

1 Abby Gillfillan provided an update on the Neighborhood Workshops.

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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**

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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**

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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**

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23 **a. Future Agenda Items**

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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**

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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.**

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40 John David Carson, Chair

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43 Shawn DuPont

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46 Chris Wood

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David Singleton

Betsy Robertson

Tom Wassenich

ATTEST:

Andrea Villalobos, Planning Technician