



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Monday, August 7, 2017

5:30 PM

City Council Chambers

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 5:34 p.m. Monday, August 7, 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

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.

No one was present to speak during the Public Hearing.

Abigail Gillfillan, Planning Manager, reviewed what would be reviewed during this workshop. Following the brief introduction, Greg Schwarz, Senior Engineer, began the review of the Environmental section of Code SMTX. Mr. Schwarz began with Water Quality Regulations. Deputy Mayor Pro Tem Prewitt stated for the record that by protecting the Aquifer Recharge Zone we are not encouraging gentrification.

Mr. Schwarz guided the Council through the following Code SMTX Policy Decisions:

Policy Decision #1: Stream Protection Volume (SPV) & Total Suspended Solids (TSS) Removal - In Edwards Aquifer Recharge Zone

Council provided direction to go with the P&Z Recommendation of 1.6-in SPV and 89% TSS Removal.

Policy Decision #2: Stream Protection Volume (SPV) & TSS Removal - Transition Zone and Contributing Zone Within Transition Zone

Council provided direction to go with 1.25-in SPV and 85% TSS Removal

related to Bioretention Pond Cost Increase with SPV & TSS Removal Requirement Increase.

Policy Decision #3: Stream Protection Volume (SPV) & TSS Removal – San Marcos River Protection Zone

Council provided direction to go with 1.25-in SPV and 80% TSS Removal outside of the San Marcos River Protection Zone and 1.6-in SPV and 85% TSS Removal inside the San Marcos River Protection Zone related to the base Bioretention Pond Cost.

Policy Decision #4: Water Quality and Buffer Zones

Council provided direction to go with the January draft language as follows:

Page 6:10-Cut/fill not allowed in WQZ in EARZ

Page 2:33-Reclamation of WQ or Buffer Zone within a 100-year floodplain requires QWPP (environmental mitigation and P&Z approval) and compliance with Flood Damage Prevention Ordinance.

Policy Decision #5: Water Quality and Buffer Zones

Council provided direction to go with the January draft language as follows:

Page 6:8- Water Quality Zone shall not exceed width of 100-year floodplain

Page 6:9- Combined width of Water Quality and Buffer Zone shall not exceed width of 100-year floodplain

Page 6:8- Sub-minor Waterways are established in EARZ only

Policy Decision #6: Facilitate Low Impact Development

Council provided direction to go with the January draft language as follows:

Page 6:7 - Water Quality Standard provided

Page 7:16 - Code barriers removed: Landscaping and vegetation installed as part of a stormwater management feature may be counted towards the landscaping requirement

Policy Decision #7: Stormwater Management Fund

Council provided direction for “Drainage” to be referred to as “Stormwater Management Fund”

“Stormwater Management Fund” will be changed to “Regional Stormwater Management Fund”

Council provided direction to go with the January draft language as follows:

Pages 6:3 & 6:4- Stormwater Management Fund

Ms. Gillfillian provided a summary of the policy direction received for the following: development process, existing neighborhoods, parking requirements,

and miscellaneous topics.

Council discussed parking reductions and provided direction of 1.05 and a 30% reduction. Staff will provide the Council with Staff recommendations regarding fee-in-lieu and potential reductions. Following discussion, Staff will scheduled an additional workshop for City Council.

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 8:45 p.m.

Jamie Lee Case, TRMC, City Clerk

John Thomaides, Mayor

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