

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
February 25, 2014**

1. Present

Commissioners:

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

City Staff:

Kristy Stark, Development Services Assistant Director
Sam Aguirre, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Tory Carpenter, Planning Technician

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 February 25, 2014, 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

There were no citizen comments.

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.*

Consent Agenda

THE FOLLOWING ITEMS NUMBERED 5-6 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

5. Consider the approval of the minutes of the Regular Meeting on January 28, 2014.

6. Consider the approval of the minutes of the Regular Meeting on February 11, 2014.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Morris, the Commission voted on consent to approve the consent agenda. The motion carried unanimously.

Public Hearings

7. **CUP-14-03 (Support Services Metal Siding)** Hold a public hearing and consider a request by Huckabee Engineering, on behalf of San Marcos CISD, for a Conditional Use Permit to allow metal siding on a new building located at 201 S Suttles Ave.

Darren Kirbo, the applicant gave a presentation.

Tory Carpenter, Planning Technician gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Kelsey, the Commission voted 5-4 to deny CUP-14-03. Commissioners Carothers, Ramirez, Seebeck and Wood dissented. The motion carried.

8. **CUP-14-06 (Eskimo Hut)** Hold a public hearing and consider a request by The Choi Group, LLC for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 216 N Edward Gary St.

Tory Carpenter, Planning Technician gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Ehlers, the Commission voted all in favor to approve Cup-14-06 with the conditions that the permit be valid for three (3) years, provided standards are met, subject to the point system; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried unanimously.

Non Consent Agenda:

9. **LDC-14-01 (Multifamily Design Standards)** Receive a staff presentation, discussion and possible direction to staff regarding potential revisions to the Land Development Code for design standards for multifamily development.

John Foreman, Planning Manager gave the presentation.

The Commission gave direction to proceed with all items identified for Design Standards as well as articulation, landscape strips, trees, lighting, parking screening, and block size. The Commission also discussed parking and rent by the bedroom vs. rent by the unit.

9a. Recognition of outgoing Planning and Zoning Commissioners.

Chair Taylor, Vice Chair Morris and Commissioner Bryan gave outgoing speeches. They all thanked Council for the appointment and their fellow Commissioners, and staff.

10. **Development Services Report:**

a. **Comprehensive Master Plan Implementation update.**

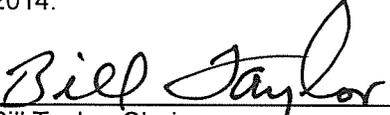
Kristy Stark gave an update on the Comprehensive Oversight Committee.

11. 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.*

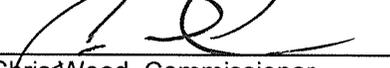
There were no comments.

12. Adjournment.

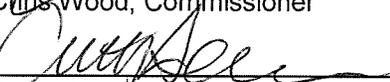
Chair Taylor adjourned the Planning and Zoning Commission meeting at 7:22 p.m. on Tuesday, February 25, 2014.



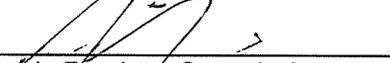
Bill Taylor, Chair



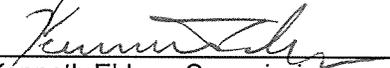
Chris Wood, Commissioner



Curtis Seebeck, Commissioner

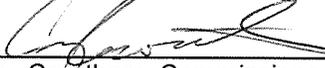


Angie Ramirez, Commissioner



Kenneth Ehlers, Commissioner

Carter Morris, Commissioner



Corey Carothers, Commissioner

Randy Bryan, Commissioner



Travis Kelsey, Commissioner

ATTEST:



Francis Serna, Recording Secretary