



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, September 22, 2015

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

II. Roll Call

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 September 22, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

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

Absent 1 - Commissioner Brian Olson

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 September 8, 2015.
2. PC-15-32_03 (Blanco Vista, Tract K-1 Final Plat) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 34.566 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Royal Oak Boulevard. (A. Brake)

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

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

Against: 0

Absent: 1 - Commissioner Olson

PUBLIC HEARINGS

- 3. CUP-15-25 (A Tan Sushi) Hold a public hearing and consider a request by A Tan LLC on behalf of A Tan Asian Bistro & Sushi Bar for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 407 S Stagecoach Trail, Suite 101. (A Villalobos)

Chair Wood opened the public hearing.

Andrea Villalobos, 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 Kelsey, seconded by Commissioner Dupont, that CUP-15-25 (A Tan Sushi) be approved with the following conditions that the CUP shall be valid for one (1) year, provided standards are met, subject to the point system; the permit shall be effective upon the issuance of the Certificate of Occupancy; and the CUP 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 Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Olson

- 4. CUP-15-26 (Wok & Roll) Hold a public hearing and consider a request by Johnny Lai and Mei Wan Lai, on behalf of Fortune Corner LLC., for a renewal of a Conditional Use Permit to allow for the sale of beer and wine at 812 S Guadalupe Street, Suite 101. (W. Parrish)

Chair Wood opened the public hearing.

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 Kelsey, seconded by Vice Chair Ehlers, that CUP-15-26 be approved with the following conditions that the CUP shall be valid for the life of the TABC license, provided standards are met, subject to the point system; and the CUP 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 Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Olson

5. CUP-15-27 (The Growling Wolf) Hold a public hearing and consider a request by The Growling Wolf LLC, on behalf of Lynx Property Services, for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 700 North LBJ, Suite 111. (W. Parrish)

Chair Wood opened the public hearing.

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 Vice Chair Ehlers, seconded by Commissioner Kelsey, that CUP-15-27 (The Growling Wolf) be approved with the following conditions that the CUP shall be valid for one (1) year, provided standards are met, subject to the point system; and the CUP 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 Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Olson

6. CUP-15-30 (Tantra Coffee House) Hold a public hearing and consider a request by Tantra Coffee House LLC, on behalf of Tantra Coffee House, for a renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 217 W Hopkins Street. (A. Villalobos)

Chair Wood opened the public hearing.

Andrea Villalobos, 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 Dupont, seconded by Commissioner Ramirez, that CUP-15-30 (Tantra Coffee House) be approved with the following conditions that the CUP shall be valid for the life of the TABC

license, provided standards are met, subject to the point system; and the CUP 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 Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Olson

- 7. PSA-15-01 (Blanco Riverwalk) Hold a public hearing and consider a request by Vigil & Associates for a Preferred Scenario Amendment to change from an Area of Stability / Low Intensity to an Employment Center for an approximately 116.628 acre tract out of the Blanco Riverwalk Subdivision located along the west side of IH-35 between Carlson Circle and Yarrington Road. (A. Villalobos)

Chair Wood opened the public hearing.

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

Robert McDonald, 3735 Lost Creek Blvd, Austin, stated that they acquired the property January 1st and was already platted and zoned. He explained that very little activity had occurred because the current zoning does not allow a warehouse component in a business park. Mr. McDonald stated that they acquired the property with the intention to begin four projects immediately almost eight months ago. He added that the tract A, three of the four projects that they planned to start all have a warehouse component. Mr. McDonald said that a lack of the ability to include a warehouse component in the projects has been an issue. He pointed out that they have lost two prospective employers this year. He stated he was available to answer questions. Mr. McDonald added that he does not agree with staff regarding Lot 1, Block F. He feels the requested use is an appropriate use.

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

A motion was made by Commissioner Kelsey, seconded by Vice Chair Ehlers, that PSA-15-01 (Blanco Riverwalk) be approved with the following staff recommendations: Recommendation of approval of the request to change from an Area of Stability/Low Intensity to an Employment Center for Block A, B, and Block E. Recommendation of denial of the request to change from an Area of Stability/Low Intensity to an Employment Center for Lot 1, Block F. The motion carried by the following vote:

For: 5 - Vice Chair Ehlers, Commissioner Ramirez, Commissioner Stanfield, Commissioner Garber and Commissioner Kelsey

Against: 3 - Chairperson Wood, Commissioner Dupont and Commissioner Gonzales

Absent: 1 - Commissioner Olson

- 8. 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 announced that the applicant requested postponement of consideration to the October 13, 2015 Planning and Zoning Commission meeting.

Chair Wood opened the public hearing.

There were no citizen comments.

A motion was made by Commissioner Ramirez, seconded by Commissioner Kelsey, to recommend approval to open the public hearing and to postpone the staff presentation and consideration to the October 13, 2015 meeting. The Public Hearing was continued to October 13, 2015. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Olson

- 9. PDD-15-01(2) (I-35 & Posey Road) Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, with various base zoning districts, 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.

Chair Wood opened the public hearing.

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

Meeting went into a five minute Recess.

Meeting Reconvened.

Caren Williams, Project Manager, Land Development Consultant-Realtor for the project gave a brief presentation.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Ramirez, that PDD-15-01(2) (I-35 & Posey Road) be approved with the

following conditions: 1. The attached PDD Master Plan Document is approved with staff redlined revisions. 2. The meets and bounds legal description is provided for each of the proposed base zoning districts indicated within the concept plan prior to second reading of the Ordinance. 3. The revised “Land Use Matrix” be incorporated into the PDD Master Plan Document (updated version provided by applicant). 4. The developer shall work with city staff to develop permit checklists for staff to utilize when reviewing future development within the PDD. 5. The attached “Parks Cost Estimate” spreadsheet be incorporated into the appendix of the PDD Master Plan Document. 6. The staff recommendations identified in Exhibit A “Developer Memo – Response by Staff” and shown on the previous two slides, shall be incorporated into the PDD Master Plan document.

A motion was made by Commissioner Garber, seconded by Vice Chair Ehlers, that PDD-15-01(2) (IH-35 & Posey Road) be amended to include that the first bullet point within Section 6.2.1 of the proposed PDD Master Plan Document Redline, shall be stricken;. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Olson

A motion was made by Commissioner Gonzales, seconded by Commissioner Garber, that PDD-15-01(2) (I-35 & Pose Rd) be amended as follows: That section 2.1.1 of the proposed PDD Master Plan Document Redline shall be modified to indicate a maximum of 30% of the 32’ and 40’ alley loaded lots. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Olson

A motion was made by Vice Chair Ehlers, seconded by Commissioner Stanfield, that PDD-15-01(2) (I-35 & Pose Rd) be amended as follows: that items listed on the “Memo” to the Planning & Zoning Commission, by Caren L. Williams, listed respectively as Page 44, Page 45, Page 46, Page 49, Page 50, Page 52, and Page 54” shall be incorporated into the proposed PDD Master Plan Document Redline. The motion carried by the following vote:

For: 7 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey and Commissioner Dupont

Against: 0

Absent: 2 - Commissioner Olson and Commissioner Gonzales

Chair Wood called for a vote on the Main Motion to approve PDD-15-01(2) (I-35 & Posey Road) with the following conditions: 1. The attached PDD Master Plan Document is approved with staff redlined revisions; 2. The meets and bounds legal description is provided for each of the proposed base zoning districts indicated within the concept plan prior to second reading of the Ordinance; 3. The revised "Land Use Matrix" be incorporated into the PDD Master Plan Document (updated version provided by applicant); 4. The developer shall work with city staff to develop permit checklists for staff to utilize when reviewing future development within the PDD; 5. The attached "Parks Cost Estimate" spreadsheet be incorporated into the appendix of the PDD Master Plan Document; 6. The staff recommendations identified in Exhibit A "Developer Memo – Response by Staff" and shown on the previous two slides, shall be incorporated into the PDD Master Plan document; 7. That the first bullet point within Section 6.2.1 of the proposed PDD Master Plan Document Redline, shall be stricken; 8. That section 2.1.1 of the proposed PDD Master Plan Document Redline shall be modified to indicate a maximum of 30% of the 32' and 40' alley loaded lots. 9. That items listed on the "Memo" to the Planning & Zoning Commission, by Caren L. Williams, listed respectively as Page 44, Page 45, Page 46, Page 49, Page 50, Page 52, and Page 54" shall be incorporated into the proposed PDD Master Plan Document Redline. The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Olson

NON-CONSENT AGENDA

10. Development Services Report:

1. Joint P&Z and Council Workshop, Sept. 30, 5:30 p.m., Activity Center
2. APA Conference, Oct. 7-9, Galveston, TX

Shannon Mattingly, Planning & Development Director reminded the Commission about the September 30th Joint City Council and Planning Commission workshop and the Oct 7-9 APA Conference.

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 8:50 p.m. The motion carried by a unanimous vote.



Chris Wood, Chair



Kenneth Ehlers, Vice Chair



Travis Kelsey, Commissioner



Angie Ramirez, Commissioner



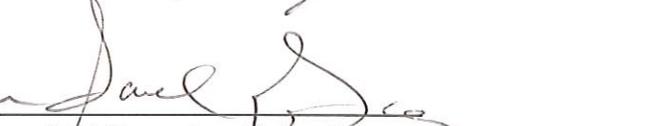
Amy Stanfield, Commissioner



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: