



Code SMTX Think Tank Meeting
Wednesday, July 22, 2015
6:00 pm
Old Fish Hatchery, 201 C.M. 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 July 8, 2015**
5. **Discussion of updated Planning Road Map and Schedule**
6. **Clarify, refine, categorize and schedule the CodeSMTX discussion topics**
7. **Discussion of Think Tank comment spreadsheet**
8. **Next Steps**
 - a. **Future Agenda Items**
 - b. **Zoning for Character Workshops**
9. **Questions from the Press and Public.**
10. **Adjourn.**

Discussion Topics Identified

1. Employment Centers
2. Planned Development Districts (PDD)
3. How existing conventional zoning districts will be changed through the new Code
4. Improved development standards, if any, in Areas of Stability
5. Rezoning of neighborhoods
6. Accessory Dwelling Units
7. How the Regulating Plans function
8. Special Districts
9. Updated uses within Zoning Districts (e.g. NC, Neighborhood Commercial)
10. Framework for creating neighborhood embedded schools
11. Alternative types of housing to provide affordability
12. Process for existing non-conforming housing types (e.g. houses burning down)
13. Zoning Translation Table discussion
14. Minimum acreage required for SmartCode zoning
15. Existing and future "Light Industrial" uses within Character Districts
16. Policy for Review of Public Financing Districts
17. Zoning Intensity Transitions
18. Parking Standards (Min., Max., Reductions)
19. Site Development Requirements (Landscaping, Severe Drought)
20. Floodplain Development Regulations
21. Procedure for review of City Projects (CIP, etc.) to Code Compliance

1
2 **Discussion of updated Planning Road Map and Schedule**

3
4 Abby Gilfillan provided an update on the Planning Road Map and Schedule.

5
6 Abby stated that the easiest way to provide comments to the Road Map is to send them directly
7 to Abby via email.

8
9 John David Carson suggested adding ‘Activity Center’ to the list of definitions within the
10 Planning Road Map.

11
12 **Define the process for Think Tank Review of Code SMTX**

13
14 Diann Miller, a consultant from Civic Collaborative, introduced herself to the Think Tank and
15 presented an overview flow chart outlining a process for working through the draft Code SMTX.

16
17 Chris Wood suggested creating a running PDF or an electronic spreadsheet such as an excel
18 sheet or ‘Google Doc’ to keep track of all Think Tank comments from the draft code. Chris
19 suggested that the table be viewable and editable by the Think Tank.

20
21 Betsy Robertson stated that reading examples of codes from other cities would be helpful in
22 reviewing the draft code.

23
24 Chair Carson suggested that the electronic spreadsheet for comments contain the following
25 column headings: chapter, section, topic, issue, question/concern, and initial.

26
27 Chair Carson commented that it would be helpful to have continuous comments displayed for
28 discussion during Think Tank meetings.

29
30 Betsy Robertson requested to add ‘Come Prepared’ to the Think Tank Discussion Guidelines
31 presented by Diane Miller.

32
33 Abby Gillfillan stated that Staff is expected to have the full draft code by the end of July.

34
35 **Explore Identified Discussion Topics and Consider Additions**

36
37 John David commented that any additional discussion topics should be added to the comment
38 spreadsheet.

39
40 **Next Steps**

41
42 **a. Future Agenda Items**

43
44 Chair Carson asked that the Think Tank define issues within the code at the next Think
45 Tank meeting. Chair Carson also suggested that the Think Tank begin to discuss any high

1 level issues at the next meeting considering a few members are expected to be absent at
2 the upcoming meetings.

3
4 Abby Gillfillan encouraged that the Think Tank members who are expected to be absent
5 come visit with staff to discuss comments, provide input, or relay a stance. Abby stated
6 that the comments and input could then be shared with the Think Tank at upcoming
7 meetings.

8
9 **b. Coordination with Texas State**

10 Chair Carson suggested that items pertaining to the University be identified within the
11 electronic spreadsheet. Diann McCabe suggested that the University be labeled as a main
12 topic item within the spreadsheet.

13
14
15 Abby Gillfillan stated that Staff is coordinating a meeting with the University and the
16 code consultants in August to discuss Star Park and other pertinent University areas.

17
18 **Questions from the press and public**

19
20 There were no questions from the press or public.

