

1 **Review and Discuss Think Tank Response to September 16 Issue Exploration Items**

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3 Abby Gillfillan provided a summary of topics discussed at the September 16 Think Tank
4 Meeting: Development Process, Employment and Light Industrial within Intensity Zones, and
5 Architectural Standards.
6

7 The Think Tank requested that the following ideas for the *Development Process* issue
8 exploration item be included. The Think Tank suggested to specify deviations of the
9 development process that are not permissible in lieu of itemizing standards that are available.
10 Alternatively, The Think Tank suggested to allow for other items to be proposed through a more
11 rigorous process.
12

13 **Issue Exploration**

14
15 **a. Employment Districts**

16
17 Abby Gillfillan provided an overview of existing standards of Employment Districts
18 and proposed Code SMTX standards.
19

20 A met interest identified by the Think Tank is that the proposed Code SMTX strategy
21 eliminates the requirement of going through a re-zoning process based on use.
22

23 An unmet interest identified by the Think Tank is that the process for developing in
24 Employment Districts has not been made easier for employers. Additionally, potential
25 increased cost could negate attractiveness. The Think Tank commented that higher
26 standards may be necessary.
27

28 The Think Tank suggested to combine the office and retail categories within
29 Employment Districts and to allow individuals to choose between zoning categories.
30

31 Chair Carson provided suggestions for employment center standards such as
32 prohibiting utilities within the middle of parking pods and to prohibit large trees
33 within parking lots which could cause potential problems for re-development of the
34 lot. Betsy Robertson further commented that trees provide shade for pedestrians and
35 cars within parking lots. The Think Tank will further analyze parking standards.
36

37 Chair Carson commented that the current material and design standards need to be
38 further addressed during a future conversation.
39

40 **b. Parking**

41
42 Abby Gillfillan provided an overview of the proposed Code SMTX strategy for
43 parking. Proposals include encouraging shared parking and shared access, adding
44 some parking maximums, and possible mitigation for excessive parking.

45 Additionally, Abby commented that San Marcos has high multi-family parking
46 standards compared to other cities.

1 The Think Tank commented that the proposed Code SMTX strategy of 1.05 parking
2 spaces per bedroom as part of the downtown parking regulations is not satisfying the
3 goal to make a more walkable and pedestrian-oriented downtown.
4

5 Further ideas expressed by the Think Tank include creating strategies for including a
6 fee-in-lieu for developers who do not meet the parking requirements. The Think Tank
7 brainstormed that this fee can be towards the Parking Management fund.
8

9 The Think Tank commented that in conventional zoning districts next to existing
10 neighborhood areas the 1.05 parking spaces per bedroom requirement is creating
11 overflow parking into neighborhoods.
12

13 The Think Tank further discussed that Code SMTX it is not satisfying the vision to
14 make downtown more walkable and pedestrian-oriented. Contrastingly, the Think
15 Tank discussed that without sufficient parking, people will bring a car and not have a
16 place to park, resulting in downtown parking being filled with cars.
17

18 Chris Wood commented that unnecessarily large parking lots and parking
19 requirements in certain zoning districts such as retail/office create excess space and
20 impervious cover problems. Chris suggested that certain zoning districts or uses that
21 are over-parked result in an identified unmet interest. The Think Tank suggested
22 adding a maximum parking requirement.
23

24 **Reflection and Discussion on Think Tank Review Process**

25
26 Abby Gillfillan discussed the Think Tank review process and will provide additional resources to
27 Monica McNabb.
28

29 **Next Steps**

30 31 **a. Future Agenda Items**

32
33 Abby Gillfillan stated that *Transportation* will be a future agenda item at the
34 November 4, 2015 Think Tank Meeting. The Issue Exploration Process Review and
35 the topic of material standards will be further discussed at a later date.
36

37 **b. October 23 – Initial Working Draft for Public Review**

38
39 Abby stated that the draft Code SMTX will be on the website for the public on
40 October 23.
41

42 **c. November 10 – Code SMTX Open House**

43
44 Abby commented that the Open House will be from 10 a.m. to 8 p.m. with
45 presentations every hour on the hour. Abby encouraged all Think Tank members to
46 attend.

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2 **d. Outreach Efforts**

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4 Abby requested that the Think Tank continue to provide any possible Speaker's
5 Bureau contacts to Abby.
6

7 **Questions from the press and public**

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9 There were no questions from the press or public.
10

11 **Adjourn**

12
13 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:27**
14 **P.M.**

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16 _____
17 John David Carson, Chair

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17 Betsy Robertson, Vice-Chair

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20 Shawn DuPont

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20 Diann McCabe

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22 _____
23 Chris Wood

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23 Monica McNabb

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25 _____
26 David Singleton

25 _____
26 Tom Wassenich

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29 **ATTEST:**

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31 _____
32 Andrea Villalobos, Planning Technician