MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
March 13, 2012

1. Present

Commissioners:

Bill Taylor, Chair
Kenneth Ehlers
Chris Wood
Corey Carothers
Bucky Couch

City Staff:

Matthew Lewis, Development Services Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Chief Planner
Christine Barton-Holmes, Chief Planner
Alison Brake, Planner
John Stanley, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday March 13, 2012 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

4. ***NOTE:*** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

5. 30 Minute Citizen Comment Period

Jaimy Breihen, 134 E. Hillcrest expressed his concerns regarding the Commission not accepting information from the public prior to the meeting. He felt that the there is currently not enough time for the public to provide information to the Commission. He requested that the Commission not restrict the public from providing information to the Commission.

Diane Wassenich, 11 Tangelwood spoke regarding Item 9. She said the Commission has a problem in that Commissioners who are bringing projects and has now requested limiting the public on submitting information to the Commission. She felt that it is because of the report submitted by the River Foundation. Ms. Wassenich pointed out that there is not a way for most citizens to know what is going on unless they see it on the agenda. She explained that citizens only have three days to put a report together. Ms. Wassenich added that the Commission is rezoning without gathering all the necessary information. She added that the Commission should be open to listen to citizens any time they want to speak or hand them information and it is up to the discretion of the Commission if they read the information. Ms. Wassenich requested that the Commission not limit what the public can give to the Commission. She felt that the citizens have a disadvantage with only having 3 days to submit comments.

Don Eyssen, 200 Orchard expressed his concerns regarding new urbanism and not being able to understand the philosophy. Mr. Eyssen said excellent plans are being brought forward but placed in the wrong place. He felt the projects should be in cities with urban decay. He added that new urbanism is a great philosophy but in the wrong town. In addition, he expressed his concerns about projects being placed in sensitive areas. He asked that we save the environment areas.

Consent Agenda:

6. Consider the approval of the minutes from the Regular Meeting on February 28, 2012.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers the Commission approved on consent to approve the minutes of the Regular Meeting on February 28, 2012. The motion carried unanimously.

Public Hearing

7. CUP-12-03 (Pappas Pasta) Consider a request by Herlinda Lopez for renewal of a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 2550 Hunter Road, Suite 1100.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers the Commission approved on consent to postpone CUP-12-03. The motion carried unanimously.

Non-Consent Agenda:

8. Report from staff and discussion regarding traffic and density.

Christine Holmes gave a brief presentation. The presentation will be available on the city's website.

9. Discussion and possible direction to staff regarding an orderly way of receiving information from the public prior to the meeting.

The Commission discussed and agreed to continue accepting comments. The Commission will use their discretion to review the comments.

10. Discussion and possible direction to staff regarding requirements for sidewalks.

Staff advised the Commission that a Sidewalk Master Plan is being created and will be included in the next round of Land Development Code revisions.

Commissioner Ehlers asked staff to review the consistency of sidewalk rates.

11. Suggestions for future agenda items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Chair Taylor requested to revisit the criteria for direction to staff regarding the appropriate procedure to receive agenda item requests from the Commission.

12. Development Services Report.

1. Update from staff regarding how information is available to the public and My Permit.

2. Update from staff regarding the Comprehensive Plan.

13. Questions from the Press and Public.

Diane Wassenich, 11 Tangelwood said she did not understand the direction given to staff regarding Item #9. In addition, she asked if the Commission understands that we have more density or apartments than any city is planning anywhere near the size of San Marcos or larger. She said she is having a hard time understanding why we want more apartments since San Marcos already has more than other cities.

Jay Hiebert, 209 W. Sierra Circle asked if there are any plans to include historical permits into My Permit Now Software. He referred to Item #8 and asked if there is any city in the south or southwest that is adopting the new urbanism concept. He asked if staff has received commitments to build smaller stores with the new concept that will eliminate traffic.

Jaimy Breihan, 134 Hillcrest commented that surely we are not trying to build new urbanism in existing neighborhoods and around the west side of the University. He added that the code enforcement element in the My Permit Now Software is a good tool.

Don Eyssen asked for an explanation of new urbanism. He referred to the Comprehensive Plan and asked why the Steering Committee has been changed from 55 to 23 people. Mr. Eyssen asked where did staff get their facts on the Traffic and Density presentation.

14. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 7:14 p.m. on Tuesday, March 13, 2012.

Bill Taylor, Chair

Chris Wood, Commissioner

Corey Carothers, Commissioner

Bucky Couch, Commissioner

Kenneth Ehlers, Commissioner

ATTEST:

Francis Serna, Recording Secretary