



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes City Council

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Monday, July 31, 2017

5:30 PM

City Council Chambers

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### 630 E. Hopkins - Code SMTX Amendments Review Workshop

#### I. Call To Order

**With a quorum present, the CodeSMTX workshop meeting of the San Marcos City Council was called to order by Mayor Thomaides at 5:31p.m. Monday, July 31, 2017 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.**

#### II. Roll Call

**Present:** 7 - Mayor John Thomaides, Mayor Pro-Tem Jane Hughson, Deputy Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Ed Mihalkanin, Council Member Scott Gregson and Council Member Melissa Derrick

#### PUBLIC HEARINGS - 5:30 PM

1. Hold a public hearing and receive a Staff presentation regarding the proposed amendments to be included in the final draft of Code SMTX, and provide direction to Staff.

**Abigail Gillfillan, Planning Manager, provided the City Council with a brief overview of what was reviewed at the July 17, 2017 workshop, and what is left to review.**

**Ms. Gillfillan began by reviewing the Existing Neighborhood Character section.**

**Policy Decision #1: Single Family Preservation Area Buffer. The Council provided consensus to go with the Planning and Zoning recommendation of creating a new section establishing a metric to be applied to all zoning change requests which states: If the area, within a 200 ft. radius of the subject property, consists of more than 50% conventional residential or ND-3 districts, no other zoning district may be requested. Council also provided consensus that Rental Registration will be expanded to all include all rental properties regardless of housing type. The Council provided consensus to not include the proposed additional Planning and Zoning Commission amendment of play equipment being included in any cottage court style development.**

**Council provided consensus on the following policy decisions below:**

**Policy Decision #2 Existing Neighborhood Regulating Plan: Creating a new section which would allow the use of a Regulating Plan as a tool in existing neighborhoods.**

**Policy Decision #3 Zoning Transitions: Creating a new section to provide further guidance for new zoning requests ensuring a gradual transition in zoning districts and a mixture of building types.**

**Policy Decision #4 Initial Authorization for NP Zoning (not preferred): January draft language - Where a zoning map amendment is not preferred (NP) further scrutiny to determine consistency based on the merits of the specific request should be made.**

**Policy Decision #5 Initial Authorization in Existing Neighborhoods: Creating a new section to establish a process and require Initial Authorization for zoning change requests which are for properties greater than 1 acre in an Existing Neighborhood on the Preferred Scenario Map. During this process the City Council can determine whether a Regulating Plan will be necessary prior to processing the application.**

**Policy Decision #6 Accessory Dwelling Units: January draft language - Occupancy is not applied to Accessory Dwelling Units. (it is, however, applicable to various housing types)**

**Ms. Gillfillan reviewed the following miscellaneous items: Affordable Housing, Masonry Standards, and Parkland Dedication.**

**Policy Decision #1: Affordable Housing**

**Council provided consensus that the Affordable housing subcommittee will get back together to provide a workable plan prior to adoption of the code and then they will go back and do a much more thorough analysis of the plan.**

**Policy Decision #2: Durable Building Material Standards**

**Council provided consensus to move forward with the January draft language – Durable Building Materials Applicability, Classification as Primary or Secondary, General Standards & Alternative Compliance.**

**Policy Decision #3: Parkland Dedication**

**Council provided consensus to move forward with the January draft language  
– Parkland Dedication Calculation of Required Land is 5.7 acres per 1,000  
residents for all types of residential.**

III. Question and Answer Session with Press and Public.

**None.**

IV. Adjournment.

**Mayor Thomaides adjourned the Code SMTX workshop meeting of the San  
Marcos City Council at 8:15 p.m.**

**Jamie Lee Case, TRMC, City Clerk**

**John Thomaides, Mayor**