



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, December 19, 2017

3:00 PM

City Council Conference Room

630 E. Hopkins - Work Session & Executive Session

I. Call To Order

With a quorum present, the work session of the San Marcos City Council was called to order by Mayor Thomaides at 3:02 p.m. Tuesday, December 19, 2017 in the City Hall Conference Room, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

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

PRESENTATIONS

1. Receive a staff presentation and discuss the proposed San Marcos Development Code (Code SMTX), and associated design manuals, Preferred Scenario Map amendments, Comprehensive Plan text amendments, and City Code text amendments and provide direction to staff.

Abigail Gillfillan, Planning Manager, provided the Council with a Staff presentation regarding Code SMTX.

Ms. Gillfillan reviewed the elements of a successful neighborhood planning process. She introduced the topic of Neighborhood Character Studies and explained Phase 1: Project Plan and the proposed process as follows: Establish criteria and prioritize geographic areas, develop the project plan that would contain City wide goals, outcomes and deliverables and expectations. The anticipated timeline is 6 months and anticipated budget is \$50,000. Ms. Gillfillan reviewed Phase 2: Neighborhood Studies and the proposed process as follows: Complete Geographic Area Studies (each study will contain plans for multiple neighborhoods), Proposed land use map which may lead to zoning changes and may create a guidance document, Transportation and parks, Open space and environmental elements, Goals and objectives and Implementation steps. The anticipated timeline is 6-12 months per study and the anticipated budget is \$200,000 per study.

Ms. Gillfillan provided the Council with the outstanding items and direction related to Neighborhood Districts. Shannon Mattingly, Director of Planning and Development Services, reviewed the map for Neighborhood Districts Alternative C. Under Alternative C: Rezoning requests are limited to Conventional Residential Districts. (may also include ND2 and ND2.5), When more than 50% of the area surrounding a subject property is zoned single family, and Until after Neighborhood Studies are completed.

Discussion was held regarding the Neighborhood Areas and Council Member Hughson expressed concern about six areas being too small. She suggested that they be expanded and provided the Council and Staff with a proposed map. Following discussion Bert Lumbreras, City Manager, explained that Staff is flexible and can expand the area and bring back a scope. Ms. Gillfillan stated that Phase 1 would be when we set these expectations and the boundaries. She stated that Phase 1 is approved by the Council before the Staff goes out and begins work.

Staff indicated that they will be utilizing the data collected in 2015 during the Brand your Neighborhood project.

Discussion was held regarding how Neighborhood Character Studies were defined within the Code. Staff will include a definition.

Mayor Pro Tem Prewitt asked if Staff could create a message board just for Code SMTX where they can ask questions and all of the Council can see the responses from Staff. Mr. Lumbreras committed to creating a message board specifically for Code SMTX.

Following discussion the Council provided consensus to move forward with Phase 1 of Neighborhood Character Studies.

Discussion was held regarding regulating plans and their limitations and restrictions. Discussion was held regarding concerns about the need for cross references in the proposed and current Code.

Discussion was held regarding Neighborhood District alternatives. Concerns were raised about occupancy restrictions being easily located within the Code document. Staff will make sure they are easily located.

Staff will schedule another work session for the City Council to further discuss Neighborhood Character Studies and regulating plans.

Discussion was held regarding affordable housing. Mr. Lumbreras explained that those policy recommendations would be reviewed and provided by the Affordable Housing Committee.

Discussion was held regarding Code Enforcement. No direction was provided.

EXECUTIVE SESSION

- 2. Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to discuss annual Appointee Evaluations and the duties of the city manager regarding the meet & confer negotiation process; and in accordance with Section §551.071: Consultation with Attorney - regarding a pending claim of damage to property located at 880 River Road.**

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Council Member Derrick, to enter Closed Session at 5:14 p.m. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Prewitt, Council Member Gonzales, Deputy Mayor Pro Tem Gregson, Council Member Derrick, Council Member Hughson, Mayor Thomaides and Council Member Mihalkanin

Against: 0

The City Council reconvened into Open Session at 5:51 p.m.

III. Adjournment.

Mayor Thomaides adjourned the Work Session of the San Marcos City Council at 5:51 p.m.

Jamie Lee Case, TRMC, City Clerk

John Thomaides, Mayor