



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, March 8, 2016

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 Commissioner Kelsey at 6:00 p.m. on Tuesday, March 8, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

1.

Election of the following officers:

1. Planning and Zoning Commission Chair
2. Planning and Zoning Commission Vice-Chair

A motion was made by Commissioner Kelsey, seconded by Commissioner Gonzales, that Jim Garber be elected as Planning Commission Chair. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

A motion was made by Commissioner Garber, seconded by Commissioner Gonzales, that Travis Kelsey be elected as Planning Commission Vice Chair. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no citizen comments.

2. Present Draft 3-year & 10-year CIP

Shannon Mattingly gave an overview of the draft 3-year and 10-year Capital Improvements Program. She provided the Commission with the Capital Improvements Program Binders.

CONSENT AGENDA

3. Consider approval of the minutes of the Regular Meeting on February 23, 2016.

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

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

PUBLIC HEARINGS

4. CUP-16-06 (Elevate) Hold a public hearing and consider a request by Bucky Couch, on behalf of Elevate, for a Conditional Use Permit to sell mixed beverages at 407 Stage Coach Trail, Suite 201. (W. Parrish)

Chair Garber opened the public hearing.

Will Parrish, 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-16-06 (Elevate) be approved with 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: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

5. ZC-15-08 (Blanco Riverwalk) Hold a public hearing and consider a request by Vigil and Associates, on behalf of BRW Office Holdings, LLC, BRW Warehouse Holdings, LLC, and Blanco Riverwalk Business Park, LLC, for a zoning change from "CC" Community

Commercial to "HC" Heavy Commercial with a Planned Development District overlay, "Blanco Riverwalk Business Park PDD" for 83.657 acres, more or less, being Block A, B, and E, out of the Blanco Riverwalk Subdivision. (A. Villalobos)

Chair Garber opened the public hearing.

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

Andrew (last name not provided) 7300 Fire Oak Drive, Austin stated that he noticed the property has been vacant and the roads were built just before the recession. He explained that he is concerned that the only exterior connection is via the IH 35 frontage road.

Richard Reynosa, City of San Marcos City Engineer explained that the property originally went through a map revision of the FEMA map at the time and adjusted the floodplain limits through modeling. Since then, updated modeling has been in the process for the Blanco River showing additional expansion of the floodplain in this area. Mr. Reynosa pointed out that impervious cover and impact must be limited to their development. Therefore, they would need to mitigate through a pond or other measures.

Robert McDonald explained that Griffols is a good example of a biomedical facility. Mr. McDonald explained that the request is good for economic development .

A motion was made by Commissioner Ramirez, seconded by Commissioner Dupont, that ZC-15-08 be approved.

An amended motion was made by Commissioner Garber, seconded by Commissioner Kelsey, to amend Exhibit "D", Land Use Matrix requiring that the use of Travel Trailers/RVs (Short Term Stays) be a Conditional use Permit. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Chair Garber called for a vote on the main motion that ZC-15-8 be approved with the amendment that Exhibit "D", Land Use Matrix be revised to show the use of "Travel Trailers/Rvs (short term stay)" as a Conditional Use.

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

NON-CONSENT AGENDA

- 6. PC-15-49_03 (Lodges at Parker's Pond Final Plat) Consider a request by Lodges at Parker's Pond LLC for approval of a Final Plat of approximately 40.41 acres, more or less, out of the L.S. Yeates and J.R. King Surveys Located at the intersection of South Old Bastrop Highway and Horace Howard Drive. (T. Carpenter)

A motion was made by Commissioner Dupont, seconded by Commissioner Gonzales, that PC-15-49_03 (Lodges at Parker's Pond Final Plat) be approved with the condition that the finalized drainage easement boundaries be shown on the plat prior to recordation. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

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 6:42 p.m. The motion carried by a unanimous vote.

Jim Garber, Chair

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:
