



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Monday, August 29, 2016

5:30 PM

San Marcos Activity Center, Room 3

501 E. Hopkins - CodeSMTX Workshop

I. Call To Order

With a quorum present, the workshop meeting of the San Marcos City Council was called to order by Mayor Guerrero at 5:31 p.m. Monday, August 29, 2016 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Council Member Prather was absent due to a work commitment.

Present: 6 - Mayor Daniel Guerrero, Mayor Pro-Tem John Thomaides, Deputy Mayor Pro Tem Lisa Prewitt, Council Member Jane Hughson, Council Member Melissa Derrick and Council Member Scott Gregson

Absent: 1 - Council Member Jude Prather

1. Participate in a panel discussion with a panel of experts from the Central Texas region with knowledge and experience in working with communities to deliver diverse and affordable housing options; and hold discussion and receive a Staff presentation regarding City Staff heard during the public comment period; and the next steps in the CodeSMTX process; and provide direction to Staff.

Jared Miller, City Manager, welcomed everyone and provided an explanation of why we are at the Activity Center and about how our Council Chambers is currently under construction to upgrade the audio and video technology.

Abigail Gillfillan, Planning Manager, introduced the panel facilitator, Diane Miller with Civic Collaboration. Ms. Miller had the panel introduce themselves. The panel was made up of Terry Mitchell with Momark Development, Sean Garretson with Pegasus Planning and Development, Adriana Cruz with the Greater San Marcos Partnership, Jim Adams with McCann Adams Studio and Brian Kelsey with Civic Analytics.

Council participated in the panel discussion which explored different perspectives on housing in Central Texas and how a new development code can address problems or leverage opportunities to provide diverse housing that meets the needs of both current and future San Marcos residents. The City Council's response to the panel discussion is attached for the record.

Following the panel discussion, Ms. Gillfillan provided the Council with a presentation that focused on what Staff has heard through comments during the code rewrite process, and the next steps in the CodeSMTX process. The Council discussed questions, concerns and issues regarding code topics. Council provided the following concerns that they are hearing in the community:

- Biggest problem is allowing diversified housing and getting them on the market.
- Look into deed restrictions for Single Family properties.
- Concern that the University is eating the City. The City and Texas State need to work together to work out the mutual problems
- Concerns with the amount of property entitled and not built yet.
- Concerns with public safety being able to provide services for our growing community.
- Drainage fund being under funded and the opportunity to see how that will impact our city infrastructure over time.
- The certainty in the development community to get a lot of participants in that process.
- Ensure transparency through the process
- Where should students live and addressing flooding.
- The uncertainty in what will happen to my neighborhood? That is huge for some people.
- The explosive growth and concern about where are we going to put everyone.
- Affordable housing issue is one he hears a lot and it helped a lot to hear what the panel had to say.
- Parking issues. It is a perennial concern.

The Council was asked if there was anything surprising to them that isn't being discussed. Responses were that there appears to be a general misunderstanding between students at the University and the Citizens of San Marcos, that the job sectors that we are growing in aren't what we envision and desire and that isn't more of a hunger or desire for those jobs that the Council would like to see, that there needs to be more incentivized growth on the east side of San Marcos.

The Council was asked what the big opportunities they see. Responses were as follows:

- A big opportunity is how do we gain that missing middle housing type and how do we do it in a way that the community will feel comfortable with the product?

- That great growth coming and it appears to be well organized. A concern is how we implement it into the existing neighborhoods.
- Challenges are compatibility and who is using it. Single family homes are purchased and then they are occupied by less caring people by renting them out. An opportunity is becoming a denser city with more properties per sq. mile and increasing our tax base.
- There is an opportunity for collaboration between the City and other political subdivisions. One such opportunity is going back and establishing where ETJ's are. Reengaging with the County and TXDOT and determining how our plans fit with developments around the Loop 110 Project.
- A big opportunity is how we will manage transition zones and developing regional drainage areas and acquiring the land while we can. Another opportunity is finding that missing middle housing type.
- There is an opportunity for more to be done about the river system and cleaning.

VI. Question and Answer Session with Press and Public.

Lisa Marie Coppoletta, 1322 Belvin, provided a suggestion to have some more ecologically minded people on the panel next time.

VII. Adjournment.

Mayor Guerrero adjourned the CodeSMTX workshop of the San Marcos City Council at 8:01 p.m.

Jamie Lee Case, TRMC, City Clerk

Daniel Guerrero, Mayor