



Meeting Minutes
Planning and Zoning Commission

Tuesday, October 28, 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, October 28, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666

II. Roll Call

- Present** 7 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, Commissioner Amy Stanfield, and Commissioner Chris Wood
- Absent** 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

Chair Wood announced that the Highpointe Communities petition for a development agreement which was noticed in the newspaper on October 12 has been pulled from the agenda.

IV. 30 Minute Citizen Comment Period

There were no comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on September 23, 2014.
2. PC-14-28_03 (Blanco Vista, Tract G-H) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 20.089 acres, more or less, out of the William Ward League Survey, Abstract 467, for 53 residential lots located at Blanco Vista Boulevard and Royal Oak Boulevard.

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

- For:** 7 - Commissioner Carothers, Hughson, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood
- Against:** 0
- Absent:** 1 - Commissioner Kelsey
- Abstain:** 1 - Commissioner Ehlers

PUBLIC HEARINGS

3. **PC-14-27_05 (Ace Relocation Replat)** Hold a public hearing and consider a request by Kurt Prossner on behalf of OBTX LLC, for the resubdivision of approximately 14.72 acres, known as Lot 1 Block A, Ace Relocation Subdivision, Lot 1A, and Lot 2A, Block A, Ace Relocation Subdivision.

Chair Wood opened the public hearing. Will Parrish, Planning Tech gave an overview of the project. There were no comments and the public hearing was closed.

A motion was made by Commissioner Seebeck, seconded by Commissioner Olson, that PC-14-27_05 (Ace Relocation Replat) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

4. **ZC-14-03 (Sac-N-Pac)** Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of Sac-N-Pac, Inc., for a Zoning Change from Future Development (FD) to General Commercial (GC) for approximately .545 acres of lot 3 of the Sac-N-Pac Centerpoint Subdivision.

Chair Wood opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the project.

Ed Theriot, 5395 Hwy 183 N, Lockhart, Texas with ETR Development and Consulting stated he was present on behalf of Sac N Pac. He explained that after the 2005 city initiated rezoning the property remained as Future Development zoning. He pointed out that there is a drainage facility that will remain off the property just north of the property which is also zoned Future Development. Mr. Theriot advised that they are proposing to establish a consistent general commercial zoning for the property for future development. There were no additional comments and the public hearing was closed.

A motion was made by Commissioner Stanfield, seconded by Commissioner Ehlers, that ZC-14-02 (Sac-N-Pac) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

5. **SCW-13-02 (205 W Hopkins St)** Hold a public hearing and consider a request by SM Hopkins, LTD. for a SmartCode Warrant to allow drive-through facility in a SmartCode T-5 zoning district at 205 W Hopkins Street.

Chair Wood opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the project.

Dan Fry, Landlord of the project stated he was available to answer questions.

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

A motion was made by Commissioner Stanfield, seconded by Commissioner Ehlers, that this Action Item be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

NON-CONSENT AGENDA

6. MUD-14-02 Consider a petition submitted by Metcalfe, Wolfe, Stuart & Williams, on behalf of Walton Texas, LP to create a municipal utility district within the City of San Marcos Extraterritorial Jurisdiction consisting of 2,358 acres located east of I-35 and generally located both north and south of the intersection of FM 1984 and Yarrington Road (project commonly known as Cotton Center).

Commissioner Hughson recused from Item #6 stating that she is on the Maxwell CCN Board of Directors.

Kevin Burke, Economic Development Coordinator gave an overview of the project.

A motion was made by Commissioner Ehlers, seconded by Commissioner Seebeck, that MUD-14-02 be recommended approval to City Council. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

Recused: 1 - Hughson

7. Development Services Report:
a. Code SMTX Update

Kristy Stark, Development Services Assistant Director gave an update on the Code Rodeo Events. She invited the Commission and the public to the Work In Progress Presentation, Wednesday, October 29th at the Activity Center from 6-8:30 p.m.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Ehlers, that the meeting be adjourned at 6:36 p.m. The motion carried unanimously.

Chris Wood, Chair

Kenneth Ehlers, Commissioner

Corey Carothers, Commissioner

Angie Ramirez, Commissioner

Curtis Seebeck, Commissioner

Jane Hughson, Commissioner

Amy Stanfield, 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: