



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes City Council

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Wednesday, December 19, 2018

6:00 PM

City Council Chambers

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### **630 E. Hopkins - Special Meeting to include Runoff Election Canvass & Swearing In**

#### **I. Call To Order**

**With a quorum present, the special meeting of the San Marcos City Council was called to order by Mayor Hughson at 6:00 p.m. Wednesday, December 20, 2018 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.**

#### **II. Roll Call**

**Present:** 5 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Melissa Derrick, Mayor Jane Hughson and Council Member Ed Mihalkanin

**Absent:** 1 - Deputy Mayor Pro Tem Scott Gregson

1. Consider approval of Resolution 2018-238R supporting the submission of an application for Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for the proposed Villas Del San Xavier Senior Community located at 2621 South Interstate Highway 35; approving findings related to such application; imposing conditions for such support; providing authorizations for execution or submission of documents related to the such application; and declaring an effective date.

**A motion was made by Mayor Pro Tem Prewitt, seconded by Council Member Mihalkanin, to approve Resolution 2018-238R. The motion carried by the following vote:**

**For:** 5 - Mayor Pro Tem Prewitt, Council Member Gonzales, Council Member Derrick, Mayor Hughson and Council Member Mihalkanin

**Against:** 0

**Absent:** 1 - Deputy Mayor Pro Tem Gregson

#### **PUBLIC HEARINGS**

2. Receive a Staff Presentation and hold the second of two Public Hearings to receive comments for or against the Annexation (AN-08-05) of approximately 934.34 acres, more or less, comprised of six separate tracts of land along State Highway 80 and FM 1984, out of the William Pettus Survey, Abstract No. 21.

**Shannon Mattingly, Director of Development Services, provided a brief update on the annexation and indicated this is six separate tracts of land. Mrs. Mattingly informed Council that engineering will have 2-D flood modeling complete**

for the January 15th City Council meeting.

Mayor Hughson opened the Public Hearing at 6:12 p.m.

Those who spoke:

Mary Beth Harper, expressed her appreciation for updating the Extraterritorial Jurisdiction (ETJ) map, but there is still information that is missing. She explained SM stands for San Marcos, A stands for air and there are building height restrictions, R is for rail and that she is concerned about the increased traffic that will arise from this since there is already a lot of traffic due to the trains. T is for trucks and she is concerned about traffic as well with the increased trucks that will be routed through. She is against this annexation and development.

Lisa Marie Coppoletta, complimented the dais for listening to the concerns of Mary Beth Harper and the citizens. She would like to have seen the formation of a subcommittee and to see a development agreement. This subcommittee would provide an extra layer much like the Lindsey Hill and HEB on Hunter Road projects. She would like to confirm the developer can not change things and she wants to know what the risks are to the City. She expressed her concerns with the lack of buffer zones, water retention ponds, and barriers of vegetation. She feels this development will ruin the life of those in Caldwell County. She suggested pulling this item.

Sara Lee Underwood Meyers, lives in Blanco Garden and doesn't know anything about this property. She urged the Council to pull this item so she can be better informed.

Mike Schroeder, developer of this property, stated this project will be an economic engine in this community. He stated Katerra is high quality and will offer many jobs for San Marcos. This development will give back real estate that can be taxed. He also explained they are in the flight path of the airport so height limitations will be met and there is nothing much more suited to Industrial zoning as this type of property. BNSF and Union Pacific will be in San Marcos, and this is huge as Austin doesn't have a single rail opportunity.

Allen Simon, expressed his support of this project and stated a project like this will create numerous jobs. In regards to traffic concerns, short rail will reduce truck traffic and wear and tear on roads.

**Ed Theriot, Caldwell County Precinct 3 Commissioner expressed his support for the Katerra Project. They are in the process of seeking grants for the purpose of improving infrastructure and many transportation improvements will be made with TXDoT. They are supportive of San Marcos' annexing this property as it will be better regulated with the Code regulations.**

**Sabrina Chapa, stated she is anti-development because there is lack of affordable housing for students in San Marcos.**

**There being no further comment, the Mayor closed the Public Hearing at 6: 26 p.m.**

**No action will be taken this evening. This item will be brought back for first reading on Tuesday, January 15, 2019.**

### **NON-CONSENT AGENDA**

3. Consider approval of Ordinance 2018-57, on first and final reading, canvassing returns and declaring results of the Runoff Election, held on December 11, 2018, for the purpose of electing City Council Member, Place Five, and to fill a vacancy for the two year remainder of the unexpired term of City Council Member, Place 4; declaring an emergency creating the need to adopt this Ordinance with only one reading; and providing an effective date.

**A motion was made by Council Member Derrick, seconded by Mayor Pro Tem Prewitt, to approve Ordinance 2018-57, on first and final reading. The motion carried by the following vote:**

**For:** 5 - Mayor Pro Tem Prewitt, Council Member Gonzales, Council Member Derrick, Mayor Hughson and Council Member Mihalkanin

**Against:** 0

**Absent:** 1 - Deputy Mayor Pro Tem Gregson

4. Issue Certificate of Election to City Council Member, Place 5, and City Council Member, Place 4; and administer Oath of Office.

**Mayor Hughson issued the Certificate of Election to Council Member Joca Marquez. Maria Rocha administered the Oath of Office to Council Member Marquez.**

**Mayor Hughson then issued the Certificate of Election to Council Member Rockeymoore. Thomas Rockeymoore administered the Oath of Office to Council Member Rockeymoore.**

III. Adjournment.

**Mayor Hughson adjourned the Special Meeting of the San Marcos City Council at 6:55 p.m.**

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

**Jane Hughson, Mayor**