



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes Planning and Zoning Commission

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Tuesday, August 23, 2016

6:00 PM

City Council Chambers

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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 Garber at 6:00 p.m. on Tuesday, August 23, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.**

**Commissioner Beckett late time in at 6:01 p.m.**

### II. Roll Call

**Present** 8 - Commissioner Jim Garber, Commissioner Shawn Dupont, Commissioner Saul Gonzales, Commissioner Kate McCarty, Commissioner Douglas Beckett, Commissioner Betseygail Rand, Commissioner Lee Porterfield, and Commissioner Angie Ramirez

**Absent** 1 - Commissioner Travis Kelsey

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppolleta, 1322 Belvin said that the HEB PDD should be returned back to the Planning Commission due to the PSA not being approved on second reading. She felt it is a code violation. She suggested that HEB should use green building and modern technology, 50% or more impervious cover and making the parking lot 100% pervious. Ms. Coppolleta added that solar panels should be used on the building and parking lot and install an electric car charging station. She mentioned building the HEB on stilts which will resolve the native Indian grounds issue and will not be disturbed. Ms. Coppolleta she was also present to discuss how do we really protect the neighborhood. She read a section from the Comp Plan and explained that we should not have apartments in the middle or adjacent to residential neighborhoods, no hotel adjacent to neighborhoods, no commercial businesses in the neighborhoods. She added that commercial and mixed use developments add to crimes in the neighborhood.

### CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on July 26, 2016.

2. PC-15-21\_03 (Northgate Center 1) Consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, Jr., General Partner Aquarena Springs Commercial, LLC, for approval of a Final Plat for approximately 9.93 acres, more or less, out of the J.M. Veramendi Survey League No. 2, located near the intersection of IH-35 and Aquarena Springs. (A.Villalobos)
3. PC-16-23\_01 (Trace Concept Plat) Consider a request by Caren Williams, on behalf of High Pointe Trace, LLC, for approval of a Concept Plat for approximately 417.60 acres, more or less out of the William H. Van Horn Survey, located east of IH-35 and south of Posey Road. (B. Melland)
4. PC-16-30\_03 (Blanco Vista Tract E-2) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 16.5 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard. (A. Brake)
5. PC-16-31\_03 (Blanco Vista Tract A) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 30.2 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard. (A. Brake)

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

**For:** 8 - Commissioner Garber, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

## **PUBLIC HEARINGS**

6. PC-15-23\_04 (Northgate Center 2, Replat) Hold a public hearing and consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, JR., General Partner Aquarena Springs Commercial, LLC, for approval of a replat of 1.82 acres being a portion of Lot 1, Section 3, Interpark East, establishing Block B, Lot 4, Northgate Center 2, City of San Marcos, Hays County, Texas. (A.Villalobos)

Chair Garber opened the public hearing.

Andrea Villalobos, 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 Ramirez, seconded by Commissioner Dupont, that PC-15-23\_04 (Northgate Center 2, Replat) be approved. The motion carried by the following vote:**

**For:** 8 - Commissioner Garber, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

7. ZC-16-10 (Springtown Mall) Hold a public hearing and consider a request by Humpty Dumpty SSM, Ltd for a zoning change from "GC" General Commercial to "VMU" Vertical Mixed Use for 6.57 acres, more or less out of a portion of Springtown VI, lot 5. (T. Carpenter)

Chair Garber opened the public hearing.

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

Tom Wassenich, 11 Tangelwood, said he loves the project and wished project was taller. He said it was the perfect place for the proposed development and thanked Developer for bringing project to San Marcos. He added that he is also in support of the other two CUP requests on the agenda.

Buck Cody, 5708 Highland Hills Dr, Austin Texas said he is with Endeavor, the developer and thanked everyone for their consideration and efforts on the request. He added he was available to answer questions.

Nelson Crow, 3207 Abilal Drive, Austin, Texas said he is also with Endeavor and looks forward to working to the mixed use project. He said he want thankful for the support of staff. He added he was available to answer questions.

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

**A motion was made by Commissioner Dupont, seconded by Commissioner McCarty, that this Action Item be approved. The motion carried by the following vote:**

**For:** 8 - Commissioner Garber, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

8. CUP-16-23 (Springtown Mall Purpose-Built Student Housing) Hold a public hearing and consider a request by Humpty Dumpty SSM, Ltd for a Conditional Use Permit to allow purpose-built student housing at the site located at 200 Springtown Way.

Chair Garber opened the public hearing.

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

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

**A motion was made by Commissioner Porterfield, seconded by Commissioner Beckett, that CUP-16-23 (Springtown Mall Purpose-Built Student Housing) be approved with the condition that the Conditional Use Permit become effective upon approval of the zoning change for the property to Vertical Mixed Use. The motion carried by the following vote:**

**For:** 8 - Commissioner Garber, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

9. CUP-16-24 (Springtown Mall Height Increase) Hold a public hearing and consider a request by Humpty Dumpty SSM, Ltd for a Conditional Use Permit to allow building height over 4 stories at the site located at 200 Springtown Way.

Chair Garber 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 Dupont, seconded by Commissioner Ramirez, that CUP-16-24 (Springtown Mall Height Increase) be approved with the condition that the Conditional Use Permit become effective upon approval of the zoning change for the property to Vertical Mixed Use by City Council. The motion carried by the following vote:**

**For:** 8 - Commissioner Garber, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

## **NON-CONSENT AGENDA**

10. Presentation from staff and discussion regarding an update on Code SMTX.

**Abby Gillfillan, Planning Manager gave an update on the CodeSMTX. She invited the Commission to the City Council CodeSMTX Workshop on Monday, August 29, 2016 at the San Marcos Activity Center from 5:30 - 8:00 p.m.**

V. Question and Answer Session with Press and Public.

There were questions from the press and public.

VI. Adjournment

A motion was made that the meeting be adjourned at 6:45 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:

Note

Note