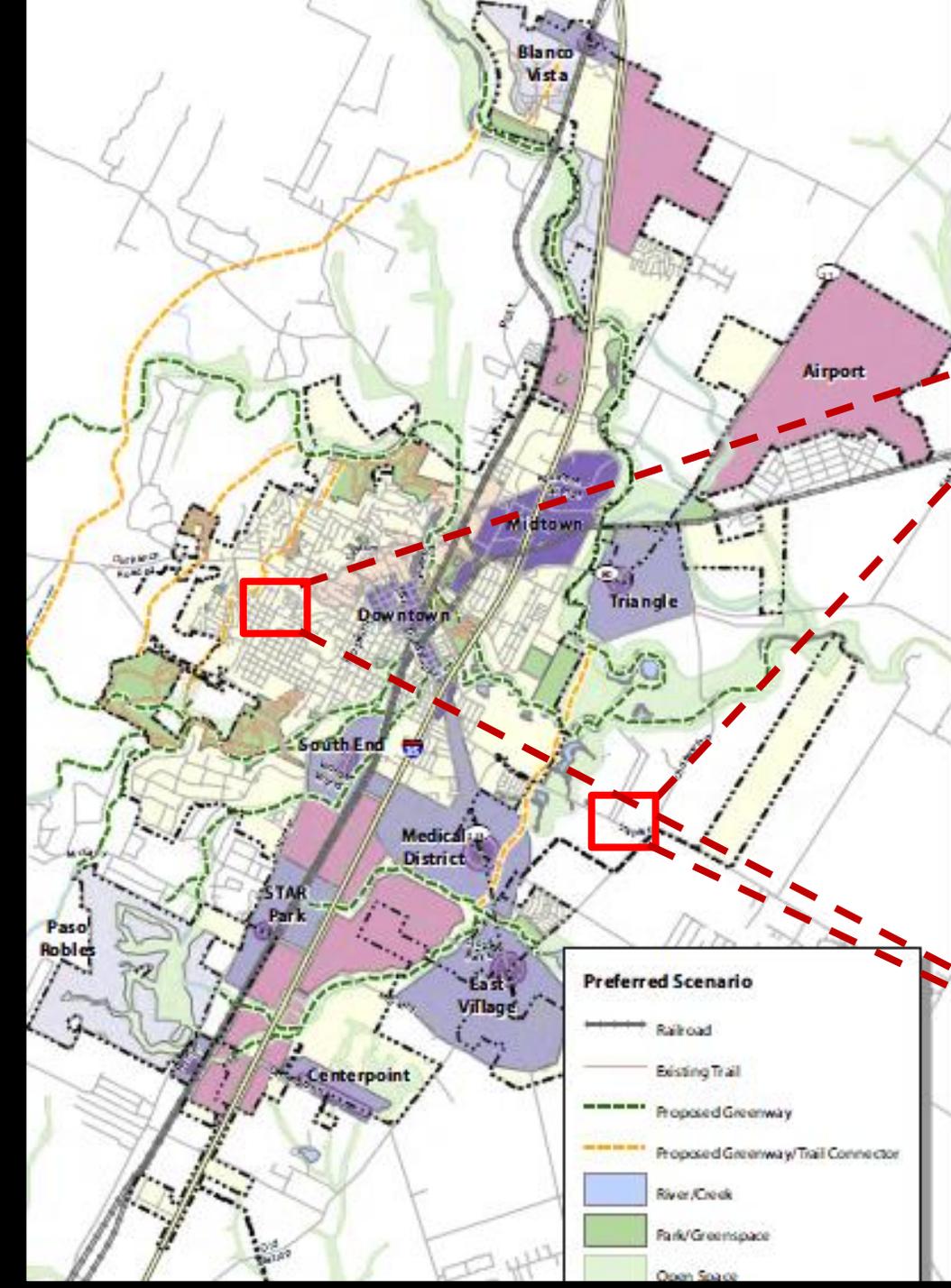
Over-Archiving Concepts	Comprehensive Plan
	Regulating Plans
	Transportation Master Plan
Process	Non-Conforming; Vesting; Approval Processes
Subdivision	Parks and Roads
Zoning	Existing Neighborhood Zoning/ NCP
	Accessory Dwelling Units/ PDD
	Planned Development Districts

Comprehensive Plan Amendments

1. Understanding the Comprehensive Plan
2. Understanding proposed amendments
 - Comprehensive Plan
 - Code SMTX
3. Process for Amendments

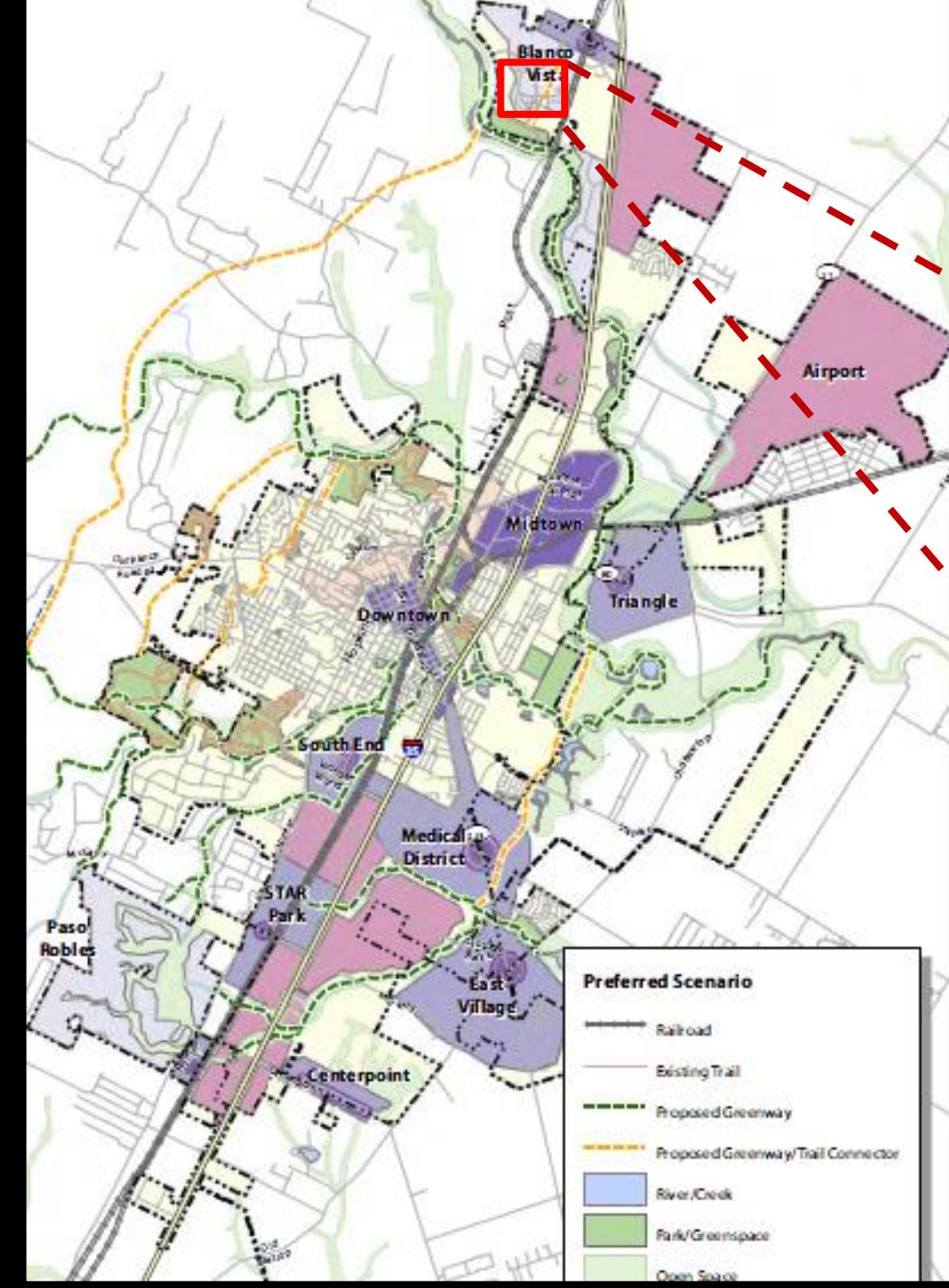
Yellow/ White Areas

- **Relative Stability - Compliance with guiding Policies in the Comp Plan, Land Use Intensity Matrix, Travel Demand Model, Water Quality Model**
- **Preservation of Existing Character**
- **Completion of Neighborhood Character Plan in Neighborhood Areas**
- **A Mixture of New and Infill Development is Expected**



