



# **A Modern Code that Offers a Better Tool Kit for Shaping Growth**

City Council - Work Session  
March 6, 2018

# Presentation Outline



## 1 Comprehensive Plan

Create Intensity Zones to absorb the majority of the growth and relieve development pressures on Existing Neighborhoods.



## 2 Neighborhood Workshops

Define the types of development that are appropriate in Existing Neighborhood Areas.



## 3 Code SMTX

Establish development types (zoning districts) and tools (standards) that meet the goals of each Comprehensive Plan Area.



## 4 Next Steps / Small Area Plans

Additional planning efforts focused on areas of opportunity and areas susceptible to change where additional guidance is needed.





# 1 Comprehensive Plan

Create Intensity Zones to absorb the majority of the growth and relieve the development pressures on Existing Neighborhoods.



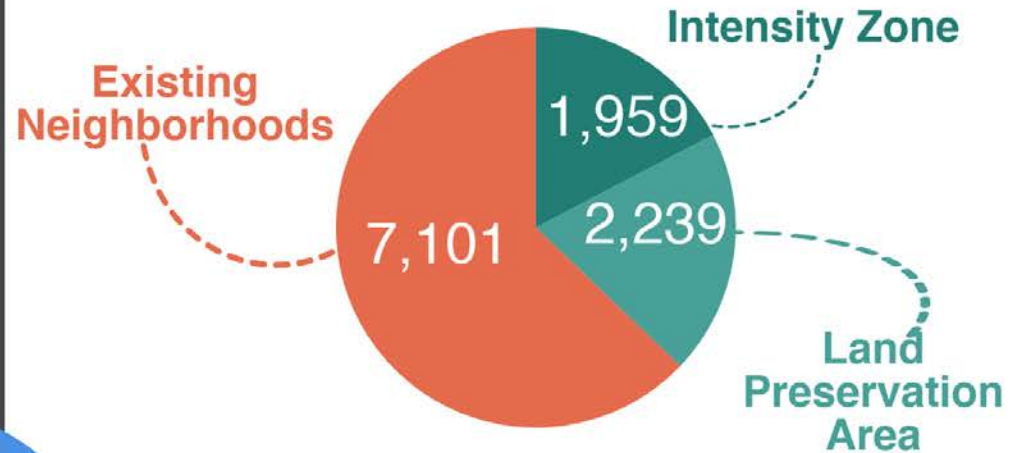
# Relieve Development Pressure on Neighborhoods and Environment

- ✓ Create new zoning districts
- ✓ Apply new zoning in the downtown

Apply new zoning in growth areas

Apply corridor overlay districts

## New MF Bedrooms Proposed and Approved 5 Years before the Comp Plan



## After the Comp Plan





A group of people, including men and women of various ages, are gathered around a large table covered with an orange cloth. They are focused on a large map or planning document spread across the table. Several people are pointing at the map, and one man in the foreground is using a purple marker to draw on it. The table also holds various items like pens, highlighters, a coffee cup, and some printed documents. In the background, other people are visible, some standing and some seated at other tables, suggesting a larger community event or meeting. The room has wood-paneled walls and large windows with blue curtains.

# 2 Neighborhood Workshops

Define the types of development that are appropriate in Existing Neighborhood Areas.



## ► Objectives

### Diversified Housing Options

- incentives for developers who offer diversified housing
- tear down old apts N. LBJ on Chestnut Side, redevelop to be more compatible
- need better Handicap access (citywide)
- explore more transitional area options (i.e. mixed-use, multi-family with focus on the family)
- ~~build existing to adjacent multi-family~~
- keep the neighborhood single-family
- higher standards for multi-family
- no rent by the bedroom
- bigger setbacks between the street and lot (parking in the back)
- encouraging family-friendly multi-family homes

①

## Goal #3: How do we apply diverse housing?

- ✓ Create small scale multi-family development types
- ✓ Create buffers and transitions between development types
- ✓ Encourage compatible infill development
- ✓ Concentrate on small lot single family
- ✓ Redevelop old apartments to be more compatible

## Goal #1 & #4 How do we protect and maintain stable property values?

- ✓ Encourage affordable family-friendly multi-family homes

Enforce occupancy restrictions

Rental property code enforcement



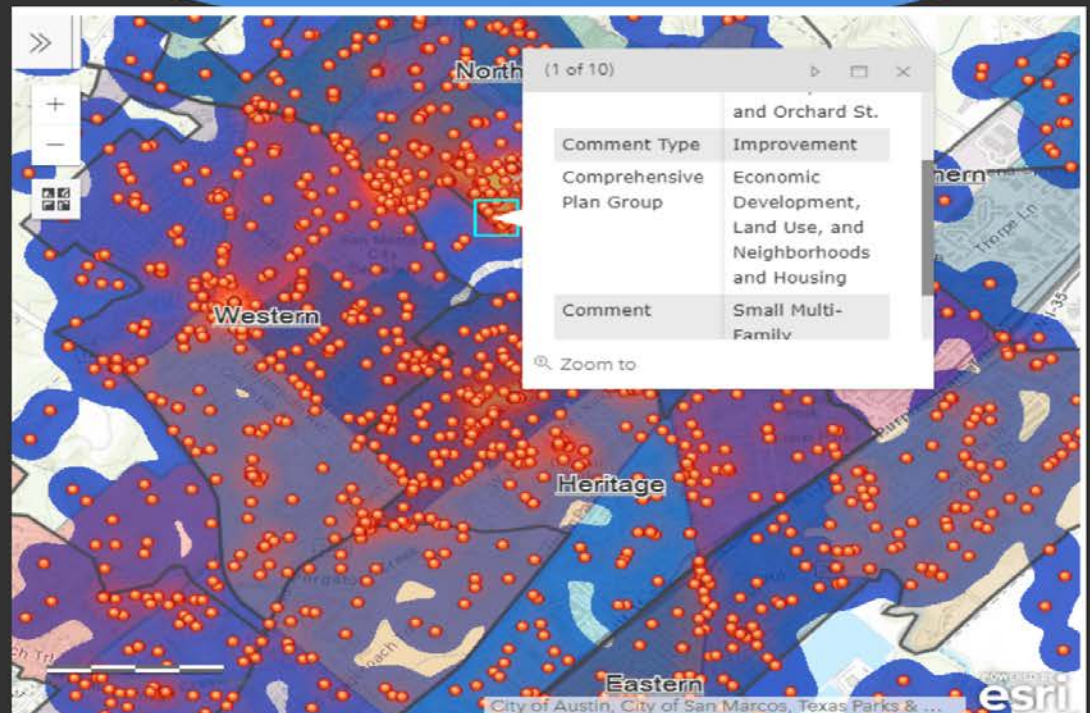
## ► Mapping

# Where should neighborhood districts apply?

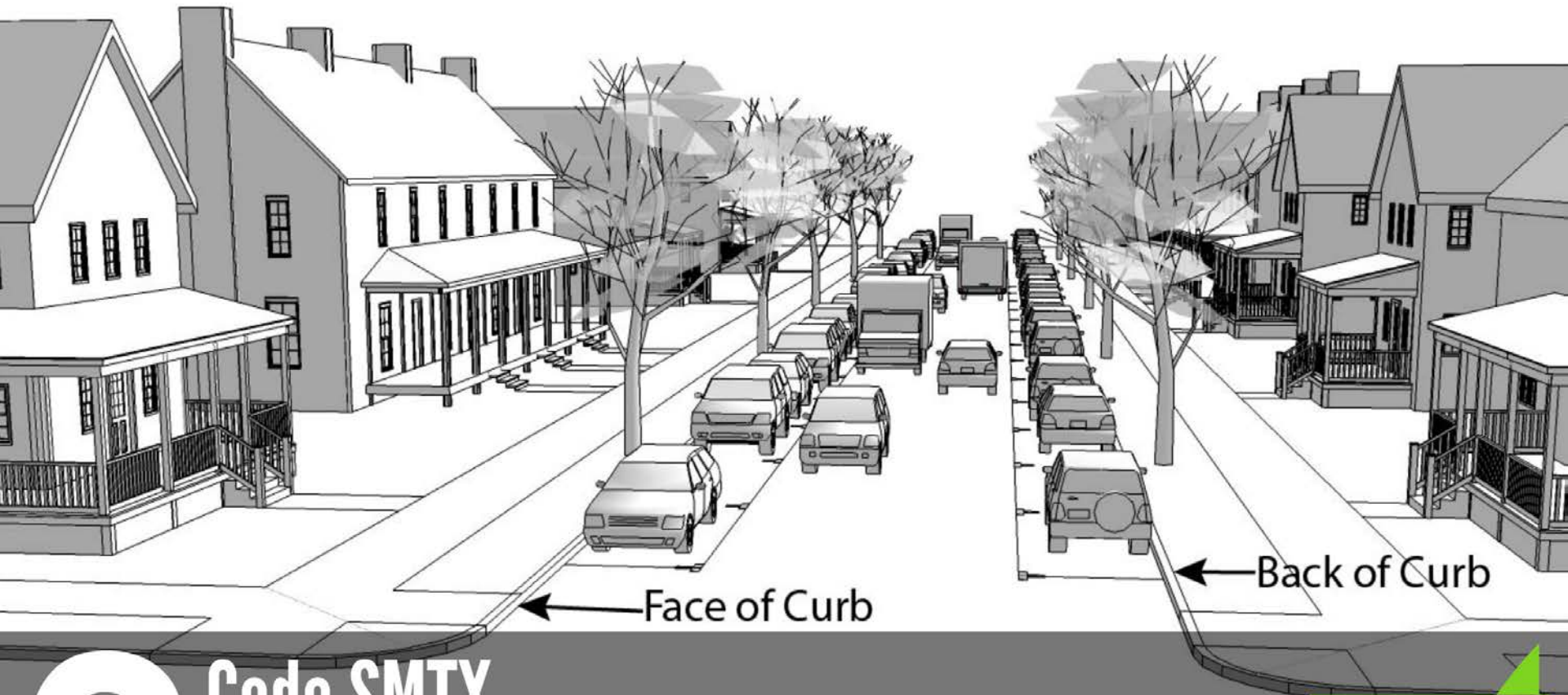
Improve older multi-family that is already existing

Improve neighborhood oriented commercial and office

Apply new types along the edges, gateways, and corridors



<http://sanmarcostx.gov/768/SMTX-Neighborhoods>



# 3 Code SMTX

Establish the Development Types (Zoning) and Tools (Standards) that meet the Goals of each Comprehensive Plan Area





