



Code SMTX Think Tank Meeting

Wednesday, August 10, 2016

6:00 pm

City Park Recreation Hall – 170 Charles Austin Drive

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 June 1, 2016 and July 13, 2016**
5. **Discussion and update on the *Envision Tomorrow* development modeling tool.**
6. **Discussion and review of major topics identified during the initial public review period.**
 - a. **Transparency and predictability in the development process**
 - i. Improve notification to surrounding property owners and neighborhood organizations
 - ii. Increase the scrutiny and difficulty of certain requests
 - iii. Application for waivers associated with economic development incentives
 - iv. Streamlining the development process
 - b. **Modify standards to match the intent**
 - i. Effectiveness of Durable Building Material and Building Form Standards
 - ii. Standards do not match the intent of the CD4 Zoning District
 - iii. Balancing diverse and affordable housing and neighborhood protection
 - iv. Minimum and Maximum Parking Standards
 - c. **Fair and appropriate public infrastructure requirements**
 - i. Adequacy and application of the new parkland development fee
 - ii. New transportation infrastructure standards
 - d. **Environmental Standards**
 - i. Modified Development Standards along waterways
 - ii. Incorporate LID and Green infrastructure
7. **Next Steps**
 - a. Feedback that TT members are hearing from the community
 - b. Future meetings and agendas
8. **Questions from the Press and Public.**
9. **Adjourn.**

1 Chair, John David Carson, requested that a disclaimer be added to the beginning of the Draft
2 Code Summary document stating that the summary document does not encompass all items that
3 are changing in the code. Furthermore, the Think Tank requested that the Summary document
4 emphasize that the code is currently in a draft form.

5
6 Diann McCabe pointed out a typo on the Zoning District map page within the Draft Code
7 Summary document.

8 9 **Review and Discuss the CodeSMTX Approval Process**

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11 Betsy Robertson expressed concern that 6 weeks is not a sufficient amount of time to review the
12 draft code document and provide comments.

13
14 Chair Carson suggested that the Think Tank have three additional meetings: one at the closure of
15 the 6-week comment period, an additional meeting at the beginning of August to review the
16 revision memo prior to the memo going to P&Z, and one further meeting after the P&Z and City
17 Council public hearings.

18
19 Abby commented that staff is working with a consultant to conduct an economic analysis of the
20 draft code as well as test theoretical projects in different areas/sites in the City utilizing the draft
21 code. Abby will send the Think Tank members a link with information regarding this process.

22
23 Betsy Robertson suggested scheduling a Think Tank meeting from 6 to 7 p.m. after the June 30
24 Public Meeting and Open House.

25
26 Abby informed the Think Tank that June 23rd is the deadline for members to provide comments
27 to staff on the draft code. Comments can be sent directly to Abby via email.

28 29 **Next Steps**

30 31 **Questions from the press and public**

32
33 1. **Sherwood Bishop (127 Allen Court, San Marcos, TX)**

34 Mr. Bishop commented that the Greenways Master Plan and survey is posted online. The
35 survey encourages citizens to visit parks in order to answer the survey. Due to poor
36 weather, Mr. Bishop suggested that the deadline for the survey submittals be extended,
37 possibly until June 30th to align with the Open House.

38 2. **Elizabeth Arceneaux (113 North Johnson Ave, San Marcos TX)**

39 Ms. Arceneaux requested a hard-copy of the draft code. Staff stated that they will explore
40 options for making the code further available and will place a copy of the draft code at
41 the San Marcos Library.

42 43 **Adjourn**

44
45 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 7:30**
46 **P.M.**

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John David Carson, Chair

Betsy Robertson, Vice-Chair

Shawn Dupont

Diann McCabe

Tom Wassenich

David Singleton

Chris Wood

Monica McNabb

Brenda Jenkins

ATTEST:

Andrea Villalobos, Planning Technician

1 **ATTEST:**

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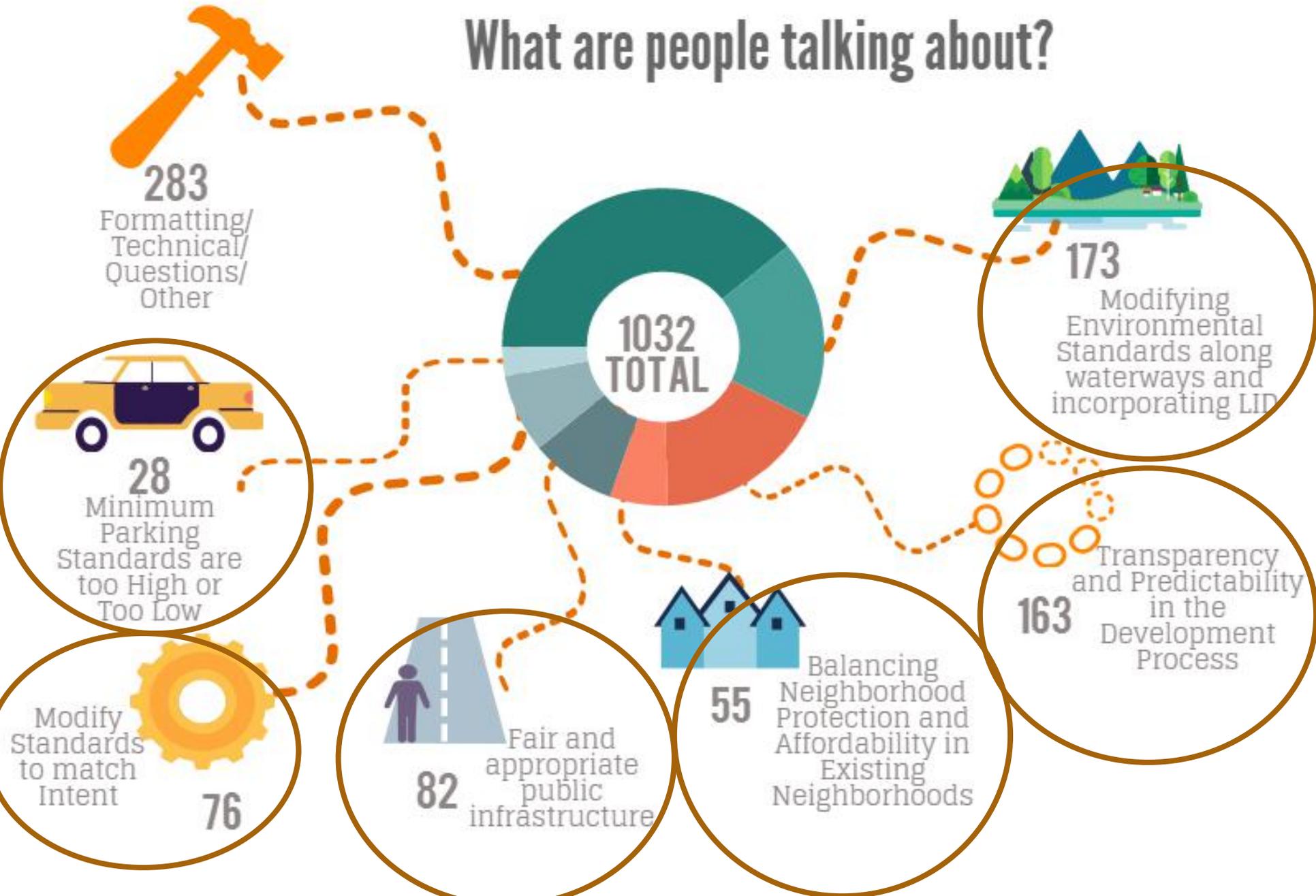
4 _____
Andrea Villalobos, Planning Technician



5. Discussion and update on the *envision tomorrow* development modeling tool

6. Discussion and review of major topics identified during the initial public review period.

What are people talking about?



TT Discussion and Review should answer these Questions:

1. Do the comments received thus far accurately define the issue and reflect the interests of all stakeholder groups
2. What other interests or issues should be considered?

Example

TT Discussion/ Response	Does the Proposed CodeSMTX Strategy meet the Comprehensive Plan goals and the interests of the stakeholder groups?
<p data-bbox="131 1139 409 1163">Brainstormed Solutions</p> <p data-bbox="34 1200 564 1286">Establish Criteria for transitions of Character Districts to require compatibility with any adjacent uses</p> <p data-bbox="34 1322 525 1346">Consider modifications of size limitations</p>	<p data-bbox="625 1153 807 1178">Meets Interests</p> <p data-bbox="625 1186 1819 1239">If new zoning districts are written properly they could provide an option for diverse housing types that match the scale and character of the surrounding Existing Neighborhood Areas.</p> <p data-bbox="625 1279 807 1303">Unmet Interest</p> <p data-bbox="625 1312 1819 1365">If not written properly, existing neighborhood areas could be negatively affected by development that doesn't fit with the character of existing neighborhood areas.</p>



What Have We Heard?

Improve Notification to Surrounding Property Owners and Neighborhood Organizations by:

1. Expanding the notification area from 200' to 400' in certain cases
2. Require the applicant and staff provide an informational meeting with Neighborhood Organizations including CONA and Neighborhood Commission
3. Increasing Notification time from 11 days to 30 days
4. Include a presentation from Neighborhood Organizations as part of the public hearing

Increase Scrutiny and Make Certain Requests More Difficult by:

1. Remove the right for property owners to request amendments to the Development Code or the Comprehensive Plan
2. Require a Super Majority Vote for amendments to the Comprehensive Plan or the Development Code

Applications for waivers associated with economic development incentives should:

1. Be required to exceed the current standards not waive them
2. Have to meet certain criteria to be considered for this waiver
3. Not include waivers to environmental standards
4. Require a public hearing and that the requested waiver be made public at least 14 days prior to the hearing

Streamline the Development Process by:

1. Including staff processing time in the Development Procedures chapter
2. Providing fair and equitable allowances for permit extensions

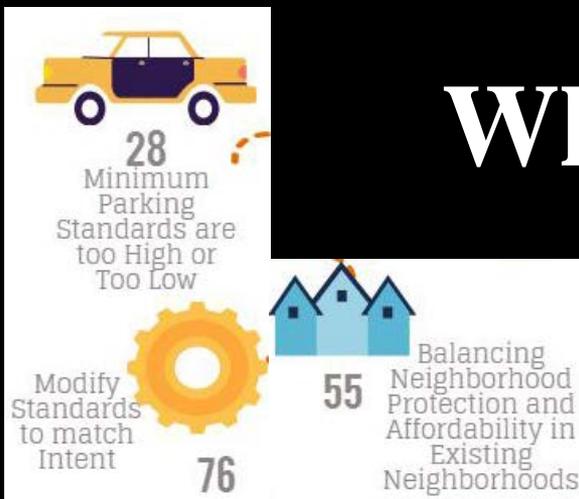


What Have We Heard?

Streamline the Development Process by:

1. Including staff processing time in the Development Procedures chapter
2. Providing fair and equitable allowances for permit extensions and project vesting
3. Provide a procedure for administrative adjustments to be referred to the Planning Commission at the directors discretion or make an allowance for a certain % of alternative compliance requests to be decided administratively.
4. Making the Criteria for Approval associated with a development application a guideline as opposed to a required finding.

What Have We Heard?



Make Durable Building Material and Building Form Standards more Effective by:

1. Addressing Scale, Form (Massing), and Dimension solely by Zoning District, as opposed to uniformly across all Zoning Districts
2. Specifying materials that are prohibited in lieu of specifying materials that are permitted.
3. If a project requires a Conditional Use Permit application, the review process should include individuals or groups with appropriate credentials and expertise.

Modify the Standards in ND4, ND4M, and CD4 to match the intent of each of those development types by:

1. Allowing apartments, mixed use, general commercial and perimeter buildings in CD4.
2. Allow perimeter buildings in ND4M
3. Shared Parking and reduced parking allowances should be expanded to CD4, ND4M, and CD5 to allow the districts to develop as intended and to accommodate smaller units and affordability.
4. Revise the lot coverage in CD4 to 60% to correspond with the T4 district.
5. Further limit commercial uses in ND4 in order to maintain the predominantly residential nature of the district.

What Have We Heard?

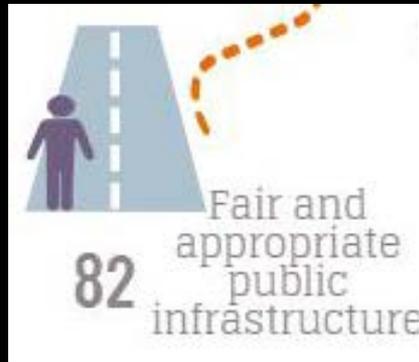


Balance Diverse and affordable housing and neighborhood protection by:

1. Include condominiums as a use type to encourage diverse and more dense opportunities for home ownership that can be more affordable and more compatible than for rent multi-family products.
2. Requirement for rental registration on diverse housing types such as ADU's is too restrictive. The Land Use Matrix should take care not to take on discriminatory attitudes for missing middle housing typologies, multi-family housing, and student housing.
3. Including larger buffers and transitions in height between high intensity areas and existing neighborhood areas. The transition area should be a max of 2 stories instead of 3 and should be for a larger area.
4. Further restricting the incorporation of mixed uses in predominantly residential areas.

Provide parking standards that are appropriate for the development types by:

1. Making the CD4 parking requirements the same as the former T4 requirements. 1.5 per unit.
2. Strengthening maximum parking requirements
3. Revising the CD5 parking standards to 1 space per unit and require things like car sharing and bike parking
4. Ear-marking the Fee-in-lieu for a garage in downtown.
5. Make parking minimums higher downtown particularly for student housing because there is no transit available now.



What Have We Heard?

Improve the effectiveness of the parkland standards by:

1. Modifying the park types to more closely reflect San Marcos types including differentiation between active/recreational parks and conservation land and the addition of greenways.
2. Increasing the amount of the development fee for multifamily development
3. Requiring all dedication to go through the parks board for approval and setting up clearer standards and criteria that are based on the parks master plan for acceptance of parkland
4. Providing for smaller “pocket parks” to meet the requirement for a park within $\frac{1}{4}$ mile of every resident.
5. Modifying the requirement for a certain percentage of lots to front on public lots.

Improve the effectiveness of the new transportation standards by:

1. Measuring block standards based on length instead of perimeter and not requiring connectivity internally or between subdivisions.
2. Encouraging connected transportation networks by making block standards based on perimeter instead of length and requiring connectivity with adjacent subdivisions.
3. Modifying the block perimeter max for rural districts
4. Decrease the lane sizes for streets with speeds less than 45mph from 12' to 10'
5. Taking efforts to minimize cost in the new cross sections where possible.



What Have We Heard?

Improve the effectiveness of the requirements along waterways by:

1. Not allowing cut and fill within a water quality zone or buffer zone
2. Further strengthen the streambank erosion control standards.
3. Do not limit the water quality and buffer zone by the floodplain line.
4. Modifying standards for detention adjacent to streams and waterways.

Incorporate LID and Green Infrastructure techniques by:

1. Inserting language throughout the document where LID and Green Infrastructure techniques can be used like curb cuts and parking lot islands
2. Removing barriers to LID/ Green Infrastructure
3. Adding Incentives for LID such as density bonuses or reduced development fees
4. Including a native plant list and requiring drought tolerant species for lawns
5. Including a performance standards for LID that is based on capturing the Water Quality Volume which will be managed to meet an 80% reduction in sediment with no increase in volume or flow rate compared to predevelopment conditions.

Comment ID	Date posted	User	Comment	Reply (Bubble Page File	Topic
	6/30/2016	Open House Survey	San Marcos River Overlay: River buffer needs to be wider.		Appropriate Level of Water Quality protections along rivers and waterways
	6/30/2016	Open House Survey	I don't really think we should mess with the river and waterways.		Appropriate Level of Water Quality protections along rivers and waterways
	6/30/2016	Open House Survey	Still too much development too close already.		Appropriate Level of Water Quality protections along rivers and waterways
	6/30/2016	Open House Survey	Parking Standards: Will never have great parking until back-in is gone!		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland Development Fee: Want it even higher so that fund for maintenance could also be developed.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland Requirements: Parks need to be interesting and attractive.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	I like the new Grids		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Block Standards: It adds much more than is necessary in the way of streets and the intersections are not really fixed.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Block Standards: It addresses the needs and designs of comprehensive plans, but leaves things out.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland: New standards as shown on display don't address connectivity.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland: Glad to see a parkland development fee.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Connectivity & diversity of transportation options between district is key accessibility.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland Development Fee is good because maintain current green space improvements.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Block Standards: More facilities fore bike & ped info & signage.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland Development Fee is good but Very much but how long will it take to do so		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	I'm very against connected parks. 1) Increase property flooding, 2) y'all are not doing shovel tests, 3) y'all are not protecting the archaeology, 4) It's used to justify development like student housing complexes.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland: Love that commercial units are now required to dedicate land.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland: Fees aren't high enough.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	I like gridded blocks.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	I see no public transportation in the plan. This is worrisome.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Grids were needed.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Good to have choices and bike lanes.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	Parkland Development Fee: Will increase the cost of housing making it less affordable for certain segments of community residents.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	We need parkland fees - good things don't happen by accident, and the cost needs to be paid.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	I must be missing something, but proposed grid system only enhances auto travel at the expense of walkers/bicyclists as shown on poster. Existing "block" standard should be modified to include crushed gravel bicycle/walking paths. These paths won't encourage non-auto travel, I think.		Fair, appropriate and equitable provision of public infrastructure (including streets, parks
	6/30/2016	Open House Survey	ADU: As long as owner lives on property, OK. Still could be rented to 2 or more problem tenants and code enforcement is weak.		Further Restrict New Zoning and protect Existing Neighborhoods
	6/30/2016	Open House Survey	The word diversity is used as a selling point. It is should be called "jumbled-up".		Further Restrict New Zoning and protect Existing Neighborhoods
	6/30/2016	Open House Survey	The "diversity" you recommend implementing is loosely termed and I'd like to see how it is defined when it comes to housing restrictions or allowances.		Further Restrict New Zoning and protect Existing Neighborhoods
	6/30/2016	Open House Survey	I wish we could have stronger protection for current neighborhoods from developments like Bowie Tract and Lindsey Trail.		Further Restrict New Zoning and protect Existing Neighborhoods
	6/30/2016	Open House Survey	I feel these will cause problems in older neighborhoods with parking and noise.		Further Restrict New Zoning and protect Existing Neighborhoods
	6/30/2016	Open House Survey	Disappoints for no mention of affordable housing requirements for new [illegible] for new neighborhoods. Also, mixed use is good for some areas (like urban areas or maybe far more isolated future developments like down Thorpe Lane), but it does not make sense in some neighborhoods, like the heritage neighborhood. We already have a grocery; we have struggling coffee shops and restaurants and local clothing stores nearby already. They don't need more competition. Plus downtown master plan was to bring business downtown!		Further Restrict New Zoning and protect Existing Neighborhoods
	6/30/2016	Open House Survey	Changing surface areas to more permeable materials would do more than anything else.		LID/ Green Infrastructure
	6/30/2016	Open House Survey	Allow solos P.V. over parking with rainwater attachment. Be specific about bike parking facilities.		LID/ Green Infrastructure
	6/30/2016	Open House Survey	Buffering: Setbacks on 3rd story aren't enough and should even have setbacks on 2nd floor.		More Effective Buffering and Transition Standards
	6/30/2016	Open House Survey	Adjacent ETJ neighborhoods existing character is not being addressed.		More Effective Buffering and Transition Standards
	6/30/2016	Open House Survey	I don't like how buffering is used to justify developments like Lindsey Hills - need true buffers		More Effective Buffering and Transition Standards
	6/30/2016	Open House Survey	Buffering and Transitions: Honestly, I'm not sure how necessary this is, but I'm open to it.		More Effective Buffering and Transition Standards
	6/30/2016	Open House Survey	Planning Area to replace PDD: More structure to development (large scale) considerate to neighboring districts / zoning.		More Time, Transparency, and Predictability in Development Processes
	6/30/2016	Open House Survey	PDD's: I'm worried about "exceptions".		More Time, Transparency, and Predictability in Development Processes
	6/30/2016	Open House Survey	Realizes neighborhoods are different in different parts of the city.		Provide a stronger link between zoning districts and the Comprehensive Plan

6/30/2016	Open House Survey	Fee in lieu goes away. Will green way dedication be excluded from parkland formula?	Question/ Other
6/30/2016	Open House Survey	Sounds like a cool idea like explained with Springtown in the presentation.	Question/ Other
6/30/2016	Open House Survey	Buffering and Transitions: This is actually very good - as long as defined area doesn't change.	Question/ Other
6/30/2016	Open House Survey	I believe the "South End" (around Gov. Center) should be a high-density, high-rise area.	Question/ Other
6/30/2016	Open House Survey	Parking: Multi modaal transit / parking options (i.e. car 2 go)	Require less parking Particularly in areas designed as walkable and mixed use
6/30/2016	Open House Survey	Build up! We need a garage downtown that is public. Also, reduce parking requirements for development.	Require less parking Particularly in areas designed as walkable and mixed use
6/30/2016	Open House Survey	Parking: We need to incentivise businesses to share parking.	Require less parking Particularly in areas designed as walkable and mixed use
6/30/2016	Open House Survey	Walkability is not conducive to close end parking.	Require less parking Particularly in areas designed as walkable and mixed use
6/30/2016	Open House Survey	Parking Stnadards: I don't agree with having only 70% parking for downtown high-rises/homes/apartments. Not only should they be 100%, but .25 for guests.	Require more parking for multi-family with less or no regard for location
6/30/2016	Open House Survey	Parking Stnadards: Need more parking for high intensity; often 2 people share bedrooms & need room for guests; this especially applies in student housing.	Require more parking for multi-family with less or no regard for location
6/30/2016	Open House Survey	ND Standards: Very Good because they create more options for housing	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	ADU: Gives homeowner extra income, other affordable housing, city more density.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	CD Standards: Very Good Because of the wide variety and options.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	Communal clustering of small housing is not addressed.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	ND Standards: Very Good because they create More options in housing types.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	ADU: Gives homeowner extra income, other affordable housing, city more density.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	ADU: So long as it is Owner Occupied	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	ADU Standards: It only further limits high-density housing and requires increased parking.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	Need the choices. And options in the code	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	Growing populations tend to be more diverse than envisioned.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	Why would a accessory dwelling be required to perform a rental registration? The city ordinance that past last year does not require property be registerd unless it has violated the the ordinance.!! Why should it be assumed that every accessory dwelling is a rental.	Standards to encourage/ allow diverse housing types that provide opportunities for affor
6/30/2016	Open House Survey	Tree Preservation: Doesn't count if they can just buy their way around.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Tree Preservation: They are not enforced and probably won't be.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Tree Preservation: Heritage tree protection & encourage conservation	Strengthen the tree protection requirements
6/30/2016	Open House Survey	More trees are good they should not be cut down.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Stop replacing please stop cutting down.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Only concern = every development will pay the tree removal fee, and no trees will be preserved. Our tree canopy is vital.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Tree Preservation: The fees should be very high. Developers ignore these all the time in Austin and pay the little fee and keep going.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Tree Preservation: Stricter is good.	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Hit a home run on this one except with the fee option (could encourage use of loophole).	Strengthen the tree protection requirements
6/30/2016	Open House Survey	Set aside good, fee in lieu [illegible].	Strengthen the tree protection requirements
20 05/29/2016 - 12:44	Citizen1	2. Legacy Districts. Durable Building Materials are applied by use as follows - CHART must be edited - It should say Secondary Material Non Residential 20% Max. and Secondary Material Industrial 30% Max. The "Minimum" (min.) does not make sense. Must be edited from Min. to Max.). Secondary materials can only be used at a maximum percentage.	20 #043 24 Chapter-4- Effectiveness of Durable Building Material Requirements
21 05/31/2016 - 08:05	AbigailGillfillan-Moderat	Thanks for catching this! We will update for the final draft.	20 #043 24 Chapter-4- Question/ Other
22 05/31/2016 - 21:48	Betsy	Does "conventional residential" include multi-family?	22 #006 3 Chapter-4- Question/ Other
23 05/31/2016 - 21:58	Betsy	What about houses on medium or small lots? Description of building type shouldn't depend on the size of the lot that it's on. Also, do we need definition of outbuilding types, ie. barns, garages, sheds?	23 #010 7 Chapter-4- Typo/ Technical/ Formatting
24 05/31/2016 - 22:01	Betsy	Cottages should be permitted in the FD,-SF-11 group. I might want to live in a small house on my tiny farm. Current gross site area extends to the middle of the ROW. This seems to include the whole ROW. Is that the intent?	24 #016 10 Chapter-4- Typo/ Technical/ Formatting
25 05/31/2016 - 22:02	Betsy	Include chimneys in exempt setback encroachment features.	25 #024 12 Chapter-4- Question/ Other
26 05/31/2016 - 22:06	Betsy	Add "in or" adjacent to downtown.	26 #026 14 Chapter-4- Typo/ Technical/ Formatting
27 05/31/2016 - 22:12	Betsy	Don't need the exception clause; all three of those are operable.	27 #033 17 Chapter-4- Typo/ Technical/ Formatting
28 05/31/2016 - 22:15	Betsy	Is there any maximum size limit on stoops?	28 #034 19 Chapter-4- Typo/ Technical/ Formatting
29 05/31/2016 - 22:18	Betsy	6 feet seems like deep for a minimum. Lots of effective awnings are 4'.	29 #037 22 Chapter-4- Question/ Other
30 05/31/2016 - 22:20	Betsy		30 #041 23 Chapter-4- Standards do not meet the Intent of the CD5 District

31	05/31/2016 - 22:25	Betsy	I'm for including fiber cement board as a primary material though I know that's a losing battle. Can we include it as a secondary material? It is as effective as wood as a design element and more durable.	31 #045	24 Chapter-4- Effectiveness of Durable Building Material Requirements
32	05/31/2016 - 22:27	Betsy	A hypothetical here: One could wrap brick two feet under a front porch and side the rest of the front in fiber-cement board.	32 #047	24 Chapter-4- Effectiveness of Durable Building Material Requirements
33	06/01/2016 - 09:54	kaj82	I need some information regarding San Marcos' zoning regulations on mobile food establishments	33 #022	11 Chapter-4- Question/ Other
34	06/01/2016 - 11:12	AbigailGillfillan-Moderat	Good Morning, Here is a link to our application and information sheet for Mobile Food Establishments in San Marcos. http://www.sanmarcostx.gov/modules/showdocument.aspx?documentid=11660	33 #022	11 Chapter-4- Question/ Other
35	06/01/2016 - 11:22	AbigailGillfillan-Moderat	Gross Site Acreage is intended to include all land including areas that are to be dedicated as roads or park. It does not include the ROW of any existing roads only those that are dedicated as part of the development.	25 #024	12 Chapter-4- Question/ Other
36	06/01/2016 - 11:27	AbigailGillfillan-Moderat	Conventional Residential includes Single Family Development only and is made up of the current SF districts. See section 4.1.5.1 for a complete list.	22 #006	3 Chapter-4- Question/ Other
37	06/01/2016 - 11:41	AbigailGillfillan-Moderat	Currently the only limit is that the stoop be on private property and no closer than 2' from the lot line.	29 #037	22 Chapter-4- Question/ Other
38	06/01/2016 - 17:32	Betsy	This is too small for a barn. We're allowing accessory buildings to be 625 sq.ft. Barns should be up to 1000 at least.	38 #006	8 Chapter-5- Standards are not appropriate for a rural setting or character
39	06/01/2016 - 17:33	Betsy	Nice standards.	39 #009	9 Chapter-5- Typo/ Technical/ Formatting
40	06/01/2016 - 17:34	Betsy	Nice standards.	40 #007	8 Chapter-5- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
41	06/01/2016 - 17:37	Betsy	Disregard above comment; couldn't delete it. Most nurseries, even small ones, also buy plants from wholesalers.	39 #009	9 Chapter-5- Typo/ Technical/ Formatting
42	06/01/2016 - 17:39	Betsy	If a detached garage counts as an accessory structure, this could get limiting.	42 #010	9 Chapter-5- Typo/ Technical/ Formatting
43	06/01/2016 - 17:41	Betsy	Will existing ADUs be held to the standards below?	43 #012	9 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor
49	06/02/2016 - 14:04	AbigailGillfillan-Moderat	The Draft is proposing that existing ADU's would need to register. They would not however be required to come into conformance with the development standards proposed in section 2 for new ADUs	43 #012	9 Chapter-5- Question/ Other
50	06/09/2016 - 13:51	Barrie	Short term rentals are a great way for families to offset their mortgage payments, as long as the property owner is on site in the primary dwelling and there is sufficient parking.	50 #013	10 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor
51	06/09/2016 - 15:57	AbigailGillfillan-Moderat	Thank you for your comments. The City Council will be discussing Short Term Rentals at the July 19 City Council Meeting.	50 #013	10 Chapter-5- Question/ Other
52	06/09/2016 - 16:32	AbigailGillfillan-Moderat	Transferred from emailed Comments: I'm writing to strongly encourage the City to adopt a tree protection program, similar to that of the City of Austin's, complete with a board of directors and staff members.	52 #071	26 Chapter-6- Strengthen the tree protection requirements to not allow the removal of Heritage Trees \
53	06/09/2016 - 16:35	AbigailGillfillan-Moderat	Transferred from Emailed Comments: I've been attending the SMTX Code Rodeo, writing letters to editor, speaking at Citizens Comments for "a strong tree ordinance." This means that we make it very difficult to kill trees. This replacing heritage oaks with little trees is NOT protecting these treasures. Now we all know the developers are running the code rodeo show. Or we would have gotten an ordinance just like Austin since we do everything Austin does. I am writing for a tree ordinance JUST LIKE AUSTIN. This means a tree board and months of red tape to remove trees. This should hold true for the citizen private land and developer lands for future apartments. Next time there is an out reach I'll just tell the public its pure bunk waste of their time IF WE DO NOT get a tree ordinance JUST LIKE AUSTIN. I've asked the public to write you guys before they put the lockdown on the ordinances for our municipal code.	53 #072	26 Chapter-6- Strengthen the tree protection requirements to not allow the removal of Heritage Trees \
54	06/09/2016 - 16:36	AbigailGillfillan-Moderat	Transferred from Emailed Comments: Wow! The tree ordinance represents some serious work. Two minor suggestions that would be easy to incorporate and couple of tree species to consider giving special (preferred or prohibited) status. 1) Consider adding anacua to the list of preferred trees. My reasons are included in the document. 2) If tree of heaven (Ailanthus alitissima) is not on the list of prohibited species, please consider adding it. It has been outcompeting Ligustrum lucidum and Melia azedarach in Sessoms Canyon for several years. Very weedy!	54 #073	26 Chapter-6- Typo/ Technical/ Formatting

55	06/09/2016 - 16:37	AbigailGillfillan-Moderat	Transferred From Written Comments: The formatting in the mitigation section is confusing.	55 #076	29 Chapter-6- Typo/ Technical/ Formatting
56	06/12/2016 - 21:08	Betsy	First sentence is incomprehensible. Rainwater systems should be allowed. Standards for such systems should be established and inspections required and paid for by homeowner.	56 #003	23 Chapter-3- Typo/ Technical/ Formatting
57	06/12/2016 - 21:10	Betsy	These standards should apply to multi-family residential as well.	57 #004	23 Chapter-3- LID/ Green Infrastructure
58	06/12/2016 - 21:14	Betsy	Bikeway Width 7'	58 #009	31 Chapter-3- Typo/ Technical/ Formatting
59	06/12/2016 - 21:16	Betsy	Needs some mechanism to prevent thru-traffic.	59 #022	40 Chapter-3- Typo/ Technical/ Formatting
60	06/12/2016 - 21:17	Betsy	Are bikes and motor scooters allowed?	60 #026	45 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
61	06/12/2016 - 21:19	Betsy	Add "commercial" to definition	61 #030	46 Chapter-3- Typo/ Technical/ Formatting
62	06/12/2016 - 21:20	Betsy	Gap in applicability. What happens when building is increased between 0 and 25%?	62 #034	48 Chapter-3- Typo/ Technical/ Formatting
63	06/12/2016 - 21:21	Betsy	shade trees "of a species appropriate to the Central Texas climate."	63 #037	51 Chapter-3- Typo/ Technical/ Formatting
64	06/12/2016 - 21:23	Betsy	shade trees "of a species appropriate to the Central Texas climate."	64 #050	57 Chapter-3- LID/ Green Infrastructure
65	06/12/2016 - 21:25	Betsy	reply	65 #038	51 Chapter-3- LID/ Green Infrastructure
66	06/12/2016 - 21:26	Betsy	Ignore above. Capitalize "Soil Conservation Service". Are there standards for drainage improvements maintenance? If so, the appropriate section should be referenced here.	64 #050	57 Chapter-3- Typo/ Technical/ Formatting
67	06/12/2016 - 21:28	Betsy	Is it really the intent to not allow private Lots to not adjoin Parkland. The graphics indicate otherwise (see 3.10.1.6 Playground)	67 #051	58 Chapter-3- Typo/ Technical/ Formatting
68	06/12/2016 - 21:32	Betsy	change reference section # to 3.10.1.4D	68 #056	60 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
69	06/12/2016 - 21:34	Betsy	Needs more differentiation between active/ recreational parks and conservation land, probably they should be separate types	69 #060	61 Chapter-3- Typo/ Technical/ Formatting
70	06/12/2016 - 21:36	Betsy	remove "generally to residents without private gardens".	70 #065	62 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
71	06/12/2016 - 21:37	Betsy	Ignore this comment.	71 #064	62 Chapter-3- Typo/ Technical/ Formatting
72	06/12/2016 - 21:43	Betsy	Square and Plaza could be combined.	71 #064	62 Chapter-3- Typo/ Technical/ Formatting
74	06/12/2016 - 21:44	Betsy	remove "generally to residents without private gardens".	74 #066	62 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
73	06/12/2016 - 21:44	Betsy	Need new types for Greenspace, Greenway, and Open Space.	73 #068	62 Chapter-3- Typo/ Technical/ Formatting
75	06/12/2016 - 21:45	Betsy	Community garden needs parking.	72 #064	62 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
76	06/12/2016 - 21:46	Betsy	Does AR require agricultural activities/ tax designation?	76 #069	65 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
77	06/12/2016 - 21:49	Betsy	Barns and service buildings don't fit into any of the building types allowed in AR. Nor are they described in 4.2.1. These are great standards for infill lots. Where can we find compatibility standards for lots adjacent to existing residential neighborhoods?	77 #053	28 Chapter-4- Standards are not appropriate for a rural setting or character
78	06/12/2016 - 21:58	Betsy	4.4.3.7.B2 is unnecessary; covered in B1	78 #054	28 Chapter-4- Standards are not appropriate for a rural setting or character
79	06/12/2016 - 22:00	Betsy	Most of these are building uses, not building types. "Shopfront house" is not listed in building types. Should read "C. Lot Standards (cont.)".	79 #061	46 Chapter-4- Standards to encourage/ allow infill development in existing neighborhoods
80	06/12/2016 - 22:02	Betsy	Text right under heading doesn't make sense.	80 #071	60 Chapter-4- Typo/ Technical/ Formatting
81	06/12/2016 - 22:08	Betsy	All plumbing shall meet the requirements of the _____code.	81 #073	62 Chapter-4- Typo/ Technical/ Formatting
82	06/12/2016 - 22:11	Betsy	All piping shall meet the requirements of the _____Code.	82 #078	70 Chapter-4- Typo/ Technical/ Formatting
83	06/12/2016 - 22:14	Betsy	Are we setting any standards for drainage and stormwater runoff?	83 #081	71 Chapter-4- Typo/ Technical/ Formatting
84	06/12/2016 - 22:14	Betsy	remove "tied down" and add "blocked".	84 #082	71 Chapter-4- Typo/ Technical/ Formatting
85	06/12/2016 - 22:15	Betsy	Love this building type!	85 #080	71 Chapter-4- Typo/ Technical/ Formatting
86	06/12/2016 - 22:16	Betsy	This building type will be a lot more utilized if there was no requirement that the live and the work be connected and occupied by a single entity. I'm not sure there is an advantage to it being occupied by a single entity. Do Public uses need to be owned by a governmental, religious or non-profit agency? Can private museums be granted Public status for example?	86 #083	71 Chapter-4- Typo/ Technical/ Formatting
87	06/12/2016 - 22:20	Betsy	Do we need to include legacy zones on this chart? If not where will they be covered?	87 #089	80 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
88	06/12/2016 - 22:24	Betsy	Legacy districts should be included in this table.	88 #096	94 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
89	06/12/2016 - 22:26	Betsy	this conflicts with definition in 4.2.1 which says structure must be separate from main residence. I agree with this one.	89 #102	104 Chapter-4- Question/ Other
90	06/20/2016 - 09:10	Betsy	not "may be removed" but "will be removed".	90 #001	4 Chapter-5- Question/ Other
91	06/20/2016 - 10:35	Betsy	Edit needed in c. and d. to make the two choices equal.	91 #014	10 Chapter-4- Typo/ Technical/ Formatting
92	06/20/2016 - 10:40	Betsy	One square foot seems awfully small if it's to be seen from the street. Two square feet would not impact neighbors too much.	92 #011	9 Chapter-5- Typo/ Technical/ Formatting
93	06/20/2016 - 10:42	Betsy		93 #016	11 Chapter-5- Typo/ Technical/ Formatting
94	06/20/2016 - 10:43	Betsy		94 #015	11 Chapter-5- Typo/ Technical/ Formatting
95	06/20/2016 - 10:45	Betsy		95 #017	12 Chapter-5- Typo/ Technical/ Formatting

96	06/20/2016 - 10:47	Betsy	Home business guidelines allow 1 outside employee. Does this prohibit that? There may be more than one structure on a MF site. Reword to say "One or more buildings each containing three or more dwelling units"	96 #018	13 Chapter-5- Typo/ Technical/ Formatting
97	06/20/2016 - 10:50	Betsy	Sustainability is a very vague concept. Do you mean durability?	97 #019	14 Chapter-5- Typo/ Technical/ Formatting
98	06/20/2016 - 10:51	Betsy	The intent is that private lots would face parkland and open spaces wherever possible as opposed to the rear of the lots with privacy fences. In many cases the parkland may be designed where there is a small park road separating the private lots from the park or greenspace.	98 #021	14 Chapter-5- Typo/ Technical/ Formatting
99	06/21/2016 - 15:49	AbigailGillfillan-Moderat	The proposal is that new sidewalks and street trees would not be required when a building is increased between 0 and 25%	68 #056	60 Chapter-3- Typo/ Technical/ Formatting
100	06/21/2016 - 15:53	AbigailGillfillan-Moderat	Thanks! You can look at Sec 7.2.2.1 for new standards for Transitional Protective Yards. These create transitions between different zoning districts.	63 #037	51 Chapter-3- Typo/ Technical/ Formatting
101	06/21/2016 - 16:04	AbigailGillfillan-Moderat	Legacy Districts will continue to be regulated under the current use and development standards. The current Land Use table and Development Standards Table will be included as an appendix to the code.	79 #061	46 Chapter-4- Question/ Other
102	06/21/2016 - 16:10	AbigailGillfillan-Moderat	Add "environmental" to the list promoting purposes (promoting the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural/architectural, and environmental importance and significance within the City limits.	90 #001	4 Chapter-5- Question/ Other
103	06/25/2016 - 13:56	DMcCabe	Consider moving this chapter on Definitions to the 2nd chapter so the public has easier access to understanding the document.	103 #007	3 Chapter-1- Typo/ Technical/ Formatting
104	06/25/2016 - 14:01	DMcCabe	Agreed.	104 #001	1 Chapter-8- Typo/ Technical/ Formatting
105	06/25/2016 - 14:03	DMcCabe	Will such "uses" be defined somewhere? What if someone wants a garden in the front yard?	65 #038	51 Chapter-3- LID/ Green Infrastructure
106	06/25/2016 - 14:29	DMcCabe	Uses are defined in Chapter 5. The primary use of the lot is what is regulated and a garden in the front yard would not be a regulated use because it is not the primary use.	106 #056	32 Chapter-4- Question/ Other
107	06/28/2016 - 15:05	AbigailGillfillan-Moderat	Add massage and physical therapy. 5.1.5.3 C and D need to be subsets of 5.1.5.3.A.7 in the outline.	106 #056	32 Chapter-4- Question/ Other
108	06/29/2016 - 20:57	Betsy	what is C/D?	108 #023	17 Chapter-5- Typo/ Technical/ Formatting
109	06/29/2016 - 20:58	Betsy	Do we need to add "c.:Must hold a valid TABC permit"?	109 #024	18 Chapter-5- Question/ Other
110	06/29/2016 - 21:00	Betsy	unrestricted/ restricted permits need definition.	110 #025	18 Chapter-5- Question/ Other
111	06/29/2016 - 21:02	Betsy	Ignore above. Need to limit size of sustainable energy system allowed in this section.	111 #027	22 Chapter-5- Typo/ Technical/ Formatting
112	06/29/2016 - 21:03	Betsy	Who determines "unused or abandoned"	111 #027	22 Chapter-5- Typo/ Technical/ Formatting
114	06/29/2016 - 21:04	Betsy	unrestricted/ restricted permits need definition.	114 #028	22 Chapter-5- Question/ Other
113	06/29/2016 - 21:04	Betsy	Note needed to prevent sales by the glass.	113 #026	19 Chapter-5- Typo/ Technical/ Formatting
115	06/29/2016 - 21:05	Betsy	LI and LM seem awfully similar.	115 #029	24 Chapter-5- Typo/ Technical/ Formatting
116	06/29/2016 - 21:06	Betsy	and plastic products.	116 #031	24 Chapter-5- Question/ Other
117	06/29/2016 - 21:07	Betsy	collection and storage	117 #030	24 Chapter-5- Typo/ Technical/ Formatting
118	06/29/2016 - 21:07	Betsy	...for it's attractive courthouse square AND THE vibrant....	118 #032	26 Chapter-5- Typo/ Technical/ Formatting
119	06/29/2016 - 21:11	Betsy	The city wishes to beautify THIS area	119 #033	27 Chapter-5- Typo/ Technical/ Formatting
120	06/29/2016 - 21:22	Betsy	are any spaces required for visitors, and for office and assembly areas? Why are outdoor recreation areas listed under HC and I? Add parking for community gardens (1 per 8 beds) and greenspaces.	120 #006	3 Chapter-7- Question/ Other
121	06/29/2016 - 21:24	Betsy	need definition.	121 #008	4 Chapter-7- Typo/ Technical/ Formatting
122	06/29/2016 - 21:26	Betsy	remove "department store", redundant to retail establishment.	122 #013	8 Chapter-7- Typo/ Technical/ Formatting
123	06/29/2016 - 21:27	Betsy	Breaks for vehicle access?	123 #014	8 Chapter-7- Typo/ Technical/ Formatting
125	06/29/2016 - 21:31	Betsy	Remove first two lines. Start with "No building or land or any part....."	125 #022	15 Chapter-7- Question/ Other
124	06/29/2016 - 21:31	Betsy	Excellent.	124 #021	12 Chapter-7- Typo/ Technical/ Formatting
126	06/29/2016 - 21:32	Betsy	Increase this to 2.7. SF homes in effect have their own park around the house, apartment dwellers do not, and thus have greater need of using the park. This can be seen in the amount of dog poop in parks close to apartment complexes.	126 #034	22 Chapter-7- Question/ Other
128	07/16/2016 - 12:00	Paul Murray	Park development fee is a good idea. Taken from the Parks Master Plan, it recognizes that when the city receives parkland from a developer, it receives no funds to develop it, as is common in most other cities. Having a fee to help with park development would benefit the development, too, by insuring parkland is ready to use and enhances the look of the development much earlier than is presently the case.	128 #053	59 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
129	07/16/2016 - 12:02	Paul Murray		129 #059	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,

130	07/16/2016 - 12:04	Paul Murray	Low Impact Development and Green Infrastructure (LID/GI) should be incentivized. LID/GI retain rainwater on site, reducing flooding, reducing irrigation needs, and reducing the load on the municipal stormwater system. It is a new way of looking at rainwater. In the past, rainwater was channeled off site, only to increase irrigation needs using potable water. This old approach also increased erosion and reduced infiltration, thus reducing flowing creeks.	130 #002	7 Chapter-6- LID/ Green Infrastructure
131	07/16/2016 - 12:06	Paul Murray	Require an Annual Review of the environmental standards to be sure they are neither too lax nor too restrictive. No Administrative Adjustment should be allowed for Cut and Fill standards in Water Quality Zones or Buffer Zones. Water Quality Zones and Buffer Zones begin at the edge of each waterway, first the WQZ, then the Buffer Zone. They are part of the treatment train to clean water before it reaches creeks and rivers. The vegetation both slows runoff and filters it. To allow cut and fill is to weaken the natural treatment of stormwater. This kind of Administrative Adjustment happens out of sight and undermines the erosion and sedimentation control ordinance.	131 #004	7 Chapter-6- Typo/ Technical/ Formatting
132	07/16/2016 - 12:08	Paul Murray	Include all waterways having a drainage of 5 acres or more.	132 #022	10 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
133	07/16/2016 - 12:10	Paul Murray		133 #029	11 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
134	07/16/2016 - 12:20	Paul Murray	Expand water quality standards including removal of 85% TSS to all watersheds within the City, not only the Recharge Zone, San Marcos River Corridor and the Sessom Creek Watershed Overlay.	134 #006	8 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
135	07/16/2016 - 12:21	Paul Murray	Stream Bank Erosion Control should be raised to capture 1 1/2" (or 90 percentile rainfalls) and release over 48 hours. Stream Bank Erosion is perhaps the major contributor to sediment pollution and turbidity. Capturing rain events up to 1 1/2" and releasing over 48 hours should capture rainwater in 90% of rain events, and thus reduce pollutant loads in the most common rain events. In heavier rains, the first flush of rainwater contains most of the pollutants, and will be caught, with the rest of the stormwater washing over the basin. In addition, if SMRC treatment standards remains as the water quality volume approach, then those standards must be raised to capture 1 1/2" and release over 48 hours.	135 #025	11 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
136	07/16/2016 - 12:24	Paul Murray	Standards should be raised to capture 1 1/2" and release over 48 hours.	136 #040	16 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
137	07/16/2016 - 12:25	Paul Murray	see comment for 6.2.3.1 D	137 #042	16 Chapter-6- Typo/ Technical/ Formatting
138	07/16/2016 - 12:28	Paul Murray	see comment for 6.1.3.5 (capture 1 1/2" and release over 48 hours)	138 #055	18 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
139	07/16/2016 - 12:28	Paul Murray	see comment for 6.1.3.5 (capture 1 1/2" and release over 48 hours)	139 #044	16 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
140	07/16/2016 - 12:29	Paul Murray	see comment for 6.1.3.5 (capture 1 1/2" and release over 48 hours) Unify code to use the same treatment standards in the San Marcos River Corridor (SMRC) and the Sessom Creek Watershed Overlay (SCWO). The new code uses a water quality volume approach (capture the first 1/2" of rain and release it over 24 hours) in SMRC, while establishing a pollutant load approach in SCWO (remove 85% of added Total Suspended Solids (TSS)). Both approaches have their advantages and disadvantages, but a single treatment standard would be easier for developers and their consultants. The SCWO is a TCEQ standard well-understood by engineers. A single approach in these two areas of town may reduce resistance to establishing stormwater standards all over town. Even in the new code, only SMRC, SCWO and the recharge zone of the Edwards Aquifer have any pollutant control standards. The Water Quality Protection Plan (WQPP) of the Habitat Conservation Plan (HCP) recommends standards be established over all of town. Furthermore, the new Municipal Separate Sewer Stormwater System (MS4) rules will effect the entire city in new ways that will lead us to establish stormwater control standards soon, and if we expand them in the new code we will already be there, and will not have to retrofit.	140 #068	23 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
141	07/16/2016 - 12:33	Paul Murray		141 #038	16 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
142	07/16/2016 - 12:36	Paul Murray	see comment 6.2.3.2 (unify treatment rules for SCWO and SMRC)	142 #051	17 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
143	07/16/2016 - 12:55	Paul Murray	This is a great improvement.	143 #069	24 Chapter-6- Question/ Other
144	07/16/2016 - 13:01	Paul Murray	Sub-minor waterways draining 5 to 50 acres is a great improvement	144 #057	18 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
145	07/16/2016 - 13:20	Paul Murray	Extend this to 400'.	145 #007	9 Chapter-2- More Time and Transperancy in Development Processes
146	07/16/2016 - 13:24	Paul Murray	What is a "registered neighborhood organization"? CONA should be specifically mentioned here. Notice should be required 30 days before the hearing, if the applicant cannot prove having met with neighborhood representatives.	146 #009	12 Chapter-2- More Time and Transperancy in Development Processes
147	07/16/2016 - 13:27	Paul Murray	Notice should be at least 30 days before a hearing for all within 200', preferably 400'.	147 #011	13 Chapter-2- More Time and Transperancy in Development Processes
148	07/16/2016 - 13:28	Paul Murray	Include mention of CONA	148 #013	13 Chapter-2- More Time and Transperancy in Development Processes
149	07/16/2016 - 13:29	Paul Murray		149 #015	13 Chapter-2- More Time and Transperancy in Development Processes

150	07/16/2016 - 13:29	Paul Murray	Post notice 30 days before the hearing.	150 #016	13 Chapter-2- More Time and Transperancy in Development Processes
151	07/16/2016 - 13:32	Paul Murray	Include a presentation by neighborhood representatives if requested.	151 #018	14 Chapter-2- More Time and Transperancy in Development Processes
152	07/16/2016 - 13:35	Paul Murray	For all PSAs and zoning changes to a more dense zoning category, the hearing should be the second time the action is presented on the agenda.	152 #017	14 Chapter-2- More Time and Transperancy in Development Processes
153	07/16/2016 - 13:37	Paul Murray	No less than 30 days before the joint meeting.	153 #019	14 Chapter-2- More Time and Transperancy in Development Processes
154	07/16/2016 - 13:45	Paul Murray	Change to "The responsible official WILL post supplemental documentation on the City's website"	154 #030	20 Chapter-2- Typo/ Technical/ Formatting
155	07/16/2016 - 13:49	Paul Murray	include trails, bikeways and sidewalks.	155 #031	21 Chapter-2- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
156	07/16/2016 - 14:06	Paul Murray	No environmental standards may be waived. They shall not be modified unless they are determined to improve the natural environment, protect watersheds and groundwater to an extent greater than current regulations.	156 #033	25 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
157	07/16/2016 - 14:09	Paul Murray	a waiver may be granted only at or after a public hearing.	157 #035	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
158	07/16/2016 - 14:10	Paul Murray	all deviations shall be made public no less than 14 days prior to the public hearing	158 #036	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
159	07/16/2016 - 14:13	Paul Murray	3 and 4 should be primary considerations. How is "significant economic development" defined?	159 #037	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
160	07/16/2016 - 14:37	Paul Murray	replace "may" with "shall"	160 #041	28 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
161	07/16/2016 - 15:25	Paul Murray	change to 5 acres or more	161 #043	37 Chapter-2- Development in the Floodplain
162	07/16/2016 - 15:27	Paul Murray	No reclamation with WQZ or buffer zones	162 #042	37 Chapter-2- Development in the Floodplain
163	07/16/2016 - 18:44	ElizabethArceneaux	create a table of contents for the entire code to proceed this first chapter would be good to do a search and replace to go to lowercase letters if appropriate. This list applies to the entire code: Waterway Floodway Pollution Site, Sites Drainage Impervious Cover Development Permanent Swales Subdivision Storm Sewer Discharges Overland Flow Tributary Street Building Construction Wastewater Excavation Restoration Public Flood Family Lots Barns	163 #001	2 Chapter-1- Typo/ Technical/ Formatting
164	07/16/2016 - 18:50	ElizabethArceneaux	Accessory	164 #005	3 Chapter-1- Typo/ Technical/ Formatting
165	07/16/2016 - 18:51	ElizabethArceneaux	information needed for the blank line	165 #006	3 Chapter-1- Typo/ Technical/ Formatting
166	07/16/2016 - 18:54	ElizabethArceneaux	I don't understand the statement "as the same are in effect from time to time"	166 #008	4 Chapter-1- Typo/ Technical/ Formatting
167	07/16/2016 - 18:55	ElizabethArceneaux	Confusing, not clear.	167 #009	4 Chapter-1- Typo/ Technical/ Formatting
168	07/16/2016 - 18:55	ElizabethArceneaux	Remove one of the Division 1:s	168 #010	5 Chapter-1- Typo/ Technical/ Formatting
169	07/16/2016 - 18:55	ElizabethArceneaux	don't forget to fill the blank This sentence uses the words without all of the caps and is better grammar. Other sections in this chapter capitalize lots, structures and uses. Make consistent, hopefully without all the caps.	169 #011	5 Chapter-1- Typo/ Technical/ Formatting
170	07/16/2016 - 18:58	ElizabethArceneaux	should be 1.6.1.2	170 #012	7 Chapter-1- Typo/ Technical/ Formatting
171	07/16/2016 - 18:59	ElizabethArceneaux	add comma after use,	171 #013	7 Chapter-1- Typo/ Technical/ Formatting
172	07/16/2016 - 19:00	ElizabethArceneaux	change to 1.6.1.6	172 #014	8 Chapter-1- Typo/ Technical/ Formatting
173	07/16/2016 - 19:00	ElizabethArceneaux	change to 1.6.1.6	173 #017	8 Chapter-1- Typo/ Technical/ Formatting
174	07/16/2016 - 19:01	ElizabethArceneaux	change to 1.6.1.6	174 #015	8 Chapter-1- Typo/ Technical/ Formatting
175	07/16/2016 - 19:01	ElizabethArceneaux	following:	175 #016	8 Chapter-1- Typo/ Technical/ Formatting

176	07/16/2016 - 19:02	ElizabethArceneaux	Ordinance or Development Code?	176 #018	9 Chapter-1- Typo/ Technical/ Formatting
177	07/16/2016 - 19:03	ElizabethArceneaux	this actually is supposed to comment on the last line in A.	176 #018	9 Chapter-1- Typo/ Technical/ Formatting
178	07/16/2016 - 19:05	ElizabethArceneaux	is it 50 or 5?	178 #019	9 Chapter-1- Typo/ Technical/ Formatting
179	07/16/2016 - 19:06	ElizabethArceneaux	1.6.1.4(B)	179 #020	9 Chapter-1- Typo/ Technical/ Formatting
180	07/16/2016 - 19:08	ElizabethArceneaux	Board is mentioned here and in D in three places. Should this be the ZOAB talked about in the next section?	180 #021	9 Chapter-1- Typo/ Technical/ Formatting
181	07/16/2016 - 19:08	ElizabethArceneaux	1.6.1.11(A)	181 #022	9 Chapter-1- Typo/ Technical/ Formatting
182	07/16/2016 - 19:10	ElizabethArceneaux	consider moving the definition to earlier on in the section. Usually come first to clarify terms used in a section.	182 #023	11 Chapter-1- Typo/ Technical/ Formatting
183	07/16/2016 - 19:13	ElizabethArceneaux	is this part of item 1 or 2? It seems to be hanging there	183 #002	2 Chapter-2- Typo/ Technical/ Formatting
184	07/16/2016 - 19:14	ElizabethArceneaux	would be helpful to have some descriptive text before this table to lead the reader into what is being presented.	184 #003	3 Chapter-2- Typo/ Technical/ Formatting
185	07/16/2016 - 19:15	ElizabethArceneaux	is this the right word? Same as vacation for a family vacation?	185 #004	3 Chapter-2- Typo/ Technical/ Formatting
186	07/16/2016 - 19:16	ElizabethArceneaux	Alternative	186 #005	3 Chapter-2- Typo/ Technical/ Formatting
187	07/16/2016 - 19:16	ElizabethArceneaux	Capitalize Development	187 #006	4 Chapter-2- Typo/ Technical/ Formatting
188	07/16/2016 - 19:21	ElizabethArceneaux	I agree with this statement as well.	156 #033	25 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
189	07/16/2016 - 19:21	ElizabethArceneaux	don't forget to add this info Consider adding: e. The locations of LID practices that replace impervious cover or mitigate water quality from runoff of impervious cover.	189 #034	25 Chapter-2- Typo/ Technical/ Formatting
190	07/16/2016 - 19:27	ElizabethArceneaux	impervious cover.	190 #044	38 Chapter-2- LID/ Green Infrastructure
191	07/16/2016 - 19:28	ElizabethArceneaux?	191 #045	38 Chapter-2- Typo/ Technical/ Formatting
192	07/16/2016 - 19:28	ElizabethArceneaux	...? If we can add LID into this LDC with a performance standard, then this may be a good place to add an incentive for using it: 2. Expedite site plan permit review if LID is included that meets the performance standard defined in Chapter 8, definitions.	192 #046	38 Chapter-2- Typo/ Technical/ Formatting
193	07/16/2016 - 19:31	ElizabethArceneaux	Should Sessom Creek be added to this list?	193 #047	40 Chapter-2- LID/ Green Infrastructure
194	07/16/2016 - 19:32	ElizabethArceneaux	Recommend that runoff from sidewalks be directed to tree areas. Use of curb cuts where possible along streets to direct some water to trees.	194 #049	41 Chapter-2- Typo/ Technical/ Formatting
195	07/16/2016 - 19:38	ElizabethArceneaux	curb cuts for runoff to get to trees?	195 #013	34 Chapter-3- LID/ Green Infrastructure
196	07/16/2016 - 19:40	ElizabethArceneaux	curb cuts along bike paths to trees would be easy in this scenario.	196 #015	35 Chapter-3- LID/ Green Infrastructure
197	07/16/2016 - 19:40	ElizabethArceneaux	same comment for curb cuts and possibly miniature rain gardens with the trees.	197 #019	36 Chapter-3- LID/ Green Infrastructure
198	07/16/2016 - 19:42	ElizabethArceneaux	Curb cuts from parking lots to bushes and trees versus area drains to grey piping infrastructure.	198 #020	37 Chapter-3- LID/ Green Infrastructure
199	07/16/2016 - 19:43	ElizabethArceneaux	This kind of street would be ideal for permeable pavers due to low traffic and the beauty for the walkers and bikers. Creates less heat and gives a good social feel to these places.	199 #021	38 Chapter-3- LID/ Green Infrastructure
200	07/16/2016 - 19:45	ElizabethArceneaux	Walking/biking pathways are also perfect for permeable pavers and would reduce impervious cover through all these paths. Liners along the sides of the walkways will keep water from entering buildings.	200 #025	45 Chapter-3- LID/ Green Infrastructure
201	07/16/2016 - 19:46	ElizabethArceneaux	curb cuts from parking lots to green areas. Can we consider this wherever we have parking lots leading to bushes and trees? Then I won't repeat the comment so much.	201 #029	46 Chapter-3- LID/ Green Infrastructure
202	07/16/2016 - 19:47	ElizabethArceneaux	add "the use of LID practices," after phasing of development,	202 #032	47 Chapter-3- LID/ Green Infrastructure
203	07/16/2016 - 19:55	ElizabethArceneaux	change the word "measures" to "practices" and add the word "and" prior to reduce or eliminate	203 #039	56 Chapter-3- LID/ Green Infrastructure
204	07/16/2016 - 19:59	ElizabethArceneaux	Practices is being used by other municipalities as a shorter way to say best management practices (BMPs) replace "best management practices" with "Low Impact Development practices (described in the Stormwater Technical Manual)" There really are no other best management practices that can achieve volume reduction and sediment removal, so we might as well just say LID.	204 #040	56 Chapter-3- Typo/ Technical/ Formatting
205	07/16/2016 - 20:04	ElizabethArceneaux		205 #041	56 Chapter-3- LID/ Green Infrastructure

206	07/16/2016 - 20:10	ElizabethArceneaux	I don't think this is at all protective of the river or waterway since it provides a method of paying for detention at another location. Is the runoff from the development along the river going to be routed by piping and pumping to the alternate detention area? If not, then I don't think that development should occur along a river or waterway unless the development will not add any additional volume of runoff to the waterway or river and if the site is replacing a developed site, then the runoff from the new site should be more protective. That is the new site runoff volume will be less than the stream protection volume. The only way to achieve this on property without using detention/retention is a combination of LID practices, and existing natural area conservation to get the runoff volume to the stream protection volume.	206 #043	56 Chapter-3- Appropriate Level of Water Quality protections along rivers and waterways
207	07/16/2016 - 20:13	ElizabethArceneaux	Any cut and fill limitations in the water quality zones and buffer zones should apply to this section as well. There will be a comment in section 6.1.3.2 about this.	207 #044	56 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
208	07/16/2016 - 20:14	ElizabethArceneaux	add before "detention" Low Impact Development practices,	208 #046	57 Chapter-3- LID/ Green Infrastructure
209	07/16/2016 - 20:15	ElizabethArceneaux	change "stormwater system" to "stormwater management system"	209 #047	57 Chapter-3- Typo/ Technical/ Formatting
210	07/16/2016 - 21:00	ElizabethArceneaux	Replace the statement beginning "Note that the area..." with "Permeable pavement shall not be counted as impervious cover if designed to store the 2-year, 24-hour storm event as specified in the Stormwater Technical Manual (direct precipitation only)." This is the criteria used in the San Antonio LDC. Or we could say "store the direct precipitation of the storm event specified in the Stormwater Technical Manual" for the City of San Marcos. This does not get into too many technical details, but does put permeable surfaces in the set of tools for reducing impervious cover while also allowing the developers and future building owners a method of some relief from the stormwater utility fee calculated based on impervious cover. Capturing a design storm is easily accomplished with permeable pavers with gravel bases and gravel sub bases and the water can be used for irrigation or just allowed to infiltrate (even in clay soils using a 1 foot storage volume). In the recharge zone, the permeable pavers can be lined with a synthetic liner and the underdrain can flow to a practice that is allowed to infiltrate to the aquifer. It is a highly effective water quality and volume reduction practice that allows hard surfaces to walk, park and drive on while also not counting towards impervious cover. The annual sweeping is comparable in cost to the biannual application of non coal tar sealant to asphalt (coal tar products are banned on all properties in the city limits with the new MS4 Stormwater Ordinance).	210 #049	57 Chapter-3- LID/ Green Infrastructure
211	07/16/2016 - 21:04	ElizabethArceneaux	no comment, this click was an accident	211 #052	58 Chapter-3- Typo/ Technical/ Formatting
212	07/16/2016 - 21:08	ElizabethArceneaux	Sec...?	212 #055	60 Chapter-3- Typo/ Technical/ Formatting
213	07/16/2016 - 21:17	ElizabethArceneaux	The font is doing weird things on all the major headings as in getting bigger and smaller.	213 #067	62 Chapter-3- Typo/ Technical/ Formatting
214	07/17/2016 - 13:52	Paul Murray	i agree.	190 #044	38 Chapter-2- LID/ Green Infrastructure
215	07/17/2016 - 13:58	Paul Murray	Add Sessom Creek here	215 #048	41 Chapter-2- Typo/ Technical/ Formatting
216	07/17/2016 - 15:31	Jean	So no existing building will be "grandfathered"? But, they can add on to the front to gain that "build-to percentage"?	216 #030	16 Chapter-4- Question/ Other
217	07/17/2016 - 15:34	Jean	But, variances can be granted, correct? We have already seen that requirement "excused" in an instance recently.	217 #032	17 Chapter-4- Question/ Other
219	07/18/2016 - 14:03	ElizabethArceneaux	This chapter is full of detail and new information and is incredibly difficult to read and follow. Due in part to the complexity of the topics. I think it would be helpful to view this Chapter as a first draft and consider incorporation of comments with the help of an experienced code writer with expertise in environmental regulations, watershed management, and low impact development. The revisions will need to clarify and simplify. This was a good first effort to get all of the different concepts in one chapter. Some specific rewrite thoughts are reorganize Article 2 so that each type of waterway has sections on Applicability, Water Quality Zone, Buffer Zone and Impervious Cover subheadings in the same order. Consider putting these types of requirements in a single table instead of table in one section, text in another.	219 #001	6 Chapter-6- Typo/ Technical/ Formatting
220	07/19/2016 - 12:01	Paul Murray	Add "Stormwater Collection and	220 #050	53 Chapter-2- Development in the Floodplain
221	07/19/2016 - 12:12	Paul Murray	Drainage Conveyance System Standards"	221 #058	61 Chapter-3- More Time, Transperancy, and Predictability in Development Processes
222	07/19/2016 - 12:16	Paul Murray	add "and Parks Board" to Responsible Official.	208 #046	57 Chapter-3- LID/ Green Infrastructure
223	07/19/2016 - 12:22	Paul Murray	I agree	223 #042	56 Chapter-3- LID/ Green Infrastructure
224	07/19/2016 - 12:30	Paul Murray	Add incentives for LID. LID can treat and detain stormwater on site	206 #043	56 Chapter-3- Appropriate Level of Water Quality protections along rivers and waterways
225	07/19/2016 - 12:31	Paul Murray	This is redundant with 2. No waivers should be allowed adjacent to waterways or rivers, especially in Water Quality Zones and Buffer Zones.	203 #039	56 Chapter-3- LID/ Green Infrastructure
226	07/19/2016 - 12:35	Paul Murray	I agree	210 #049	57 Chapter-3- LID/ Green Infrastructure
			I agree. Pervious Pavers should be encouraged.		

