

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**

35
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**

45
46 Abby Gillfillan provided an overview of outreach efforts.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

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