I. Call To Order

With a quorum present, the CodeSMTX workshop meeting of the San Marcos City Council was called to order by Mayor Thomaides at 5:38 p.m. Monday, July 17, 2017 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present: 7 - 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 and Council Member Melissa Derrick

PUBLIC HEARINGS - 5:30 PM

1. Hold a public hearing and receive a Staff presentation regarding the proposed amendments to be included in the final draft of Code SMTX, and provide direction to Staff.

Abigail Gillfillan, Planning Manager, introduced the agenda for the Code SMTX Workshop. She began with a project overview. She spoke about how they focused on making sure that tools were included in the Code to provide a more walkable, bikeable, compatible, and housing choice community. Ms. Gillfillan provided the major topics for Policy Direction: Development Process, Existing Neighborhood Character, Parking Requirements, Drainage, Water Quality and Miscellaneous Topics: Material Standards, Parkland Dedication, and Affordable Housing.

Mayor Thomaides opened the Public Hearing at 5:52 p.m.

John David Carson, 711 Patterson, Austin, TX, served as the Chair of the Code SMTX Think Tank. He spoke about Parking Policy #1, and how it requires the Council’s full attention. He stated that it would make Code SMTX and Vision San Marcos a farce. He provided additional comments about why this is a bad policy and spoke in opposition of high parking ratios.
There being no further comments, Mayor Thomaides closed the Public Hearing at 5:56PM

Ms. Gillfillan continued her presentation. She reviewed what staff heard regarding the Development Process and explained the notification and staff analysis timelines. Council provided consensus to move forward with the following:
- Amend Sec. 2.3.2.1 to increase the personal notification buffer to 400 feet of a subject property and extend the time frame for major development proposals to 17 days prior to the public hearing.
- Amend Sec. 2.3.2.1 to include a notice of application to be sent within 12 days of an application being received to any person that is signed up to receive notifications.
- Amend Sec. 2.3.1.1 to clarify the purpose of a Neighborhood Presentation Meeting, stipulate that it is only required within existing neighborhood areas on the Comprehensive Plan Map, require the applicant to facilitate the meeting and staff to be present to take notes and include those notes in the packet for the Planning Commission and City Council review.

Ms. Gillfillan continued her presentation. She reviewed what the staff heard related to parking requirements. She explained that parking strategies need to balance parking supply and parking management in line with broader goals. Council provided consensus to move forward with the following:
- Preserve the parking ratios from the January 6 revised draft of the code for Downtown and other mixed use areas and include an exemption from parking for the downtown when a building contains 10 units or less.
- Parking for student housing should be its own line item in the table and should require 1.05 spaces per bedroom to be consistent with all other multi-family parking.
- Up to 20% of the parking requirement may be satisfied by a fee-in-lieu of parking by administrative decision. Additional fee-in-lieu over the 20% may be requested from the City Council. Staff will provide calculation criteria, methodologies, and options on possible fee-in-lieu amounts.
- Parking reductions (Not including a fee-in-lieu) should be capped at 20% of the total required parking.
- Staff will provide a comprehensive list of potential parking reductions and sample calculation methodology for further consideration.

VI. Question and Answer Session with Press and Public.

None.
VII. Adjournment.

Mayor Thomaidaes adjourned the Code SMTX workshop meeting of the San Marcos City Council at 8:46 p.m.

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