



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Work Session Meeting Minutes City Council

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Tuesday, September 7, 2021

3:00 PM

City Council Chambers

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**This meeting was held using conferencing software due to COVID-19 rules.**

### I. Call To Order

**With a quorum present, the work session of the San Marcos City Council was called to order by Mayor Hughson at 3:07 p.m. Tuesday, September 7, 2021. The meeting was held in-person and online.**

### II. Roll Call

**Present:** 7 - Mayor Pro Tem Melissa Derrick, Mayor Jane Hughson, Council Member Maxfield Baker, Council Member Saul Gonzales, Deputy Mayor Pro Tem Shane Scott, Council Member Alyssa Garza and Council Member Mark Gleason

### PRESENTATIONS

1. Receive a presentation and hold discussion on Capital Area Metropolitan Planning Organization (CAMPO) Transportation Corridor Study and related City implementation efforts (S. Guadalupe properties and City Hall complex.)

**Bert Lumbreras, City Manager provided a brief introduction regarding the Transportation Corridor Study conducted by the Capital Area Metropolitan Planning Organization (CAMPO). Mr. Lumbreras stated the purpose is to study the three important transportation corridors in San Marcos and catalyst sites in those areas. In addition, to the Corridor Study, the consultant wanted to provide three studies that had the potential for landowner participation. The three catalyst sites were selected through discussion between city staff and the City Manager's Office.**

**The corridors and catalyst sites studied included:**

- Hopkins Street and State Highway 80 and the Government Complex;
- A new North/South connector with a catalyst site in the Medical Center area;
- and
- Guadalupe Street and State Highway 123 and the City's Guadalupe parcels.

**The study looks to align transportation investments with land use, development and community character goals. Including the two City owned**

sites allowed us to receive planning and market information on our properties for future decision making. The third site on State Highway 123 was selected because it is a difficult area with the convergence of thoroughfare plan roadways and existing facilities. He stated the City and CAMPO conducted multiple virtual workshops during this process, and the public voiced their support for promoting walkability and alternate methods of transportation.

Mr. Lumbreras introduced Laurie Moyer, Director of Engineering, to begin the presentation. Ms. Moyer stated that the purpose of the workshop is to provide a Staff Update on Downtown Properties and City Hall, a Presentation on CAMPO SMTX Transportation Corridors Plan and to determine the next steps.

Ms. Moyer provided a brief update on implementation efforts at the Downtown properties and City Hall. She stated parcels at 128,140 & 152 S. Guadalupe were purchased for \$2,300,000 using Tax Increment Reinvestment Zone and Capital Improvement Project (CIP) funds. These parcels and the Guadalupe corridor were included in the CAMPO study and it is helpful to think about potential development scenarios that could be on those sites.

Ms. Moyer mentioned that there were concerns of contamination associated with a dry cleaning shop that was located at 140 S. Guadalupe, staff has been monitoring the ground water and testing the soil on site. She mentioned the Voluntary Cleanup Program (VCP) which includes an Affected Property Assessment report submitted to the Texas Commission on Environmental Quality (TCEQ), potential additional testing, the submittal of the Response Action Plan and establishment of Municipal Settings Designation for use of groundwater. Ms. Moyer mentioned staff did a building assessment for 140 S. Guadalupe which included the following:

- Architectural/structural assessment recommendation is for demolition.
- Presentation to Historic Preservation Commission on findings done last week and the recommendation is to do a historic structures report on the Quonset hut (identified in the SMTX Historic Resources Survey as a medium priority project) to see if there is a relationship with Gary Air Force Base. That report will be forthcoming.
- Hazardous Materials survey for buildings completed.
- Demolition permit process for historic buildings

Ms. Moyer provided a presentation to the Historic Preservation Commission last week. She provided information related to the City Hall Redevelopment, including:

- **Catalyst Site in CAMPO Study – study developed two scenarios for redevelopment of City Hall.**
- **Government Complex – Original Memorial Park Land has been incrementally developed over the years. Boundary survey underway to establish ordinance areas. The Library, Activity Center, and City Hall have been released from the parkland dedication requirements.**

**Doise Miers, CAMPO Project Manager, mentioned CAMPO partners with local jurisdictions with planning, if needed, which mostly focuses on transportation of corridors but also assists with catalyst sites for potential developments.**

**Christian Lentz, of Halff and Associates, mentioned the purpose of the study is to balance the interested mobility needs with the preferred development vision in particular improvements for multiple transportations. Mr. Lentz mentioned the development concepts for multi-modal roadway improvements, an analysis of areas for mixed-use urban character with increased density, measured market feasibility and assessed fiscal impacts.**

**Claudia Arniella, CD&P, provided a summary of the public outreach program which included a website, Stakeholder Outreach, and Materials. There were Steering Committee Meetings and public Virtual Focus Groups (50 participants) from 9 different sectors held in the Spring and Summer of 2020. There was a Virtual Open House with 200 participants which remains open for comment between August 31 and October 12, 2020. This includes Interactive mapping activities. A Virtual Design Workshop with 54 participants was conducted March 1-5, 2021 which included interactive live-polling, planning and design activities.**

**A second Virtual Open House with 329 participants was available May 3 – June 4, 2021 and included an interactive survey with corridor concepts and site plans. She stated round one was for input on existing conditions and assessing the needs that are environmentally friendly for development, to limit paved areas in an effort to reduce storm water, compact, urban, high-density land uses, to attract stable, higher-wage jobs and improve walking/biking conditions. Ms. Arniella stated round two was for input on design concepts for corridors and catalysts sites. There was overall support for corridors and catalyst site concepts, diverse housing opportunities that consider affordability, incorporation of more shaded areas, green space, the promotion of density while preserving neighborhood character and support for more connectivity to destinations, safe crossings, and streetscape amenities. Ms. Arniella noted there was a website created for the public to submit their input at**

**[www.SMTXstudy.com](http://www.SMTXstudy.com).**

**Mr. Lentz provided the corridor concepts for roadway improvements that includes multimodal facilities, improved safety through design and right-of-way use. The corridor segment includes development opportunities vary by need, type and intensity, building types and building and site development patterns.**

**Mr. Lentz provided the Corridor Challenges, including:**

- Downtown right-of-way constraints**
- Poor level of service projected at key intersections**
- Consideration of additional capacity**
- Coordinating w/TxDOT on roles and responsibilities**
- Funding for improvements and maintenance**

**Mr. Lentz provided the Corridor Concept for Guadalupe and State Highway 123, including:**

**Development Patterns**

- Urbanizing corridor segments**
- Neighborhood conservation**
- Existing “Auto-urban” land development**
- High-intensity development centers**

**Roadway Features**

- Bicycle and pedestrian connectivity**
- Transit accommodations**
- Landscaped medians and parkways**

**Mr. Lentz provided the Corridor Concepts for Hopkins State Highway 80, including:**

**Development Patterns**

- Defined urban gateway**
- Environmental design features**
- “Urban corridor” development**
- Commerce/industry east of Blanco River**

**Roadway Features**

- Bicycle and pedestrian connectivity**
- Transit accommodations**
- Traffic calming**
- Green street design features**

**Mr. Lentz provided the Corridor Concepts for North and South Connector,**

including:

**Development Patterns**

- Rural/urban/suburban land use transitions
- Mixed-use “town center” (Medical District)
- “Urban corridor” development
- Warehousing and distribution

**Roadway Features**

- “Sensitive area parkway” environmental design
- Designated bicycle/pedestrian features
- Industrial street design south of Wonder World

Aaron Cooper provided the market considerations for the catalyst sites on the Guadalupe Street Parcels, City Government Plaza and Medical Center. The Guadape parcels include commercial, mixed-use, live-work residential, parking, bicycle lanes, plantings, and mid-block access. The Market Considerations focus on flexible service space including residential.

Considerations include:

Retail market unstable (local and national)

Avoid perception of City-supported competition

Primary building: restaurant/food service incubator

Secondary building: employment/shared work-space, incubator space, entertainment or even additional live-work units.

Mr. Lentz provided the next steps and stated the full draft study report will be finalized and a virtual open house will be conducted in October 2021 with final document completion in November - December 2021. Catalytic site plans will have a public open house in October 2021 with final presentation to Council in November - December 2021.

Mayor Pro Tem Derrick inquired about a commercial kitchen at the Guadalupe site and Mr. Lentz noted that option is on the list. Ms. Derrick stated she would like to see the city incentivize mental health care workers, that are much needed in San Marcos at the Medical Center catalyst site.

Council Member Garza inquired about the public outreach program, the sample sizes, and asked if the participants feedback is a true representation of the community? Ms. Miers stated CAMPO has been concerned from the last 18 months and made an effort to have limited in-person opportunities but they are still promoting with informational yard signs and post cards for citizens to call and speak with staff. She mentioned the number of participants pre-pandemic are in line with what has been seen in the past.

Council Member Garza inquired if demographic data was taken? Ms. Miers stated the survey does have a demographic section, but it is optional, and it has been difficult in the last eighteen months to reach out directly to the public but is open for suggestions that is safe.

Council Member Baker expressed his non support of increasing roadway capacity due to increasing usage of cars. He feels this does not align with traffic calming or slow streets which is safe and promotes walkability. Mr. Baker would like more information regarding not increasing roadway capacity. He also noted that the trees lining the roadways do not cooling effects nor provide coverage along the full route. He suggested more public facilities (restrooms) along routes for individuals who walk or ride bikes. Council provided consensus to review this further. Council Member Baker would like the consultants to look over the sidewalk maps of closures as he has concerns regarding American with Disabilities Act (ADA) access along those routes. He is also concerned about the respondents and if they live in the affected area or not as we want to ensure those have a voice in the survey.

Ms. Moyer responded to the roadway capacity concern and stated the study looked at the growth of automobile traffic over the next 20 years. The street cross sections would have additional lanes so the report does show there will be congestion on certain roadways but those cross sections do not currently show a wider section. We know the values of our community are such that we would not remove businesses or residences in order to widen the road , so we just accept congestions in certain key areas. Ms. Moyer responded to the concern related to trees and said these are included in the finer details as staff builds projects. Ms. Moyer has taken notes related the ADA accessibility and public facilities. Mr. Lentz stated staff did not ask for an address or zip code for demographic data except in the first round, which was optional, but he will provide those results.

Ms. Arniella noted that in the first round, the location of where people live, work, or study was captured. Most were in the mid-town and downtown areas but there were responses from a broad area.

Deputy Mayor Pro Tem Scott also expressed concerns about the number of respondents. He also inquired about this type of study and the usual responsibilities of CAMPO. Mayor Hughson noted that CAMPO is now providing, when funding is available, concept studies of areas before new roadways and enhanced roadways are planned.

**Council Member Baker inquired about the potential need for bus lanes in the future. Mr. Lentz confirmed that increased transit services can help alleviate the need for more lanes. Information on this topic will be included in the report.**

**Council Member Garza requested the demographic data as it exists. Council agreed to request this information.**

**Mr. Lentz noted that the report will include a full public involvement summary including the feedback. There is another round of input to be scheduled and council's requests will be kept in mind for that.**

**Mayor Hughson attended a few of these and noted the Hwy 123 section is very good and expressed her disappointment that a similar study was not done on Hwy 80.**

**Ms. Moyer finished up the presentation with a brief update on the downtown properties. On 140 S Guadalupe, there is a Quonset structure scheduled for possible demolition. There is historical significance to this building. It's the location of some of the contamination on that lot and we need to remove that foundation to remove the contaminated soils. There are two other structures on the same parcel. Ms. Moyer has initiated a study of the historical significance on the Quonset hut. What do we want to do about the Quonset structure? The Historic Preservation Commission was given a presentation on this same topic and they are supportive and recognize the need to remove the foundation. Council provided consensus to initiate the demolition process, review the historical data including its possible connection to Gary Air Force Base and maintain or re use any materials that may be historically significant.**

## **EXECUTIVE SESSION**

- 2. Executive Session in accordance with the following:**
  - A. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: To receive legal advice regarding the pending wastewater discharge permit application dockets: Application of HK Real Estate Development, LLC for Proposed Permit for New TPDES Permit No. WQ0015784001; TCEQ Docket No. 2021-0053-MWD; SOAH Docket No. 582-21-1893;**
  - B. Sec. §551.071 of the Texas Government Code: Consultation with Attorney: To receive legal advice regarding the contract with Together for a Cause; and**
  - C. Sec. §551.071 of the Texas Government Code: Personnel Matters: to discuss the**

duties and responsibilities of the City Manager

**A motion was made by Mayor Pro Tem Derrick, seconded by Council Member Baker, to enter into Executive Session at 4:28 p.m. The motion carried by the following vote:**

**For:** 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

**Against:** 0

### III. Adjournment.

**A motion was made by Mayor Pro Tem Derrick, seconded by Deputy Mayor Pro Tem Scott, to adjourn the work session of the City Council Tuesday, September 7, 2021 at 6:01 p.m. The motion carried by the following vote:**

**For:** 7 - Mayor Pro Tem Derrick, Mayor Hughson, Council Member Baker, Council Member Gonzales, Deputy Mayor Pro Tem Scott, Council Member Garza and Council Member Gleason

**Against:** 0

**Tammy K. Cook, Interim City Clerk**

**Jane Hughson, Mayor**