



Code SMTX Think Tank Meeting
Wednesday, October 21, 2015
6:00 pm
LBJ Museum, 131 N Guadalupe St
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 September 16, 2015**
5. **Receive a presentation and discuss themes presented at the September 30 Joint Workshop**
6. **Review and Discuss Think Tank Response to September 16 Issue Exploration Items**
7. **Issue Exploration**
 - a. **Employment Districts**
 - b. **Parking**
8. **Reflection and Discussion on Think Tank Review Process**
9. **Next Steps**
 - a. **Future Agenda Items**
 - b. **October 23 - Initial Working Draft for Public Review**
 - c. **November 10 CodeSMTX Open House**
 - d. **Outreach Efforts**
10. **Questions from the Press and Public.**
11. **Adjourn.**

1 Abby Gillfillan provided a summary of topics discussed at the September 2 Think Tank Meeting:
2 Zoning Translation Table, New Zoning Districts, Planned Development Districts (PDDs),
3 Accessory Dwelling Units, and Conventional District Changes.

4
5 Betsy Robertson requested to add “if not written properly” before the unmet interest statement
6 within the New Zoning Districts discussion topic worksheet. Betsy expressed concerns regarding
7 the half block provision for Character Districts. Betsy requested to consider modification to the
8 size limitations under the “Solution” category of the discussion topic worksheet. Staff will
9 brainstorm possible alternatives.

10
11 Chair Carson suggested to count existing parking spaces towards the Accessory Dwelling Unit
12 parking requirements. Chair Carson requested that this comment be added as a met interest
13 within the discussion topic worksheet and to move ‘scale and proportionality’ as a solution
14 within the worksheet.

15
16 Chris Wood requested to add the following statement as an unmet interest within the
17 Conventional District Changes discussion topic: “Accommodations need to be made for existing
18 conditions, especially when changing existing zoning.” The following statements were requested
19 to be added as a met interest within the topic: “A met interest is that the proposed changes to the
20 conventional zoning districts help create a more functional and usable property. It also increases
21 the predictability of the product, which is important to neighborhoods and property owners.”

22 23 **Issue Exploration – Character Districts**

24 25 **a. General Overview**

26
27 Abby Gillfillan provided an overview of the proposed Character Districts within the
28 Intensity Zones.

29 30 **b. Development Process**

31
32 A met interest identified by the Think Tank includes, “creating a separate process that
33 facilitates a request to deviate from uses or standards.” Chair Carson expressed
34 concerns regarding the importance of not adversely affecting possible points of
35 deviation from the code. Abby commented that this will be a topic in the future.
36 Shannon Mattingly, Director of Planning and Development Services, commented that
37 adding well-thought criteria and guidelines could potentially assist Commissioners
38 with their decisions.

39
40 The Think Tank commented that a development process that assists Commissioners
41 and City Council with their decisions by providing guidelines and design standards
42 would prove to be a met interest.

43 44 **c. Employment and Light Industrial within Intensity Zones**

45

1 Abby explained that Light Industrial uses within Intensity Zones will be allowed
2 through a Conditional Use Permit.

3
4 Chair Carson expressed concerns with not allowing manufacturing business or small
5 metal working shops within Intensity Zones. He requested that there be a few uses
6 permitted within the Intensity Zones that can be approved through specific criteria
7 and constraints.

8
9 The Think Tank explored atmospheric and environmental constraints as part of the
10 proposed criteria used to analyze the viability of Light Industrial uses within Intensity
11 Zones.

12
13 One met interest identified by the Think Tank includes providing filters for noise and
14 noxious uses.

15
16 **d. Architectural Standards**

17
18 Abby discussed that Design Standards will help create form and pedestrian scale
19 within Intensity Zones.

20
21 Chair Carson requested that the multi-family design and material standards not apply
22 to Downtown projects. He further requested that the design intervals within the code
23 be adjusted to provide flexibility, and that certain requirements such as varied upper
24 floor massing can have significant financial implications.

25
26 One met interested identified by the Think Tank is that standards that prohibit overly
27 massive buildings can foster pedestrian character.

28
29 David Singleton comments that we may be adding things into the code that are not
30 necessarily issues that are currently seen in San Marcos.

31
32 **Next Steps**

33
34 **a. Future Agenda Items**

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36 Abby Gillfillan discussed that the October 7 Think Tank meeting will focus on
37 environmental topics.

38
39 **b. September 30 Joint P&Z and City Council Workshop**

40
41 Abby Gillfillan requested that the Think Tank attend the September 30 joint
42 workshop.

43
44 **c. Outreach Efforts**

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46 Abby Gillfillan provided an overview of outreach efforts.

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Questions from the press and public

There were no questions from the press or public.

Adjourn

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:22 P.M.

John David Carson, Chair

Betsy Robertson, Vice-Chair

Shawn DuPont

Diann McCabe

Chris Wood

Sofia Nelson

David Singleton

Tom Wassenich

Monica McNabb

ATTEST:

Andrea Villalobos, Planning Technician

CHARACTER DISTRICTS

SEPTEMBER 16, 2015; ISSUE EXPLORATION

The Development Process

Vision San Marcos Comprehensive Plan:

Neighborhoods and Housing Goal #2: "Revise development codes in Intensity Zones to allow and streamline the process for appropriate uses and densities"

Current Code Provisions

Smartcode (SC) zoning is achieved for properties greater than 40 acres. If no deviations are proposed the request is heard as a straight zoning change with no negotiations.

- Deviations that meet the intent of the code are called warrants and may be approved by the P&Z.
- Deviations from standards that do not meet intent are variances and are heard by the ZBOA and must meet hardship criteria.

Initial Proposed CodeSMTX Strategy

Character Districts greater than 20 acres are Character Based Planning Areas. Character districts between 5 acres or 1/2 block and 20 acres are individual districts. Both are achieved through straight zoning.

- Deviations from standards are specific adjustments. Specific Adjustments:
 - Are identified specifically as an option in the code
 - Approved by the Planning Commission
 - Have criteria for review included in the code
- Deviations from uses are Conditional Use Permits. Conditional Use Permits:
 - Are identified as conditional on the Land Use Matrix in each zoning district
 - Approved by the Planning Commission

<p>TT Discussion/ Response</p>	<p>Does the Proposed CodeSMTX Strategy meet the Comprehensive Plan goals and the interests of stakeholder groups?</p> <p>Met Interests:</p> <p>Separate out process for asking for a deviation for use and a deviation for standards.</p> <p>Unmet Interests:</p> <p>Not adversely impacting possible points of deviation</p>
<p>Brainstormed Solutions</p> <p>None</p>	
<p>Final Proposed CodeSMTX Strategy</p>	

Employment and Light Industrial

Vision San Marcos Comprehensive Plan:

The Land Use Intensity Matrix indicates that light industrial would be permitted through a CUP process for New Development in Intensity Zones and not recommended in Downtown or Midtown.

Current Code Provisions

Manufacturing on the ground floor is permitted by Warrant in T5

Proposed CodeSMTX Strategy

- Light Industrial is a Conditional Use in Character District 5
- Special Districts are available within a Character Based Planning Area and require approval through City Council following a zoning change process

<p>TT Discussion/ Response</p>	<p>Does the Proposed CodeSMTX Strategy meet the Comprehensive Plan goals and the interests of the stakeholder groups?</p> <p>Met Interest:</p> <p>Provides an additional filter to identify if there are any noxious uses</p> <p>Unmet Interest:</p>
<p>Brainstormed Solutions</p> <p>None</p>	<p>Would like to see a few things that could be done “by right” as long as they fit within certain constraints.</p>
<p>Final Proposed CodeSMTX Strategy</p>	

Architectural Standards

Vision San Marcos Comprehensive Plan:

Neighborhoods and Housing Goal #2: “Revise development codes in Intensity Zones to allow and streamline the process for appropriate uses and densities”

Current Code Provisions

Currently the following Architectural and Design Standards are in place Downtown:

- Full masonry on all Multi-Family projects
- Contextual Height Step-Downs
- Expression Requirements
- Upper Floor Window Design
- Varied Upper Floor Massing
- Ground floor residential is required to be elevated 2’ above the sidewalk
- 70% min clear glazing is required for all shop front frontages
- 30% min clear glazing required for all other frontage types

Proposed CodeSMTX Strategy

CodeSMTX is proposing to continue all of these requirements in Downtown

CodeSMTX is proposing to expand the following standards to other CD-4 and CD-5 Districts:

- Contextual Height Step-Downs
- Expression Requirements
- Varied Upper Floor Massing
- Ground floor residential is required to be elevated 2’ above the sidewalk in CD-5
- 70% min clear glazing is required for all shop front frontages
- 30% min clear glazing required for all other frontage types

<p>TT Discussion/ Response</p>	<p>Does the Proposed CodeSMTX Strategy meet the Comprehensive Plan goals and the interests of the stakeholder groups?</p> <p>Met Interest:</p> <p>Prevent overly massive building and can foster pedestrian character</p> <p>Unmet Interest:</p> <ul style="list-style-type: none"> • Concern over articulation requirements that create homogeneous environments • Varied upper floor massing can have significant economic implications • We may be putting things in the code that are not necessarily issues we have right now in San Marcos • We need to avoid arbitrary requirements that have unintended consequences
<p>Brainstormed Solutions</p> <ul style="list-style-type: none"> • Adjust intervals for articulations and make sure there is some flexibility • Step back over five stories rather than three • If economically unfeasible to do step back, need an alternative approach 	
<p>Final Proposed CodeSMTX Strategy</p>	

CHARACTER DISTRICTS

October 21, 2015; ISSUE EXPLORATION

Employment Centers

Vision San Marcos Comprehensive Plan:

“Employment Centers are appropriate for industrial, large office park and intensive commercial uses. Typically these uses are located on large sites with excellent road and rail access and access to water and sewer infrastructure.”

Goals:

- “Expedite the entitlement process for high performance local or preferred industry employers locating in Employment Centers or Preferred Scenario”
- “Develop Industrial Settings that provide shovel ready opportunities for prospective companies”
- “Increase the amount of Class A office and industrial space that is attractive to target industries”

Current Code Provisions

The Land Development Code currently has several commercial districts with relatively similar standards utilized to regulate development in commercial and industrial settings including the following zoning districts and standards:

Zoning Districts

- General Commercial (GC); Heavy Commercial (HC); Light Industrial (LI); Heavy Industrial (HI)

Standards

- Lot Dimensions: 50' minimum width
- Use Standards: No Residential
- Setbacks: 5' to 10' minimum side and 20' – 25' minimum front
- 80 – 85% impervious cover
- 10% Landscaped Area
- Horizontal and Vertical Articulation every 50' in HC and GC
- Material requirements in HC and GC

Initial Proposed CodeSMTX Strategy

CodeSMTX is proposing standards that are flexible enough to accommodate Intensive or Specialized Uses while supporting an attractive environment for target industries. CodeSMTX is proposing three separate districts with distinct standards and regulations to support Regional Retail, Office, and Industrial Employment Districts. Below is a breakdown of the proposed standards in these districts:

ED - Regional Retail – Intended for Big Box Stores and accessory retail services

- Lot Dimensions: 50' Minimum Frontage on Public Street or Platted Internal Accessway;
- Use Standards: No Residential
- Setbacks: 5' to 10' Min; Front 15' Min
- Parking Location: Any Layer
- Internal Circulation System Required - with parking/ sidewalks/ Trees/ limited drives (See attached Illustration)
- Individual Parking Pods: 70,000 Sq Ft Max (See illustration)
- Landscape or wall at frontage to screen parking areas
- Articulation Standards
- Material Standards

ED – Office - Intended for Large or smaller format office parks

- Lot Dimensions: 50' Minimum Frontage on Public Street;
- Use Standards: No Residential
- Setbacks: 5' to 10' Min; Front 15' Min
- Parking Location: 2nd Layer
- Internal Circulation System Required – with parking/ sidewalks/ Trees/ limited drives
- Individual Parking Pods: 60,000 Sq Ft Max (See illustration)
- Landscape or wall at frontage to screen parking areas
- Articulation Standards
- Material Standards
- Glazing Requirements

ED – Industrial – Intended for large format Industrial Development and Employment Centers

- Lot Dimensions: 50' Min Frontage on Public Street
- Use Standards: No Residential
- 10' minimum side and 20' – 25' minimum front
- Parking Location: Any Layer
- Landscaping to screen parking at frontage

Does the Proposed CodeSMTX Strategy meet the Comprehensive Plan goals and the interests of stakeholder groups?

TT Discussion/ Response

Brainstormed Solutions

Final Proposed CodeSMTX Strategy

Parking Requirements

Vision San Marcos Comprehensive Plan:

Develop a plan to reduce congestion and parking issues caused near campus and in dense housing areas.

Current Code Provisions

Current Parking requirements are attached here for both the LDC and the Smart Code.

Proposed CodeSMTX Strategy

CodeSMTX is proposing the following updates to the parking standards in CodeSMTX:

- Two sets of parking requirements one for Conventional Districts and one for Character Based Districts.
- No changes to the existing parking requirements in the Downtown.
- Simplification of the parking table in Conventional Districts
- Better options for shared parking in conventional and character districts
- Encourage shared access parking lots in the code

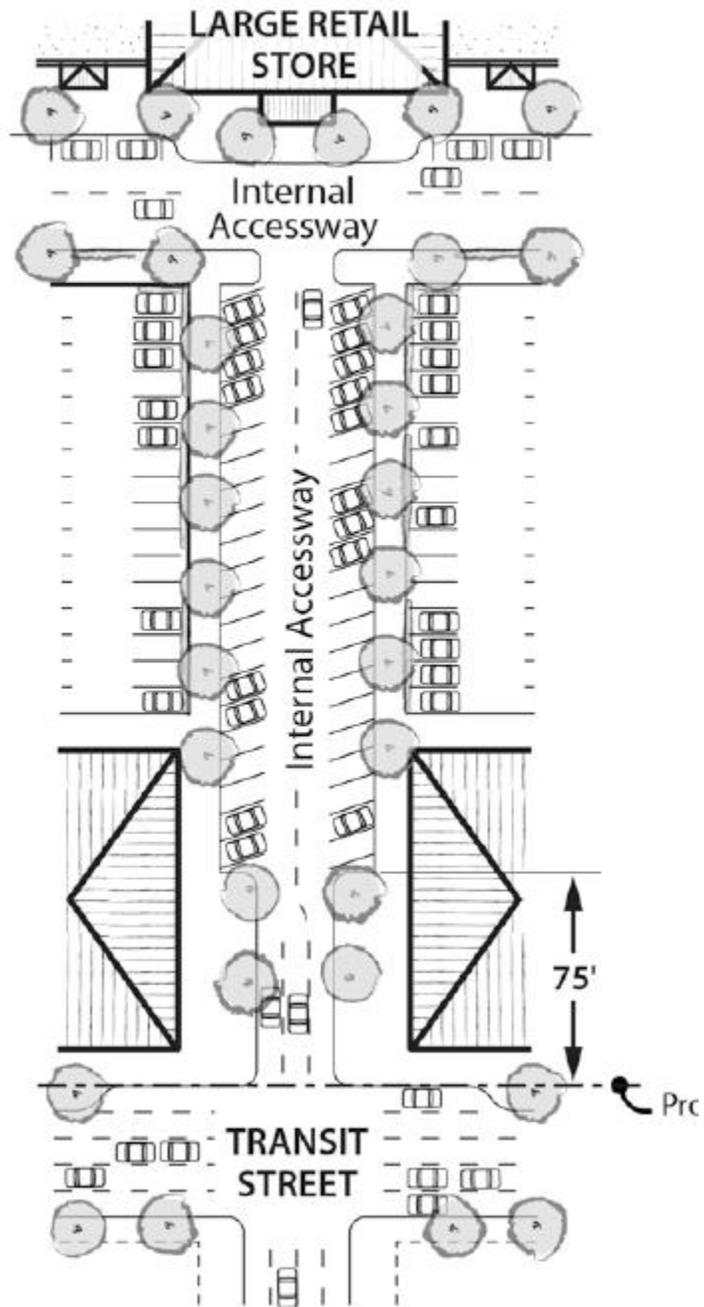
TT Discussion/ Response

Does the Proposed CodeSMTX Strategy meet the Comprehensive Plan goals and the interests of the stakeholder groups?

Brainstormed Solutions

Final Proposed CodeSMTX Strategy

Example of an Internal Accessway with Parking Sidewalks and Street Trees



Current Architectural and Material Standards

ARTICLE 2: SUPPORTING REFERENCE MATERIALS FOR THE LAND DEVELOPMENT CODE

Chapter 1

Chapter 2

Chapter 3

Chapter 4

Division 2: Exterior Construction and Design Requirements

Support for Section 4.4.2.1 Exterior Material for Buildings:

This list is provided to assist in preparation of Site Preparation and Building Plans in conformance with the requirements of Chapter 4 Division 2. The following reflects exterior materials and their appropriate use.

- (a) *Permitted Wall Materials.* The following materials are permitted by right for exterior construction:
- (1) Rustic wood (rough sawn)
 - (2) Stucco/EIFS
 - (3) Brick
 - (4) Stone
 - (5) Stained or painted wood
 - (6) Glass, if fifty percent (50%) or less of any façade
 - (7) Cementitious fiberboard (commonly known as Hardiplank)
 - (8) Custom-treated tilt wall
 - (9) Decorative, textured, or split-face concrete block
- (b) *Wall Materials That Require a CUP.* The following materials for exterior construction require a Conditional User Permit as determined by the process stated in Section 4.4.2.5, Procedure for Determining Alternative Exterior Materials:
- (1) Concrete;
 - (2) Tile, when over 30% of a given façade;
 - (3) Glass, when over fifty percent (50%) of a given façade;
 - (4) Mirrored glass, if over 20 percent (20%) reflectivity;
 - (5) Metal sheet siding (in any amount)
 - (6) Manufactured vinyl or metal siding when greater than seventy-five percent (75%)
 - (7) Other materials not specified.

- (c) *Permitted Materials for Roof Construction.* The following materials are permitted for roof construction:
- (1) Copper
 - (2) Metal sheet roofing
 - (3) Tile
 - (4) A Commercial Flat (built up) Roof
 - (5) Composition Roof, except in the Central Business Area district.
- (d) *Limitations on Colors.* Fluorescent colors, as classified by the City, are expressly prohibited in all zoning districts. Color schemes shall be harmonious and compatible with adjacent development. Accent colors shall be compatible with the main color theme.
- (e) *Limitations on Glazing.* Except for photovoltaic cells, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

Support for Section 4.4.2.2 Exterior Design of Buildings

This list is provided to assist in preparation of Site Preparation and Building Plans in conformance with the requirements of Chapter 4, Division 2. The following reflects the requirement for all applicable properties to utilize three of the following Design elements and their listed qualifying techniques for compliance.

- (A). Use on of the following methods for horizontal offsets in exterior building walls:
- (1) Provide façade articulation of at least three feet (3') in depth for every fifty feet (50') in horizontal surface length that is visible from an adjacent public street; or residential property; or,
 - (2) Provide, for any building façade with horizontal length over three times its average height, articulation of at least 15 percent of the façade's height. Such articulation shall extend lateral for a distance equal to at least 25 percent of the maximum length of either adjacent wall; or,
 - (3) Provide, subject to the approval of the Director of Planning and Development Services, a combination of varied facades, roof lines, and fenestration by utilizing a combination of offsets, set back heights, window and roof designs with varied dimensions and surface treatments.
- (B). Use of the following methods for vertical offsets in exterior building walls:
- (1) Provide façade articulation of at least three feet (3') in depth for every fifty feet (50') in height of the façade; or,
 - (3) Provide, for facades that extend laterally for a distance of greater than three times its average height, a façade height change of at least 15 percent of the height of either adjacent wall. This change of height shall extend for a distance equal to at least 25 percent of the maximum length of the adjacent walls;
 - (3) Provide, subject to the approval of the Director of Planning and Development Services, a combination of varied facades, roof lines and fenestration by utilizing a combination

of offsets, set back heights, window and roof designs with varied dimensions and surface treatments.

(C). Incorporate at least one of the following pedestrian scale architectural features on at least three facades:

- (1) Use ground level arcades and covered areas along the majority of a façade; or,
- (2) Use protected or recessed entryways to shops or interior walkways; or,
- (3) Include windows on at least 15 percent of walls facing streets, walkways and primary entries.

(D). Utilize at least one of the following features on any facades without windows or doors:

- (1) Place smaller retail spaces (liner buildings) along the blank elevation of the larger building; or,
- (2) Place landscape beds a minimum of 15-feet wide capable of providing 75% screening (at maturity) of a minimum of 2/3 of the facades height;
- (3) Provide, subject to the approval of the Director of Planning and Development Services, landscaped public pedestrian spaces (courtyards, plazas or trial heads) along the blank façade.

(E) Utilize a minimum of two of the following elements, repeated at appropriate intervals either horizontally or vertically, on any façade greater than 50-feet in length:

- (1) Material change; or
- (2) Punched windows with recessed doorways; or,
- (3) Balconies, turrets or towers; or
- (4) Architectural details that create interest, shade and cast shadows such as offsets, molding, eaves, cornices, pillars, archways or other appurtenances.

Chapter 5

Chapter 6

Section 6.1.1.4. Required Landscape Area Standards

PREFERRED PLANT LIST

Division 1: Edwards Plateau Planting Materials

Section 2.1.1.1 Preferred Planting Materials for Meeting the Requirements of the Land Development Code Within the Edwards Plateau Area.

Scientific_Name	Common_Names	Duration	Habit	Availability
Hesperaloe parviflora	Red yucca, Samandoque, Coral yucca, Red-flower false yucca	Perennial	Cactus/Succulent	x

Smartcode Parking Requirements

	than 20.	seating no more than 40.	
e. CIVIC	See Tables <u>5.5</u> —5.7	See Tables <u>5.5</u> —5.7	See Tables <u>5.5</u> —5.7
f. OTHER	See Tables <u>5.5</u> —5.7	See Tables <u>5.5</u> —5.7	See Tables <u>5.5</u> —5.7

Properties within the CBA overlay district are exempt from Parking Requirements with the exception of new multi-family development.

(Ord. No. 2013-02, § 1(Exh. A), 2-19-13)

TABLE 5.5. PARKING CALCULATIONS

The gross minimum number of parking spaces listed below shall be multiplied by the "occupancy rate" as found in Table 5.6, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period. Properties within the Central Business Area are exempt from parking requirements with the exception of new multi-family development.* New multi-family development within the Downtown SmartCode District shall adhere to the parking requirements of the Land Development Code.

	REQUIRED PARKING (See Table <u>5.4</u>)		
	T2T3	T4	T5
RESIDENTIAL	2.0/dwelling	1.0/dwelling	1.0/dwelling
LODGING	1.0/bedroom	1.0/bedroom	1.0/bedroom
OFFICE	3.0/1,000 sq. ft.	3.0/1,000 sq. ft.	2.0/1,000 sq. ft.
RETAIL	4.0/1,000 sq. ft.	4.0/1,000 sq. ft.	3.0/1,000 sq. ft.
CIVIC	1.0/5 seats assembly use	1.0/5 seats assembly use	1.0/5 seats assembly use
	1.0/1,000 s.f. of exhibition or recreation area	1.0/1,000 s.f. of exhibition or recreation area	1.0/1,000 s.f. of exhibition or recreation area
		Parking requirement may be reduced according to	Parking requirement may be reduced according to

		Table 5.6 Parking Occupancy Rate.	Table 5.6 Parking Occupancy Rate.
		1 Bicycle Rack Space/20 vehicular spaces required.	1 Bicycle Rack Space/10 vehicular spaces required.
		Parking may be provided off-site within a distance of 1,000 ft.	Parking ratio may be reduced within ½ mile radius of a TOD and within ¼ mile radius of a Transit Corridor by thirty percent (30%).
			Parking may be provided by ownership or lease offsite within 1,000 ft.
OTHER	To be determined by Warrant		

(Ord. No. 2013-02, § 1(Exh. A), 2-19-13)

TABLE 5.6. PARKING OCCUPANCY RATES

Development Services shall provide a spreadsheet to perform the parking calculations based on the percentages below.

USES	M - F	M - F	M - F	SAT & SUN	SAT & SUN	SAT & SUN
	8 AM - 6 PM	6 PM - 12 AM	12 AM - 8 AM	8 AM - 6 PM	6 PM - 12 AM	6 PM - 12 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
OFFICE	100%	20%	5%	5%	5%	5%
RETAIL	90%	80%	5%	100%	70%	5%
HOTEL	70%	100%	100%	70%	100%	100%

RESTAURANT	70%	100%	100%	70%	100%	100%
MOVIE THEATER	40%	80%	10%	80%	100%	10%
ENTERTAINMENT	40%	100%	10%	80%	100%	50%
CONFERENCE	100%	100%	5%	100%	100%	5%
CIVIC (NON-CHURCH)	100%	20%	5%	10%	10%	5%
CIVIC (CHURCH)	20%	20%	5%	100%	50%	5%

TABLE 5.7. SPECIFIC FUNCTION & USE

This table expands the categories of Table 5.4 to delegate specific Functions and uses within Transect Zones.

	T1	T2	T3	T4	T5	SD
a. RESIDENTIAL						
Mixed Use Block					■	
Flex Building				■	■	
Apartment Building				■	■	
Live/Work Unit			■	■	■	□
Rowhouse				■	■	
Duplex			■	■	■	
Courtyard House				■	■	
Sideyard House			■	■	■	
Cottage			■	■		
House		■	■	■		
Villa		■				

LDC Parking Requirements

Section 6.2.1.2 - Minimum Requirements and Standards

(a) *Requirements for Off-Street Parking.* Requirements are as follows:

Use	Minimum
Single-Family	2 spaces per dwelling unit
Multifamily	1 space per bedroom + 5% for visitors
Group Home	4 spaces
Residential Care Facility	1 space per two person capacity
High Schools and Vocational Schools*	1 space per 3 students, faculty, and staff, based on maximum design capacity
All Other Schools*	1 space per classroom plus 1 for each 15 students
Libraries, laboratories, and student centers*	1 space per 300 sf GFA
Lodging houses and boarding houses	1 space per 2 person capacity of overnight sleeping facilities
Residence halls, fraternity buildings, and sorority buildings	1 space per person capacity of permanent sleeping facilities. Additional parking spaces may be required by the Planning and Zoning Commission for fraternity and sorority buildings as a condition of the Conditional Use Permit where the building does not provide permanent sleeping facilities for all members of the organization.
Dance, assembly and exhibition halls without fixed seats	1 space per 100 sf used for assembly or dancing.
Theaters, auditoriums, churches, assembly halls, sports arena, stadiums	1 space per 4 seats of capacity in the main auditorium, sanctuary, or other area containing fixed seating.
Conference center/convention	1 space per 4 seats or 1 space per 100 sf GFA, based on maximum design capacity whichever is less.

center	
Office and professional uses outside the central business area, unless otherwise described in this Section, including but not limited to financial institutions, real estate offices, insurance agents, law offices, architects' offices, stock brokers, research services, administrative offices, etc.	1 space per 300 sf GFA
Retail and other commercial uses outside the central business area, unless otherwise described in this Section, including but not limited to department stores, clothing stores, grocery stores, pharmacies, convenience stores, bookstores, auto parts stores, general merchandise stores, business support services, laundry services, product repair services, barber and beauty shops, etc.:	1 space per 250 sf GFA
Eating and drinking establishments	1 per 100 sf GFA, or 1 space for each 4 seats, whichever is less. Where permanent outdoor seating areas including decks, patios, or other unenclosed spaces are provided, those areas shall be included in the calculation of gross floor area and total number of seats. Establishments having only outdoor dining consisting of fewer than 16 seats shall provide a minimum of 4 parking spaces.

Take-out or drive-through eating establishments having no indoor dining:	1 parking space for each 50 square feet of floor space used or designated as customer service and waiting area, or 4 spaces, whichever is greater.
Hotel or motel:	1 space per sleeping room or suite plus 1 space per 200 sf of commercial floor area contained therein.
Hospital	1 space per bed.
Sanitorium, convalescent home, home for the aged or similar institution	1 space per 2 beds.
Medical or dental clinic	1 per 250 square feet
Bowling alley	5 spaces per alley
Mortuary or funeral home	1 space per 50 sf of floor space in slumber room parlors or individual funeral service rooms.
Day care center or pre-elementary school	1 space per 300 sf GFA, plus a driveway providing separate points of ingress and egress to the premises and having a length sufficient for temporary parking of at least three vehicles that do not block access to the other required off-street spaces.
Manufacturing plants, research laboratories	1 for each <u>1.5</u> employees in the maximum work shift.
Warehouses	1 space for each 2,000 SF GFA excluding office space, which shall be determined in accordance with the requirements for office and professional uses as set forth in this table.
Vehicle sales or rental dealer	1 space for employees and customers per 3,000 sf of open sales lot and enclosed floor area devoted to the sale, display, or rental of motor vehicles, mobile homes, or trailers.
Vehicle repair facilities	1 space per 200 sf of floor area devoted to vehicle repair, excluding office space, which shall be determined in accordance with the requirements for office and professional uses as set forth in this table.

Bus depot	1 space per 100 sf GFA
Lumberyard and building material sales and service facility	1 space per 300 sf GFA
Recreation and amusement facilities occurring primarily outdoors, either separately or jointly, as the principal permanent use of the premises, as follows:	
Arcade	1 space per 200 sf GFA
Sport fields, swimming pool, private parks and playgrounds	1 space per 100 sf GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators as applicable.
Tennis and other sport courts	2 spaces per court
Golf Course	1 space per 150 sf GFA of indoor facilities, plus 5 spaces per green
Miniature Golf	1 space per 200 sf GFA of indoor facilities, plus <u>1.5</u> spaces per hole
Driving/archery/shooting range	1 space per 200 sf GFA of indoor facilities, plus 1 space per tee or target
Skateboarding	1 space per 200 sf GFA of indoor facilities, plus 1 space per 2 persons design capacity of outdoor facilities.
Go-carts and all-terrain vehicles	1 space per 2 vehicles, plus 1 space per 4 spectator seats.
Rodeo, circus, auto/motorcycle racing	1 space per 3 spectator seats
Fairground, exhibition, carnival	1 space per 500 sf of outside site area, plus 1 space per 4 fixed spectator seats

Any combination of the outdoor uses listed in this subsection on the same premises	The sum of the minimum requirements for the individual uses proportionate to the indoor and outdoor areas allocated for each use.
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* Shall not apply to private schools which do not permit students to bring motor vehicles to the institution; however, the educational institution shall be required to provide adequate off-street parking for faculty, administrative personnel, and athletic events including visiting of parents or other personnel. Requirement will be calculated based on the ordinance requirements for the individual uses.

- (b) *No Reduction Below Requirement.* Existing parking and loading spaces may not be reduced below the requirements established in this Section without approval of an Alternative Parking Plan by the Director of Development Services or his or her designee.
- (c) *Maximum Above Requirement.* If parking is provided in excess of 100 percent of the parking spaces required in the Off-Street Parking Requirements Table, buffer requirements will be increased by 25% in terms of width and tree and shrub plantings.
- (d) *Alternative Parking Plans.* An alternative parking standard may be approved by the Director of Development Services or his or her designee for specific developments or uses that are deemed to require a different amount of parking than the standards shown in the Off-Street Parking Requirements Table. The Director shall establish conditions necessary to assure the adequacy of future on-site parking when approving an alternate parking standard. Potential alternative parking plan approaches and specific regulations are described below.
 - (1) *Parking Study Option.* Parking studies may be required for specific uses that have characteristics that reduce the accuracy of standard requirements. Additionally, as an alternative, applicants for uses that appear on the requirements Table may choose to conduct a parking study to determine appropriate parking requirements. Many uses have widely varying parking demand characteristics, making it impossible to specify a single off-street parking standard. This option is intended to allow development to meet vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance with the ratios established above.
 - (2) *Parking Study.* Anyone proposing to develop or expand a use based on this parking study option must submit a parking study that provides justification for the number of off-street parking spaces proposed. A parking study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Director, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.
 - (3) *Eligible Alternatives.* A number of specific parking and access alternatives may be considered, including off-site, shared or valet parking. The Director shall be authorized to consider and approve any alternative to providing off-street parking spaces on the site of the subject



Exploring Code SMTX Open House

Realizing Our Community Vision with Code SMTX

The *Vision San Marcos* Comprehensive Plan, adopted in 2013, is one of the most important tools our city has to guide growth in an effective, orderly manner that is consistent with the desires of the community.

Code SMTX will update the Land Development Code with new options and tools to shape **HOW** growth occurs in order to achieve the policies, goals, and objectives identified in the Comprehensive Plan. Join fellow community members, land owners, and professionals for an Open House to explore Code SMTX and see how *Vision San Marcos* is being implemented.

NOVEMBER 10

10 am - 8 pm

SAN MARCOS

ACTIVITY CENTER

501 E Hopkins Street, Room 3

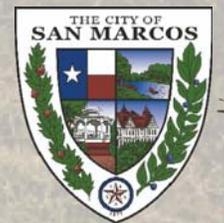
OPEN HOUSE ACTIVITIES

LISTEN | 10 minute presentations every hour on the hour.

LEARN | View information and plans at one of 5 stations.

COMMENT | Provide feedback on Code SMTX Strategies.

**For more information contact the Planning & Development Services Department:
512.393.8230 or planning_info@sanmarcostx.gov**



Creating places to accommodate the City's Growing Population

www.sanmarcostx.gov/codesmtx