



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, June 10, 2014

6:00 PM

City Council Chambers

I. Call To Order

With a quorum present, the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, June 10, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666

II. Roll Call

Present 8 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Jane Hughson, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, and Commissioner Chris Wood

Absent 1 - Commissioner Amy Stanfield

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

No comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on May 27, 2014.
2. PC-14-09_03 (Blanco Vista Tract Q, Section 3) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 22.08 acres, more or less, out of the William Ward League Survey, Abstract 467, located near Old Settlers Drive and Easton Drive.

A motion was made by Commissioner Seebeck, seconded by Commissioner Carothers, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Stanfield

PUBLIC HEARINGS

3. LDC-14-01 (Multifamily Design Standards) Hold a public hearing and consider revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Multifamily Design Standards.

Chair Wood opened the public hearing.

John Foreman, Planning Manager gave an overview of the amendments.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Ehlers, that LDC-14-01 be approved.

The Commission discussed revisions and made recommendations.

A motion was made by Commissioner Ramirez, seconded by Commissioner Hughson, that the main motion be amended to include the following: Section 4.4.3.2 (2) (b) (iv) (5) 1. The Development Review Committee may allow cement fiber in other locations if; (a) the facade creates a unique and varied design through texture or variety; (b) cement fiber is used in combination with at least one other material, and (c) the facade contains more than one style of cement fiber board such as small planks, side planks, fish scales, cedar -type shingles, board and batten, or sheets that look like metal. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Stanfield

A motion was made by Commissioner Seebeck, seconded by Commissioner Ramirez, that the main motion be amended to replace "Director" with "Development Review Team" in Section 4.4.3.2 (2) (b) (iv) (5). The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Stanfield

A motion was made by Commissioner Carothers, seconded by Commissioner Olson, that the main motion be amended to delete "and shall be open and not gated" from Section 4.4.3.2.(1) (i) . The motion carried by the following vote:

For: 6 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Olson, Commissioner Seebeck and Commissioner Wood

Against: 2 - Commissioner Kelsey and Commissioner Ramirez

Absent: 1 - Commissioner Stanfield

The main motion made by Commissioner Kelsey and seconded by Commissioner Ehlers to approve LDC-14-01 with the addition of the following language to Section (4.4.3.2. (2) (b) (iv) (5)-(1) the Development Review Committee may allow cement fiber in other locations if: the facade creates a unique and varied design through texture or variety ; cement fiber is used in combination with at least one other material, and the facade contains more than one style of cement fiber board such as small planks, wide planks, fish scales, cedar-type shingles, board and batten, or sheets that look like metal; the deletion of "and shall open and not gated" from Section (4.4.3.2. (1) (i) (i); the addition of "greater than 7 acres and platted on or after the effective date of this ordinance" to Section (4.4.3.2.(1) (a) (i). The motion carried by the following

vote:

For: 7 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 1 - Commissioner Kelsey

Absent: 1 - Commissioner Stanfield

NON-CONSENT AGENDA

- 4. Development Services Report:
 - a. Code SMTX update
 - b. Rhythm of the Streets

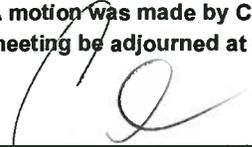
Matthew Lewis gave an update on the Development Services Reports.

V. Question and Answer Session with Press and Public.

There were no comments from the Press and Public.

VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Olson, that the meeting be adjourned at 8:17 p.m.. The motion carried by a unanimous vote.



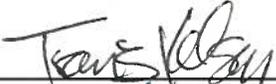
Chris Wood, Commission Chair



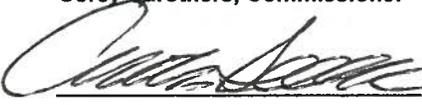
Kenneth Ehlers, Commissioner



Corey Carothers, Commissioner



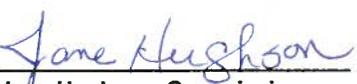
Travis Kelsey, Commissioner



Curtis Seebeck, Commissioner



Angie Ramirez, Commissioner



Jane Hughson, Commissioner



Brian Olson, Commissioner

ATTEST:



Francis Serna, Recording Secretary

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title:
