

CODE SMTX



January 30

Joint Workshop

— Feedback Report —

This report includes the initial high-level feedback received from the Planning Commission and City Council during the joint workshop. Staff has categorized the comments and provided a brief response indicating whether the comment was already addressed in the Revised Draft Code and if so where it could be found.

DEVELOPMENT PROCESS

Who

- Include opt-in email notification for any citizen
 2.3.2.1(D)
- Need neighborhood meeting defined (when, who presents)
 2.3.1.1(E)
- Make sure the neighborhood meetings about projects are facilitated
 Currently proposed to be facilitated by the developer. These meetings are intended to provide information only and not a forum for accepting comments deliberating or debating a proposal. – 2.3.1.1(E)
- Increase neighborhood meeting to allow for stakeholder input
 2.3.1.1(E)

Web

- Need web notice to be easily found on website (create short site name)
 Agreed, will be handled administratively and can be facilitated with the new website.
- When will the website be user friendly
 The new website is scheduled to go live in the Spring of this year.

Timing

- Need more notice time / More time for notification
 Web Notice is proposed 30 Days prior to public hearing. – 2.3.2.1(D)
- Increase published notice to 30 days / 15 day to 30 day
 Discussion and deliberation by the Think Tank on this topic is included HERE.

Notice Area

- Larger distance for notification / Expand notification radius to 400 ft. / Extend notification area to at least 500 ft.
 Discussion and deliberation by the Think Tank on this topic is included HERE.
- Email notices to people in the neighborhood
 Web notice is proposed to include a notification sign up. - 2.3.2.1(D)

Violations

- Add environmental violations to fines & penalties
 - **Response**
- Make fines and penalties proportional to the cost for the city to fix the violation
 - **Response**

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Process / Intent

- Make intent easy to understand
 Intent is included for all standards where alternative compliance is permitted. – Ch. 4 Article 3 Standards.
- Clearly define a path for the developers and the community to know expected outcomes
 See Sec. 2.1.1.2
- When will existing neighborhoods be defined on map
 Proposed to happen with adoption of Code SMTX and will be an amendment to the Preferred Scenario Map
- Define what developments get web notice & neighborhood meeting
 See Table in Sec. 2.1.1.2
- Need more {cases} “noticed” not just legislative, include quasi, etc, LDC changes proposed
 See Table in Sec. 2.1.1.2

Staff Recommendation / Analysis

- Provide an answer as quick as possible if it will definitely be “no” or “Not allowed”
 Pre-Development Meetings are included. – Sec. 2.3.1.1(D)

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NEW HOUSING TYPES

Student housing

- Cottage court – these could quickly turn into sagewood. What prevents this?

 - Rental Registration – 5.1.4.1(C)
 - Occupancy Limits – 5.1.4.1 (C)
 - Limited Zoning – This building type will be enabled through re-zoning only. This district is not recommended in large areas or predominantly single family areas.
- Make certain compatibility includes the occupants not just intensity or scale of building (ex. Students vs SF)
 Sec. 5.1.4.1
- Create a purpose built owner occupied deed restriction for infill housing
 The Revised Draft does not address deed restrictions
- What about current restriction on unrelated in SF now in ND or CD areas
 Sec. 5.1.1.2 – Land Use Matrix and Sec. 5.1.4.1 – Residential Use Standards

Housing Types in Districts

- Create apartments with stores on first floor building type for CD5D
 Sec. 4.4.5.14
- Need to modify 4.2.1.2 building types allowed by district. When can we do this in detail?
 Need further clarification will send out meeting invites for work sessions. Sec. 4.2.1.2
- Must show exactly what type of housing is allowed in each neighborhood or district
 No re-zoning is proposed in existing neighborhoods so no new building types are allowed. All current entitlements stay in place. – See current zoning map
- Better define what you mean by not preferred and what will happen.
 Sec.4.1.1.4; Sec. 4.1.1.6
- What does “- -“ mean
 That means that the request is not allowed unless the Comprehensive Plan is amended. 4.1.1.6(B)
- Prevent SF-11 & SF-6 from being converted to a neighborhood district
 May be further discussed and considered for amendments.

Process

- Define ways zoning districts are initiated
 Zoning Districts may be requested by a property owner, the Planning commission, the Planning Director, or the City Council. – Chapter 2 Article 5
- When will character studies be published

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Character Study Results are included on the website. [Here](#)

Workforce housing

- In workforce housing, price ranges create enhanced rental restricts to promote single family rentals
 Need Clarification

Standards

- Change setbacks to allow infill housing development
 Setbacks are required to reflect the adjacent setbacks in neighborhood districts.
 – Sec. 4.4.2.5 (C)
- Cap on proximity of multifamily units in areas of stability
 Buffers, transitions and caps are provided on intensity and adjacency of development throughout the document.
- City needs to provide parking if city is going to reduce parking requirements
 Fee-in-lieu is included - Sec. 7.1.1.1

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NEIGHBORHOOD CHARACTER

Enforcement

- Maximize rental registration opportunities
 Rental Registration is required for all development under the new neighborhood districts – Sec. 5.1.4.1
- City should be a party to the HOA’s for enforcement
 Current proposal is for rental registration
- Clear definition for enforcement (how/when/why)
 Enforcement is currently defined in Sec. 2.3.7.1

Uses

- Do not allow multifamily housing nor commercial in residential neighborhoods
 Code SMTX is not allowing any new commercial or Multi Family in existing residential neighborhoods. Zoning Change requests from property owners can’t be prohibited outright without a hearing and some form of due process.
- Need a full review of alcohol CUP process
 Code SMTX is not currently proposing a new process for alcohol CUP’s

Standards

- Concern about building step down not enough
 Proposed buffers and transitions are included through-out the code. Sec. 4.3.4.6; Sec. 4.4.2.5; Sec. 4.4.3.7; Sec. 7.2.2.1

Transition Zones

- Requires long/wide transition areas and buffers
 Proposed buffers and transitions are included through-out the code. Sec. 4.3.4.6; Sec. 4.4.2.5; Sec. 4.4.3.7; Sec. 7.2.2.1
- No parking garages in transition zones
 See Maximum Lot Widths Sec. 4.4.3.7
- Limit uses in transition and buffer areas based on character studies
 Proposed buffers and transitions are included through-out the code. Sec. 4.3.4.6; Sec. 4.4.2.5; Sec. 4.4.3.7; Sec. 7.2.2.1
- Commercial alcohol use in appropriate locations as identified in transition areas as well as hours of operation
 Not currently proposed
- Alcohol CUP restrictions in transition zones (ie. The Gumbys level of CUP would be allowed as a max)
 Not currently proposed

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MATERIAL STANDARDS

Existing Multifamily / Commercial Material Standards

- P&Z & Council has recently passed a commercial material ordinance why not incorporate in code SMTX

 Proposed Material standards have not changed except for small neighborhood commercial buildings. Sec. 4.4.5.12
- Multifamily already have material standards that are in place

 Proposed Material standards have not changed for multi-family and include 100% Masonry. –Sec. 4.4.5.10
- Does this code prevent an all metal building in a traditional neighborhoods

 The code has proposed to add all metal buildings as a prohibited material anywhere. – Sec. 4.3.5.17

Character Districts vs Transition Zones

- Define and develop style standards for character districts

 Code SMTX is proposing form based standards in Character Districts that include some enhanced style standards in areas like downtown. Sec. 4.3.5.4 and Sec. 4.3.5.10
- Have materials standards in transition zones fit the zones – ie. Gumby’s

 Material standards would be applicable
- Need to determine what the material standards are for mixed use. MF vs commercial

 These are included in the District and Building Type Pages

Small Business

- Does too much (or depth of articulation) take away from necessary square footage from developer that may be needed for affordability to both developer down to tenant

 Material Standards remain vastly unchanged with the exception of small commercial buildings
- Barrier for local business owners & favors national chains (supporting changes proposed)

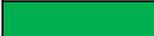
 Material Standards remain vastly unchanged with the exception of small commercial buildings
- Define size of smaller commercial developments that could have an alternative material standard

 Material Standards remain vastly unchanged with the exception of small commercial buildings

Standards vs Creativity

- Fully agree with complaints – prevents creativity and doesn’t correlate with charm



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Material Standards remain vastly unchanged with the exception of small commercial buildings

Historical Materials

- Must protect heritage areas allow wood or wood type products



Material Standards remain vastly unchanged with the exception of small commercial buildings

City Compliance

- Is city government going to be required to follow code SMTX



Material Standards for civic buildings are not required but can be a policy decision

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AFFORDABLE HOUSING

Student Housing

- How can you keep student housing costs and allowances from inflating overall housing costs?
 Code SMTX is addressing this topic by streamlining the development of needed housing units in appropriate places.
- When affordable is approved limits on renting to students is prohibited / discouraged (near or in single family residential)
 Proposed Sec. 4.3.1.4
- Must increase by a lot purpose built student housing in appropriate zones, to take pressure off other zones
 Proposed with Character Districts
- How to convince university to build move housing on campus
- Can we designate student housing districts that are townhouse styles / condos so we keep neighborhoods more non student oriented / ownership
 The CD4 District encourages this in Intensity Zones Sec. 4.4.3.4
- How do you limit affordable housing to ownership within neighborhoods
 Proposed Sec. 4.3.1.1

Transportation

- Parking reduction bonuses should be within 1/4 mile of public transportation
 Sec. 7.1.1.1
- Bus routes should be within ¼ mile of affordable / work housing. Walk shed considered to be ¼ and ridership drops off significantly above that
 Standards for Location efficient areas have been included. Sec. 4.3.1.4

Affordability

- Must target 30-40% of median income, not 80%. 80% is a typical renter. No available housing for 30-40%
 These targets come from the City's Affordable Housing Policy
- How do we ensure affordable options actually become affordable housing
 Proposal is that the City would only administer and require affordable options of any kind if an incentive is received

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- 10-20% of units is too low for density bonuses. Aim for 20-40%
[Yellow]
- Provide distinction between affordable vs workforce housing
[Green] See Sec. 4.3.1.1
- Focus on a single family or smaller scale affordable housing types rather than big MF projects
[Green] See Sec 4.3.1.1 and the new options and encouragement for alternative housing that is available for homeownership.
- Find a strategy to building missing middle homes for owner occupied use
[Green] Code SMTX has created those housing types and is encouraging there use in Intensity Zones.
- Don't draw folks to SMTX with our affordable housing limits so we take care of current residents
[Grey]
- Allow for smaller square foot housing without driveways increase affordability and infill options
[Green]
- Typo on 4.3.4.5 on w/ points 1 & 2. 20% is better or 30%
[Yellow]

Incentives

- Need to review the bonus incentives. These are too much for too little return
[Yellow]
- How will you encourage buy-in by developers to make affordable housing attractive
[Yellow] One technique included is dispersal of units. Having too many units in one area can lead to deterioration.
- Find a strategy to encourage townhome style development that's affordable & owner occupied
[Green] This type is included and encouraged

Enforcement

- Define how will enforce affordability provisions
[Grey] The City will need to provide more resources to manage affordable housing if provided
- How to limit ownership – great idea – how to enforce
[Yellow] Ownership can be required where affordable housing incentives are offered and a developer opts in to those requirements. – 4.3.1.1

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Zoning & Affordable Housing

- Does code SMTX encourage lower income populations to move to San Marcos
 Code SMTX is limited in scope to providing rules for new buildings these are regional trends that the code plays a small part in.
- Can the smaller scale housing types be requested in existing neighborhoods and if so how will this happen
 Only through a formal re-zoning process

Parking

- Can you offer parking incentives & still keep cars off streets in residential neighborhoods
 Parking is a complex topic that needs to be looked at holistically
- If incentive like parking are given, ensure that it fits with larger parking plan
- Parking reduction by CUP only until culture changes

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