

From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: Fw: [EXTERNAL] SMTX 4 All
Date: Tuesday, September 24, 2019 4:38:59 PM

From: Ginny Baker <ginny@monicamcnabb.com>
Sent: Tuesday, September 24, 2019 4:27 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] SMTX 4 All

Dear Planning & Zoning Commission:

Please accept this correspondence as my **FULL SUPPORT** of the SMTX 4 All Action Plan. Based on the results of the San Marcos Housing Needs Assessment, our City is in need of changes that will lead to the ability of different housing products within an affordable price range for all San Martians. The changes needed are as follows:

- Increased Density in appropriate areas (which may include neighborhoods)
- City Initiated Zoning to be implemented as it pertains to Intensity Zones from the Comprehensive Plan
- Opt-in Zoning Districts to be allowed in currently identified Intensity Zones in the Comprehensive Plan
- Waivers to be allowed for parking or for increased density as it primarily applies to mixed-use and commercial style developments
- Waivers to be allowed for impact fees in existing neighborhoods because this helps to keep the prices lower for single family Buyers and Builders
- Larger lots - in appropriate areas - should be allowed to be subdivided into smaller lots leading to a needed housing product mix such as townhomes, condos and the like that yields a product at \$200,000 or less

The issues are critical and the time is now. YOU need to not be a part of the problem - such as restricting supply to the degree that no housing products are affordable. YOU should be creating Policies and Programs that fit the needs of our community which:

1. Reduce sprawl which will reduce negative impacts on the surrounding environment plus the City's infrastructure budget
2. Promotes affordability through housing diversity - townhomes, condos, studio apartments, cottages
3. Increase density and walkability + allow for multiple transportation modes such as bicycles

Sincerely,



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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] SMTX 4 All Action Plan - letter of support
Date: Tuesday, September 24, 2019 3:53:54 PM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Michael Nolen <michael@monicamcnabb.com>
Sent: Tuesday, September 24, 2019 3:50 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] SMTX 4 All Action Plan - letter of support

Dear Planning & Zoning Commission:

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Sincerely,

Michael Nolen
123 N Mitchell St
San Marcos, TX 78666

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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] Yote YES for SMTX4ALL!
Date: Tuesday, September 24, 2019 2:40:55 PM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Gloria Salazar <gsalazar94@yahoo.com>
Sent: Tuesday, September 24, 2019 2:06 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>; Gillfillan, Abigail <AGillfillan@sanmarcostx.gov>; Laura DuPont <laura@corridortitleco.com>
Subject: [EXTERNAL] Yote YES for SMTX4ALL!

Greetings Planning & Zoning Commissioners!

I am Gloria Salazar, Vice-Chair of the San Marcos Workforce Housing Task Force. I apologize as I am unable to attend the Planning & Zoning meeting as I also serve on the San Marcos Housing Authority Board and we also have a meeting tonight at 5:30 pm. However, I do want to share a few words with you before your meeting tonight.

The San Marcos Workforce Housing Task Force was formed with a diverse group of people, from non-profits to education leaders, business people, home builders, some being homeowners, others renters. This group focused on the issue presented and spent many hours exploring, debating and carefully identifying methods and strategies to address our housing needs. It is clear from the housing study that San Marcos is in dire need of affordable housing. As a city, we can no longer wait for the growth to stop or slow down, that is not going to happen. We must be proactive, we must build not only for those who are here now, but those that are coming. We must prepare to house our community from infancy to elder status in safe, decent and affordable housing, be it a single family home, tiny home, duplex, condo, townhome or apartment. We have many of these diverse housing options already in our neighborhoods, including the historical district. As a city, we must look at all the options, ensuring that those choosing to live in our community have a fair opportunity to select housing that meets their needs.

The SMTX4ALL is not the answer to all of our housing problems. It is the beginning of a long journey to ensure that San Marcos will be a place to live and enjoy raising your children, going to college, building your business or career and retiring to enjoy life, the grandchildren or travel.

I encourage you to vote in support of SMTX4ALL. Let's get moving on the greatest challenge of our community!

Thank you for your commitment, your service and your support.

Gloria Salazar
1614 Mockingbird Drive
San Marcos, TX 78666

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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] SMTX 4 All
Date: Tuesday, September 24, 2019 3:30:21 PM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Mark Gonzales <mark@monicamcnabb.com>
Sent: Tuesday, September 24, 2019 3:29 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] SMTX 4 All

Dear Planning & Zoning Commission:

Please accept this correspondence as my **FULL SUPPORT** of the SMTX 4 All Action Plan. Based on the results of the San Marcos Housing Needs Assessment, our City is in need of changes that will lead to the ability of different housing products within an affordable price range for all San Martians. The changes needed are as follows:

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Sincerely,

Mark A. Gonzales

Texas Law requires all real estate licensees to give Information About Brokerage Services form at: <https://www.trec.texas.gov/sites/default/files/pdf-forms/IABS%201-0.pdf>

Mark Gonzales

REALTOR

McNabb & Co.

c: [512.749.3352](tel:512.749.3352)

a: 1920 Corporate Dr. B201
San Marcos, TX 78666

e: mark@monicamcnabb.com

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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] Fair housing
Date: Tuesday, September 24, 2019 3:24:23 PM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Philip Nadeau <philip@monicamcnabb.com>
Sent: Tuesday, September 24, 2019 3:23 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Fair housing

Dear Planning & Zoning Commission:

Please accept this correspondence as my **FULL SUPPORT** of the SMTX 4 All Action Plan. Based on the results of the San Marcos Housing Needs Assessment, our City is in need of changes that will lead to the ability of different housing products within an affordable price range for all San Martians. The changes needed are as follows:

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Sincerely,

Philip Nadeau

McNabb and Co.

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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] Letter of Support - SMTX 4 All
Date: Tuesday, September 24, 2019 3:22:19 PM



Cesly Burrell

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Monica Malorgio McNabb <monica@monicamcnabb.com>

Sent: Tuesday, September 24, 2019 3:19 PM

To: P&Z Commission <P&ZCommission@sanmarcostx.gov>

Subject: [EXTERNAL] Letter of Support - SMTX 4 All

Dear Planning & Zoning Commission:

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Sincerely,

Monica Malorgio

Property owner of:
617 Willow Creek Circle, SMTX
1920 Corporate Dr B201, SMTX
1111/1113 Hazelton, SMTX

--

Or visit my website at: www.mcnabbandco.com

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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] Letter of Support SMTX 4 All
Date: Tuesday, September 24, 2019 3:22:14 PM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Creighton Witt <creighton@monicamcnabb.com>
Sent: Tuesday, September 24, 2019 3:20 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Letter of Support SMTX 4 All

Dear Planning & Zoning Commission:

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Sincerely,

Creighton Witt

512 Craddock Ave, Apt 2351, San Marcos, Texas, 78666

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From: [Ginny Baker](#)
To: [P&Z Commission](#)
Subject: [EXTERNAL] SMTX 4 All
Date: Tuesday, September 24, 2019 4:27:06 PM

Dear Planning & Zoning Commission:

Please accept this correspondence as my **FULL SUPPORT** of the SMTX 4 All Action Plan. Based on the results of the San Marcos Housing Needs Assessment, our City is in need of changes that will lead to the ability of different housing products within an affordable price range for all San Martians. The changes needed are as follows:

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Dear P & Z Commissioners,

As you discuss and consider recommending the proposed Workforce Housing Task Force Housing Action Plan, I would like to voice my support in favor of the Action Plan and would ask you to recommend the Action Plan to City Council. I would hope that you would take into consideration the following:

- If we follow the simple logic of supply and demand then it is easy to conclude that when demand for affordable and varied housing is high and the supply for said affordable housing is low, then the housing that is available is no longer affordable and leads to displacement. We cannot take a “if we don’t build it, they won’t come approach” as this approach will kill the supply, but not the demand. The truth is they have been coming, and they will continue to come to this area. You, the commissioners, are a prime example of the people who have been part of the growth themselves as most, if not all of you, are transplants that now call San Marcos home.
- With a city that has such a high economically disadvantaged population, San Marcos needs more housing of various types, and we need it to be affordable to all.
- Over time we have heard repeatedly from some on this dias that it is disrespectful when the community puts in time and hard work and those who chose not to participate in the process come in at the 11th hour in an attempt derail the process.
- I support the opt-in zoning in existing neighborhoods.
- I support waivers for parking and/or for increased density in existing neighborhoods.
- I support diverse housing options such as townhomes, condos, and duplexes as well as single family homes.
- I support waiving impact fees and waivers to height maximums in existing neighborhoods.
- I support increased density in our downtown.
- I support city initiated zoning.
- I support improving the condition and accessibility of existing home stock through community partnerships, owner occupied rehabilitation programs, and sustainable funding sources.
- I support all the strategies as outlined in the Action Plan including, but not limited to:
 - Infill Housing Assistance
 - Development Codes & Zoning
 - Land Banking, Down Payment Assistance
 - Opt-In Zoning Overlay Districts
 - Accommodate Growth through Appropriate Zoning
 - Tax Increment Financing
 - Tiny Homes
 - Clear Path Permitting
 - Removal of Regulatory Barriers to Affordable Housing
 - Education

I ask you support the SMTX 4 All Action Plan and to please remember San Marcos is a city for ALL.

Sincerely,

Keely Sonlitner

From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: [EXTERNAL] Workforce Housing Plan Support
Date: Tuesday, September 24, 2019 3:04:05 PM

Cesly Burrell
Administrative Coordinator | Planning & Development Services | City of San Marcos
630 E Hopkins, San Marcos, TX 78666
512.393.8231 | CBurrell@sanmarcostx.gov | sanmarcostx.gov

-----Original Message-----

From: Bucky Couch <buckycouch@gmail.com>
Sent: Tuesday, September 24, 2019 3:03 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Workforce Housing Plan Support

Mr. Chairman and Commission Members:

I'm writing to express support for the Workforce Housing Plan that you will be reviewing tonight. The Plan is the culmination of many hours of work by the appointed committee, staff, and the citizens. It's not perfect but it represents the first definitive step toward a long-term and sustainable solution. Please vote to approve and send on to Council.

Thank you

Bucky Couch
512-757-1004

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From: [Brian Smith](#)
To: [P&Z Commission](#)
Subject: [EXTERNAL] Support for SMTX for All Action Plan
Date: Tuesday, September 24, 2019 9:04:27 AM

Dear P & Z Committee,

I am writing in strong support of the Draft Strategic Action Plan “SMTX 4 ALL.” The report recognizes some of the key contextual challenges to affordable housing in San Marcos and makes several well advised strategies for addressing those challenges. Of the report’s key findings, the high population growth rate among young and middle adults (compared to college age students) recognizes the large-scale growth projected for the workforce population in San Marcos — a population that is largely excluded from living in San Marcos at present given that nearly 80% of the San Marcos workforce commutes to San Marcos for work (a second key finding in the report). Base on this information alone, there is an urgent need for more and affordable housing in San Marcos so that its growing workforce can live and participate in the community where they work. In other words, San Marcos needs to increase its housing density and diversity its housing options to include this important sector of the community as members of the community - not just as workforce labor.

The Strategic Action Plan outlines several compelling policy and program to address this urgent need for housing density & diversity. In particular: Enhanced code enforcement efforts to deal with vacant/unoccupied structures; expanding the types of zoning in existing neighborhoods; Infill Housing Assistance; Downpayment assistance; Affordable housing tax & appraisal protection; Opt-in Zoning Districts, Proactive zoning of underdeveloped and infill areas; supporting manufactured homes for affordability, and removing some regulatory barriers to Affordable Housing like parking requirements.

I urge you to vote in favor of the Strategic Action Plan.

Best Regards,

Brian Smith
1107 Allen Street
San Marcos, TX

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Thomas Barclay Larsen, Ph.D.
1951 Hunter Road., Apt. 11105
San Marcos, TX 78666
thomasbarclaylarsen@gmail.com

Planning and Zoning Commission
630 E Hopkins St.
San Marcos, TX 78666

Dear Commissioners:

In this letter, I provide brief remarks about anxieties surrounding SMTX 4 All's housing action plan and the Guadalupe restripe. City staff has proposed pragmatic ways to mitigate city changes through drafting the housing plan and working with TxDOT to add a two-way bike lane along Guadalupe. My thesis is this: San Marcos's urban system is changing, whether we like it or not. We must adapt to emerging conditions.

First, I imagine some citizens are concerned with how the housing action plan fits into preserving the history of San Marcos. Others may feel threatened by the plan's recommendation to rezone certain areas and increase population density. Folks may find development, any development, to be detrimental to the integrity of existing neighborhoods. These are important concerns, but they are precisely the reason why we have institutions like the Historic Preservation Commission and city ordinances to keep aspects of San Marcos's past "safe" from the future. We cannot, however, treat every neighborhood like a historic neighborhood—not with the way San Marcos is growing. Otherwise, our community succumbs to the inefficiencies of urban sprawl as new housing developments get pushed farther and farther away from the city core. Based on what we know in urban studies, San Marcos is destined to fail without four things: 1) more affordable housing, 2) more types of housing, 3) more diverse zoning types, and 4) sufficient population density.

Second, I have overheard grievances about the Guadalupe restriping changes—cutting lanes down from three to two—claiming that it slows down traffic. Without available traffic count data, it is unwise (and costly) to make any decisions that counteract the progress being made. Multi-modal infrastructure has enormous potential to alleviate the parking deficit our downtown faces and regulate car traffic as the city grows. At the very least, we shouldn't decide to hinder progress until the bike lane is open for public use.

With more transportation and housing options, we can encourage more people to both live *and* work in San Marcos, rather than simply work here. In order to become a timeless city, San Marcos needs to undergo some growing pains.

Sincerely,



Thomas Barclay Larsen

From: [Peter Tschirhart](#)
To: [P&Z Commission](#)
Cc: [Peter L. Tschirhart](#); gabrielle@gabriellemoore.info
Subject: [EXTERNAL] Support SMTX for All
Date: Tuesday, September 24, 2019 7:53:45 AM

Dear P and Z Commission,

I write this morning in strong support of the “San Marcos For All” report. As a recent homebuyer in central San Marcos, I believe we must begin to chip-away at legacy (and ineffective) housing strategies that favored single-family zoning. Instead, we should favor policies that make it appealing—economically and otherwise—for people to reside in central areas of our city. Reducing sprawl, relieving strain on the surrounding environment, promoting affordability, and supporting density/walkability are crucially important for creating a thriving, forward-looking, healthy, diverse, and inclusive 21st-century city.

Particular policies appearing in the report that appeal to me include: 1) reduced parking requirements for new, dense developments—we MUST promote alternative transit in center city; 2) incentives and variances for new developments—we must find ways to encourage builders to meet our housing needs; 3) promote splitting up large lots in existing neighborhoods; 4) I support making it easier to build tiny homes and accessory dwelling units; 5) I support increased mixed-use developments downtown (although I do believe it is important not to exceed 6-8 stories in height); 6) I support providing financial and tax incentives to existing homeowners and landowners to encourage property renovations—far too many of our duplexes and rental homes are in poor condition, and cost a pretty penny; 7) I support the city transforming dilapidated, underutilized, or abandoned properties for affordable housing developments. Etc. Etc. I don’t think it’s necessary or feasible to discuss each individual item that I support, but I have trouble identifying a single element that I *don’t*.

San Marcos is approaching or has already reached a crucial moment: it can decide that it wants to look like Kyle and Buda—sprawling suburbs and strip malls. Or it can focus its development efforts in the central core of the city: promoting a vibrant/active way of life, bringing new energy to existing neighborhoods, including all people of all income levels, encouraging density (and along with it: walkability and bikeability), and correcting many of the (architectural, planning, and social/cohesion) mistakes of the past. The “San Marcos For All” report provides a crucial step that charts a pathway toward an exciting future for our city. I hope you will recommend it for approval.

Peter Tschirhart
1107 Allen St

Peter Tschirhart, Ph.D.

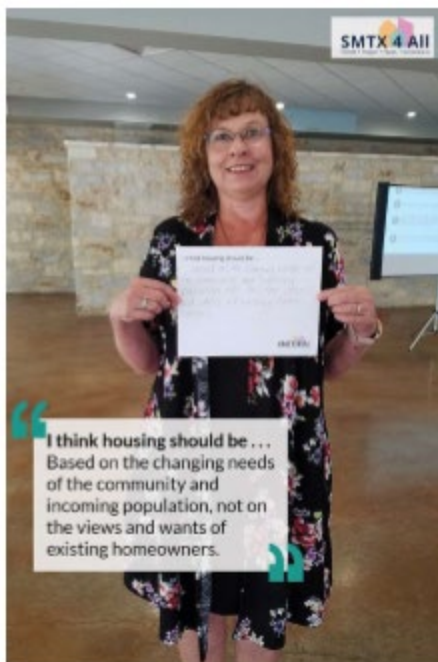
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From: [sandra.Nichols](#)
To: [P&Z Commission](#)
Subject: [EXTERNAL] San Marcos Affordable Housing Needs
Date: Tuesday, September 24, 2019 10:57:32 AM
Attachments: [image.png](#)

It is my view that if we do not address our affordable housing needs directly and with a sense of urgency, the result will be undirected growth, urban sprawl, far less open space, and higher taxes due to the necessary extension of infrastructure. It will negatively weigh on transportation options that are currently being negotiated and make the city like any other nameless suburb.

Key initiatives I support that are part of the 23 recommended actions are more diverse housing options, including manufactured homes, Tiny Homes and Accessory Dwelling Units. Removing regulatory barriers to affordable housing as well as financial strategies to be used to allow and encourage greater density and residential development strategically while preserving the character of existing neighborhoods.

Access to quality, affordable and desirable homes is a key need for a thriving community. The committee's three year action plan- Clear Path Permitting , Shared Equity , Land Banking , Accommodate Growth through Appropriate Zoning and Owner Occupied Rehabilitation are the first steps to make sure we are providing those needs. I fully support this plan and hope it is implemented as the beginning of a long term project that will need to be regularly reviewed and adjusted when necessary as priorities and conditions change.



Thank you,

Sandra Nichols
Texas State Alumni



PLANNING & ZONING COMMISSION COMMENT SHEET

Regular Meeting Date: 09.24.2019

CITIZEN COMMENT SIGN UP SHEET

*"Please **PRINT** all information."*

Name: Sarah Simpson Telephone: 512.395.5038

Address: 407 S. Stagecoach Trl Ste 203, San Marcos (work) / 711 Patterson Ave, Austin (residence)

E-mail address: ssimpson@color-space.com

Circle one: written or oral comments Comment on Agenda # 4 (Housing Action Plan) +
5 (Redwood Rezoning)

Dear Planning and Zoning Commissioners:

Agenda Item 4: Housing Action Plan

I write today to express my support for the SMTX4All Housing Action Plan and encourage you to recommend adoption of the diverse set of strategies put forth by this plan. San Marcos currently faces many housing-related struggles and needs more diverse, affordable, transit-accessible housing to improve quality of life for all residents, retain and attract new long-term residents, and allow residents to better age in place.

The action plan shows its intelligence by not relying on one silver bullet but instead puts forth a robust menu of strategies to help address the many facets of San Marcos' housing challenges. Of those, I support taking steps to create new incremental housing throughout the city, including in both existing neighborhoods with more historically-derived missing middle housing infill (granny flats, townhouses, duplexes - quadplexes), as well as in the intensity zones designated in the comprehensive plan. Creating more diverse infill housing stock is key to making San Marcos less car and fossil-fuel dependent, less land-hungry, and more of an independent, people-oriented place. After all, housing policy is not only social policy, it is climate policy. If you were to ask the Central Texas ecoregions and the flora and fauna that inhabit them where they'd like to see more housing, how do you think they would respond? I can assure you they wouldn't reply on the outskirts of town where most new housing stock has been created in recent decades due to lack of appropriate land use tools.

As someone that grew up here and now delves into the Land Development Code regularly, I believe there is much we can do to improve all San Martians' overall quality of life if we actually use the tools we have at hand. The code lays the foundations to deliver more housing options; and this action plan, comprised of much thoughtful, holistic research and input, provides further guidance for its affordable, sustainable delivery, including the preservation of existing housing stock. For these many reasons, I encourage you to recommend the adoption of all of its complimentary components.

Agenda Item 5: Redwood

Following up on the previous public hearing for the rezoning of the Redwood tracts, I encourage you to consider recommending a rezoning to a Planning Area District, which given its large acreage, would require a regulating plan with a more nuanced allocation of Character Districts, including percentages in CD-1 (preserved open space) through CD-4 / CD-5 to ensure open space, as well as the possibility for walkable amenities to the neighborhood itself. I have attached the relevant pages from the code for your reference and in it you will find more info on creating a more complete neighborhood via Planning Area District (vs. a mostly singular rezone of 200 acres).

Thank you for your service and review of these matters,
Sarah Simpson

Section 4.1.2.6 Character Districts

- A.** Character districts are intended for infill development and new development in both high and medium intensity zones on the Preferred Scenario Map.
- B.** Character districts provide for higher density residential and commercial uses in well planned areas where utilities and infrastructure are designed and constructed to support intense development in a walkable and mixed use environment.

TABLE 4.6 CHARACTER DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME	DISTRICT INTENT	SEC.
CD-1	Character District -1	The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.	Section 4.4.3.1
CD-2	Character District -2	The CD-2 District is intended for the development of single-family and agricultural uses in a rural setting. Characterized by primarily agricultural uses with woodlands, wetlands and scattered buildings.	Section 4.4.3.2
CD-3	Character District -3	The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.	Section 4.4.3.3
CD-4	Character District -4	The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.	Section 4.4.3.4
CD-5	Character District -5	The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.	Section 4.4.3.5
CD-5D	Character District -5 Downtown	The CD-5D district is intended to provide for mixed use, pedestrian-oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted. CD-5D should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed use activity in the community.	Section 4.4.3.6
PA	Planning Area District	PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation.	Section 4.4.3.7

PA

SECTION 4.4.3.7 PLANNING AREA DISTRICT



TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4 CD-5 EC LI	0 - 10% 10 - 40% 60 - 90% 0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, or 3 CD-4 CD-5	0 - 10% 10 - 30% 60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, or 3 CD-4 CD-5	10 - 30% 30 - 60% 10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2 CD-3 CD-4 CD-5	50% min. 20 - 40% 10 - 30% 0 - 5%

A. Establishment of a Planning Area District. A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.7.

1. **Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.6.1.
2. **Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.
3. **Development Plan.** Approval of a Planning Area District requires the submission of a development plan including the following:
 - a. **Buildable Land.** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City's Land Use Suitability Map.
 - b. **Pedestrian Sheds.** Planning area districts shall be composed of one or more pedestrian sheds including:
 1. **Standard Pedestrian Shed.** A standard pedestrian shed may be no more than 160 acres and is based on a one-quarter mile radius around a node.

FIGURE 4.20 STANDARD PEDESTRIAN SHED



2. **Linear Pedestrian Shed.** A linear pedestrian shed may be a maximum of 200 acres and is based on a one-quarter mile radius around a series of block lengths.

FIGURE 4.21 LINEAR PEDESTRIAN SHED



- c. **Public Facilities.** Identification of emergency services and school facilities to serve the proposed development including any additional facilities proposed to serve the development.
- d. **Utilities Plan.** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.
- e. **Transportation Plan.** Identification of the major transportation network proposed to serve the development including any off-site improvements.
- f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.4.4.2 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.
- g. **Overlay Districts.** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

Section 4.4.3.8 Regulating Plan

- A. Regulating Plan Required.** After City Council approval of a planning area district and prior to commencement of any

development, the owner shall submit and must obtain approval of a regulating plan under Section 2.5.6.1

associated with the provision of affordable housing in this development code.

B. Contents of Regulating Plan. Each Regulating Plan or any amendment thereof, shall reflect the following, all in conformance with the applicable standards and requirements set forth in this Section 4.4.3.7:

1. Transportation plan, including:
 - a. New street designations;
 - b. Existing street designations;
 - c. Bicycle, greenway, or pedestrian passages;
 - d. Transit stops; and
 - e. Block perimeters.
2. Pedestrian sheds;
3. Parkland or civic buildings and the maintenance responsibility;
4. District allocations to regulate use and development of the planning area;
5. Vicinity map;
6. Major utilities plan;
7. Watershed protection plan phase I;
8. Phasing plan, if more than one phase is contemplated.

C. Additional Development Standards

1. **Parkland Requirements.** Planning area districts shall:
 - a. Include parkland constructed to the general neighborhood park standards in Section 3.10.2.1 within 800 ft. of the center of the pedestrian shed.
 - b. Include parkland designed as a playground under Section 3.10.2.1 within 1000 ft. of any residential lot.
2. **Affordable Housing.** Planning area districts shall:
 - a. Make a minimum of 10% of the units conform to the requirements for affordable housing under Section 4.3.1.1. These units are eligible to any incentives

D. Regulating Plan Amendments. Any amendment to an approved regulating plan shall follow the same procedures required for initial approval with the following exceptions:

1. District allocations may not be amended for any area where a plat has been recorded.
2. Proposed changes to district allocations following recordation of a plat shall follow the zoning change procedures in Section 2.5.1.1.



To: City of San Marcos Workforce Housing Task Force

From: Austin Apartment Association

RE: Draft Strategic Action Plan

Date: September 4, 2016

The Austin Apartment Association (AAA) was founded in 1964 and is composed of more than 1,000 diverse businesses that own, manage and service more than 230,000 rental homes in the Greater Austin Area. AAA members are committed to providing quality housing and wholesome living environments for all Texans and the successful implementation of housing strategies aimed at expanding opportunities for housing to meet the needs of current and future residents.

Housing policy has many facets and we acknowledge that examining this topic and crafting meaningful strategies can be difficult. The AAA appreciates the time and effort taken by the Task Force members, city staff and hired consultants to complete the well-rounded draft document.

The draft document contains many housing strategies that are strongly supported by the AAA. We believe that when these particular strategies are implemented they help reduce the regulatory cost of housing and bring more housing choice for residents. Supported strategies include:

Community Advisory Group - Create a process by which a Community Advisory Group can be developed along with a detailed outline of their roles & responsibilities. The Advisory Group will be tasked with implementation of and on-going administration of strategies within this plan. This will ensure on-going transparency and community involvement.

Development Codes and Zoning - Support diverse and vibrant neighborhoods by expanding the types of zoning districts and building types allowed within existing neighborhoods. Use a community driven process with a focus on accommodating residents through all stages of life.

Remove Regulatory Barriers to Affordable Housing - Remove regulatory barriers to affordable housing when developments include a percentage of affordability. Barriers may include:

- Impact fees
- Parking requirements
- Height requirements
- Maximum density
- Requiring full site plan review for projects with 12 units or less
- Material requirements
- Permit fees

Clear Path Permitting - Minimize the time it takes to build mixed income or affordable communities with a clear path permitting process. This includes a dedicated case manager, pre review prior to formal submittal, priority in the review queue and priority inspections.

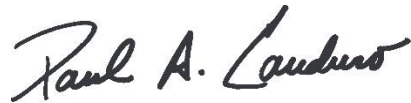
Opt-In Zoning Overlay Districts - Create Opt-In zoning districts in Intensity Zones that offer an option for increased density and fast tracked permitting in exchange for affordable housing and other community benefits important to those strategic locations.

Tax Increment Financing - Utilize Tax Increment Financing mechanisms in strategic growth areas from the Comprehensive Plan to ensure that affordability is included in growth areas.

The AAA does not support the Rental Registry strategy (A.1) for a wide variety of reasons. Rental registration programs create a bureaucracy and do very little to expand housing opportunities. Additionally, the goals and objectives of a rental registration program can already be achieved through existing property code enforcement powers, Justice of the Peace courts, ongoing community outreach efforts and certificate of occupancy requirements.

The AAA looks forward to the follow-up actions by the Task Force and city staff to usher-in the supported strategies, and we look forward to having apartment property managers represented on any advisory board created to help lead the effort.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul A. Cauduro". The signature is written in a cursive, flowing style.

Paul Cauduro
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