



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Friday, January 19, 2018

1:30 PM

Large City Hall Conference Room, 630 E Hopkins

630 E. Hopkins - Code SMTX Work Session

I. Call To Order

With a quorum present, the governance session of the San Marcos City Council was called to order by Mayor Thomaides at 1:34 p.m. Friday, January 19, 2018 in the City Hall Conference Room, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Council Member Mihalkanin arrived at 2:36 p.m. and departed at 3:58 p.m. due to employment obligations.

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 provide direction to staff

Bert Lumbreras, City Manager, kicked off the work session with a brief introduction of the topics for the day.

Abigail Gillfillan, Planning Manager, provided the Council with a presentation outline and touched on the outstanding issues related to diverse housing types in Existing Neighborhoods and alternatives such as regulating plans, new zoning districts, single family buffer (pac-man) and neighborhood character studies.

Ms. Gillfillan reviewed what an existing neighborhood regulating plan was and that it includes a series of maps identifying the specific plan of development including: zoning districts, building types, protective yards, infill compatibility standards, street improvements, streetscape improvements, parking location and parkland/open spaces.

Ms. Gillfillan reviewed the single family preservation buffer and preservation of single family zoning. Following discussion Staff was directed to bring back

provisions allowing exceptions for corner lots along major arterials.

Ms. Gillfillan reviewed neighborhood character studies, affordable housing and flag signs.

Discussion was held regarding encouraging businesses to utilize the Business Improvement & Growth (BIG) Grant Program if they need assistance improving their signage. Council directed that any hardship cases that would be able to go before the Zoning Board of Adjustment (ZBOA) would have the fee waived for those variances.

The Council took a recess at 3:58 p.m. and returned at 4:28 p.m.

Discussion was held regarding Neighborhood Districts. Following discussion Council provided direction to add an ND2 classification by combining the current ND2 and ND2.5 on the District Table. ND 2.5 will now be removed. Council also provided direction to rename "Attached House" to "Zero Lot Line House".

Staff will be bringing the topic of the Neighborhood Character Studies process during a work session as soon as the Code is adopted. Mr. Lumbreras committed to bringing it as soon as possible.

Staff will come back with options related to flag signs, address the regulating plan in Neighborhood Districts, implementing the single family preservation buffer "Pac-man", leaving in the conduction of the Neighborhood Character Studies following adoption, adding the ND2 with "zero lot line house".

III. Adjournment.

Mayor Thomaides adjourned the work session of the San Marcos City Council at 5:20 p.m.

Jamie Lee Case, City Clerk

John Thomaides, Mayor