



Code SMTX Think Tank Meeting
Wednesday, August 5, 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 22, 2015**
5. **Announcements and discussion regarding the transition of certain Think Tank members' roles and the replacement of the vice-chair position.**
6. **Distribution and discussion of Think Tank Code Issue Exploration Process.**
7. **Next Steps**
 - a. **Future Agenda Items**
 - b. **Zoning for Character Workshops**
8. **Questions from the Press and Public.**
9. **Adjourn.**
10. **Flex Time: Open office hours / time available for Think Tank to discuss items individually with Staff.**

Discussion Topics Refined – From 7/22/15 Think Tank Meeting

1. How will regulating plans in Employment Centers be established and will the *Preferred Scenario Amendment* (PSA) process be expedited for employment projects
2. Will *Planned Development Districts* (PDDs) be allowed in the new code? Is there enough flexibility in the new code that PDD's will not be needed as an option?
3. How are existing conventional zoning districts changing through the new Code?
 - a. Changes to Development Standards
 - b. Changes to uses
4. What is the process for future rezoning requests in neighborhoods specifically in
 - a. Transition areas
 - b. Corridors
 - c. And commercial nodes
5. Where, when, and how are Accessory Dwelling units allowed? What are the size and location standards associated?
6. Is the proposed process for regulating plans realistic and feasible for implementation where there is fragmented ownership? How can property owners amend the regulating plans if needed?
7. Will Special Districts be carried over from the existing code and will new districts be permitted? What is the difference between a Special District and PDD?
8. Are there coding tools that can be used to encourage schools to embed within the neighborhood?
9. Does the new code provide enough diversity of housing types?
10. What is the process for rebuilding a non-conforming structure?
11. What are the minimum acreage requirements for Character Based Zoning (CBZ)?
12. How can existing and proposed "Light Industrial" (LI) uses be accommodated in Character Districts?
13. When and how does the City consider and apply public financing districts?
14. How does the code deal with transitions between zoning intensity?
15. Are the proposed parking ratios appropriate? Should there be maximums in some cases? When should reductions be given?
16. Is there enough flexibility in landscaping standards? Do they encourage drought tolerance?
17. Are there flooding related issues to be discussed in the code?
18. Can we require the City to follow the code?
19. How can we increase collaboration and coordination with Texas State?

1 Diann McCabe would like to add “Coordination with Texas State” as a main topic to the
2 Discussion Topics identified. The Think Tank agreed to add this item to the discussion topics.

3
4 Diane facilitated a discussion to refine the list of *Identified Discussion Topics*. Below is a refined
5 list of discussion topics that was created during the Think Tank Meeting.

- 6
7 1. How will regulating plans in Employment Centers be established and will the Preferred
8 Scenario Process (PSA) process be expedited for employment projects
9
- 10 2. Will Planned Development Districts (PDDs) be allowed in the new code? Is there
11 enough flexibility in the new code that PDD’s will not be needed as an option?
12
- 13 3. How are existing conventional zoning districts changing through the new Code?
14 a. Changes to Development Standards
15 b. Changes to uses
16
- 17 4. What is the process for future rezoning requests in neighborhoods specifically in
18 a. Transition areas
19 b. Corridors
20 c. And commercial nodes
21
- 22 5. Where, when, and how are Accessory Dwelling units allowed? What are the size and
23 location standards associated?
24
- 25 6. Is the proposed process for regulating plans realistic and feasible for implementation
26 where there is fragmented ownership? How can property owners amend the regulating
27 plans if needed?
28
- 29 7. Will Special Districts be carried over from the existing code and will new districts be
30 permitted? What is the difference between a special district and a PDD?
31
- 32 8. Are there coding tools that can be used to encourage schools to embed within the
33 neighborhood?
34
- 35 9. Does the new code provide enough diversity of housing types?
36
- 37 10. What is the process for rebuilding a non-conforming structure?
38
- 39 11. What are the minimum acreage requirements for character based zoning?
40
- 41 12. How can existing and proposed “Light Industrial” uses be accommodated in Character
42 Districts?
43
- 44 13. When and how does the City consider and apply public financing districts?
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- 46 14. How does the code deal with transitions between zoning intensity?

- 1 15. Are the proposed parking ratios appropriate? Should there be maximums in some cases?
2 When should reductions be given?
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4 16. Is there enough flexibility in landscaping standards? Do they encourage drought
5 tolerance?
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7 17. Are there flooding related issues to be discussed in the code?
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9 18. Can we require the City to follow the code?
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11 19. How can we increase collaboration and coordination with Texas State?
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13 Next Steps

14 **a. Future Agenda Items**

15 The Think Tank discussed potential categorization of topics and ultimately decided to
16 have staff suggest categories.
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18 Diann McCabe requested to have a copy of the Comprehensive Plan Elements shown on
19 the wall during the Think Tank Meeting.
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21 Abby commented that Staff would highlight primary changes between the old and new
22 code for conventional districts.
23

24 Abby suggested that the Think Tank discuss the following topics for the next meeting: (3)
25 How are existing conventional zoning districts changing through the new code including
26 changes to development standards and uses; (4) What is the process for future rezoning
27 requests in neighborhoods specifically in transition areas, corridors, and commercial
28 nodes; and (9) Does the new code provide enough diversity of house types?
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30 The Think Tank agreed that at the next meeting they should discuss the format of the
31 final work product from the group.
32

33 **b. Zoning for Character Workshops**

34 Abby Gillfillan presented a “Talking Points” card to Think Tank Members to assist in
35 helping with outreach for the Zoning for Character Workshops scheduled for August 19th
36 and 20th. Additionally, Abby commented that a link and information regarding the
37 workshops was sent to the Think Tank via email. Abby requested that the Think Tank
38 share the electronic outreach link to other stakeholders in the community.
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43 Questions from the press and public

44 There were no questions from the press or public.
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1 **Adjourn**

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3 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:24**
4 **P.M.**

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John David Carson, Chair

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Shawn DuPont

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Chris Wood

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David Singleton

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Tom Wassenich

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21 **ATTEST:**

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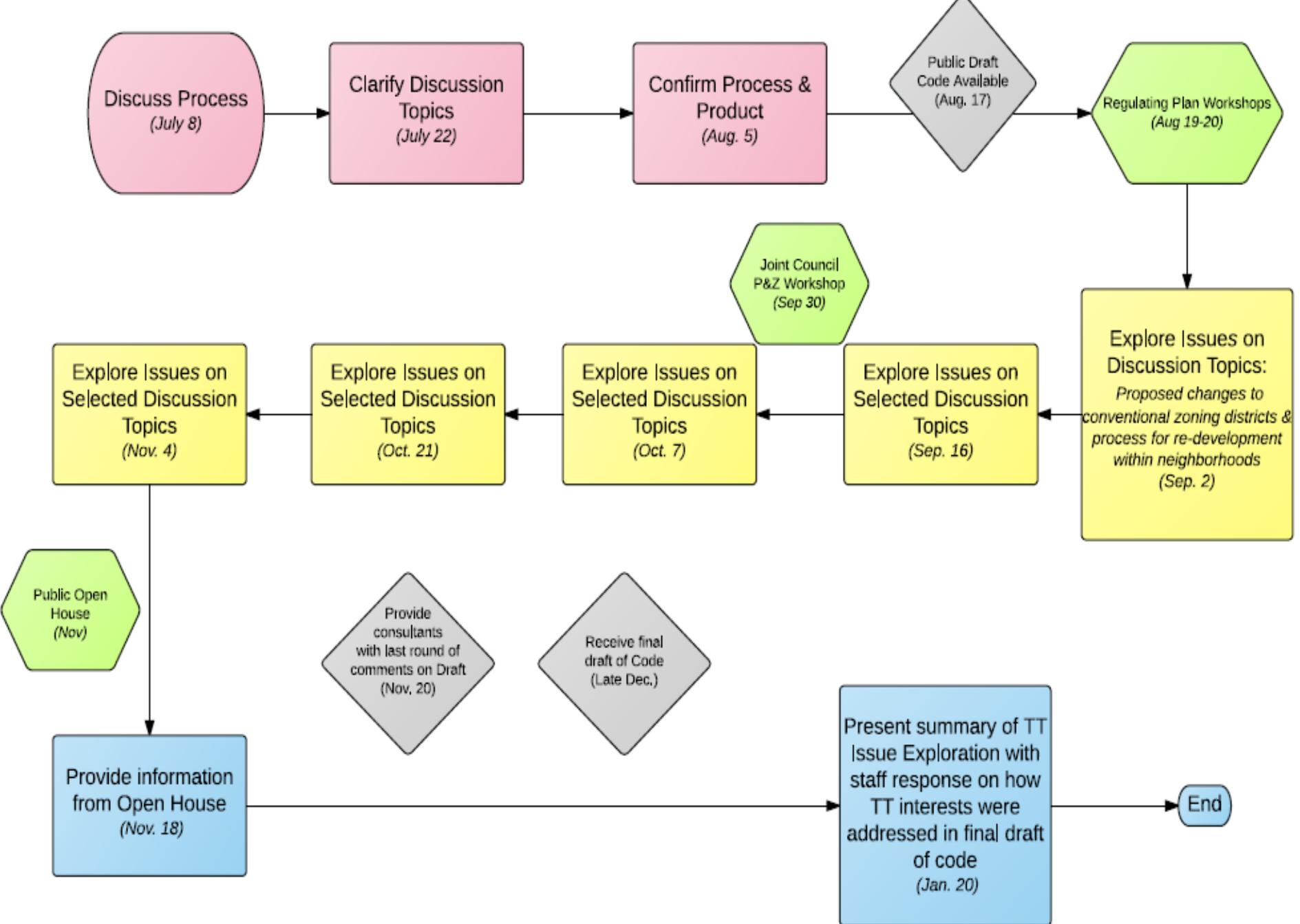
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Andrea Villalobos, Planning Technician



**5. Announcements and discussion
regarding the transition of certain
Think Tank members' roles and the
replacement of the vice-chair
position**

6. Distribution and discussion of Think Tank Code Issue Exploration Process



Issue Exploration Breakdown

Before the Meeting

- Staff presents the discussion topic for the following meeting
- 1 week before the meeting – Staff Provides overview of the topic
- 2 Days Before the Meeting – **TT Members**
 - Submit one key question or Concern for staff response

Issue Exploration Breakdown

At the Meeting

- Review Discussion Topic, Code Approaches, and Comp Plan Goals related to the topic
- Share Answers to TT Questions/ Concerns
- TT Members Discuss and Answer 2 Questions

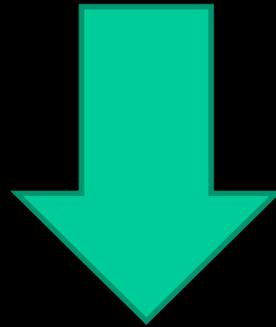
1. Does CodeSMTX meet the Comprehensive Plan goal and the interests of the stakeholder group you represent?

2. If not, What are those interests that have not been met?

Issue Exploration Breakdown

After the meeting:

- Unmet interests that are shared among the group are documented and compiled into the summary report



Summary Report:

- Compilation of Think Tank Summary Report from feedback received at Issue Exploration Meetings
- Report also includes Staff/ Consultant Response to Issues in the Final Draft

8. Next Steps

a. Future Agenda Items

b. Zoning for Character Workshops

September 2 Meeting Topic:

Explore Issues on the proposed changes to Conventional Zoning Districts and the process for re-zoning and re-development within existing neighborhood areas.

Topic Derived from:

TT Discussion Topics

- #2 – Will PDD's be allowed in the new code?
- #3 – How are existing conventional zoning districts changing?
- #4 – What is the process for future rezoning in neighborhoods?
- #11 – What are the minimum acreage requirements for Character Based Zoning?

Shared Issues Concerns from the TT Comment Spreadsheet

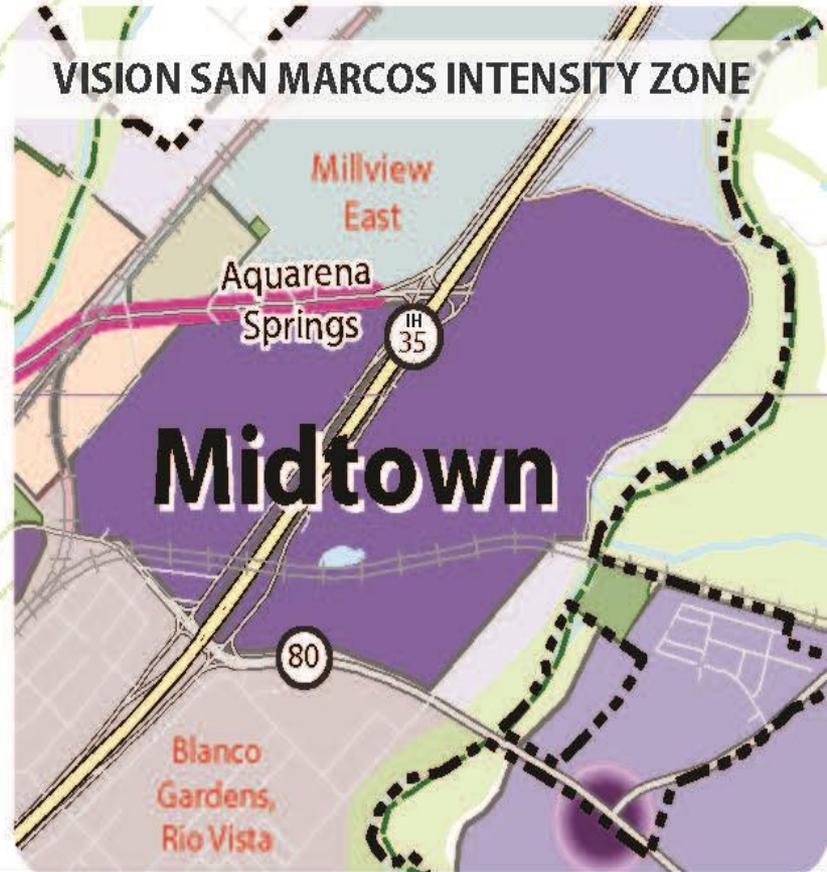


This invitation was sent because you own property in the Midtown Intensity Zone

August 19 & 20

ZONING FOR CHARACTER WORKSHOP

FOUR AVAILABLE WORKSHOP TIMES



www.sanmarcostx.gov/zoningforcharacter

City of San Marcos

Department of Planning and Development
630 E. Hopkins
San Marcos, TX 78666

ZONING FOR CHARACTER WORKSHOP

The City of San Marcos has been working since last year to update the City's Land Development Code. The next step of the process is to work with residents and property owners to review the zoning districts proposed for the six Vision San Marcos Intensity Zones.

Join us for one of four workshops where City representatives will be available to answer questions and discuss plans concerning individual properties.

San Marcos Activity Center

Four different opportunities to attend the workshop:

August 19 2:00 - 4:00 p.m. and 6:00 - 8:00 p.m.

August 20 2:00 - 4:00 p.m. and 6:00 - 8:00 p.m.

RSVP at [facebook.com/cityofsanmarcos](https://www.facebook.com/cityofsanmarcos)

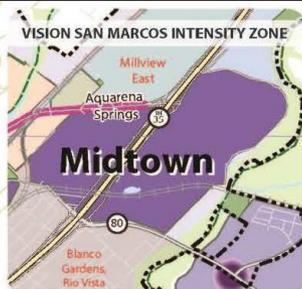
512.393.8230 | planning_info@sanmarcostx.gov

CODE SMTX

August 19 & 20

ZONING FOR CHARACTER WORKSHOP

FOUR AVAILABLE WORKSHOP TIMES



www.sanmarcostx.gov/zoningforcharacter

Implementing *Vision San Marcos* Comprehensive Plan

Creating places to accommodate the City's growing population

San Marcos Activity Center

August 19: 2 – 4pm August 20: 2 – 4pm
August 19: 6 – 8pm August 20: 6 – 8pm

Workshop topics to include:

Comprehensive Plan Boundary Updates to follow parcel lines and account for new transportation, development, and environmental information

Programs and Policies such as parking management districts, district-wide water quality management, special taxing districts, and affordable housing incentives needed to implement each Regulating Plan

Regulating Plans for each Vision San Marcos Intensity Zone

New Character Based Zoning Districts proposed in Vision San Marcos Intensity Zones

CODE SMTX

CodeSMTX Terminology

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.

Preferred Scenario Map

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

Regulating Plan

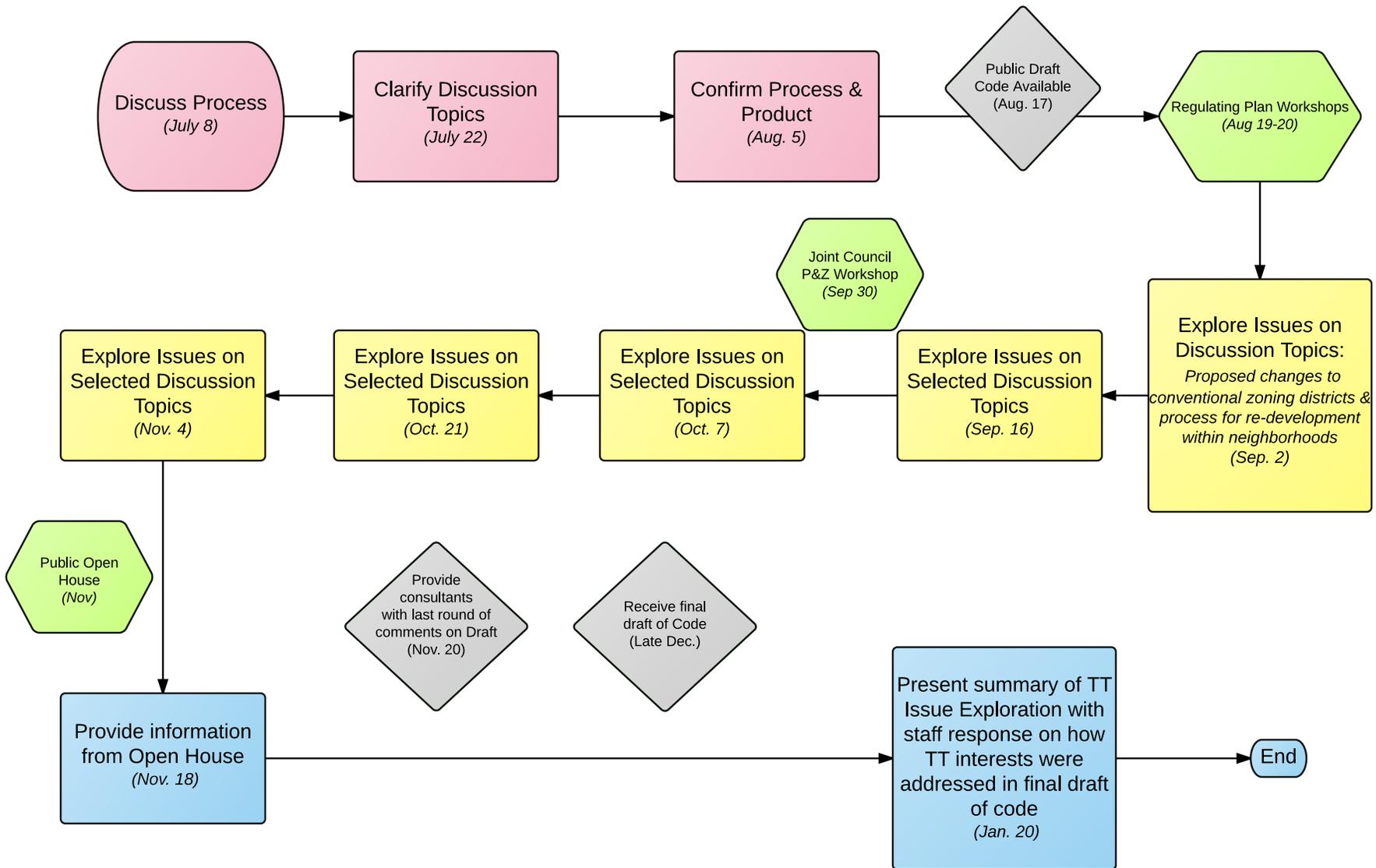
A plan or map of the regulated area designating the locations where different building form standards apply. Code SMTX is proposing an individual regulating plan for each of the six Vision San Marcos Intensity Zones

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.

CodeSMTX Think Tank Code Issue Exploration Process Flow

Draft 8-5-15



Issue Exploration Steps

Draft 8-4-15

1 week before TT Issue Exploration meeting

- 1) On Discussion Topic to be addressed, staff provides a brief written overview of existing and new code approach related to that issue.

2 days before TT Issue Exploration meeting

- 1) TT members submit one key question or concern they have about the Discussion Topic to staff

At TT Issue Exploration meetings

- 1) Staff recaps Comp Plan goals that apply to Discussion Topic and lists top questions / concerns received
- 2) Staff shares answers to questions / concerns
- 3) TT discusses two questions:
 - a) *Do you feel that the code approach helps meet the comprehensive plan goal(s) and the interests of the stakeholder group you represent?*
 - b) *If not, what are those interests that have not been met?*
- 4) TT identifies if any unmet interests are shared among group

Input from meeting documented and compiled into summary report.