21
22 **Adjourn**

23
24 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:10**
25 **P.M.**

26
27 _____
28 John David Carson, Chair

Patrick Rose

29
30 _____
31 Shawn DuPont

Diann McCabe

32
33 _____
34 Chris Wood

Sofia Nelson, Vice Chair

35
36 _____
37 David Singleton

Betsy Robertson

38
39 _____
40 Tom Wassenich

41
42 **ATTEST:**

43
44 _____
45 Andrea Villalobos, Planning Technician

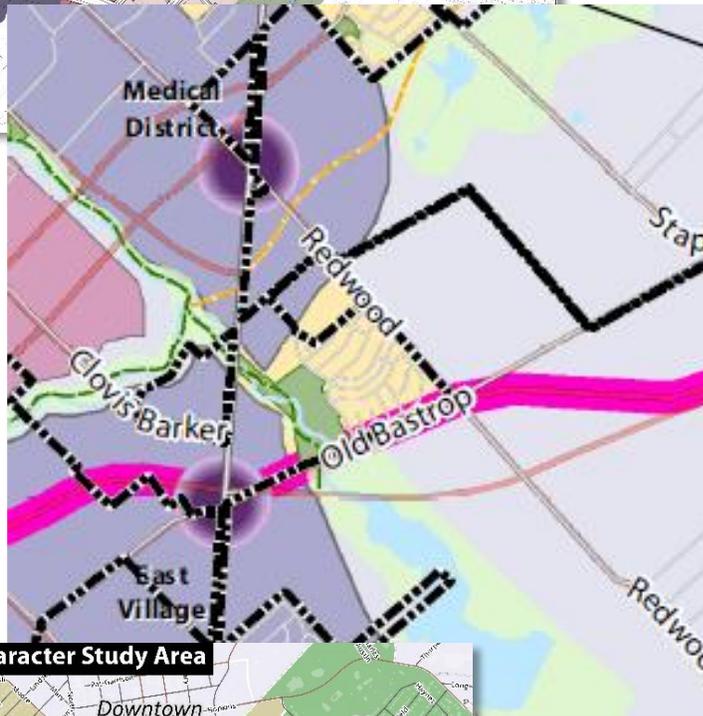
SMTX LONG RANGE PLANNING ROAD MAP



THREE PLANNING INITIATIVES

INTENSITY ZONE PLANNING

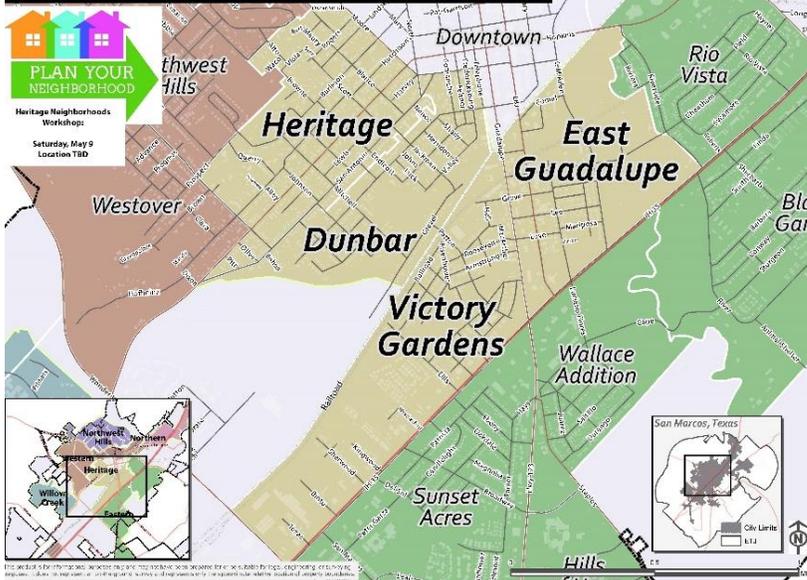
Directly implements Vision San Marcos Comprehensive Plan through the establishment of Regulating Plans



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

Heritage Neighborhoods- Character Study Area



NEIGHBORHOOD PLANNING

Applies the policies of Vision San Marcos Comprehensive Plan towards a vision for Existing Neighborhood Areas.

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:

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: Areas identified on the Preferred Scenario Map as locations for new development and redevelopment.

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

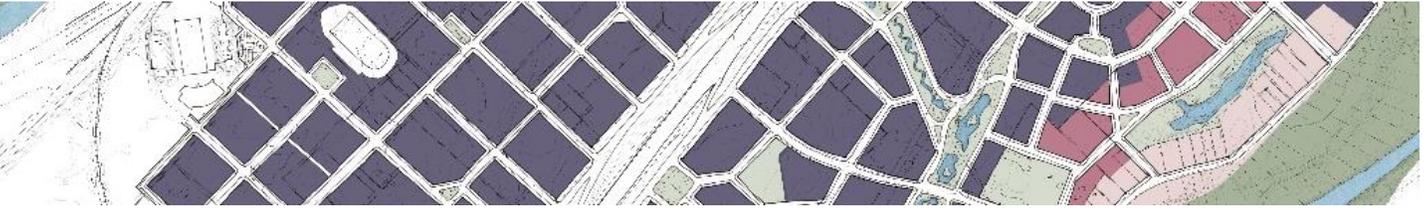
Existing Neighborhood Areas: The six different Neighborhood Planning Areas including: Eastern Neighborhood, Northwest Hills Neighborhood, Western Neighborhood, Heritage Neighborhood, Northern Neighborhood, and Willow Creek Neighborhood.

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 Vision San Marcos Intensity Zones

Activity Node: A geographic location within each Vision San Marcos Intensity Zone intended for increased activity and interaction. Typically located around the intersection of commercial and business corridors, public squares, or civic centers.

INTENSITY ZONE PLANNING



INTENSITY ZONE PLANNING

Planning for Vision San Marcos Intensity Zones will directly implement Vision San Marcos Comprehensive Plan, focusing on creating places to accommodate the City's growing population in well planned and appropriate areas 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 the Vision San Marcos Intensity Zones. Upon completion, regulating plans will direct the establishment of new Character Districts to replace the existing zoning for properties within Vision San Marcos Intensity Zones.

WHAT

- **Update the Preferred Scenario Map** boundaries and Activity Nodes for each Vision San Marcos Intensity Zone to account for new transportation, development, and environmental information
- Develop, review and adopt **Regulating Plans** for each Vision San Marcos Intensity Zone
- Establish new **Character Districts** through CodeSMTX adoption and implement Character Districts in Vision San Marcos Intensity Zones through rezoning.

HOW

- 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:
- **City Council Workshop** on **Proposed updates**
- **Adoption of CodeSMTX** establishing Character Districts
- **City Initiated Zoning** of properties within Vision San Marcos Intensity Zones to Character Based Districts.

OUTCOME

Implementation of each Vision San Marcos Intensity Zone.

- **Updated Boundaries** and activity nodes for Vision San Marcos Intensity Zones
- **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
- **Regulating Plan** for each Vision San Marcos Intensity Zone adopted as part of CodeSMTX.
- **Establishment of new Character based zoning** in Vision San Marcos Intensity Zones

SMTX LONG RANGE PLANNING ROAD MAP

CORRIDOR PLANNING



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 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

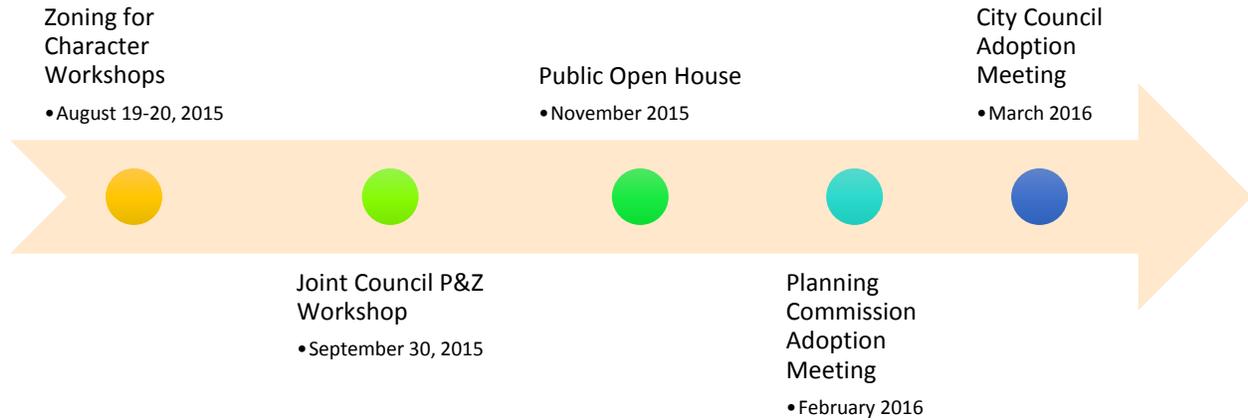
An integrated Transportation and Land Use program for the City of San Marcos that corresponds with Vision San Marcos Comprehensive Plan

