



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, March 6, 2018

3:00 PM

City Council Chambers

630 E. Hopkins - Work Session

I. Call To Order

With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Thomaides at 3:05 p.m. Tuesday, March 6, 2018 in the City Council Chambers, 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

1. Receive a staff presentation and discuss the proposed San Marcos Development Code (Code SMTX) items including, but not limited to, Small Area Plans, Regulating Plans and Proposed Amendments, and provide direction to staff related to a resolution regarding the next steps following adoption of Code SMTX.

Bert Lumbreras, City Manager, provided an introduction that the focus of the work session was on small area plans. He provided that Staff has prepared a presentation to walk Council through the work that was previously done with the Comprehensive Plan, as well as, the Neighborhood Workshops and how that work has been incorporated into this process. In addition, Staff is proposing a two-phase approach for how we conduct small area plans. Mr. Lumbreras stated that they were looking for direction regarding how the small area plans process moves forward and for Council to review a proposed resolution outlining our next steps once Code SMTX is adopted. Lastly, he stated that they are asking the Council to review substantive amendments submitted subsequent to first reading, as well as, those submitted by individual Council Members early last week. Mr. Lumbreras explained that Staff was able to provide analysis with information about the impact, but for amendments submitted over the weekend, yesterday and today, Staff has not had enough time to analyze. If Council would like to move forward with the new amendments, Staff will need additional time to make sure they do not affect other code areas. Mr. Lumbreras also explained the amendments Council approved in regard to Chapter 34, Rental Property Standards is an

example of an area where Staff will need time to determine how the implementation and enforcement process needs to be modified to address the policy changes approved by Council. The one-year delay in the effective date is critical as it allows us the time we need to review those processes and provide a recommendation to Council prior to the January 1, 2019 effective date.

Abigail Gillfillan, Planning Manager, began the presentation to Council recapping what would be reviewed today. Shannon Mattingly, Director of Planning and Development Services, provided the council with the Small Area Plans part of the presentation. Ms. Mattingly explained the process of Phase 1 and Phase 2 of the Small Area Plans Process. Phase 1: Project Plan, would establish and prioritize area city wide with community and council. Update Neighborhood Character Study Page of the Comp Plan. She explained that it would cost around \$10,000 in FY18 and take approximately 6 months. Phase 2: Small Area Plans, plans may be conducted concurrently and would take approximately 10 months and cost around \$50,000 in FY19. Ms. Mattingly provided a list of the potential outcomes.

Staff will try to find a consultant within the Central Texas Area to assist with the hybrid proposed. Council discussed public outreach and asked Staff to ensure that the folks that live there have their comments received. Staff will involve CONA, the Neighborhood Commission and residents in the process. Ms. Gillfillan walked the Council through the amendments for Second Reading. Council held discussion regarding the Neighborhood Districts. Discussion was held regarding a proposed amendment from Mayor Pro Tem Prewitt regarding the preservation buffer and chart. Council provided direction to have another Work Session. Council also provided consensus regarding moving forward with the proposed chart.

EXECUTIVE SESSION

2. In accordance with Local Government Code Section § 551.086 Public Power Utility Competitive Matters: Receive a Staff presentation and deliberate regarding a purchase power agreement.

A motion was made by Deputy Mayor Pro Tem Gregson, seconded by Council Member Mihalkanin, to enter Executive Session at 4:53 p.m. The motion carried by the following vote:

For: 6 - Mayor Pro Tem Prewitt, Deputy Mayor Pro Tem Gregson, Council Member Derrick, Council Member Hughson, Mayor Thomaides and Council Member Mihalkanin

Against: 0

Absent: 1 - Council Member Gonzales

III. Adjournment.

The Council returned into Open Session at 6:03 p.m.

Mayor Thomaides adjourned the work session meeting of the San Marcos City Council at 6:03 p.m.

Jamie Lee Case, TRMC, City Clerk

John Thomaides, Mayor