



## **Code SMTX Think Tank Meeting**

**Wednesday, May 20, 2015**

**6:00 pm**

**City Park Recreation Hall – 170 Charles Austin Drive**

### **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 and May 6, 2015**
5. **Neighborhood Workshop Update**
6. **Overarching Code Topics**
  - a. **Zoning Translation Table Amendments**
  - b. **Presentation and Discussion of proposed Regulating Plans and Zoning**
7. **Next Steps**
  - a. **Future Agenda Items**
8. **Questions from the Press and Public.**
9. **Adjourn.**



1 **CodeSMTX Chapter Summary Presentation**

2  
3 Abby Gillfillan presented a summary of chapters within the draft Code SMTX.

4  
5 David Singleton suggested defining a process for transportation infrastructure within Code  
6 SMTX. He suggested modeling the process after the current utility oversight process or to create  
7 a rough proportionality formula and credit system for infrastructure requirements. He suggested  
8 adding these elements into Chapter 3, Subdivisions of Code SMTX.

9  
10 Chris Wood suggested not removing Planned Development Districts (PDD) from Code SMTX,  
11 but rather re-defining the process.

12  
13 **Code elements identified for further discussion**

14  
15 Betsy Robertson requested to add transition and buffering areas onto the rolling list of identified  
16 code elements for further discussion.

17  
18 Chair Carson suggested to create or consider a Character Based Zoning District (CBZD) that will  
19 address Light Industrial zoning within the Activity Centers. Chair Carson commented that it is  
20 important not to prohibit smaller lot industrial uses but rather ensure that these uses meet the  
21 form of the CBZD.

22  
23 Chair Carson suggested that the City create guidelines or policies that provide direction on how  
24 to address financing mechanisms such as Tax Increment Reinvestment Zone (TIRZ) or Public  
25 Improvement District (PID). Chair Carson commented that these guidelines will assist Staff and  
26 City Council throughout the process. Shannon Mattingly commented that this will be a policy  
27 decision.

28  
29 The Think Tank requested that Staff provide additional information, updates, and discussion on a  
30 rolling list of subjects:

- 31  
32 Employment Centers  
33 Planned Development Districts (PDD)  
34 How existing conventional zoning districts will be changed through the new Code  
35 Improved development standards, if any, in Areas of Stability  
36 Rezoning of neighborhoods  
37 Accessory Dwelling Units  
38 How the ‘Council-Endorsed Regulating Plans’ function  
39 Special Districts  
40 Updated uses within Zoning Districts (e.g. NC, Neighborhood Commercial)  
41 Framework for creating neighborhood embedded schools  
42 Alternative types of housing to provide affordability  
43 Process for existing non-conforming housing types (e.g. houses burning down)  
44 Translation Table discussion  
45 Minimum acreage required for SmartCode zoning  
46 *Transition and buffer areas*

1 *Define a process for transportation infrastructure requirements*  
2 *Discuss guidelines for financing mechanisms*  
3 *Zoning within CBZD such as Light Industrial uses*  
4

5 Abby Gillfillan presented an updated timeline of upcoming Think Tank discussion topics.  
6

7 Chair Carson suggested that Staff send out Think Tank materials at least one week prior to the  
8 Think Tank meeting.  
9

10 Abby stated that she will send the Think Tank a schedule of upcoming meeting dates and topics  
11 for discussion at each. Abby requested that each Think Tank member respond to the schedule  
12 indicating what meeting dates they can and cannot attend. Additionally, the Think Tank should  
13 indicate any discussion topics that they would like to attend but are not able to. Staff will adjust  
14 the schedule appropriately.  
15

16 **Open Items**  
17

18 Agenda items (a) through (e) will remain as a standing item on the agenda.  
19

- 20 a. **Outreach Process**
- 21 b. **University Meeting**
- 22 c. **Employment Centers**
- 23 d. **Economic Modeling**
- 24 e. **Regulating Plan Process**  
25

26 **Questions from the press and public**  
27

28 There were no questions from the press or public.  
29

30 **Adjourn**  
31

32 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 7:52**  
33 **P.M.**  
34

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

35 \_\_\_\_\_  
Patrick Rose  
37

38 \_\_\_\_\_  
39 Sean DuPont  
40

38 \_\_\_\_\_  
Diann McCabe  
40

41 \_\_\_\_\_  
42 Chris Wood  
43

41 \_\_\_\_\_  
Sofia Nelson, Vice Chair  
43

44 \_\_\_\_\_  
45 David Singleton  
46

44 \_\_\_\_\_  
Betsy Robertson  
46

1 \_\_\_\_\_  
2 Tom Wassenich

3  
4 **ATTEST:**

5  
6 \_\_\_\_\_  
7 Andrea Villalobos, Planning Technician



1 Chair Carson commented that Staff will be available to further meet with Think Tank members  
2 to discuss or clarify any definitional or overarching concepts related to the code.  
3

4 **a. Comprehensive Plan Amendments**  
5

6 Chair Carson suggested re-organizing the Sample Translation Table to provide  
7 clarification. He suggested combining the High and Medium Intensity areas and  
8 renaming them as “Activity Centers”.  
9

10 Chair Carson suggested having percentage standards that can be applied to individual  
11 parcels straddled by Intensity Areas. Abby Gillfillan commented that the Land  
12 Development Code currently has Rules of Interpretation for parcels that are spilt by  
13 Intensity Areas.  
14

15 David Singleton commented that having further transitions within the yellow shaded  
16 Areas of Stability may be appropriate in different areas of San Marcos.  
17

18 Tom Wassenich commented that corridors will need to look unique depending upon their  
19 location within San Marcos. Tom suggested Hopkins Street versus Hunter Road as an  
20 example of a corridor that will have unique attributes.  
21

22 Betsy Robertson suggested adding an additional level of intensity to the corridor category  
23 in order to achieve transition.  
24

25 Abby Gillfillan commented that it will be important to start identifying what the various  
26 types of corridors will look like and their relationship to the Neighborhood Character  
27 Studies. She further explained that imagery will be a critical component in demonstrating  
28 the corridors.  
29

30 Chair Carson suggested establishing more distinguishing colors to differentiate between  
31 the various intensity designations, ie. Corridors, Activity Centers, Areas of Stability.  
32

33 **b. Zoning Translation Table**  
34

35 Chair Carson requested additional information on how Preferred Scenario Amendments  
36 (PSA) will run concurrently with zoning changes. Specifically, he requested information  
37 on the implications of a PSA being approved at City Council while the zoning change is  
38 denied.  
39

40 Tom Wassenich commented that it will be important to define an economic and  
41 development incentive or opportunity and the parameters for each in relation to City  
42 Council’s direction on PSA scheduling.  
43

44 Betsy Robertson requested that Staff present Think Tank comments and suggestions to  
45 the consultant team and provide a follow-up report on conversations or progressions of  
46 those items.

1  
2 Abby Gillfillan encouraged the Think Tank to send any additional comments or  
3 suggestions to staff regarding the agenda topic items.  
4

5 Tom Wassenich suggested that Staff mail follow-up reports to the Think Tank members.  
6

7 **Next Steps**  
8

9 **a. Meeting Schedule**

10  
11 Abby Gillfillan presented an overview of the upcoming schedule in relation to the Think  
12 Tank member's availability.  
13

14 Chris Wood commented that he will be available September 2 and 16.  
15

16 Chair Carson suggested that Staff conduct open hours during the August 5 and 19 Think  
17 Tank meetings. During these open hours staff will be available to address any outstanding  
18 concerns and questions. Tom Wassenich suggested holding a webinar during this time.  
19

20 A motion was made by Betsy Robertson, seconded by Diane McCabe to approve the  
21 meeting schedule and with two dates in August as open hours with Staff. The motion  
22 carried with Chris Wood dissenting.  
23

24 **b. Future Agenda Items**

25  
26 Chair Carson encouraged the Think Tank to send any items requiring specific attention to  
27 Staff so that those items can be added to the upcoming agenda.  
28

29 **Questions from the press and public**  
30

31 There were no questions from the press or public.  
32

33 **Adjourn**  
34

35 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:00**  
36 **P.M.**  
37

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39 John David Carson, Chair  
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Patrick Rose  
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42 Shawn DuPont  
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41 \_\_\_\_\_  
42 Diann McCabe  
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45 Chris Wood  
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45 Sofia Nelson, Vice Chair  
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David Singleton

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Betsy Robertson

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Tom Wassenich

**ATTEST:**

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10 Andrea Villalobos, Planning Technician

What's important to you in your neighborhood?

[View this email in your browser](#)



## Neighborhood Workshops

This spring, residents from across San Marcos have been sharing their ideas about how they'd like to improve the quality of life in their neighborhoods. During recent Neighborhood Planning Workshops, residents worked together to identify:

1. areas that make up the character of their neighborhood and are important to preserve;
2. areas that are susceptible to change and;
3. appropriate places for improvements that implement the policies in the City's Comprehensive Plan, Vision San Marcos.



Workshop participants also brainstormed objectives that would apply four different **Goals** of the Comprehensive Plan in their neighborhoods by completing the following statements:

1. In order to **Direct Growth so it is Compatible with Surrounding Uses** in our neighborhood, I suggest...
2. In order to have a **Multimodal Transportation Network that Improves Accessibility and Mobility and Minimizes Congestion and Reduces Pollution** in our neighborhood, I suggest...
3. In order to have **Diversified Housing Option to Serve Citizens with Varying Needs** in our neighborhood, I suggest...
4. In order to have a **Differentiated Collection of Connected and Easily Navigated Parks and Public Spaces** in our neighborhood, I suggest...

The results from these workshops are being posted online as they are compiled. [Click here](#) to find out what your neighbors had to say, and **share your ideas**.

Input from these workshops will inform the Neighborhood Character Plans



## What are Neighborhood Character Plans and Why are They Important

Neighborhood Character Plans give residents the opportunity to have a proactive role in applying the policies from the City's Comprehensive Plan *Vision San Marcos* in their Neighborhood. Each neighborhood is unique and having an adopted plan in place can provide predictability and improve accountability to ensure neighborhood objectives are realized.

[Click Here to see a Map of the different Neighborhood Areas](#)



Plan Your Neighborhood Video

The process for creating Neighborhood Character Plans is tailored to each neighborhood area but generally follows this timeline

Neighborhood Objectives COMING SOON! 



*In order to apply the Vision San Marcos goal of having a Multimodal Transportation Network in my Neighborhood, I suggest*

Description    Topic Details

During the neighborhood workshops held this spring residents worked together in groups to brainstorm measurable objectives that would implement the goals of the Citywide Comprehensive Plan, Vision San Marcos in their neighborhoods. How would you accomplish this goal in your neighborhood.

[Learn about this Topic](#)    [Share](#) 

[Click Here to Join the Conversation online.](#)

[!\[\]\(e9b39248487d5213c295d272578e4234\_img.jpg\) Share](#)    [!\[\]\(3e48acfe78b7158655caf828b3a39d86\_img.jpg\) Tweet](#)    [!\[\]\(1da7092a7e45cf36ed94217841535ae3\_img.jpg\) Forward](#)

For more information contact the Planning Department at 512.393.8230 or email [planning\\_info@sanmarcostx.gov](mailto:planning_info@sanmarcostx.gov).  
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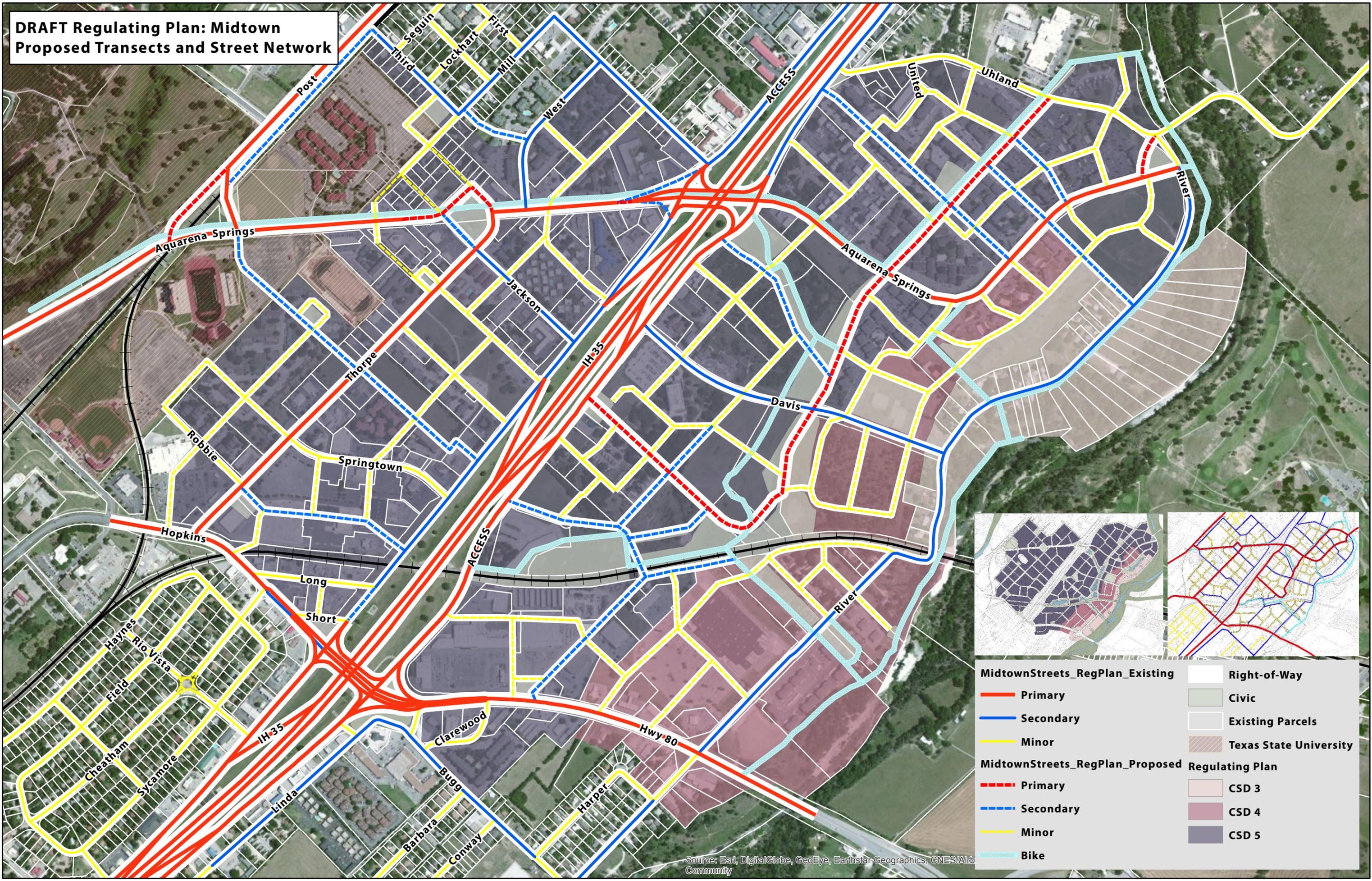


# Updated Translation Table

Zoning Category	Zoning District	Zoning Description	Open Space/ Agr	Stability Areas	Neighborhood Planning Area	Corridors	Activity Centers	Employment Center
1	FD	Future Development	✓	✓				
	AR	Agricultural Ranch						
	SF-R	Rural Residential						
	SF - 11	Single Family		✓	✓			
	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 - 3C	Character District - 3 Corridor						
CD - 3N	Character District - 3 Suburban Neighborhood							
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	When no Neighborhood Plan has been adopted zoning requests will be permitted in areas with greater than 49% mixed zoning			
	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 - 4C	Character District - 4 Corridor						
	CD - 4D	Character District - 4 General Urban Downtown						
CD - 4N	Character District - 4 General Urban Neighborhood							
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		A request for an Employment Center District can be heard concurrently with a PSA				✓
	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 - 5C	Character District - 5 Corridor						
	CD - 5 Highway	Character District - 5 Highway Corridor						
	CD - 5 D	Character District - 5 Downtown						
	CD - 5	Character District - 5 General Urban						
CD - 5N	Character District - 5 General Urban Neighborhood							
General Rules for Interpretation Transitional Areas are 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				*When no Neighborhood Plan has been adopted mixed residential zoning requests will be permitted in Transitional Areas			*Character Based Zoning is required	

# Draft Midtown Regulation Plan

**DRAFT Regulating Plan: Midtown  
Proposed Transects and Street Network**



<b>MidtownStreets_RegPlan_Existing</b>	<b>Right-of-Way</b>
<span style="color: red;">—</span> Primary	<span style="background-color: #d9ead3;"> </span> Civic
<span style="color: blue;">—</span> Secondary	<span style="border: 1px solid black;"> </span> Existing Parcels
<span style="color: yellow;">—</span> Minor	<span style="background-color: #f4cccc;"> </span> Texas State University
<b>MidtownStreets_RegPlan_Proposed</b>	<b>Regulating Plan</b>
<span style="color: red;">- - -</span> Primary	<span style="background-color: #fce4d6;"> </span> CSD 3
<span style="color: blue;">- - -</span> Secondary	<span style="background-color: #f4cccc;"> </span> CSD 4
<span style="color: yellow;">- - -</span> Minor	<span style="background-color: #d9ead3;"> </span> CSD 5
<span style="color: cyan;">- - -</span> Bike	

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airb Community