- **Major** and **Minor roads** are planned within Vision San Marcos Intensity Zones
- **Major Transportation Thoroughfares** connecting Intensity Zones are established
- **Corresponding Land Use Districts** are planned for major and minor Corridors through CodeSMTX

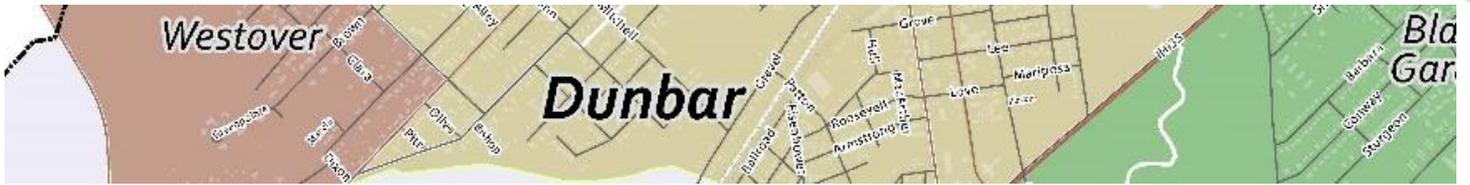
TIMELINE - CORRIDOR AND INTENSITY ZONES



August 19 – 20, 2015	Zoning for Character Workshops targeted to Property Owners
September 30, 2015	City Council Workshop
November 2015	Public Open House/ Presentation Update to Comprehensive Plan; CodeSMTX; Thoroughfare Master Plan
February 2016	Planning Commission Adoption Meeting
March 2016	City Council First and Second Reading



NEIGHBORHOOD PLANNING



NEIGHBORHOOD PLANNING

Neighborhood Character Plans directly implement Vision San Marcos Comprehensive Plan, by ensuring that each neighborhood maintains its existing character, and follows development and redevelopment patterns desired by the residents and property owners. CodeSMTX will use the input received through the neighborhood planning process to develop appropriate tools that can be utilized within neighborhoods to ensure compatible development

WHAT

- Update the **Comprehensive Plan and Preferred Scenario Map** to reflect the 6 Neighborhood Planning Areas and their general character.
- Build a framework into **CodeSMTX** that allows for the incorporation of detailed regulating plans in each of the six Neighborhood Planning Areas.
- **Amend select conventional zoning districts** to improve development standards so that they are more compatible within existing neighborhoods.
- Draft a **Neighborhood Character Plan** identifying
 - Areas susceptible to change that need additional planning and the vision for those areas
 - Measurable Objectives in each neighborhood area
- Utilizing the new tools identified in **CodeSMTX**, draft individual **detailed regulating plans for each of the 6 Neighborhood Planning Areas**

HOW

- City Council Workshop describing the proposed updates to the **Comprehensive Plan** and the **CodeSMTX Framework** Developed **for Neighborhoods**
- Continuous outreach efforts
- Public Workshop in November
- Prioritize **Neighborhood Areas and draft Neighborhood Character Plans** for each Neighborhood Area individually
- Utilize the vision established during **Neighborhood Character Plans** to draft **detailed regulating plans** and code for each of the six neighborhood areas.

NEIGHBORHOOD PLANNING

OUTCOME

Detailed sets of plans, rules, and regulations individualized for each neighborhood area that allow and require compatible development and re-development within each of the 6 neighborhood planning areas

- Update of **Vision San Marcos Comprehensive Plan** and the **Preferred Scenario Map**
- **Neighborhood Character Plan** for each of the 6 Neighborhood Areas
- Draft of **Detailed Code and Regulating Plans** for each of the six Neighborhood Areas

TIMELINE

September 30, 2015	City Council Workshop
November 2015	Public Open House
February 2016	Planning Commission Adoption of Comprehensive Plan Update
March 2016	City Council First and Second Reading Comprehensive Plan Update
April 2016	Prioritize Neighborhood Character Plan Areas
May 2016	Begin First Neighborhood Character Plan (approx 4 months/ Area)
October 2016	Begin First Neighborhood Code (approx. 4 months/ Area)

Winter 2015/2016

- CodeSMTX
- Comp Plan Update

Spring 2016

- Neighborhood Character Plan

Winter 2016/2017

- Implement Neighborhood Character Plan through the Zoning Code

RESOURCES REQUIRED for NEIGHBORHOOD PLANNING

Projects can be led and managed in house with sub contracts for the following:

1. Planner/ Designer/ Illustrator
2. Process Facilitator

CodeSMTX Think Tank Code Issue Exploration Process Steps

Draft 7-14-15

