

1. **Agenda**

Documents:

January 18, 2017 Think Tank Agenda Final.pdf

2. **Packet**

Documents:

January 18, 2017 Think Tank Agenda Packet.pdf



Code SMTX Think Tank Meeting
Wednesday, January 18, 2017
6:00 pm
City Park Recreation Hall, 170 Charles Austin Dr.
AGENDA

1. **Call to Order**
2. **Roll Call**
3. **30 Minute Citizen Comment Period.** The Think Tank welcomes citizen comments. Anyone wishing to speak must sign in with the secretary before the meeting and observe a three-minute time limit.
4. **Approval of Minutes from October 12, 2016**
5. **Recognition for service – Mayor Thomaides**
6. **Presentation and discussion on the development of the Revised Draft and next steps.**
7. **Exit Survey**
8. **Questions from the Press and Public.**
9. **Adjourn.**



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1 **MINUTES OF THE REGULAR MEETING OF THE**
2 **CODE SMTX THINK TANK**
3 **October 12, 2016**
4 **San Marcos Activity Center**
5 **501 E Hopkins Street**
6

7 **THINK TANK MEMBERS PRESENT:** John David Carson
8 Betsy Robertson
9 Chris Wood
10 Tom Wassenich
11 Shawn DuPont
12

13 **STAFF PRESENT:** Shannon Mattingly, Director of Planning
14 and Development Services
15 Abby Gillfillan, Planning Manager
16 Brandon Melland, Senior Planner
17 Alison Brake, Planner
18 Tory Carpenter, Planner
19 Will Parrish, Planning Technician
20 Andrea Villalobos, Planning Technician
21 Phillicia Phillips, GIS Analyst
22 Ann Gabriel, Environmental Compliance
23 Program Coordinator
24 Greg Schwartz, Senior Engineer
25

26 **Call To Order**
27

28 With a quorum present, the Think Tank Meeting was called to order by Chair John David Carson
29 at 5:38 p.m. on Wednesday, October 12, 2016 at the San Marcos Activity Center, 501 E Hopkins
30 Street, San Marcos, Texas.
31

32 **30-Minute Citizen Comment Period**
33

34 There were no comments.
35

36 **Approval of Minutes from September 28, 2016**
37

38 A motion was made to postpone approval of the September 28, 2016 minutes.
39

40 **Update on Envision Tomorrow development modeling tool**
41

42 Abby Gillfillan provided an overview of the changes to the summary sheet of indicators and
43 changes to the assumption sheets.
44

45 **Hack the Code Session testing the new development code on potential projects**
46

1 Think Tank members participated in a Hack the Code session where CodeSMTX was tested on
2 several different types of property throughout the City, including infill and greenfield lots.
3 Members worked with staff to further understand the code, ask questions, and provide specific
4 notes for code revisions.

5
6 **Next Steps**

7
8 Abby Gillfillan provided an overview of upcoming Code SMTX dates. An additional Think
9 Tank meeting will be scheduled in January.

10
11 **Questions from the press and public**

12
13 No comments.

14
15 **Adjourn**

16
17 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 7:36**
18 **P.M.**

19
20 _____
21 John David Carson, Chair

Betsy Robertson, Vice-Chair

22
23 _____
24 Shawn Dupont

Diann McCabe

25
26 _____
27 Tom Wassenich

David Singleton

28
29 _____
30 Chris Wood

Monica McNabb

31
32 _____
33 Brenda Jenkins

34
35 **ATTEST:**

36
37 _____
38 Andrea Villalobos, Planning Technician



MEMO

TO: THINK TANK
FROM: **ABIGAIL GILLFILLAN, PLANNING MANAGER**
THROUGH: **SHANNON MATTINGLY, DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES**
DATE: **JANUARY 13, 2017**
RE: Code SMTX - REVISED DRAFT

Revised Draft – Code SMTX

This Revised Draft reflects a great deal of input and analysis received during the Public Review period. In order to facilitate your review of this draft, staff would like to offer individual meetings to assist in orienting you to the new draft and identifying major changes that resulted out of the public review period. Please contact Abby Gillfillan; agillfillan@sanmarcostx.com ; 512 805-2635 to schedule a meeting.

Background

A public draft of the revised Land Development Code (Code SMTX) was released on May 27, 2016 for a four month public review period. During this time, staff facilitated review and analysis of the draft through the following:

- **Open Comment** – An interactive online tool where over one thousand comments entered directly into the draft code were addressed.
- **Financial Model** – A financial model was run early in the public review period based on the public draft of the code. Preliminary results were reviewed and discussed with the Think Tank resulting in some of the inputs and costs being further reconciled to the San Marcos area. In addition, these discussions led to specific results in the model being flagged as not meeting projected targets based on goals from the Comprehensive Plan. The model was then re-run based on the revised draft after the flagged indicators were addressed. Two examples of those flagged indicators and their effect on the revised code include:
 1. Dwelling units per acre resulting from medium density residential building types in the Medical District Comprehensive Planning area were reflecting development patterns of 17 units per acre which is just barely meeting targets for transit supportive densities. The revised draft modified allowable building types in CD-4, as well as, some of the standards such as impervious cover, setbacks, minimum parking, and minimum lot sizes.
 2. Ratio of rental to owned housing types was flagged as something that needed to be shifted towards more building types that are available for home ownership. This was addressed in the code by including maximum lot sizes in CD-4 zoning district that require more fine-grained development types and decrease the scale of development in these areas in order to encourage more housing available for ownership without lowering the units per acre.
- **Hack the Code** – Hypothetical and real life projects were run through the public draft of the code to identify situations where the draft was not meeting intended goals based on the comprehensive plan vision for different areas of town. Results of this exercise were flagged and addressed in the Revised Draft of the Code.

- **Affordable Housing** – Input and feedback received during the affordable housing workshop has been incorporated into the revised draft to facilitate opportunities for home ownership and to address diverse housing types being used as student rentals.

Next Steps

We have three meetings scheduled over the next few weeks to discuss Code SMTX including:

- January 18 - Last Think Tank meeting (including an exit questionnaire)
- January 30 – Joint City Council and Planning Commission Workshop #1
- February 8 – Joint City Council and Planning Commission Workshop #2

Code SMTX – Think Tank

Planning and Development Services Department

Thank you for your service and work on the Code SMTX committee. Please complete the following survey based on your involvement in the Code SMTX process and the resulting drafts of our new land development code.

1. Do you think Code SMTX moves us towards the goals of Vision San Marcos?

- Less than expected As expected More than expected

Why?

2. Are there Land Development Code-related issues that you think the City will need to continue to work through in the future?

- None As expected More than expected

If so, what are they and why are they important?

3. Do you think that the process to develop Code SMTX has achieved its goals of being transparent, accessible and accountable?

Less than desirable As expected Better than expected Consistently met goals

Why?

4. What proposed changes to the Code are you most excited about and why?

Thank you very much for taking the time to complete this survey. Your feedback is valued and very much appreciated!