I. Call To Order

With a quorum present, the joint workshop meeting of the San Marcos City Council and the Planning and Zoning Commission was called to order by Mayor Thomaides at 5:30 p.m. Wednesday, February 8, 2017 in the Activity Center, Room 3, 501 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present: 14 - Mayor John Thomaides, Mayor Pro-Tem Jane Hughson, Deputy Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Council Member Ed Mihalkanin, Council Member Scott Gregson, Council Member Melissa Derrick, Shawn Dupont, Jim Garber, Travis Kelsey, Kate McCarty, Lee Porterfield, Angie Ramirez and Betseygail Rand

Receive a Staff presentation and participate in a joint workshop of the City Council and Planning and Zoning Commission facilitated by Diane Miller to discuss Code SMTX including, but not limited to: New Water Quality Requirements, New Drainage Requirements, Parking, Corridor Overlays, Parkland Dedication; and provide direction to Staff.

Abigail Gillfillian, Planning Manager, welcomed everyone to the 2nd Code SMTX Workshop and provided an overview of the agenda. Ms. Gillfillian then introduced Laurie Moyer, Director of Engineering and CIP to provide the presentation related to the new Water Quality Requirements.

Ms. Moyer provided a brief overview of the four strategies and introduced Greg Schwarz, Senior Engineer to provide the presentation.

Mr. Schwarz reviewed the four strategies of the new water quality requirements and their proposed revisions:
- Enhance/Expand Protection Zones
- Expand Stream Water Quality and Buffer Zones
- Facilitate Low Impact Development (LID)
- Strengthen Construction Erosion Controls

He introduced the proposed revision to enhance the Edwards Aquifer
Recharge Zone:
• 85% removal of increased Total Suspended Solids (TSS)
• Capture 1.25-in. from developed area
• Required for new and redevelopment
• Impervious cover credit not allowed pervious pavements

He proposed to enhance and expand the Transition Zone and Contributing Zone In Trans. Zone by requiring:
80% removal of increased TSS, Capture 1.25-in. from developed area, and that it is required for new and redevelopment. To expand stream water quality and buffer zones inside the Edwards Aquifer Recharge Zone will be required for drainage areas greater than 5 acres and outside the Edwards Aquifer Recharge Zone will be required for drainage areas greater than 50 acres.

Mr. Schwarz reviewed the proposed revisions to facilitate low impact development (LID) and strengthening construction erosion controls. He reviewed the new drainage requirements three strategies: Strengthen link between LDC and Floodplain Ordinance, address impacts to adjacent properties, and create Stormwater Management Fund/ Fee-in-lieu.

The assembly was asked to provide what they want to see the new code do to address this topic? The following are responses received:

New Water Quality Requirements
• Cut & Fill
• Increase Impervious Cover, TSS Removal & Capture Requirements
• Expand regulatory zones
• Administrative adjustments
• Fees & staff
• Additional Features allowed
• Enforcement

New Drainage Standards
• Funding
• Maintenance / Enforcement
• City Participation

Ms. Gillfillian proceeded with the presentation by reviewing parking requirements. Proposed strategies included Intensity Zones, Downtown and Parking Demand Strategies. Parking standards in the medium and high intensity districts are equivalent to the standards in the Smartcode for medium and high intensity development. Shared parking encourages mixes use
developments to take advantage of alternating peak parking hours. The parking standards in Downtown are proposed to remain the same as existing. A parking fee-in-lieu introduced for downtown to support the construction of a public parking garage. Bicycle parking is required for all development with the exception of heavy commercial and industrial uses. Development that choose to exceed the minimum parking standards by 150% must mitigate the excessive impervious cover.

The assembly was asked to provide what they want to see the new code do to address this topic? The following are responses received:
• Parking reduction / shared parking
• Apartment / per bedroom requirement
• Fee in lieu
• Multimodal
• Intensity Zone and Downtown requirements

Ms. Gillfillian continued the presentation by reviewing Corridor overlays. She provided the proposed strategies of frontage types, access management and mobility.

The assembly was asked to provide what they want to see the new code do to address this topic? The following are responses received:
• Identify corridors
• Safety
• Access

Ms. Gillfillian continued the presentation by reviewing Parkland. She provided the proposed strategies of design, maintenance/development and dedication. The assembly was asked to provide what they want to see the new code do to address this topic? The following are responses received:
• Increase per unit fee
• Development fees
• Work with schools
• Chapter 3 parkland vs open spaces – need to clarify and be consistent

Ms. Gillfillian reviewed the next steps and stated that the staff will be providing work sessions to review specific topics of the Code.

IV. Question and Answer Session with Press and Public.

Sherwood Bishop, provided some feedback regarding parkland and how developers are required to dedicate a certain amount of parkland. Parkland is treated as an amenity and not as part of the plat of the property. That is one of
the reasons he would like to see that changed and it will be specified and funded.

Dianne Wasseich, asked if there were other recommendations in the WQPP that we did not use for some reason? How will we know? Greg Schwarz responded that water quality treatment was based on phosphorus flow, but the community is familiar with TSS so that’s why we decided to keep that terminology. Staff added more requirements over the Edwards Aquifer Recharge Zone than were in the WQPP.

V. Adjournment.

Mayor Thomaides adjourned the joint meeting of the San Marcos City Council and Planning and Zoning Commission at 8:17 p.m.

Jamie Lee Case, City Clerk, TRMC  John Thomaides, Mayor