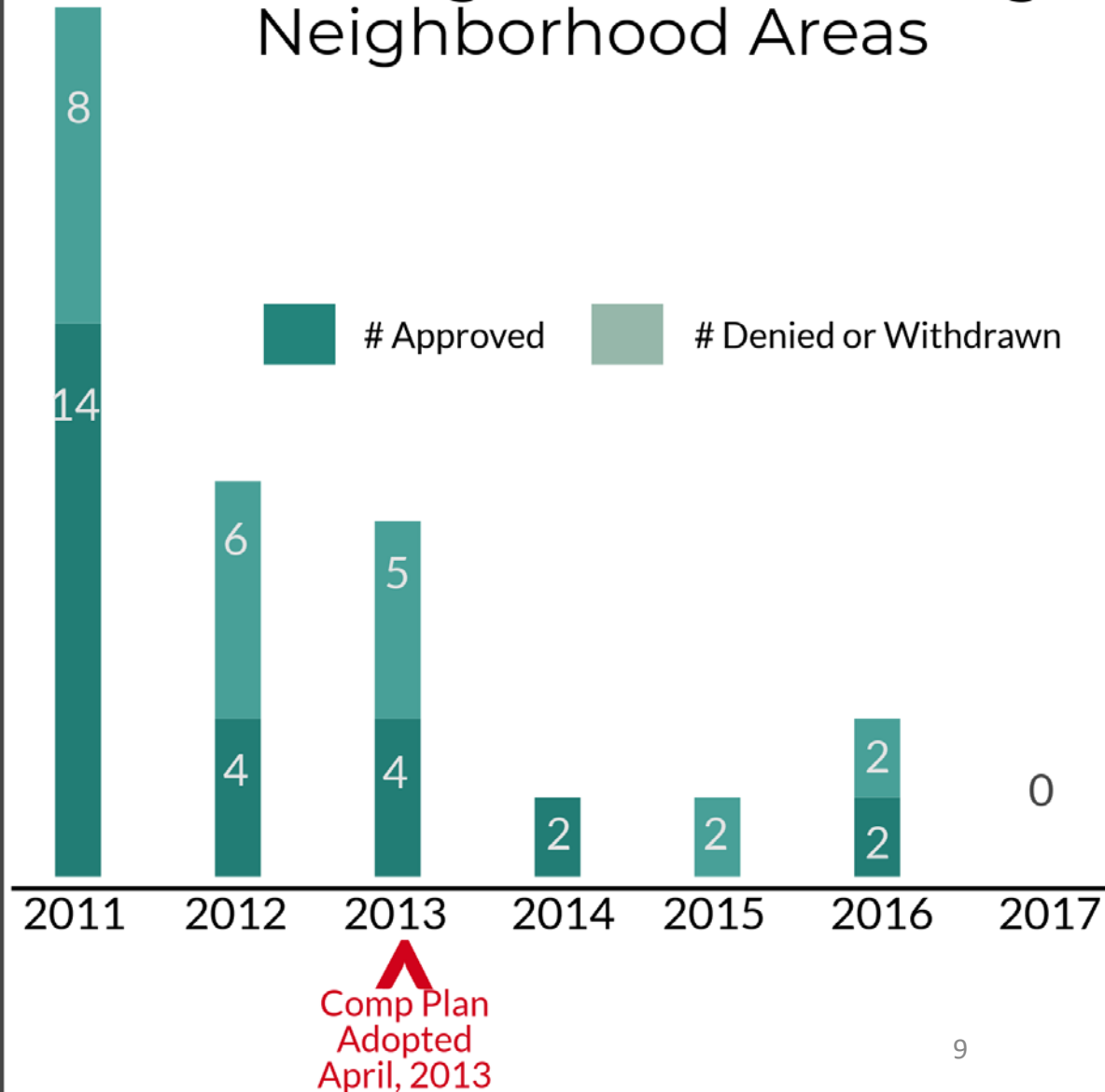
# Rezoning

## The Comprehensive Plan Guides Allowable Zoning

### Code SMTX Further Implements the Comprehensive Plan:

- Better criteria for rezoning
- Districts that match the intent of each Comp Plan Area
- More transparent process
- No variations from the district standards
- Appropriate infill development and redevelopment
- Encourage home ownership and family oriented development

## Zoning Cases in Existing Neighborhood Areas





## 2 Next Steps / Small Area Plans

Additional planning efforts focused on areas of opportunity and areas susceptible to change

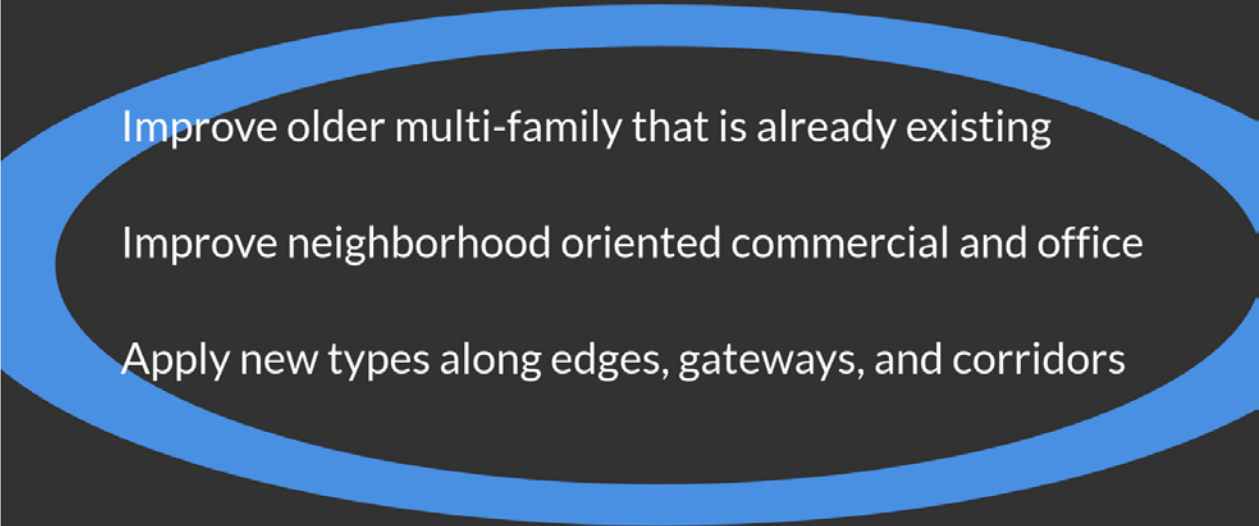




# Small Area Plans:

- Build on the objective and mapping components of neighborhood workshops by working directly with community leaders.
- Ensure that growth areas meet their potential as well planned areas where people can meet their daily needs within a short walk, bike transit trip or drive
- Ensure that major transportation corridors develop or redevelop in such a way to meet the intent of the Comprehensive Plan

# Existing Neighborhood Areas:

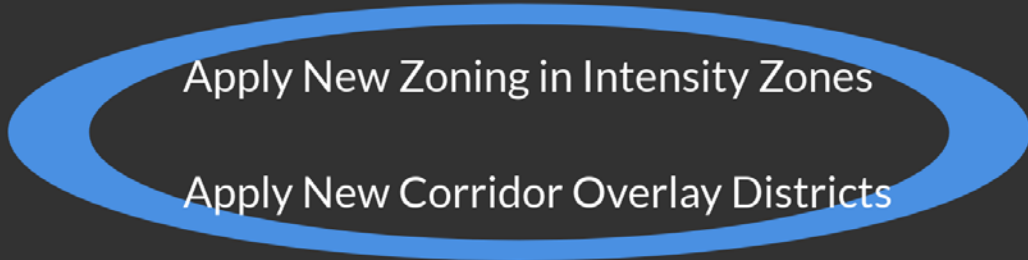


Improve older multi-family that is already existing

Improve neighborhood oriented commercial and office

Apply new types along edges, gateways, and corridors

# Growth Areas:



Apply New Zoning in Intensity Zones

Apply New Corridor Overlay Districts

# Small Area Plan Process



## Phase 1: Project Plan

- Establish and Prioritize Areas City Wide with community and Council
- Update Neighborhood Character Study Page of Comp Plan
- FY2018 - \$10,000
- 6 Months

## Phase 2: Small Area Plans

- Plans may be conducted concurrently
- FY2019 - \$50,000
- 10 Months



## Potential Outcomes:

- Access Management Strategies
- Multi-modal transportation elements
- Gateways
- Promoting shared parking
- Neighborhood parking programs
- Enhanced landscaping
- Additional Roadway connections
- Enable mixed use development
- Create new open spaces
- Opportunities for affordable housing
- Identify Catalytic Sites
- Preserve Historic or Significance
- Slow Traffic
- Incorporate Art
- Guidance for future Land Use
- Zoning Changes
- Economic Development
- Transitions
- Infrastructure

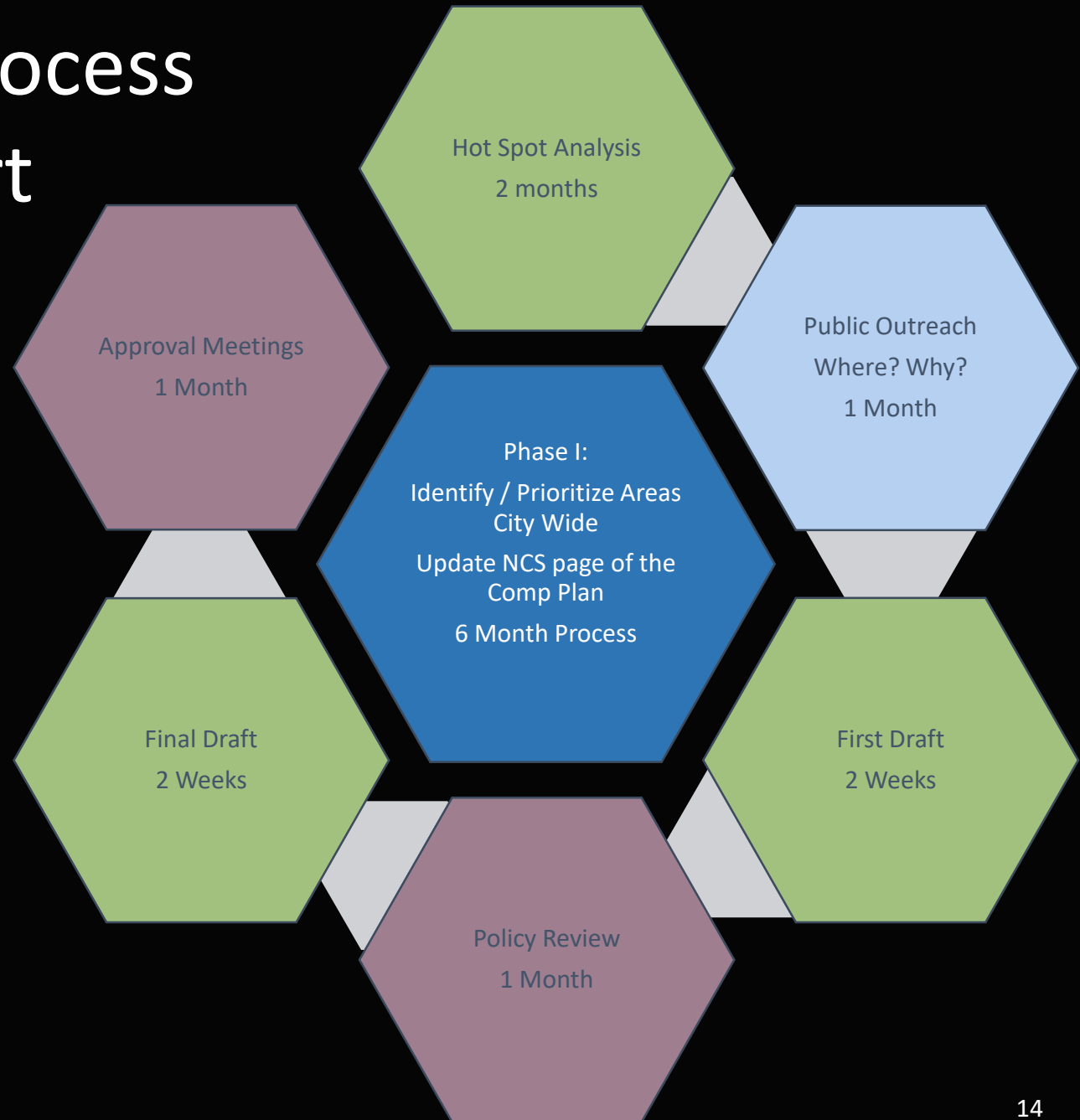
## Outcomes Are:

Based on the unique challenges and opportunities of each plan area.

