



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Thursday, September 13, 2018

5:30 PM

San Marcos Activity Center - Room 3

501 E. Hopkins - Joint Planning & Zoning Commission/City Council Workshop

I. Call To Order

With a quorum present, the Joint meeting of the San Marcos City Council and Planning and Zoning Commission was called to order by Mayor Thomaides at 5:41p.m. Thursday, September 13, 2018 at the San Marcos Activity Center, Room #3, 501 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

- Present:** 13 - 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, Maxfield Baker, Mike Dillon, Kate McCarty, Betseygail Rand, Jim Garber, Lee Porterfield and Mark Gleason
- Absent:** 3 - Council Member Ed Mihalkanin, Matthew Haverland and Angie Ramirez

1. Receive a developer presentation and hold discussion regarding the Lindsey Hill PDD, and provide direction to Staff.

David Lerman, Lindsey Hill Developer, provided a presentation. He reviewed the previously submitted site plan and then reviewed the updated site plan.

Mayor Thomaides opened up to questions.

Mayor Thomaides asked about how the developers address the architectural integrity of what they are showing. How do we know that what we see is what you will build? David Lerman responded and stated that the renderings have been included to depict the concept of the architecture style that they would like to bring. He also indicated that these are not designed buildings yet, and that they would not go to create construction drawings or an ultimate design unless & until they know that the community is inviting them to bring a project of this kind here. He stated that he also wants to provide visual evidence that will allow Council and P&Z to keep them honest in the process. They do not want to show pretty pictures and then build something completely different. He provided that the Burleson Street View image in the packet will be essentially similar to what will be built out.

Mayor Pro Tem Prewitt asked the following:

How many housing developments have you and your team done up to now?

Mr. Lerman provided a couple examples of single family, redevelopment and commercial projects that he has been involved with. He will send Staff more information to be shared with the Council and P&Z members.

Are you planning on doing any percentage of age restrictions? No, they haven't considered it and he would have to reflect on it.

Would you also consider doing a small percentage of this development at a price point that would aid in Workforce Housing? Mr. Lerman stated that it would be a function of total economics, and also a function of how many units they can build. It would be easier to accomplish if they were able to increase the density of the project and add more units. The current pro forma does not allow for it.

Commissioner Dillon asked what the approximate pricing for condos and the approximate rents for the apartments would be.

Mr. Lerman provided that the Condos would be around the \$300,000 range and that the apartments would be between \$1300-\$1400 / month.

Commissioner Garber asked if the draft that was provided in their packet was the final draft PDD and schedule. Mark Berins provided a response that it is not the final draft and stated that he would say that the earliest that P&Z may see a final draft is late October.

Council Member Gonzales asked if the \$1400 pricing that was provided for the rents of the apartments was at the high end or the low end. Mr. Mark Berins responded that it would probably be in the middle range.

Commissioner Rand asked if this is the path that they are going with. Mr. Lerman said yes.

Council Member Derrick asked if having the retail was their vision or was it something that planning wanted them to do because we like to do the mixed use? Mr. Lerman stated that it was a combination. He stated that the original impulse was to make "Poet's Corner" successful they needed to have eatery options. When they had the hotel as an option that it was necessary to have things like that to support the hotel. Mr. Berins mentioned that the planning staff didn't say that you needed to include retail.

Council Member Derrick asked if we are 100% certain of the 5 year credit history being legal? City Attorney Michael Cosentino responded that there

would not be any fair housing issues with requiring a 5 year credit history for renters.

Commissioner Porterfield asked questions regarding parking. He asked about the Blanco Street frontage Mr. Berins responded that there are 3 frontages that will have street parking. There is parking at the Hutchinson Street frontage and that it will remain. On the Burleson Street frontage it is not very clear if parking will be permitted on a good portion of that street so they intend to clarify that and make it public parking. On the Blanco Street frontage they actually own all the land where the parking currently is.

Council Member Hughson asked if they had thought about adding more condos to the development. Mr. Berins responded and stated that they did consider it, but that they have to consider being able to sell them.

Mayor Thomaides asked if the sale or transfer of the property should occur between the time if this was to be approved and the time that the project is actually built out that the new owners would be bound by all requirements of the PDD that they are subject to. Mr. Berins responded that that was his understanding.

Mayor Thomaides asked what the approximate impervious cover on the property now and what is the approximate impervious cover proposed? If it's more how are you going to ensure the community that storm water management is an adequate concern and not going to leave your property and harm someone else's property? Mr. Berins responded that they believe that they believe that there will be approximately 1 acre of impervious cover added to this project. Mr. Berins stated that in regards to drainage that this project will substantially improve the drainage in this area.

Mayor Pro Tem Prewitt are you going to take into consideration staff's recommendations or are you going to stick with what you have submitted? Mr. Berins provided that they plan to work with Staff on as many of the requested changes as possible.

Mayor Thomadies also asked if they were open to or had given any thought about any sustainable initiatives within the project itself. Mr. Berins responded and stated that this whole project is a best practice project and that first they have to understand what they get to build first, but that they are open to all of them. He reference the use of gray water or rain water specifically.

David Lerman thanked everyone for being involved in the process.

III. Question and Answer Session with Press and Public.

Karl Brown, 834 W. Hopkins, has there been any projection of how much traffic that will actually come out of your project? How important is the density to the project? How important is including the commercial to the success of your project? Mr. Berins responded and said that the Traffic Impact Analysis showed a very small impact on the city. The projection on the larger project was no change to a couple seconds of change. This really is not a high density project. He said that it is 65% less dense than the Sanctuary Lofts. At best it is a medium density project. He provided that the commercial will be a very valuable piece to this project.

HC Kyle, How many apartments? 184 apartments and 30 condos. What is the size of the condos? 1300 sqft is the base size for the condos and about 1000 for the apartments. Are there any limitations on the number of bedrooms in those condos? There are limitations on both sides of the project, both the condos and the apartments. For the condos they are limited to 66 bedrooms, so 2 and 3 bedroom units for the condos, and on the apartment side they are limited to 266 bedrooms. This is not a student housing complex so there is no leasing by the bedroom. How many parking spaces for condo? 1.5 How many parking spaces for apartment? .85 per bedroom. What is the total number of stories? Max of 5 stories.

Karen Brown, 834 W. Hopkins, of the 184 apartments how many are 1, 2,3? 60% will be one bedrooms unites so approximately 12-16 one bedrooms and the rest are 2 or 3 bedrooms. Would you even consider building more condos and fewer apartments? At this point this is the project. We think this is the right project. Would you consider changing to more of the larger apartments? It is about what the market deems successful.

Leann Smith, 719 Belvin Street, What happens after you build it? Can they flip it to something else? Mr. Berins responded No, absolutely not. You cannot change this without a full public process since it is a PDD.

IV. Adjournment.

Mayor Thomaides adjourned the Joint meeting of the San Marcos City Council and Planning and Zoning Commission at 7:15 p.m.

