

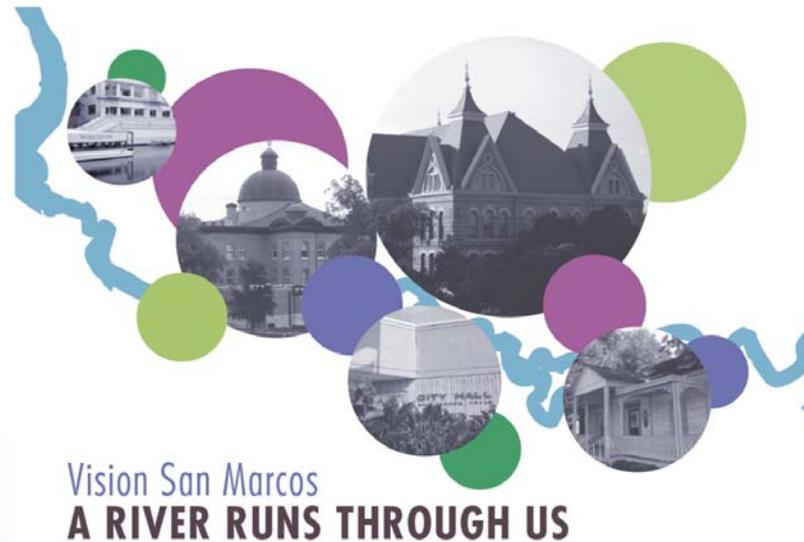
Land Development Code

Joint P&Z and City Council Meeting
July 25, 2013

Background

Comp Plan Objective:

- LUG1O4 - Replace the Land Development Code with an updated document to support preferred scenario



Process

- Evaluate by topic
 - Identify what works and doesn't
 - Identify critical issues to address immediately
- Improve organization and format
- Evaluate code options to blend with Comp Plan
- Create draft Code and Tech Manual
- Test, run scenarios
- Final revisions and adoption

Technical Development Committee

Role – advisory only

Proposed Composition:

- Engineer/Transportation Planner
- Environmental/Natural Scientist
- Planner/Architect/ Real Estate Professional
- Neighborhood Representative/Historic Preservationist
- Local Business Owner/Community Leader
- Builder/Construction/Developer
- Economic Development

- 5 City Staff

RFP/Q Scope

- Project Management
- Organization
- Graphics
- Economic and Development Impacts (existing LDC vs. new code)
- Advise on technical aspects/best practices
- Town-gown expertise
- Coordinate with Neighborhood Character Studies
- Public outreach
- Incorporate environmental regulations
- Land Use Lawyer

- Budget available - \$150,000 (Comp Plan Implementation Fund)

November
2013 – Fall
2014

Analysis, drafting,
and review

Council Approves
Contract

Interviews/
Selection

1st Committee
Meeting

RFP Out

We
are
here

2013

Minimum
Quarterly
Updates

2014

July 25

Joint
P&Z/Council
Meeting

Council Appoints
Committee

November 8

Public Kickoff
Meeting

2nd Committee
Meeting

Fall/Winter
2014 /2015

Present
Code for
Adoption

Project Launch Process

www.sanmarcostx.gov/ldc

Photo Examples

- Examples from Council and P&Z
- Developments we want to use as models for the new code and why

Randy

Good



Jude

Good

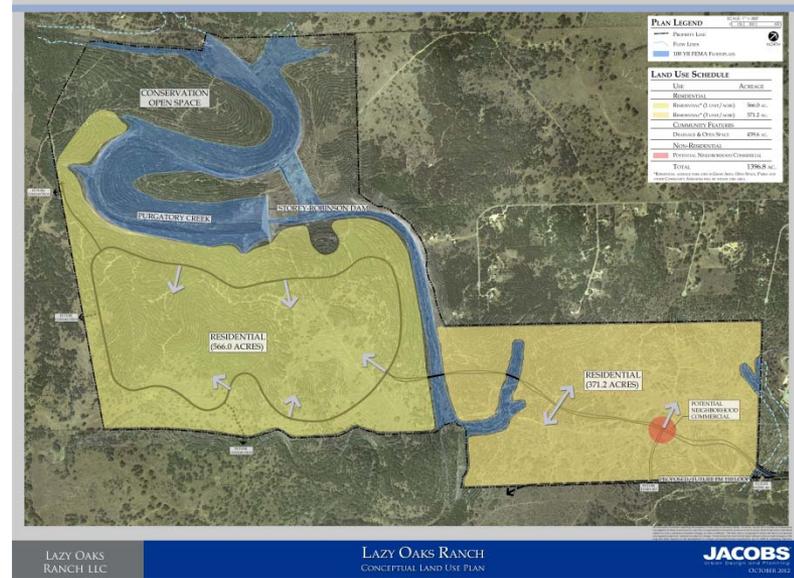


Jude

Bad

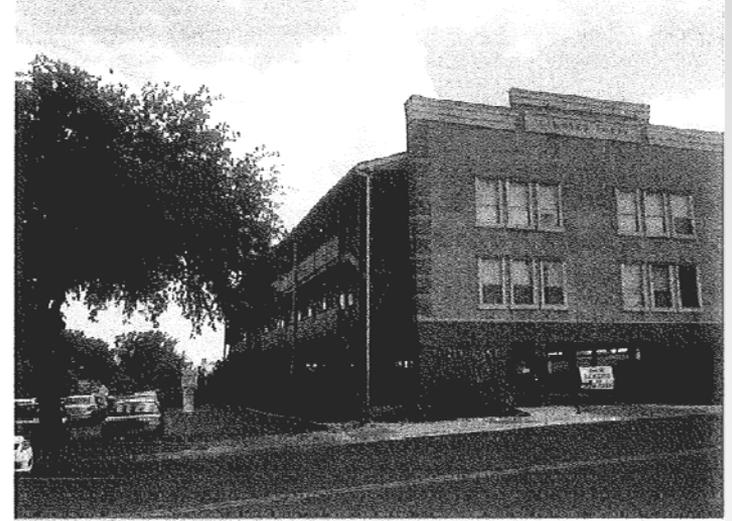


Corey Good



Carter

Good



Bill

Good



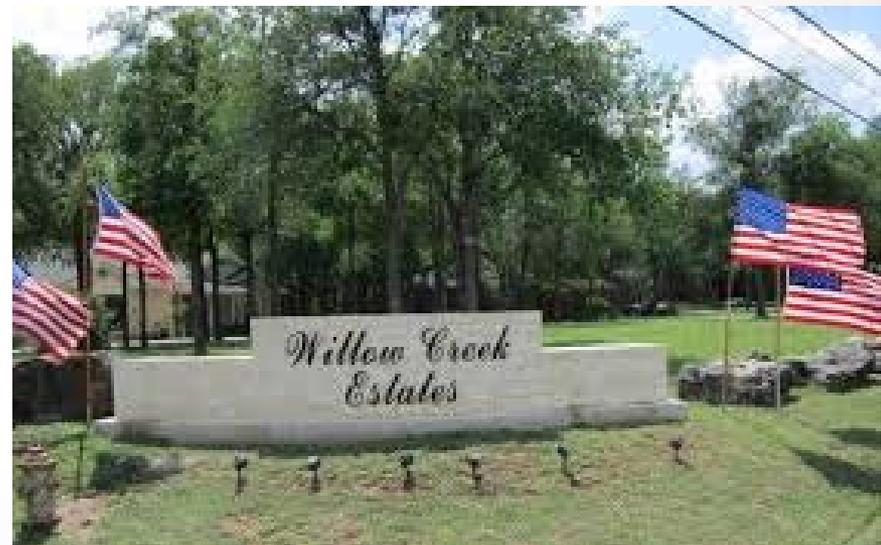
Bill

Bad



Ryan

Good



Ryan

Bad



Angie

Good



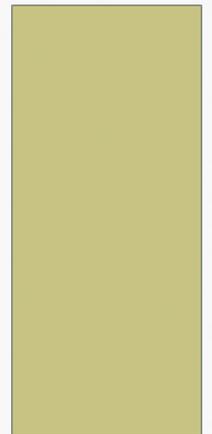
Angie

Bad



P & Z AND CITY COUNCIL
HOMEWORK
JULY 24, 2013 WORKSHOP

KIM PORTERFIELD
PLACE ONE, SAN MARCOS CITY COUNCIL



RETENTION/WATER QUALITY PONDS

Retreat



Mariposa



- Can be amenity, not an eyesore. Retention ponds don't have to look like a big, swampy hole in the ground
- Making a retention pond a visual and hydrologic asset is a type of Low Impact Development (LID) stormwater management Best Management Practice (BMP)
- No chain link fences, include water features, plantings
- Let's bridge the gap between functional and beautiful

THE VISTAS REDEVELOPMENT

Before



Finished



- 6-story midrise complex with 3 floors of underground parking, bike parking
- Walking distance to campus, grocery, and square
- First private sector LEED – certified building in San Marcos-projected 33% decrease in utilities
- Replaced substandard housing
- Will bring more pedestrian traffic to downtown and campus



LOUIE'S BEER GARDEN & OYSTER HOUSE REDEVELOPMENT



- First high-quality development on this site EVER
- Smart Code development: improve the streetscape and increase pedestrian activity near downtown and Texas State University
- Located near Texas State Performing Arts Center – new city destination
- Offers new food style choice for residents-Cajun-themed
- Contributes to economic development downtown
- 34 indoor seats and 165 outdoor seats. Outdoor games like horseshoes, washers and shuffleboard.

THE OUTPOST

DEVELOPMENTS ACCOMMODATING TRANSIT

Not a great picture, but this is the bus circle at the The Outpost Apartments on Post Road



- The Outpost – included bus circle and is on the Texas State and CARTS bus routes
- Bus pull-in increases safety for Post Rd. traffic (no stopping behind buses) as well as for students waiting for the bus
- Includes covered waiting area
- Bike racks also located in complex

COTTONWOOD CREEK *MASTER PLANNED COMMUNITY*



- Located in preferred growth area of San Marcos, State Hwy 123 southeast
- Quiet neighborhood, mostly owner-occupied \$160-\$190K homes
- Close to schools, shopping, IH-35, possible future ACC campus
- Elementary school in middle of neighborhood, promotes walking and biking to school
- Homeowner's Association

Discussion and Direction from P&Z and Council