



Code SMTX Think Tank Meeting

Wednesday, June 17, 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 May 20, 2015**
5. **Presentation and Discussion Long Range Planning Road Map**
6. **Presentation and Discussion regarding “working” draft of CodeSMTX**
7. **Overarching Code Topics**
 - a. **Code Elements in Chapter 5 identified for discussion**
8. **Next Steps**
 - a. **Future Agenda Items**
9. **Questions from the Press and Public.**
10. **Adjourn.**

Discussion Topics Identified

Employment Centers

Planned Development Districts (PDD)

How existing conventional zoning districts will be changed through the new Code

Improved development standards, if any, in Areas of Stability

Rezoning of neighborhoods

Accessory Dwelling Units

How the Regulating Plans function

Special Districts

Updated uses within Zoning Districts (e.g. NC, Neighborhood Commercial)

Framework for creating neighborhood embedded schools

Alternative types of housing to provide affordability

Process for existing non-conforming housing types (e.g. houses burning down)

Zoning Translation Table discussion

Minimum acreage required for SmartCode zoning

1 Abby Gillfillan provided an update on the Neighborhood Workshops.

2
3 Betsy Robertson suggested adding a question to the Mind Mixer website asking citizens to
4 provide input on car and bike share programs such as Lyft, Uber, Zip-car, Car-to-go, and the
5 Yellow Bike Project and whether they would like to see similar programs in San Marcos.

6 7 **Overarching Code Topics**

8 9 **a. Zoning Translation Table Amendments**

10
11 Abby Gillfillan summarized changes to the Translation Table based upon feedback from
12 the May 6, 2015 Think Tank meeting.

13
14 Chair Carson provided a list of comments and revisions to the Translation Table:

- 15
- 16 • Consider changing the naming of “Intensity Category” to “Zoning Category”
- 17 • Consider renaming portions of the Zoning Description to state “Character District - #
- 18 Existing”
- 19 • Use consistent terminology for “Mixed Residential” / “Transitional Area”
- 20 • Recommend not using the term “Transitional Area”
- 21 • Recommend using a check mark instead of putting text in cells
- 22 • Recommend using asterisks (or other symbol) to reference notes below table
- 23 • Rephrase text in cells to state “same or lower checked zoning category”
- 24 • Suggested labeling columns as “Comprehensive Plan Areas”
- 25 • Suggested adding a title to the Translation Table, adding a description underneath,
- 26 and including an explanation as to what is being translated (i.e., Comprehensive Plan
- 27 Areas to Allowable Zoning Categories”)
- 28 • Format gap error between category 3 and 4
- 29 • Suggested adding the CBA into the CD-5 Zone.
- 30 • Suggested adding Community Commercial zoning into category 3 and Mixed Use
- 31 zoning into category 4.
- 32 • Suggested flipping categories 4 and 5
- 33 • Suggested allowing Employment District zoning districts available in Activity
- 34 Centers or add zoning districts that allow for corporate campus-type office and
- 35 industrial uses within Activity Centers such as STAR Park, East Village, etc.
- 36 • Consider splitting the Employment Districts between categories 4 and 5
- 37

38 Chris Wood suggested adding a title to the table and adding a statement to describe what
39 is being translated (i.e., “translating the comprehensive plan and zoning categories”). Mr.
40 Wood also suggested adding additional headings labeling the Comprehensive Plan areas
41 and Zoning Categories.

42 43 **b. Presentation and Discussion of proposed Regulating Plans and Zoning**

44
45 Abby Gillfillan presented an overview of the Character Based Planning Areas.

1 Chair Carson suggested that staff further analyze the 20 acre minimum which allows
2 property owners to opt-in to a Character Based Planning Area.

3
4 Chris Wood requested that staff analyze the process for non-conforming structures within the
5 Activity Centers.

6
7 Vice Chair Sofia Nelson commented that it will be difficult to create a walkable Character
8 Based Zoning Area along Aquarena Springs Drive where traffic speeds are high. Ms. Nelson
9 further commented that development within the new code needs to complement the adjacent
10 street type and cross sections for the surrounding areas.

11
12 Chair Carson suggested to rename “bike” paths to “multi-use areas”.

13
14 Chair Carson requested that the consultants provide a detailed layout of STAR Park in order
15 to coincide and collaborate with Texas State University’s Strategic Plan and Master Plan for
16 that area.

17
18 Chair Carson suggested creating a timeline for when the code is adopted and the start of
19 rezoning within the Activity Centers.

20
21 **Next Steps**

22
23 **a. Future Agenda Items**

24
25 Abby Gillfillan stated that the full draft code will be available at the June 3rd Think Tank
26 meeting. Abby Gillfillan further stated that staff will provide a “how to” presentation to help
27 the Think Tank read and understand the code as well as a tutorial on the best way to provide
28 comments and feedback.

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

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

33
34 **Adjourn**

35
36 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:06**
37 **P.M.**

38
39 _____
40 John David Carson, Chair

41
42 _____
43 Shawn DuPont

44
45 _____
46 Chris Wood

1

2

3 _____
David Singleton

_____ Betsy Robertson

4

5

6 _____
Tom Wassenich

7

8 **ATTEST:**

9

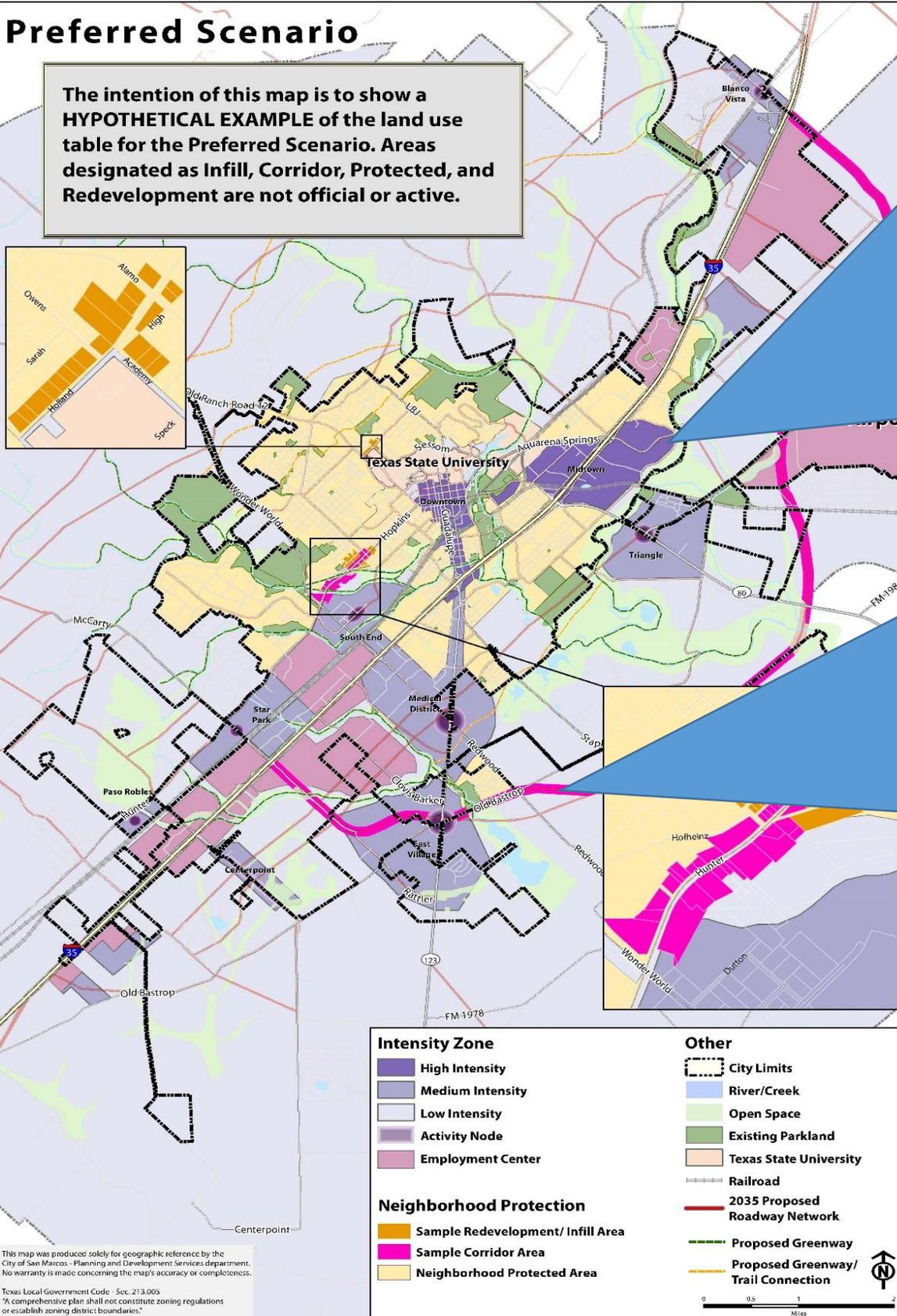
10

11 _____
Andrea Villalobos, Planning Technician

SMTX Long Range Planning Road Map

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.



THREE PLANNING INITIATIVES

Intensity Zone

Planning: Directly implements Vision San Marcos Comprehensive Plan through the establishment of Regulating Plans

Corridor Planning:

Directly implements Vision San Marcos and the Transportation Master Plan through the establishment of Corridor on the Preferred Scenario Map and corresponding districts in CodeSMTX

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."

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SMTX Long Range Planning Road Map

How the Different Projects fit in this Road Map

Throughout this document these colors are used to represent which project is responsible for completion of the item

Legend
Transportation Master Plan
CodeSMTX
Vision San Marcos Update
Neighborhood Character Plans

Definitions – Definitions for all capitalized terms are provided here

Character Districts: New form based zoning districts created as part of CodeSMTX that address the relationship between building facades and the public realm, the form and mass of buildings, and the scale and types of streets and blocks in addition to use.

Corridor Districts: New form based zoning districts applicable to corridors that are identified during the Transportation Master Plan process.

Intensity Zones: The purple areas of low and medium intensity identified on the Preferred Scenario Map.

City Established Intensity Zones: The six areas identified during Vision San Marcos Comprehensive Plan including: Downtown, Midtown, Triangle, East Village, Medical District, Southend, and Star Park.

Existing Neighborhood Areas: The six different Neighborhood Planning Areas including: Eastern Neighborhood, Northwest Hills Neighborhood, Western Neighborhood, Heritage Neighborhood, Northern Neighborhood, Willow Creek Neighborhood

Preferred Scenario Map: The Land Use Map intended to direct growth in San Marcos adopted as part of Vision San Marcos Comprehensive Plan

Regulating Plans: A plan or map of the regulated area designating the locations where different building form standards apply. Code SMTX is proposing an individual regulating plan for each of the six City Established Intensity Zones

SMTX Long Range Planning Road Map

Intensity Zone Planning:

City Established Intensity Zones will directly implement Vision San Marcos Comprehensive Plan, focusing on creating places to accommodate the City's growing population in well planned Intensity Zones where people can meet their daily needs within a short walk, bike, transit trip, or drive. The planning department will work closely with the Think Tank in reaching out and including residents, businesses, property owners, and others to review and implement regulating plans and updates to Vision San Marcos Comprehensive Plan for City Established Intensity Zones.

Upon completion, regulating plans will direct the establishment of new Character Districts to replace the existing zoning for properties within City established intensity zones.

What: Implementation of each City Established Intensity Zone

- **Update the Preferred Scenario Map** boundaries for each City Established Intensity Zone to account for changes in the location of activity centers, and floodplain boundaries.
- Develop, review and adopt **Regulating Plans** for each City Established Intensity Zone
- Establish new **Character Districts** in City Established Intensity Zones through replacing the existing zoning districts with Character Districts.

How: A Transparent and accessible process

- A series of Public Workshops held in August targeted to property owners, business owners and residents will be held to review and comment on the individual proposed regulating plans including:
 - o Recommendations from the **Transportation Master Plan**
 - o Recommendations from Water and Wastewater Master Plans
 - o Establishment of new **Character Based Zoning Districts**
 - o Recommendations based on floodplain mapping
- **City Council Workshop** on **Proposed updates**
- **Adoption of CodeSMTX** establishing Character Districts
- **City Initiated Zoning** of properties within City Established Intensity Zones to Character Based Districts.

Outcome:

- **Updated Boundaries** and activity nodes for City Established Intensity Zones on the Preferred Scenario Map
- **Identification of recommended programs**, such as parking management districts, district-wide water quality management, special taxing districts, affordable housing incentives etc..; needed to implement each Regulating Plan

SMTX Long Range Planning Road Map

- **Regulating Plan** for each City Established Intensity Zone adopted as part of CodeSMTX adopted in CodeSMTX
- **Establishment of new Character based zoning** in City Established Intensity Zones

Timeline:

June 2015 – Newsletter RE: Regulating Plans and Zoning

July 2015 –Direct Mailer to Property Owners in City Established Intensity Areas

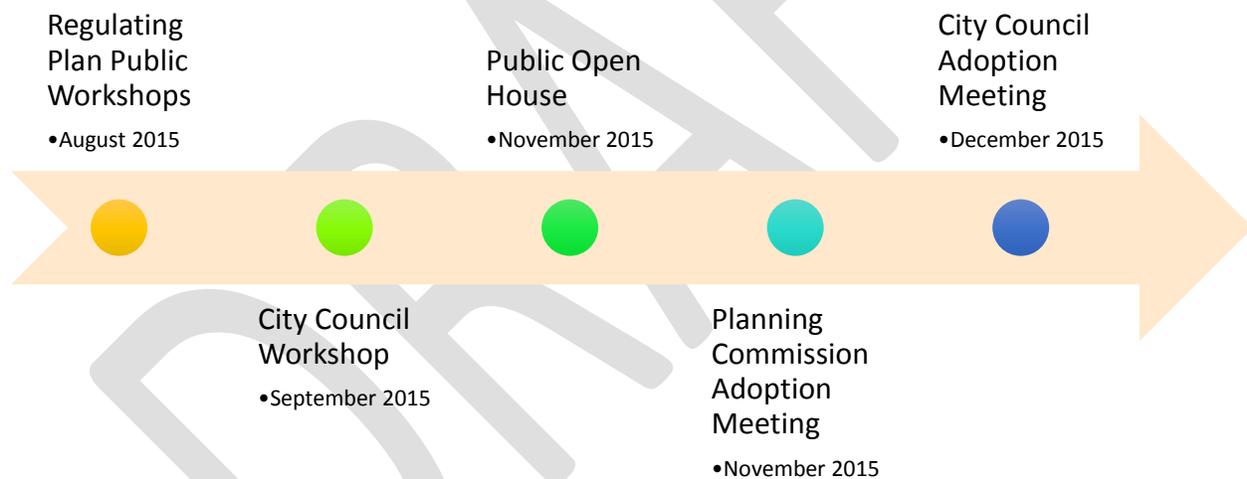
August 2015 – Public Workshops/ Zoning Regulating Plans

September – October 2015 – City Council Workshop

November 2015 – Public Open House/ Presentation Update to Comprehensive Plan; CodeSMTX; Thoroughfare Master Plan

November 2015 – Planning Commission Adoption Meeting

December 2015 – City Council First and Second Reading



Resources:

SMTX Long Range Planning Road Map

Corridor Planning

Corridor Planning will directly implement the Transportation Master Plan and Vision San Marcos Comprehensive Plan, focusing on implementing a context sensitive thoroughfare plan that connects Intensity Zones across the City. The planning and engineering departments will work closely with the Think Tank in reaching out and including residents, businesses, property owners, and others to review and implement a corridor plan and complementary corridor districts.

What:

- Update the **Transportation Master Plan** to establish major transportation networks
- Update the **Comprehensive Plan** to reflect updated Thoroughfare Master Plan
- Identify and assign **Corridor Districts** applicable to new transportation corridors identified in the Transportation Master Plan
- Identify and **Assign Thoroughfares** within **Regulating Plans**

How: A Transparent and accessible process

- A Discussion and presentation of proposed Thoroughfare Map and associated Preferred Scenario Map Amendments at Think Tank Meeting
- City Council Workshop
- Public Open House/ Presentation of proposed Thoroughfare and Preferred Scenario Map Amendments

Outcome: An integrated Transportation and Land Use program for the City of San Marcos that corresponds with Vision San Marcos Comprehensive Plan

- Major and Minor roads are located within City Established Intensity Zones
- Major Transportation Thoroughfares connecting Comprehensive Plan Intensity Zones are established
- Corresponding Land Use Districts are planned and established for identified Corridors through CodeSMTX

Timeline:

August 2015 – Public Workshop with Think Tank to Discuss Thoroughfare Master Plan and associated Corridor Districts

September 2015 – Public Workshop with property owners to discuss Thoroughfare assignments within regulating plans

September - October 2015 - Council Workshop

November 2015 – Public Open House/ Presentation Update to Comprehensive Plan; CodeSMTX; Thoroughfare Master Plan



C O D E S M T X

5. Presentation and Discussion Long Range Planning Road Map

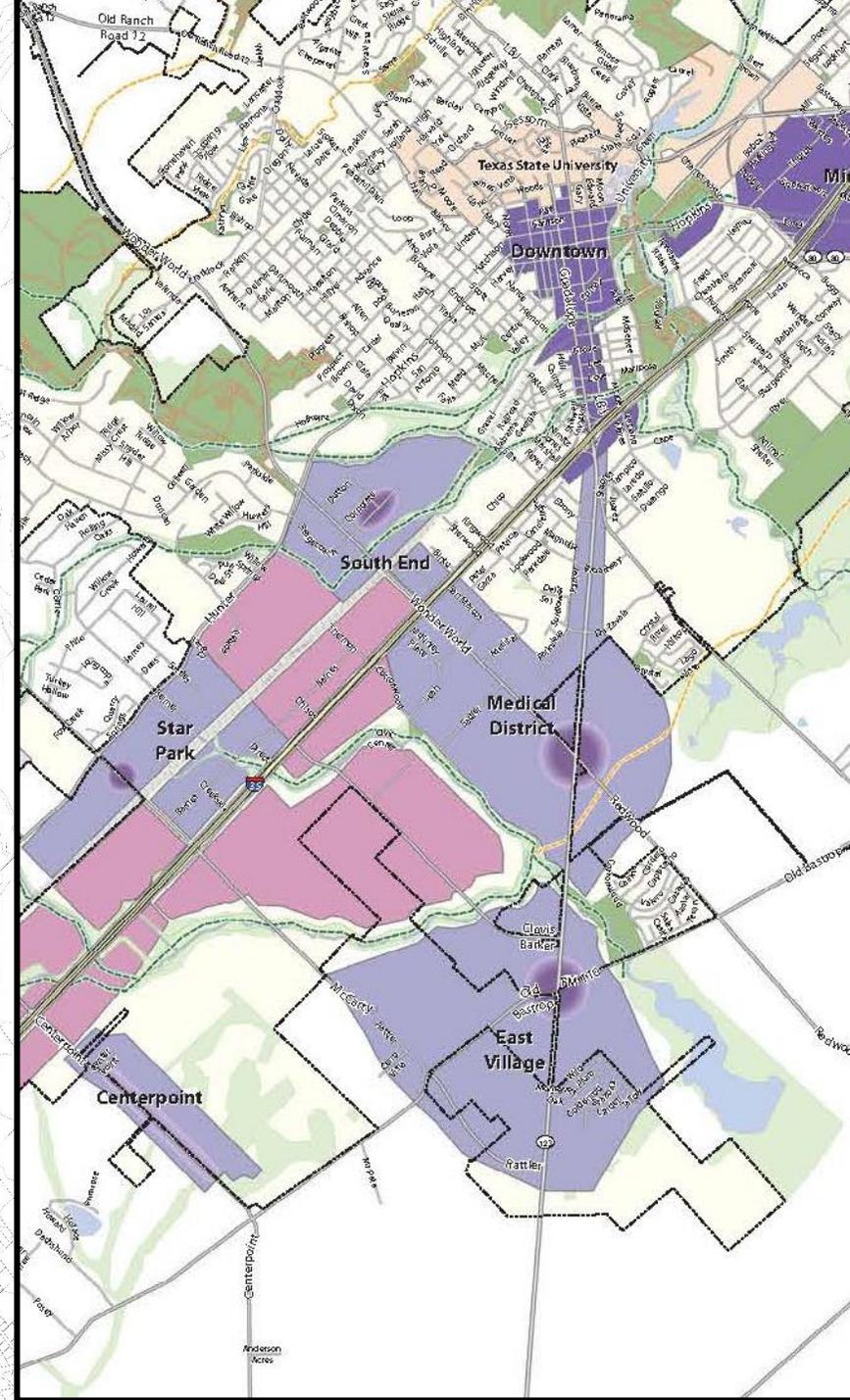
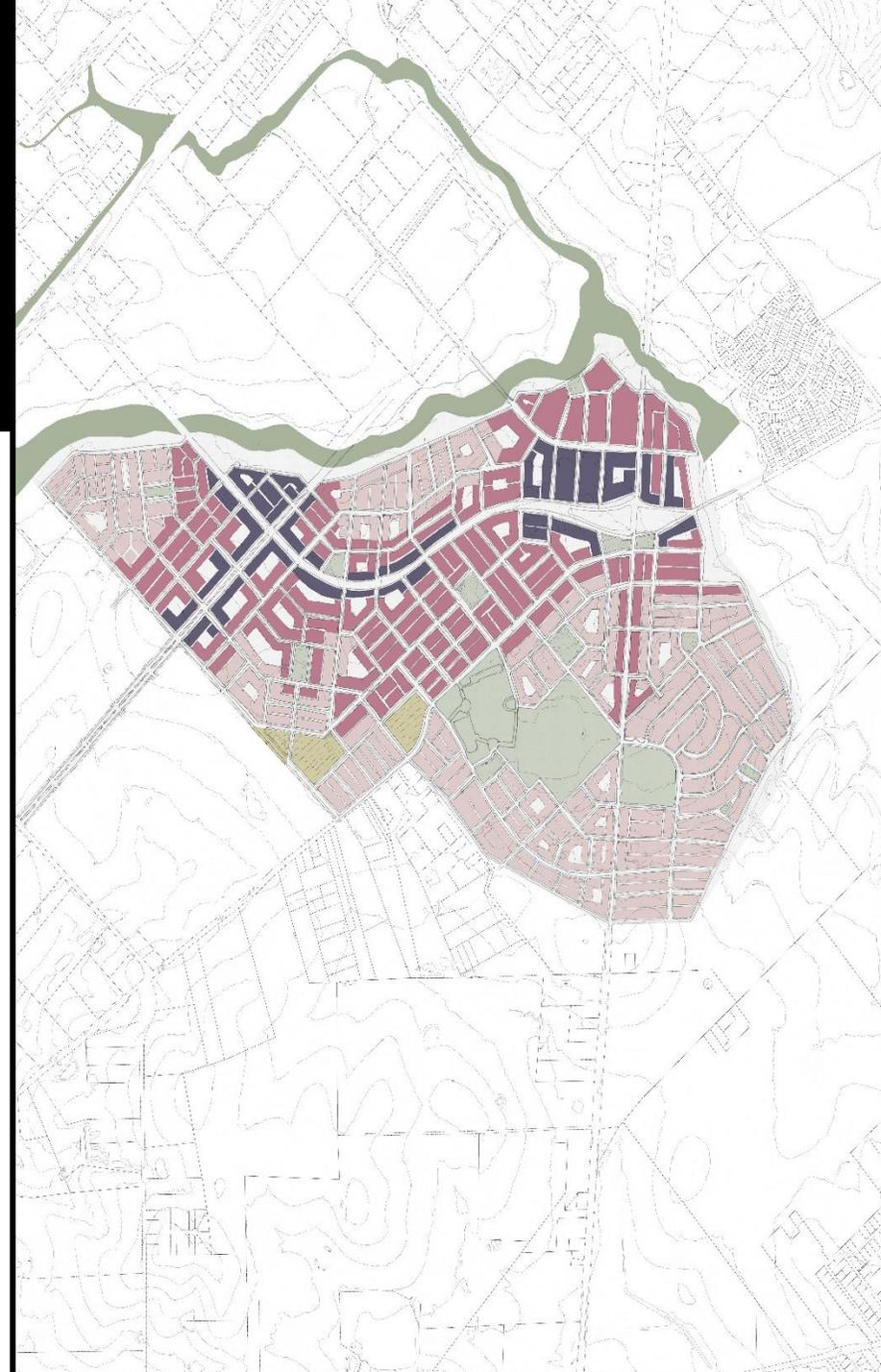
Implementation of City Established Intensity Zones

- Update Preferred Scenario Map Boundaries if needed
- Identify Recommended Programs
- Develop Review and Adopt Regulating Plans
- Assign Cross Sections/ Bike
- Establish Character Zoning Districts



Implementation of City Established Intensity Zones

- Update Preferred Scenario
 - Map Boundaries if needed
 - Parcel Lines
 - Transportation Network
 - Activity Center Location



Implementation of City Established Intensity Zones

MIDTOWN

CURRENT

Midtown is generally bounded by Aquarena Springs Drive, River Road, Hopkins, and the railroad tracks to the west. This area consists of Thorpe Lane and Springtown Mall. Private development includes retail and multi-family residential along Thorpe Lane and several large apartment complexes east of IH-35. Springtown Mall is primarily unoccupied, providing an ideal opportunity for redevelopment.

FUTURE VISION

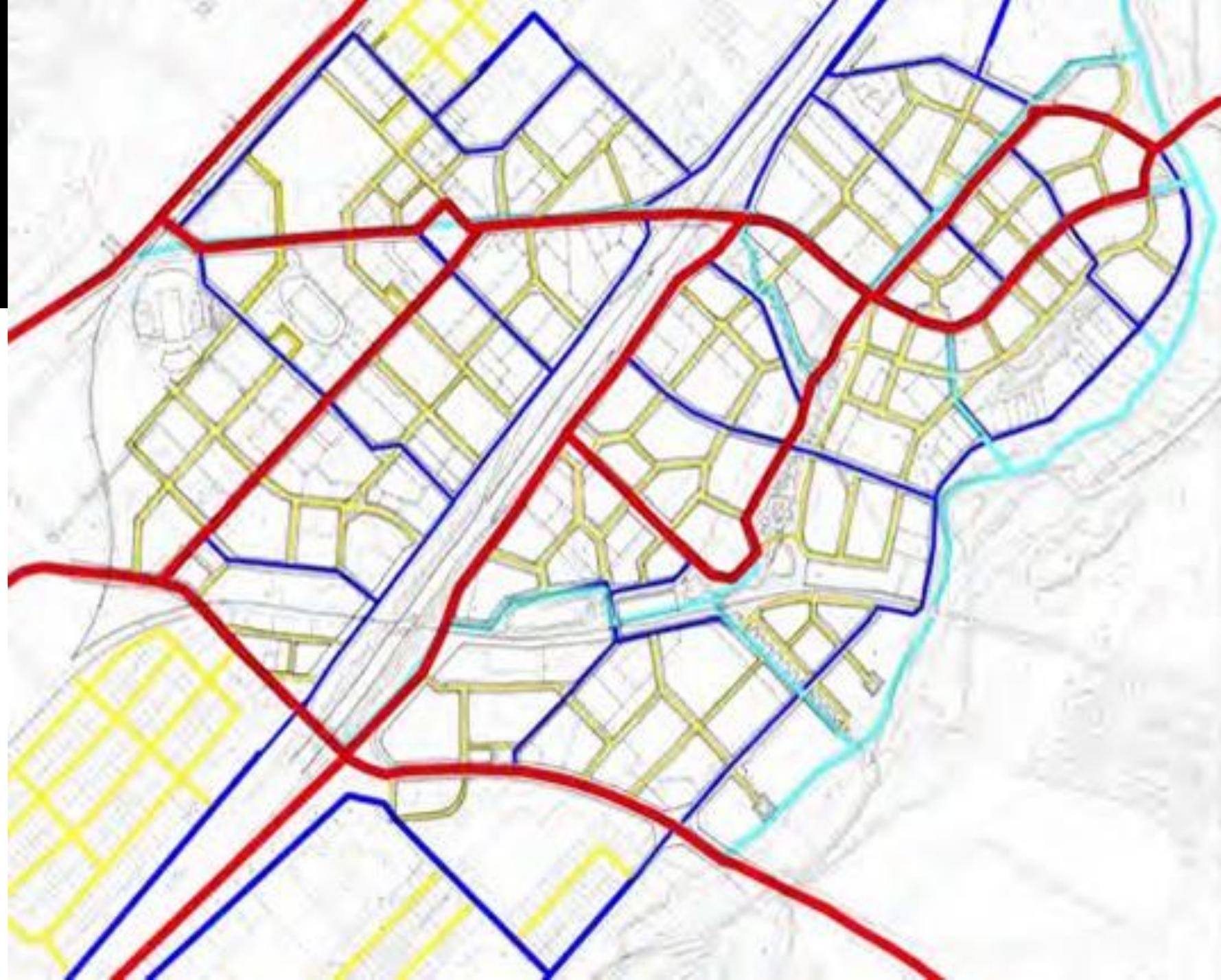
Because of its central location and accessibility, Midtown will be a high-density mixed use area, possibly the densest area in San Marcos, with housing for many household types. Midtown residents will have easy access to services, city facilities, the university, and the San Marcos River. They will have the most diverse options for transportation, including transit connections to the university and the rest of the city. A variety of services will be within walking distance, along the multiple bicycle routes, and through vehicular access to major roads including IH-35. The area will complement, not compete with, Downtown. Due to the lack of historically significant structures, more contemporary architecture will be appropriate. This architecture will differentiate Midtown from Downtown.



- Identify Recommended Programs
 - Financing Districts
 - Regional Stormwater
 - Parking Management
 - Greenways/ Civic Space Development

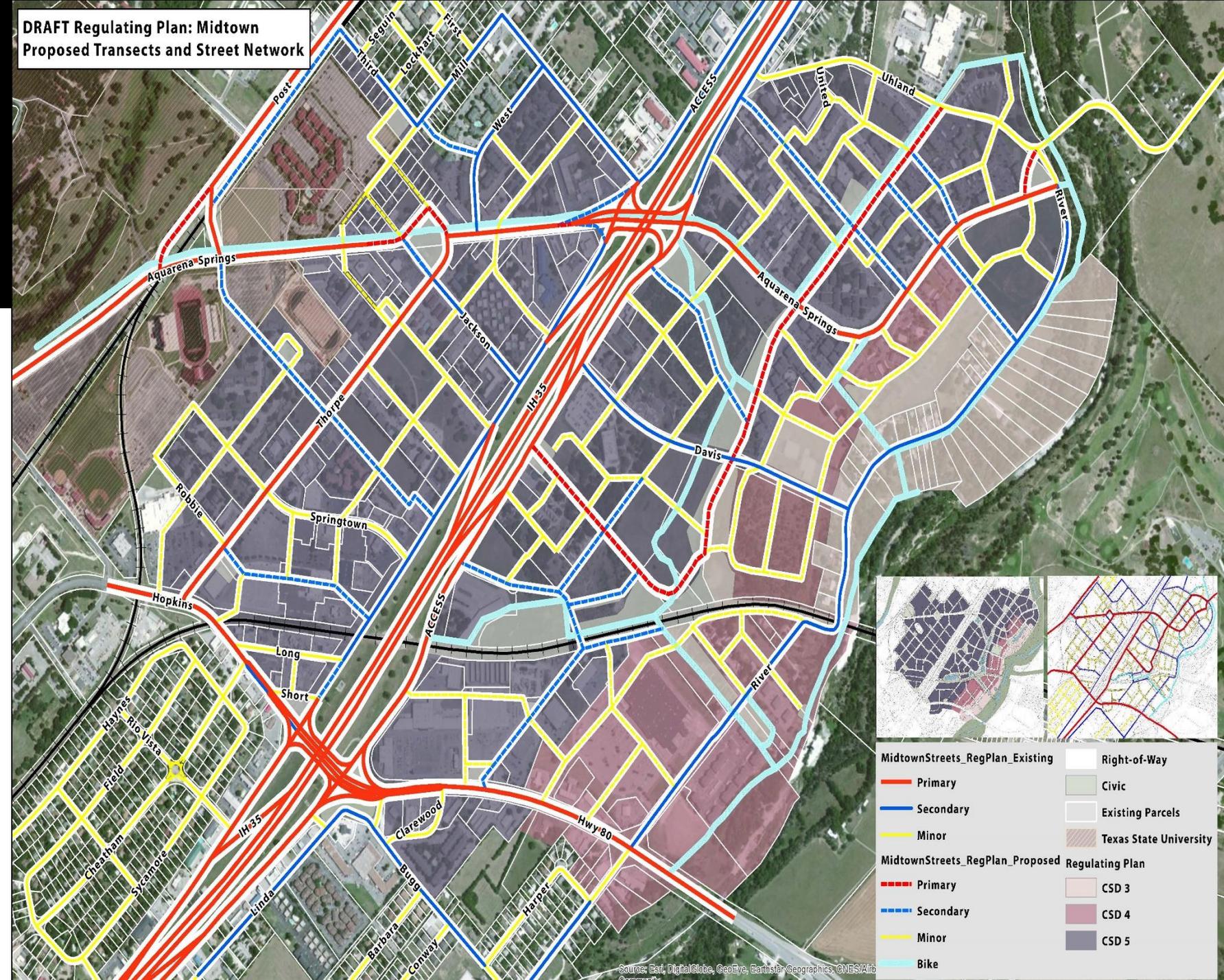
Implementation of City Established Intensity Zones

- **Assign Cross Sections**
 - Define existing and proposed ROW
 - Define existing curb to curb
 - Classify streets as
 - Full Rebuild
 - Partial rebuild
 - Paint, Plant and Furnish
 - Identify Cost Implications



Implementation of City Established Intensity Zones

DRAFT Regulating Plan: Midtown
Proposed Transects and Street Network

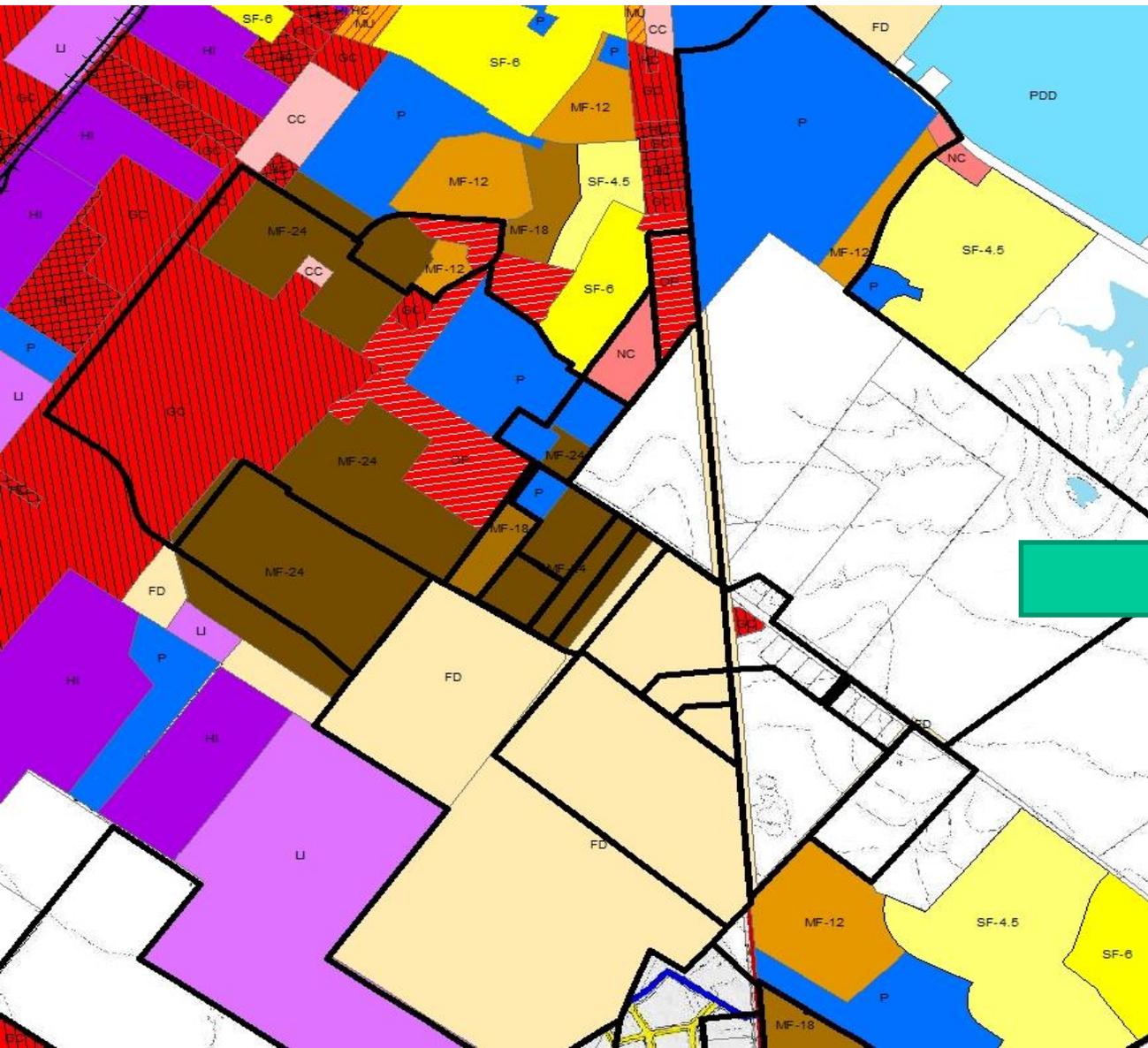


- Develop Review and Adopt Regulating Plans

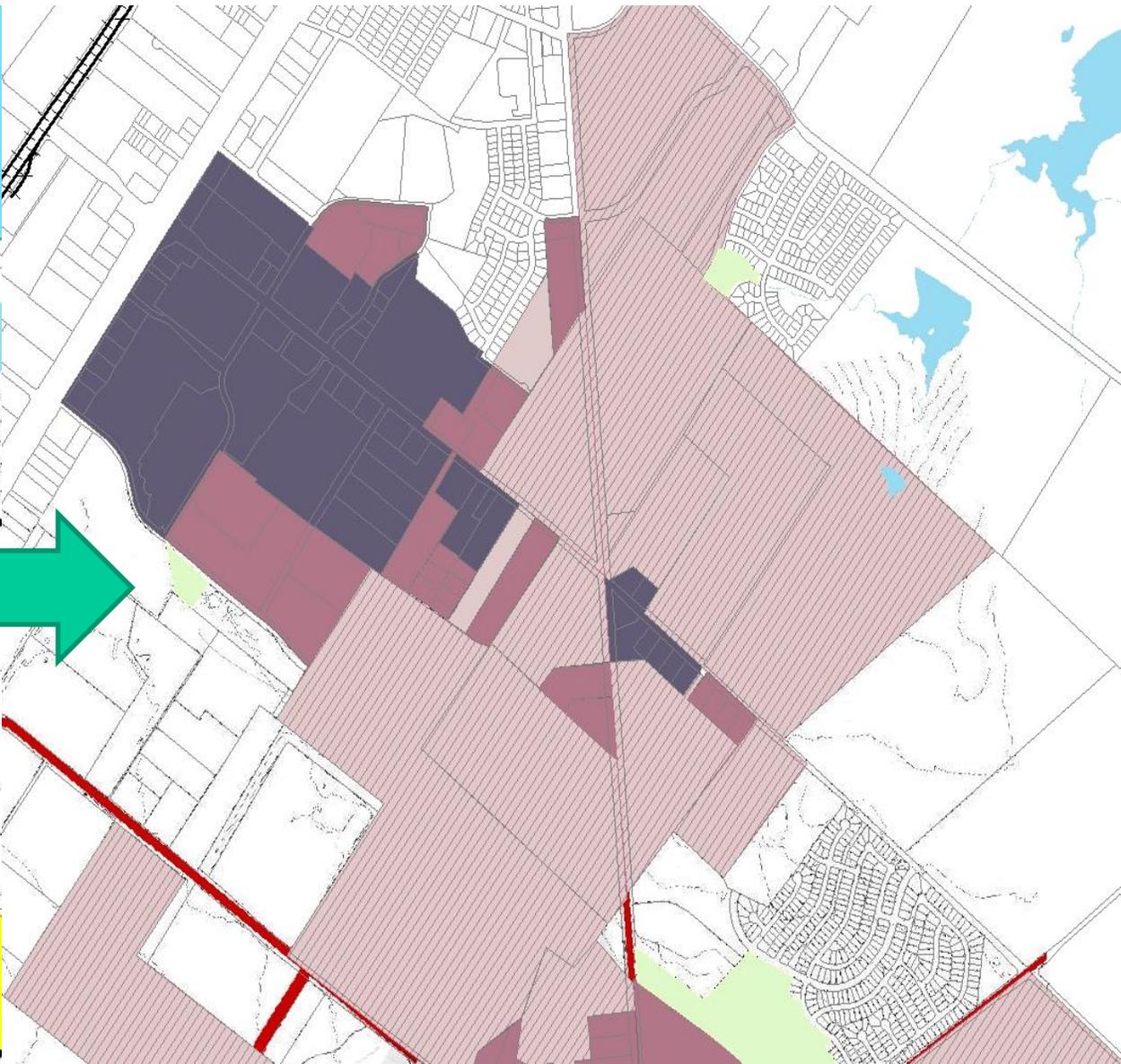
- Staff Level analysis of constraints
- Current CIP Plans Programs
- Reach out to major property owners and partners

Establish Character Zoning Districts

Currently have 9 separate districts



Proposing 3 Districts



Regulating
Plan Public
Workshops

•August 2015

Public Open
House

•November 2015

City Council
Adoption
Meeting

•December 2015

City Council
Workshop

•September 2015

Planning
Commission
Adoption
Meeting

•November 2015



**6. Presentation and Discussion
Regarding “Working” Draft of
Chapter 5 CodeSMTX**

7. Overarching Code Topics

Code Elements in Chapter 5 identified for discussion

- PDDs
- Minimum acreage required for Character Based Zoning Requests
- Changes in Development Standards for Existing Conventional Districts
- Accessory Dwelling Units
- Special Districts Within Regulating Plans
- Employment Center Standards
- Affordable Housing

7. Next Steps

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

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	✓		✓		✓	✓	✓		✓	
David Singleton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10 Responses	10	9	9	9	9	9	7	6	9	7