Driven by the values and desires of the stakeholders in the area.



# Phase I Process Flow Chart





# Susceptibility to Change Analysis in San Marcos

Aggiornamento

## Problem

Located half way between two of Texas largest cities, Austin and San Antonio, San Marcos, TX is one of the fastest growing cities in the United States. In 2015, the U.S Census recognized it as the fastest growing city in the country for the third year in a row. With such rapid growth occurring, it is common to see redevelopment begin to occur, in order to accommodate for the growing population.

## Purpose

The results of this project serve as indicators to identify areas that have a high probability to be redeveloped, versus those that are stable. Identifying these areas, allows the city to guide development and redevelopment projects in such a way that the goals of the preferred scenario are still met.

## Methods

To conduct this analysis, we used an overlay tool, specifically ArcGIS. This tool allowed us to create several layers, each corresponding to a factor that can influence a location to be developed or redeveloped. The tool then adds the overlaying values of the layers to the input.

Factors included were:

- Owner Occupancy
- Zoning
- Walk score
- Land to Improvement Ratio
- Public Concern
- Historic Districts

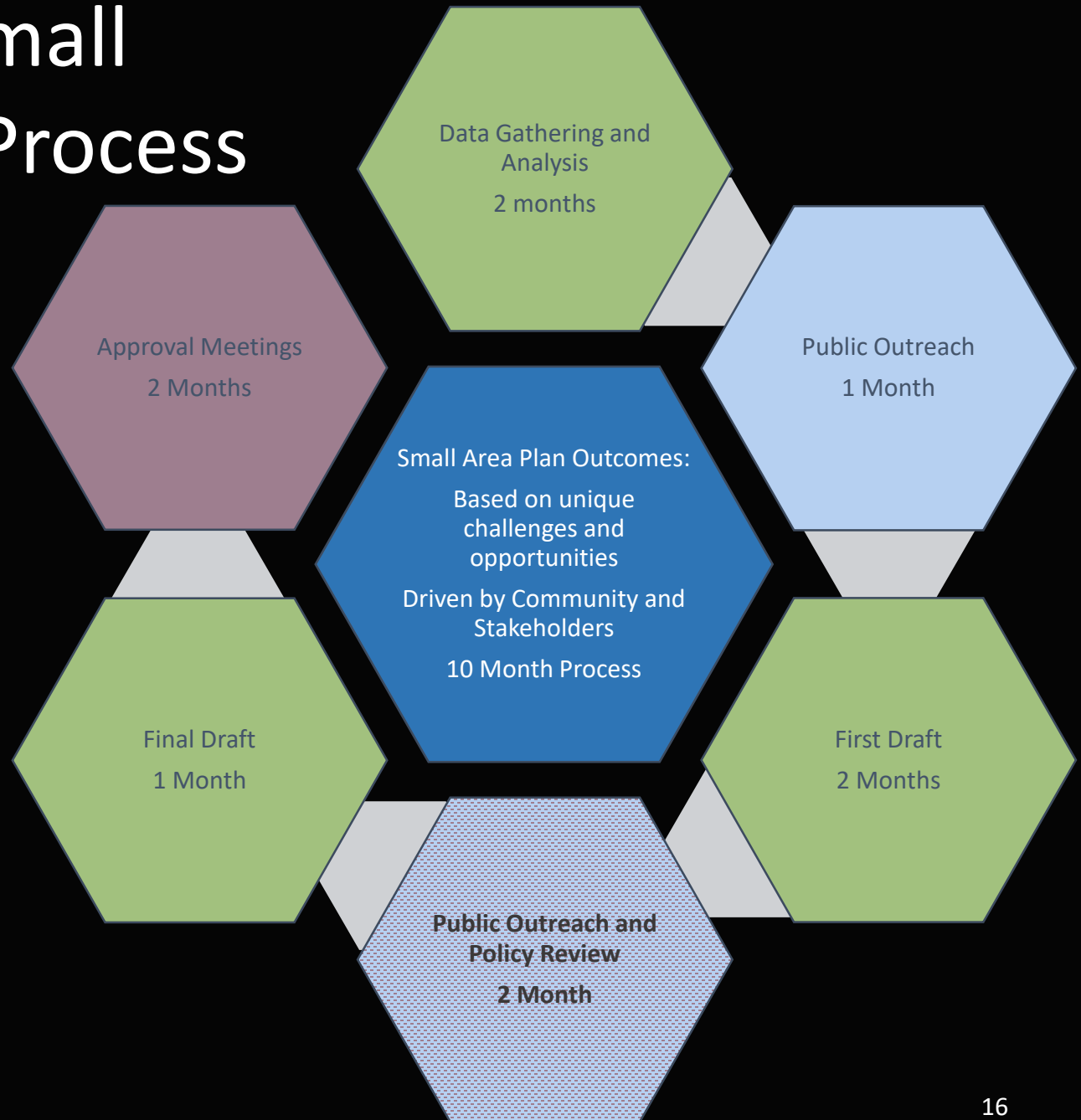
## Conclusion

In conclusion, the city of San Marcos has potential to continue to grow as it is influenced by factors such as Texas State University and its proximity to two major Texas cities. While there appears to be room for areas to supply the demand of future changes that may occur, it is important for the city to plan accordingly. These results illustrate areas that can be focused on to better manage development and redevelopment. However, due to the factors that were into consideration and some of the limitations, it would be wise to continue to run these kinds of analysis introducing new factors and more data to compare results. This allows for more in-depth analysis that may serve better use. We hope that these results not only meet our client's expectations and needs, but set forth a foundation for future analyst to take this model and make it better.

## Results



# Phase II: Small Area Plan Process Flow Chart





# Amendments for Second Reading

## Legend

|                 |                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Impact:         | Substantive amendments impact the intent of the code and may result in unintended consequences and conflicts.                  |
| Drafting:       | Complex amendments affect multiple sections of code and will require additional time for drafting in order to avoid conflicts. |
| Staff Response: | Responses are provided where requested during the February 20 Meeting.                                                         |
|                 | Included as <b>Redline</b> in March 20 Draft.                                                                                  |
|                 | ND2 and ND3 consolidated into one ND2.5                                                                                        |
|                 | Included as <b>Blue Line</b> in anticipation of action on March 20.                                                            |
|                 | Not included in March 20 Draft; If these amendments are approved staff is recommending additional time in the process.         |

# Defining the Regulating Plan Process:

## Application Requirements:

The following items are required as applicable to the request. For a small lot with existing streets many of these items would not be shown.

- Location of proposed and existing zoning districts;
- The type, number, and location of all proposed and existing building types;
- Required or proposed transitional protective yards;
- Required or proposed residential infill compatibility standards;
- Proposed and existing streets and streetscapes;
- Location of parking;
- Location of proposed or existing parkland.

# Resolution regarding next steps

- A.** Initiation and completion of Phase I of the Small Area Plan Project (6 Month Process) including:
  - Update to the neighborhood character study page of the City's Comprehensive Plan
  - Identification and Prioritization of all plan areas including:
    - Existing Neighborhood Areas
    - Growth Areas or
    - Major Corridors
- B.** Initiation and completion of first Small Area Plan (10 Month Process)
- C.** Implementation of the City's Workforce Housing Initiative as directed by the City Council's Affordable Housing Committee and City Council.
- D.** Update to Vision San Marcos Comprehensive Plan
- E.** Monitor the effectiveness of the City's new San Marcos Development Code with the implementation of an annual update process.



# PLANNING AND DEVELOPMENT SERVICES PLANNING PROJECT APPROACH

February 15, 2018

## LONG RANGE PLANNING, NEIGHBORHOODS, AND HOUSING

Following Completion of Code SMTX, the Planning and Development Services Department anticipates the initiation of several projects including:

1. *Small Area Plan.* A small area plan provides guidelines for specific policy actions in concert with the City's Comprehensive Plan and the unique needs and vision for the specific areas.
2. *Comprehensive Plan Update.* The Comprehensive Plan was adopted 5 years ago in April of 2013. The proposed update will address demographics and development trends, new floodplain information and policy, new transportation, housing and economic realities that have developed over the past year.
3. *Zoning Initiative.* The purpose of the zoning initiative is to implement Code SMTX through City initiated rezoning in specific Intensity Zones and along major transportation corridors identified on the Preferred Scenario Map.
4. *Workforce Housing Strategic Initiative.* The purpose of the workforce housing strategic initiative is to update the City's Affordable Housing Programs and initiate projects to expand opportunities for affordable home ownership.
5. *Downtown Master Plan.* The Downtown Master Plan was adopted 10 years ago. There have been many changes downtown in the last 10 years. Master Plans need to be updated in order to maintain their relevance.

## PROJECT MANAGEMENT APPROACHES

In order to effectively manage this number of projects one of two project management approaches needs to be pursued.

### Traditional Approach

The traditional project management approach involves scoping out a project and hiring a single consultant to manage the project, sub consultants, public outreach and delivery of the completed project within a predetermined time frame and budget.

### Hybrid Approach

A hybrid approach to project management is where City Staff is the lead project manager, hiring sub consultants where specific expertise is needed, managing the public outreach and delivering a project within a predetermined time frame and budget.

### Considerations for each approach

1. *Staff Resources.* A traditional approach utilizes fewer staff resources while a hybrid approach involves significantly more staff time and energy dedicated to a project.
2. *Specific Expertise.* Projects that require detailed technical knowledge and expertise may benefit from a consultant that specializes in a narrow field of interest.
3. *Local Responsiveness.* Traditional consultants are more constrained by the budget and schedule and therefore less responsive to unanticipated community needs and goals.
4. *Community Partnerships.* Staff is more knowledgeable and accountable to local concerns and can partner with community groups and representatives.

5. *Public Outreach.* Staff planners have a more robust knowledge of the local outreach channels and are more directly accountable to the public than an outside consultant group. They also have a more sustained presence and are more approachable and available to receive community input.
6. *Budget.* Consultant hours are significantly more expensive than staff hours worked on a project. Consultants should be relied on for specific or technical expertise to be most effective.

## STAFF RECOMMENDATION

Staff is recommending a hybrid approach for Small Area Plans. In order to initiate and manage concurrent projects utilizing the hybrid approach additional staff resources will be needed. Following is a specific breakdown of the Small Area Plan Project and Budget.

## BACKGROUND

### Vision San Marcos Comprehensive Plan

Vision San Marcos Comprehensive Plan says that:

*“Neighborhood Character studies will be conducted to ensure that each neighborhood maintains its existing character, and follows development and redevelopment patterns desired by the residents. These studies will result in specific guidelines for each neighborhood, which are created by the public with professional and technical input from City Staff. <sup>(6)</sup>**The DNA of the neighborhoods will be analyzed and recoded back into the regulations** for each neighborhood. <sup>(1)</sup>**A standard methodology will be utilized** within each neighborhood and all results will be community driven. <sup>(2)</sup>**City staff will first reach out to residents and property owners** within predefined neighborhood boundaries. Discussions will begin with verifying or reestablishing those boundaries to suit conditions as they currently exist. The participants will then be involved in <sup>(3)</sup>**a “walk through” of their neighborhood** followed by a caucus to <sup>(4)</sup>**discuss how Vision San Marcos: A River Runs Through Us will be applied**. The caucus will address various applicable objectives from the plan as well as <sup>(5)</sup>**how the preferred scenario and intensity matrix will guide the future of the area.**”*

### Code SMTX

During the Code SMTX process a significant amount of work was done to advance the goals of the Comprehensive Plan in Existing Neighborhoods. In addition to other outreach efforts, the process included these items from the Comprehensive Plan:

1. *“A standard methodology and outreach process.”*
2. *“Reaching out to residents and property owners.”*
3. *“A walk-through of the neighborhoods.”*
4. *“A discussion about how Vision San Marcos will be applied”*

Feedback during the Neighborhood Workshop process included these two overarching statements:

Maintain Predominantly Single Family areas.

Encourage Multi-family that is small in scale and <sup>(7)</sup>located appropriately.

These statements formed the foundation of the zoning strategy for Existing Neighborhoods in Code SMTX including:

5. *“Create new zoning districts based on the Preferred Scenario Map and Land Use Intensity Matrix for medium and high density residential.”*
6. *“Recode the DNA of Neighborhoods into the regulations in Code SMTX.”*

### Next Steps

Code SMTX developed tools to encourage multi-family that is small in scale. Additional planning efforts are needed to:

7. Apply these tools in appropriate places.

Small area plans direct additional planning to areas that are changing and growing in order to ensure that these areas follow desired development and redevelopment patterns. Predominantly Single Family areas that are not changing and growing do not warrant additional planning efforts.



## SMALL AREA PLAN PROCESS

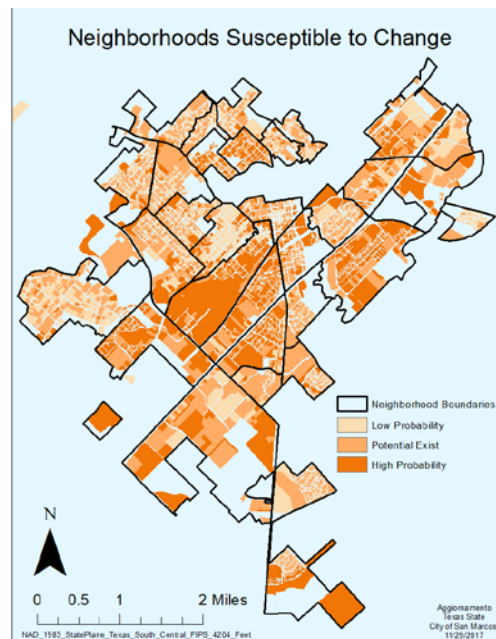
Staff is proposing a two-step process.

### Step 1: Project Plan

The project plan consists of the identification and prioritization of plan areas including boundaries, challenges and opportunities for each plan area. The project plan phase will also include an update to the Neighborhood Character Study page of the Comprehensive Plan. The project plan phase only needs to be done once and includes the following steps:

1. *Susceptibility to Change Analysis.* A susceptibility to change analysis includes an overlay of several different data sets that represent indicators of change. These data include:

- o Feedback from the Workshop – Comments from the neighborhood workshops are used to identify hot spots.
- o Land to Improvement Ratio – When land value is going up faster than improvement value in an area this area is susceptible to demolition and reconstruction with larger buildings or more units.
- o Occupancy – When there is a shift in the rates of Owner Occupancy over time this is an indicator of change.
- o Building Permits – More construction is an indication of change.
- o Zoning Districts – When there is a large mix in the number of different zoning districts this is an indication that an area needs additional planning.
- o Walk Score – Areas that are close in proximity to services and employers have a high walk score and are more susceptible to change.
- o Historic Districts – Areas with an historic overlay in place are less susceptible to change.



When these layers are combined and weighted properly they can produce a map that shows areas most susceptible to change. Staff has partnered with Texas State to produce this analysis.

2. *Public Outreach.* Once the susceptibility to change analysis has been finalized staff will hold a workshop to ask the following questions of the Community:
  - o **Where** is additional planning needed most?
  - o **Why** is additional planning needed in each of these areas?
3. *Draft Project Plan.* The project plan will include a prioritization of areas of study and the unique challenges and opportunities that should be addressed in each of these areas. The project plan will also include a proposed update to the Comprehensive Plan with the process and priorities around additional planning efforts.
4. *Policy Review.* During the policy review phase the Draft project plan and update to the Comprehensive Plan will be presented for review and comment by Boards and Commissions including Neighborhood Commission, Historic Preservation Commission, the Planning and Zoning Commission and finally during a City Council Work Session. During the Work Session staff will be seeking policy direction on outstanding items.
5. *Final Draft.* Staff will prepare a final draft of the Project Plan and Comprehensive Plan update
6. *Approval Meetings.* The Final Draft will be presented for recommendation by the Planning Commission and approval by the City Council.

## Step 2: Small Area Plan

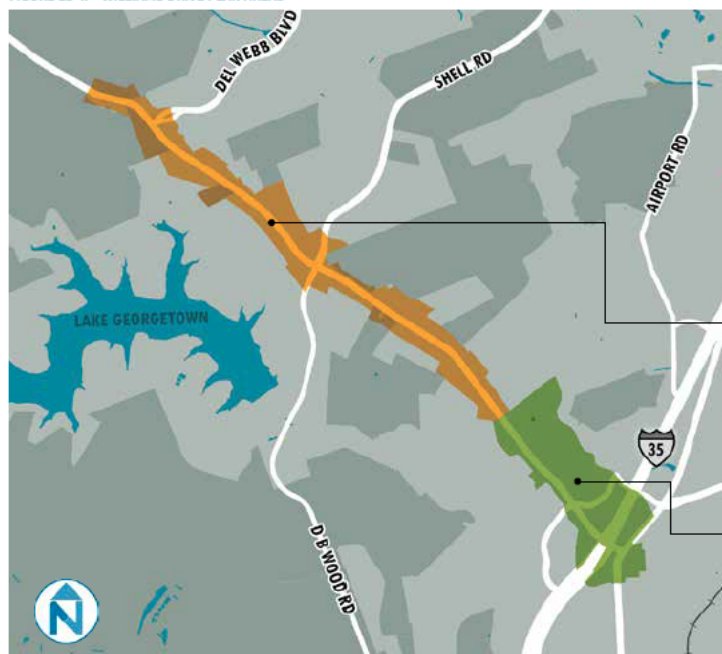
Step two includes conducting the plans. Plans can be conducted concurrently and will include the following tasks and deliverables:

1. *Data Gathering and Analysis.* The first task during the small area planning effort is to gather data, demographics, photos, and statistics about the area being planned. Gathering, analyzing and presenting information about the area informs the public conversation and leads to the identification of the challenges and opportunities that exist in an area.
2. *Public Workshop #1.* The purpose of this workshop will be to present the data and research and identify the challenges and opportunities that need solutions.
3. *Draft Plan Production.* The draft plan will present ideas for solutions to each of the identified challenges and opportunities.
4. *Public Outreach #2.* The second phase of public outreach will include a workshop to present the draft plan and a subsequent period of review and comment on the draft plan.
5. *Policy Review.* The purpose of the Policy Review phase is to present the draft plan and comments to boards and commissions for review and recommendations and finally to City Council during a Council Work Session. The Work Session will focus on the outstanding comments and recommendations where policy direction is needed.
6. *Final Plan Production.* Following policy review and direction staff will produce a final draft of the Small Area Plan.
7. *Plan Adoption.* The Final Plan will be presented to the Planning and Zoning Commission for recommendation and City Council for final approval.

*The Williams Drive Corridor Study in Georgetown utilized a traditional project management approach and had a budget that included CAMPO grants. The total budget was - \$350,000*

## CONCEPTS AND RECOMMENDATIONS

FIGURE ES-1: WILLIAMS DRIVE PLAN AREAS



The recommended concepts for corridor improvements are expected to provide optimal benefits in terms of multimodal mobility, safety, economic vitality, and urban design along Williams Drive. For the purpose of this study, the corridor was divided into two separate zones: the Corridor and the Center Area. This enabled the creation of concept plans more tailored to the unique needs of different segments of Williams Drive.

**CORRIDOR PLAN:** Development of a context-sensitive plan for Williams Drive (Lakeway Dr to Jim Hogg Rd), which addresses **access management strategies, multi-modal transportation elements, safety and operational improvement.**

**CENTER AREA PLAN:** Development of a plan for a **vibrant mixed-use center and gateway** (Lakeway Dr to Austin Ave and includes land out to Northwest Blvd).

## SMALL AREA PLAN COST COMPARISON

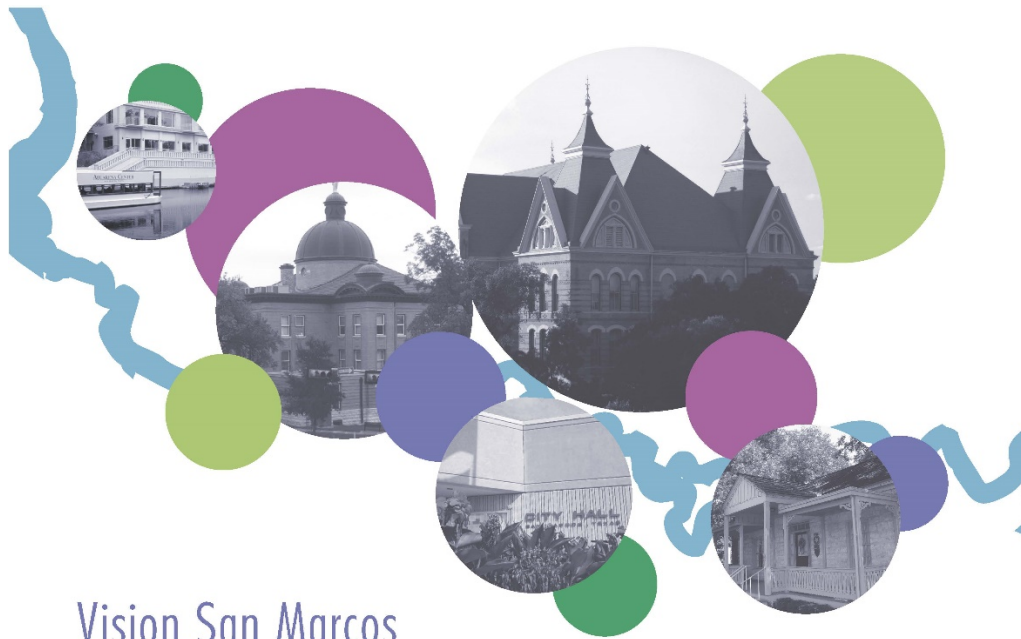
| Task                                 | Hybrid   | Traditional | Time      |
|--------------------------------------|----------|-------------|-----------|
| <b>Step 1: Project Plan</b>          |          |             |           |
| 1. Susceptibility to Change Analysis | \$5,000  | \$20,000    | 2 months  |
| 2. Public Outreach                   | \$0      | \$10,000    | 1 month   |
| 3. Draft Project Plan                | \$5000   | \$20,000    | 2 weeks   |
| 4. Policy Review                     | \$0      | \$1,000     | 1 month   |
| 5. Final Draft                       | \$0      | \$3,000     | 2 weeks   |
| 6. Approval Meetings                 | \$0      | \$1,000     | 1 month   |
| Totals for FY2018                    | \$10,000 | \$50,000    | 6 months  |
| <b>Step 2: Small Area Plan</b>       |          |             |           |
| 1. Data Gathering and Analysis       | \$20,000 | \$50,000    | 2 months  |
| 2. Public Workshop #1                | \$3,000  | \$10,000    | 1 month   |
| 3. Draft Plan Production             | \$20,000 | \$80,000    | 2 months  |
| 4. Public Workshop #2                | \$2,000  | \$10,000    | 1 month   |
| 5. Policy Review                     | \$5,000  | \$5,000     | 1 month   |
| 6. Final Plan Production             | \$0      | \$40,000    | 1 month   |
| 7. Plan Adoption                     | \$0      | \$5,000     | 2 month   |
| Totals for FY2019                    | \$45,000 | \$200,000   | 10 months |



## POTENTIAL OUTCOMES

The outcomes of Small Area Plans are varied and should be based on the unique challenges and opportunities of each plan area. The outcomes are driven by the specific conditions of the area and the values and desires of the stakeholders in that area. Outcomes can include but are not limited to the following:

1. Access Management Strategies
2. Multi-modal transportation elements
3. Gateways
4. Promoting shared parking
5. Promoting neighborhood parking programs
6. Locations and designs for enhanced landscaping
7. Improve and enhance connections through and within a center
8. Encourage mixed-use development
9. Create new open spaces or civic gathering places
10. Encourage housing opportunities for different segments of the population
11. Create or enhance household affordability
12. Use catalytic sites to promote a new character of development
13. Preserve historic or culturally significant elements
14. Slowing traffic
15. Incorporate Art
16. Provide Guidance for future land use
17. Zoning Changes
18. Establish a revised and connected street network
19. Encourage jobs or economic opportunity
20. Identify locations for transitions in height and use
21. Identify needed infrastructure improvements



## Vision San Marcos A RIVER RUNS THROUGH US

VISION SAN MARCOS COMPREHENSIVE PLAN

# Small Area Plans

## What are Small Area Plans

A small area plan is a document that provides guidelines for specific policy actions in concert with the City's overall Comprehensive Plan and with the community vision for the area. A small area plan can identify needs for new overlay districts, identify areas for city-initiated zonings, identify other code amendments, and call for Capital Improvement Projects to be focused in the area.

### Considerations

**Demand** – Small area plans should be focused on specific areas where there is community consensus that additional planning is needed to guide re-development. Small area plans should focus on areas where positive change is accepted by the community.

**Strategy** – A clearly articulated strategy and problem that is being solved is an important first step for any planning initiative. Small area plans should be focused on finding solutions to problems surrounding the redevelopment of an area.

**Area** – The process of defining the areas for additional planning and prioritizing the plans should be both data driven and based on community input. The number of plans and

size of the planning areas have a significant impact on cost.

**Outcome** – A small area planning process sets clear expectations up front about what the outcomes of the planning initiative are. The outcome of the plan should provide clear implementation steps that can be completed.

**Updates** – Small area plans are typically focused on implementation steps to solve a specific problem. These are not plans that are expected to be kept up to date and revised over time.

### Process

The identification of planning areas, expected outcomes, timelines, and strategies is the first and most critical step in a planning initiative. This would represent the first step in the completion of neighborhood character studies and should correspond with significant public involvement and an update to the Comprehensive Plan Neighborhood Character Studies pages.



### Williams Drive Corridor Study

The City of Georgetown utilized CAMPO funding to complete a corridor study for Williams Dr.



### Eisenhower West Small Area Plan

The Eisenhower West small area plan located in Washington DC is an award winning example of a plan that focuses on sustainability features.

# City of San Marcos Neighborhood Planning Workshops



7/13/15

## Report of Workshop Process & Outcomes

The following report provides details about the City of San Marcos Neighborhood Planning Workshop Process entitled “Plan Your Neighborhood” conducted in the six neighborhood character study areas during the spring of 2015.



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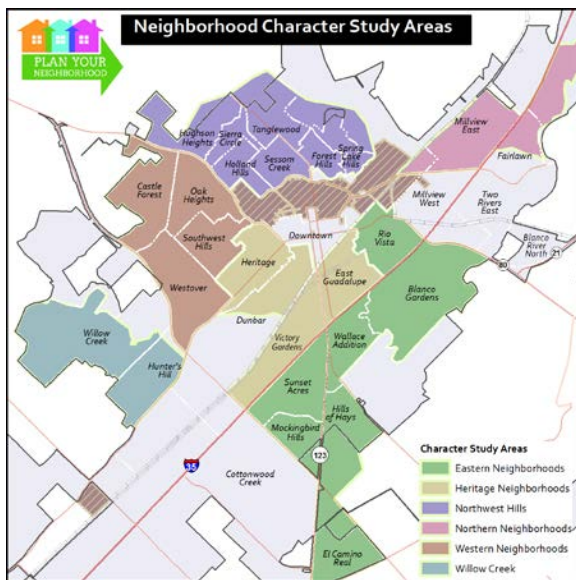
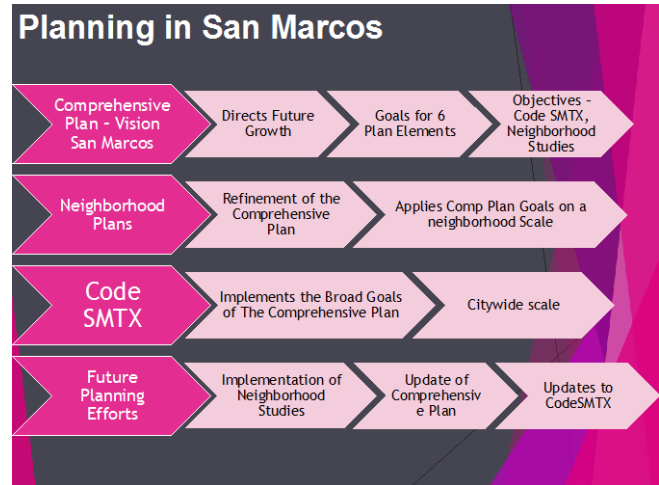
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## ABOUT THIS EFFORT

### Background

In 2013, the City of San Marcos adopted *Vision San Marcos: A River Runs Through Us*, the City's comprehensive plan which lays out a vision, goals and objectives for how to shape future growth in the city. Soon after adopting the comprehensive plan, the City began CodeSMTX, the process of revising the land development code. As part of the comprehensive planning work, there are ongoing neighborhood character studies to ensure that each neighborhood maintains its existing character and follows development and redevelopment patterns desired by the residents.

Beginning in the summer of 2014, the City began gathering data for the character studies, including the *Brand Your Neighborhood* process, which gathered 428 individual comments from residents on the assets, constraints and opportunities in their neighborhoods. Per the comprehensive plan, neighborhood character studies will result in specific guidelines for each neighborhood, which are created by the public with technical and professional input from city staff.



### Neighborhood Planning Workshops

Because San Marcos neighborhoods have unique qualities and characteristics, the form of development and public improvements should preserve and enhance each area's unique character. During the spring of 2015, the City of San Marcos Planning and Development Services Department began *Plan Your Neighborhood*, a neighborhood planning process to ensure residents would have a proactive role in envisioning the future of their neighborhoods. The aim of this process was to gather resident's ideas about how to improve the quality of life in their neighborhoods and outline specific ways to apply the goals of Vision San Marcos at the neighborhood scale.

Workshops were held in each of the six neighborhood character study areas, attendance ranged from 5 to 50 per workshop for a total of 180 workshop participants. Details about the workshops are provided in this report.

### Integrated Planning Efforts

The Neighborhood Character Plans are proposed to be adopted as part of *Vision San Marcos*. Broad ideas recently gathered about the general character and needs of each of the 6 Neighborhood Areas will be used to update the Neighborhoods & Housing chapter of *Vision San Marcos*. The new Transportation Master Plan and CodeSMTX will provide the necessary tools and framework for incorporating appropriate standards in existing neighborhoods.

## WORKSHOP PROCESS

### Convening Residents

In April and May of 2015, San Marcos residents were invited to join their neighbors for a fun, interactive workshop to explore ideas about how to improve the quality of life in their neighborhoods and apply the big-picture goals of *Vision San Marcos* to their neighborhood. Building on the engagement work done during *CodeSMTX* and *Brand Your Neighborhood*, broad outreach was conducted to raise awareness and foster participation (more details in the Outreach and Engagement section). Accessible, central locations within each study area were chosen for the workshops. They were held on Saturdays, refreshments were provided as well as activities for children, in order to garner as much participation as possible. By partnering with community volunteers, the Texas State Student Urban Planning Organization, CONA and others, the City was able to expand its outreach efforts.

**Eastern** - Saturday, April 11  
**Northwest Hills** - Saturday, April 18  
**Northern** - Saturday, April 18  
**Western** - Saturday, May 2  
**Heritage** - Saturday, May 9  
**Willow Creek** - Saturday, May 23

### Process Details

Each *Plan Your Neighborhood* workshop was two-hours long and began with an overview of the City's planning efforts, enabling each participant to understand the purpose and status of these efforts, even if they had not previously been involved. Additional detail was provided on the neighborhood character studies, the purpose of this workshop, how their input would be used and a timeline of upcoming activities. Participants received instructions for the two hands-on workshop exercises and worked in small, facilitated groups for the majority of the workshop. The meetings concluded with a summary from Staff regarding next steps.

The first exercise was a mapping process designed to understand resident's views about 1) areas that make up the character of their neighborhood and are important to preserve; 2) areas that are susceptible to change; 3) appropriate places for improvements that implement the policies of *Vision San Marcos*; and 4) pedestrian, bike and auto connections and corridors. Before beginning, they were provided with images and information gathered during the *Brand Your Neighborhood* studies about assets, constraints and opportunities. The meetings had an overall process facilitator, as well as volunteer facilitators at each table (approximately 5-8 participants per table). The role of the facilitators was to make sure the process was clear, help everyone contribute, capture participant ideas, remain neutral on content, and help the group stay on track. City Staff circulated between tables to answer technical questions.

The second exercise asked participants to formulate specific objectives that would apply policies from four key areas of *Vision San Marcos* plan to their neighborhood. These topic areas were 1) Protect neighborhoods by directing growth to activity centers; 2) Multi-modal and bicycle friendly transportation options; 3) Diversified housing options; and 4) Collection of connected parks and greenspaces. Each topic rotated between participant tables, enabling each table to review and build on their neighbor's ideas. At the end of the workshop, each





participant was provided four green stickers so that they could rank which ideas (one per topic) they were most excited about. Workshop handouts are provided in the Appendix.

## THEMES FROM THE WORKSHOPS

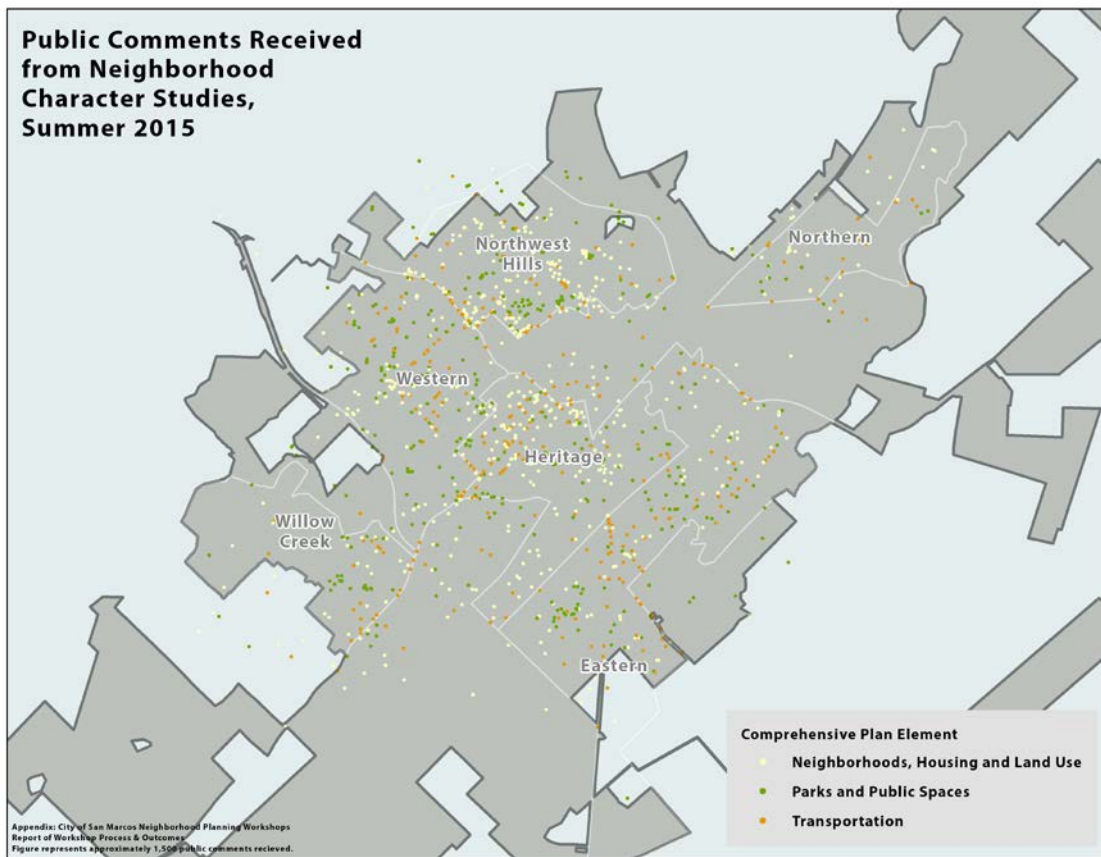
Detailed input was gathered during the workshops during the two exercises of 1) mapping and 2) objectives. While more time is required to finalize the analysis, the following provides baseline categorization and general themes that emerged from the process.

### Broad Themes across the Community

There were many themes in the objectives that resonated from workshop to workshop. The community as a whole indicates a desire to:

- *Maintain Predominately Single Family Neighborhoods*
- *Improve the connectivity of Sidewalks and Bicycle Facilities*
- *Improve the Public Transportation Service*
- *Encourage multi-family that is small in scale and in appropriate locations*
- *Protect and Improve Parks*

(These themes were summarized for this report and will be presented to the community for further discussion and refinement at a later date.)



## Specific Themes for Neighborhood Study Areas

Each Neighborhood Study Area had unique ideas for the future of their part of the City. Some of those ideas include:

### EASTERN NEIGHBORHOODS

- Encourage small, local businesses and mixed-use along major roads
- Focus on maintenance of existing roads and utilities
- Encourage mixed-use and live/work housing options
- Create new public spaces such as – dog park, children's park, community garden, greenspaces

### HERITAGE NEIGHBORHOODS

- Encourage small, character appropriate multi-family & commercial along corridors and at nodes
- Implement traffic calming measures
- Encourage affordable housing as infill development
- Create pocket parks within walking distance of neighborhoods

### NORTHERN NEIGHBORHOODS

- Encourage the development of mixed-use centers
- Increase bicycle and pedestrian signage
- Encourage a mix of housing types near schools
- Provide ADA accessible trails

### NORTHWEST HILLS NEIGHBORHOODS

- Encourage older developments to redevelop with character appropriate standards
- Consider implementing the residential parking permit program
- Encourage diversified housing to accommodate multiple generations of residents
- Provide adequate parking and access to open spaces

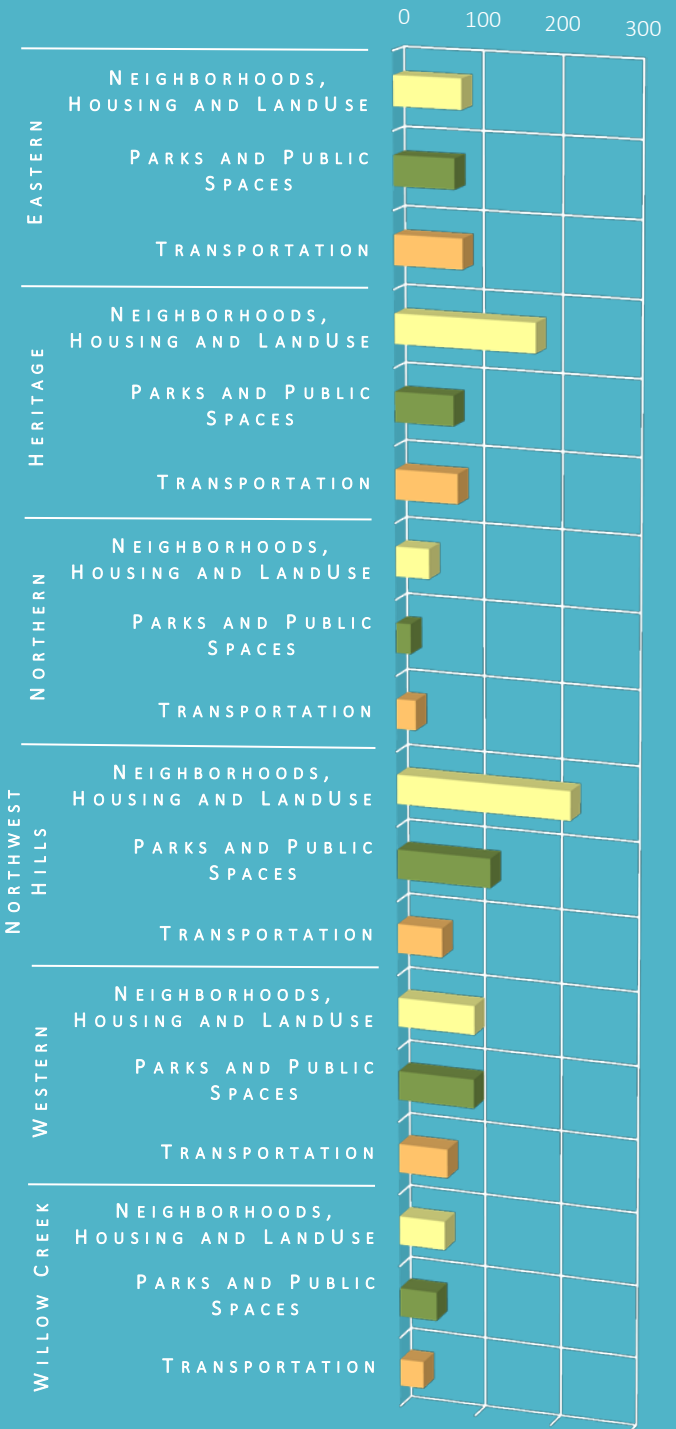
### WESTERN NEIGHBORHOODS

- Create detailed plans for neighborhood commercial developments
- Provide safe crosswalks, especially around schools
- Promote sustainable / green buildings
- Improve gateway signage for neighborhoods

### WILLOW CREEK NEIGHBORHOODS

- Encourage the development of a grocery store or market
- Improve access from neighborhoods without requiring travel on Hunter Road
- Encourage townhouse development as a transition to single family neighborhoods
- Encourage dedication of floodplains

## COMMENTS BY PLAN ELEMENTS



## OUTREACH & ENGAGEMENT

Outreach efforts for the *Plan Your Neighborhood* workshops began in the winter of 2014 with the development of a name, logo and messages about the process that would create visibility and foster interest. Numerous printed materials promoted the workshops, including posters, fliers, door hangers, post cards, yard signs, t-shirts and more. A myriad of communication channels and strategies were employed to build awareness and encourage attendance, including:

1. An informational video distributed on YouTube, City website and emails
2. Presentations to Boards and Commissions
3. Education and Outreach at Local Schools
4. Brand Your Neighborhood Activity
5. Volunteer recruiting through Texas State Student Urban Planning Organization
6. Information to *Brand Your Neighborhood* and CodeSMTX participants and Think Tank members
7. Press releases
8. Recruiting neighborhood volunteers to help with outreach to neighborhood associations
9. Emails to City of San Marcos contact lists and other networks
10. Stories in local media
11. Post card mailings and door hangers
12. Booths, materials and maps at community events and places, such as the Spring Concert Series, the Farmers Market, Party in your Park, the Activity Center, Library and at other City-sponsored events
13. Frequent e-newsletter blasts with meeting information and project updates
14. Dedicated page on City's website
15. Social media, including Facebook
16. Updates on the San Marcos Minute



In addition to the six workshops, engagement activities included placing large-scale 4 foot by 8 foot maps of the neighborhood study area at key locations in the neighborhoods in the weeks leading up to the workshops. Residents could write comments to some of the workshop questions directly on the maps themselves.

### BY THE NUMBERS

#### # of Workshop Attendees

Eastern – 20

Northwest Hills - 50

Northern - 5

Western - 40

Heritage - 40

Willow Creek - 25

#### # of Online Comments

75

#### # of Map Comments

1,049

During the workshop process, the Plan Your Neighborhood page of the City's website provided an open comment area for residents to ask questions or express concerns.

Following the workshops, a series of Mind Mixer questions (online idea-gathering tool) were blasted out to the City's contact list to gather input related to the work that was done during the workshops. Links were provided on the *Plan Your Neighborhood* page so that residents could see the results of the workshop exercises for each of the neighborhood study areas.

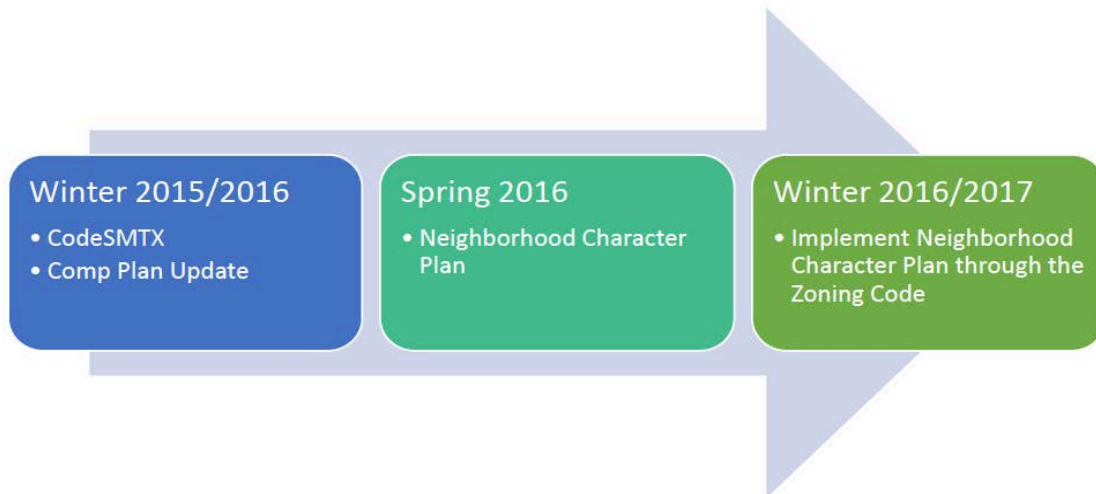


## NEXT STEPS

The input received through the Neighborhood Planning Process has confirmed the importance of establishing and applying a vision in each neighborhood before a code can be properly written. The initial work done through the Neighborhood Planning process has laid the groundwork for the zoning and transportation related tools that can be applied in neighborhoods to achieve the vision that will be established through Neighborhood Character Plans. The initial Neighborhood Planning work fits into a larger Long Range Planning Road Map that is detailed below:

Process steps going forward include:

- Build a framework into CodeSMTX that allows for the incorporation of detailed regulating plans in each of the six Neighborhood Planning Areas.
- Update the Comprehensive Plan and Preferred Scenario Map to reflect the 6 Neighborhood Planning Areas and their general character.
- Amend select conventional zoning districts to improve development standards so that they are more compatible within existing neighborhoods.
- Draft a Neighborhood Character Plan for each of the 6 Neighborhood Areas identifying:
  - Areas susceptible to change that need additional planning and the vision for those areas
  - Measurable Objectives in each neighborhood area
- Implement the Neighborhood Character Plans utilizing the new tools identified in CodeSMTX



### Timeline:

|                    |                                                                 |
|--------------------|-----------------------------------------------------------------|
| September 30, 2015 | City Council Workshop                                           |
| November 2015      | Public Open House                                               |
| February 2016      | Planning Commission Adoption of Comprehensive Plan Update       |
| March 2016         | City Council First and Second Reading Comprehensive Plan Update |
| April 2016         | Prioritize Neighborhood Character Plan Areas                    |
| May 2016           | Begin First Neighborhood Character Plan (approx 4 months/ Area) |
| October 2016       | Begin First Neighborhood Code (approx. 4 months/ Area)          |

# CODE SMTX AMENDMENTS

| Legend |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>Impact:</b> The Impact that an amendment has on the intent of the code. A Substantive amendment should include analysis of unintended consequences.                                                                                                                                                                                                                                                                                                                                                                                                                  |
|        | <b>Drafting:</b> Drafting refers to the complexity of drafting an amendment into the code. Amendments that are complex may need additional time to be included in the Code.                                                                                                                                                                                                                                                                                                                                                                                             |
|        | <b>Staff Analysis:</b> Response and analysis is included where requested by Council Members during the meeting on Feb. 20.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|        | Amendments highlighted in orange will be incorporated in the final draft for second reading as redlines on March 20.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|        | Removing Cottage Courts from the ND3 Zoning District makes this district identical to the proposed ND2 District. Staff recommends combining the districts and naming them ND2.5 for incorporation in the final draft. Seeking direction during the March 6 Work Session                                                                                                                                                                                                                                                                                                 |
|        | Amendments highlighted in light purple are classified as minor and simple but have not been acted on. If no direction is provided during the March 6 Work Session, staff will draft these amendments as blue lines and number them according to the amendment number for action during the March 20 meeting.                                                                                                                                                                                                                                                            |
|        | Amendments highlighted in dark purple need additional time prior to incorporation in the final draft based on either the substantive nature of the comment or the complexity. Staff has provided analysis on these amendments identifying the potential unintended consequences or conflicts with other aspects of the code as currently drafted. We will be requesting direction during the March 6 work session on whether these amendments will be further pursued now or left for monitoring, assessment, and possible consideration during the annual code update. |

## APPROVED AMENDMENTS

|    | MEMBER       | IMPACT      | DRAFTING | ACTION         | PROPOSED AMENDMENT                                                                                                                                                                                                     |
|----|--------------|-------------|----------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1 | Work Session | SUBSTANTIVE | COMPLEX  | Approved 5-0-2 | Regulating Plan - A regulating plan is required for all property owner requested zoning changes to ND3, ND3.5, ND4, or ND4M.                                                                                           |
| #2 | Work Session | SUBSTANTIVE | SIMPLE   | Approved 5-0-2 | Single Family Protection Buffer - Single Family Zoning Districts may not request a rezoning to ND3.5, ND4, or ND4M unless located on a major arterial when surrounded by more than 50% Single Family Zoning Districts. |
| #3 | Work Session | SUBSTANTIVE | COMPLEX  | Approved 5-0-2 | Neighborhood District 2 - An additional neighborhood zoning district restricted to the following building types: Accessory Dwelling, House, Cottage, and Attached House.                                               |
| #4 | Work Session | SUBSTANTIVE | SIMPLE   | Approved 5-0-2 | Modify the Attached Home Building Type - Rename the building type to zero lot line home and allow detached or attached single family homes where one side setback is 0 feet.                                           |
| #5 | PREWITT      | MINOR       | SIMPLE   | APPROVED 7 - 0 | Rename Home Share Rentals to Short Term Rentals                                                                                                                                                                        |
| #6 | PREWITT      | MINOR       | SIMPLE   | APPROVED 7 - 0 | Create an exception from required long term rental registration for a unit where at least one of the occupants is an owner of record unless there are violations                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MEMBER     | IMPACT      | DRAFTING | ACTION         | PROPOSED AMENDMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|----------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PREWITT    | MINOR       | SIMPLE   | APPROVED 7 - 0 | Include conservation land, green space and hike and bike trails for fee in lieu.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| #8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PREWITT    | MINOR       | SIMPLE   | APPROVED 7 - 0 | <p>A. on-street public parking that is located directly adjacent to the property may be counted towards the minimum requirements in section 7.1.2.1 or section 7.1.2.2</p> <ol style="list-style-type: none"> <li>1. There should be a minimum width of street to be taken into consideration,</li> <li>2. There needs to be a discussion of how to treat residential parking permits in areas that may use this parking minimum requirement</li> <li>3. If the city is to allow street parking which the city is to maintain, then there should be a fee in lieu of for sidewalk construction so our streets are more walkable.</li> <li>4. If the street has parking on both sides without a minimum, then how will bikes be accommodated on certain streets...take into account the transportation master plan?</li> <li>5. TOD exemption (at a later date)</li> </ol> |
| #9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MIHALKANIN | MINOR       | SIMPLE   | APPROVED 7 - 0 | Add Attached Homes as an allowed Housing Type in ND3.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| #10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MIHALKANIN | SUBSTANTIVE | COMPLEX  | APPROVED 6 - 1 | Remove Cottage Courts as an allowed Housing Type in ND3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>Staff Analysis: The Cottage Court Housing Type was designed for existing large and irregularly shaped single family lots as a tool to provide additional opportunities for infill single family development. Without this building type as an option in the ND3 district a property owner wishing to build multiple single family homes on a large irregularly shaped lot will need to apply for a much more intensive zoning district that would not necessarily be appropriate in an area characterized by single family development or they would need to build roads and utilities that may not be cost effective for a few single family homes.</p> |            |             |          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| #11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PREWITT    | MINOR       | SIMPLE   | APPROVED 7 - 0 | <p>Lodging:can there be an exception if the CD5-D has offsite valet parking to fulfill the parking requirements? COSM will have to have metered parking in order for this to be applicable.We may be able to incentivize a hotel DT in one of our historic buildings if the applicant can provide valet parking in alternative location.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## AMENDMENTS DISCUSSED WITH NO ACTION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |             |         |                |                                                                                                                                                               |
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| #12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PREWITT | SUBSTANTIVE | COMPLEX | POSTPONE 7 - 0 | <p>Include a proposed chart and table that identifies where zoning amendments are preferred or not preferred based on the current zoning. Chart attached.</p> |
| <p>Staff Analysis: Zoning is a discretionary decision where each request should be reviewed based on its own merits. This chart relies heavily on the existing zoning of that specific lot as the most important indicator and criteria for what should be allowed in the future. Zoning decisions should consider all criteria including the surrounding zoning districts, development trends, environmental considerations, infrastructure, existing development and many more. These are complex decisions that deserve a thorough analysis of all the criteria involved. If this concept is pursued there are a number of technical considerations that have not been accounted for like existing or proposed commercial and industrial zoning. This chart will require thorough analysis in order to ensure there aren't unintended consequences or opportunities lost. It is important to note that when zoning options for neighborhood districts are unavailable a property owner still has the ability to seek a change to the Comprehensive Plan which may result in a request that may be even more out of character than the original proposal.</p> |         |             |         |                |                                                                                                                                                               |





|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | MEMBER  | IMPACT      | DRAFTING | ACTION             | PROPOSED AMENDMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| #15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PREWITT | SUBSTANTIVE | SIMPLE   | WITHDRAWN          | Purpose built student housing: CD-4 / CD-5 should be increased to 1.05 parking spaces per bedroom with the same reductions allowed through fee-in-lieu in the downtown area.                                                                                                                                                                                                                                                                                                                                                     |
| <p>Staff Analysis: Two things are required in order for a fee-in-lieu to be effective:</p> <ul style="list-style-type: none"> <li>It must be used: The CD4 and CD5 zoning are intended to create a walkable environment. It is challenging to create that environment if there is little incentive to give up parking. Land in these areas may not be as constrained and developers may choose to provide the spaces instead of paying the fee unless the fee is very low.</li> <li>City must collect enough to make up for fewer parking spaces on-site. Collection and distribution of fees-in-lieu should be focused on specific geographic areas where they can be more effective at reducing the number of cars than if that same amount of money was invested in on-site parking. Staff's concern is that Fee-in-lieu in these areas will not generate enough money to off-set the negative impacts to walkability from high parking requirements or to reduce the number of cars in the area.</li> </ul> |         |             |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| #16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | HUGHSON | SUBSTANTIVE | COMPLEX  | PROPOSED           | <p>Restore SF-II as an available zoning district. We have SF-4.5, SF-6, SF-R and SF-11 falls in the middle between SF-R and SF-6.</p> <p>I know that staff has said we do not have any SF-11 zoning at this time. Although it may be unlikely that a builder will want to create lots of this size, I don't think we should take that option away from them. We should let them be able to ask for this district.</p> <p>Amend: Amend Section 4.1.2.8 Legacy Districts by REMOVING SF-11 from that list and making all other</p> |
| <p>Staff Analysis: Eliminating this district does not preclude someone from creating lots of this size. SF-6 has a minimum 6,000 square foot lot. The primary reason that this zoning district was not carried forward is that an 11,000 square foot lot is very land intensive since it is typically too small to be left in a rural state. These lots lead to large amounts of lawn that are not sustainable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |             |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| #17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PREWITT | MINOR       | SIMPLE   | QUESTION / COMMENT | Ensure that PSA requests for commercial and employment uses are not limited to 2 times per year.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Staff Analysis: <b>Section 2.4.2.2 Application Requirements</b></p> <p><b>A.</b> An application for a Comprehensive Plan map amendment shall be submitted in accordance with the universal application procedures in Section 2.3.1.1.</p> <p><b>B.</b> Consideration of Preferred Scenario Map amendments that meet either of the conditions below shall be limited to twice per year as determined by the Responsible Official.</p> <ol style="list-style-type: none"> <li>Any modification to the Existing Neighborhood designation on the Preferred Scenario Map.</li> <li>Any request for a medium or high intensity zone designation.</li> </ol>                                                                                                                                                                                                                                                                                                                                                        |         |             |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MEMBER     | IMPACT | DRAFTING | ACTION             | PROPOSED AMENDMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| #18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MIHALKANIN | MINOR  | SIMPLE   | WITHDRAWN          | Development Applications that require a Planning and Zoning recommendation to Council must be acted on within one year or they expire.                                                                                                                                                                                                                                                                                                                                                              |
| <p>Staff Analysis: Feedback from the development community about expiration dates throughout this process includes:</p> <ul style="list-style-type: none"> <li>• 26 comments related to concerns around expiration dates and permit extensions out of the 66 comments received from the development community relating to the development process in general.</li> <li>• The comments expressed concern about the length of expiration dates for larger projects</li> <li>• The comments expressed concern about a limit on the number of times that a permit can be extended</li> <li>• The comments expressed concern about the 6 month waiting period for cases that are denied by the City Council.</li> </ul> |            |        |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| #19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HUGHSON    | MINOR  | SIMPLE   | PROPOSED           | Require a response in the code from police and fire for zoning changes                                                                                                                                                                                                                                                                                                                                                                                                                              |
| If approved this amendment should be located in Sec. 2.5.1.3: Approval Process for Zoning Changes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |        |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| #20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HUGHSON    | MINOR  | SIMPLE   | PROPOSED           | Rental Registration - Advise of occupancy restrictions I am concerned that someone who is not familiar with our community and our codes may not pick up on the fact that we HAVE occupancy restrictions and there are requirements in some cases just from this one sentence.<br>Amend: Replace "as stated" with "requirements may be found in Chapter 5, Division 4: RESIDENTIAL USES" to read (requirements may be found in Chapter 5, Division 4: RESIDENTIAL USES in the Land Development Code) |
| #21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HUGHSON    | MINOR  | SIMPLE   | PROPOSED           | Rental Registration - Remove exception that ACT properties do not have to comply with rental registration. I do not see that being a member of ACT replaces rental registration in any way. If we don't have all of the student housing complexes registered with the City, I don't see how we will compile accurate statistics on anything.                                                                                                                                                        |
| Staff Analysis: The original intent of this provision was to provide a voluntary program as an incentive to self monitor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |        |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| #22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HUGHSON    | MINOR  | SIMPLE   | PROPOSED           | Include parenthesis behind "not allowed" to say that a PSA is required in the Table on Pg. 4:3                                                                                                                                                                                                                                                                                                                                                                                                      |
| #23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PREWITT    | MINOR  | SIMPLE   | QUESTION / COMMENT | Regulating Plans should be an easy process that is clearly defined                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Staff Analysis: The Application Requirements for a regulating plan is proposed to include these items as applicable to the request:</p> <p>1) Location of proposed and existing zoning districts; 2) The type, number, and location of all proposed and existing Building Types; 3) Required or Proposed Transitional protective yards;</p> <p>4) Required or proposed residential infill compatibility standards; 5) Proposed and existing streets and streetscapes; 6) Location of parking; 7) Location of proposed or existing parkland</p> <p>For a small lot where no subdivision is proposed many of these application requirements will not be applicable</p>                                            |            |        |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MEMBER  | IMPACT | DRAFTING | ACTION             | PROPOSED AMENDMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| #24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HUGHSON | MINOR  | SIMPLE   | QUESTION / COMMENT | <p>Please advise if this is the same situation that happened at The Woods apartments, during construction, that the contracted engineers found caused some flooding as the dirt berms acted as a dam, causing floodwater to back up into the neighborhood. I thought we had already changed our codes to not allow this to happen again.</p> <p>If so, eight feet is too high. Stating must be removed “as soon as possible” doesn’t solve the potential problem either.</p> <p>Please ask Engineering to advise on possible amendment to address this situation.</p> <p>If this is not the same as The Woods situation, please advise.</p> |
| <p>The proposed changes to Chapter 14 regarding spoils piles keep the 3 main points which were adopted in Ord. 2015-21 and provide additional teeth for enforcement.</p> <p>1) Piles shall not exceed 8 ft. in height. Currently this only applies if the piles are within 50’ of the ROW. The proposed amendment applies the 8 ft. height to the entirety of a property</p> <p>2) Volume &amp; Footprint. Currently it says we maintain discretion. The proposed amendment states that they must be minimized – and further states that they must be removed before final inspections are approved.</p> <p>3) Seeding / TCEQ requirements. Currently there is no timeframe on the seeding of piles. The proposed amendment states that if a pile is to remain for 14 days it must be seeded.</p> |         |        |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HUGHSON | MINOR  | SIMPLE   | PROPOSED           | <p>Occupancy Use Restrictions included in the zoning district summary tables. Amend: Occupancy Use Restrictions be added to Section 4.4.1.2 SF-R, Section 4.4.1.3 SF-6, Section 4.4.1.4 SF-4.5, Section 4.4.2.1 ND-3, and Section 4.4.2.2 ND 3.5 by including “Occupancy use restrictions apply” and include the corresponding section numbers from Chapter 5.</p> <p>If the amendment to bring back SF-11 passes, then we will need to add SF-11 also.</p>                                                                                                                                                                                 |
| Suggested Edit: This edit does not change the applicability of the occupancy standards that are currently proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |        |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HUGHSON | MINOR  | SIMPLE   | PROPOSED           | Sec. 2.111 Neighborhood Commission Map: A map depicting the location of each secto may be viewed at the office of the city clerk <a href="#">and on the City website Neighborhood Commission page.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| #27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HUGHSON | MINOR  | SIMPLE   | PROPOSED           | Correct Typo in Technical Manual from CD4D to CD5D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



## Table and Chart submitted by Council Member Prewitt and referenced in Amendment #12

Follows the proposed chart in LDC Page 4:3

| District classification  | Open space/<br>agricultural space | Low intensity | Existing neighborhoods | Medium or high intensity zone | Employment center | Corridor |
|--------------------------|-----------------------------------|---------------|------------------------|-------------------------------|-------------------|----------|
| Conventional residential | NP                                | NP            | P                      | -----                         | -----             | -----    |
| Character districts      | NP                                | P             | -----                  | P                             | NP                | P        |
| Special Districts        | -----                             | NP            | NP                     | NP                            | P                 | P        |

Add this amendment until the Small Plan areas are completed and adopted

| District classification | Open space/<br>agricultural space | Low intensity | Existing neighborhoods<br>Zoning categories |                         |              | Medium or high intensity zone | Employment center | Corridor |
|-------------------------|-----------------------------------|---------------|---------------------------------------------|-------------------------|--------------|-------------------------------|-------------------|----------|
|                         |                                   |               | SF<br>R<br>4.6<br>6                         | TH<br>PH<br>ZL<br>MF-12 | MF18<br>MF24 |                               |                   |          |
| Neighborhood districts  |                                   |               |                                             |                         |              |                               |                   |          |
| ND2                     | NP                                | NP            | P                                           | NP                      | NP           | NP                            | NP                | P        |
| ND3                     | NP                                | NP            | NP                                          | P                       | NP           | NP                            | NP                | P        |
| ND3.5                   | NP                                | NP            | ***                                         | P                       | P            | NP                            | NP                | P        |
| ND4                     | NP                                | NP            | ***                                         | NP                      | P            | NP                            | NP                | P        |
| ND4M                    | NP                                | NP            | ***                                         | ***                     | P            |                               |                   | P        |

Legend:

- P preferred
- NP not preferred
- Not allowed
- \*\*\* Not allowed Until Small Plan areas are completed and adopted

5. Standards to be applied in the overlay which are intended to supersede conflicting standards in the base district; and
6. Special standards to be applied in the overlay district.

### DIVISION 3: APPLICATION FOR AN EXISTING NEIGHBORHOOD REGULATING PLAN

#### Section 2.5.3.1 Purpose, Applicability and Effect

- A. **Purpose.** The purpose of an existing neighborhood regulating plan shall be to authorize a special overlay zoning district to ensure compatibility of the development with the surrounding neighborhood.
- B. **Applicability.** An approved existing neighborhood regulating plan shall be required for any property owner requested zoning map amendment to any of the Neighborhood Districts described under Section 4.1.2.5
- C. **Effect.** Approval of an existing neighborhood regulating plan authorizes the approval or issuance of subsequent requests and permits for the property subject to the regulating plan.

#### Section 2.5.3.2 Application Requirements

- A. An application for approval of an existing neighborhood regulating plan shall be submitted in accordance with the universal application procedures in Section 2.3.1.1 except as otherwise provided in this Division 5.
- B. **Existing neighborhood regulating plans shall consist of one or more maps showing the following:**
  1. The location of proposed base zoning districts;
  2. The location of existing zoning districts surrounding the subject property;
  3. The type, number, and location of all proposed building types under Section 4.4.6.1;
  4. The type, number, and location of all existing building types surrounding the subject property;
  5. The location of any required and proposed transitional protective yards under Section 7.2.2.1;
  6. The location of any required or proposed residential infill compatibility standard under Section 4.4.2.5;

1. The location and type of all required and proposed street types under Section 3.7.1.1;
8. The location of all proposed parking in accordance with Section 7.1.1.1;
9. The location and type of all proposed and existing streetscape types under Section 3.8.1.1; and
10. The location and type of all proposed and existing parkland under Section 3.10.1.1.

#### Section 2.5.3.3 Approval Process

- A. The approval process for an existing neighborhood regulating plan follows the procedures established for approval of a zoning map amendment under Section 2.5.1.3.

#### Section 2.5.3.4 Criteria for Approval

- A. The following criteria shall be used to determine whether the application for an existing neighborhood regulating plan shall be approved, conditionally approved or denied:
  1. The proposed regulating plan conforms with the compatibility of uses and density standards in Section 4.1.2.2.
  2. The existing neighborhood regulating plan is consistent with all applicable standards and requirements of the base zoning district and this development code;
  3. The existing neighborhood regulating plan is consistent with any adopted neighborhood character study for the area.
  4. The proposed provision and configuration of roads, electric, water, wastewater, drainage and park facilities conform to the Comprehensive Plan and any approved City Master Plans or Capital Improvement Plans;

#### Section 2.5.3.5 Amendments

- A. The Responsible Official may permit the applicant to make minor amendments to the existing neighborhood regulating plan without the necessity of amending the ordinance that established the existing neighborhood regulating plan.
- B. If the Director determines that proposed amendments substantially impact the nature of the approval, whether

**RESOLUTION NO. 2018-            R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING AN ACTION PLAN THAT OUTLINES FURTHER MEASURES TO BE TAKEN TO IMPLEMENT OR ENHANCE THE PURPOSES AND OBJECTIVES OF THE NEWLY ADOPTED SAN MARCOS DEVELOPMENT CODE (“CODE SMTX”) AND ASSOCIATED CHANGES TO THE CITY’S COMPREHENSIVE PLAN; AUTHORIZING CITY STAFF TO UNDERTAKE SUCH EFFORTS AS ARE NECESSARY TO IMPLEMENT SUCH MEASURES; AND DECLARING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:**

**PART 1.**        The following measures necessary to implement or enhance the purposes and objectives of the newly adopted San Marcos Development Code (“Code SMTX”) and associated changes to the city’s Comprehensive Plan, “Vision San Marcos: A River Runs Through Us” are hereby approved:

**A.        Initiation and completion of Phase I of the Small Area Plan Project (6 month process) including:**

**a.**        Update to the neighborhood character study page of the City’s Comprehensive Plan.

**b.**        Identification and prioritization of all plan areas including:

- i.**        Existing Neighborhood Areas
- ii.**       Growth Areas; or
- iii.**      Major Corridors

**B.        Initiation and completion of first small area plan identified during Phase I (10 Month Process).**

**C.        Implementation of the City’s Workforce Housing Initiative as directed by the City Council’s Affordable Housing Committee and City Council.**

**D.        Update to Vision San Marcos Comprehensive Plan.**

**E.        Monitor the effectiveness of the City’s new San Marcos Development Code with the implementation of an annual Code Update process.**

**PART 2.** City staff is hereby authorized to undertake such efforts as are necessary to implement such measures.

**PART 3.** This resolution shall become effective immediately from and after its passage.

**ADOPTED** on March 20, 2018.

John Thomaides  
Mayor

Attest:

Jamie Lee Case  
City Clerk