



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, August 11, 2015

6:00 PM

City Council Chambers

630 E. Hopkins

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, August 11, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present 8 - Chairperson Chris Wood, Vice Chair Kenneth Ehlers, Commissioner Angie Ramirez, Commissioner Brian Olson, Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, and Commissioner Saul Gonzales
Absent 1 - Commissioner Amy Stanfield

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no citizen comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on July 28, 2015.
2. PC-15-20_01 (Paso Robles Concept Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Concept Plat for approximately 1,276 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)
3. PC-15-14_02 (Paso Robles Phase 1 Preliminary Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 37.21 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)
4. PC-15-28_02 (Cottonwood Creek Phase 1, Section 3) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Preliminary Subdivision Plat of Cottonwood Creek Phase 1, Section 2 for approximately 12.05 acres, more or less, out of the Farnam Frye, John F Geister, and Charles Henderson Surveys, consisting of 78 residential lots and 3 private parkland lots located near the intersection of

Monterrey Oak and Cypress Parkway. (T. Carpenter)

A motion was made by Vice Chair Ehlers, seconded by Commissioner Ramirez, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Stanfield

PUBLIC HEARINGS

- 5. PVC-15-01 (Meadow Brook Plat Variance) Hold a public hearing and consider a plat variance request by Frances Martinez, on behalf of Elizabeth Zelada and Mauricio Cante, for the Meadow Brook Replat (PC-15-16_04) to allow a deviation from Section 6.7.2.1(j) of the Land Development Code requiring that the lot depth shall not exceed three times the lot width. (A. Villalobos)

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Tech gave an overview of the request.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Gonzales, that PVC-15-01 (Meadow Brook Plat Variance) be approved. The motion carried by the following vote:

For: 8 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Stanfield

- 6. PC-15-16_04 (Meadow Brook, Replat) Hold a public hearing and consider a request by David Williamson, Byrn & Associates, Inc., on behalf of Elizabeth Zelada and Mauricio Cante, for approval of a replat of 2.0 acres, more or less, being Lot 31, Meadow Brook Subdivision, establishing Lot 31A and 31B, Meadow Brook Subdivision, City of San Marcos, Guadalupe County, Texas. (A. Villalobos)

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Tech gave an overview of the request.

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

A motion was made by Commissioner Ramirez, seconded by Commissioner Dupont, that PC-15-16_04 (Meadow Brook, Replat) be approved. The motion carried by the following vote:

For: 8 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Stanfield

NON-CONSENT AGENDA

7. **PDD-15-05 (I-35 & Posey Road)** Receive a staff presentation and discuss a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road.

Brandon Melland, Senior Planner gave a brief overview of the project.

8. Development Services Report:
1. Zoning for Character Workshops: Aug. 19 & 20
 2. Joint City Council and Planning & Zoning Commission Code SMTX & Comp Plan Updates Workshop- September 30, 2015

Kristy Stark, Assistant Director of Planning & Development Services invited the Commission to the Zoning for Character Workshops. She advised the Commission about the Joint City Council and Planning Commission CodeSMTX Workshop scheduled on Wednesday, September 30th at the San Marcos Activity Center.

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 Kelsey, seconded by Commissioner Dupont that the meeting be adjourned at 6:49 p.m. The motion carried unanimously.

Chris Wood, Chair

Kenneth Ehlers, Vice Chair

Travis Kelsey, Commissioner

Angie Ramirez, Commissioner

Brian Olson, Commissioner

Shawn Dupont, Commissioner

Jim Garber, Commissioner

Saul Gonzales, 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:
