



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, July 14, 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, July 14, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos Texas 78666.

II. Roll Call

Commissioner Ehlers arrived at 6:01 p.m. and Commissioner Olson arrived at 6:03 p.m.

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

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 June 23, 2015.

A motion was made by Commissioner Stanfield, seconded by Commissioner Dupont, 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 Stanfield, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales
- Against:** 0
- Absent:** 1 - Commissioner Garber

PUBLIC HEARINGS

2. CUP-15-17 (Tres Hermanas) Hold a public hearing and consider a request by David Chiu, on behalf of Tres Hermanas, for a renewal of a Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 2550 Hunter Road, Suite 1106.

Chair Wood opened the public hearing.

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

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

A motion was made by Vice Chair Ehlers, seconded by Commissioner Gonzales, that CUP-15-17 (Tres Hermanas) be approved with conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system; that the statement "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages:, on the restaurant menus; the restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met; the primary entrance for the restaurant shall remain at least 200 feet from the primary entrance of the school; alcoholic beverages shall not be served earlier than 11:00 a.m. or later than 10:00 p.m.; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Garber

3. CUP-15-18 (Rooftop on the Square) Hold a public hearing and consider a request by Brandon Cash, on behalf of Rooftop on the Square, for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 126 S Guadalupe Street.

Chair Wood opened the public hearing

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

John Hohn stated that he and his partner own the building at 110 W. San Antonio Street. They purchased the building in the early 90's and since renovated the building for office space for attorneys. Mr. Hohn stated he was present on behalf of himself and all other adjacent professional businesses along E. San Antonio St. who are

located across and are directly impacted by Rooftop on the Square. Mr. Hohn explained that they have reviewed staff's recommendations and suggested that if the request is approved that the Commission include staff's recommendations.

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

A motion was made by Commissioner Ramirez, seconded by Commissioner Olson, that CUP-15-18 (Rooftop on the Square) be approved with conditions that the permit shall be valid for three (3) years, provided standards are met subject to the point system; all requirements of Section 4.3.4.2 for Conditional Use Permits must be met; no live music and no speakers are permitted in the outdoor patio areas; and all exterior doors must be maintained in an automatically assisted closed position. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Garber

4. ZC-15-05 (1251 Sadler Drive) Hold a public hearing and consider a request by Robert W. McDonald for a zoning change from "PDD" Planned Development District to "OP" Office Professional District for Lot 5-A, McKinley Place Subdivision, Section 3 and MF-24, Multiple Family Residential District for Lot 5-B, McKinley Place Subdivision, Section 3, generally located on the east side of Sadler Drive, southwest of Wonder World Drive.

Chair Wood opened the public hearing.

Brandon Melland, Senior Planner gave an overview of the request.

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

A motion was made by Commissioner Olson, seconded by Commissioner Gonzales, that ZC-15-05 (1251 Sadler Drive) be approved. The motion carried by the following vote:

For: 7 - Chairperson Wood, Commissioner Ramirez, Commissioner Olson, Commissioner Stanfield, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 1 - Vice Chair Ehlers

Absent: 1 - Commissioner Garber

NON-CONSENT AGENDA

V. Question and Answer Session with Press and Public.

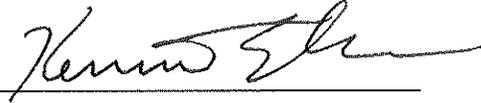
There were no questions from the press and public.

VI. Adjournment

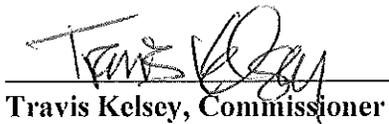
A motion was made by Commissioner Kelsey, seconded by Commissioner Ehlers, that the meeting be adjourned at 6:20 p.m. The motion carried unanimously.



Chris Wood, Chair



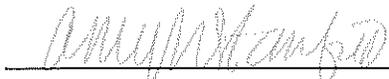
Kenneth Ehlers, Vice Chair



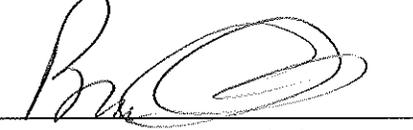
Travis Kelsey, Commissioner



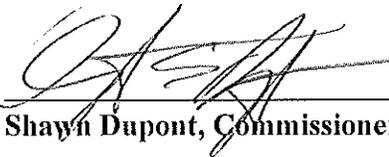
Angie Ramirez, Commissioner



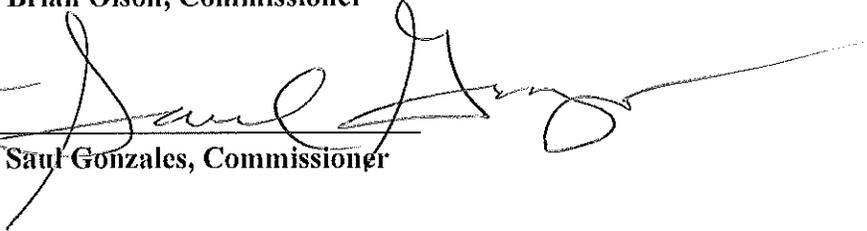
Amy Stanfield, Commissioner



Brian Olson, Commissioner

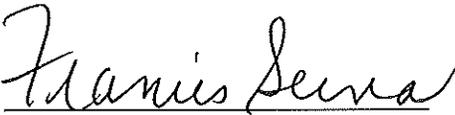


Shawn Dupont, Commissioner



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: