



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, October 13, 2015

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

II. Roll Call

Commissioner Ramirez late time in at 6:10 p.m.

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 13, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 7866.

Present 6 - Chairperson Chris Wood, Vice Chair Kenneth Ehlers, Commissioner Angie Ramirez, Commissioner Jim Garber, Commissioner Shawn Dupont, and Commissioner Saul Gonzales

Absent 2 - Commissioner Brian Olson, and Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Diane Wassenich stated even though item 4 is postponed she thought she would begin speaking to the Commission about the Preferred Scenario Map change. She told the Commission that she feels they need to think about the request seriously and possibly do research in advance. She pointed out that the draft floodplain maps are not available. Ms. Wassenich pointed out that the change is eight feet higher for the 100 year floodplain in Wimberley and in some place more and some less. She said there will be a massive change in San Marcos no matter what happens. She felt that a foot would be a big change. Ms. Wassenich added that she wanted to Commission to be aware and suggested they drive the site. She said the decision to change the City's Preferred Scenario Map which is the City's plan where environmental constraints were taken into consideration. Ms. Wassenich asked the Commission to really think about the request and drive the area. She told the Commission not to think that the flood control dams would not be overtopped because they came very close to being in 1998.

Rob Roark, 1804A Hunter Road said he would like to reiterate what Ms. Wassenich said regarding the Preferred Scenario Map Amendment. He added that the Commission needs to start looking at this area, he lives in the area and knows it very well. He said he does not understand how an employment center with a flood zone

running through the middle of it. Mr. Roark added that they need to look at the history and the flooding that has occurred and will continue to occur in the area. He feels that people lives will be put at risk. He explained that the dams have helps but the Blanco just had a 500 year flood and Purgatory could be next. Mr. Roark inquired about the mitigation plans. He pointed out that we have scenarios and we have plans and we should stick to them.

CONSENT AGENDA

Consider approval of the minutes of the Regular Meeting on September 22, 2015.

Commissioner Garber made a request to pull Item #2, PC-15-34_03 (Cottonwood Creek Phase 1, Section 3) from the Consent Agenda.

A motion was made by Commissioner Garber, seconded by Vice Chair Ehlers that the Minutes of the Regular Meeting on September 22, 2015 be approved.

The motion carried by the following vote:

For: 5 - Chairperson Wood, Vice Chair Ehlers, Commissioner Garber, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 2 - Commissioner Olson and Commissioner Kelsey

Abstain: 1 - Commissioner Ramirez

- 2. PC-15-34_03 (Cottonwood Creek Phase 1, Section 3) 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 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 Commissioner Garber, seconded by Vice Chair Ehlers, that PC-15-34_03 (Cottonwood Creek Phase 1, Section 3) be approved. The motion carried by the following vote:

For: 6 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Garber, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 2 - Commissioner Olson and Commissioner Kelsey

PUBLIC HEARINGS

- 3. CUP-15-31 (Garcia’s Mexican Food Restaurant) Hold a public hearing and consider a request by Garcia-Ybarra Investments on behalf of Garcia’s Mexican Food Restaurant for the renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premise

consumption at 1917 Dutton Drive Suite 200. (W. Parrish)

Chair Wood opened the public hearing.

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

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

A motion was made by Commissioner Dupont, seconded by Commissioner Gonzales, that CUP-15-31 (Garcia's Mexican Food Restaurant) be approved with conditions that the CUP shall be valid for the life of the TABC Permit provided standards are met, subject to the point system; the CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 6 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Garber, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 2 - Commissioner Olson and Commissioner Kelsey

4. PSA-15-02 (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers for a Preferred Scenario Amendment to change an Area of Stability and Open Space to an Employment Center and Open Space for an approximately 16.8 acre tract, more or less, out of the J.M. Veramendi Survey, Abstract 17, located at the northwest corner of Wonder World Drive and Hunter Road. (A. Brake)

Chair Wood opened the public hearing.

Alison Brake, Staff Planner advised that the applicant requested postponement of consideration to the November 10th meeting.

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

A motion was made by Commissioner Ramirez, seconded by Vice Chair Ehlers, that PSA-15-02 (Wonder World Drive and Hunter Road) be postponed to the November 10, 2015 Planning and Zoning Commission meeting. The motion carried by the following vote:

For: 6 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Garber, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 2 - Commissioner Olson and Commissioner Kelsey

NON-CONSENT AGENDA

5. Development Services Report:

- 1. Texas APA Current Planning Award: Sidewalk Cafes, Parklets & Similar Uses of Public Right-of-Way, presented October 9 at Texas APA Conference

Kristy Stark, Assistant Director informed the Commission that the Planning Department received the Current Planning Award from the American Planning Association for Sidewalk Cafes, Parklets and Similar Use of Public Right-of-Way at the APA Conference held in Galveston.

V. Question and Answer Session with Press and Public.

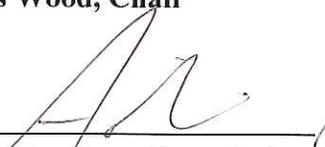
There were no questions from the press and public.

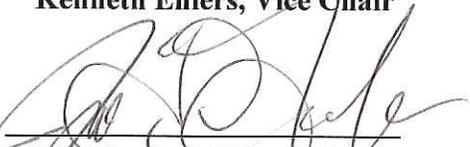
VI. Adjournment

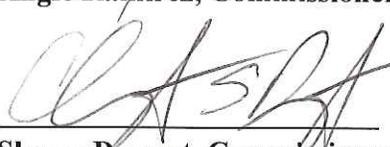
A motion was made that the meeting be adjourned at 6:30 p.m. The motion carried by a unanimous vote.


 Chris Wood, Chair


 Kenneth Ehlers, Vice Chair


 Angie Ramirez, Commissioner


 Jim Garber, 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:

Note