

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
December 10, 2013**

1. Present

Commissioners:

Bill Taylor, Chair
Carter Morris, Vice Chair
Chris Wood
Travis Kelsey
Curtis Seebeck
Randy Bryan
Kenneth Ehlers
Angie Ramirez

City Staff:

Matthew Lewis, Development Services Director
Kristy Stark, Development Services Assistant Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Emily Koller, Planner
Amanda Hernandez, Senior Planner

Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday December 10, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience and viewers.

4. 30 Minute Citizen Comment Period

No citizen comments.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted all in favor to pull item 10, SCW-13-02 and schedule on the January 14, 2013 Planning and Zoning Commission meeting. The motion carried.

Consent Agenda

NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

5. Consider the approval of the minutes of the Regular Meeting on November 26, 2013.

6. **PC-13-38_02 (Blanco Vista Tract Q, Section 3)** Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Subdivision Plat of Blanco Vista Tract Q, Section 3 for approximately 22.468 acres, more or less, out of the William Ward League, Abstract 467, consisting of 57 residential lots and two (2) drainage lots located at the intersection of Jacob Lane and Easton Drive.

7. **PC-13-39_03 (Blanco Vista Phase 3, Sections 2 and 3)** Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Subdivision Plat and related Subdivision Improvement Agreement: Blanco Vista Phase 3, Sections 2 and 3 for approximately 7 acres more or less, out of the William Ward League Abstract 467, consisting of 46 residential lots located at Blanco Vista Boulevard and Trail Ridge Pass.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Kelsey, the Commission voted all in favor to approve the consent agenda. The motion carried.

Public Hearings:

8. **ZC-13-15 (Yarrington Commons Commercial)** Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to General Commercial (GC) for a portion of Yarrington Commons, consisting of 104.97 acres more or less out of the William Ward Survey No. 3 and Lots 5A, 6 - 16 and 23-25 of Champions Business Park Subdivision located along IH 35, Premier Parkway, Paramount Circle and Post Road.

Amanda Hernandez, Staff Planner gave an overview of this project.

Chair Taylor opened the public hearing. Ocie Vest, Stratford Land Partner respectfully asked for approval of the zoning change. He stated that he was available to answer questions. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commissioner Morris, the Commission voted seven (7) for and one (1) against to approve ZC-13-15. The motion carried. Commissioner Ramirez dissenting.

9. **ZC-13-16 (Yarrington Commons Multi-Family)** Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to Multiple-Family Residential (MF-24) for a portion of Yarrington Commons, consisting of 50.339 acres more or less out of the William Ward Survey No. 3 located near the 2700 block of Post Road.

Amanda Hernandez, Staff gave an overview of this project.

Chair Taylor opened the public hearing. Ocie Vest, Stratford Land Partner advised he was available to answer questions. Diane Wassenich, San Marcos River Foundation told the Commission to consider potential flooding in the area. She reminded the Commission of previous floods in San Marcos. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Bryan the Commission voted five (5) for and three (3) against to postpone the to the March 11, 2014 Planning and Zoning Commission meeting. The motion carried.

10. **SCW-13-02 (206, 216 and 220 N. Edward Gary)** Hold a public hearing and consider a request by John David Carson, on behalf of Carson Diversified Properties 2, LLC, for a SmartCode Warrant to allow an increase in height beyond the 5-story limit for a proposed 7- story building in a SmartCode T-5 zoning district at 206, 216 and 220 North Edward Gary Street.

Item pulled prior to Consent Agenda.

Non Consent Agenda:

- 11. Development Services Report:**
a. LDC Rewrite update
b. Downtown Implementation update

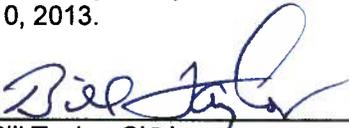
Matthew Lewis gave a brief update.

12. 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.*

There were no questions from the press and public.

13. Adjourn.

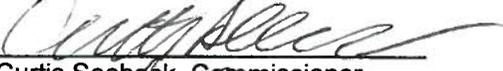
Chair Taylor adjourned the Planning and Zoning Commission meeting at 6:56 p.m. on Tuesday, December 10, 2013.



Bill Taylor, Chair



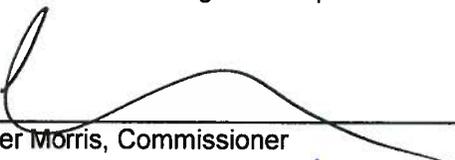
Chris Wood, Commissioner



Curtis Seebeck, Commissioner



Angie Ramirez, Commissioner



Carter Morris, Commissioner



Travis Kelsey, Commissioner



Randy Bryan, Commissioner



Travis Kelsey, Commissioner

ATTEST:



Francis Serna, Recording Secretary