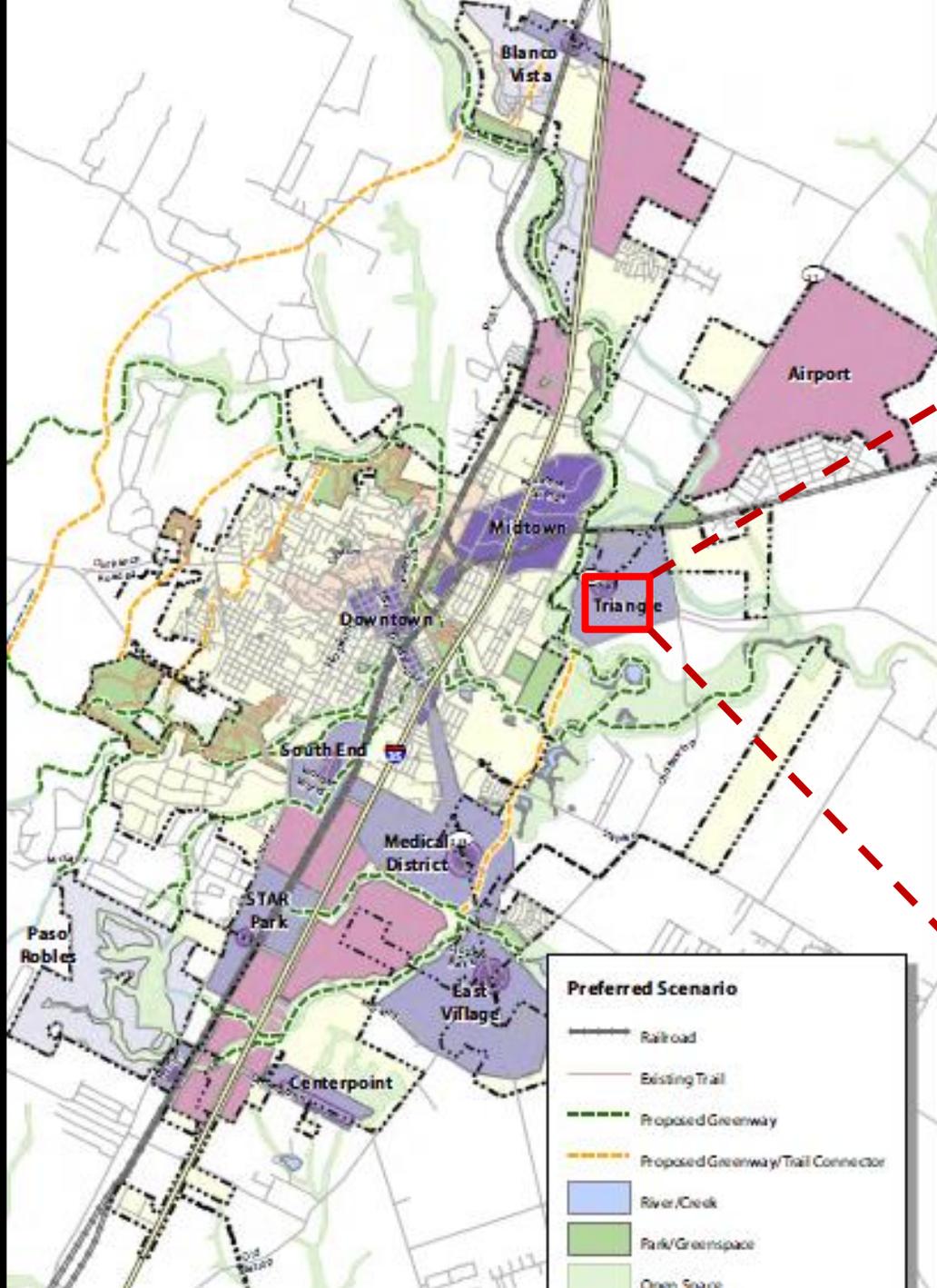
Light Purple

- **Relative Stability - Compliance with guiding Policies in the Comp Plan, Land Use Intensity Matrix, Travel Demand Model, Water Quality Model**
- **New Development is Expected**



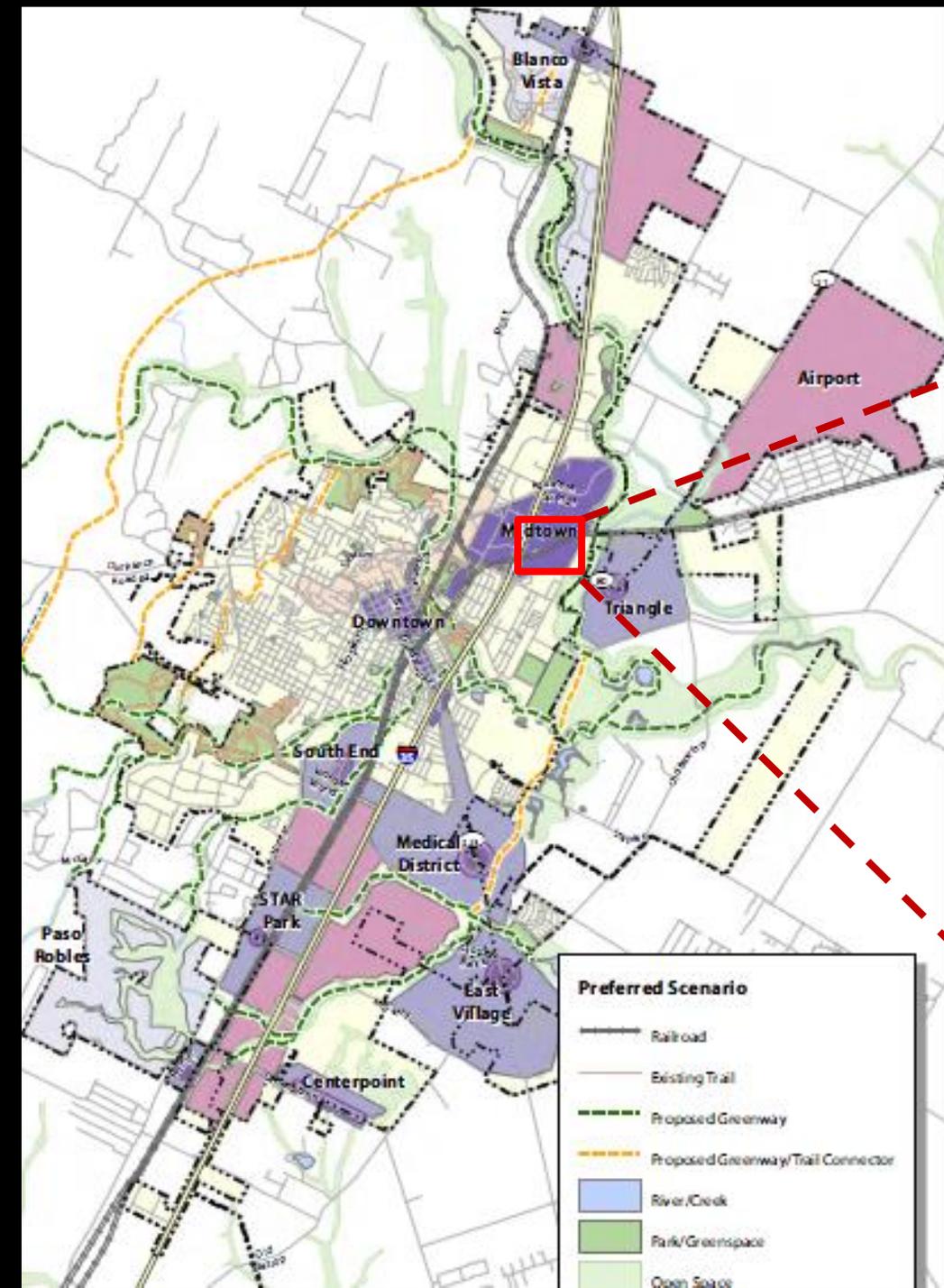
Medium Purple

- Change in Use and Intensity is Anticipated by the Plan.
- Medium Intensity areas are intended to be complete neighborhoods with centers and a mixture of housing types where the predominate use is small lot single family residential
- New Development and Infill Redevelopment is Expected



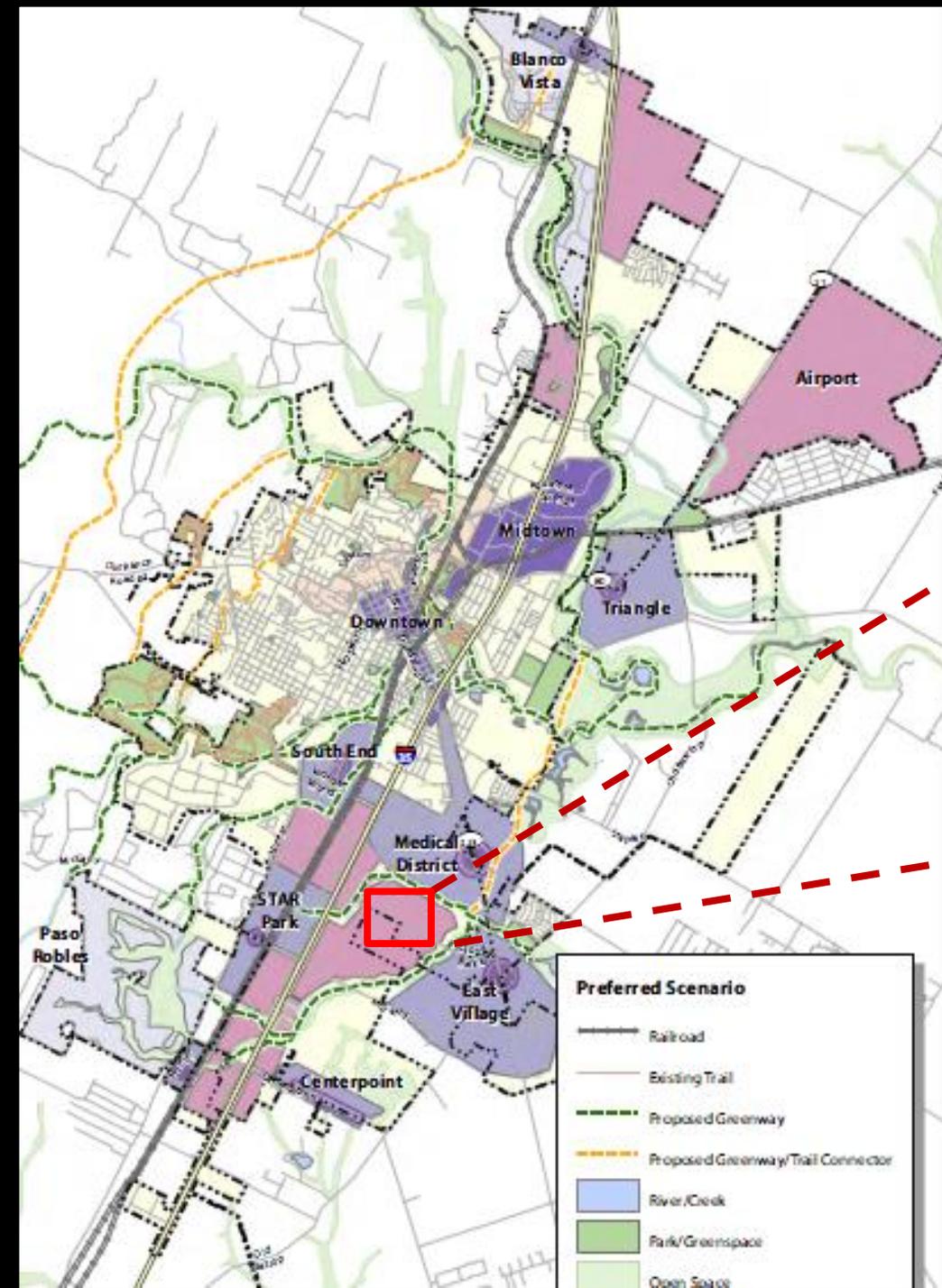
Dark Purple

- Change in Use and Intensity is Anticipated by the Plan.
- High Intensity areas are intended to be complete neighborhoods with centers and a mixture of housing types where the predominate use is dense housing, with commercial centers. (Downtown)
- Predominantly Infill and Redevelopment is Expected



Employment Areas (Pink)

- Intended for Commercial, Manufacturing, and Regional Retail Employment
- Predominantly New Development



**Existing Methodology for determining
if a zoning request will require a
Comprehensive Plan Amendment**

(Exercise)

Determining if a Zoning Change Requires a Preferred Scenario Amendment (PSA)



Using the Preferred Scenario Map - Locate the Property (what intensity zone is it? "color")

Yellow / White =
Area of Stability (S)

Light Purple =
Low Intensity (L)

Medium Purple =
Medium Intensity (M)

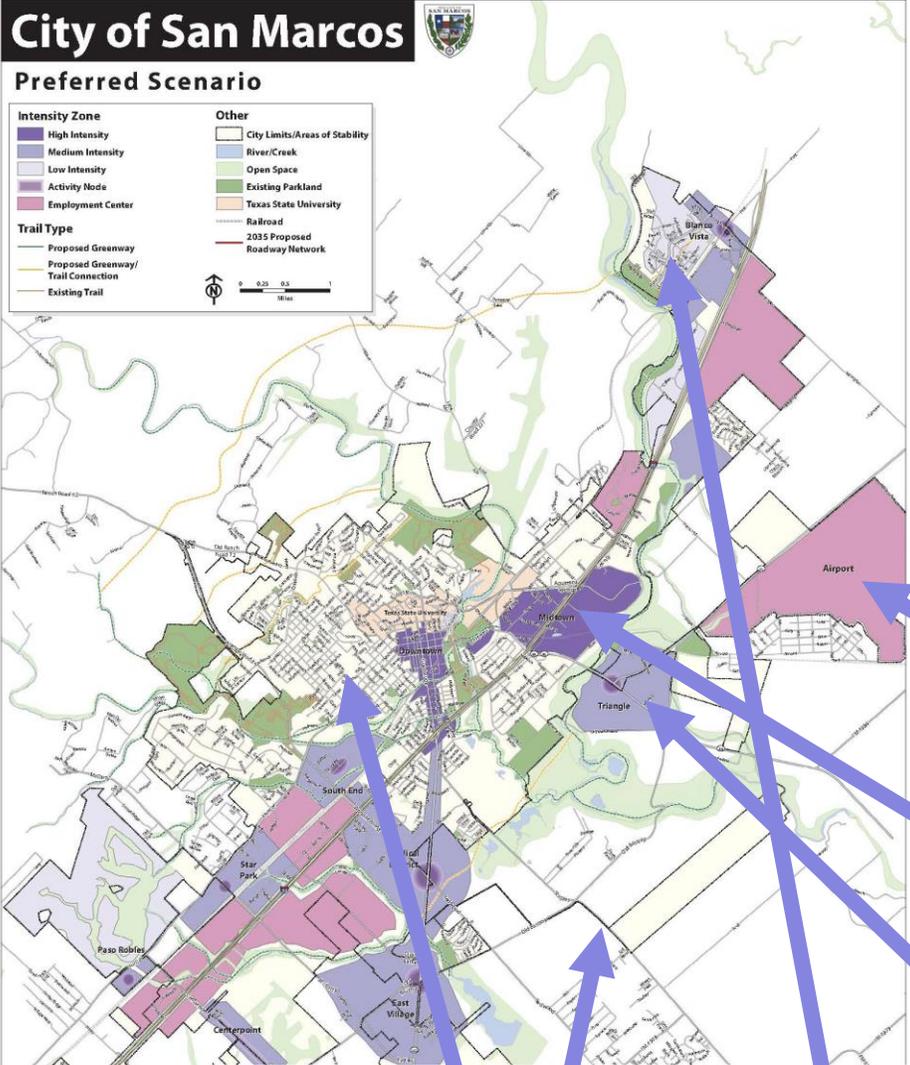
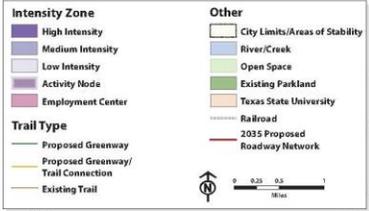
Dark Purple =
High Intensity (H)

Pink =
Employment Center
(EC)

City of San Marcos



Preferred Scenario



- Yellow/ White and Light Purple make up the areas with existing development

Using the Preferred Scenario Map - Locate the Property (what intensity zone is it? "color")

Yellow / White = Area of Stability (S)

Light Purple = Low Intensity (L)

Medium Purple = Medium Intensity (M)

Dark Purple = High Intensity (H)

Pink = Employment Center (EC)

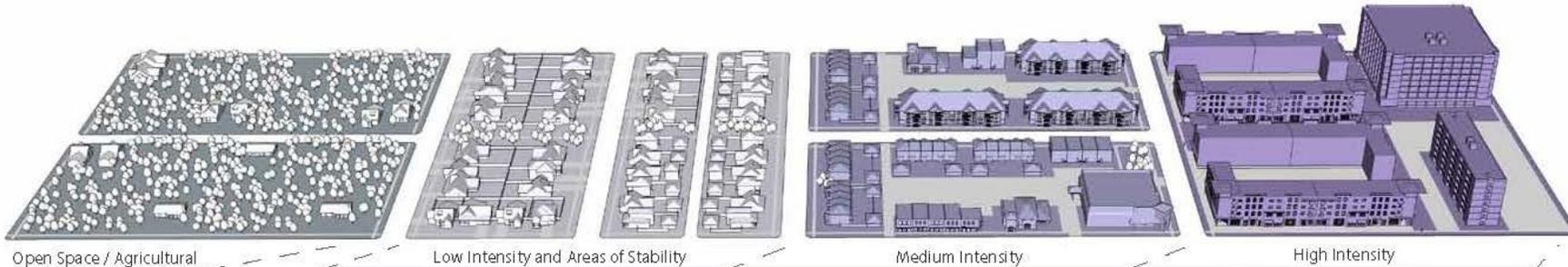
This map was produced solely for geographic reference by the City of San Marcos. Planning and development decisions require a site-specific analysis and a site plan. The City of San Marcos does not warrant the accuracy or completeness of the information shown on this map. The City of San Marcos is not responsible for any errors or omissions on this map.

Using Land Use Intensity Matrix - Locate the Appropriate Box (what development type is it? "examples")

Neighborhood & Area Protection / Conservation (PC)

Redevelopment / Infill (RI)

New Development (ND)



Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

Neighborhood & Area Protection / Conservation

<p>General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas</p> <p>Building Types: 1-2 Story, 3 with CUP</p> <p>Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</p>	<p>General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Triangle - single family</p>	<p>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</p> <p>Building Types: 1-4 Story, Mixed-use at nodes and corridors</p>
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NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderland, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment / Infill

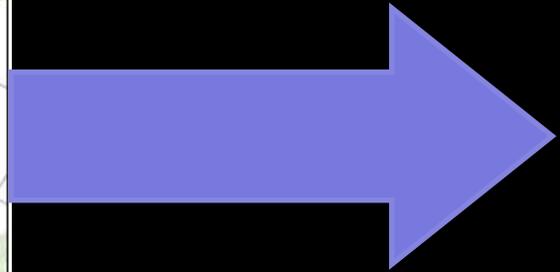
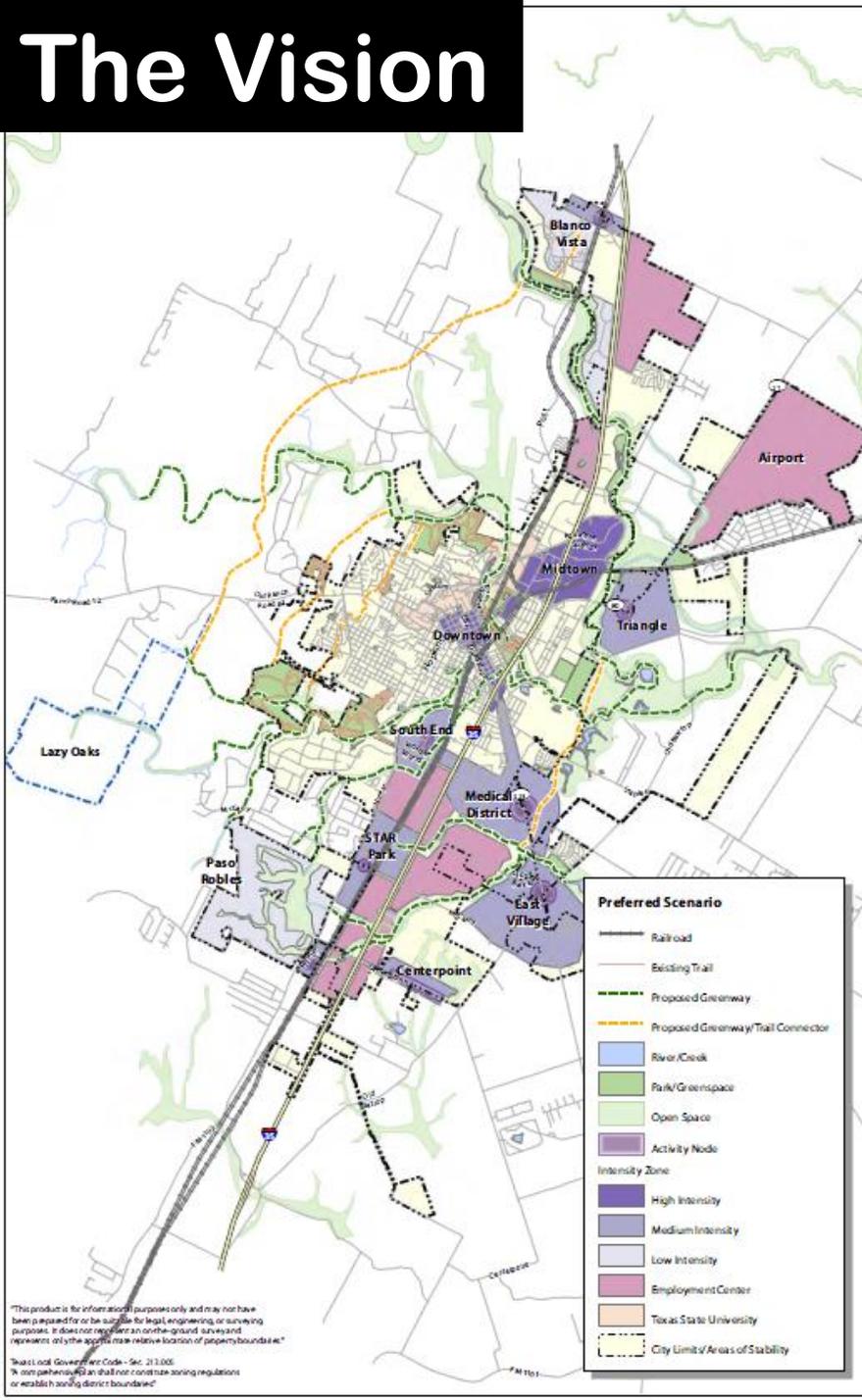
<p>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Examples: Existing Mixed Residential Areas</p>	<p>General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: South End</p>	<p>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</p> <p>Building Types: 1-5 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Downtown, Midtown</p>
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NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderland

- Located in the Comprehensive Plan

**Proposed Methodology for
Determining Compliance with the
Comprehensive Plan**

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

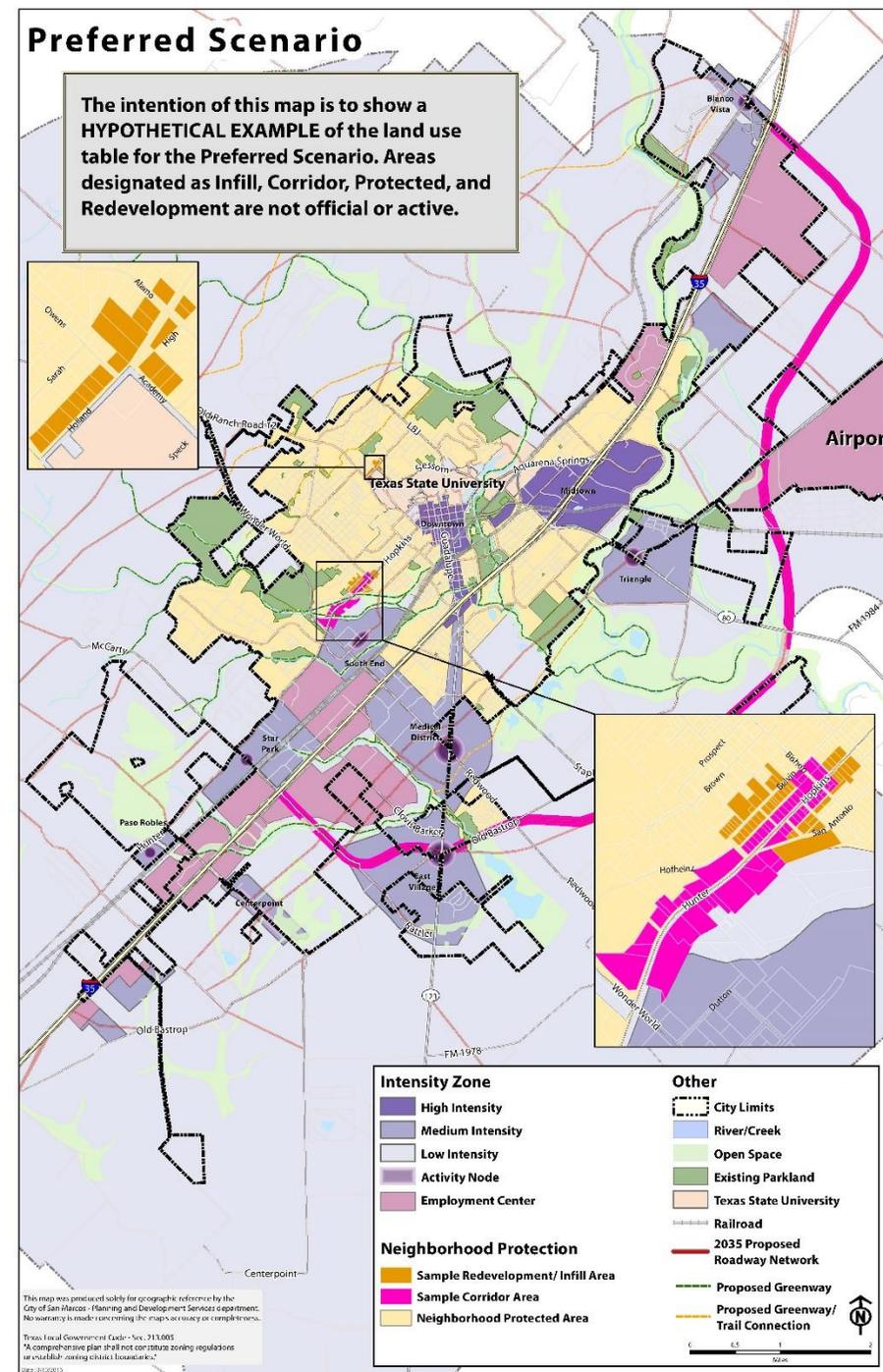
- CodeSMTX will create Intensity Based districts that require the character of development envisioned in the Comp Plan for Medium and High Intensity Areas

Direction Received from Council on PSA Process

- Zoning and PSA Requests run concurrent
- Requests for Economic Development don't require a waiting period

Proposed PSA Map Amendments

- Proposing to Add Neighborhood Character Plan Areas and Corridors to the Preferred Scenario Map
- Proposing to differentiate Neighborhood Areas of Stability (Infill) and Undeveloped Areas of Stability (New Development)

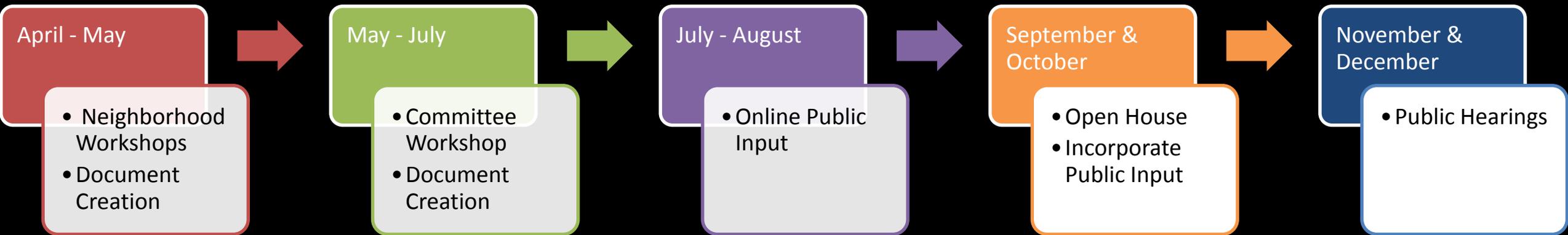


How do the Neighborhood Plans Fit In?

- Establish the **VISION**
- Identify Areas that make up the Character that should be preserved and enhanced
- Identify Needs and Objectives on Neighborhood Level
- Identify Areas of Change where better development standards are needed so that redevelopment can match the existing Character

Process for Amendments to the Comprehensive Plan

This proposed schedule will fluctuate with the Code Timeline



6. Next Steps

Meeting Schedule

	Wed, May 6	Wed, May 20	Wed, Jun 3	Wed, Jun 17	Wed, Jul 8	Wed, Jul 22	Wed, Aug 5	Wed, Aug 19	Wed, Sep 2	Wed, Sep 16
Abigail gillfillan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tom Wassenich	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Diann Mccabe	✓	✓		✓	✓	✓			✓	✓
Betsy Robertson	✓	✓	✓	✓	✓				✓	✓
John David Carson	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shawn Dupont	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sofia Nelson	✓	✓	✓	✓	✓	✓	✓		✓	✓
Nancy Nusbaum	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chris wood	✓	✓	✓	✓	✓	✓	✓	✓		
Patrick Rose	✓		✓		✓	✓	✓		✓	
9 Responses	9	8	8	8	9	8	6	5	8	7

Future Agenda Items

Over-Arching Concepts	Comprehensive Plan
	Regulating Plans
	Transportation Master Plan
Process	Non-Conforming; Vesting; Approval Processes
Subdivision	Parks and Roads
Zoning	Existing Neighborhood Zoning/ NCP
	Accessory Dwelling Units/ PDD
	Planned Development Districts



To:	CodeSMTX Think Tank
From:	Planning & Development Services
Date:	April 27, 2015
Re:	Comprehensive Plan Update – Preferred Scenario Map & Land Use Intensity Matrix – based on the Neighborhood Character Plans

Amendments to the Preferred Scenario Map and the Land Use Intensity Matrix in the Comprehensive Plan will be proposed as part of the CodeSMTX process and the adoption of the Neighborhood Character Plans. It is anticipated that these amendments will further refine the Preferred Scenario Map in the Areas of Stability and Low Intensity Areas by highlighting protection areas, redevelopment infill areas and corridors. It is also anticipated that the Land Use Intensity Matrix within the Comprehensive Plan will be further refined to reflect the results of these planning efforts.

The process is proposed to include an online public review timeframe, an open house, review by the Think Tank, the Comprehensive Plan Oversight Committee and at least two (2) public hearings.

History:

On April 16, 2013 City Council adopted the Comprehensive Plan – *Vision San Marcos: A River Runs Through Us*. The plan included implementation tools which focused on the areas of growth (Intensity Zones). The plan recommended the completion of Neighborhood Character Studies to further analyze existing neighborhoods (Areas of Stability).

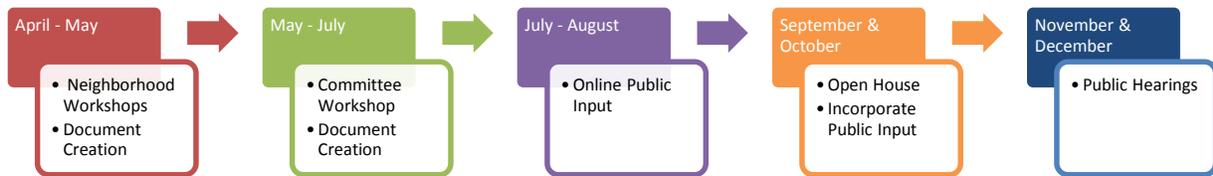
Immediately following adoption of the Comprehensive Plan, the Land Development Code was updated to incorporate the use of the implementation tools. This amendment to the Code was intended to be temporary in nature until additional studies could be completed, until the Code was rewritten and until the neighborhoods could be further studied.

In the fall of 2014 staff began the analysis for the Neighborhood Character Studies and created a schedule for completing Neighborhood Character Plans. This schedule included public input through the Brand Your Neighborhood Kits distributed twice during the process and Neighborhood Workshops which are currently underway.

At this time staff is determining a final schedule for completion and adoption of these documents as well as any subsequent amendments to the Comprehensive Plan due to the results of these documents.

Proposed Timeline:

The Timeline and process would follow the CodeSMTX timeline. This schedule would allow time for development of the draft documents and public input. Hearings for adoption would occur on the same schedule as CodeSMTX



Current Comprehensive Plan Amendment
and Zoning Process Documents

PROCEDURE FOR ACCEPTING AND ENTERING NEW APPLICATIONS

Determining if a Zoning Change Requires a Preferred Scenario Amendment (PSA)



Using the Preferred Scenario Map - Locate the Property (what intensity zone is it? "color")

Yellow / White = Area of Stability (S)	Light Purple = Low Intensity (L)	Medium Purple = Medium Intensity (M)	Dark Purple = High Intensity (H)	Pink = Employment Center (EC)
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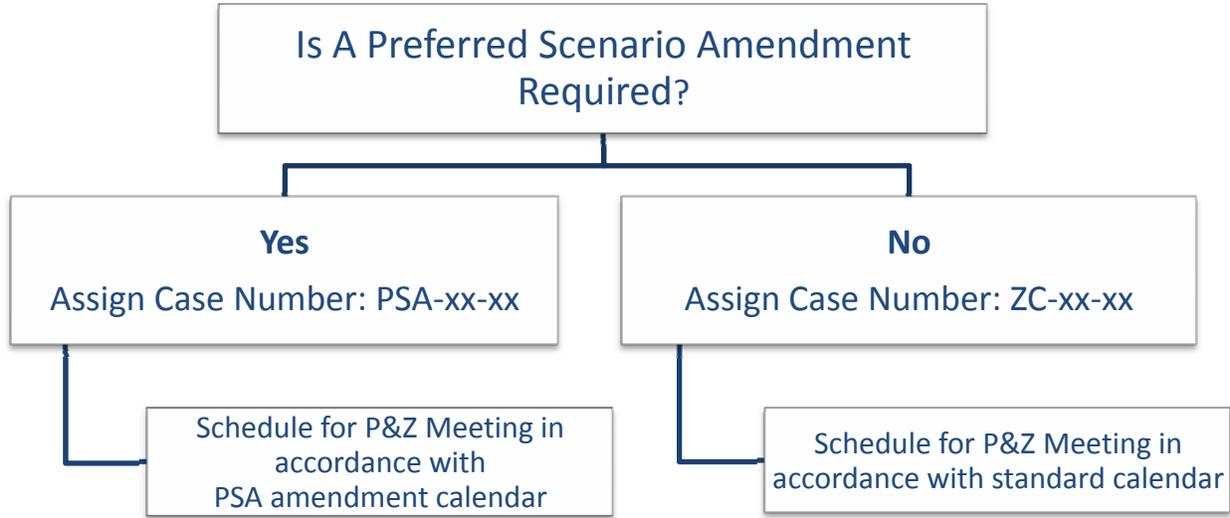
Using Land Use Intensity Matrix - Locate the Appropriate Box (what development type is it? "examples")

Neighborhood & Area Protection / Conservation (PC)	Redevelopment / Infill (RI)	New Development (ND)
--	-----------------------------	----------------------



Using the Equivalency Table - Locate the Intensity Zone / Development Type Pair Column (is the proposed zoning permitted?)

YES = Preferred Scenario Amendment is NOT Required	NO = A Preferred Scenario Amendment IS Required
--	---



REVIEWING CASES
(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Is the request consistent with the Preferred Scenario Map, Land Use Intensity Matrix and Zoning Translation Table?		

ECONOMIC DEVELOPMENT – ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS ALL OF THESE – PDD SHOULD
Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities				
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business				
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity				

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

INCLUDE MAP	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint					
Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL					
Cultural					
Edwards Aquifer					
Endangered Species					
Floodplains					
Geological					
Slope					
Soils					
Vegetation					
Watersheds					
Water Quality Zone					

ENVIRONMENT & RESOURCE PROTECTION – Water Quality - ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS
analysis of all PSA vs. Stand Alone Requests

Located in Subwatershed:					
ANALYSIS FOR PSA ONLY	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					
Additional Impervious Cover Increase Anticipated					
Anticipated pollutants:					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	
Neighborhood Commission Area(s):	
Neighborhood Character Study Area(s):	

PARKS, PUBLIC SPACES AND FACILITIES – ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS ALL OF THESE

Availability of parks and infrastructure

		YES	NO
Will Parks and / or Open Space be Provided?			
Will Trails and / or Green Space Connections be Provided?			
	Low (maintenance)	Medium	High (maintenance)
Wastewater Hotspot			
Water Hotspot			
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?			
Wastewater service available?			
Water service available?			

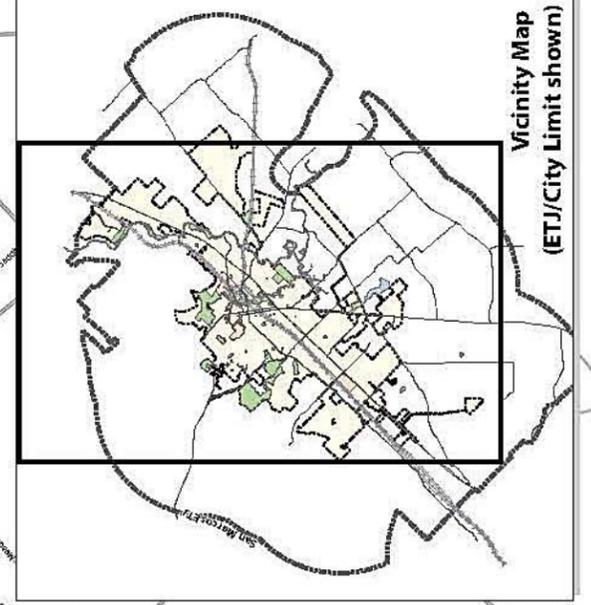
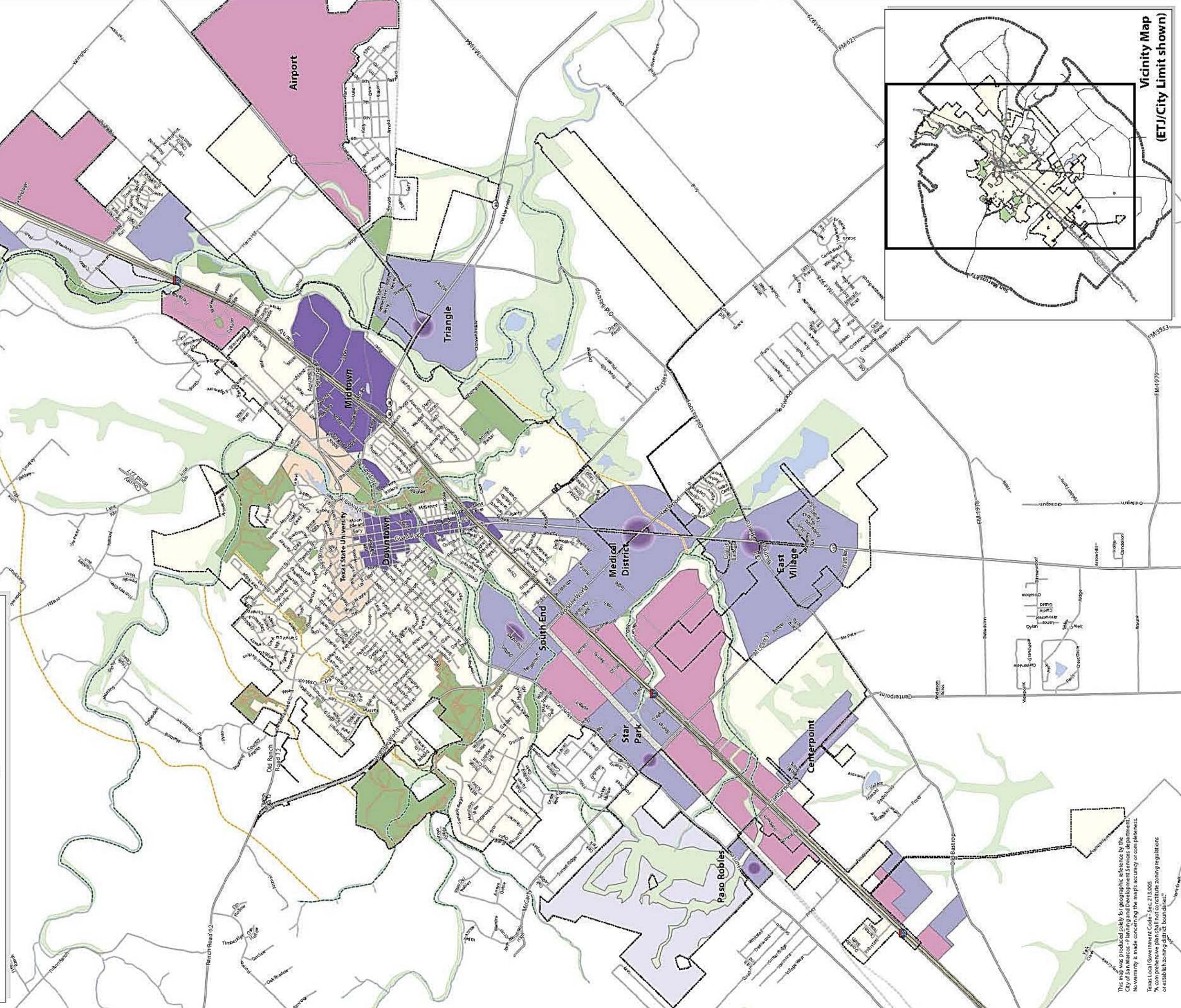
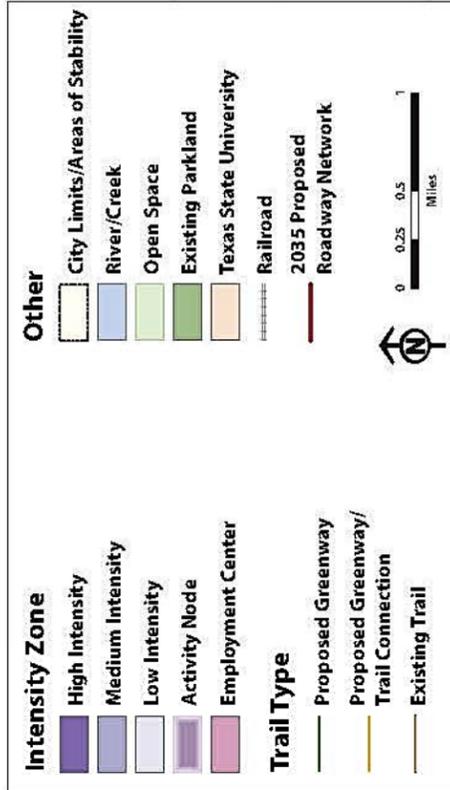
TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	ROADWAY 1 ROADWAY 2					
Existing Peak LOS	ROADWAY 1 ROADWAY 2					
Preferred Scenario Daily LOS	ROADWAY 1 ROADWAY 2					
Preferred Scenario Peak LOS	ROADWAY 1 ROADWAY 2					
Preferred Scenario Amendment Daily LOS	ROADWAY 1 ROADWAY 2					
Preferred Scenario Amendment Peak LOS	ROADWAY 1 ROADWAY 2					
		N/A	Good	Fair	Poor	
Sidewalk Availability						
		YES	NO			
Adjacent to existing bicycle lane?						
Adjacent to existing public transportation route?						
Notes: Ex. Lower LOS may be caused by the type of roadway						

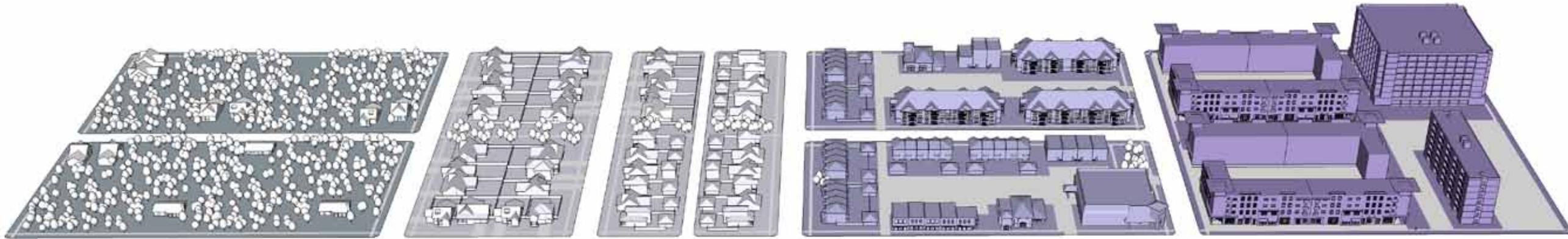


City of San Marcos

Preferred Scenario



This map was produced solely for geographic reference by the City of San Marcos - Planning and Development Services Department. No warranty is made concerning the map's accuracy or completeness.
Texas Local Government Code - Sec. 213.005
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

Neighborhood & Area Protection / Conservation

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderland, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment Infill

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

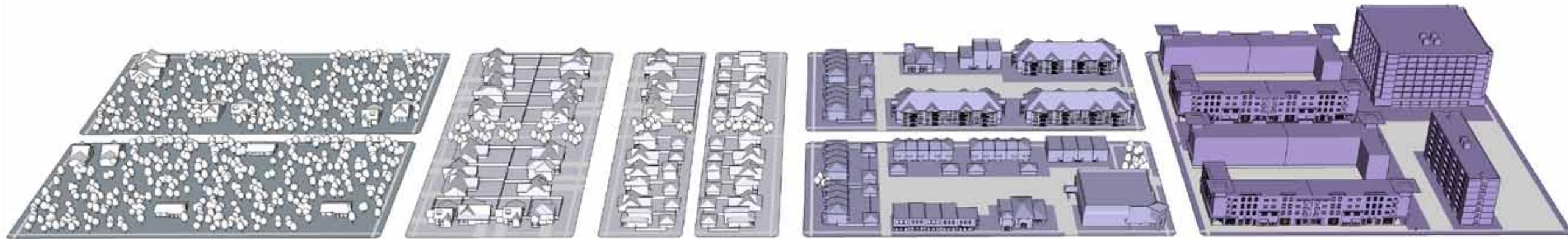
Preferred Scenario Examples: South End

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderland



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

Land Development Code Zoning Classifications :: Vision San Marcos Comprehensive Plan Intensity Zone / Development Pairs

TRANSLATION TABLE

Zoning Abbreviation	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓	
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC			✓	✓	✓	✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability
M - Medium Intensity
H - High Intensity

PC - Neighborhood Area Protection /Conservation
RI - Redevelopment / Infill
ND - New Development

EC - Employment Center
OA - Open Space / Agricultural

Proposed Comprehensive Plan Amendment
and Zoning Process Documents

Section 5.1.5.2 Comprehensive Plan Preferred Scenario – General.

a. To direct the intensity of, and Development within, the various areas of the City, the Comprehensive Plan Preferred Scenario establishes the following Preferred Scenario types:

- i. Open Space/Agricultural Zone – an area which is not developed and which is intended to remain undeveloped.
- ii. Neighborhood Areas – an established, primarily residential area. Neighborhood Areas are one of the following subtypes:
 - i. Protected - a Neighborhood Area the intensity and character of which are stable and are intended to remain in their present state and in which replacement of existing structures is the only intended development activity.
 - ii. Redevelopment - a Neighborhood Area in which redevelopment is intended in a manner which maintains the present intensity and character.
- iii. Area of Stability - an area (other than a Neighborhood Area) the intensity and character of which are stable and are intended to remain in their present state.
- iv. Medium Intensity Zone - an area the intensity and character of which are intended to remain at, or to increase to, a moderate level.
- v. High Intensity Zone - an area the intensity and character of which are intended to remain at, or to increase to a high level.
- vi. Corridor - a primarily mixed use area of medium to high intensity which is intended to remain at its present or a higher intensity.
- vii. Employment Center Zone – an area the intensity of which may be relatively high, providing employment opportunities.

b. No Zoning map amendment may be requested or made unless the zoning district is indicated for the Preferred Scenario type on Table 5.1.5A.I (Preferred Scenario Zoning District Type / Correlation Table).

TABLE 5.1.5A.1 PREFERRED SCENARIO ZONING DISTRICT TYPE / CORRELATION TABLE

ZONING CATEGORY	ZONING DISTRICT	ZONING DESCRIPTION	OPEN SPACE / AGRICULTURAL	NEIGHBORHOOD AREAS					
				Protected	Redevelopment**				
1	FD	Future Development	X	X					
	AR	Agricultural Ranch							
	SF-R	Rural Residential							
	SF-11	Single Family		X					
	SF-6	Single Family							
	MH	Manufactured Home							
	MR	Manufactured Home and Residential							
	CD- 1	Character District - 1 Nature							
	CD- 2	Character District - 2 Rural							
	CD- 3	Character District - 3 Suburban							
	CD- 3N	Character District - 3 Suburban Neighborhood							
	CD- 3D	Character District - 3 Suburban Downtown			X				
2	SF 4.5	Small Lot Single Family		Zoning requests can be made within the same or lower numbered zoning category without a Preferred Scenario Amendment					
	D	Duplex							
	DR	Duplex Restricted							
	TH	Town House							
	MU	Mixed Use							
	PH-ZL	Patio Home, Zero Lot Line							
	CD - 4	Character District - 4 General Urban							
	CD - 4N	Character District - 4 General Urban Neighborhood						X	
	CD - 4D	Character District - 4 General Urban Downtown							
CD - 4C	Character District - 4 Corridor				Corridors are identified through Neighborhood Character Studies				
3	P	Public Institutional		Zoning requests can be made within the same or lower numbered zoning category without a Preferred Scenario Amendment					
	OP	Office Professional							
	MU	Mixed Use							
	NC	Neighborhood Commercial							
4	CC	Community Commercial		Zoning requests can be made within the same or lower numbered zoning category without a Preferred Scenario Amendment					
	LI	Light Industrial							
	GC	General Commercial							
	HC	Heavy Commercial							
	CBA	Central Business Area							
	HI	Heavy Industrial							
	EDO	Employment District - Office							
	EDI	Employment District - Industrial & Manufacturing							
EDC	Employment District - Regional Retail								
5	MF - 12	Multi-Family (12 Units / Acre)							
	MF - 18	Multi-Family (18 Units / Acre)							
	MF - 24	Multi-Family (24 Units / Acre)							
	CD - 5	Character District - 5 General Urban							
	CD - 5N	Character District - 5 General Urban Neighborhood						X	
	CD - 5D	Character District - 5 Urban Center - Downtown							
	CD - 5C	Character District - 5 Corridor							Corridors are identified through Neighborhood Character Studies
CD - Highway	Character District - Highway								

Transitional Areas are defined as an area where more than 51% of the property within 200' of the subject property in a non single-Family zoning category

**When no Neighborhood Plan has been adopted mixed residential zoning requests will be permitted in Transitional Areas

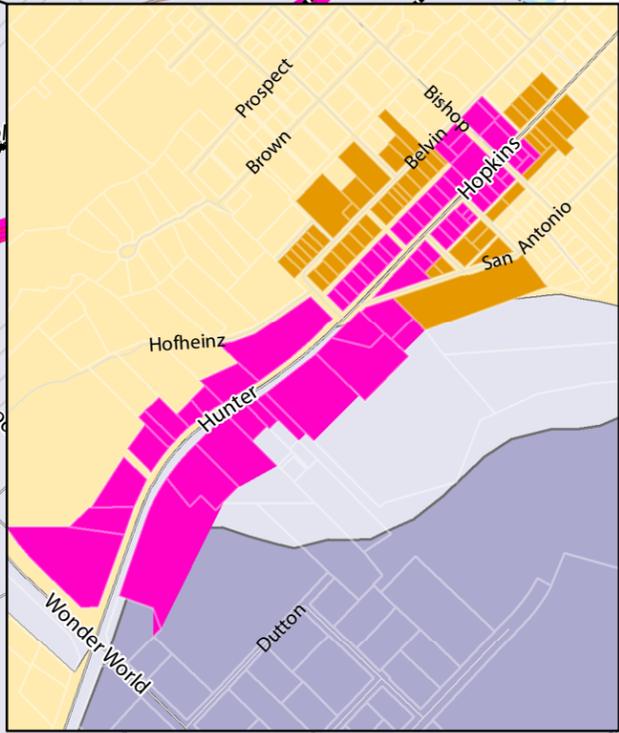
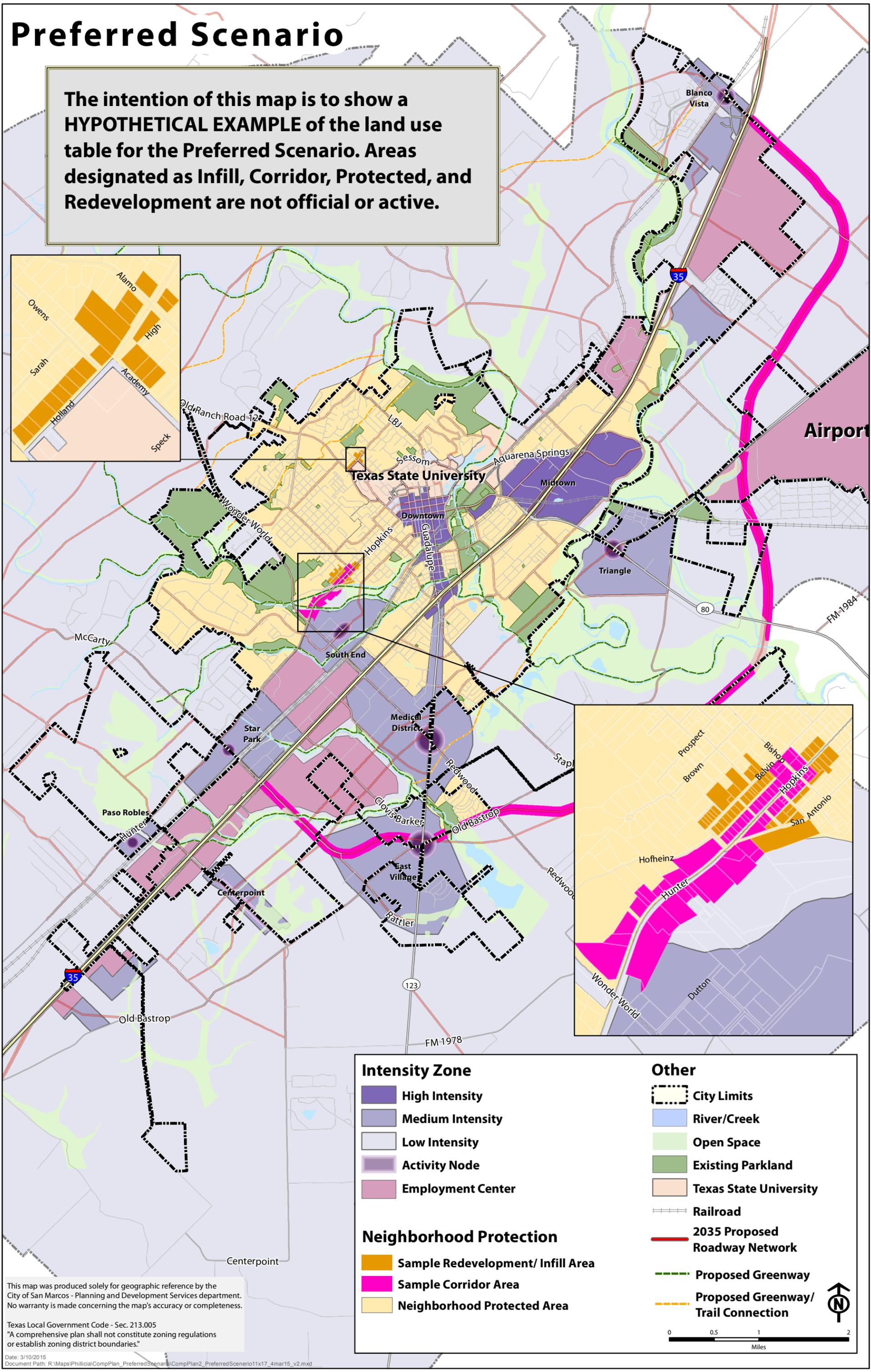
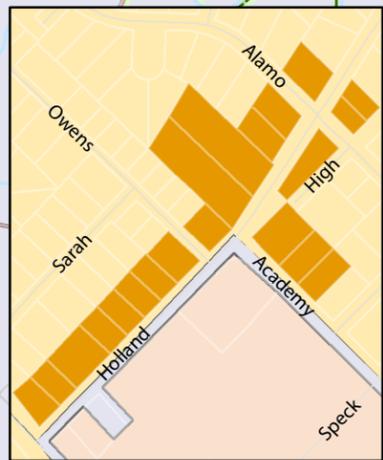
	AREA OF STABILITY	CORRIDOR	MEDIUM INTENSITY*	HIGH INTENSITY*	EMPLOYMENT CENTER
	X	X			
	X	X			
			X	X	
				X	
	Zoning requests can be made within the same or lower numbered zoning category without a Preferred Scenario Amendment				
			X	X	
			X	X	
		Consider Opt-In Zoning for Corridors identified in the Comp Plan	Consider Opt-In Zoning for Corridors identified in the Comp Plan	Consider Opt-In Zoning for Corridors identified in the Comp Plan	
	Zoning requests can be made within the same or lower numbered zoning category without a Preferred Scenario Amendment				
	Zoning requests can be made within the same or lower numbered zoning category without a Preferred Scenario Amendment				
	A request for for an Employment Center District can be heard concurrently				X
	Zoning requests can be made within the same or lower numbered zoning				
			X	X	
				X	
		Consider Opt-In Zoning for Corridors identified in the Comp Plan	Consider Opt-In Zoning for Corridors identified in the Comp Plan	Consider Opt-In Zoning for Corridors identified in the Comp Plan	

**Re-development Infill areas are established by Neighborhoods through the Neighborhood Character Studies

***Corridors within Neighborhood Areas are established as part of the Neighborhood Character Studies and may or may not be Opt-In Districts

Preferred Scenario

The intention of this map is to show a **HYPOTHETICAL EXAMPLE** of the land use table for the Preferred Scenario. Areas designated as Infill, Corridor, Protected, and Redevelopment are not official or active.



Intensity Zone		Other	
	High Intensity		City Limits
	Medium Intensity		River/Creek
	Low Intensity		Open Space
	Activity Node		Existing Parkland
	Employment Center		Texas State University
Neighborhood Protection			Railroad
	Sample Redevelopment/ Infill Area		2035 Proposed Roadway Network
	Sample Corridor Area		Proposed Greenway
	Neighborhood Protected Area		Proposed Greenway/ Trail Connection

This map was produced solely for geographic reference by the City of San Marcos - Planning and Development Services department. No warranty is made concerning the map's accuracy or completeness.

Texas Local Government Code - Sec. 213.005
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

