



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, May 12, 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, May 12, 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 Amy Stanfield, Commissioner Jim Garber, Commissioner Shawn Dupont, and Commissioner Saul Gonzales

Absent 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Charles O'Neil, 121 E. Hillcrest, representing the San Marcos Greenbelt Alliance (SMGA) read a letter submitted to the Commission from Maggie Hutchins-Wagner, President of SMGA. The Greenbelt Alliance asked the Commission to recommend to City Council the addition of a Greenways and Trails Master Plan in the update of the Transportation Master Plan that is currently under way. He added that SMGA envisions a greenway system that connects everyone in our community, strengthens neighborhoods and businesses, and draws visitors and new residents; in short, a greenway system that sets San Marcos apart from other central Texas communities.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on April 14, 2015 and April 28, 2015.
2. PC-04-10_01K (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD., for consent to a one-year extension of the Master Plan of the Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, Texas.

A motion was made by Commissioner Stanfield, seconded by Commissioner Garber, 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 Garber, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Kelsey

PUBLIC HEARINGS

3. CUP-15-08 (Pizza Hut) Hold a public hearing and consider a request by Tom Marzano on behalf of Pizza Hut for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 900 Bugg Lane, Suite 118.

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Technician 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 Olson, that CUP-15-08 (Pizza Hut) be approved with the conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system; 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 Garber, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Kelsey

4. PC-15-04_04 (Sac-N-Pac Replat) Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of Sac-N-Pac Stores, Inc., for approval of a replat of Lot 3 of the Sac-N-Pac Centerpoint Subdivision establishing Lots 3A, 3B, and 3C located on South Interstate 35 approximately 580 feet north of Centerpoint Road.

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 Garber, that PC-15-04_04 (Sac-N-Pac) be approved with the following condition that the applicant shall execute a subdivision improvement agreement prior to recordation of the plat. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

5. LDC-15-01 Hold a public hearing and consider revisions to Subpart C of the City's Code of

Ordinances (SMARTCODE) updating Articles 1 and 5 to revise allowable heights within SmartCode Districts.

Chair Wood opened the public hearing.

Will Parrish, Planning Technician gave an overview of the request.

John David Carson, 1911 Corporate Drive, San Marcos, 711 Patterson Drive, Austin Texas stated that the request is an unnecessary change because Planning and Zoning and the City Council already have full discretion to approve or deny any height request over five stories. He explained that the downtown is a landlocked area. Mr. Carson said it is also their best chance in cultivating a walkable community in San Marcos with daily necessities, employment, education and recreation all in one area. He added that we should be encouraging people to these areas and not set up boundaries. Mr. Carson stated that if there is a desire for shorter buildings the problem is not height the problem is the parking requirements. He said he finds the proposal perplexing and asked the Commission to recommend denial of the request and direct staff to modify the multifamily parking requirements in the SmartCode back to the 1 per unit that was recommended in the base SmartCode and by the Planning staff.

Diane Wassenich, 11 Tangelwood spoke in favor of staff's recommendation. She explained that San Marcos has many cheaply built apartments without enough parking that have been built particularly in the last decade. Ms. Wassenich added that we have buildings that are embarrassing to our community as people enter San Marcos. She said that she believes that the staff is trying to help attract a type of apartment developer that will possibly build a better quality apartment. Ms. Wassenich felt that if we want our downtown to look like a thriving healthy business and living place the Commission and staff are doing the right things to bring up the standards in San Marcos so that we don't get the leftovers that every other community is getting around us.

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

A motion was made by Commissioner Garber, seconded by Commissioner Ramirez, that LDC-15-01 (SmartCode) be approved. The motion failed by the following vote:

- For:** 3 - Commissioner Ramirez, Commissioner Garber and Commissioner Gonzales
- Against:** 5 - Chairperson Wood, Vice Chair Ehlers, Commissioner Olson, Commissioner Stanfield and Commissioner Dupont
- Absent:** 1 - Commissioner Kelsey

A motion was made by Commissioner Stanfield, seconded by Commissioner Olson, that LDC-15-01 (SmartCode) be denied. The motion carried by the following vote:

- For:** 5 - Chairperson Wood, Vice Chair Ehlers, Commissioner Olson, Commissioner Stanfield and Commissioner Dupont
- Against:** 3 - Commissioner Ramirez, Commissioner Garber and Commissioner Gonzales
- Absent:** 1 - Commissioner Kelsey

A motion was made by Commissioner Ramirez, seconded by Commissioner Garber, that LDC-15-10 (SmartCode) reduction in height be allowed within the Downtown T4 districts from 5 stories to 3 stories, as well as to approve a change to table 1.3 in order to fix erroneous clerical error regarding principal height in the T3 district from "not applicable" to 2 stories be approved. The motion failed by the following vote:

For: 3 - Commissioner Ramirez, Commissioner Garber and Commissioner Gonzales

Against: 5 - Chairperson Wood, Vice Chair Ehlers, Commissioner Olson, Commissioner Stanfield and Commissioner Dupont

Absent: 1 - Commissioner Kelsey

A motion was made by Commissioner Stanfield, seconded by Commissioner Olson, that LDC-15-01 (SmartCode) change to table 1.3 in order to fix erroneous clerical errors regarding principal height in the T3 district from "not applicable" to 2 stories be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

6. Public hearing, staff presentation and discussion on the FY 2016-25 Capital Improvements Program.

Chair Wood opened the public hearing.

Laurie Moyer, Director of Engineering/CIP gave an overview of the of the Capital Improvements Program.

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

NON-CONSENT AGENDA

7. Development Services Report:
a. Code SMTX update

Shannon Mattingly, Director of Planning & Development Services gave an update on the May 2nd and 9th Neighborhood Workshops, Swing on the Square scheduled for May 16-17th, and the upcoming May 23rd Neighborhood Workshop.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public

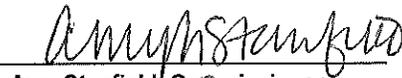
VI. Adjournment

A motion was made by Commission Ehlers, seconded by Commissioner Olson, that the meeting be adjourned at 7:41 p.m. The motion carried unanimously.


Chris Wood, Chair

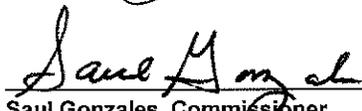

Kenneth Ehlers, Vice Chair


Angie Ramirez, Commissioner


Amy Stanfield, Commissioner

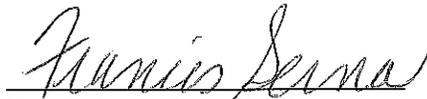

Brian Olson, Commissioner


Jim Garber, Commissioner


Saul Gonzales, Commissioner


Shawn Dupont, 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:
