

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

38 _____
39 John David Carson, Chair
40

38 _____
Patrick Rose
40

41 _____
42 Shawn DuPont
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41 _____
42 Diann McCabe
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44 _____
45 Chris Wood
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44 _____
45 Sofia Nelson, Vice Chair
46

1 _____
2 David Singleton

_____ Betsy Robertson

3
4 _____
5 Tom Wassenich

6
7 **ATTEST:**

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9 _____
10 Andrea Villalobos, Planning Technician