



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, May 10, 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 10, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

Present 9 - Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Saul Gonzales, Commissioner Kate McCarty, Commissioner Douglas Beckett, Commissioner Betseygail Rand, Commissioner Lee Porterfield, and Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppolletta, 1322 Belvin stated that she was not sure where everyone was and wished that more people would attend. She said she wishes that we could have a flip day, where activist are planners and planners are activist. She explained that she could get all of the planners notebooks and could answer questions off the top of her head. Ms. Coppolletta said she senses that when she watches the planners at meetings they don't have an answer and that concerns her. She added that they give their personal time to give speeches and asked that staff not walk in front of her as she speaks. She felt that the Chair of meetings need to make sure City Staff members do not walk around while people are making speeches.

Ms. Coppolletta also spoke regarding demolition in San Marcos. She explained that there is something going on at Tantra and she had to call the City Inspector. She pointed out that there are several big pieces of chard and big pieces of tar where someone can get hurt. She stated that she is not anti development but is pro-safety and pro anti-liability for property owners. She is not sure why site inspections are not performed. Ms. Coppolletta asked staff to be more mindful about mold because she followed the Capstone building and the Woods and there was stuff being left out. She said the kids in the long term are going to get very sick from sick building syndrome.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on April 26, 2016.
2. PC-16-13_01 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD., for consent to a one-year extension of the Master Plan of the Cottonwood Creek Subdivision, consisting of approximately 471.97 acres along State Highway 123 one half mile south of Old Bastrop Highway. (T. Carpenter)

A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, 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

3. LDC-16-02 Hold a public hearing and consider revisions to Subpart B of the City's Code of Ordinances (Land Development Code) updating Chapter 4 to change building height and permitted, conditional, and prohibited uses in Public and Institutional zoning districts. (T. Carpenter)

Chair Garber opened the public hearing.

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

Amy Meeks, 832 Belvin said she thinks that this request makes logical sense and consistent with the Master Plan. She felt that it will keep the properties to be used for community purposes. Ms. Meeks said she is in favor of reducing the height and prohibiting the uses mentioned.

Tom Wassenich, 11 Tanglewood said he thinks that the revisions proposed are a great idea and thinks that it will enable the public areas to not be so impacted.

Lisa Marie Coppolletta, 1322 Belvin said she was confused about the LDC amendments but if Ms Meeks and Mr. Wassenich are in support so is she. She feels that there should be a limit to the height of a building. She added that the building next to the Yellow Store will be an eyesore.

Cathy Dylon, 1000 Burlson Street thanked the Commission for caring about the Historic District. She asked if the amendment will prohibit Greek and Multi family buildings.

Mark Barens, 5742 Brace Heather Drive, Houston Texas with Lindsey Hill Development explained that 23 months ago in June 2014 they were invited to make an investment in the community. Mr. Barens read the letter he was provided. He said they were excited by the invitation and the site now called Lindsey Hill. Mr. Barens explained after consulting with the City's leadership and studying the Land

Development Code and reviewing the Comp Plan they purchased the property. Mr. Barens further explained that after a two year long process they have done what they have been told. He said they have met with various members of staff and the public. He said along the way until a couple of weeks ago they encountered enthusiasm and support for the project they want to build. He added that after the flood they helped in relief efforts. Mr. Barens explained that they are not at the meeting to present their project but hope it will come at a later date. He asked that they be permitted to develop the property with a PDD in the alternative be permitted to develop the property in all uses permitted at the time of purchase.

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

Commissioner Kelsey made a motion to approve LDC-16-02 with the amendment that "Plant Nursery (Retail Sales/Outdoor Storage)" and "Rodeo Grounds" be changed from prohibited to conditional uses.

An amended motion was made by Commissioner Ramirez, seconded by Commissioner Kelsey, that the main motion be amended that "Artist or Artisans Studio," "Day Camp," and "Child Day Care (Business) be changed from prohibited to conditional uses.

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 asked for a vote on the main motion to approve LDC-16-02 with the amendment that "Plant Nursery (Retail Sales/Outdoor Storage)," "Rodeo Grounds," "Artist or Artisans Studio," "Day Camp" and "Child Day Care (Business)" be changed from prohibited to conditional uses.

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

Against: 0

4. PVC-16-02 (Hays County Barbeque; Plat Variance) Hold a public hearing and consider a request by Michael and Asenette Hernandez, for the Weatherford Subdivision Lot 8-C (PC-16-12_04; Re-plat) to allow a deviation from Section 6.7.2.1(j) of the City of San Marcos Land Development Code, requiring that lot depth not exceed three times the lot width. (B. Melland)

Chair Garber opened the public hearing.

Brandon Melland, Senior 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

Dupont, that PVC-16-02 (Hays County Barbecue Plat Variance) 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

- 5. PC-16-12_04 (Weatherford Lot 8-C) Hold a public hearing and consider a request by Gallup Engineering on behalf of Michael and Asenette Hernandez, for approval of a re-plat of 3.02 acres, more or less, being a portion of Lot 8, AF Weatherford Subdivision, establishing Lot 8-C, Weatherford Subdivision, Hays County, Texas. (B. Melland)

Chair Garber opened the public hearing.

Brandon Melland, Senior 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 Porterfield, that PC-16-12_04 (Weatherford Lot 8-C) 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

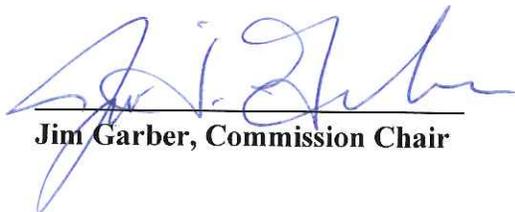
NON-CONSENT AGENDA

- 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 6:55 p.m. The motion carried by a unanimous vote.



Jim Garber, Commission Chair

ATTEST:

Francis Serna

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: