



**City of San Marcos
Regular Meeting Minutes
Parks and Recreation Board
March 24, 2022 5:30 pm**

I. Call to Order

The meeting was called to order at 5:33pm by Board Chair Diane Phalen

II. Roll Call

Board Members Present

Cherif Gacis
Amanda Hargrave
Mitch Hoffmann
Ryan McGillicuddy
Diane Phalen
Hilary Taylor
Alex Vogt
Robert Watts

Board Members Absent

John Hardy

Staff Present

Jamie Lee Case, Assistant Director of Parks and Recreation
Bert Stratemann, Park Operations Manager
Christie Murillo, Administrative Coordinator

Citizen Comment Period: Persons wishing to speak during the citizen comment period please submit your written comments to parksinfo@sanmarcostx.gov **no later than 12:00pm on the day of the meeting.** The first 10 comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.

1. Carly Gast, speaking on agenda item #6
2. Dave Holland, speaking on agenda item #5
3. Thomas Hill, speaking on agenda item #5
4. Charlie Hager, speaking on agenda item #5
5. Juan Miguel Arredondo, speaking on agenda items #5 and #6

III. MINUTES

1. Consider approval, by motion, of the February 10, 2022 Regular Meeting minutes:

A motion was made by Alex Vogt, seconded by Ryan McGillicuddy, to approve the minutes from the February 10, 2022 Regular Meeting. The motion carried by the following vote:

For:

7 - Diane Phalen, Ryan McGillicuddy, Alex Vogt,
Cherif Gacis, Amanda Hargrave, Mitch
Hoffmann, Hilary Taylor

Against: 0 -

ACTION

2. Receive a Staff presentation and consider approval of the updated Parks and Recreation Board Standard Bylaws recently updated by the City Council on March 1, 2022:
 - Assistant Director Jamie Lee Case reviews the bylaws and notates the changes approved by Council

A motion was made by Diane Phalen, seconded by Alex Vogt, to approve the updated Parks and Recreation Board Standard Bylaws recently updated by the City Council on March 1, 2022. The motion carried by the following vote:

For: 6 - Diane Phalen, Ryan McGillicuddy, Alex Vogt, Amanda Hargrave, Mitch Hoffmann, Hilary Taylor

Against: 1 - Cherif Gacis

3. Consider board member nominations for the purposes of electing a board member to the position of Chair for a one year term beginning on April 1, 2022:

A motion was made by Ryan McGillicuddy, seconded by Diane Phalen, to elect Alex Vogt to the position of Chair for a one year term beginning on April 1, 2022. The motion carried by the following vote:

For: 6 - Diane Phalen, Ryan McGillicuddy, Amanda Hargrave, Mitch Hoffmann, Hilary Taylor, Cherif Gacis

Against: 0 -

Abstain: 1 - Alex Vogt

4. Consider board member nominations for the purposes of electing a board member to the position of Vice-Chair for a one year term beginning on April 1, 2022:

A motion was made by Ryan McGillicuddy, seconded by Alex Vogt, to elect Cherif Gacis to the position of Vice-Chair for a one year term beginning on April 1, 2022. The motion carried by the following vote:

For: 6 - Diane Phalen, Ryan McGillicuddy, Amanda Hargrave, Mitch Hoffmann, Cherif Gacis, Alex Vogt

Against: 0 -

Abstain: 1 - Hilary Taylor

5. Reconsider approval, by motion, of a request by Charles Hager on behalf of parchAUS Centerpoint LP for the dedication of approximately 3.448 acres of parkland to be owned and maintained by an HOA for a multi-family development commonly known as parchAUS located just south of the Tanger Outlet Mall along Centerpoint Rd:

- Will Rugeley, Planner, presents
- Project Description:
 - 48.95-acre multifamily development
 - 288 units
 - Annexation and zoning approved by City Council in July 2021
- Parkland Dedication:
 - Required – 3.448 acres
 - Provided – 3.451 acres
- Fee-in-Lieu:
 - N/A
- Nearby parks include:
 - McCarty Commons future parkland improvements. Approx. 60-acres. Situated approx. 3,200' from this development
- Park Improvements:
 - Improvement plans not yet developed given project is in preliminary platting stage. Applicant intends to develop parkland per criteria of Section 3.10.2.6 – Pocket Parks
- Staff recommends conditional approval of the request subject to: the applicant maintaining the area between the Centerpoint Rd curb and property line
- No parks in floodplain or slopes; 3,300 linear feet of trails, dog park, pickleball courts, picnic table area, landscape improvements along street frontages

A motion was made by Diane Phalen, seconded by Alex Vogt, to approve the request by Charles Hager on behalf of parCHAUS Centerpoint LP for the dedication of approximately 3.448 acres of parkland to be owned and maintained by an HOA for a multi-family development commonly known as parCHAUS located just south of the Tanger Outlet Mall along Centerpoint Rd

- 20ft wide path
- 18 ft of planning areas with 12 ft trail
- Public parks maintained by HOA
- Tree plantings along street frontages and in parks

The motion carried by the following vote:

For: 6 - Diane Phalen, Ryan McGillicuddy, Amanda Hargrave, Mitch Hoffmann, Alex Vogt, Hilary Taylor

Against: 0 –

Did not vote due to lost connectivity: 1 - Cherif Gacis

6. Reconsider approval, by motion, of a request by Jeffrey L. Kittle on behalf of Smithco Redwood, LLC for a \$66,570 fee in lieu of parkland dedication for 210 multi-family units in the development commonly known as Legacy Square located at 2519 Redwood Rd:
 - Will Rugeley, Planner, presents
 - Project Description:
 - 17.40-acre multifamily development
 - 210 units

- Annexation and zoning approved by City Council in May 2020
- Parkland Dedication:
 - Required – 2.513 acres
 - Provided – 0.15 acres
- Fee-in-Lieu:
 - 2.513 acres. Approximately \$66,570
- Nearby parks include:
 - Kenneth M. Copeland Memorial Park & General Neighborhood Park in future adjacent development
- Park Improvements:
 - Dog park
- Staff recommends approval of the request as presented

A motion was made by Ryan McGillicuddy, seconded by, Alex Vogt, to approve the request by Jeffrey L. Kittle on behalf of Smithco Redwood, LLC for a \$66,570 fee in lieu of parkland dedication for 210 multi-family units in the development commonly known as Legacy Square located at 2519 Redwood Rd

- Dog park made larger and open to public; horseshoe court, entertainment pavilion with two grills, covered bike rack, men’s and women’s restrooms in pool house
- Pedestrian pathway that circles site will be built to same standard as the multi-use greenway
- Required to dedicate a little more than 2.5 acres, they are providing 0.15; the difference is made up in Fee-In-Lieu
- There is an adjacent single-family neighborhood that will abut this property that will have a large neighborhood park; working on connectivity between two sites

The motion carried by the following vote:

For:	6 -	Diane Phalen, Ryan McGillicuddy, Amanda Hargrave, Mitch Hoffmann, Alex Vogt, Hilary Taylor
Against:	0 -	
Abstain:	1 -	Robert Watts
Did not vote due to lost connectivity:	1 -	Cherif Gacis

7. Consider approval, by motion, of a request by INK Civil, on behalf of MCLB Land LLC for the dedication of approximately 4.3 acres of parkland to be owned and maintained by the homeowner's association, and a Fee-in-Lieu of Parkland Dedication of \$32,312.72 for a single-family development commonly known as Independence Trails within the Extraterritorial Jurisdiction:
 - Julia Cleary, Planner, presents
 - +/- 72.85 acres
 - Single family residential (361dwelling units)
 - Located in Hays County in the City’s ETJ (adjacent City limits) on S Old Bastrop Highway
 - Proposing to split parkland dedication requirements and fee in lieu approx. 70/30

- \$ 32,312.72 fee in lieu
- 4.3 acres of public parkland, to be maintained by HOA
- Staff recommends approval of the Parkland Dedication and Fee-in-Lieu of Parkland Dedication request
- Up to 50% of drainage area can be considered parkland, this project has about 30%
- Will not be using city water and wastewater
- Trees in the ETJ are not within the purview of the city's regulations

A motion was made by Alex Vogt, seconded by Mitch Hoffman, to approve the request by INK Civil, on behalf of MCLB Land LLC for the dedication of approximately 4.3 acres of parkland to be owned and maintained by the homeowner's association, and a Fee-in-Lieu of Parkland Dedication of \$32,312.72 for a single-family development commonly known as Independence Trails within the Extraterritorial Jurisdiction

- There's an opportunity to do bird boxes and some environmental and/or natural features in that location
 - There will be public parking available along Amnesty Ave.
 - Can add concrete paths as long as there is an outlet channel for water
- Some land can't be counted towards the 5.56 acres; some of the site is steep and would require grading to be suitable for parkland
 - About 80% of the 4.3 acres is usable parkland

The motion carried by the following vote:

For:	6 -	Diane Phalen, Alex Vogt, Amanda Hargrave, Mitch Hoffmann, Hilary Taylor, Cherif Gacis
Against:	1 -	Ryan McGillicuddy

REPORTS

8. Receive a Staff update on the status of the San Marcos Activity Center repairs and construction:
 - Assistant Director Case-Mid-late April opening
 - Board will resume meeting in the multi-purpose room of the Activity Center once it reopens and can decide if they'd like to continue hybrid format or go to all in-person
9. Receive a Staff update on the Rio Vista Falls reconstruction project:
 - Assistant Director Case-project has been delayed 3-4 weeks due to weather and unforeseen circumstances
 - Will have a better idea of firm completion date in two weeks; right now looks like they will be totally out by mid-May, water refilled end of April
10. Receive the following reports: Park Projects Monthly Report, Athletic Division Monthly Report, Youth Services Division Monthly Report, Habitat Conservation Plan (HCP) Monthly Report, and San Marcos Greenbelt Alliance Annual Report:
 - No comments or questions on the reports.

FUTURE AGENDA ITEMS

11. Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.*

- Chair Phalen-Buie Tract Development update
- Vice-Chair McGillicuddy-Land Development Code Amendments Subcommittee update

IV. Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on **this** agenda.*

- None.

V. Adjournment

The meeting was adjourned at 7:23pm by Board Chair Diane Phalen.

Parks and Recreation Board Chair

Staff Liaison

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call

Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov