



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, May 24, 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 Chair Garber at 6:00 p.m. on Tuesday, May 24, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

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

Excused 1 - Commissioner Saul Gonzales

III. Chairperson's Opening Remarks

Chair Garber asked for a moment of silence in memory of Commissioner Gonzales, mother, Aurora Gonzales.

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta presented a video of a tree being removed from the ground. She said it would be great if the City had some type of requirement that would require the same type of removal to protect the heritage oaks. Ms. Coppoletta said she is concerned about the trees and has attended the Code Rodeo for the past two years and other has attended other meetings as well. She also explained that she has written to the editor and has filed many open records request with staff. She asked if we could also have a Tree Ordinance like Austin. She explained that with a Tree Ordinance it would be difficult for trees to be removed. Ms. Coppoletta requested that the during the final rollout of the Code, if a total of expenses could be provided.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on May 10, 2016.
2. PC-16-14_03 (Cottonwood Creek Phase 1, Section 4) 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 4 for approximately 5.71 acres, more

or less, out of the Farnam Frye, John F Geister, and Charles Henderson Surveys, consisting of 52 residential lots located northwest of the intersection of Monterrey Oak and Skylark Lane. (T. Carpenter)

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

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

Against: 0

Excused: 1 - Commissioner Gonzales

PUBLIC HEARINGS

- 3. CUP-16-12 (Chuy's) Hold a public hearing and consider a request by Kyle V. Hill, on behalf of Chuy's, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1121 North IH-35. (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 Dupont, seconded by Commissioner Ramirez, that CUP-16-12 (Chuy's) be approved with conditions that the permit shall be valid for one (1) year, provided standards are met subject to the point system, the permit shall become effective upon the issuance of the Certificate of Occupancy, 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 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Excused: 1 - Commissioner Gonzales

- 4. LDC-16-03 Hold a public hearing and consider revisions to Subpart B of the City's Code of Ordinances (Land Development Code) updating Chapter 1 to require a zoning change application to accompany any request for a Preferred Scenario Map Amendment. (T. Carpenter)

Chair Garber opened the public hearing.

Tory Carpenter, Planner 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 McCarty, that LDC-16-03 be approved. The motion carried by the following vote:

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

Against: 0

Excused: 1 - Commissioner Gonzales

NON-CONSENT AGENDA

5. Presentation and discussion concerning the release and review of the draft CodeSMTX.

Abby Gillfillan, Planning Manager gave a brief presentation concerning the release and the review of the draft CodeSMTX.

- 6.

Discussion and possible action concerning cancellation of the July 12, 2016 Planning Commission Regular Meeting.

A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, to approve that the July 12, 2016 Regular Meeting of the Planning and Zoning Commission be cancelled. The motion carried by the following vote:

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

Against: 0

Excused: 1 - Commissioner Gonzales

- 7.

Discussion and possible action concerning cancellation of the November 22, 2016 and December 27, 2016 Planning Commission Regular Meetings.

A motion was made by Commissioner McCarty, seconded by Commissioner Kelsey, to approve that the November 22, 2016 and December 27, 2016 Regular Scheduled meetings of the Planning and Zoning Commission be cancelled. The motion carried by the following vote:

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

Against: 0

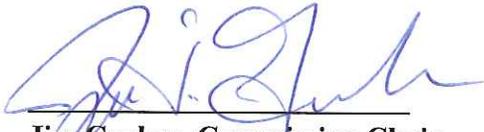
Excused: 1 - Commissioner Gonzales

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

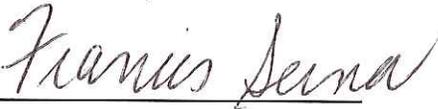
VI. Adjournment

A motion was made that the meeting be adjourned at 6:27 p.m. The motion carried by a unanimous vote.



Jim Garber, Commission 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