



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, June 23, 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, June 23, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, TX 78666

II. Roll Call

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

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 9, 2015.
2. PC-15-12_03 (Cottonwood Creek Phase 1, Section 2) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a final subdivision plat of Cottonwood Creek Phase 1, Section 2 for approximately 9.38 acres, more or less, out of the Farnam Frye, John F Geister, and Charles Henderson Surveys, consisting of 58 residential lots and two private parkland lots located near the intersection of Monterrey Oaks and Highway 123.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont, that the Action Agenda be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

PUBLIC HEARINGS

3. CUP-15-13 (Courtyard by Marriott) Hold a public hearing and consider a request by San Marcos Platinum, LLC for the renewal of a Conditional Use Permit for the sale of mixed beverages for on premise consumption at 625 Commercial Loop.

Chair Wood opened the public hearing.

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

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

A motion was made by Commissioner Stanfield, seconded by Commissioner Olson, that CUP-15-13 be approved with conditions that the permit shall 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 a Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

4. CUP-15-14 (Jin's Sushi) Hold a public hearing and consider a request by Jin's Sushi for the renewal of a Conditional Use Permit for the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 105.

Chair Wood opened the public hearing.

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

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

A motion was made by Commissioner Olson, seconded by Commissioner Stanfield, that CUP-15-14 be approved with conditions that the permit shall be valid for (3) years, provided standards are met, subject to the point system; the permit shall be posted in the same area as the Certificate of Occupancy . The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

5. SNC-15-01 (Riverwalk Loop to Chuck Nash Loop) Hold a public hearing and consider a request by Herman Vigil on behalf of Chuck Nash to rename Riverwalk Loop to Chuck Nash Loop.
6. SNC-15-02 (Nash Lane to Riverwalk Drive) Hold a public hearing and consider a request by Herman Vigil on behalf of Chuck Nash to rename Nash Lane to Riverwalk Drive.

Chair Wood opened the public hearing for SNC-15-01 and SNC-15-02.

Will Parrish, Staff 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 Stanfield, seconded by Commissioner Olson, that SNC-15-01 and SNC-15-02 be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

7. ZC-15-06 (1300 Block of McCarty Lane) Hold a public hearing and consider a request by Jones & Carter, Inc., on behalf of WUSD Properties, for a zoning change from "GC" General Commercial to "HI" Heavy Industrial for 101.199 acres, more or less, of land out of the JM Veramendi Survey No. 17.

Chair Wood opened the public hearing.

Tory Carpenter, Staff Planner 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 Olson, that ZC-15-06 be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

8. PDD-11-09(a) (Luxury Apartment Community at Thorpe) Hold a public hearing and consider a

request by Tyler Sibley on behalf of Thorpe Lane Apartments LLC to amend the Planned Development District for the multifamily project located at 1354 Thorpe Lane.

Chair Wood recused himself.

Vice Chair Ehlers opened the public hearing.

Will Parrish, Staff Planning Tech gave an overview of the project.

Tyler Sibley, on behalf of Casey Development, Uptown Square stated that they would like to amend PDD for a multiple of reasons. He explained that in the final check list items with city staff the items were to complete at the end of the project in order to obtain a Certificate of Occupancy. Mr. Sibley stated that they have used those dollars to help put up some of the flood relief victims in an effort to help the community. He added that they did have money to complete the items but would like to amend the PDD due to sustainability, economic impact and environmental impact to benefit the solar cart charging stations, rain water collection systems and conservation of energy and have spent money elsewhere. Mr. Sibley stated he was available to answer questions.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Garber, that this Action Item be denied. The motion carried by the following vote:

For: 7 - Vice Chair Ehlers, Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Ramirez

Recused: 1 - Chairperson Wood

NON-CONSENT AGENDA

9. Development Services Report:
 - a. Code SMTX
 - b. Office Update

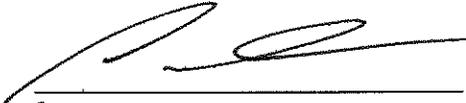
Shannon Mattingly, Director of Planning and Development Services advised the Commission that staff is working on draft plans for Code SMTX. Public outreach meetings will be scheduled in the Fall. She added that the Think Tank is working on Regulating Plans and have received a draft of Chapter 5. She also informed the Commission that staff will move to the new offices on Friday, June 26th and the Permit staff will move on June 2nd with full office operations on Monday, July 6th.

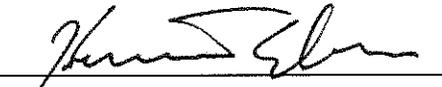
V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Ehlers, seconded by Commissioner Dupont, that the meeting be adjourned at 6:33 p.m. The motion carried unanimously.


Chris Wood, Chair


Kenneth Ehlers, Vice Chair


Travis Kelsey, Commissioner


Amy Stanfield, Commissioner

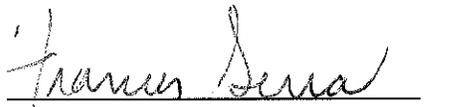

Saul Gonzales, Commissioner


Shawn Dupont, Commissioner


Brian Olson, Commissioner


Jim Garber, 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: