



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, February 19, 2019

3:00 PM

City Hall Conference Room

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 Hughson at 3:03 p.m. Tuesday, February 19, 2019 in the City Hall Conference Room, 630 E. Hopkins, San Marcos, Texas 78666.

Present: 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Melissa Derrick, Mayor Jane Hughson, Council Member Ed Mihalkanin, Council Member Joca Marquez and Council Member Mark Rockeymoore

II. Roll Call

Mayor Pro Tem Prewitt arrived after roll call at 3:09 p.m.

Present: 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Melissa Derrick, Mayor Jane Hughson, Council Member Ed Mihalkanin, Council Member Joca Marquez and Council Member Mark Rockeymoore

PRESENTATIONS

1. Receive a Staff presentation and review the proposed Small Area Plan Program, a component of Neighborhood Character Studies, and provide direction to staff.

Mr. Bert Lumbreras, City Manager, provided a brief introduction and introduced Ms. Rebecca Leonard.

Rebecca Leonard, Lionhart, began by reviewing the history of the Neighborhood Character Studies and the Small Area Plan Program. She then reviewed the Neighborhood Character & Small Area Plan process. Ms. Leonard reviewed Phase I of Program Development which kicked off in August of 2018. Ms. Leonard explained that a Small Area Plan focuses planning efforts in smaller geographic areas within the community or neighborhood. It will be the tool used to implement Neighborhood Character Studies. She provided that it implements the Comprehensive Plan, is neighborhood driven, serves citizens with varying need, and is a component of Neighborhood Character Studies.

Ms. Leonard explained that a Small Area Plan serves as a tool to help strengthen neighborhoods by:

- **Preserving neighborhood character**
- **Shaping development**
- **Improving access to services and amenities**
- **Improving infrastructure**
- **Enhancing city and neighborhood communication**

She also reviewed what is expected of the participating neighborhoods:

- **A commitment to working with staff to conceive of the process and goals of the project.**
- **A commitment to implementing the goals of the Comprehensive Plan in their neighborhood.**
- **A commitment to including a variety of points-of-view in the process.**
- **A commitment to involving 20 percent of the residents within the proposed boundary.**

Ms. Leonard informed the Council that they would be partnering with Texas State Geography classes to map growth pressures in neighborhoods and to analyze the key indicators of change: city policy, investment, land to improvement ratios, owner occupancy and mixture in land use types.

Ms. Leonard reviewed the Small Area Plan Survey and provided the program goals, boundaries and outcomes. Program goals: What issues and factors are most important when creating and/or maintain high-quality neighborhoods. Boundaries: Where are neighborhoods most impacted by growth and where are neighborhoods lacking basic amenities? Outcomes: What outcomes and benefits of participating in the Small Area Plan Program are most valued?

The results of the survey related to Program Goals were as follows: Housing Affordability, Neighborhood Stability, Managing Student Behavior, Transportation Options, Access to Goods/Services, Resident Participation, Streets/Corridors, Willingness to Change.

The results of the survey related to Program Outcomes were as follows: Shaping Development, Street Design, Beautification Projects, Increased Communication, Financial Assistance, and Organizational Support.

Ms. Leonard reviewed the engagement efforts that were made. Regarding the Survey: There were 397 participants, 128 written comments, 878 map markers, and 588 map comments. These were received via iPad Survey Kiosks at the

Activity Center, Library and public meetings such as Council Meetings. Ms. Leonard provided that informational presentations and general outreach were also conducted. Ms. Leonard reviewed the Open House that was held in October where the draft program was introduced along with the survey results. Staff collected input on the program and connected with around 35 attendees. She provided that the Open House information is available online as well.

Andrea Villalobos, Senior Planner, reviewed Phase 2: Outreach Plan of the process with the Council. She provided that the purpose is focused outreach city-wide and in targeted neighborhoods to encourage and assist residents in applying for a Small Area Plan (SAP). Ms. Villalobos reviewed the City-Wide Outreach program to educate citizens on SAP Program and how to apply.

Ms. Villalobos explained the Targeted Neighborhoods and the purpose of hosting strategic SAP Application Workshops. She reviewed that the benefits of these workshops and conversations that have been held with representatives of the East Guadalupe, Dunbar and Blanco Gardens Neighborhoods.

Ms. Villalobos reviewed Stakeholder Outreach and explained the purpose is to engage & educate stakeholders in SAP boundaries. Stakeholders include neighborhood groups, businesses and organizations. She provided that staff will work with neighborhood leaders to gather a list of stakeholders in SAP boundaries. The list will be further refined by the Neighborhood Commission and CONA representatives. Staff will contact stakeholders to inform them of the SAP Program and the upcoming application workshops.

Ms. Villalobos reviewed Personal Outreach and explained that the purpose is to notify residents of an upcoming Application Workshop. Stakeholder assistance and door hangers will be used. Discussion was held regarding when the personal outreach would begin. Ms. Villalobos explained that once Staff had Council approval of the program components then they would set the application workshop dates. Once the dates were set they would begin notification.

Discussion was held regarding if boundaries have been identified. Staff provided that they wanted to allow citizens to help identify the boundaries of their neighborhoods.

Discussion was held regarding how neighborhoods were selected and any hot spots that should be included.

Staff explained the 1/4 mile radius boundary further and that it could be larger than that, but it would be based on what the neighborhood tells staff.

Council requested that meetings be held in the Neighborhoods.

Council provided consensus for Staff to add churches to the stakeholder outreach list.

Discussion was held regarding utilizing current maps that we already have to aid in the boundary development to prevent from having an additional map.

Council requested that there be a focus on the neighborhoods that may be left out.

Council provided direction to changes the word ‘targeted’ to ‘focused’ related to the neighborhood application workshops.

Council would like one large map with transitional areas and not use the 1/4-mile radius. It was mentioned that the map with the 12 identified areas could be utilized. Staff indicated that before they will move forward with Phase 2 that they will need to get a copy of the map, formulate around that and will bring it back to the Council for review.

- 2. Receive a Staff presentation and hold discussion of a proposed amendment to the San Marcos Development Code to allow for Planned Development Districts (PDD), and provide direction to Staff.**

Shannon Mattingly, Planning and Development Services Director, began by providing a brief history of Planned Development Districts (PDDs). She explained that it is an zoning overlay district and that there have been 32 PDDs approved. She provided the benefits that they are site specific negotiations, allows for flexibility for special users and provided increased standards. She reviewed the constraints that they provide a lack of predictability, incompatible development and too complex and time consuming. Previously they could be used on lots as small as 2 acres.

Ms. Mattingly provided that PDDs were replaced by Existing Neighborhood Regulating Plans and Planning Area Districts. Ms. Mattingly explained that a Existing Neighborhood Regulating Plan is a Zoning Overlay District that is required for a zoning change. It is more restrictive than base zoning and there is no waiver of standards. She provided that it addresses the following: Type and number of lots and buildings, transitional protective yards, infill compatibility standards, streets/streetscape, parkland and parking location.

Ms. Mattingly reviewed Planning Area Districts. She provided that these are larger than 20 acres. She explained that they are in CD areas and are not allowed in existing neighborhoods. They are a zoning district and not an overlay. They are not required like the Existing Neighborhood Regulating Plan is. Ms. Mattingly reviewed the approval process and explained that it also requires that the plan identify buildable land, pedestrian sheds (with a mixture of uses), public facilities, utilities plan, transportation plan, neighborhood transitions and overlay districts.

Discussion was held regarding PDDs providing a lack of predictability for the neighborhoods vs. Planning Area Districts. Discussion was held regarding the benefits of PDDs and site-specific negotiations and how they have been used in San Marcos to date.

Council would like to look at Existing Neighborhood Regulating Plans at either a density standpoint or number of lots standpoint and how we would break that down and have different requirements. Council was good with keeping the base standards, but adding to them. Council would like to have a more specific site plan especially when it would increase density. Council provided consensus to allow this topic to go along with the annual Land Development Code update process.

Staff will offer topic specific work sessions similar to what was offered during the Code SMTX review process.

EXECUTIVE SESSION

- 3. A.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for the S.M.A.R.T Terminal Project.**
- B.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for Project World Series.**

A motion was made by Council Member Mihalkanin, seconded by Council Member Rockeymoore, to enter into Executive Session at 4:43 p.m. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Prewitt, Council Member Gonzales, Council Member Derrick, Mayor Hughson, Council Member Mihalkanin, Council Member Marquez and Council Member Rockeymoore

Against: 0

III. Adjournment.

The Council returned into Open Session at 5:59 p.m.

Mayor Hughson adjourned the work session meeting of the San Marcos City Council at 5:59 p.m.

Jamie Lee Case, City Clerk

Jane Hughson, Mayor