227	07/19/2016 - 12:40	Paul Murray	We may need to add "Playing Fields" for unorganized games such as touch football, etc., for adult play. Playgrounds are identified for children, and Greens may not provide a large or level enough surface. I am confused about the difference between ND3, ND3.5 and Conventional Districts such as SF-6. In a Conventional District, when is an area considered for redevelopment/infill? How large does the tract have to be to go from SF to ND?	75 #064	62 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
228	07/19/2016 - 12:51	Paul Murray		228 #058	37 Chapter-4- Question/ Other
229	07/19/2016 - 13:28	Paul Murray	Where is the new Preferred Scenario Map? Shouldn't it be part of this chapter? It is confusing to jump from Preferred Scenario Designations to Zoning Translations with no map to show where they apply.	229 #001	2 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
230	07/19/2016 - 13:32	ElizabethArceneaux	Add F. Low Impact Development Design Standards	230 #013	9 Chapter-6- LID/ Green Infrastructure
231	07/19/2016 - 13:32	Paul Murray	The Preferred Scenario Map seems to indicate that ND are in Low Intensity areas. How is one to determine if one is in a Conventional or Neighborhood District? this comment was intended for 6.1.2.1 and I will add it there. Sorry.	231 #007	3 Chapter-4- Question/ Other
232	07/19/2016 - 13:35	ElizabethArceneaux	What I wanted to say here in this location is that I was told that incentives need to be in the code since it is monetary, rather than a technical manual. Might want to check with legal to be sure.	230 #013	9 Chapter-6- LID/ Green Infrastructure
233	07/19/2016 - 13:35	ElizabethArceneaux	Add F. Low Impact Development Design Standards	233 #009	8 Chapter-6- LID/ Green Infrastructure
234	07/19/2016 - 13:36	ElizabethArceneaux	Wording: City Council in included	234 #014	9 Chapter-6- Typo/ Technical/ Formatting
235	07/19/2016 - 13:38	ElizabethArceneaux	Portions is qualitative. Can we make this a firm number or percentage?	235 #018	9 Chapter-6- Typo/ Technical/ Formatting
236	07/19/2016 - 13:40	ElizabethArceneaux	Limited is qualitative. Any way to tighten this up with a number or percentage? Consider rewording to clarify: Construction of pave-pip-and-dum drainage systems that concentrate runoff (gray infrastructure) instead of treating rain closer to where it lands (green infrastructure) shall be permitted.....	236 #019	9 Chapter-6- Typo/ Technical/ Formatting
237	07/19/2016 - 13:42	ElizabethArceneaux	Existing Neighborhood Area includes Conventional Residential Districts? If so, very good. I see no allowance for PADs in SF zoned districts. This should be emphasized to neighborhoods.	237 #020	9 Chapter-6- Typo/ Technical/ Formatting
239	07/19/2016 - 13:44	Paul Murray	How is this done? Vague requirement. Can we refer to the process described in the Stormwater Technical Manual.	239 #085	72 Chapter-4- Question/ Other
238	07/19/2016 - 13:44	ElizabethArceneaux	I know it doesn't exist right now, but can be added when the SW Technical Manual is rewritten.	238 #021	9 Chapter-6- Typo/ Technical/ Formatting
240	07/19/2016 - 13:49	ElizabethArceneaux	I concur with Paul's comment. The purpose of the buffer and water quality zones is nullified by adding cut and fill materials along these areas of the waterways. This goes for all waterways in San Marcos.	132 #022	10 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
241	07/19/2016 - 13:53	Paul Murray	There is no 5.4.4.5. Only 1 Article in Chap 5	241 #084	72 Chapter-4- Typo/ Technical/ Formatting
242	07/19/2016 - 13:56	ElizabethArceneaux	I concur with Paul's comment. 50 acres is a large drainage area in terms of the runoff a receiving stream could receive. 5 acres is more protective and can enhance water management in the stream using natural features rather than manmade BMPs.	133 #029	11 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
243	07/19/2016 - 13:58	ElizabethArceneaux	I like the way this Division is structured in terms of Applicability, Water Quality Zones, Buffer Zones, and Impervious Cover. Consider restructuring Division 2-4 in the same order to help the reader through these technical topics in a more logical sequence.	243 #028	11 Chapter-6- Typo/ Technical/ Formatting
244	07/19/2016 - 13:59	ElizabethArceneaux	Recommend 5 instead of 50 acres for minor waterways.	244 #030	12 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
245	07/19/2016 - 14:00	ElizabethArceneaux	Add a footnote to this table: "No cut and fill allowed in any Water Quality Zone or Buffer Zone"	245 #031	12 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
246	07/19/2016 - 14:03	ElizabethArceneaux	I think we should remove #4 and ensure that trails are constructed of permeable surfaces. Decomposed granite is not permeable.	246 #033	12 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
247	07/19/2016 - 14:05	ElizabethArceneaux	Consider reordering this Division as Division 1. If not, then reorder the section title to Findings, Purpose and Applicability to match the text that follows the section heading.	247 #034	13 Chapter-6- Typo/ Technical/ Formatting
248	07/19/2016 - 14:09	ElizabethArceneaux	Consider adding a #12: LID practices reduce runoff volume and improve stormwater runoff quality by allowing infiltration and evapotranspiration of stormwater. These LID practices are the most appropriate BMPs for these overlays. Check to see if the 90%tile storm for San Marcos would also be protective of the Stream Erosion Control. We think that it is. Also change the wording from Stream Bank Erosion Control to "Stream Erosion Control" as the bed and banks of the stream erode, not just the banks. Do a search and replace of this terminology throughout this Chapter.	248 #035	13 Chapter-6- LID/ Green Infrastructure
249	07/19/2016 - 14:13	ElizabethArceneaux	It would be very helpful to add some descriptive sentences about this figure to explain how these boundaries were established or credit the study to make it easier to follow. Also, check with the HCP because I believe that the Sessom Creek Overlay has changed from what is shown here.	135 #025	11 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
250	07/19/2016 - 14:16	ElizabethArceneaux		250 #036	15 Chapter-6- Typo/ Technical/ Formatting

251	07/19/2016 - 14:19	ElizabethArceneaux	Reorder this Division to follow Division 1 at some point: Applicability, Water Quality Zones, Buffer Zones, Impervious Cover. Are there Water Quality Zones and Buffer Zones for the San Marcos River? If they are incorporated into the Overlay, it would be helpful to add that in the descriptive text that accompanies The figure (see comment prior to this one). Short term or vacation rentals are a wonderful way for visitors to experience a city, and for home owners to make some extra income when they're not using their home. This type of property use should be allowed. Obviously this type of rental would need to be regulated in terms of parking, noise, trash, etc like any land use should be. Short term rentals should be permitted by the city and there should be a limit to the number of permits in any given area.	251 #037	16 Chapter-6- Typo/ Technical/ Formatting
252	07/19/2016 - 14:23	Robert	Consider removing the statement about street drainage being prohibited until after consulting with an expert in stormwater management using LID practices. For example drainage of streets into bioretention type practices (curb cuts or ribbon curbs) is good, but would be excluded if stormwater was directed into curb inlets and storm pipe. Incentives for LID practices should be included in the Code rather than the Technical Manual due to the money involved. Legal should be consulted but I think incentives have to appear in code. Consider rewording this sentence to something like: " Use of LID practices that promote infiltration and runoff reduction and treatment will receive incentives described in Section 6.____ when designed to attain the performance standard found in the Stormwater Technical Manual. This applies to all areas of the City and is not limited to special overlays or the Edwards Aquifer Recharge Zone.	51 #013	10 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor
253	07/19/2016 - 14:31	ElizabethArceneaux	Consider making this "A" under Section 6.2.4.1	253 #046	17 Chapter-6- LID/ Green Infrastructure
254	07/19/2016 - 14:34	ElizabethArceneaux	I added this comment in the wrong spot. Sorry. For this comment I meant to add, I don't think Section 8.5.1.2 exists in the code	254 #047	17 Chapter-6- Typo/ Technical/ Formatting
255	07/19/2016 - 14:36	ElizabethArceneaux	Also, I think this should be Section A and possibly remove the existing Section A that has no title and does not add a lot of value to Division 4.	142 #051	17 Chapter-6- Typo/ Technical/ Formatting
256	07/19/2016 - 14:37	ElizabethArceneaux	Can items 1-4 be put into a table like for Division 1?		
257	07/19/2016 - 14:41	ElizabethArceneaux	For number 4 can we restate to : "Areas of pervious surfaces that attain the performance goal stated in the Stormwater Technical Manual will not be included in areas used to calculate the % IC"	257 #048	17 Chapter-6- Typo/ Technical/ Formatting
258	07/19/2016 - 14:43	ElizabethArceneaux	Change Stream Bank Erosion Control to Stream Erosion Control to account for both the bed and banks.	138 #055	18 Chapter-6- Typo/ Technical/ Formatting
259	07/19/2016 - 14:46	ElizabethArceneaux	TCEQ Technical Guidance Manual RG 348	259 #054	18 Chapter-6- Typo/ Technical/ Formatting
260	07/19/2016 - 14:53	ElizabethArceneaux	consider changing the language to "shall be dispersed into overland flow patterns.....Water Quality Zone, unless proven to be practically infeasible. Add caps to the words Water Quality Zone in the next sentence.	260 #056	18 Chapter-6- LID/ Green Infrastructure
261	07/19/2016 - 14:56	ElizabethArceneaux	Continuity among all the waterways is suggested. Sub minor waterway definition in this section for Sessom Creek is requested for General, San Marcos, and Edwards Aquifer divisions as well. (Divisions 1-3 of Article 2) Unify the Sessom Creek and San Marcos River Corridor water quality standards. 85% TSS reduction is preferred as it will also relate to the 90 to 90% storm event.	261 #058	18 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
262	07/19/2016 - 15:00	ElizabethArceneaux	I think we should state that trails should be made of a durable permeable surface that is not decomposed granite. Porous Pave is one product that would work for example (don't put that in the code, just giving an example).	262 #052	17 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
263	07/19/2016 - 15:02	ElizabethArceneaux	We are still in Division 4 Sessom Creek Watershed, so change Recharge Zone to Sessom Creek Overlay. This should not be an exception because any site disturbance over 1 acre in size has to be covered under the TCEQ Construction General Permit and the City's MS4 Stormwater Ordinance.	263 #059	19 Chapter-6- LID/ Green Infrastructure
264	07/19/2016 - 15:04	ElizabethArceneaux	may or may not be (add be)	264 #060	19 Chapter-6- Typo/ Technical/ Formatting
265	07/19/2016 - 15:08	ElizabethArceneaux	This entire paragraph sounds like LID practices with mention of landscaping practices, filtration, etc. Why not clarify the language to say LID practices following design standards presented in the Stormwater Technical Manual.	265 #064	19 Chapter-6- Typo/ Technical/ Formatting
266	07/19/2016 - 15:08	ElizabethArceneaux	Should Engineering Director be changed to "Responsible Official" to be the same as the rest of the references in previous sections?	266 #063	19 Chapter-6- Typo/ Technical/ Formatting
267	07/19/2016 - 15:11	ElizabethArceneaux		267 #062	19 Chapter-6- LID/ Green Infrastructure
268	07/19/2016 - 15:14	ElizabethArceneaux		268 #065	20 Chapter-6- Typo/ Technical/ Formatting

269	07/19/2016 - 15:27	ElizabethArceneaux	Add an entry stating 0% impervious cover on slopes greater than 30%. Please add this to Sections 6.2.1.4, 6.2.3.5, 6.2.4.3. I may have these sections not quite right, but will check back when my eyesight improves.	269 #024	10 Chapter-6-- Question/ Other
270	07/19/2016 - 19:20	Paul Murray	If requested by Neighborhood Representative	151 #018	14 Chapter-2-- More Time and Transperancy in Development Processes
271	07/19/2016 - 19:21	Paul Murray	The meeting establishing the Joint Meeting shall be no less than 30 days before the Joint meeting	153 #019	14 Chapter-2-- More Time and Transperancy in Development Processes
272	07/19/2016 - 19:27	Paul Murray	I think should be 5.1.1.2;	272 #027	19 Chapter-2- Typo/ Technical/ Formatting
273	07/19/2016 - 19:28	Paul Murray	Add CONA	273 #028	20 Chapter-2-- More Time, Transperancy, and Predictability in Development Processes
274	07/19/2016 - 19:44	Paul Murray	should say "within" WQZ or Buffer zones The purpose of this requirement is to allow an expansion of a non-conforming or grandfathered building as long as that expansion brings the building into greater conformance. Under the current regulations any additions or significant remodels of non-conforming buildings would not be allowed by right in the code and would require a	162 #042	37 Chapter-2- Typo/ Technical/ Formatting
275	07/20/2016 - 08:58	AbigailGillfillan-Moderat	special exception granted by a public board.	216 #030	16 Chapter-4- Question/ Other
276	07/20/2016 - 10:40	Charles O'Neil	I agree. at least 400'	145 #007	9 Chapter-2- More Time and Transperancy in Development Processes
277	07/20/2016 - 10:41	Sharon O'Neil	Extend to 400 feet! Please edit typos in third line of item A.1. Makes no sense.	145 #007	9 Chapter-2- More Time and Transperancy in Development Processes
278	07/20/2016 - 10:42	Charles O'Neil	CONA should included	146 #009	12 Chapter-2-- More Time and Transperancy in Development Processes
279	07/20/2016 - 10:44	Charles O'Neil	ditto	148 #013	13 Chapter-2- More Time and Transperancy in Development Processes
280	07/20/2016 - 10:46	Charles O'Neil	If no "registered neighborhood organization", thne go to CONA; make cona default	149 #015	13 Chapter-2- More Time and Transperancy in Development Processes
281	07/20/2016 - 10:47	Charles O'Neil	ditto	147 #011	13 Chapter-2- More Time and Transperancy in Development Processes
282	07/20/2016 - 10:47	Sharon O'Neil	Change to: "An applicant will contact and meet with CONA." (This is the only resident generated organization.)	146 #009	12 Chapter-2-- More Time and Transperancy in Development Processes
283	07/20/2016 - 10:49	Charles O'Neil	ditto change to: "before the 30th day before the date set for the required hearing."	150 #016	13 Chapter-2-- More Time and Transperancy in Development Processes
284	07/20/2016 - 10:51	Sharon O'Neil		281 #011	13 Chapter-2- More Time and Transperancy in Development Processes
285	07/20/2016 - 10:51	Sharon O'Neil	I agree.	279 #013	13 Chapter-2-- More Time and Transperancy in Development Processes
286	07/20/2016 - 10:53	Sharon O'Neil	I agree.	280 #015	13 Chapter-2- More Time and Transperancy in Development Processes
287	07/20/2016 - 10:58	Charles O'Neil	Extend time period for public notice My understanding is that there can be no PSAs or zoning changes in the existing neighborhoods. I do agree with the above suggested procedure.	152 #017	14 Chapter-2-- More Time and Transperancy in Development Processes
288	07/20/2016 - 11:00	Sharon O'Neil		152 #017	14 Chapter-2- Further Restrict New Zoning in Existing Neighborhoods
289	07/20/2016 - 11:01	Charles O'Neil	if a zoning or PSA is the subject of the hearing, make room for a presentation by the neighborhood	270 #018	14 Chapter-2- More Time and Transperancy in Development Processes
290	07/20/2016 - 11:01	Sharon O'Neil	Yes -- a level playing field from the start.	270 #018	14 Chapter-2- More Time and Transperancy in Development Processes
291	07/20/2016 - 11:03	Sharon O'Neil	I agree. if P&Z and Council are meeting to discuss Zoning or PSA, then 30 days notice for the meeting should be required, otherwise the public is denied adequate notice	271 #019	14 Chapter-2- More Time and Transperancy in Development Processes
292	07/20/2016 - 11:06	Charles O'Neil	We need this because this combines two processes -- a hearing by an advisory board and executive decision making. Public needs time to examine and respond to any proposal.	271 #019	14 Chapter-2- More Time and Transperancy in Development Processes
293	07/20/2016 - 11:07	Sharon O'Neil	Concept Plat -- 5 years is too long for an area to be left in limbo. 1 year seems long enough to pull a concept plat into compliance if there is good will.	291 #019	14 Chapter-2- More Time and Transperancy in Development Processes
295	07/20/2016 - 11:12	Sharon O'Neil		295 #021	16 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
296	07/20/2016 - 11:16	Sharon O'Neil	City council may amend the comprehensive plan by super majority only.	296 #023	19 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
297	07/20/2016 - 11:16	Charles O'Neil	The CC can amend but only by a supermajority.	297 #024	19 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
298	07/20/2016 - 11:18	Charles O'Neil	This sounds good, that CC is limited by the Preferred Scenario	298 #026	19 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
299	07/20/2016 - 11:18	Sharon O'Neil	Yes. Honor the preferred scenario.	272 #027	19 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
300	07/20/2016 - 11:19	Charles O'Neil	ditto	273 #028	20 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
301	07/20/2016 - 11:19	Sharon O'Neil	I agree. This is a citizen generated organization.	273 #028	20 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
302	07/20/2016 - 11:20	Charles O'Neil	yes; change "will" to "shall."	154 #030	20 Chapter-2- Typo/ Technical/ Formatting
303	07/20/2016 - 11:20	Sharon O'Neil	Yes. Informing the residents should not be an option.	154 #030	20 Chapter-2- Typo/ Technical/ Formatting
304	07/20/2016 - 11:22	Charles O'Neil	add greenways	155 #031	21 Chapter-2- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
305	07/20/2016 - 11:23	Charles O'Neil	ditto	156 #033	25 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
306	07/20/2016 - 11:24	Sharon O'Neil	What areas are these?	189 #034	25 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
307	07/20/2016 - 11:26	Sharon O'Neil	I agree.	157 #035	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
308	07/20/2016 - 11:27	Sharon O'Neil	This should require a super majority for city council to vote approval.	158 #036	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
309	07/20/2016 - 11:28	Charles O'Neil	All incentives should open for public perusal for a period of time before CC approval	158 #036	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
310	07/20/2016 - 11:32	Sharon O'Neil	All zoning changes are serious since they waive the zoning map. Change to: "no sooner than fourteen days..."	310 #040	28 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
311	07/20/2016 - 11:32	Charles O'Neil	make it 10 days between P&Z and CC	311 #039	28 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
312	07/20/2016 - 11:34	Sharon O'Neil	Yes. Zoning changes are a serious matter!	160 #041	28 Chapter-2- More Time, Transperancy, and Predictability in Development Processes

313	07/20/2016 - 11:34	Charles O'Neil	and explain reasoning for each criteria	160 #041	28 Chapter-2- More Time, Transparency, and Predictability in Development Processes
314	07/20/2016 - 11:38	Charles O'Neil	Why would we allow such development at all after what has happened? Why are we allowing any development in a flood plain? We know that, "100 year floods" are happening much more frequently.	161 #043	37 Chapter-2- Development in the Floodplain
315	07/20/2016 - 11:38	Sharon O'Neil	ditto	161 #043	37 Chapter-2- Development in the Floodplain
316	07/20/2016 - 11:39	Charles O'Neil	ditto	190 #044	38 Chapter-2- LID/ Green Infrastructure
317	07/20/2016 - 11:41	Charles O'Neil	ditto	215 #048	41 Chapter-2- Typo/ Technical/ Formatting
318	07/20/2016 - 11:43	Sharon O'Neil	Yes. It feeds into the river.	215 #048	41 Chapter-2- Typo/ Technical/ Formatting
319	07/20/2016 - 11:49	Charles O'Neil	LID and Green Infrastructure	203 #039	56 Chapter-3- LID/ Green Infrastructure
320	07/20/2016 - 11:50	Charles O'Neil	ditto	224 #043	56 Chapter-3- Appropriate Level of Water Quality protections along rivers and waterways
321	07/20/2016 - 11:50	Charles O'Neil	LID	205 #041	56 Chapter-3- LID/ Green Infrastructure
322	07/20/2016 - 11:51	Sharon O'Neil	Incentives are a good way to go.	223 #042	56 Chapter-3- LID/ Green Infrastructure
323	07/20/2016 - 11:54	Charles O'Neil	ditto; but include student-oriented apartments	128 #053	59 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
324	07/20/2016 - 11:59	Charles O'Neil	ditto	221 #058	61 Chapter-3- More Time, Transparency, and Predictability in Development Processes
325	07/20/2016 - 12:00	Charles O'Neil	I very much agree	129 #059	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
326	07/20/2016 - 12:03	Sharon O'Neil	I agree. Recommend noting the current Article on each page in the top header band for more detailed orientation, in addition to the overall Chapter number and title.	325 #059	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
327	07/20/2016 - 12:09	ssimpson	Recommended throughout all chapters.	327 #004	3 Chapter-1- Typo/ Technical/ Formatting
328	07/20/2016 - 12:13	ssimpson	Change language regarding "natural resources and endangered or threatened plant and animal life" to be more inclusive of all aspects of local biodiversity, not just those species that are listed as endangered or threatened. Suggested language: "...safeguard both surface and ground water supplies; bolster the health of natural resources and area biodiversity, as well as protect endangered or threatened plant and animal life..."	327 #004	3 Chapter-1- Typo/ Technical/ Formatting
329	07/20/2016 - 12:19	ssimpson	This sounds great, but where is the difference between Conventional and Neighborhood Districts found? Strengthen language to focus on equitable and sustainable distribution of public infrastructure and access to the city, rather than just "adequate". Suggested language: "Guide public and private policy and action in providing equitable access to sustainable, effective transportation systems, public utilities and other public amenities and facilities"	329 #001	2 Chapter-3- Typo/ Technical/ Formatting
330	07/20/2016 - 12:21	Charles O'Neil	Any modifications to the land development code shall be approved by city council. Remove AR (Agricultural Ranch District) from table; should not apply to rural areas where "blocks" are not common or logical.	330 #002	3 Chapter-4- Typo/ Technical/ Formatting
331	07/20/2016 - 12:22	ssimpson	Allow irregularly-shaped lots for park and garden use, and flag lots for infill development or new development, with approval.	331 #002	3 Chapter-3- Typo/ Technical/ Formatting
332	07/20/2016 - 12:37	Sharon O'Neil	Reduce minimums and maximums for driveway dimensions; allowed ranges are currently unnecessarily wide based on standard drive aisle widths, creating excess impervious cover and diminishing walkability and streetscape.	332 #072	60 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
333	07/20/2016 - 12:38	ssimpson	Amend requirement to prevent exclusion of particular building typologies beyond the limited Minor Subdivision waiver, such as front-loaded townhomes that back up to a green space, a scenario that would otherwise require overbuilding road infrastructure and impervious cover in valuable open space. Suggested revision: "The Responsible Official may waive this requirement for Minor Subdivisions platted under Sec. 3.2.4.1 or for scenarios in which lots back onto green space."	333 #005	27 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
334	07/20/2016 - 12:41	ssimpson	General comment on skewed graphics: Several street sections are displayed with skewed proportions, looking squeezed (ex: Sensitive Area Parkway, this page; Industrial Street, pg 38, Multi-Way Blvd, pg 39, etc.). Revert to original ratio on page for accurate proportion.	334 #006	29 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
335	07/20/2016 - 12:47	ssimpson	General comment on inconsistent graphic conventions: Inconsistency in street section graphics lends itself to confusion (ex: compare Sensitive Area Parkway, pg. 34, to Boulevard, this page, to Shared Street, pg. 45). All street sections should be drawn in the same convention/style with consistent ground section cut line through the street or path in focus (not in front of, such as in Pedestrian Passage, pg. 46). Recommend maintaining section perspectives (pg. 34) which provide greater information instead of simple section elevations (this page).	335 #007	31 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
336	07/20/2016 - 12:57	ssimpson		336 #008	31 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
337	07/20/2016 - 13:01	ssimpson		337 #012	34 Chapter-3- Typo/ Technical/ Formatting
338	07/20/2016 - 13:05	ssimpson		338 #018	36 Chapter-3- Typo/ Technical/ Formatting

339	07/20/2016 - 13:07	ssimpson	General labeling comment: Inconsistency in street section labeling and lack of integration with tables placed below each graphic lends itself to confusion. Recommend adding labels below the section cut line that integrate same language used in charts (ex: label tabulated components, such as "median," "travel lane," "parking lane," etc. directly under location in section).	339 #014	34 Chapter-3- Typo/ Technical/ Formatting
340	07/20/2016 - 13:23	ssimpson	Replace all 12' and greater lane widths with 10' lane widths on roads with speeds less than 45 mph (applies to every street section this page forward). 12'+ lane widths are appropriate on high speed roads, not inner-city streets, require greater impervious cover and are less conducive to pedestrian, neighborhood environments. - Relevant White Paper: http://nacto.org/docs/usdg/lane_widths_on_safety_and_capacity_petritsch.pdf	340 #017	35 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
341	07/20/2016 - 13:37	ssimpson	Current chapter includes no references to Green Infrastructure or Low-Impact-Design (LID) as a general concept or as outlined by the City's technical documents. There is great potential to incorporate green infrastructure techniques, such as pervious paving, decentralized, distributed stormwater detention (ie, raingardens), vegetated bioswales, etc. into the design of street infrastructure. Recommend incorporating language to promote green infrastructure throughout and adding a statement of intent to directly integrate this concept.	341 #011	33 Chapter-3- LID/ Green Infrastructure
342	07/20/2016 - 15:42	BradMM	Agree	323 #053	59 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
343	07/20/2016 - 15:46	BradMM	This fee is way too low. Will commenting here have any bearing on how the fee is set in the future?	343 #061	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
344	07/20/2016 - 15:52	BradMM	Recommendation by which director? Parks & Rec? The initiation of a fee is long overdue! San Marcos parks are often woefully underdeveloped so this is needed to help turn things around. Is this ratio intended to lower the fee???	326 #059	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
345	07/20/2016 - 16:03	BradMM	The only data I've seen that's been collected was done in 2014 by Staff and it shows it cost \$225,148 to develop Dunbar. Since the costs go up over time, that number should be adjusted based on the increase in construction costs over the past two years and used as is. An adjustment factor to compensate for increased costs should also be part of the formula.	345 #062	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
346	07/20/2016 - 16:05	BradMM	Needs to be better defined. Too susceptible to political insider manipulation.	346 #063	61 Chapter-3- Typo/ Technical/ Formatting
347	07/20/2016 - 16:28	ssimpson	Current chapter includes no references to native, drought-tolerant landscaping requirements. Although landscaping is covered in Chapter 7, given the integral nature of public landscaping as required in the design of Streets, recommend including a statement of intent and referencing applicable native, drought-tolerant landscaping requirements.	347 #010	33 Chapter-3- LID/ Green Infrastructure
348	07/20/2016 - 16:31	ssimpson	Suggest reviewing the larger issue of allowing/promoting low-density residential development in environmentally sensitive areas and integrating required green infrastructure technologies. Low density development requires the extension of more paved street area than compact development and exacerbates impervious cover issues.	348 #016	35 Chapter-3- LID/ Green Infrastructure
349	07/20/2016 - 16:47	ssimpson	Suggest requiring the use of green infrastructure techniques, such as the use of pervious paving for sidewalks, possibly streets, and incorporating language that ties the City's green infrastructure guidelines.	349 #023	42 Chapter-3- Typo/ Technical/ Formatting
350	07/20/2016 - 16:50	ssimpson	Change to two (2). Incorporate a minimum on the Pavement Width instead of a hard 30' requirement to allow for incorporation of planted bulb-outs, varied hardscaping patterns, etc.	350 #028	45 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
351	07/20/2016 - 16:57	ssimpson	Suggested minimum pavement width: 12' One-Way, 16' Two-Way (Refer Missoula Woonerf Standards)	350 #028	45 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
352	07/20/2016 - 16:57	ssimpson	Agreed!	200 #025	45 Chapter-3- LID/ Green Infrastructure
353	07/20/2016 - 16:58	ssimpson	Agreed. Encourage use of pervious paving on sidewalks and pathways, particularly one that is dedicated solely to pedestrian use.	201 #029	46 Chapter-3- LID/ Green Infrastructure
354	07/20/2016 - 17:00	ssimpson	Labeling below section perspective does not currently tie to anything. Add labels below the section cut line that integrate same language used in charts (ex: label tabulated components, such as "median," "travel lane," "parking lane," etc.) directly under location in section or add alphabetic labels next to charts.	354 #031	47 Chapter-3- Typo/ Technical/ Formatting

355	07/20/2016 - 17:02	ssimpson	Remove "minimum" note on Parking Lane Width. 8' is the standard width, not a minimum, of parallel parking per Chapter 7.	355 #033	47 Chapter-3- Typo/ Technical/ Formatting
356	07/20/2016 - 17:07	ssimpson	Include maximums on Pavement Widths to prevent rear alleys and lanes from losing their intended slow speed character and to reduce excessive impervious cover. Encourage use of pervious pavement in these lower traffic areas - refer to examples of green alley programs, such as Chicago Green Alley Program. http://www.cityofchicago.org/city/en/depts/cdot/provdrs/street/svcs/green_alleys.html	356 #035	48 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
359	07/20/2016 - 17:10	ssimpson	General note for bike lane Section 3.7.2.11: Include labeling and section cut line on all bike lane graphics for legibility and to tie to terms included in adjoining tables.	359 #036	49 Chapter-3- Typo/ Technical/ Formatting
360	07/20/2016 - 17:14	ssimpson	Incorporate language to this item - or add a subsequent item J - to refer to the encouraged/required/incentivized use of green infrastructure techniques, where/when possible.	360 #045	57 Chapter-3- LID/ Green Infrastructure
361	07/20/2016 - 17:22	ssimpson	Include definitive process for approving proposed parkland design and dedications to ensure that the goals of the Comprehensive Plan are being met, including the bolstering of the City's trail and green infrastructure network, providing more small, distributed neighborhood parks or conserving valuable natural lands. Should also be clearly stated that if goals are not met in proposed parkland dedication for a development, fee in lieu will be required. This will help prevent large lot purchases that blanket relegate a certain percentage of land to "open space" that is of low quality, in a poor location and does not otherwise contribute to the city's larger network of recreation or green space.	361 #054	60 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
362	07/20/2016 - 17:23	ssimpson	Allow for combination of parkland dedication and fee-in-lieu payment to be made to meet requirements. This would apply if some percentage of land on a development site would qualify as beneficial parkland (such as serving as beneficial neighborhood pocket parks of a smaller size) but meeting the rest of the parkland thresholds would not be useful and payment would better serve the City's larger parkland goals. Instead of combining, the graphic for the plaza should be changed to a color other than green to signify a more hardscaped area and highlight the distinction between this and a square, the latter of which typically includes more landscaped area.	362 #057	60 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
363	07/20/2016 - 17:29	ssimpson		74 #066	62 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
364	07/20/2016 - 17:48	ssimpson	Suggest reordering district classifications throughout document to place Conventional Residential at end of district order and better promote the use and integration of Neighborhood and Character Districts.	364 #049	25 Chapter-4- Typo/ Technical/ Formatting
366	07/20/2016 - 17:49	ssimpson	Suggest reordering district classifications throughout document to place Conventional Residential at end of district order and better promote the use and integration of Neighborhood and Character Districts.	366 #008	5 Chapter-4- Typo/ Technical/ Formatting
367	07/20/2016 - 17:54	ssimpson	General comment for Article 4: redundant use of graphics/images for different zoning districts lends itself to confusion. Customize imagery to match actual conditions implied in zoning district.	367 #048	25 Chapter-4- Typo/ Technical/ Formatting
368	07/20/2016 - 17:57	ssimpson	Add definitions section that clarifies the intent of each of the district classifications, not unlike the provided "Guide to the Draft Code SMTX Document."	368 #003	3 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
369	07/20/2016 - 18:23	ssimpson	Remove "conservation corridor" text; under accessways and alleyways section.	369 #024	44 Chapter-3- Typo/ Technical/ Formatting
370	07/20/2016 - 18:24	ssimpson	Remove "conservation corridor" text; under accessways and alleyways section.	370 #027	45 Chapter-3- Typo/ Technical/ Formatting
371	07/20/2016 - 18:32	ssimpson	Per District Allocation chart in Chapter 4, Section 4.4.4.6 (pg. 72), low intensity character districts, such as CD1, CD2, CD3 should be the primary district designations in Low Intensity areas. Change Conventional Residential as "Preferred" in Existing Neighborhoods only and "Not Preferred" in Low Intensity Areas; note Character Districts as "Preferred" in Low-Intensity areas.	371 #004	3 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
372	07/20/2016 - 18:39	ssimpson	Recommend using an axonometric graphic that promotes multi-story commercial (such as a typical 2-3 story office building), rather than something that speaks more to nondescript, big-box development.	372 #012	8 Chapter-4- Typo/ Technical/ Formatting
373	07/20/2016 - 18:43	ssimpson	Define what "P" stands for in description or with a legend; or just use a checkmark, which requires no definition.	373 #015	10 Chapter-4- Typo/ Technical/ Formatting
374	07/21/2016 - 12:29	ssimpson	Note "Apartment" in CD4 as permitted. Excluding this building typology is not consistent with intent of character goals of T4 /CD4 and renders CD4 useless in providing diversity and higher intensity of housing opportunities.	374 #019	11 Chapter-4- Standards do not match the intent of the CD4 Zoning District
375	07/21/2016 - 12:30	ssimpson	Note "Mixed Use" in CD4 as permitted. Excluding this building typology is not consistent with intent of character goals of T4 /CD4 and renders CD4 useless in providing diversity of commercial opportunities.	375 #020	11 Chapter-4- Standards do not match the intent of the CD4 Zoning District

376	07/21/2016 - 12:32	ssimpson	Note "Perimeter Building" in ND4M / CD4 as permitted. Excluding this building typology is not consistent with intent of character goals of T4 /CD4 and renders CD4 useless in providing diversity and higher intensity of commercial opportunities.	376 #023	11 Chapter-4- Standards do not match the intent of the CD4 Zoning District
377	07/21/2016 - 12:35	ssimpson	Graphic below of setbacks does not read well. Suggest making a flat 2D plan rather than 3D; turn off trees and 3D building.	377 #025	14 Chapter-4- Typo/ Technical/ Formatting
378	07/21/2016 - 12:38	ssimpson	Allow rainwater collection in front yard; sustainable measures should be allowed to be featured, not hidden.	378 #027	14 Chapter-4- LID/ Green Infrastructure
379	07/21/2016 - 12:38	ssimpson	Improve poor resolution of images.	379 #028	15 Chapter-4- Typo/ Technical/ Formatting
380	07/21/2016 - 12:39	ssimpson	Improve poor resolution of images.	380 #029	16 Chapter-4- Typo/ Technical/ Formatting
381	07/21/2016 - 12:41	ssimpson	Graphic depiction of "storey" to the right in Section 4.3.3.1 item 2 is not consistent with its definition here at 4.3.3.3.A; revise definition to make consistent (floor to floor).	381 #031	17 Chapter-4- Typo/ Technical/ Formatting
382	07/21/2016 - 12:43	ssimpson	Remove black dashes on side of images under Section 4.3.4.5 - 4.3.4.8.	382 #035	20 Chapter-4- Typo/ Technical/ Formatting
383	07/21/2016 - 12:45	ssimpson	Change description to "provided for ground floor residential" (not retail).	383 #036	22 Chapter-4- Typo/ Technical/ Formatting
384	07/21/2016 - 12:52	ssimpson	Provide different graphics for balcony than what is provided for gallery to distinguish between the two. Suggest adding a second floor door in the balcony graphic to show that this space is occupiable.	384 #038	22 Chapter-4- Typo/ Technical/ Formatting
385	07/21/2016 - 12:52	ssimpson	Provide different graphics for gallery than what is provided for balcony to distinguish between the two. Suggest showing a shed roof instead of a parapet wall for the gallery to indicate that it is not necessarily occupied above.	385 #039	23 Chapter-4- Typo/ Technical/ Formatting
386	07/21/2016 - 13:03	ssimpson	Provide details on how far a gallery can extend into the front setback.	386 #040	23 Chapter-4- Typo/ Technical/ Formatting
387	07/21/2016 - 13:05	ssimpson	Agreed. Revise minimum depth to 3'"; 6' is excessive for minimum requirement.	30 #041	23 Chapter-4- Standards do not meet the Intent of the CD5 District
390	07/21/2016 - 17:15	Paul Murray	limit or prohibit directly connected impervious cover in site plans	390 #048	57 Chapter-3- LID/ Green Infrastructure
391	07/21/2016 - 17:16	ssimpson	Durable Building Material Restrictions lend themselves to absurdity and contradiction when reviewed in conjunction with example imagery included in the document (Ch. 4, Article 4, Division 5), are excessively restrictive when considered by an actual design professional, directly create non-competitive industry bias towards brick, stone and concrete manufacturers/suppliers, and limits creative capacity for architectural design. Strongly recommend eliminating differentiation between primary and secondary materials to avoid unfair bias and unnecessary regulation where it is not needed.	391 #044	24 Chapter-4- Effectiveness of Durable Building Material Requirements
392	07/21/2016 - 17:19	ssimpson	As noted below on Item D, strongly recommend eliminating differentiation between primary and secondary materials to avoid unfair bias and unnecessary regulation where it is not needed, thus eliminating prescribed percentages between primary and secondary materials.	392 #042	24 Chapter-4- Effectiveness of Durable Building Material Requirements
393	07/21/2016 - 17:23	ssimpson	Many "ideal" examples of building typologies shown in Division 5 of this chapter depict buildings clad in cement board siding. Strongly suggest eliminating restrictions on use of cement fiber board; or, if goal is to reduce historic residential references in certain areas, make this item applicable only to cement board plank lap siding. Unclear if architectural guidance was sought by professionals to understand capacity of material, which comes in many high quality forms beyond typical residential lap siding.	393 #046	24 Chapter-4- Effectiveness of Durable Building Material Requirements
394	07/21/2016 - 17:32	ssimpson	General comment on labeling: Bubble callouts with letters are confusing given table organization and alphabetic labeling. Recommend using numbers or some other convention in bubble callouts to avoid being conflated with table sections.	394 #050	26 Chapter-4- Typo/ Technical/ Formatting
395	07/21/2016 - 17:37	ssimpson	General comment on all zoning designations: All block perimeters noted in tables under "C. Transportation" should be noted as "maximums" per Section 3.6.2.1, Block Perimeter Table.	395 #057	34 Chapter-4- Typo/ Technical/ Formatting
396	07/21/2016 - 17:46	ssimpson	Suggest removing any Lot Area and Lot Width Maximums in Character Districts to accommodate potential for Mixed Use building typologies that involve structured parking lined with retail. 200' maximums make this scenario difficult if also including necessary setbacks and landscaping. This also maintains consistency with the rest of the zoning lot regulations.	396 #066	57 Chapter-4- Standards do not meet the Intent of the CD5 District
397	07/21/2016 - 17:47	ssimpson	Remove any Lot Area and Lot Width Maximums in Character Districts to accommodate potential for Mixed Use building typologies that involve structured parking lined with retail. 200' maximums make this scenario difficult if also including necessary setbacks and landscaping. This also maintains consistency with the rest of the zoning lot regulations.	397 #068	59 Chapter-4- Standards do not meet the Intent of the CD5 District
398	07/21/2016 - 17:58	ssimpson	General comment for FD, AR, SF Rural: Eliminate table section restrictions that are not applicable for a temporary or rural designation, such as nonsensical requirements for block perimeters.	398 #052	26 Chapter-4- Standards are not appropriate for a rural setting or character
399	07/21/2016 - 18:00	ssimpson	All graphics are currently the same for FD, AR and SF Rural. These images, including demonstrative axonometric, as well as representative photos, should be varied to prevent confusion and provide better information about the zoning designation.	399 #051	26 Chapter-4- Typo/ Technical/ Formatting

400	07/21/2016 - 18:01	ssimpson	All graphics are currently the same for SF11, SF6, and SF4.5 Rural. These images, including demonstrative axonometric, as well as representative photos, should be varied to prevent confusion and provide better information about the zoning designation.	400 #055	32 Chapter-4- Typo/ Technical/ Formatting
401	07/21/2016 - 18:03	ssimpson	<p>Adjust Duplex lot width minimum to be 40' which would easily accommodate front-back duplexes.</p> <p>Another approach to stormwater management to consider is the idea that any additional runoff generated from constructing on natural areas will need to be managed to help restore that water back into the natural environment, while cleaning and reusing as much as possible. Versus directing it across asphalt, rooftops and concrete to area drains, curb inlets and drainage pipe, only to discharge into a waterway at hot temperatures, high sediment and bacteria loadings and high velocities. Now is a good time with rapid growth predicted over the next 20 years and the MS4 permit renewal in a short 2 years to consider this alternative approach:</p> <p>Propose for new development a requirement for managing the water quality volume (WQV), as defined in Chapter 8, that is generated by the 90th percentile storm in all areas of the City of San Marcos MS4 and ETJ not covered by TCEQ Edwards Aquifer regulations. For redevelopment, the 85th percentile storm can be used to determine the WQV. The WQV will be managed to meet an 80% reduction in sediment with no increase in volume or flow rate compared to the predevelopment conditions. Larger storms would remain subject to the detention requirements defined in the Stormwater Technical Manual. Design criteria for treating and capturing these storm events and meeting the water quality criteria can be found in the revised Stormwater Technical Manual</p> <p>Per insight and knowledge of a local international environmental engineering firm that has completed several technical design manuals and LDC rewrites for LID, this aligns closely with how most new MS4 permits nationally are setting performance standards. It is not too onerous and there are cost effective and commercially available ways to meet these goals that in the right situation can be less expensive than gray infrastructure ways to manage the water quality volume. The benefits of this approach is that LID now becomes a very useful and cost effective tool for developers to use because it can attain the WQV treatment requirements and will not incur additional monthly storm water utility fees. Let's think about it and get some help with the entire thought process before we compare it to the cost of asphalt and say No. What are the real costs in the long run if we stay on this asphalt path?</p>	401 #059	41 Chapter-4- Standards to encourage/ allow infill development in existing neighborhoods
402	07/21/2016 - 18:50	ElizabethArceneaux	<p>Section 6.1.3.4 Impervious Cover Limitations on Steep Slopes has established a maximum of 20% IC on slopes > 25%.</p> <p>Comment: This section would allow a slope of 100% to have 20% IC. Recommend putting an upper limit, e.g., no IC on slopes >30%.</p>	402 #005	8 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
403	07/21/2016 - 18:58	ElizabethArceneaux	<p>It would be more correct to title this section Stream Erosion Control, as the erosion process applies to both bed and banks.</p> <p>The release time, or drawdown time, is criteria; recommend it be located in the Stormwater Technical Manual, rather than in the Code.</p> <p>A 48 hour drawdown time is recommended, instead of 24. Local studies by the City of Austin have identified 48 hours as the optimum drawdown time for controlling stream erosion, and the 48 hour criteria has also been adopted by LCRA. This comment also applies to sections 6.2.3.2.F and 6.2.4.2.</p>	403 #023	10 Chapter-6- Question/ Other
404	07/21/2016 - 19:02	ElizabethArceneaux		404 #026	11 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways

		<p>The Sessom Creek terminology in Article 2 is confusing, as different terms are used in different sections:</p> <ul style="list-style-type: none"> -Division 2 Sessom Creek Water Quality Overlay -Section 6.2.2.2 graphic and Section 6.2.4.1.B Sessom Creek Corridor -Division 4: Sessom Creek Watershed Overlay District -Section 6.2.4.3.F Sessom Creek Overlay District -Section 6.2.4.4.A Sessom Creek Watershed 			
405	07/21/2016 - 19:04	ElizabethArceneaux	<p>Comment: As the requirements apply to the watershed, recommend the terminology Sessom Creek Watershed District</p> <p>Section 6.2.1.4 Impervious Cover in Water Quality and Buffer Zones has established a maximum of 10% IC on slopes > 25%.</p> <p>Comment: This section would allow a slope of 100% to have 10% IC. Recommend putting an upper limit, e.g., no IC on slopes >30%.</p>	405 #027	11 Chapter-6- Typo/ Technical/ Formatting
406	07/21/2016 - 19:06	ElizabethArceneaux	<p>Based on discussions with other individuals, I understand that the requirement to segregate subsequent runoff should not apply to all water quality basins, for example, it is common practice to "stack" flood detention volume on top of the water quality volume in wet ponds. Also, LID practices often do not segregate the water quality volume from the detention volume, and this has not proven to be a problem if designed correctly (specifically, control of high inlet velocities). Recommend that the last sentence (All subsequent runoff!) be deleted, and this issue be addressed in the Stormwater Technical Manual.</p>	406 #032	12 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
407	07/21/2016 - 19:10	ElizabethArceneaux	<p>Consider placing the drawdown time in the technical manual and not the LDC. Consider going with longer drawdown time of 48 hours to align with the TCEQ, LCRA and COA. The recommended drawdown time of 48 also coincides with the recommendation for stream erosion control (6.1.3.5, 6.2.3.2.F and 6.2.4.2).</p>	407 #041	16 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volume
408	07/21/2016 - 19:15	ElizabethArceneaux	<p>This section would allow a slope of 100% to have 10% IC. Recommend putting an upper limit, e.g., no IC on slopes >30%.</p>	408 #043	16 Chapter-6- Typo/ Technical/ Formatting
409	07/21/2016 - 19:18	ElizabethArceneaux	<p>instead of "in direct proportion..." consider a tighter standard "if the surface meets the criteria defined in the Stormwater Technical Manual for pervious."</p>	409 #049	17 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
410	07/21/2016 - 19:21	ElizabethArceneaux	<p>This section would allow a slope of 100% to have 10% IC. Recommend putting an upper limit, e.g., no IC on slopes >30%.</p>	410 #050	17 Chapter-6- Typo/ Technical/ Formatting
411	07/21/2016 - 19:22	ElizabethArceneaux	<p>This section would allow a slope of 100% to have 10% IC. Recommend putting an upper limit, e.g., no IC on slopes >30%.</p>	411 #061	19 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
412	07/21/2016 - 19:24	ElizabethArceneaux	<p>Might be good to reference the source of this document for the regulated community to have access to it.</p>	412 #070	25 Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
413	07/21/2016 - 19:34	ElizabethArceneaux	<p>Consider adding an "I" here as an additional tool</p> <p>I. Design of LID Practices. The design of LID practices will capture the water quality volume (WQV) generated by the 90th percentile storm as defined in the Stormwater Technical Manual. For redevelopment, the 85th percentile storm will be used to determine the WQV. The WQV will be managed to meet an 80% reduction in sediment with no increase in volume or flow rate compared to the predevelopment conditions. Design criteria to achieve these requirements are in the Stormwater Technical Manual.</p>	413 #045	16 Chapter-6- Typo/ Technical/ Formatting
414	07/21/2016 - 19:40	ElizabethArceneaux	<p>Capitalize Series Application and Prohibited</p>	414 #039	16 Chapter-6- LID/ Green Infrastructure
415	07/21/2016 - 19:42	ElizabethArceneaux	<p>consider adding "unless it is underlain by an impervious cover and an underdrain system that drains to a rain garden, sand filter or other infiltration type LID practice."</p>	415 #066	22 Chapter-6- Typo/ Technical/ Formatting
416	07/21/2016 - 19:44	ElizabethArceneaux	<p>in the footer or header of each page in a Chapter, it would be helpful to add the Article # that the page is in. Possibly the Division number too. This would provide grounding for the reader and allow the concentration to be on the words more so than thinking am I in the right place, or where am I?</p>	416 #067	22 Chapter-6- Typo/ Technical/ Formatting
417	07/21/2016 - 19:52	ElizabethArceneaux	<p>in the footer or header of each page in a Chapter, it would be helpful to add the Article # that the page is in. Possibly the Division number too. This would provide grounding for the reader and allow the concentration to be on the words more so than thinking am I in the right place, or where am I?</p>	417 #002	2 Chapter-1- Typo/ Technical/ Formatting

		Would be helpful to add the definition of Low Impact Development here.			
418	07/21/2016 - 20:02	ElizabethArceneaux	Suggest: Low Impact Development is a method of stormwater management that captures and treats rainfall and runoff at the point of generation. It mimics natural processes by using plants and high infiltration soil or hard surface media to infiltrate rain and runoff into the subsoil. LID practices are incorporated into landscape and walking/driving surfaces as natural aesthetic features while removing pollutants for runoff, capturing runoff onsite and recharging underlying soils.	418 #004	24 Chapter-8- LID/ Green Infrastructure
419	07/21/2016 - 20:03	ElizabethArceneaux	This is highlighted for a reason possibly. Double check.	419 #007	31 Chapter-8- Typo/ Technical/ Formatting
420	07/21/2016 - 20:06	ElizabethArceneaux	Consider updating this definition to Storm Water Drainage System and tie the definition to one the Public Services Department uses, or is found in the MS4 permit.	420 #009	39 Chapter-8- Typo/ Technical/ Formatting
421	07/21/2016 - 20:11	ElizabethArceneaux	Add a definition for sub minor waterway: waterways having a drainage area of at least 5 acres but less than 50 acres.	421 #011	41 Chapter-8- Appropriate Level of Water Quality protections along rivers and waterways
422	07/21/2016 - 20:15	ElizabethArceneaux	After this definition add one for Stream Protection Volume: The volume of runoff necessary to detain in order to prevent excess stream erosion of both the bed and banks (stream erosion control). If included with a 48-hour drawdown time, the volume will provide control of "channel forming flows" that are the primary cause of stream erosion.	422 #010	39 Chapter-8- Appropriate Level of Water Quality protections along rivers and waterways
423	07/21/2016 - 21:03	ElizabethArceneaux	add two more definitions here: Storm Event (90 percentile): we can pull definitions from San Antonio River Basin LID manual or Austin (85 percentile): ditto	423 #008	39 Chapter-8- Development in the Floodplain
424	07/21/2016 - 21:15	ElizabethArceneaux	Add Definition for Water Quality Volume: The volume of water that runs off of a drainage area and is captured for treatment with LID. The amount is based on the drainage area, runoff coefficients and the amount of rain to capture. For this LDC we use the 90 percentile in inches or 85 percentile in inches (see Storm Event definition).	424 #013	44 Chapter-8- LID/ Green Infrastructure
425	07/21/2016 - 21:15	ElizabethArceneaux	highlighted text. Need to revisit?	425 #012	42 Chapter-8- Typo/ Technical/ Formatting
427	07/21/2016 - 21:22	ElizabethArceneaux	add definition of Permeable Surface: a hard surface that can be used for sidewalks, streets, light parking and parks for example, but allows rainwater to infiltrate into a subsurface gravel base and to underlying soils or an underdrain. If the pavement meets performance standards for infiltration rates and storage (in the Stormwater Technical Manual), it does not have to be counted in the area for impervious cover.	427 #006	29 Chapter-8- Typo/ Technical/ Formatting
428	07/21/2016 - 21:26	ElizabethArceneaux	Include other definitions relevant to the LDC such as environmental terms (buffer zones, water quality zones, etc.) and other new terms in the other sections of the code. I added several here but feel like there are other important terms that may be overlooked, especially if they are defined elsewhere in the code. May need to include them here as well?	428 #002	2 Chapter-8- Typo/ Technical/ Formatting
429	07/21/2016 - 21:30	ElizabethArceneaux	replace with definition from the MS4 Ordinance	429 #005	29 Chapter-8- Typo/ Technical/ Formatting
430	07/21/2016 - 21:34	ElizabethArceneaux	I just saw Buffer Zone is defined. Good	428 #002	2 Chapter-8- Question/ Other
431	07/21/2016 - 21:38	ElizabethArceneaux	Don't forget to add the missing parts.	431 #003	19 Chapter-8- Typo/ Technical/ Formatting
432	07/21/2016 - 21:48	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	432 #060	45 Chapter-4- Effectiveness of Durable Building Material Requirements
433	07/21/2016 - 21:48	ElizabethArceneaux	curb cuts will be included in the direction of flow to allow stormwater runoff to enter in the island design and be captured. Designed rain gardens following criteria in the Stormwater Technical Manual will be used to ensure infiltration of the captured stormwater runoff. The area of the islands do not have to be included into the impervious cover total if they are designed and function in accordance with the Stormwater Technical Manual.	433 #003	2 Chapter-7- LID/ Green Infrastructure
434	07/21/2016 - 21:51	ElizabethArceneaux	Consider adding a third option C. Install permeable pavement as defined in Chapter 8, Definitions. A hard surface that can be used for sidewalks, streets, light parking and parks for example, but allows rainwater to infiltrate into a subsurface gravel base and to underlying soils or an underdrain. If the pavement meets performance standards for infiltration rates and storage (in the Stormwater Technical Manual), it does not have to be counted in the area for impervious cover. If To add, form-based regulations - such as build-to lines, expression tools, building elements, etc. should be trusted to achieve a desired urban baseline. Arbitrary material percentages are overkill and are more likely to lead to monotony than vibrant diversity.	434 #004	2 Chapter-7- LID/ Green Infrastructure
435	07/21/2016 - 21:52	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	391 #044	24 Chapter-4- Effectiveness of Durable Building Material Requirements
436	07/21/2016 - 21:54	ssimpson		436 #067	57 Chapter-4- Effectiveness of Durable Building Material Requirements

437	07/21/2016 - 21:54	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	437 #069	59 Chapter-4- Effectiveness of Durable Building Material Requirements
438	07/21/2016 - 21:54	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	438 #074	63 Chapter-4- Effectiveness of Durable Building Material Requirements
439	07/21/2016 - 21:55	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	439 #075	65 Chapter-4- Effectiveness of Durable Building Material Requirements
440	07/21/2016 - 21:55	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	440 #076	67 Chapter-4- Effectiveness of Durable Building Material Requirements
441	07/21/2016 - 21:55	ssimpson	Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.	441 #077	69 Chapter-4- Effectiveness of Durable Building Material Requirements
442	07/21/2016 - 22:10	ssimpson	Would be helpful to clarify how this section relates or does not relate to small-scale same-lot infill development for Accessory Dwelling Units and distinguish the difference between vacant lots and lots already occupied by a primary building. Eliminate statement that CD1 "is characterized by widely dispersed single family homes" to de-emphasize as residential district. Revise to say, "This district may include periodic rural single-family homes, but is primarily characterized by extensive, undisturbed landscapes." T1/CD1 is understood to be rural reserve space, not primarily residential.	442 #062	46 Chapter-4- Standards to encourage/ allow infill development in existing neighborhoods
443	07/21/2016 - 22:15	ssimpson	Adjust Duplex lot width minimum to be 40' which would easily allow for front-back duplexes.	443 #063	48 Chapter-4- Standards are not appropriate for a rural setting or character
444	07/21/2016 - 22:17	ssimpson	Note "General Commercial" in CD4 as permitted. Excluding this building typology is not consistent with intent of character goals of T4 /CD4 and renders CD4 useless in providing diversity and higher intensity of commercial opportunities.	444 #064	53 Chapter-4- Standards do not match the intent of the CD3 Zoning District
445	07/21/2016 - 22:19	ssimpson	Revise to allow Apartment, as well as Mixed Use, Perimeter Building, and General Commercial in CD4 to distinguish district as an urban neighborhood that is of mixed uses and higher residential intensity than CD3 but of lower intensity than Downtown. Height restrictions and build-to lines will regulate allowable intensities in CD4, but without the uses listed above, district is currently geared to function more as single-zoned residential - not mixed-use.	445 #021	11 Chapter-4- Standards do not match the intent of the CD4 Zoning District
446	07/21/2016 - 22:26	ssimpson	Clarify that the lots described here are intended to accommodate multiple manufactured homes, otherwise minimum lot sizing is excessively large if applied to singular manufactured home. Recommend breaking into two lot standard sections - one for singular home lots and another for manufactured home parks.	446 #065	55 Chapter-4- Standards do not match the intent of the CD4 Zoning District
447	07/21/2016 - 22:35	ssimpson	Revise Medium Intensity Zone CD-3 Allocation to "30%" to allow for more appropriate flexibility on inclusion of large-lot residential as appropriate in an urban neighborhood; bump up CD-4 to 70% max.	447 #079	70 Chapter-4- Typo/ Technical/ Formatting
448	07/21/2016 - 22:43	ssimpson	General Division 5 Comment: Photos utilized to depict desired building typologies throughout Division 5 neglect to show the large quantity of parking that will be required to meet the parking minimums required in Chapter 7, Article 1 and are misleading in their portrayal of neighborhood character. The character of most buildings depicted in photos is not going to be achievable if combined with current parking minimums. Strongly suggest revising parking requirements to remove required minimums and ensure that they support the desired development outcome and work to support the goals of the San Marcos Comprehensive plan as they pertain to walkability, diversity of transportation, housing affordability and environmental resilience.	448 #086	72 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
449	07/21/2016 - 22:51	ssimpson	General comment regarding labeling in Division 5: Bubble callouts with letters are confusing given table organization and alphabetic labeling. Recommend using numbers or some other convention in bubble callouts to avoid being conflated with table sections.	449 #087	74 Chapter-4- Require less parking Particularly in areas designed as walkable and mixed use
450	07/21/2016 - 22:57	ssimpson	Reduce Courtyard Area minimum to 1200 sqft and reduce minimum courtyard width to 30'. A 3,000 sqft courtyard minimum is excessively large for more intimate designs. Refer to variety of examples of Bungalow Courts depicted here: http://missingmiddlehousing.com/building-types/bungalow-courts/	450 #088	75 Chapter-4- Typo/ Technical/ Formatting
451	07/21/2016 - 23:08	ssimpson	Eliminate unnecessary "every" from description. Townhomes are "very narrow" in comparison to 3500 sqft homes but should not be characterized as uncomfortable.	451 #090	81 Chapter-4- Standards do not match the intent of the CD4 Zoning District
452	07/21/2016 - 23:12	ssimpson		452 #091	86 Chapter-4- Typo/ Technical/ Formatting

453	07/22/2016 - 09:31	AbigailGillfillan-Moderat	<p>Transferred from comments received by email: This section discusses requirements of a developer to contact neighborhoods First sentence: replace the word "encourage" with the word "shall" Third sentence: replace the word "optional" with "mandatory" Third sentence: replace the word "not" with the phrase "shall be required"</p> <p>This section is very disappointing. I cannot see how getting information to neighbors can be harmful to good government. I can see how not getting information to neighbors can lead to an uproar. Information meeting should be mandatory. With all the open discussion that has been available during the Code SMTX, I'm surprised that this clause made it into the draft. I would call this the "license to hide" clause.</p>	453 #008	12 Chapter-2- More Time and Transparency in Development Processes
454	07/22/2016 - 09:33	AbigailGillfillan-Moderat	<p>Transferred comments from email: Requirements for Notifying Neighbors of new development First sentence: change 11 days notice to 30 days notice. Eleven days is just not enough time. Someone could easily be on vacation during the whole notification time period. These are permanent, sometimes, life-changing events. Thirty days is a more reasonable standard.</p>	454 #012	13 Chapter-2- More Time and Transparency in Development Processes
455	07/22/2016 - 09:36	AbigailGillfillan-Moderat	<p>Comments Transferred from email: Change from 200' to 400' Comment Transferred from email: Time developers have to begin an approved project Concept Plat: change 5 year extension to 2 year extension.</p>	455 #014	13 Chapter-2- More Time and Transparency in Development Processes
456	07/22/2016 - 09:37	AbigailGillfillan-Moderat	<p>Reduce Courtyard Area to 1,200 sqft and reduce minimum courtyard width to 30'. A 3,000 sqft courtyard is excessively large for more intimate designs, and is not what is depicted in the demonstrative photos on previous page (pg. 90).</p>	456 #020	16 Chapter-2- More Time, Transparency, and Predictability in Development Processes
457	07/22/2016 - 09:39	ssimpson	<p>Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.</p>	457 #092	91 Chapter-4- Standards do not match the intent of the CD4 Zoning District
458	07/22/2016 - 09:41	ssimpson	<p>Primary example image on previous page (pg. 92) show quality cement board and/or wood application in multi-family building typology, which contradicts 100% primary durable building material requirements under Item H. but demonstrates the absurdity of codifying unnecessary restrictions on exterior finish applications. Eliminate unnecessary primary versus secondary material regulations. See original comments on Section 4.3.4.17.</p>	458 #093	91 Chapter-4- Effectiveness of Durable Building Material Requirements
459	07/22/2016 - 09:47	ssimpson	<p>Accepted depictions of cement board and/or wood applications at substantial facade proportions demonstrate absurdity of durable building material restrictions (via district in this scenario). Eliminate unnecessary primary versus secondary material regulations, and excessive regulation on cement board. See original comments on Section 4.3.4.17</p>	459 #094	93 Chapter-4- Effectiveness of Durable Building Material Requirements
460	07/22/2016 - 10:00	ssimpson	<p>Comments transferred from an email: Amendments to Comprehensive Plan (Master Plan) Remove the owners' right to amend the Comprehensive plan or, if this is not possible, require a super majority of council to approve any amendments.</p>	460 #095	94 Chapter-4- Effectiveness of Durable Building Material Requirements
461	07/22/2016 - 10:01	AbigailGillfillan-Moderat	<p>Transferred from email: Application Process for a Comprehensive Plan Amendment Staff will also hold an informational meeting for CONA (Council of Neighborhood Associations) as well as the listed entities. More information is better. CONA is a grassroots association and probably has the pulse of the community better than the neighborhood council.</p>	461 #025	19 Chapter-2- More Time, Transparency, and Predictability in Development Processes
462	07/22/2016 - 10:03	AbigailGillfillan-Moderat	<p>Transferred from email: Increase from 7 days to 14 days (minimum). People need time for notification! One week is not sufficient. These can be life-changing events for the people who live here in San Marcos. Seven days sounds like a license to ram it</p>	462 #029	20 Chapter-2- More Time, Transparency, and Predictability in Development Processes
463	07/22/2016 - 10:04	AbigailGillfillan-Moderat	<p>through under the radar.</p>	463 #038	28 Chapter-2- More Time, Transparency, and Predictability in Development Processes

		Transferred from Email: Converting existing neighborhoods to Neighborhood Districts Do not allow existing neighborhoods to be converted to Neighborhood Districts because Neighborhood Districts include undesirable elements such as Cottage Courts, Mansion Houses, and Accessory Buildings. I am concerned about the loss or adverse change in character for existing neighborhoods. I certainly do not feel comfortable that I understand how neighborhood districts will change my neighborhood.		
		I was under the impression that so-called "areas of stability" would not change and that the new districts were for new development areas. But now I am finding out that this may not be the case as the draft code is written.		
464	07/22/2016 - 10:08	AbigailGillfillan-Moderat	464 #005	3 Chapter-4- Further Restrict New Zoning in Existing Neighborhoods
		Transferred from Email: Building height adjoining existing neighborhoods Three stories before set back should be changed to two stories before set back Set back should be increased from 12 ft to 25 ft and 25 ft to 50 ft		
465	07/22/2016 - 10:09	AbigailGillfillan-Moderat	465 #070	60 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
		Transferred from Email: Development Code Amendments Remove the owners' rights to amend the Development Code or, if this is not possible, require a super majority of council to approve any amendments. This code, that we are all having input to, is not a piece of play-dough for a person to twist to suit his or her needs. It is a community law. Let's treat it as such.		
466	07/22/2016 - 10:16	AbigailGillfillan-Moderat	466 #022	19 Chapter-2- More Time, Transparency, and Predictability in Development Processes
		Transferred from Email: Accessory Buildings Accessory Building Uses should not include On-premise Sale of Alcohol or Drive Through sale of alcohol.		
467	07/22/2016 - 10:21	AbigailGillfillan-Moderat	467 #014	10 Chapter-5- Typo/ Technical/ Formatting
		Transferred from Email: Minimum parking needs to increase from 1.05 per bedroom to 1.5 per bedroom		
468	07/22/2016 - 10:22	AbigailGillfillan-Moderat	468 #007	3 Chapter-7- Require more parking for multi-family with less or no regard for location
		Transferred from Email: First sentence: replace the word "encourage" with the word "shall" Third sentence: replace the word "optional" with "mandatory" Third sentence: replace the word "not" with the phrase "shall be required"		
469	07/22/2016 - 10:25	AbigailGillfillan-Moderat	453 #008	12 Chapter-2- More Time and Transparency in Development Processes
		Transferred from Email: Requirements for Notifying Neighbors of new development First sentence: change 11 days notice to 30 days notice In B.1.a: change 200 ft to 400 ft		
470	07/22/2016 - 10:26	AbigailGillfillan-Moderat	454 #012	13 Chapter-2- More Time and Transparency in Development Processes
		Transferred from Email: Concept Plat: change 5 year extension to 2 year extension		
471	07/22/2016 - 10:27	AbigailGillfillan-Moderat	456 #020	16 Chapter-2- More Time, Transparency, and Predictability in Development Processes
		Transferred from Email: Remove the owners' rights to amend the Development Code or, if this is not possible, require a super majority of council to approve any amendments.		
472	07/22/2016 - 10:27	AbigailGillfillan-Moderat	466 #022	19 Chapter-2- More Time, Transparency, and Predictability in Development Processes
		Comments Transferred from Email: Remove the owners' right to amend the Comprehensive plan or, if this is not possible, require a super majority of council to approve any amendments.		
473	07/22/2016 - 10:28	AbigailGillfillan-Moderat	461 #025	19 Chapter-2- More Time, Transparency, and Predictability in Development Processes
		Transferred from Email: Staff will also hold an informational meeting for CONA (Council of Neighborhood Associations) as well as the listed entities		
474	07/22/2016 - 10:29	AbigailGillfillan-Moderat	462 #029	20 Chapter-2- More Time, Transparency, and Predictability in Development Processes
		Transferred from Email: Increase from 7 days to 14 days		
475	07/22/2016 - 10:30	AbigailGillfillan-Moderat	463 #038	28 Chapter-2- More Time, Transparency, and Predictability in Development Processes

476	07/22/2016 - 10:32	AbigailGillfillan-Moderat	Transferred from Email: Do not allow existing neighborhoods to be converted to Neighborhood Districts because Neighborhood Districts include undesirable elements such as Cottage Courts, Mansion Houses, and Accessory Buildings	464 #005	3 Chapter-4- Further Restrict New Zoning in Existing Neighborhoods
477	07/22/2016 - 10:33	AbigailGillfillan-Moderat	Transferred from Email: Three stories before set back should be changed to two stories before set back Set back should be increased from 12 ft to 25 ft and 25 ft to 50 ft	465 #070	60 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
478	07/22/2016 - 10:50	AbigailGillfillan-Moderat	Transferred from Email: Accessory Dwellings should not be allowed in SF-11, SF-6, SF-4.5, ND 3, ND 3.5 Cottage Courts should not be allowed in ND- 3, ND-3.5 Duplexes should not be allowed in ND-3.5 Attached houses should not be allowed in N-D 3, N-D 3.5 Townhouses should not be allowed in ND-3.5 Mansion Houses should not be allowed in ND-3.5	478 #013	10 Chapter-4- Further Restrict New Zoning or new development in Existing Neighborhoods
479	07/22/2016 - 10:51	AbigailGillfillan-Moderat	Transferred from email: Need clear definition of Accessory Buildings Accessory Buildings should not be allowed in ND-3, ND-3.5 Accessory Building Uses should not include On-premise Sale of Alcohol or Drive Thru	467 #014	10 Chapter-5- Typo/ Technical/ Formatting
480	07/22/2016 - 12:24	ssimpson	Eliminate maximum building width restriction; 80' does not support first example image, which is well over 100', and restricts flexibility of building to respond to a specific site.	480 #097	97 Chapter-4- Standards do not meet the Intent of the CD5 District
481	07/22/2016 - 12:25	ssimpson	To clarify, the example image referred to is on previous page 96.	480 #097	97 Chapter-4- Typo/ Technical/ Formatting
482	07/22/2016 - 12:27	ssimpson	Recommend finding a better example image than a chain store depicted in the image of Walgreens, which are stores duplicated all over the nation without any contextual specificity. Also showcases front-loaded parking lots, which is incongruous with goals of form-based code regulations.	482 #098	100 Chapter-4- Standards do not create quality development
483	07/22/2016 - 12:30	ssimpson	Recommend using a building typology for the axonometric graphic that promotes multi-story general commercial (2-3 story office building, etc.), rather than single-story big-box development.	483 #099	101 Chapter-4- Standards do not create quality development
484	07/22/2016 - 12:46	ssimpson	Remove unnecessary and overly restrictive primary versus secondary durable building material; metal panel (such as Centria http://www.centriaperformance.com/products/wall_panel_systems.aspx), cement board panels (such as Swiss Pearl http://www.swisspearl.com/portfolio/), wood, etc. are all architecturally acceptable materials in this application. See original comments on Section 4.3.4.17.	484 #100	103 Chapter-4- Effectiveness of Durable Building Material Requirements
485	07/22/2016 - 12:48	ssimpson	Example image of church clad in exterior wood panel (that has endured for over 100 years) would not be allowed under Durable Building Material requirements, further demonstrating absurdity of restrictions as regulated at the district levels in Division 4. Eliminate unnecessary primary versus secondary material regulations, and excessive regulation on cement board. See original comments on Section 4.3.4.17.	485 #101	104 Chapter-4- Effectiveness of Durable Building Material Requirements
486	07/22/2016 - 13:14	ssimpson	Land Use Matrix should be carefully reviewed for conformance with the overall Neighborhood & Housing goals of the San Marcos Comprehensive Plan and the 2014 adopted Affordable/Workforce Housing Policy, including creating diverse housing types and mixed-use development. The code should take care not to take on discriminatory attitudes for missing middle housing typologies, multi-family housing, and student housing, which is antithetical to both of these documents, but is currently an issue in the Character Districts, namely CD3 and CD4.	486 #002	4 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor
487	07/22/2016 - 13:36	AbigailGillfillan-Moderat	Transferred from Email: Extend this to 400'. (when a written protest against the amendment is signed by the owners of 20 percent or more of either the area of the land included in the proposed change, or of the and Adjoining or within 200 feet of the land	277 #007	9 Chapter-2- More Time and Transperancy in Development Processes
488	07/22/2016 - 13:37	AbigailGillfillan-Moderat	Transferred from Email: What is a "registered neighborhood organization"? CONA should be specifically mentioned here.	282 #009	12 Chapter-2- More Time and Transperancy in Development Processes
489	07/22/2016 - 13:38	AbigailGillfillan-Moderat	Transferred from Email: Notice should be required 30 days before the hearing, if the applicant cannot prove having met with neighborhood representatives.	148 #013	13 Chapter-2- More Time and Transperancy in Development Processes

490	07/22/2016 - 13:40	AbigailGillfillan-Moderat	Comments Transferred from Email: Notice should be at least 30 days before a hearing for all within 200', preferably 400'. Include mention of CONA	455 #014	13 Chapter-2- More Time and Transperancy in Development Processes
491	07/22/2016 - 13:41	AbigailGillfillan-Moderat	Transferred from Email: For all PSAs and zoning changes to a more dense zoning category, the hearing should be the second time the action is presented on the agenda	152 #017	14 Chapter-2- More Time and Transperancy in Development Processes
492	07/22/2016 - 13:42	AbigailGillfillan-Moderat	Transferred from Email: Include a presentation by neighborhood representatives if requested. ;If requested by Neighborhood Representative	270 #018	14 Chapter-2- More Time and Transperancy in Development Processes
493	07/22/2016 - 13:43	AbigailGillfillan-Moderat	No less than 30 days before the joint meeting. ;The meeting establishing the Joint Meeting shall be no less than 30 days before the Joint meeting	153 #019	14 Chapter-2- More Time and Transperancy in Development Processes
494	07/22/2016 - 13:44	AbigailGillfillan-Moderat	Transferred from Email: Add CONA	301 #028	20 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
496	07/22/2016 - 13:45	AbigailGillfillan-Moderat	Transferred from Email: include trails, bikeways and sidewalks	155 #031	21 Chapter-2- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
495	07/22/2016 - 13:45	AbigailGillfillan-Moderat	Transferred from Email: Change to "The responsible official WILL post supplemental documentation on the City's website"	154 #030	20 Chapter-2- Typo/ Technical/ Formatting
497	07/22/2016 - 13:46	AbigailGillfillan-Moderat	Transferred from Email: No environmental standards may be waived. They shall not be modified unless they are determined to improve the natural environment, protect watersheds and groundwater to an extent greater than current regulations.	156 #033	25 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
498	07/22/2016 - 13:48	AbigailGillfillan-Moderat	Transferred from Email: all deviations shall be made public no less than 14 days prior to the public hearing	158 #036	26 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
499	07/22/2016 - 13:50	AbigailGillfillan-Moderat	Transferred from Email: How is "significant economic development" defined?	499 #032	25 Chapter-2- Balancing Flexibility and Predictability for Economic Development Projects
500	07/22/2016 - 14:05	AbigailGillfillan-Moderat	Transferred from Email: I am bothered that Chapter 2 seems still to be skewed toward the interests of developers (including individual property owners) over the ability of neighbors to understand and react to proposals.	500 #001	1 Chapter-2- More Time and Transperancy in Development Processes
501	07/22/2016 - 14:06	AbigailGillfillan-Moderat	Transferred from Email: Article 3, division 2: 11 days via email is insufficient notice not only to investigate and understand a proposed development, but, in my case, to even have access to the notice. I am blind and have to wait for assistance to read surface mail, for example, and others will have equivalent issues, including simply travel or hospitalization. This number, for all issues of notification, needs to be 30 days. Further, the radius of notification needs to be significantly broadened. There are places in my neighborhood where a 200ft. distance covers only one property owner on one side of the street. This drastically reduces input by the community directly affected by any new development. The existing coding scheme, since it limits uses to a narrower range, makes this less critical than the broader uses of the new codes.	501 #010	13 Chapter-2- More Time and Transperancy in Development Processes
502	07/22/2016 - 14:24	ssimpson	Revise to allow multi-family in CD-4. CD-4 is intended to serve as a mixed-use urban neighborhood that is less intense in use than downtown, but still supports medium density residential. However, by not allowing Multi-Family this district is rendered useless, becoming more akin to a small-scale residential district and unable to really work to help accommodate San Marcos' growing population in compact development forms.	502 #003	4 Chapter-5- Standards do not match the intent of the CD4 Zoning District
503	07/22/2016 - 14:28	ssimpson	Revise to allow Single Family Attached (2 and 3-4 units) in CD3. This use exemplifies missing middle housing opportunities which are well-suited for low-intensity residential districts like CD3.	503 #004	4 Chapter-5- Standards do not match the intent of the CD3 Zoning District
504	07/22/2016 - 14:30	ssimpson	Reference site: http://missingmiddlehousing.com/	503 #004	4 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor

510	07/22/2016 - 15:57	ssimpson	Provisions set forth in this section do not set any actual maximum and instead condone practices of over-parking, thereby justifying the design and construction of unsustainable, excessive impervious cover and reducing support for public transit. Also, if given the option, solar panels, which are perceived as expensive, will never be constructed versus increased parking islands, which just increase the overall size of parking lots. Revisit to enable this as an actual limitation of over-parking practices, or if exceeding any maximum threshold, actually require solar panels if this provision is to have any impact.	510 #002	2 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
511	07/22/2016 - 16:10	ssimpson	Shared parking reductions should be made available to ND4, CD4 and CD5 in addition to CD5-D. Based on placement of this item, appears to only be an option in CD5-D but this is a valuable way to reduce unnecessary impervious cover in any mixed-use district.	511 #010	5 Chapter-7- Standards do not match the intent of the CD4 Zoning District
512	07/22/2016 - 16:12	ssimpson	Shared parking reduction chart requires greater explanation/clarification. Currently confusing, thereby making it less useful/likely to be used. Current version in the Smart Code is much more legible.	512 #011	5 Chapter-7- Typo/ Technical/ Formatting
513	07/22/2016 - 16:22	ssimpson	Opportunities to utilize LID techniques in parking areas should be available, encouraged and incentivized; include in Technical manual and make reference here.	513 #015	9 Chapter-7- LID/ Green Infrastructure
514	07/22/2016 - 16:23	ssimpson	General note to clean up graphics on these charts; eliminate blue highlights and regularize placement of purple bubbles.	514 #016	10 Chapter-7- Typo/ Technical/ Formatting
515	07/22/2016 - 16:25	ssimpson	Insert language to require native or adapted, drought-tolerant species or tie to City approved plant lists and preclude water-intensive lawn at parking lot and screening landscaping. Applies to both section 7.1.4.4 and 7.1.4.5.	515 #017	11 Chapter-7- LID/ Green Infrastructure
516	07/22/2016 - 16:41	ssimpson	Insert language to require plantings in landscape strip (versus lawn)?	516 #019	12 Chapter-7- LID/ Green Infrastructure
517	07/22/2016 - 16:41	ssimpson	Insert language to require plantings/shrubs in landscape strip (versus lawn)?	517 #018	11 Chapter-7- LID/ Green Infrastructure
			Insert item to lay out intent to encourage the use of native or adapted, drought-tolerant species that contribute to local biodiversity and conversely diminish the use of water-intensive landscapes.		
			Suggested added bullet: "Encourage use of native and/or adapted, drought-tolerant species to conserve water and promote local biodiversity."		
518	07/22/2016 - 16:43	ssimpson		518 #020	12 Chapter-7- LID/ Green Infrastructure
			If "man-made", this item seems to imply that the elevation of the entire property must be lowered, which is impractical; the use of an extended berm or bioswale could accomplish the intent of this option without requiring a change in elevation of the entirety of the lot. Revise this item to allow for more feasible measures.		
519	07/22/2016 - 16:50	ssimpson	Revise language to require native and/or adapted drought-tolerant plant species; "or native vegetation" is unclear and weak, particularly for a drought-ridden region.	519 #023	16 Chapter-7- Standards do not create quality development
520	07/22/2016 - 16:52	ssimpson		520 #024	16 Chapter-7- LID/ Green Infrastructure
			General: Insert stronger language throughout this section to require native and or adapted, drought-tolerant plant species for landscaping and refer to approved City of San Marcos plant lists, City of Austin plant lists, Lady Bird Johnson Wildflower Center, etc. Find ways to dis-incentivize the use of water-intensive lawns and encourage the use of green infrastructure, such as rainwater catchment, for irrigation.		
521	07/22/2016 - 16:57	ssimpson	How are homeowner's actually "encouraged" to use drought-tolerant species? Strongly recommend creation of incentives or banning use of water-intensive species.	521 #025	17 Chapter-7- LID/ Green Infrastructure
522	07/22/2016 - 16:58	ssimpson	50% maximum is very high, particularly if low-water use turf is not required; recommend reducing to 25% if not lower.	522 #026	17 Chapter-7- LID/ Green Infrastructure
523	07/22/2016 - 16:59	ssimpson	How are developers and homeowners actually "encouraged" to xeriscape? Insert applicable incentives for drought-tolerant plantings.	523 #027	17 Chapter-7- LID/ Green Infrastructure
524	07/22/2016 - 17:00	ssimpson	Make reference to LID practices (rain gardens, etc.) and tie back to technical manuals as applicable.	524 #028	17 Chapter-7- LID/ Green Infrastructure
525	07/22/2016 - 17:03	ssimpson	Incentivize/encourage drip irrigation versus traditional irrigation sprinkler systems, the former of which is much more water efficient.	525 #029	17 Chapter-7- LID/ Green Infrastructure
526	07/22/2016 - 17:09	ssimpson		526 #030	17 Chapter-7- LID/ Green Infrastructure
527	07/22/2016 - 17:10	ssimpson	Add provision or clarify "hose attachment" to allow for irrigation provided by rainwater catchment systems.	527 #031	17 Chapter-7- LID/ Green Infrastructure
528	07/22/2016 - 17:13	ssimpson	Revise language to acknowledge necessary water conservation and regularly-occurring drought conditions in this San Marcos area (and thus the need to plant drought-tolerant plants).	528 #032	18 Chapter-7- LID/ Green Infrastructure
529	07/22/2016 - 17:14	ssimpson	Revise to make gate optional when facing a service alleyway.	529 #033	18 Chapter-7- Standards do not create quality development
530	07/22/2016 - 17:17	ssimpson	Break Neon and Halo lighting into their own alphabetic bullets, as they are distinctly different lighting types.	530 #036	30 Chapter-7- Typo/ Technical/ Formatting
531	07/22/2016 - 17:19	ssimpson	Also, provide description to clarify each lighting type, similar to what is provided for diffused internal illumination.	530 #036	30 Chapter-7- Typo/ Technical/ Formatting

532	07/22/2016 - 17:20	ssimpson	Revise last sentence to eliminate "white" and allow for variety of colors that are possible with diffused internal illumination.	532 #037	30 Chapter-7- Typo/ Technical/ Formatting
533	07/22/2016 - 17:25	ssimpson	Encourage use of sustainable, energy-saving LED lighting (applicable to both diffused internal illumination and halo lighting) versus energy and maintenance-intensive neon lighting. Neon lighting - which as experienced a recent renaissance in its "historic" appeal - is both a century's old light source, requiring the use of heavy metals and heavy maintenance. If overall signage goal in character and neighborhood districts is to prevent the use of unarticulated box cabinet signs which make use of internal LEDs or fluorescents, include language to ensure that LED technology in non-box cabinet signs is clearly permitted.	533 #035	30 Chapter-7- Typo/ Technical/ Formatting
534	07/22/2016 - 17:28	ssimpson	Revise table to apply to "All Zones" since provisions for ND4, CD4 are the same as those for ND4M, CD5, CD5D.	534 #040	35 Chapter-7- Typo/ Technical/ Formatting
535	07/22/2016 - 17:56	ssimpson	Revise last sentence in both description locations (pg. 31 and pg. 37) to remove neon lettering bias and to provide more accurate description of lettering application location, such as seen in examples like Texas Music Theatre, where letters stand at edge of awning. Suggested language: "Marquee Signs often have channel lettering integrated on top of an awning and are used in conjunction with removable or painted lettering."	535 #039	31 Chapter-7- Typo/ Technical/ Formatting
536	07/22/2016 - 17:59	ssimpson	Add sign type of "Free-Standing Perimeter Sign," which is not currently covered by signage types but is an attractive, unique yet familiar signage type. Suggested description: A sign consisting of free-standing defined letters or logos that is located along the edge of a structural awning or building parapet. A free-standing sign can also be incorporated at ground level in or adjacent to landscaped areas. Examples: https://www.ascotsigns.com/blog/go-free-standing http://www.akerssigns.com/akers-channel-letters.cfm	536 #038	31 Chapter-7- Typo/ Technical/ Formatting
537	07/22/2016 - 18:20	ssimpson	Maintain current Smart Code parking ratios for Residential Multi-family (1 per unit versus on a per bedroom basis) and remove parking minimums in CD4, as well as CD5, and CD5-D. Inflating parking requirements cripples all form-based character neighborhood aspirations as outlined in Chapter 4 Districts and Building Typologies. Inflated parking also undermines residential and commercial affordability due to embedded subsidized parking costs and makes the feasibility of creating a "multimodal transportation network" impossible, not to mention the direct increase in impervious cover that inhibits the city's environmental health, all of which are hits to the core goals of the San Marcos Comprehensive Plan. Parking regulations must be made with a resilient future in mind and always in support of the goals of the San Marcos Comprehensive Plan. Relevant article regarding parking minimums: http://www.strongtowns.org/journal/2015/11/18/a-map-of-cities-that-got-rid-of-parking-minimums Relevant article regarding parking and affordability: http://www.governing.com/columns/urban-notebook/col-minimum-parking-requirements-affordable-housing.html	537 #009	5 Chapter-7- Standards do not match the intent of the CD4 Zoning District
538	07/22/2016 - 18:27	ssimpson	Eliminate "minimums" for parking in Character Districts and dis-incentivize self-indulgent parking gluts throughout the City. High, business-as-usual parking minimums which have dominated development patterns in San Marcos for the last 60 years are contradictory to today's primary Economic Development, Environmental, Land Use, and Transportation goals of the San Marcos Comprehensive Plan. High parking minimums encourage excessive impervious cover that is detrimental to the health of the aquifer and streams; deplete the vitality of the City's urban and social environments; directly reduce support for local public transit systems, including car sharing and bus service; drives up the cost of housing, making the notion of Location Efficient Areas as put forth by the recently adopted Affordable / Workforce Housing Policy nearly impossible to achieve; and encourages pro-oil ambivalence in a time when the City, as an environmental leader in the Central Texas area, should be working to set an example and reduce the City's carbon footprint. Relevant article on parking minimums: http://www.strongtowns.org/journal/2015/11/18/a-map-of-cities-that-got-rid-of-parking-minimums Relevant article on housing affordability and minimum parking requirements: http://www.governing.com/columns/urban-notebook/col-minimum-parking-requirements-affordable-housing.html	538 #005	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use

539	07/22/2016 - 18:33	ssimpson	High multi-family parking ratio outstrips intent of integrating character districts with transit and makes the feasibility of building support for an integrated multi-modal transit system impossible. To still support walkability and the extension of local public transit, maintain current Smart Code ratio of 1 parking space per dwelling unit as base ratio and require creation of on-site car share programs (working with companies like zipcar) with size of fleet proportional to number of bedrooms. Also look at adding adjusted rates where higher numbers of 2, 3, and 4 bedroom units are built.	468 #007	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
540	07/22/2016 - 18:37	ssimpson	Relevant study on car sharing benefits and parking: http://iurd.berkeley.edu/wp/2012-04.pdf	539 #007	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
541	07/22/2016 - 18:39	ssimpson	Inflated parking minimums do not support the goals of the San Marcos Comprehensive Plan, particularly within character districts. Parking minimums are also antithetical to creating affordable housing and low-transit-cost neighborhoods, or Location Efficient Areas, as put forth by the 2014-adopted Affordable/Workforce Housing Policy, embedding increased costs for housing creation. Mandated parking minimums should be eliminated in Character District areas and supplemented with on-site car sharing initiatives (such as zipcar) and bike programs to support the development of multi-modal options in the City and create walkable neighborhoods with more affordable housing and transit options other than private car ownership.	541 #001	2 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
542	07/22/2016 - 18:47	ssimpson	Excellent measure but this will only become a viable component of the city's multi-modal transportation system if required along with the elimination of parking minimums. See previous notes on this topic.	542 #012	5 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
543	07/22/2016 - 23:20	twassenich	Need 1.50 parking spaces per bedroom on large student-oriented apartments to accommodate visitors. This is super rad we can comment. But, it seems if a person has already comment, the user can only "reply" vs. start their own topic thread on the blue bubble. I am unaware if this is a safari browser issue or how this interface is set up. Super rad idea to click on the word bubbles. Please check into the commenting thing tho.	120 #006	3 Chapter-7- Require more parking for multi-family with less or no regard for location
544	07/23/2016 - 11:50	Lisa Marie Coppoletta	Thanks, LMC Please have short term rental customers sign the acknowledgment form that we are in the flood zone like the long term renters must sign. This is a realistic request since our town floods on days like Memorial day, a reasonable scenario for a short term renter.	544 #003	2 Chapter-1- Typo/ Technical/ Formatting
545	07/23/2016 - 11:59	Lisa Marie Coppoletta	Are there any provisions for parklets in this new code? If not, I'd love to see language added that was favorable to their creation.	185 #004	3 Chapter-2- Development in the Floodplain
549	07/23/2016 - 23:50	CTerrell	Agreed.	549 #005	6 Chapter-5- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
550	07/23/2016 - 23:52	CTerrell		38 #006	8 Chapter-5- Standards are not appropriate for a rural setting or character
551	07/24/2016 - 00:02	CTerrell	What about co-housing or small intentional communities? Is this referring to these rent by the room mega developments? If so, they should be as heavily discouraged as possible. This model is a scourge. https://nextcity.org/features/view/san-marcos-fastest-growing-city-texas-state-university-affordable-housing	551 #022	15 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor
552	07/24/2016 - 00:06	CTerrell		552 #020	14 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor
553	07/24/2016 - 00:10	CTerrell	What about edible front yards? This is a growing trend as density increases in cities. Should there be provisions lined out? In general, all local food production should be given the widest possible leeway in the code. Agreed.	553 #008	8 Chapter-5- Question/ Other
554	07/24/2016 - 00:35	CTerrell		372 #012	8 Chapter-4- Standards do not create quality development
555	07/24/2016 - 00:39	CTerrell	This seems vague to me and not in line with increased density needs. This type seems too similar to something like the Schlotzsky's going in near the small HEB. Things like "no drive-thoughts" should be reiterated even though they are supposedly in the Downtown overlay. Agreed. I assume it means "permitted," but it's unclear. Though I'm not sure I can think of a better way to present this info, this chart is difficult to understand in general. Maybe instead of a table it would be better to use the images and just spell out which zoning allow that type of structure? This is cumbersome in its current design.	555 #011	8 Chapter-4- Standards do not create quality development
556	07/24/2016 - 00:45	CTerrell	What are character districts and why do we need 5 different designations? Are these referring to the currently defined Historical Districts? If so, why not call them by name or CD-Belvin, etc instead of the uninformative numerical designation?	373 #015	10 Chapter-4- Typo/ Technical/ Formatting
557	07/24/2016 - 00:48	CTerrell	Why are these only allowed in CD3 and not other CDs?	557 #009	6 Chapter-4- Question/ Other
558	07/24/2016 - 00:51	CTerrell	Again, why only allowed in certain Character Districts?	558 #017	10 Chapter-4- Question/ Other
559	07/24/2016 - 00:52	CTerrell		559 #018	11 Chapter-4- Question/ Other

560	07/25/2016 - 08:34	AbigailGillfillan-Moderat	<p>ssimpson Jul 22 2016 at 2:37PM Permalink Lack of adequate language to Lack of adequate language to make reference to, encourage, incentivize or integrate green infrastructure techniques (LID / Green infrastructure is referenced only once). Recommend thorough integration of relevant language and policy that goes beyond current mention of "stormwater technical manual" to actually encourage/incentivize use of GI techniques.</p>	560 #003	7 Chapter-6- LID/ Green Infrastructure
561	07/25/2016 - 08:35	AbigailGillfillan-Moderat	<p>Paul Murray Jul 21 2016 at 5:00PM Permalink To strongly encourage the To strongly encourage the inclusion of LID/GI in new development, the City should have in place financial incentives. The incentives could take the form of rebates, such as in their existing rainwater harvesting program, a quicker permit review process, or some other form that the development community might find appealing. However, we need a more robust fee system in order to offer rebates.</p>	561 #007	8 Chapter-6- LID/ Green Infrastructure
562	07/25/2016 - 08:35	AbigailGillfillan-Moderat	<p>ssimpson Jul 22 2016 at 2:39PM Permalink Highlight Green Highlight Green Infrastructure/LID as a topic covered in the Stormwater Technical Manual (or make mention of SM LID manual if more pertinent) to encourage awareness of its viability and use.</p>	562 #008	8 Chapter-6- LID/ Green Infrastructure
563	07/25/2016 - 08:35	AbigailGillfillan-Moderat	<p>ssimpson Jul 22 2016 at 2:46PM Permalink Recommend including Recommend including incentives, such as density bonuses, reduced development fees or other relevant financial perks, for improvement/reduction of inherited impervious cover that is already in place (ex: a 100% impervious surfaced parking lot being redeveloped that effectively reduces impervious cover in its redesign).</p>	563 #010	8 Chapter-6- LID/ Green Infrastructure
565	07/25/2016 - 08:36	AbigailGillfillan-Moderat	<p>ssimpson Jul 22 2016 at 2:58PM Permalink Strongly encourage inclusion Strongly encourage inclusion of financial incentives for use of integrated green infrastructure/LID techniques. This is often the only way to actually get completed projects on the ground and has the potential to really enhance both San Marcos' unique character, as well as raise environmental awareness. Relevant article - Five Types of GI Incentive Programs: http://stormwater.wef.org/2013/01/five-types-of-green-infrastructure-incentive-programs/</p>	565 #012	8 Chapter-6- LID/ Green Infrastructure
564	07/25/2016 - 08:36	AbigailGillfillan-Moderat	<p>Lisa Marie Coppoletta Jul 23 2016 at 12:01PM Permalink Allot of the retention ponds Allot of the retention ponds are filled with bugs and very murky and moldy. I am not understanding why this is allowable. Please have the inspectors go around town on a monthly basis to monitor this. This should be a fee charged to developers that employ retention ponds. They are super groody.</p>	564 #011	8 Chapter-6- Question/ Other
566	07/25/2016 - 08:38	AbigailGillfillan-Moderat	<p>Paul Murray Jul 21 2016 at 5:14PM Permalink Require 50% of stormwater to Require 50% of stormwater to be directed to landscaped areas. City of Austin has such a requirement. See Section 25-2-1008 of their LDC. See also the Landscape Section of their Environmental Criteria Manual, specifically section 2.4.9 Innovative Water Management for Commercial Landscaping.</p>	566 #015	9 Chapter-6- Expand and revise current water quality regulations to all areas and base them on volum
567	07/25/2016 - 08:38	AbigailGillfillan-Moderat	<p>Lisa Marie Coppoletta Jul 23 2016 at 12:10PM Permalink There needs to be more There needs to be more inspection at construction sites. They demo dust needs to be specifically told to the planners where it is going...dumping it behind the HEB food warehouse so icky...there is bat shit in that stuff. Why was it so hard to get a fence up at the demo downtown for the new corporate sandwich shop? That took way to long and the private companies would have been liable..possibly the city?? ... for not being more proactive. The Ella lofts had that stuff go into the creek and deer were eating it...the flame retardant matter..and hello that is NOT natural..its flame retardant.</p>	567 #016	9 Chapter-6- Question/ Other

		Lisa Marie Coppoletta Jul 23 2016 at 12:03PM Permalink Y'all are not giving data Y'all are not giving data rubrics to "minimize erosion" and this is relevant because I think of things like the Woodland Apartment. Is there not a metric for this sort of thing the flooding and so forth / drainage. Im worried about new developments on Hunter by Historic Belvin. Freaking about about the new HEB planned and not understanding why that is on the Planning and Zoning Agenda before this code is passed. It is very puzzling for many of us.			
568	07/25/2016 - 08:39	AbigailGillfillan-Moderat	MARYSEABORNE Jul 20 2016 at 5:07PM Permalink I would like to know who will I would like to know who will be monitoring and regulating proposed development of the golf courses into athletic fields at Texas State University in the next couple years. Must they also comply to standards required by TCEQ? Which affects the water quality beyond the fields.	568 #017	9 Chapter-6- Question/ Other
569	07/25/2016 - 08:40	AbigailGillfillan-Moderat	MARYSEABORNE Jul 20 2016 at 5:09PM Permalink The trees which are at The trees which are at present standing might be threatened with the proposed athletic field construction by Texas State...how can we be assured that they will be protected?	569 #053	18 Chapter-6- Question/ Other
570	07/25/2016 - 08:41	AbigailGillfillan-Moderat		570 #074	26 Chapter-6- Strengthen the tree protection requirements to not allow the removal of Heritage Trees \
			JEK Jul 13 2016 at 3:36PM Permalink 6.4.2.5, trimming trees, 6.4.2.5, trimming trees, sealing no longer recommended- please fact find: http://texasoakwilt.org/for-professionals/pruning-guidelines-for-prevention-of-oak-wilt-in-texas/ current recommendation not sealants but simple spray paint, light coating for oak tree trimming		
571	07/25/2016 - 08:41	AbigailGillfillan-Moderat	JEK Jul 17 2016 at 4:08PM Permalink Please revise, spraying with Please revise, spraying with light coat of regular paint on oak tree cuts from Fe. Through hot months still recommended by experts http://texasforests.tamu.edu/OakWiltFAQS/	571 #075	27 Chapter-6- Typo/ Technical/ Formatting
572	07/25/2016 - 08:43	AbigailGillfillan-Moderat	I agree. Another way to work toward this would be to expand the Alternative Parking Allowances and expand shared parking and fee in lieu options to other Character Districts.	572 #077	29 Chapter-6- Typo/ Technical/ Formatting
573	07/28/2016 - 17:02	John	Construction of new on-street parking should be allowed to meet these requirements in Character Districts where on-street parking is called for in the cross-sections in Chapter 3.	538 #008	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
574	07/28/2016 - 17:03	John	I don't think the number of bays is necessary to regulate. These types of developments don't skimp on bays.	574 #010	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
575	07/28/2016 - 17:04	John		575 #026	8 Chapter-7- Standards are unnecessary and/ or too Restrictive
			Is this exemption meant to apply to only single-family or any property in Character Districts or Neighborhood Districts? If meant to extend to all property within CD or ND, clarify by revising the last line to state "or any property within a Character District or Neighborhood District." If these standards are applicable to CD, there are lots of issues. As one example, Townhouse requires a minimum lot size of 1,500 square feet in CD 4. This translates to minimums of 300 sf of landscape area, less than a third of a tree, and almost a whole shrub.		
576	07/28/2016 - 17:05	John	Duplex has duplicate standards.	576 #049	16 Chapter-7- Typo/ Technical/ Formatting
577	07/28/2016 - 17:05	John	Duplex has duplicate standards.	577 #051	16 Chapter-7- Typo/ Technical/ Formatting
578	07/28/2016 - 17:06	John	Duplex has duplicate standards.	578 #050	16 Chapter-7- Typo/ Technical/ Formatting
579	08/01/2016 - 11:25	amandaswor	Should the Preliminary Subdivision Plats be subject to the regulations at the time of submittal not approval? A modifications to the regulations in effect during review can cause significant delays for projects.	579 #012	5 Chapter-1- Providing fair and equitable allowances for project vesting, plan review times, and permit
580	08/01/2016 - 11:27	amandaswor	50 vs 5.	580 #022	9 Chapter-1- Typo/ Technical/ Formatting
581	08/01/2016 - 21:38	James Baker	Where are the character studies so that we can see what the existing neighborhood character is?	581 #002	2 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
			Existing neighborhood character MUST take into account the degree to which the neighborhood is residential-only (vs. mixed use or commercial). Also important is the historical character of the neighborhood. For example, I live in the heritage neighborhood. There NEVER was a pattern of neighborhood groceries, bars, etc. This was always a residential neighborhood (for over a hundred years). The historical character of a neighborhood should take high priority, even higher priority than the comments of relatively new neighbors or absentee landlords.		
582	08/01/2016 - 21:48	James Baker	"live/work" units that have retail should be classified as mixed use, not live/work.	582 #003	2 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
583	08/01/2016 - 21:54	James Baker	commercial uses should be classified as mixed use and not Live/Work.	583 #016	8 Chapter-4- Standards do not match the intent of the CD4 Zoning District
584	08/01/2016 - 21:56	James Baker		584 #017	8 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods

585	08/01/2016 - 22:08	James Baker	I would change this to ""... by preservation, conservation, and protection of Historic Structures..." The function of organizations interested in historic structures is shifting from preservation (which is simply maintaining the status quo) to conservation (which includes active historically-sensitive repair of structures to maintain fidelity of the structure to an earlier time). Conservation implies more action than simple preservation. would change the word "harmonious" to the would used in architecture: "compatible". They are two different concepts. For more discussion, see the National Trust white paper "Regulating New Construction in Historic Districts" Eleanor Gorski, AIA. I can supply a digital copy of this document, if needed. Also, HPC members and staff should understand that additions to historic structures should be compatible, but should not blend in so "harmoniously" that the historic structure cannot be differentiated from the new addition. For discussion of this see Semmes, Steven W. " 'Differentiated' and 'Compatible': Four Strategies for Additions to Historic Settings." Forum Journal 21:(2007) pp. 14-25. I don't have a copy of this, but it is available from www.preservationbooks.org.	585 #112	106 Chapter-4- Typo/ Technical/ Formatting
586	08/01/2016 - 22:18	James Baker		586 #113	106 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
587	08/01/2016 - 22:39	James Baker	It is critical that the historic character of the neighborhood be taken into account and be given high value in the development of neighborhood character studies. For example, I live on Belvin St., a highly successful traditional neighborhood district with relatively high density, socioeconomic diversity, some opportunities for affordable housing, and high degree of walkability. Now consider that this developed organically and that at no time in its existence did our neighborhood have commercial establishments or mixed-use areas. It is residential-only, and very successful. Mixed-use or commercial introduction is contradictory to the historic development and maintenance of this successful neighborhood and should not be allowed. Indeed, mixed-use and commercial will likely increase crime in the neighborhood, if introduced. There is a landmark empirical study by Anderson, et al., "Reducing Crime by Shaping the Built Environment with Zoning: An Empirical Study of Los Angeles" U. Penn. Law Review, Feb. 2012. This study showed that the lowest crime was in residential-only neighborhoods, and that increasing crime is found in mixed-use and commercial parcels, respectively. The authors (scientists at the RAND Corporation) in this study funded by the Robert Wood Johnson Foundation, recommended that one possible way to reduce crime in commercial areas may be to introduce large parcels of residential-only zoning into commercial areas. This well-annotated study specifically found strong empirical evidence that Jane Jacobs ideas about decreased crime with surrounding businesses because of more "eyes on the street" is wrong. The authors also show that their work is consistent with other criminal studies which show increased not decreased crime, around commercial establishments, specifically the neighborhood bars that Jane Jacobs touted. I can supply a digital copy of this, if you need one.	587 #114	106 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
588	08/01/2016 - 22:42	James Baker	This should not be permitted as new construction in existing neighborhoods, especially historic districts. This is incompatible with the historical character of the neighborhood and destructive to the concept of historic district.	588 #107	100 Chapter-4- Further Restrict New Zoning and protect Existing Neighborhoods
589	08/02/2016 - 08:48	Roger Eldridge	Strong language for property making good faith effort and relying on City review and approvals.	589 #011	6 Chapter-2- Eliminate processes that are unnecessary or too restrictive
590	08/02/2016 - 08:56	Roger Eldridge	Removes any possible situations unforeseen at this writing. At the very least, should remove Council exclusion.	590 #012	6 Chapter-2- Eliminate processes that are unnecessary or too restrictive
591	08/02/2016 - 09:00	Roger Eldridge	Most common conflicts are between departments or staff.	591 #013	7 Chapter-2- Question/ Other
592	08/02/2016 - 09:01	Roger Eldridge	Meaning of how this is to be applied is unclear.	592 #014	7 Chapter-2- Question/ Other
593	08/02/2016 - 09:03	Roger Eldridge	"Materially different" is a subjective, potentially too heavy burden of proof. Six months can be extreme. Especially considering the unreasonably short lives of permits - limiting to one extension is potentially damaging to a large project and undermines staff and oversight authority.	593 #028	15 Chapter-2- Eliminate processes that are unnecessary or too restrictive
594	08/02/2016 - 09:06	Roger Eldridge	Creates the loss of any vesting otherwise established. Since virtually all projects require some kind of amendment; this provision undermines current state law.	594 #030	15 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
595	08/02/2016 - 09:15	Roger Eldridge	No meaningful criteria for staff to perform inspections. No "deemed approved" for failure to meet reasonable standards.	595 #029	15 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
596	08/02/2016 - 09:17	Roger Eldridge		596 #033	16 Chapter-2- Eliminate processes that are unnecessary or too restrictive
597	08/02/2016 - 09:23	Roger Eldridge	Staff makes a mistake and the property owner's permit is subject to revocation? And that error is not grounds for consideration by the Board of Adjustment? Fundamentally unfair and subject to abuse. Only 2 per year can be overly burdensome, particularly for a property owner previously unaware of City initiated maps. While it is current practice, there needs to be exceptions or remove this as code and apply administratively.	597 #034	18 Chapter-2- Eliminate processes that are unnecessary or too restrictive
598	08/02/2016 - 09:31	Roger Eldridge		598 #041	20 Chapter-2- Eliminate processes that are unnecessary or too restrictive

599	08/02/2016 - 09:35	Roger Eldridge	Would like to see clarification that compatible is equal to or the same as. Interpretation could be vastly superior to existing standards and imposed by staff or council as a mandate?	599 #046	21 Chapter-2- Standards do not create quality development
600	08/02/2016 - 09:37	Roger Eldridge	Likely not know for all of a project prior to completion of a development agreement.	600 #048	22 Chapter-2- Eliminate processes that are unnecessary or too restrictive
601	08/02/2016 - 09:39	Roger Eldridge	Likely not know for all of a large project.	601 #047	21 Chapter-2- Eliminate processes that are unnecessary or too restrictive
602	08/02/2016 - 09:44	Roger Eldridge	within one year of the following: (not completed) A one year wait is too long and punitive for items 3 and 4; removing flexibility by Council, Commission and staff to resolve issues.	602 #056	27 Chapter-2- Typo/ Technical/ Formatting
603	08/02/2016 - 09:50	Roger Eldridge	No criteria for timely action.	603 #055	27 Chapter-2- Eliminate processes that are unnecessary or too restrictive
604	08/02/2016 - 09:51	Roger Eldridge	Chapter 5, Article 2 does not exist.	604 #057	28 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
605	08/02/2016 - 09:56	Roger Eldridge	Probably because it is new, the concepts behind a Regulating Plan and what is required for approval are not very well defined and not well understood by me.	605 #064	35 Chapter-2- Typo/ Technical/ Formatting
606	08/02/2016 - 09:58	Roger Eldridge	Timing requirements for processing by staff omitted.	606 #063	35 Chapter-2- Question/ Other
607	08/02/2016 - 09:59	Roger Eldridge	Does this mean 20 acres of disturbed site within the floodplain or total project size? What if disturbance is minor work associated with landscaping, tree planting, etc.	607 #062	34 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
608	08/02/2016 - 15:43	Roger Eldridge	Appraisal district to date has not been forthcoming on providing projected value prior to the construction of improvements. This option seems impractical.	608 #067	37 Chapter-2- Typo/ Technical/ Formatting
609	08/02/2016 - 15:46	Roger Eldridge	Standards for timely processing by staff?	609 #072	40 Chapter-2- Typo/ Technical/ Formatting
610	08/02/2016 - 15:47	Roger Eldridge	Please add error or omission by staff.	610 #075	43 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
611	08/02/2016 - 15:49	Roger Eldridge	References	611 #076	46 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
612	08/02/2016 - 15:51	Roger Eldridge	What if they don't? Project deemed approved?	633 #074	44 Chapter-3- Typo/ Technical/ Formatting
613	08/02/2016 - 15:52	Roger Eldridge	It is unreasonable to have a Plat denied if it is the County that does not act in a timely manner. To the contrary; inaction by another governmental entity should be grounds for automatic extension. Triggers a 6 month mandatory wait?	613 #005	4 Chapter-3- Typo/ Technical/ Formatting
614	08/02/2016 - 15:54	Roger Eldridge	Why require all legislative approvals before accepting a concept plan for consideration; e.g. a Development Agreement needs to be done simultaneous with Concept Plan.	614 #007	4 Chapter-3- Typo/ Technical/ Formatting
615	08/02/2016 - 15:59	Roger Eldridge	Failure to comply or legislative action by the Commission should be only cause for denial. Statutory Denial has been used to extend statutory time lines and is a clear attempt to evade the state law.	615 #012	6 Chapter-3- Eliminate processes that are unnecessary or too restrictive
616	08/02/2016 - 16:05	Roger Eldridge	Extremely subject to judgement and potential abuse by owner or staff.	616 #014	7 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
617	08/02/2016 - 16:06	Roger Eldridge	Time lines for large project are extremely long. It creates a hardship in not allowing reinstatement of Concept Plan.	617 #016	7 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
618	08/02/2016 - 16:08	Roger Eldridge	Regulating Plan is a new concept being required for all Subdivision Plats. Regulating Plan requirements have no implementation information (or staff experience with residential reg plans).	618 #017	8 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
619	08/02/2016 - 16:11	Roger Eldridge	One year for a subdivision plat? Clearly not enough time for a large project. Particularly onerous given only one extension allowed.	619 #020	8 Chapter-3- Question/ Other
620	08/02/2016 - 16:13	Roger Eldridge	Limits on owner, but no timeliness restrictions for staff consideration.	620 #025	11 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
621	08/02/2016 - 16:17	Roger Eldridge	What transit? Should provide an "opt out" if no transit services available.	621 #031	16 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
622	08/02/2016 - 16:21	Roger Eldridge	Proportionality? Especially as it applies to Greenways, Bike Plan and Trails. Nollan/Dolan cases?	622 #001	2 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
623	08/02/2016 - 16:30	Roger Eldridge	What transit? Exemption where no public transit available?	623 #033	21 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
624	08/02/2016 - 16:31	Roger Eldridge	Well for industrial cooling?	624 #035	21 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
625	08/02/2016 - 16:32	Roger Eldridge	Sounds fair, but City currently requires extensions beyond frontage of development - sometimes off site to loop the system.	625 #040	23 Chapter-3- Typo/ Technical/ Formatting
626	08/02/2016 - 16:34	Roger Eldridge	Policy results in highly inefficient systems where regional, but more localized treatment plants can provide more efficient service ultimately benefiting the City's system.	626 #043	24 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
627	08/02/2016 - 16:36	Roger Eldridge	Need exception for where "remainder" of tract is only sufficient for a single tier of lots.	627 #045	25 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
628	08/02/2016 - 16:38	Roger Eldridge	For 120' X 50' lots, the block perimeter limits to 2 lots? A perimeter of 500' is a clear attempt to outlaw cul de sac lots - vastly preferred by buyers.	628 #048	26 Chapter-3- Typo/ Technical/ Formatting
629	08/02/2016 - 16:48	Roger Eldridge	6000 maximum perimeter makes significant industrial and large office development problematic. What is the perimeter of Tanger or Amazon?	629 #049	27 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
630	08/02/2016 - 16:49	Roger Eldridge	Why try to force 18th century development standards (grid). Shouldn't buyer choice be allowed where it does not adversely impact current residents?	630 #050	27 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
631	08/02/2016 - 16:51	Roger Eldridge	No provision for smaller one-way alley?	631 #052	27 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
633	08/02/2016 - 16:59	Roger Eldridge	Generally speaking, these standards far exceed national or state standards. Question whether acceptable to TxDOT or County in ETJ. Cost of maintenance when no POA considered? Fair to impose on just new homeowners?	612 #004	4 Chapter-3- Question/ Other
634	08/02/2016 - 17:01	Roger Eldridge	Like back in parking has worked in Austin?	634 #058	33 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
635	08/02/2016 - 17:05	Roger Eldridge	Also called Island of Death because of the challenge in keeping landscape alive.	635 #090	54 Chapter-3- Question/ Other
636	08/02/2016 - 17:09	Roger Eldridge		636 #091	55 Chapter-3- Standards do not create quality development

637	08/02/2016 - 17:11	Roger Eldridge	Error? Current code is 5 acres per 1000 residents.	637 #109	59 Chapter-3- Question/ Other
638	08/02/2016 - 17:13	Roger Eldridge	or trail, amenity center, pocket park or other recreation opportunity?	638 #108	59 Chapter-3- Question/ Other
639	08/02/2016 - 17:13	Roger Eldridge	How do you accomplish this?	639 #117	60 Chapter-3- Question/ Other
640	08/02/2016 - 17:14	Roger Eldridge	If collected, use should be proximate to the development. This is an intentional increase and is consistent with the guidance and direction from the adopted 2010 Parks Master Plan	640 #128	61 Chapter-3- Typo/ Technical/ Formatting
641	08/02/2016 - 18:18	AbigailGillfillan-Moderat		637 #109	59 Chapter-3- Question/ Other
642	08/03/2016 - 15:29	Betsy	Need to add "Accessory Structure" to include shed, garage, carport, barn, and recreational use structures.	642 #014	7 Chapter-4- Typo/ Technical/ Formatting
643	08/03/2016 - 16:26	Betsy	In the first sentence, add "Council of Neighborhood Associations and" before registered n'hood organizations. Since notification of registered neighborhood organizations is required later on (2.3.2.1.B) encouraged/optional notice seems okay here, though I would like to see the last sentence (Contact with these...)removed.	469 #016	12 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
644	08/03/2016 - 16:27	Betsy	I agree, 30 days seems more fair. As a general question, where are the requirements of contents for the various plans? The Code says completeness is one of the requirements for approval but doesn't define what determines completeness, ie. for Watershed Protection Plan or Site Plan	285 #021	13 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
645	08/03/2016 - 16:58	Betsy	This would trigger a 6 month wait for cause beyond the property owner's control. Third party governmental delays should be basis for plat extension, not denial.	500 #001	1 Chapter-2- Question/ Other
646	08/04/2016 - 10:16	RECAGA	What if they don't? Statutory disapproval? Deemed approved?	646 #008	4 Chapter-3- Typo/ Technical/ Formatting
647	08/04/2016 - 10:17	RECAGA	Requires all legislative approvals needed to approve uses for the land's Zoning + Watershed Protection Plan and Transportation Plan. Why require for concept plan?	647 #006	4 Chapter-3- Typo/ Technical/ Formatting
648	08/04/2016 - 10:18	RECAGA		648 #011	6 Chapter-3- Eliminate processes that are unnecessary or too restrictive
649	08/04/2016 - 10:18	RECAGA	Provides for Statutory Denial B which is a clear attempt to circumvent the letter and intent of the statutes. Failure to make progress results in expiration, but progress not defined. Concept plan not subject to reinstatement following expiration, but no provisions for alternatives. Why not allow reinstatement?	649 #013	7 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
650	08/04/2016 - 10:19	RECAGA	Regulating plan not addressed. New concept that has not been used in the past and explanations here are unclear.	650 #015	7 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
651	08/04/2016 - 10:20	RECAGA	Expands administrative approval to 10% rule (good).	651 #018	8 Chapter-3- Question/ Other
652	08/04/2016 - 10:21	RECAGA		652 #021	9 Chapter-3- Question/ Other
653	08/04/2016 - 10:21	RECAGA	Application requirement includes Title Commitment or Title Policy (unusual but current San Marcos Code). Provides for minor administrative adjustments (great).	653 #022	9 Chapter-3- Typo/ Technical/ Formatting
654	08/04/2016 - 10:22	RECAGA	Life if one year (too short for large project) cuts current 2 years in half. Burdensome for larger projects; particularly since only one extension is allowed.	654 #024	10 Chapter-3- Question/ Other
655	08/04/2016 - 10:28	RECAGA	No time limits for departmental reviews	655 #029	16 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
656	08/04/2016 - 10:30	RECAGA	Life if one year (too short for large project) cuts current 2 years in half. Burdensome for larger projects; particularly since only one extension is allowed.	656 #030	16 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
657	08/04/2016 - 10:31	RECAGA	Must be adequately served by essential public facilities Transit, Greenways? What transit? No protection language for owner's e.g. demand for signal not needed by project.	657 #026	11 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
658	08/04/2016 - 10:32	RECAGA		658 #032	19 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
659	08/04/2016 - 10:33	RECAGA	City may require ROW along roadway or Greenway (no mention of proportionality) .	659 #034	21 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
660	08/04/2016 - 10:33	RECAGA	What public transit?	660 #036	21 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
661	08/04/2016 - 10:34	RECAGA	Wells for Cooling, status?	661 #039	23 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
662	08/04/2016 - 10:35	RECAGA	Requiring loop connections is done now without regard to proportionality. Is that going away?	662 #042	24 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
664	08/04/2016 - 10:36	RECAGA	Why should grid system of 18th century be required when buyers prefer winding streets and cul-de-sacs? Costly impacts to ETJ having to force or lift five miles or more. Why prohibit parallel lines that can provide redundancy?	664 #047	26 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
663	08/04/2016 - 10:36	RECAGA	Requires inter-connectivity, though public input at hearings is opposite.	663 #044	25 Chapter-3- Typo/ Technical/ Formatting
665	08/04/2016 - 10:37	RECAGA	Generally, the requirements are excessive and far beyond nationally recognized standards. May not be accepted by TxDOT or County for maintenance.	665 #054	29 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
666	08/04/2016 - 10:37	RECAGA	Hasn't worked well in Austin.	666 #061	33 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
667	08/04/2016 - 10:40	RECAGA	Does not address responsibility or relief for upstream issues.	635 #090	54 Chapter-3- Standards do not create quality development
668	08/04/2016 - 10:41	RECAGA		668 #105	57 Chapter-3- Drainage or Detention Standards are too restrictive

669	08/04/2016 - 10:44	RECAGA	Requires neighborhood park with 1/4 mile of every residence. National standard is 1/2 mile of park, neighborhood park, amenity area, trail or other recreational facility.	669 #115	60 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
671	08/04/2016 - 10:44	RECAGA	Requiring 70% of lots to face is impractical.	671 #118	60 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
670	08/04/2016 - 10:44	RECAGA	Same comment as above. Without revised language; overlaps and duplicates coverage. If Parkland Development Fee is paid, case law suggests funds should be used by City proximate to the project.	670 #116	60 Chapter-3- Typo/ Technical/ Formatting
672	08/04/2016 - 10:45	RECAGA	Not part of the code.	344 #125	61 Chapter-3- Typo/ Technical/ Formatting
673	08/04/2016 - 10:50	RECAGA	Variances " BOA add provision for hardship created by staff approval by error or omission.	673 #005	1 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
674	08/04/2016 - 10:50	RECAGA	No criteria for processing in timely manner.	674 #004	1 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
675	08/04/2016 - 10:50	RECAGA	Common signage plan submission requirements not provided.	675 #003	1 Chapter-2- Question/ Other
676	08/04/2016 - 10:50	RECAGA	Prior to the issuance of a sign permit for one or more buildings or businesses on the same lot or parcel of land, a common signage plan approved by the Responsible Official in accordance with the requirements of this section shall be required.	675 #003	1 Chapter-2- Question/ Other
679	08/04/2016 - 10:55	RECAGA	Site plan required, "Non-Residential and multifamily development that increases the value of the Site by more than 50 percent of the value of the Lot, as determined by the applicable County Appraisal District." How is this to be obtained?	679 #002	1 Chapter-2- Typo/ Technical/ Formatting
680	08/04/2016 - 10:58	RECAGA	Does this mean if floodplain not disturbed within a project more than 20 acres a plan is required (or not)? What about landscaping, tree planting or minor improvements? Need to see draft Technical Manual referenced throughout.	315 #066	37 Chapter-2- Question/ Other
681	08/04/2016 - 11:06	RECAGA	Affordable Housing definition should reference a HUD or similar report so developers, renters, owners can easily determine the current, applicable MFI levels. 2.8.5.1 Administrative Adjustment is a favorable addition. Staff should be empowered to make determinations on reasonable requests. Need more clarity on the difference between Alternative Compliance and Administrative Adjustment. I would suggest there be administrative review and approval rights, up to a certain %, for Alternative Compliance throughout the Code as well.	681 #001	1 Chapter-7- Eliminate processes that are unnecessary or too restrictive
682	08/04/2016 - 11:06	RECAGA	The definitions for each of these are unclear/conflicting and the differentiation is critical because Renovations or Repairs do not trigger additional parking. New Development and Redevelopment is defined as, any new building or "site improvement", and Renovations and Repairs include an existing building or site may be repaired, maintained or modernized without additional parking. A site improvement lends itself more to a Renovation or Repair, and not a New Development or Redevelopment.	682 #003	2 Chapter-7- Typo/ Technical/ Formatting
683	08/04/2016 - 11:07	RECAGA	Generally Parking minimums look reasonable. There are options for reductions, shared use parking reductions, fee-in-lieu in residential downtown projects, etc.	683 #004	2 Chapter-7- Question/ Other
684	08/04/2016 - 11:07	RECAGA	This requirement feels onerous for builders, perhaps there could be a maximum % of front facing garages. I believe many builders have architectural plans in place. I recommend that there be an Administrative Alternate Compliance option for these requirements. I do not believe a deviation from these standards warrants a P&Z approval.	684 #022	6 Chapter-7- Standards are unnecessary and/ or too Restrictive
685	08/04/2016 - 11:08	RECAGA	The term "Additions" is introduced in this section as C, and states "a building or site may be renovated or repaired without providing additional landscaping". This appears to be in conflict with the statement above. Furthermore, there is already a term Renovation and Repair in the Parking Section which seems aligned with the intent of "Additions". A cumulative look at Applicability sections and definitions should be completed to minimize conflict and confusion.	685 #042	12 Chapter-7- Typo/ Technical/ Formatting
686	08/04/2016 - 11:09	RECAGA	Type D width seems excessive, as does the number of trees and shrubs (shrubs are excessive on type C as well). Understandably, no wall is required but I would suggest reducing the tree and shrub requirements, esp considering the requirements apply per 100 SF. If you had a transitional yard Type C that was 25' X 50' for example, it would require: 50 shade trees, 50 understory trees and 500 shrubs. That's absolutely unreasonable, infeasible and a major cost factor.	686 #043	13 Chapter-7- Standards are unnecessary and/ or too Restrictive
687	08/04/2016 - 11:10	RECAGA	I suggest removing the following requirement: "2. No building or structure on the subject site may be located closer than 10' to a required buffer." Adding this requirement is in essence expanding the buffer beyond the minimum requirement. The building should be able to be developed at the buffer setback line. The buffer should serve as the "setback".	687 #046	15 Chapter-7- Standards are unnecessary and/ or too Restrictive

688	08/04/2016 - 11:12	RECAGA	<p>This section is only grandfathered/exempted from the new code sections upon approval of Preliminary Subdivision Plats, not submittal. Several other areas of the code reference submittal. I am concerned with modifications that could be required to a project that has been in review prior to issuance of the permit. San Marcos historically has one of the worst "rebuild" clauses around. The provision does not allow for you to rebuild if more than 50% if the structure is destroyed. The 50% is measured on the total replacement cost, not 50% of the structure. There are two very important things that need to happen on this. The first is that this provision be interpreted to apply per project not per building. As an example, it is unrealistic to expect a single building in a multifamily complex to be constructed to current code if only one building of an entire project complex is destroyed.</p> <p>Additionally, it would be ideal if this percentage as increased to 75%. There are several lenders that will not lend on projects within a 50% rebuild jurisdiction.</p>	688 #011	5 Chapter-1- Providing fair and equitable allowances for project vesting, plan review times, and permit
689	08/04/2016 - 11:13	RECAGA	<p>The translation table is based off of the Preferred Scenario Map of the Comprehensive Plan, and groups the proposed new zoning districts into 4 large categories: Conventional Residential, Neighborhood Districts, Character Districts, and Special Districts.</p> <p>§4.1.1.5 states "No zoning map amendment or district designation may be requested or made unless the zone or district is indicated for the Preferred Scenario type."</p> <p>Does this preclude a property owner from submitting a zoning request for a tract that is outside of a permitted district classification? For example, multifamily use is not permitted in Special Districts. Would a property owner need to request a code amendment to adjust the district designation translation table before requesting multifamily zoning in an Employment Center district?</p>	689 #015	7 Chapter-1- Providing fair and equitable allowances for project vesting, plan review times, and permit
690	08/04/2016 - 11:15	RECAGA	<p>2.The classifications of the Character Districts are vague. CD 1-4 have no perceptible district boundaries and include uses and development regulations found in other districts. Further clarification of the intent and extent of the Character districts is requested.</p>	368 #005	3 Chapter-4- Question/ Other
691	08/04/2016 - 11:16	RECAGA	<p>The existing zoning districts are now classified as Legacy Districts. What is the process for transition to new zoning district classifications? Do property owners have right of petition against zoning use/district/scenario classification?</p>	691 #010	3 Chapter-4- Question/ Other
692	08/04/2016 - 11:17	RECAGA	<p>The permitted uses should encourage a mix of residential types across zoning districts to provide a blend of affordability and proximity to employment areas. For example, allow higher density single family (Two-family, SF-attached) in all neighborhood districts and Employment Center areas. Additionally, live/work and mixed-uses should be allowed in all neighborhood districts.</p>	692 #013	6 Chapter-4- Question/ Other
693	08/04/2016 - 11:20	RECAGA	<p>Many of the prescribed Measurement and General Rules of Applicability (Article III) provide for Alternative Compliance only by the Planning and Zoning Commission or City Council. An administrative process should be permitted to allow for minor design variations.</p>	693 #002	2 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for afford
694	08/04/2016 - 11:24	RECAGA	<p>2.4.3.6 A. The following list of criteria for review and recommendations regarding a proposed Development Agreement are not all inclusive. (no list provided) Likely same as subsection (B).</p>	694 #031	12 Chapter-4- Eliminate processes that are unnecessary or too restrictive
695	08/04/2016 - 13:44	RECAGA	<p>Disregard the first sentence of the previous comment.</p>	695 #062	23 Chapter-2- Typo/ Technical/ Formatting
696	08/04/2016 - 13:45	RECAGA	<p>See-> (No list provided) Likely same as subsection (B).</p> <p>A property located within an Employment Center could request any zoning district except one that was within the Conventional Residential District Classification (i.e. SF-6, SF4.5 etc.) without having to amend the Comprehensive Plan. The P and NP on this table provide guidance during the zoning request process based on</p>	695 #062	23 Chapter-2- Typo/ Technical/ Formatting
697	08/04/2016 - 14:18	AbigailGillfillan-Moderat	<p>the Comprehensive Plan.</p>	690 #005	3 Chapter-4- Question/ Other
698	08/04/2016 - 21:39	CTerrell	<p>I agree with other two comments. There is already a glut of land use dedicated to underutilized private parking. I would like to see code for the downtown especially that encourages shared parking. Private lots that are rarely used such as churches and banks. Current property owners need to be incentivized to participate in a City run shared parking program for at least a percentage of their spaces. A decent model of shared parking code can be found here: http://www.vtpi.org/t dm/tdm89.htm</p>	698 #009	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use

699	08/04/2016 - 21:44	CTerrell	Again, this seems to incentivize more paving of the planet rather than funding multimodal transportation options. This whole section seems alarmingly familiar to the car-centric code that has gotten into this mess. Shared parking should be the preferred scenario provided by the City to the applicant--especially in the downtown and any future downtown areas. There should be a robust shared parking program that existing and new development is expected to comply with. We have too many environmental concerns in this city to NOT think more creatively about this problem.	699 #015	5	Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
700	08/04/2016 - 21:47	CTerrell	Is this for the downtown as well? We already have blocks of downtown space underutilized by 5 drive through banks. 3 queuing spaces seems wholly unnecessary given the current under utilization of drive through banks given online banking technology.	700 #017	5	Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
701	08/04/2016 - 21:53	CTerrell	Is shared parking covered in 7.1.3.2? If not, seems like it's applicable here.	701 #030	9	Chapter-7- Standards do not meet the Intent of the CD5 District
702	08/04/2016 - 21:55	CTerrell	Agreed.	702 #031	9	Chapter-7- Typo/ Technical/ Formatting
703	08/04/2016 - 21:56	CTerrell	Is this referring to services like Car to Go? If not, are there provisions in the code for this sort of parking?	513 #032	9	Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
704	08/04/2016 - 21:58	CTerrell	Agreed.	704 #020	5	Chapter-7- Question/ Other
705	08/04/2016 - 22:00	CTerrell	Again, are these standards applicable to downtown? I get that green space is nice in a parking lot, but when we're talking downtown, this seems to negate any attempts at density. 200 sq ft islands for every 8 spaces seems to be out of alignment with downtown space constraints.	515 #035	11	Chapter-7- Question/ Other
706	08/04/2016 - 22:11	CTerrell	Should this chart follow the definitions instead coming before them? It's confusing if you're just reading straight through.	706 #036	11	Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
707	08/04/2016 - 22:16	CTerrell	Refer to extremely relevant report written by the Institute for Transportation and Development Policy, "US Parking Policies: An Overview of Management Strategies:" https://www.itdp.org/wp-content/uploads/2014/07/ITDP_US_Parking_Report.pdf	707 #044	14	Chapter-7- Typo/ Technical/ Formatting
708	08/04/2016 - 23:25	ssimpson	No comma needed after 'proposed.'	541 #002	2	Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
709	08/05/2016 - 09:12	Sherwood Bishop	I agree with Paul, Charles & Brad. Many SF homes also have patios with outdoor cooking & dining areas for gatherings, as well as 'playground' facilities like swing sets, sand boxes, etc., or swimming pools. In San Marcos, multi-bedroom apartments rented as single units are likely to have as many residents as SF homes, and those residents are as likely, or more likely to use City parks than SF home dwellers. Having lower parkland dedication requirements for apartments essentially subsidizes the construction of apartments to the disadvantage of SF home developers.	709 #037	22	Chapter-3- Typo/ Technical/ Formatting
711	08/05/2016 - 09:35	Sherwood Bishop	I suppose this means that a proposal of parkland dedication must be "be Reviewed by the Responsible Official and accepted by the Parks Board" in order to be acceptable to the City. However, the wording sounds as if the Parks Board must accept a proposal, and of course, the Parks Board will sometimes reject one.	711 #111	59	Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
710	08/05/2016 - 09:35	Sherwood Bishop	Based on the wording used here, "determines that the land proposed for dedication is unsuitable for Parkland," a subdivider who preferred fee in lieu could purposely propose parkland dedication that the responsible official and the Parks Board would find unsuitable. When the Board rejected it, the subdivider could just pay the fee in lieu. The wording should say "determines that there is no land suitable for Parkland," and provide a method for negotiations between the subdivider and the Parks staff & Board. This type of negotiation has occurred often in the past, since subdividers sometimes first propose unacceptable parkland.	710 #112	59	Chapter-3- Typo/ Technical/ Formatting
712	08/05/2016 - 09:54	Sherwood Bishop	Yes, please do add "and Parks Board." Thank you, staff, for adding this development fee section!	712 #123	60	Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
713	08/05/2016 - 09:58	Sherwood Bishop	"and Parks Board" should be added here, too. These developments do not occur often enough to incur much additional staff work by requiring Parks Board approval. In my experience over the past 20 years, our Parks Board members want to know what is going on, or what is planned. They are generally very well informed and often provide very useful input into discussions like these.	324 #124	61	Chapter-3- More Time, Transperancy, and Predictability in Development Processes
714	08/05/2016 - 10:04	Sherwood Bishop		346 #130	61	Chapter-3- More Time, Transperancy, and Predictability in Development Processes

715	08/05/2016 - 10:18	Sherwood Bishop	<p>San Marcos has had some serious problems with 'park site manipulation.'</p> <p>After Willow Springs Park, which is an island, was dedicated, an Engineering staff person illegally gave the subdivider permission to use the park site as a detention pond. By the time Melanie Howard and others discovered this, all trees had been removed from the parkland and half of the park itself had been carried away. To this day, half of Willow Springs Park is in the floodway and is totally unusable.</p> <p>When the Retreat as San Marcos was being developed, a City staff person gave the developers permission to remove all trees from the parkland so the land could be temporarily be used for construction purposes. Afterward, replacement trees were planted and kept alive for the required two years, after which they died.</p> <p>While I don't agree with those who suggest that a staff person who does something like this should be summarily shot, I do think that it should only be allowed by the Director of the Parks Department, preferably with Parks Board approval. The very vague term "permission of the City" won't work. It should be specified who can, and cannot, give this permission.</p>	715 #132	61 Chapter-3- More Time, Transparency, and Predictability in Development Processes
716	08/05/2016 - 10:23	Sherwood Bishop	<p>The current wording of this paragraph is fine. Of course, the City already has a "Parkland and Open Space account," but no parkland that I know of has been bought with it in the past decade or so because the account is currently allowed to also be used for facilities, and that's where the money has gone.</p> <p>dedication misspelled</p>	716 #133	61 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
717	08/05/2016 - 10:23	Sherwood Bishop		717 #131	61 Chapter-3- Typo/ Technical/ Formatting
718	08/05/2016 - 10:38	Sherwood Bishop	<p>Since the Parks & Rec staff are responsible for maintaining parkland, I understand that they want a minimum size to avoid having too many small maintenance sites. However, a mechanism for flexibility should be allowed. For example, the parkland dedicated by the Hillside Ranch was less than three acres (Though this made it a large percentage of the original 10 acre property). This parkland, however, provides the only link for people in surrounding neighborhoods to access the Spring Lake Preserve, without driving to Aquarena Springs or elsewhere. Other small proposed parks might be of great value due to their location or other characteristics. The Parks Director & Board should be able to determine minimum size exceptions.</p> <p>I don't see any value in specifying a maximum size here. As your graphic shows, greens may be irregular in size, and may be valuable for pedestrians and/or bicycles. Why limit the size?</p>	718 #136	62 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
719	08/05/2016 - 10:41	Sherwood Bishop		719 #137	62 Chapter-3- Typo/ Technical/ Formatting
720	08/05/2016 - 11:00	Sherwood Bishop	<p>The San Marcos Parks & Rec Master Plan states, "The City of San Marcos parks and open space system will consist of parks, natural areas, and linear greenways . . ." Natural areas and preserves are distinct entities from developed parks, and should be defined separately. Parts of them might be permanently or periodically closed to the public, e.g. for golden-cheeked warbler nesting season.</p> <p>Linear greenways are primarily connectors, either connecting parks and/or natural areas, or just linear park areas that serve pedestrian, bike, and (wild) animal transportation purposes. As can be seen in the current planning of the Greenways Trails Focus Group, they might just be small, unused street right of ways, or strips along creeks, with trails added.</p>	70 #135	62 Chapter-3- Typo/ Technical/ Formatting
721	08/05/2016 - 11:08	RECAGA	<p>City approval, by definition, is relied upon by property owners and adjacent property owners. Otherwise, City not fulfilling its primary reason for existence "health, safety, welfare.</p> <p>No waivers from impact fees or standards are allowed except by Council act for economic development incentive.</p>	589 #016	6 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
722	08/05/2016 - 11:08	RECAGA		722 #015	6 Chapter-2- Question/ Other
723	08/05/2016 - 11:09	RECAGA	So locks in the legislative bodies that City left defenseless for unforeseen events or situations.	723 #025	12 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
724	08/05/2016 - 11:09	RECAGA	Denied extensions may be resubmitted, but not stated whether 6-month mandatory wait?	724 #040	15 Chapter-2- Question/ Other
725	08/05/2016 - 11:12	RECAGA	Why lose vested rights for an amendment?	725 #039	15 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
726	08/05/2016 - 11:13	RECAGA	No criteria for application extensions. Limited to one extension which is unreasonable given the short duration of plats and permits.	726 #042	15 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
727	08/05/2016 - 11:13	RECAGA	No time criteria for City to inspect, no "deemed approved".	596 #045	16 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
728	08/05/2016 - 11:14	RECAGA	<p>Errors on the part of the City should not be grounds to revoke a property owners permit.</p> <p>Requires Comprehensive Plan amendments to be consistent with Preferred Scenario Map 5.1.1.5, not included.</p> <p>Limits Preferred Scenario amendments to two per year.</p>	597 #046	18 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
729	08/05/2016 - 11:15	RECAGA	Current practice, but difficult for greenfield development where original lines drawn arbitrarily.	598 #053	20 Chapter-2- Provide a stronger link between zoning districts and the Comprehensive Plan

730	08/05/2016 - 11:16	RECAGA	Development agreement standards call for information not available to land to be developed years into the future: (1) A schedule for providing public facilities and services; (2) Identification of the means and provisions for financing each public service; and (3) A schedule for annexing the property to the City. REVISED COMMENT -> The following list of criteria for review and recommendations regarding a proposed Development Agreement are not all inclusive. Current staff seems to believe there is no limit to what can be requested and this ordinance essentially says same.	730 #061	22	Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
731	08/05/2016 - 11:18	RECAGA	Zoning establishes a one year wait if prior application denied, withdrawn, has a boundary change. One year wait excessive when an applicant may be able to work out issues with neighbors.	696 #062	23	Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
732	08/05/2016 - 11:19	RECAGA		732 #070	27	Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
733	08/05/2016 - 11:23	RECAGA	If it is required for Natural Drainage patterns to be preserved whenever possible by leaving portions of a Subdivision in an underdeveloped and Natural State and located to receive runoff from the developed areas, but then #4 states that Drainage Swales and other areas used for conveying stormwater runoff from developed areas shall be located to avoid sinkholes, faults and fractures to the greatest extent practicable, where then is the water supposed to go? If all of these mechanisms are being required and presented as effective ways to protect and enhance water quality and reduce pollution, then wouldn't one want to encourage capture of this water in order to recharge our drinking supplies? This requirement, in conjunction with the other development requirements, could essentially eliminate the recharge capability of many features within the area. Natural drainage patterns and the permeability of the soils in this region have a limited capacity. By prohibiting the use of gray infrastructure, this will increase flooding events in upland areas during heavy rain events (which are a common and typical occurrence for this regions climate). It is very rare in heavy rainfall events that a storm sewers capacity is exceeded thus flooding uplands.	733 #021	9	Chapter-6- Drainage or Detention Standards are too restrictive
734	08/05/2016 - 11:24	RECAGA	How is this going to be tracked? Deed restriction?	237 #022	9	Chapter-6- Drainage or Detention Standards are too restrictive
735	08/05/2016 - 11:24	RECAGA		735 #015	9	Chapter-6- Drainage or Detention Standards are too restrictive
736	08/05/2016 - 11:25	RECAGA	Most stream bottoms and natural drainages throughout this region are not vegetated, they are rock, cobble, boulders, and soil. To maintain an aquatic plant community, and assuming that the species will likely be restricted to only native vegetation, would require supplemental water to sustain, as most detention ponds due to the regions climatic conditions are typically dry most of the year, except for brief periods after rain events.	736 #024	9	Chapter-6- Drainage or Detention Standards are too restrictive
738	08/05/2016 - 11:25	RECAGA	The topography of the lands within the city limits and the ETJ to the west of I-35 will require the need for most development to request variances, otherwise it will deprive applicants of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.	738 #025	10	Chapter-6- Drainage or Detention Standards are too restrictive
737	08/05/2016 - 11:25	sanmarcoscabin@gmail.com	Short term rentals should indeed be allowed in San Marcos in order to support tourism. The short term rental experience for guests to our city is unique and what many travelers are seeking these days.	737 #001	1	Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for afford
739	08/05/2016 - 11:26	RECAGA	The topography of the lands within the city limits and the ETJ to the west of I-35 will require the need for most development to request variances, otherwise it will deprive applicants of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.	739 #026	10	Chapter-6- Drainage or Detention Standards are too restrictive
740	08/05/2016 - 11:27	RECAGA	So does Willow Springs creek and Purgatory Creek.	740 #044	13	Chapter-6- Question/ Other
742	08/05/2016 - 11:28	RECAGA	This section needs to be vetted and approved lists of products identified. Invasive/non-native plants continue to increase throughout the region, and waterways are one of the biggest sources of such expansion.	742 #041	13	Chapter-6- LID/ Green Infrastructure
741	08/05/2016 - 11:28	RECAGA	Agricultural and ranching operations should be included as an exception to this. Is the City going to provide wastewater services then? Federal and state regulations are sufficient for limitations to the placement of WW collection and disposal systems. To further regulate and prohibit placement of such facilities within 150 to 300 ft of a drainage\waterway not mapped by FEMA or within the 100-yr floodplain, is an overreach of authority.	741 #039	12	Chapter-6- Typo/ Technical/ Formatting
743	08/05/2016 - 11:29	RECAGA		743 #042	13	Chapter-6- Drainage or Detention Standards are too restrictive
744	08/05/2016 - 11:30	RECAGA	Restoration activities should be encouraged, the phrasing of this statement presents this as a negative action... Additionally, most plants are native, even herbaceous and woody species (referred to as opportunistic invaders) that are prone and thrive on disturbed landscapes. Basically as worded, one would need approval of the responsible official to restore an area that was disturbed and subsequently reestablished by Baccharis neglecta. Is the City going to provide a manual of native woody and herbaceous plants?	744 #048	16	Chapter-6- Question/ Other

745	08/05/2016 - 11:30	RECAGA	<p>Not all creek banks within the corridor are regulated by federal and state agencies, therefore it would not require their approval. Determinations of jurisdiction are made on a case by case basis, based on specific conditions of the drainages. Additionally, if stabilization activities are under a certain threshold, no federal or state permit is required to perform the work.</p> <p>Limiting projects to stabilize existing conditions only removes the option for implementation of proactive measures to minimize future erosional issues. The existing conditions within this corridor change constantly based on flow rates, rainfall events, and adjacent land uses. This is otherwise saying that the scope of development projects are limited to only those that would not require additional bank stabilization measures, even if bank stabilization was part of their proposed BMPs to ensure their project would not have any negative impacts to the corridor?</p>	745 #049	16 Chapter-6-- Typo/ Technical/ Formatting
746	08/05/2016 - 11:30	RECAGA	Where are these credits and proportions defined?	746 #050	16 Chapter-6---Environmental-Regulations---Corrected.pdf
747	08/05/2016 - 11:31	RECAGA	Need to define channelization - if it is a creek/stream it is channelized as a channel is required in order to be considered such a feature.	747 #064	17 Chapter-6---Environmental-Regulations---Corrected.pdf
748	08/05/2016 - 11:31	RECAGA	Circumstances in which permanent BMPs would be required for areas with less than 15 percent need to be defined.	748 #060	17 Chapter-6---Environmental-Regulations---Corrected.pdf
749	08/05/2016 - 11:31	RECAGA	This contradicts the statement in Section 6.2.4.1 B. Installation of BMPs.	256 #066	17 Chapter-6---Environmental-Regulations---Corrected.pdf
750	08/05/2016 - 11:32	RECAGA	Is the City going to provide wastewater services then? Federal and state regulations are sufficient for limitations to the placement of WW collection and disposal systems. To further regulate and prohibit placement of such facilities within 150 to 300 ft of a drainage\waterway not mapped by FEMA or within the 100-yr floodplain, is an overreach of authority.	750 #070	18 Chapter-6---Environmental-Regulations---Corrected.pdf
751	08/05/2016 - 11:32	RECAGA	Specific thresholds need to be identified otherwise this requirement is too subjective.	751 #072	18 Chapter-6---Environmental-Regulations---Corrected.pdf
752	08/05/2016 - 11:33	RECAGA	Upland zone? The Edwards Aquifer consist of the recharge, contributing, transition, and contributing within the transition zones.	752 #082	20 Chapter-6---Environmental-Regulations---Corrected.pdf
753	08/05/2016 - 11:34	RECAGA	Where are these types of features defined? TCEQ definitions or other?	753 #083	20 Chapter-6---Environmental-Regulations---Corrected.pdf
754	08/05/2016 - 11:35	RECAGA		754 #085	21 Chapter-6---Environmental-Regulations---Corrected.pdf
			<p>This level of investigation falls within the definition of "regulated activity" and requires written approval from the TCEQ prior to any excavation. This type of investigation is not required to complete the Geologic Assessment. Excavation is sometimes used to collect enough information so that a feature can be classified as not sensitive. The reasons for determining that a feature is not sensitive are that it is not permeable, does not have potential for interconnectedness between the surface and the subsurface, and that rapid infiltration cannot occur. This is not used to determine if the feature may lead to a cave. Requests for investigation of features using heavy equipment (jack hammers, backhoes, etc.) must be submitted to the appropriate TCEQ regional office for review prior to the anticipated start date of the investigation.</p> <p>Openings of caves are sensitive features that should have natural buffers. In addition, the size of the opening creates the opportunities for other pollutants to enter the aquifer. Consequently, caves that are identified in the geological assessment and that have openings large enough to accommodate a person should be secured with cave gates. Gates should provide for free exchange of air, water, organic debris, and small mammals that are important components of the cave ecosystem.</p> <p>Many caves are habitat for endangered or other endemic species threatened with listing under the ESA. In Texas, endangered invertebrate species are troglobitic in nature, never leave the cave environment. They are critically dependent on the features ability to allow unimpeded wash-in, or transport of organic food source materials to enter and replenish the cave.</p> <p>Unnecessary alteration/excavation to see if there is a hydrogeologic connection, significantly changes and in most cases adversely impacts these highly sensitive ecosystems in which these rare, endemic troglobitic species require to survive.</p>		
755	08/05/2016 - 11:36	RECAGA	The creek flowing through our property has a drainage area of less than 10 acres upstream of us, yet it sometimes carries an incredible flow of water, much of which is runoff from apartments, homes and adjacent streets & parking lots. It runs directly into Sink Creek, and shortly thereafter into Spring Lake. I think it's a good example of why such small drainage areas should be included.	755 #087	22 Chapter-6---Environmental-Regulations---Corrected.pdf
756	08/05/2016 - 11:36	Sherwood Bishop	This needs to specify under what circumstances an enhanced GA would be needed.	242 #034	11 Chapter-6---Environmental-Regulations---Corrected.pdf
757	08/05/2016 - 11:37	RECAGA		757 #086	21 Chapter-6---Environmental-Regulations---Corrected.pdf

		Any activity over 0.11 acres in size? This would mean that most landscaping and maintenance of single-family residences would be included in this.		
758 08/05/2016 - 11:37	RECAGA	Most HOA's require landscaping and for that landscaping to be maintained?	758 #091	23 Chapter-6---Environmental-Regulations---Corrected.pdf
759 08/05/2016 - 11:39	RECAGA	All of these need to be defined. What is the definition of "sub-minor"?	759 #093	25 Chapter-6---Environmental-Regulations---Corrected.pdf
760 08/05/2016 - 11:40	RECAGA	"Protected" and "heritage trees" need to be defined.	760 #100	27 Chapter-6---Environmental-Regulations---Corrected.pdf
761 08/05/2016 - 11:40	RECAGA	All trees or just the trees listed in B.1 of this section?	761 #101	27 Chapter-6---Environmental-Regulations---Corrected.pdf
762 08/05/2016 - 11:41	RECAGA	There should be an exclusion for agricultural activities and management.	762 #099	26 Chapter-6---Environmental-Regulations---Corrected.pdf
763 08/05/2016 - 11:41	RECAGA	Huisache should be added.	763 #103	28 Chapter-6---Environmental-Regulations---Corrected.pdf
764 08/05/2016 - 11:46	twassenich	Agree on short term rentals required to notify of floodplain	545 #010	3 Chapter-2- Development in the Floodplain
		I realize that this section is not for stating penalties, but, as you know, some places, notably apartment complexes, put up large numbers (dozens or scores) of temporary signs, flags, banners, etc. every year. Ken Bell told me that when his officers go to tell them to take them down, they are told each time that the apartment manager is new and "didn't know." Of course, it's the apartment's owners that tell the on site managers to put the signs up, and the apartment's owners should be fined for doing so.		
765 08/05/2016 - 11:53	Sherwood Bishop	Agree with 30 days notice but should require applicant to meet with registered CONA neighborhood or if none, then CONA in general.	765 #063	29 Chapter-7- Question/ Other
766 08/05/2016 - 11:54	twassenich	I agree	147 #028	13 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
767 08/05/2016 - 11:55	twassenich	I agree.	470 #029	13 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
768 08/05/2016 - 11:58	twassenich	I disagree. 6 months is fair. However I do think "materially different" should be more closely defined.	280 #032	13 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
769 08/05/2016 - 12:02	twassenich	I agree.	593 #037	15 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
770 08/05/2016 - 12:06	twassenich	I agree.	296 #048	19 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
		More than twice a year is a burden on the neighborhoods adjacent to the project. That's why this rule was invented.		
771 08/05/2016 - 12:09	twassenich	Please define neighbors and the process of "working out"	598 #053	20 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
772 08/05/2016 - 12:14	twassenich	Again, this was put into place as a result of barrages of requests for a project that had been denied. We don't have time to deal with this on a weekly or monthly basis.	732 #070	27 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
773 08/05/2016 - 12:17	twassenich	agree	603 #071	27 Chapter-2- More Time, Transperancy, and Predictability in Development Processes
774 08/05/2016 - 12:22	twassenich	agree	274 #081	37 Chapter-2- Appropriate Level of Water Quality protections along rivers and waterways
775 08/05/2016 - 12:23	twassenich	I agree	314 #082	37 Chapter-2- Development in the Floodplain
776 08/05/2016 - 12:24	twassenich	Add fees to help pay for staff time and then could be waived to incentivize LID improvements. Also more incentives for LID like more parking allowed if pervious pavers are used.	190 #084	38 Chapter-2- LID/ Green Infrastructure
777 08/05/2016 - 12:28	twassenich	agree	193 #088	40 Chapter-2- LID/ Green Infrastructure
778 08/05/2016 - 12:31	twassenich	Statutory denial has been part of San Marcos rules for years.	220 #095	53 Chapter-2- Appropriate Level of Water Quality protections along rivers and waterways
779 08/05/2016 - 15:23	twassenich	Depends on size of project.	649 #013	7 Chapter-3- Question/ Other
780 08/05/2016 - 15:29	twassenich	I agree	657 #026	11 Chapter-3---Subdivisions.pdf
781 08/05/2016 - 15:31	twassenich	This should be eliminated. it mixes flood issues with water quality issues. The WQZ and Buffer zone are important water quality features that provide the last feature of filtration before entering the waterway. The floodplain is about flooding. Why should one limit the other?	57 #041	23 Chapter-3---Subdivisions.pdf
782 08/05/2016 - 15:32	Paul Murray	This is in regard to "Detention Ponds," not natural streambeds. The bottoms must be vegetated to reduce TSS.	782 #036	12 Chapter-6---Environmental-Regulations---Corrected.pdf
783 08/05/2016 - 15:38	Paul Murray	agree	736 #024	9 Chapter-6---Environmental-Regulations---Corrected.pdf
784 08/05/2016 - 15:39	twassenich	i BELIEVE THE POINT IS PREVENT UNTREATED STORMWATER FROM ENTERING THE AQUIFER.	65 #089	51 Chapter-3---Subdivisions.pdf
785 08/05/2016 - 15:40	Paul Murray	I agree	733 #021	9 Chapter-6---Environmental-Regulations---Corrected.pdf
786 08/05/2016 - 15:42	twassenich	The point of LID/GI is to hold rainwater on the site where it falls, which would limit downstream flooding. We are talking stormwater quality issues here, not flood control dams.	129 #125	61 Chapter-3---Subdivisions.pdf
787 08/05/2016 - 15:43	Paul Murray	the 4' limit has been the standard for years. No privilege is being taken away.	734 #022	9 Chapter-6---Environmental-Regulations---Corrected.pdf
788 08/05/2016 - 15:46	Paul Murray	the 4' limit has been the standard for years. No privilege is being taken away.	738 #025	10 Chapter-6---Environmental-Regulations---Corrected.pdf
789 08/05/2016 - 15:47	Paul Murray		739 #026	10 Chapter-6---Environmental-Regulations---Corrected.pdf

790	08/05/2016 - 15:51	Paul Murray	Agricultural operations usually open space operations, and very rarely need IC variations, unless they are intending to cease being agricultural operations. Sometimes a landowner with development intentions will seek an ag exemption. That is not something that should be encouraged.	741 #039	12	Chapter-6---Environmental-Regulations---Corrected.pdf
791	08/05/2016 - 15:53	Paul Murray	Good point. The standards should be expanded to include those watersheds, too.	740 #044	13	Chapter-6---Environmental-Regulations---Corrected.pdf
792	08/05/2016 - 15:56	twassenich	I agree with question.	231 #014	3	Chapter-4- Question/ Other
793	08/05/2016 - 16:02	twassenich	Explain what would prevent these from being bought by investors and turned into another Sagewood in the middle of a neighborhood. For that reason I am opposed to these in existing neighborhoods.	558 #045	10	Chapter-4- Question/ Other
794	08/05/2016 - 16:13	CTerrell	This is a general comment about these abbreviations throughout the rest of the document. There are SO many different types of districts, it's very difficult to keep track of what's being discussed in other sections of the doc. Could there be a stylistic correction made throughout the doc that the district type be spelled out in the text. At least the first reference and subsequent ones can revert to the acronym. I know this isn't really a layman doc, but it's almost impossible for a layman to go in and read a section without having to find this list for reference.	794 #019	5	Chapter-4- Typo/ Technical/ Formatting
795	08/05/2016 - 16:14	CTerrell	Downtown is such a specific district, unlike any other. Couldn't it's acronym be more telling? Like DWTN? How do you keep these from all being investor owned and having another Sagewood in the middle of your neighborhood?	795 #023	6	Chapter-4- Typo/ Technical/ Formatting
796	08/05/2016 - 16:15	twassenich	I agree.	87 #167	80	Chapter-4- Question/ Other
797	08/05/2016 - 16:24	twassenich	This is a good way to increase housing density and retain the residential character of single family neighborhoods.	467 #017	10	Chapter-5- Further Restrict New Zoning and protect Existing Neighborhoods
798	08/05/2016 - 16:26	Jack Seaborne	This is another underutilized but effective way to increase density and maintain single family neighborhood character.	798 #028	7	Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
799	08/05/2016 - 16:27	Jack Seaborne	Is there any explanation of the difference between ND3 and 3.5? Or 4? Or 4M? Or why we need 4 Neighborhood District Designations? Why no ND1 and ND2? In general, this seems either confusing or just not properly defined and explained.	799 #030	7	Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
800	08/05/2016 - 16:28	CTerrell	Agreed the water quality zone and the buffer zone should not be limited by the 100 year flood plain.	800 #021	5	Chapter-4- Question/ Other
801	08/05/2016 - 16:31	twassenich	You're correct if they are developed as a single property and rented. I think the key here is that they are on individual lots, and are more like a condominium which shares outdoor space.	782 #036	12	Chapter-6- Appropriate Level of Water Quality protections along rivers and waterways
802	08/05/2016 - 16:37	Jack Seaborne	I would like to see this type of housing allowed in SF zones. I have seen these used very effectively as a means of increasing density while maintaining high quality single family neighborhoods. Since they use less acreage, more land can be set aside for parks and environmental preserves in new developments.	793 #045	10	Chapter-4- Question/ Other
803	08/05/2016 - 16:43	Jack Seaborne	They can also be effectively added as infill projects.	803 #046	10	Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
804	08/05/2016 - 17:03	Jack Seaborne	This is an interesting, and possibly beneficial requirement. I think the corollary to encourage this type of development is lower parking space requirements and/or a joint owner/city structured parking arrangement. Other transit also, of course.	804 #061	15	Chapter-4- Require less parking Particularly in areas designed as walkable and mixed use
805	08/05/2016 - 17:14	Jack Seaborne	I understand the intent of this requirement, but I think the 15-20 ft setbacks are pretty aggressive and could be accomplished with much less. Also, this kind of building massing requirement is very context sensitive. It may be appropriate for the CBD, but otherwise seems arbitrary.	805 #074	18	Chapter-4- Standards are unnecessary and/ or too Restrictive
806	08/05/2016 - 17:22	Jack Seaborne	Do you really want to say this ? What about the appearance of the building from across the street? or across the square?	806 #083	19	Chapter-4- Question/ Other
807	08/05/2016 - 17:25	Jack Seaborne	This seems to go against the use of a cornice, which is recommended as an "expression tool" below ? In general, all of these "Building Elements" are dependent on the size of the building and context. The size limits should be removed and replaced with something like "...the (blank) shall be scaled to the appropriate size for the building/facade, and adjoining context. "	806 #083	19	Chapter-4- Typo/ Technical/ Formatting
808	08/05/2016 - 17:37	Jack Seaborne	Yes ! to increased landscaping to hide a blank wall.	808 #090	22	Chapter-4- Typo/ Technical/ Formatting
809	08/05/2016 - 17:41	Jack Seaborne	Why use "Outbuildings" here	809 #112	25	Chapter-4- Question/ Other
810	08/05/2016 - 17:51	Jack Seaborne	and "Accessory Structures" for SF-6 ?	810 #132	33	Chapter-4- Typo/ Technical/ Formatting

811	08/05/2016 - 18:36	Jack Seaborne	I think the courtyard should reflect the character of the neighborhood. For example: a 3000 SF court would be in scale within a CD-3 zone with a mix of Single Family.	451 #168	81 Chapter-4- Standards do not match the intent of the CD3 Zoning District
812	08/05/2016 - 18:39	Jack Seaborne	Also, the examples shown in the referenced website don't appear to be "shared community enhancing" spaces as much as they are landscaped walkways.....	452 #169	86 Chapter-4- Typo/ Technical/ Formatting
813	08/05/2016 - 18:40	Jack Seaborne	I agree ! Sparingly is right ! General Comment throughout document. Verify spelling, word spacing, terms, section references, etc. (major proofreading required) throughout the document.	813 #170	88 Chapter-4- Standards do not match the intent of the CD4 Zoning District
814	08/06/2016 - 15:50	TKR	This should be "Final Decision Maker" for clarity. The "City" could be interpreted a variety of ways.	814 #013	5 Chapter-1- Typo/ Technical/ Formatting
815	08/06/2016 - 15:55	TKR	General Comment. Check formatting for section numbers etc. throughout document.	815 #007	2 Chapter-2- Typo/ Technical/ Formatting
816	08/06/2016 - 15:56	TKR	Word search for Concept Plan vs. Concept Plat throughout document for consistency. This is necessary for numerous other terms, including Site Preparation Permit vs. Site Plan Permit.	183 #006	2 Chapter-2- Typo/ Technical/ Formatting
817	08/06/2016 - 15:57	TKR	Qualified Watershed Protection Plans are a Quasijudicial and very technical application, much like plats. Consideration before the Planning and Zoning Commission is reasonable to allow adequate public notice for development in sensitive areas. However, public hearings often introduce non-technical information and emotion into an application that is scientific and technical in nature. Public hearings should not be required or allowed on such applications.	817 #009	3 Chapter-2- Typo/ Technical/ Formatting
818	08/06/2016 - 16:00	TKR	Where are Watershed Protection Plans identified?	818 #011	3 Chapter-2- Eliminate processes that are unnecessary or too restrictive
819	08/06/2016 - 16:02	TKR	Also, make sure all permits and titles are consistent throughout document. Why is this included in the Code? All other Boards and Commissions, including P&Z, are included in the general Code of Ordinances of the City. Recommend moving this section to Section 2 of the City's Code of General Ordinances consistent with other Boards and Commissions.	819 #014	5 Chapter-2- Typo/ Technical/ Formatting
820	08/06/2016 - 16:03	TKR	Same Comment as with ZBOA. Move to one consistent area for ease of reference.	820 #021	9 Chapter-2- Typo/ Technical/ Formatting
821	08/06/2016 - 16:04	TKR	This note is intended for Division 6: HPC	821 #022	10 Chapter-2- Typo/ Technical/ Formatting
822	08/06/2016 - 16:05	TKR	Who defines a "reasonable time"? This term appears arbitrary and subjective. Different groups (developer, neighborhood, city staff, etc.) have different opinions of what is reasonable given each group's desired outcomes.	821 #022	10 Chapter-2- Typo/ Technical/ Formatting
823	08/06/2016 - 16:07	TKR	What if a preliminary plat or other application prior to a final plat has been submitted and approved. This violates State Law on Vested Rights. Should read: "...except for any land that is subject to an approved or pending development application that remains in effect for the property."	823 #026	13 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
824	08/06/2016 - 16:09	TKR	As previously stated, these documents are very technical and scientific in nature. A public hearing introduces undue influence in consideration of an application. Any conditions should be required to be based on specific engineering, factual considerations. This section leaves the document open to arbitrary conditions to "...prepare or modify a mitigation plan." What would this requirement be based on?	824 #063	24 Chapter-2- Providing fair and equitable allowances for project vesting, plan review times, and permit
825	08/06/2016 - 16:13	TKR	State Law allows exemptions based on use of property as exempt for Agricultural purposes or for Timber and Wildlife Management. Recommend including a similar exception here.	825 #087	39 Chapter-2- Eliminate processes that are unnecessary or too restrictive
826	08/06/2016 - 16:14	TKR	Need to revise this sentence. "The requested Administrative Adjustment is justified "by" the purposes and intent of this Development Code:" ???	826 #092	41 Chapter-2- Typo/ Technical/ Formatting
827	08/06/2016 - 16:15	TKR	Should be "and/or". You will not have both platted easements AND easements by separate instrument over the same area.	827 #096	53 Chapter-2- Typo/ Technical/ Formatting
828	08/06/2016 - 16:17	TKR	What if a subdivision is 25 acres and will be 2 phases? Can an applicant skip to a preliminary plat. The Code currently allows someone to preliminary plat all or any portion of a property. Likewise, someone could final plat all or any portion of a final plat. If a Subdivision Concept Plan is required for all developments that are phased, this creates an unnecessary additional application, fee, etc. Allow combination of preliminary and final plats if possible.	828 #009	5 Chapter-3- Typo/ Technical/ Formatting
829	08/06/2016 - 16:20	TKR	Again, allow combination of Concept Plan (or Plat...whatever it's going to be called) if possible to reduce processing time, application fees, etc.	829 #010	6 Chapter-3- Eliminate processes that are unnecessary or too restrictive
830	08/06/2016 - 16:21	TKR	This is not a requirement of the current code. It is understandable to require a signature from any Lienholders. However, a full title commitment or title policy will require additional costs. Consider a property owner that has owned their property for 10+ years, it is unplatted, and they need to obtain a building permit for repairs to their property. A building permit requires that a lot be platted prior to issuance of the permit. This requirement would be burdensome on smaller properties.	830 #019	8 Chapter-3- Eliminate processes that are unnecessary or too restrictive
831	08/06/2016 - 16:25	TKR		831 #023	10 Chapter-3- Eliminate processes that are unnecessary or too restrictive

832	08/06/2016 - 16:26	TKR	Minor Plats addressed in previous sections. Double check references. Probably should be "Replat". Allow exception for if destroyed by natural causes (flood, fire, etc.). I am in favor of this provision but requiring another application to rebuild a previously existing structure that was destroyed by natural causes is burdensome on individual property owners.	832 #027	12 Chapter-3- Typo/ Technical/ Formatting
833	08/06/2016 - 16:28	TKR	Revise to say "is prohibited unless authorized under Chapter 70 of the City's General Code of Ordinances". The reference "see chapter 70" is generally meaningless.	833 #028	15 Chapter-3- Providing fair and equitable allowances for project vesting, plan review times, and permit
834	08/06/2016 - 16:31	TKR		834 #046	25 Chapter-3- Typo/ Technical/ Formatting
835	08/06/2016 - 16:33	TKR	Please ensure that the Street Types identified in the Code are consistent with other approved City documents. Currently there are a minimum of 4 locations to choose from for street types. Narrow to the City's desired type and allow administrative variations based on conditions for each street type.	666 #061	33 Chapter-3- Question/ Other
836	08/06/2016 - 16:35	TKR	This should be a Watershed Protection Plan. Site Plan Permits do not evaluate environmental/drainage issues unless they are combined with a Watershed Protection Plan. Drainage, etc. is typically considered as part of the Watershed Protection Plan.	836 #098	56 Chapter-3- Typo/ Technical/ Formatting
837	08/06/2016 - 16:43	TKR	The City's current policy is to allow treatment of stormwater for water quality purposes adjacent to waterways with no detention. The reason for this is you want to release any water from a site before upstream water reaches that site. This allows downstream water to be treated and released prior to upstream water that was treated and detained reaches the downstream site. The concern should be about water quality, not detention or a waiver to detention. In this case, a waiver to detention but a requirement for treatment will have less of an impact on flooding and damage to all properties because it allows the water to move off of an existing development site downstream before all of the upstream water reaches that development site.	206 #096	56 Chapter-3- Drainage or Detention Standards are too restrictive
838	08/06/2016 - 16:45	TKR	This is extremely excessive on small development sites. A development of 24 acres would have to dedicate 8 acres of parkland or 1/3 of the property. Revise to require the amount of parkland dedication to be based on the population/units for that site.	838 #113	60 Chapter-3- Standards are unnecessary and/ or too Restrictive
839	08/06/2016 - 16:46	TKR	Neighborhood park is not identified in Section 3.10.1.6. Assume this is a "Park" which is a minimum of 8 acres.	839 #114	60 Chapter-3- Typo/ Technical/ Formatting
840	08/06/2016 - 16:57	TKR	This would be contrary to C. where 70% of lots are required to front public or private parkland. From a development standpoint, as long as access is required and permitted, why should lots front on an open space or parkland. This requirement eliminates the privacy and enjoyment of a back yard.	99 #121	60 Chapter-3- Fair, appropriate and equitable provision of public infrastructure (including streets, parks,
841	08/06/2016 - 16:58	TKR	Illustration shows roads on all 4 sides, not fronting with buildings like the Plaza.	841 #141	64 Chapter-3- Typo/ Technical/ Formatting
842	08/06/2016 - 17:01	TKR	Many of the standards in this section are from the current downtown SmartCode. While many of these are great in a dense urban setting, these should not be applicable to rural settings are the traditional zoning categories outside of a neighborhood district or character district.	694 #054	12 Chapter-4- Standards do not match the intent of the CD3 Zoning District
843	08/06/2016 - 17:03	TKR	Parking requirements will dictate the ability of a property to expand under current conditions. Often, parking standards are excess, especially in areas calling for walkability and a more urban feel and context.	843 #062	15 Chapter-4- Require less parking Particularly in areas designed as walkable and mixed use
844	08/06/2016 - 17:04	TKR	All of these standards, in general, will add to construction costs. Those costs are passed on to tenants and disproportionately affect small businesses and small employers than larger employers/businesses. This discourages smaller spaces of office/retail which are highly desirable.	844 #075	18 Chapter-4- Standards are unnecessary and/ or too Restrictive
845	08/06/2016 - 17:07	TKR	Again, simply adds to cost. If an alternative material (as suggested by other comments) is available and may be more cost efficient but are as durable, why not allow those materials? Hardi-plank/cement fiber board, when appropriately applied, can be both architecturally pleasing and is as durable as other materials without additional costs.	845 #101	24 Chapter-4- Standards are unnecessary and/ or too Restrictive
846	08/06/2016 - 17:07	TKR	Current Code allows 60% impervious cover. Why the change?	846 #134	36 Chapter-4- Typo/ Technical/ Formatting
847	08/06/2016 - 17:12	TKR	General Comment: If the City's desire is to achieve the higher standards of the Character Districts, the City should incentivize use of these districts. Conventional districts allow more desirable standards which will not result in a developer choosing a Character District in lieu of a Conventional District. It would encourage use of the new districts if there were some incentive to not use conventional districts.	847 #141	50 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
848	08/06/2016 - 17:15	TKR	Need to add a building type for "Condominiums". There is a definition for this type of housing product but no reference elsewhere in the Code. This product is different from anything else identified and should be separately delineated. Also applies in Chapter 5.	449 #165	74 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
849	08/07/2016 - 03:48	TKR	Consider adding Condominiums as a use. These are a separate and unique use that are defined in Chapter 8 but are not separately identified here.	849 #006	4 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for affor

850	08/07/2016 - 03:52	TKR	This requirement is completely contradictory to the rental registration ordinance. Rental registration was intended to be for the "bad guys" where registration was only required if cited in violation of any code standards. The City will have a record of any new ADU through building permitting. Existing ADU's should be grandfathered.	49 #015	9 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for afford
852	08/07/2016 - 03:53	TKR	This comment was supposed to be for "Residential Uses" as a whole.	851 #023	14 Chapter-5- Question/ Other
851	08/07/2016 - 03:53	TKR	Again, add Condominiums as a separate use.	851 #023	14 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for afford
853	08/07/2016 - 03:55	TKR	Requiring all multifamily to register violates the intent of the rental registration ordinance. Current Code is between 120 acres and 250 acres. If requiring additional land to be set aside, allow it to be credited towards parkland/open space requirements or some other credit. This requirement simply decreases the net usable area of a property which will increase overall development costs and affordability of an end product.	852 #023	14 Chapter-5- Standards to encourage/ allow diverse housing types that provide opportunities for afford
854	08/07/2016 - 03:59	TKR	Not previously required. Again, additional land set aside reduces net usable area of a property.	854 #008	6 Chapter-6- Standards are unnecessary and/ or too Restrictive
855	08/07/2016 - 04:00	TKR		855 #009	7 Chapter-6- Standards are unnecessary and/ or too Restrictive
856	08/07/2016 - 04:05	TKR	Tree credits should be consistent with mitigation requirements. This is especially true for smaller trees. The cost to redesign and construct a building to preserve a 9" tree may not exceed the costs for mitigation. If the Code truly wants to preserve as many existing trees as possible, provide the incentive to do so.	856 #013	23 Chapter-6- Strengthen the tree protection requirements
857	08/07/2016 - 04:16	TKR	I agree as well. The requirements for parking for uses within a denser urban area are absurd. With the availability of alternative transportation coupled with requirements for connectivity and walkability, current parking standards are antiquated. The current SmartCode standards allows for reduced parking under certain conditions. Same standards should be allowed within a wider variety of districts under the new code.	573 #008	3 Chapter-7- Require less parking Particularly in areas designed as walkable and mixed use
858	08/07/2016 - 04:18	TKR	Is this measurement via a sidewalk or other defined route or can it be a simple radius? A simple radius is more realistic because people will cut across other properties, regardless of sidewalks or public spaces.	858 #021	6 Chapter-7- Typo/ Technical/ Formatting
859	08/07/2016 - 04:20	TKR	A standard 2 car garage is 20 feet wide. This will require a minimum 50 foot wide house. Cannot be done even on a traditional SF-6 lot.	859 #023	7 Chapter-7- Standards are unnecessary and/ or too Restrictive
860	08/07/2016 - 04:21	TKR	Why can't a porch or other similar architectural feature count towards the offset requirements for garages. How will this apply in industrial parks? This should be based on adjacent uses, not a general standard. If someone builds next to the large buildings on Clovis Barker, they understand what those buildings are and that they will have loading.	860 #024	7 Chapter-7- Standards are unnecessary and/ or too Restrictive
861	08/07/2016 - 04:23	TKR		861 #028	8 Chapter-7- Standards are unnecessary and/ or too Restrictive
862	08/07/2016 - 04:24	TKR	What if not in view of a public ROW? This should not be a requirement if the building is oriented appropriately. What about a single loaded, "one-way" aisle. This should be a minimum of 18 feet. Otherwise there is no incentive to design to one-way and everything will be standard two-way design.	862 #029	8 Chapter-7- Standards are unnecessary and/ or too Restrictive
863	08/07/2016 - 04:26	TKR	A standard parking space is 162 SF in area. Consider reducing to the size of a standard parking space. Otherwise, development costs will increase due to loss of usable area of the property.	863 #034	10 Chapter-7- Typo/ Technical/ Formatting
864	08/07/2016 - 04:28	TKR		864 #037	11 Chapter-7- Standards are unnecessary and/ or too Restrictive
865	08/07/2016 - 04:30	TKR	What if alternative trash service is available? Concierge trash service is included at my current residence.	865 #061	20 Chapter-7- Typo/ Technical/ Formatting
866	08/07/2016 - 13:41	carsonjd	Consider reordering to have encouraged districts listed first (i.e., Character, Neighborhood, then Conventional) "Low Intensity/Corridor" is a confusing designation since there is not a corresponding "Mid or High Intensity Corridor." Suggest defining simply as "Corridor: Development along the major transportation thoroughfares running through other Preferred Scenario types intended to compliment the Preferred Scenario type through which it passes."	866 #001	1 Chapter-4- Question/ Other
867	08/07/2016 - 13:44	carsonjd	Incorporating the change suggested to #4 above would allow the last sentence to be deleted.	867 #005	2 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
869	08/07/2016 - 13:45	carsonjd	Incorporating the change suggested to #4 above would allow the last sentence to be deleted.	869 #007	3 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
868	08/07/2016 - 13:45	carsonjd	This column ("Low Intensity/Corridor") seems out of place with the others. Per suggestion above, defining this as simply "Corridor" and having Corridor areas follow the Preferred Scenario Type through which it is passing would allow this column to be eliminated.	868 #006	2 Chapter-4- Typo/ Technical/ Formatting
870	08/07/2016 - 13:49	carsonjd	Agree. Conventional Residential is generally sprawl and should not be "preferred" in Low Intensity Areas. This could subvert the Intensity Zones and end up just driving conventional developers out into Low Intensity areas to build the status quo product. Suggest Character District tied to the Low-Intensity Allocations of a Character Based Planning Area.	870 #011	3 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
871	08/07/2016 - 13:52	carsonjd		371 #010	3 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan

872	08/07/2016 - 13:55	carsonjd	Aside from increasing the likelihood of a positive staff recommendation, what differentiates a "Preferred" from "Not Preferred" application? Consider an incentive such as an expedited process, waived fees, etc. Again, the concern is conventional sprawl developers simply finding ways to avoid having to adopt character district standards -- pushing growth to areas outside the comprehensive plan intensity zones.	872 #016	3 Chapter-4- Provide a stronger link between zoning districts and the Comprehensive Plan
873	08/07/2016 - 13:57	carsonjd	Delete "or Character Based District." CB Districts are zoning districts so that clause is redundant.	873 #017	5 Chapter-4- Typo/ Technical/ Formatting
874	08/07/2016 - 13:59	carsonjd	Conflict. HC is still listed as a Special District at left. It is then also listed Legacy District.	874 #025	6 Chapter-4- Typo/ Technical/ Formatting
875	08/07/2016 - 14:01	carsonjd	I have a similar comment in that it seems as though Agricultural Building might need to be a defined type to cover the types of structures commonly found in the FD and AR districts.	642 #026	7 Chapter-4- Standards are not appropriate for a rural setting or character
876	08/07/2016 - 14:03	carsonjd	Agree with Jack. Does the ownership structure (e.g., public, common element, etc.) of the Shared Court need to be addressed? Apologies if it is somewhere and I've missed it. Duplexes can be in stacked configurations. Should be added. Then, once past 2 units, it becomes a "Mansion House" per below.	798 #028	7 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
877	08/07/2016 - 14:04	carsonjd	http://missingmiddlehousing.com/building-types/duplex-stacked/ Delete "very" in "very narrow." Unnecessary and potentially unintentionally off-putting even though TH widths are very common and effective.	877 #029	7 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
878	08/07/2016 - 14:06	carsonjd	Affordability misspelled in last sentence.	878 #031	7 Chapter-4- Typo/ Technical/ Formatting
879	08/07/2016 - 14:06	carsonjd	Respectfully disagree. Live/Work units are not home offices, but intended to be shop fronts with on-site owner/proprietor residence. Use and typology restrictions should prevent them from being implemented in inappropriate areas.	879 #032	7 Chapter-4- Typo/ Technical/ Formatting
880	08/07/2016 - 14:09	carsonjd	Suggest combining Mixed Use with Perimeter Building. Larger mixed-use buildings don't have to be on corners and Perimeter Buildings don't have to be large.	584 #034	8 Chapter-4- Standards do not match the intent of the CD4 Zoning District
881	08/07/2016 - 14:10	carsonjd	Suggest combining Mixed Use with Perimeter Building. Larger mixed-use buildings don't have to be on corners and Perimeter Buildings don't have to be large.	881 #035	8 Chapter-4- Standards do not meet the Intent of the CD5 District
882	08/07/2016 - 14:10	carsonjd	CD5 and CD5D should be after CD4, not listed after HC/LI/HI/EC	882 #038	9 Chapter-4- Standards do not meet the Intent of the CD5 District
883	08/07/2016 - 14:13	carsonjd	Consider adding representative Building Types for FD and AR, such as "Agricultural Building."	883 #042	10 Chapter-4- Typo/ Technical/ Formatting
884	08/07/2016 - 14:15	carsonjd		884 #041	10 Chapter-4- Standards are not appropriate for a rural setting or character
885	08/07/2016 - 14:20	carsonjd	There are also subject to the form and activation standards from Section 4.4.5.4, which make this much different than what you can currently observe here in SM. This is an effective Missing Middle typology.	802 #045	10 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
886	08/07/2016 - 14:22	carsonjd	Also -- just noticed that Cottage Courts are listed in the description of ND 4 in Section 4.4.2.3, but not actually allowed per this chart.	885 #045	10 Chapter-4- Standards to encourage/ allow diverse housing types that provide opportunities for affor
887	08/07/2016 - 14:35	carsonjd	Absolutely agree this should be allowed in CD4. Assume this is a typo since it's allowed in ND4 and Apartment is a/the primary building typology for "4-level" transects.	374 #048	11 Chapter-4- Standards do not match the intent of the CD4 Zoning District
888	08/07/2016 - 14:38	carsonjd	Generally agree, but given that CD4 is intended to be predominately residential, the Use Restrictions in CD4 should probably be in place to limit the quantity and/or location of any Mixed Use buildings (or Neighborhood Shopfronts for that matter). This is done in the SmartCode in T4 currently.	375 #049	11 Chapter-4- Standards do not match the intent of the CD4 Zoning District
889	08/07/2016 - 14:41	carsonjd	Not sure here. What is the rationale for allowing this in ND4M & CD5? Generally, these buildings are more for special districts.	445 #050	11 Chapter-4- Standards do not meet the Intent of the CD5 District
890	08/07/2016 - 14:42	carsonjd	Why not allow Perimeter Building in EC? I'm trying to think through what the harm would be in that? MU is allowed (and I still recommend combining MU and Perimeter Building)	890 #053	11 Chapter-4- Standards do not create quality development
891	08/07/2016 - 14:46	carsonjd	Disagree with "or proposed". This could be used as a de facto taking of property without compensation unless the proposed right of way is being proposed by the property owner.	891 #056	14 Chapter-4- Standards are unnecessary and/ or too Restrictive
892	08/07/2016 - 14:46	carsonjd	Disagree with "or proposed". This could be used as a de facto taking of property without compensation unless the proposed right of way is being proposed by the property owner.	892 #057	14 Chapter-4- Standards are unnecessary and/ or too Restrictive
893	08/07/2016 - 15:04	carsonjd	The graphic shows encroachment into the secondary setback, which does not appear to be permissible. Also, the Secondary Street Setback should be scaled to be smaller than the Primary Street Setback. They appear in the graphic to currently be the same size.	377 #058	14 Chapter-4- Typo/ Technical/ Formatting
894	08/07/2016 - 15:06	carsonjd	Agree! Suggest deleting "all." Alt Compliance is a discretionary ruling. These should be guidelines for the decision makers, not standards. I believe that is the intention of the language here, but including "all" may lead to confusion in interpretation.	804 #061	15 Chapter-4- Require less parking Particularly in areas designed as walkable and mixed use
895	08/07/2016 - 15:09	carsonjd		895 #066	16 Chapter-4- Eliminate processes that are unnecessary or too restrictive

896	08/07/2016 - 15:12	carsonjd	The IBC has a methodology for calculating height. Is this the same? If so, recommend removing and deferring to IBC. If different, just make sure there is a good reason for that since having two different methodologies will increase design complexity and possibly lead to conflicts. If mostly the same, but a few differences, suggest just noting the differences.	896 #067	16 Chapter-4- Typo/ Technical/ Formatting
897	08/07/2016 - 15:13	carsonjd	There should be a min. amount of slope/grade change before the bonus story is provided.	897 #068	17 Chapter-4- Typo/ Technical/ Formatting
898	08/07/2016 - 15:16	carsonjd	Also, if the lot is sloping back to front and there is alley or other ROW access from the rear, the bonus story should also be permissible.	897 #068	17 Chapter-4- Typo/ Technical/ Formatting
899	08/07/2016 - 15:20	carsonjd	This should not have to occur along the entirety of the building facade either (measured parallel to the street). Consider a 2-story building with a 2nd floor patio, etc. Suggest defining some min. portion of the facade to meet the min. 2 story require. Suggest something rather obtainable such as 25 or 33%. Suggest deleting "all." Alt Compliance is a discretionary ruling. These should be guidelines for the decision makers, not standards. I believe that is the intention of the language here, but including "all" may lead to confusion in interpretation.	217 #070	17 Chapter-4- Standards are unnecessary and/ or too Restrictive
900	08/07/2016 - 15:21	carsonjd	Very inappropriate to provide an incentive for developers to provide additional parking in high-density districts where the focus should be in cultivating a bike, transit, and walk environment. This is also counterproductive to affordability goals, which are notably absent from this list.	900 #071	17 Chapter-4- Eliminate processes that are unnecessary or too restrictive
901	08/07/2016 - 15:26	carsonjd	Street missing a "t"	27 #072	17 Chapter-4- Require less parking Particularly in areas designed as walkable and mixed use
902	08/07/2016 - 15:26	carsonjd	Strongly suggest a summary table/chart showing what Activation items are required in what zoning districts / building types.	902 #073	17 Chapter-4- Typo/ Technical/ Formatting
903	08/07/2016 - 15:29	carsonjd	Shouldn't this be "non-street-facing entrance" since if it was street-facing it wouldn't need a Alt Compliance?	903 #076	18 Chapter-4- Typo/ Technical/ Formatting
904	08/07/2016 - 15:36	carsonjd	Also, recommend just deleting "Recessed or Projecting entries" since that would be included in Building Elements and there are a number of design solutions beyond those two that may achieve the intent.	904 #077	19 Chapter-4- Typo/ Technical/ Formatting
905	08/07/2016 - 15:42	carsonjd	There is some inconsistency in language here. In the Building Type standards it is referred to as "Ground Story Transparency," but this section is called Glazing. Suggest they are made to be consistent one way or the other.	905 #078	19 Chapter-4- Typo/ Technical/ Formatting
906	08/07/2016 - 15:45	carsonjd	Recommend clarifying that it is lineal footage / perimeter that is being measured.	906 #079	19 Chapter-4- Typo/ Technical/ Formatting
907	08/07/2016 - 15:47	carsonjd	Listing materials is unnecessary. Suggest just modifying to "Exterior Materials."	907 #082	19 Chapter-4- Typo/ Technical/ Formatting
908	08/07/2016 - 15:50	carsonjd	Suggest just making sure there is a cross-check to the International Energy Conservation Code and that these metrics do not run counter to those regulations. This may have already been done.	908 #081	19 Chapter-4- Typo/ Technical/ Formatting
909	08/07/2016 - 15:52	carsonjd	Suggest changing "and" to "or" -- unless vertical landscaping increases are always required, which doesn't seem necessary.	909 #084	20 Chapter-4- Typo/ Technical/ Formatting
910	08/07/2016 - 15:55	carsonjd	Probably obvious, but should be allowed to terminate at substantial changes in height.	910 #085	20 Chapter-4- Typo/ Technical/ Formatting
911	08/07/2016 - 15:59	carsonjd	Based on the (better) way these expression tools are being implemented (now toward reducing blank walls) , #2 should be removed since the occurrence of a wall notch every 60 LF is no longer part of compliance, but rather as per the Building Type standards.	911 #087	20 Chapter-4- Typo/ Technical/ Formatting
912	08/07/2016 - 16:01	carsonjd	Consider whether this is no longer an effective tool to be used to achieve compliance with the Blank Wall requirements. A simple expression line wouldn't be enough to mitigate for a long stretch of blank wall. There shouldn't be an restriction on the length of a wall offset as long as another expression tool, window, etc. is provided prior to exceeding the next blank wall area. Example: 407 Stagecoach has a offset along Key St. that occurs for longer the 60 LF, but during that span has several other items such as multiple segments of storefront, awnings, material changes, and elevated patios.	912 #088	21 Chapter-4- Standards do not create quality development
913	08/07/2016 - 16:05	carsonjd	Should be "Sec." vs. "Ses."	913 #089	21 Chapter-4- Typo/ Technical/ Formatting
914	08/07/2016 - 16:18	carsonjd	Better a 8 or 10 foot porch than none at all in some cases. Suggest removing the width min., particularly when you get into narrower typologies like townhomes/rowhouses.	914 #091	22 Chapter-4- Typo/ Technical/ Formatting
915	08/07/2016 - 16:20	carsonjd	Can a process be added (or does one exist and can be referenced) whereby a stoop can encroach into the ROW where adequate clearance is still left and/or created via a license agreement or other. Thinking mainly of infill scenarios.	915 #092	22 Chapter-4- Standards are unnecessary and/ or too Restrictive
916	08/07/2016 - 16:24	carsonjd	Should this mean "2 feet from the vertical plane of the curb?" What is shown isn't to the face of lot, it is to face of curb and projects in the public realm. Under the SmartCode, encroachment into the public realm is allowed by right and that should be continued for urban typologies.	37 #094	22 Chapter-4- Typo/ Technical/ Formatting
917	08/07/2016 - 16:27	carsonjd	Definitely need a new image here.	917 #096	22 Chapter-4- Question/ Other
918	08/07/2016 - 16:28	carsonjd		384 #095	22 Chapter-4- Typo/ Technical/ Formatting

919	08/07/2016 - 16:32	carsonjd	In tandem with block perimeter regulations and forecourt depth limitations, the 1/3 length limitation should be enough. More than 35' may make sense in certain implementations and the other restrictions should provide adequate protection from significant deterioration of the street edge.	919 #097	23 Chapter-4- Standards are unnecessary and/ or too Restrictive
920	08/07/2016 - 16:35	carsonjd	Agree this is confusing. Galleries, by definition, extend into the public realm (over the sidewalk) not the setback. See comment regarding balconies above. This should be allowed to encroach into the public ROW as long as it stops prior to the curb line. Again, this is allowed by right in SmartCode and should be carried over.	386 #099	23 Chapter-4- Typo/ Technical/ Formatting
921	08/07/2016 - 16:36	carsonjd	Agree. Structural cost of a 6' projection is much more and 3' covers a door swing. Much better to have a 3' awning than have a building/developer decide they can't afford a 6' one and omit it altogether.	387 #100	23 Chapter-4- Typo/ Technical/ Formatting
922	08/07/2016 - 16:54	carsonjd	This entire section should be deleted -- particularly given much more effective form and activation standards this code is already implementing. The distinction between Primary and Secondary is as arbitrary as the prescribed percentages. A significant number of quality, durable materials are excluded for no reason. Many buildings with very low aesthetic value (corporate highway architecture) meet these masonry-bias standards while other buildings of distinction in the City would not: proving that this does nothing to ensure well-designed buildings. Exterior materials are almost all veneers now so this also does not impact structural quality. This section can also have negative residential affordability implications and negative job creation implications (very high masonry requirement for industrial).	922 #102	24 Chapter-4- Effectiveness of Durable Building Material Requirements
923	08/07/2016 - 16:58	carsonjd	The only material standards I would suggest are for stories greater than three. The IBC already limits this to a certain extent via combustable material standards, but this might warrant some consideration. Fiber-cement board is a very durable product and should be permissible. In addition, this section makes no distinction between common "hardieboard" lap siding and very high-end fiber cement cladding systems such as Nichiha and Swiss Pearl.	923 #105	24 Chapter-4- Effectiveness of Durable Building Material Requirements
924	08/07/2016 - 16:59	carsonjd	That comment was intended for D2 below. Comment regarding the Intent is that the only thing these standards will deliver is a homogenized material palette consisting primarily of stucco.	923 #105	24 Chapter-4- Effectiveness of Durable Building Material Requirements
925	08/07/2016 - 17:01	carsonjd	This is a good standard that should remain.	925 #110	24 Chapter-4- Effectiveness of Durable Building Material Requirements
926	08/07/2016 - 17:04	carsonjd	This is way in the weeds to be a City Council item. San Marcos is a municipality, not an HOA.	926 #111	25 Chapter-4- Eliminate processes that are unnecessary or too restrictive
927	08/07/2016 - 17:12	carsonjd	Agree.	394 #115	26 Chapter-4- Typo/ Technical/ Formatting
928	08/07/2016 - 17:13	carsonjd	Strongly agree.	399 #116	26 Chapter-4- Typo/ Technical/ Formatting
929	08/07/2016 - 17:16	carsonjd	Note that at least 1 is allowable since the 2 acre lot min would only get to .8 and I'm not sure rounding up is allowed?	929 #117	26 Chapter-4- Typo/ Technical/ Formatting
930	08/07/2016 - 17:18	carsonjd	Is this intended to be the impervious cover regulations? If so, check against Coverage definition in 4.3.1.4, which excludes sidewalks, etc. Could lead to confusion.	930 #118	26 Chapter-4- Typo/ Technical/ Formatting
931	08/07/2016 - 17:19	carsonjd	Agree. Block Perimeter doesn't make sense for this district.	398 #119	26 Chapter-4- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
932	08/07/2016 - 17:21	carsonjd	There should be an upper limit on this...such as 100 feet. You could have a large parcel that is 1/4 - 1/5 mile deep and end up requiring 250-500 FT rear setback without much reason.	932 #121	27 Chapter-4- Typo/ Technical/ Formatting
933	08/07/2016 - 17:24	carsonjd	Again, recommend noted that at least 1 unit is allowed since the min lot size would only get to .75 and rounding up may not be permitted.	933 #123	28 Chapter-4- Typo/ Technical/ Formatting
934	08/07/2016 - 17:25	carsonjd	Block Perimeter max. doesn't make sense for this district	934 #124	28 Chapter-4- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
935	08/07/2016 - 17:29	carsonjd	...or at least there should be some exclusion to continue to allow for very large contiguous acreages which are the intent of this district with Block Perimeter only being triggered if certain types of subdivision are attempted.	934 #124	28 Chapter-4- Fair, appropriate and equitable provision of public infrastructure (including streets, parks
936	08/07/2016 - 17:29	carsonjd	Agree this is a problem.	78 #125	28 Chapter-4- Standards are not appropriate for a rural setting or character
937	08/07/2016 - 17:30	carsonjd	AR is 3 story max. Think FD should be as well.	937 #120	27 Chapter-4- Typo/ Technical/ Formatting
938	08/07/2016 - 17:31	carsonjd	There should be an upper limit on this...such as 100 feet. You could have a large parcel that is 1/4 - 1/2 mile deep and end up requiring 250-500 FT rear setback without much reason.	938 #126	29 Chapter-4- Typo/ Technical/ Formatting
939	08/07/2016 - 17:38	carsonjd	Delete "lawns and landscaped yards." At 1 acre that kind of landscape is terribly resource hungry, wasteful, and against conservation goals. 1 AC lots are also not "rural." This district is the definition of residential sprawl and should be a Legacy District. If a developer wants to waste land with 1 acre lots, they can do it by wasting a higher level of entitlement.	939 #127	30 Chapter-4- Typo/ Technical/ Formatting
940	08/07/2016 - 17:38	carsonjd	Again, should have logical cap.	940 #129	31 Chapter-4- Typo/ Technical/ Formatting

941 08/07/2016 - 17:39	carsonjd	Again, should note at least 1 allowed.	941 #128	30 Chapter-4- Typo/ Technical/ Formatting
942 08/07/2016 - 17:40	carsonjd	As per comments on SF-R section, suggest making SF-R a Legacy District. It is the definition of residential sprawl. Suggest deleting reference to lawns and landscaped yards altogether and just letting the Landscaping sections provide guidance as to those requirements.	942 #020	5 Chapter-4- Standards are not appropriate for a rural setting or character
943 08/07/2016 - 17:42	carsonjd		107 #131	32 Chapter-4- Typo/ Technical/ Formatting