



REGULAR MEETING OF THE SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, May 24, 2011, 6:00 p.m.
City Hall Council Chambers
630 E. Hopkins Street

Bill Taylor, Chair
Bucky Couch, Vice-Chair
Sherwood Bishop, Commissioner
Randy Bryan, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner
Kenneth Ehlers, Commissioner

AGENDA

1. **Call to Order.**
2. **Roll Call.**
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. **Citizen Comment Period.**
6. **PC-11-15(02) (The Retreat at San Marcos)** Consider a request by Retreat Holdings, LLC, on behalf of Jack Weatherford and Whitetail JV, for approval of a preliminary plat for approximately 48.36 acres of property from the E. Clark Survey, located at the southeast corner of Old Ranch Road 12 and Craddock Ave.
7. **PC-11-16(03) (San Marcos Armed Forces Reserve Center Final Plat)** Consider a request by Ash & Associates, on behalf of US Army Corps of Engineers, Fort Worth District for approval of a final plat of Lot 1, Block 1, San Marcos Armed Forces Reserve Center Addition, being 19.048 acres out of the J.M. Veramendi League Survey No. 1, City of San Marcos, Hays County, TX, located at 1202 Clovis Barker Rd.
8. **PC-11-17-(04) (International Electric Corp Replat)** Hold a public hearing and consider a request by Ash & Associates, on behalf of 2809 S IH-35, LTD for approval of a replat, vacating Lot 1, Block 1, International Electric Corporation Addition with the addition of an abutting 1.246 acre tract out of the J.M. Veramendi League Survey No. 1, - establishing Lots 1A, 2 & 3, Block 1, International Electric Corporation Addition, City of San Marcos, Hays County, TX, located at 2809 S IH-35.
9. **PR-11-04 (Capital Improvement Project presentation)** Hold a public hearing and consider recommendations for Capital Improvement Project nominations for 2011-2021.
10. **Consider appointment of a student liaison to the Planning and Zoning Commission.**

11. Discussion 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.

Planning Report

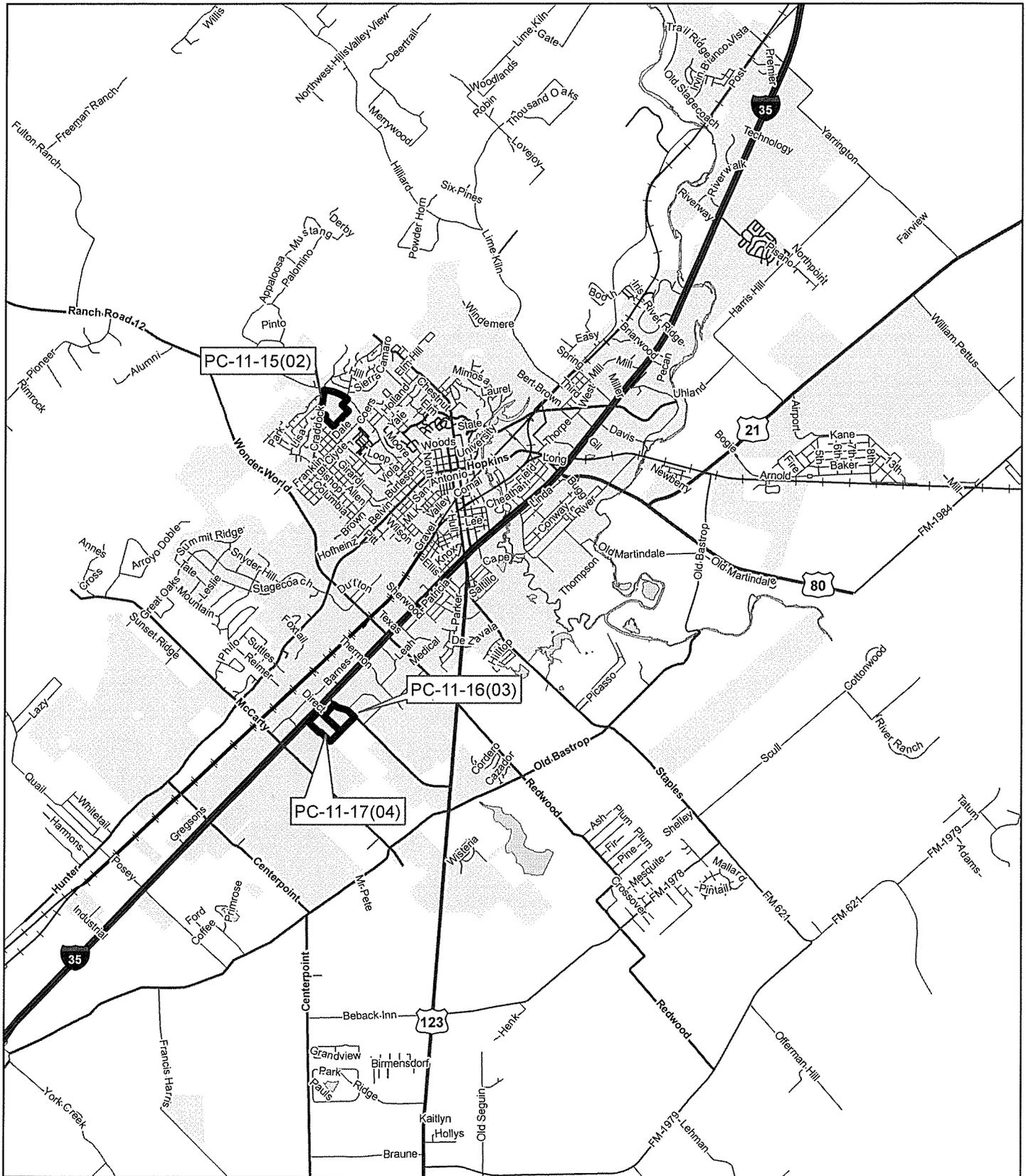
Commissioners' Report.

12. Consider approval of the minutes from the Regular Meeting on May 10, 2011.

13. Questions from the Press and Public.

14. Adjourn.

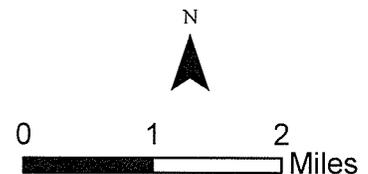
Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.

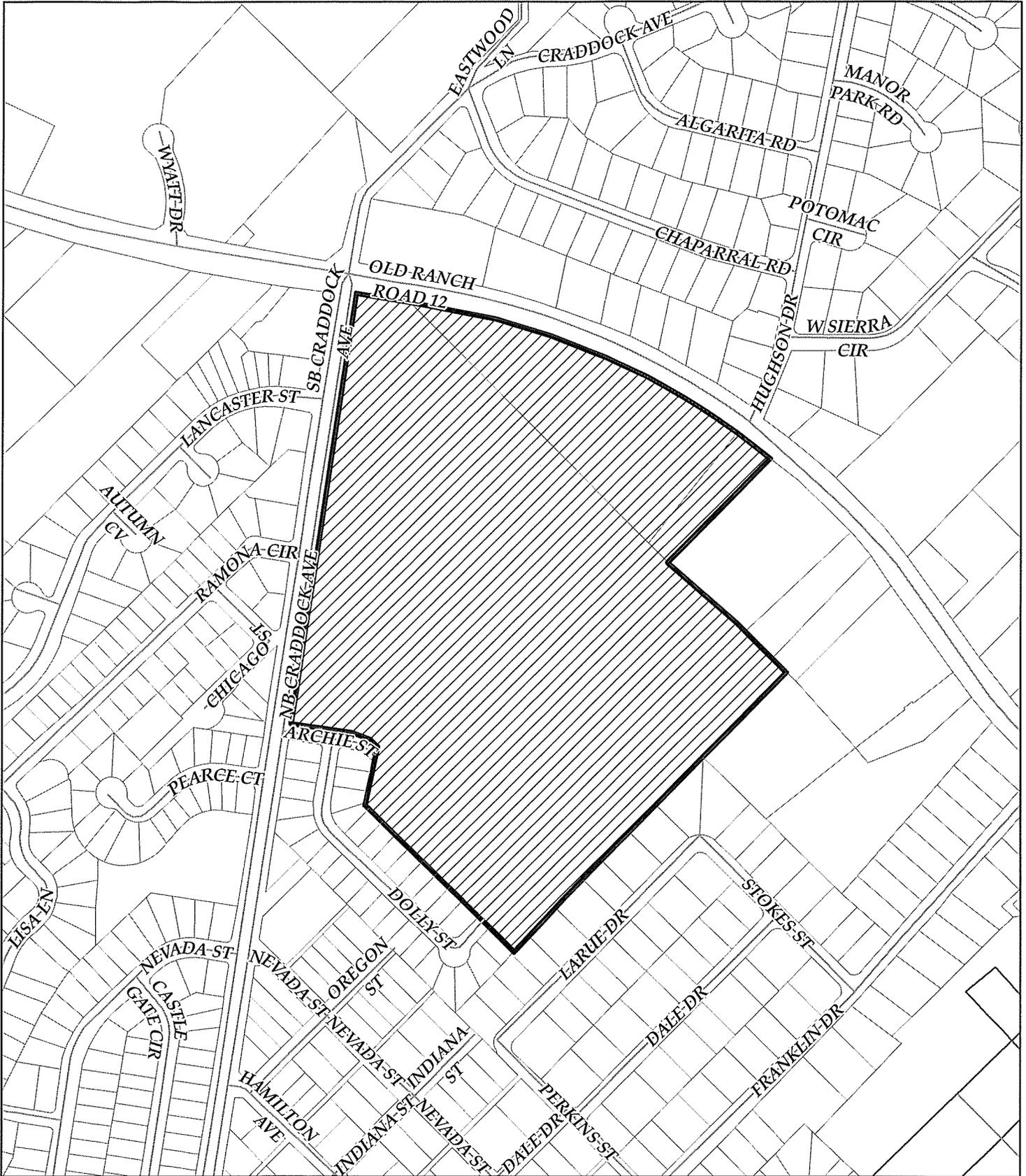


Location Map May 24, 2011

City of San Marcos
Development Services-Planning

Date: May 19, 2011
Map is not of survey quality. No warranty is assumed or implied.

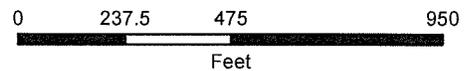




PC-11-15(02)
The Retreat at San Marcos
Preliminary Plat
Map Date: 5/16/11

 Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



PC-11-15(02) Preliminary Plat The Retreat Subdivision



Applicant Information:

Applicant: Retreat Holdings, LLC
455 Epps Bridge Pkwy, Bldg 100, Ste 201
Athens GA 30606

Property Owner: Jack W. Weatherford Whitetail JV
508 Craddock Ave 2001 W. McCarty Ln
San Marcos TX San Marcos TX 78666
78666

Applicant's Agent: ETR Development Consulting
401 Dryden Lane
Buda TX, 78610

Notification: Notification not required

Type & Name of Subdivision: Preliminary Plat, The Retreat Subdivision

Subject Property:

Summary: The subject property is located in western San Marcos at the southeast corner of the intersection of Craddock Avenue and Old Ranch Road 12. This is the preliminary plat for the development, which consists of a student housing complex and a commercial site.

Traffic / Transportation: The proposed plat shows that all adjacent streets have adequate right-of-way. The developer will construct a sidewalk along Old Ranch Road 12 and a multi-use path along the former alignment of the Hughson-Ramona connector, which was removed from the Thoroughfare Master Plan earlier this year at the request of the developer in association with this project. In accordance with the Planned Development District (PDD), turn signals at the intersection of Hughson and Old Ranch Road 12 will be designed by the developer and installed by the City.

Utility Capacity: The City of San Marcos will provide water, wastewater, and electric service to the site.

Zoning: The site has base zonings of Single-Family (SF-6), Multi-Family (MF-12), and Community Commercial (CC). A Planned Development District (PDD) overlay is in effect over the whole site.

Surrounding Zoning and Land use:

	Current Zoning	Existing Land Use
N of Property	SF-6	Single-family residential
W of Property	SF-6	Single-family residential
S of Property	P/SF-6	Single-family residential
E of Property	P/SF-6/SF-4.5	Church/ Single-family residential

Project Timeline

December 10, 2010 – Application submitted for Planned Development District Overlay (PDD) along with base zoning changes and land use map amendments.

January 25, 2011 – P&Z holds public hearing regarding the PDD along with base zoning changes and land use map amendments.

February 8, 2011 – P&Z holds public hearing and votes to postpone action on the project.

February 22, 2011 – P&Z holds public hearing and votes to recommend denial of the project and approval of the removal of the Hughson-Ramona Connector should the project be approved by City Council.

March 22, 2011 – P&Z recommends approval of the Planned Development District Overlay (PDD) along with base zoning changes and land use map amendments and recommends removal of the Hughson-Ramona Connector from the-Thoroughfare Plan.

March 24, 2011 – City Council approves PDD along with base zoning changes and land use map amendments and removes the Hughson-Ramona Connector.

April 5, 2011 – Second reading of the project at City Council. All items are approved.

April 26, 2011 – Preliminary plat is submitted.

Planning Department Analysis:

The purpose of a Preliminary Plat is to establish lot design for a subdivision along with the utility and transportation layout. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but are used to allow for a comprehensive review of the proposed development.

The proposed Preliminary Plat is consistent with the Concept Plan approved along with the PDD for the subdivision as well as the approved Watershed Protection Plan Phase I. The subject property is not in the floodplain and is located in the contributing zone within the transition zone.

The subdivision contains four lots. The developer intends to construct the multi-family portion first and the commercial tract in the future. Lots 3 and 4 will be dedicated to the City.

	Use	Acres
Lot 1	Multi-Family	39.30
Lot 2	Commercial	2.75
Lot 3	Public (Fire/Police station)	1.80
Lot 4	Public (Park)	4.50

Staff finds that the proposed preliminary plat meets all criteria in 1.6.3.5 of the Land Development Code and recommends approval.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Preliminary Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

The following criteria shall be used to determine whether the application for a Preliminary Subdivision Plat shall be approved, approved with conditions, or denied, where no Subdivision Concept Plat has been approved for the land subject to the proposed plat:

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1); and
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code;
- (5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

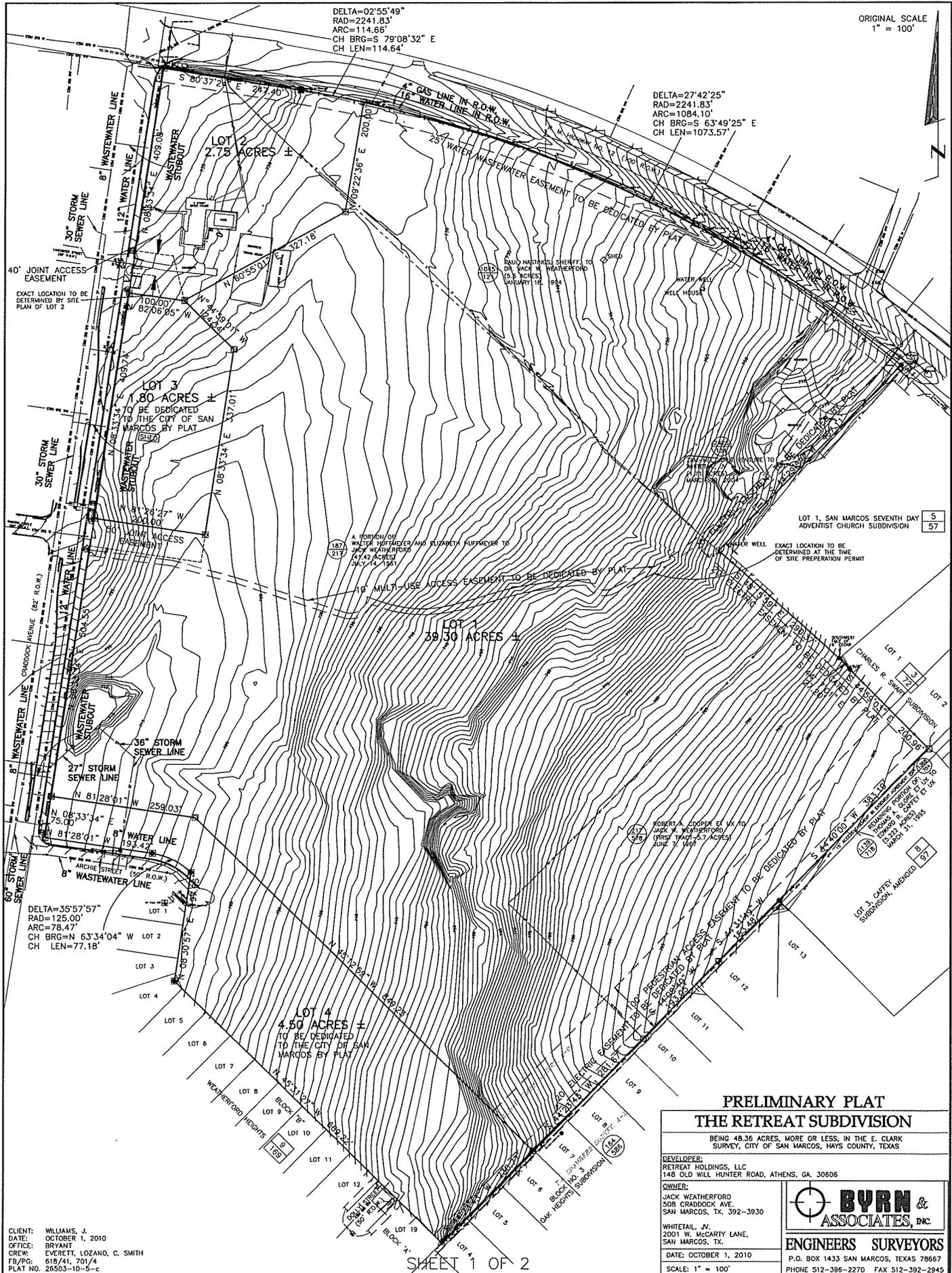
Prepared By:

John Foreman	Planner	May 16, 2011
Name	Title	Date

ORIGINAL SCALE
1" = 100'

DELTA=02°55'49"
RAD=2241.83'
ARC=114.66'
CH BRG=S 79°08'32" E
CH LEN=114.64'

DELTA=27°42'25"
RAD=2241.83'
ARC=1084.10'
CH BRG=S 63°49'25" E
CH LEN=1073.57'



CLIENT: WILLIAMS, J.
 DATE: OCTOBER 1, 2010
 OFFICE: BRYANT
 CREW: EVERETT, LOZAND, C. SMITH
 FB/PG: 618/41, 701/4
 PLAT NO. 26503-10-5-c

SHEET 4 OF 2

PRELIMINARY PLAT
THE RETREAT SUBDIVISION
 BEING 48.36 ACRES, MORE OR LESS, IN THE E. CLARK SURVEY, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

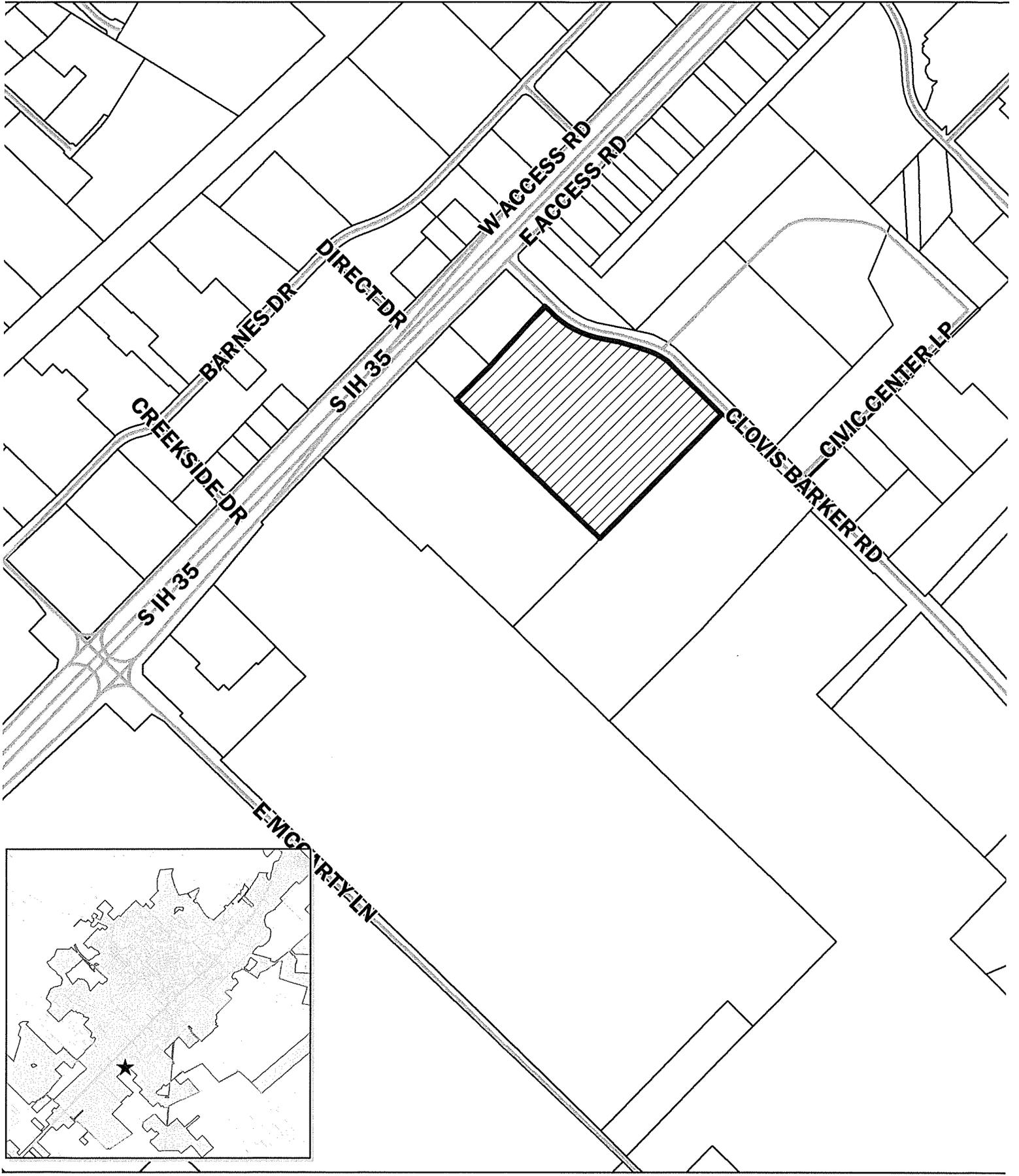
DEVELOPER:
 RETREAT HOLDINGS, LLC
 148 OLD WILL HUNTER ROAD, ATHENS, GA. 30606

OWNER:
 JACK WEATHERFORD
 508 CRADDOCK AVE.
 SAN MARCOS, TX. 392-3930

ENGINEERS SURVEYORS
BYRN & ASSOCIATES, INC.
 WHITETAIL, JV.
 2001 W. MCCARTY LANE,
 SAN MARCOS, TX.

DATE: OCTOBER 1, 2010
 SCALE: 1" = 100'

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
 PHONE 512-396-2270 FAX 512-392-2945



PC-11-16(03)
San Marcos Armed Forces
Reserved Center - Final Plat
Map Date 5/16/11

-  Notification Buffer (200 feet)
-  Site Location
-  Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

0 390 780 1,560
 Feet

N

PC-11-16 (03) Final Plat

San Marcos Armed Forces Reserve Center Addition



Applicant Information:

Applicant/Owner: U S Army Corps of Engineers – Fort Worth District
819 Taylor Street, 1800 P.O. Box 17300
Fort Worth, TX 76102-0300

Agent: Shawn T. Ash, RPLS
Ash & Associates Surveying & Mapping
142-B Jackson Lane
San Marcos, TX 78666

Notification: Notification not required

Type & Name of Subdivision: Final Plat, San Marcos Armed Forces Reserve Center Addition

Subject Property:

Summary: The subject property is located in the southeast quadrant of San Marcos; on the south side of Clovis Barker Road, approximately 900 feet east of South IH-35. This final plat will establish Lot 1, Block 1, of the San Marcos Armed Forces Reserve Center Addition, which is a one lot, 18.258 acre subdivision that is the site of the San Marcos Armed Forces Reserve Center.

Traffic / Transportation: Approximately 650 feet of frontage on Clovis Barker Road (minor arterial) and approximately 1,150 feet for frontage on Leah Drive (industrial collector street).

Utility Capacity: The City of San Marcos has provided water, wastewater and electrical service to the site, through transmission and distribution facilities developed by the owner.

Zoning: Subject property is currently zoned HI, Heavy Industrial

Surrounding Zoning and Land use:

Proximity	Current Zoning	Existing Land Use
N of Property	Heavy Industrial	Undeveloped
S of Property	Light Industrial	Industrial/Undeveloped
E of Property	Not Zoned	Undeveloped
W of Property	General Commercial	Comm/Undeveloped

Planning Department Analysis:

The development of this facility has been underway for over a year and is now complete. The developer dedicated 30 feet of R-O-W along the eastern property line and built two lanes pavement for Leah Lane (Collector Street). The City received an additional 30 feet of R-O-W from the abutting property owner to east.

This final plan is subject to all requirements of the San Marcos Land Development Code.

Staff is recommending **approval** of this final plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

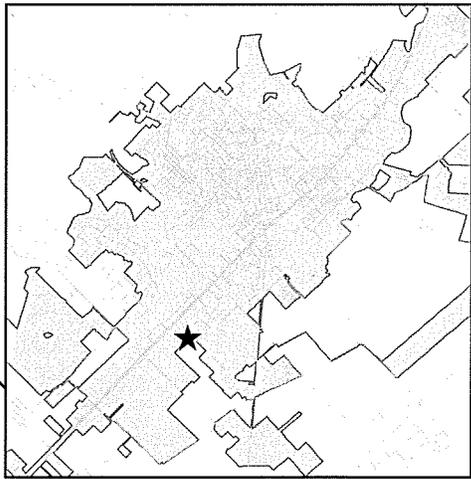
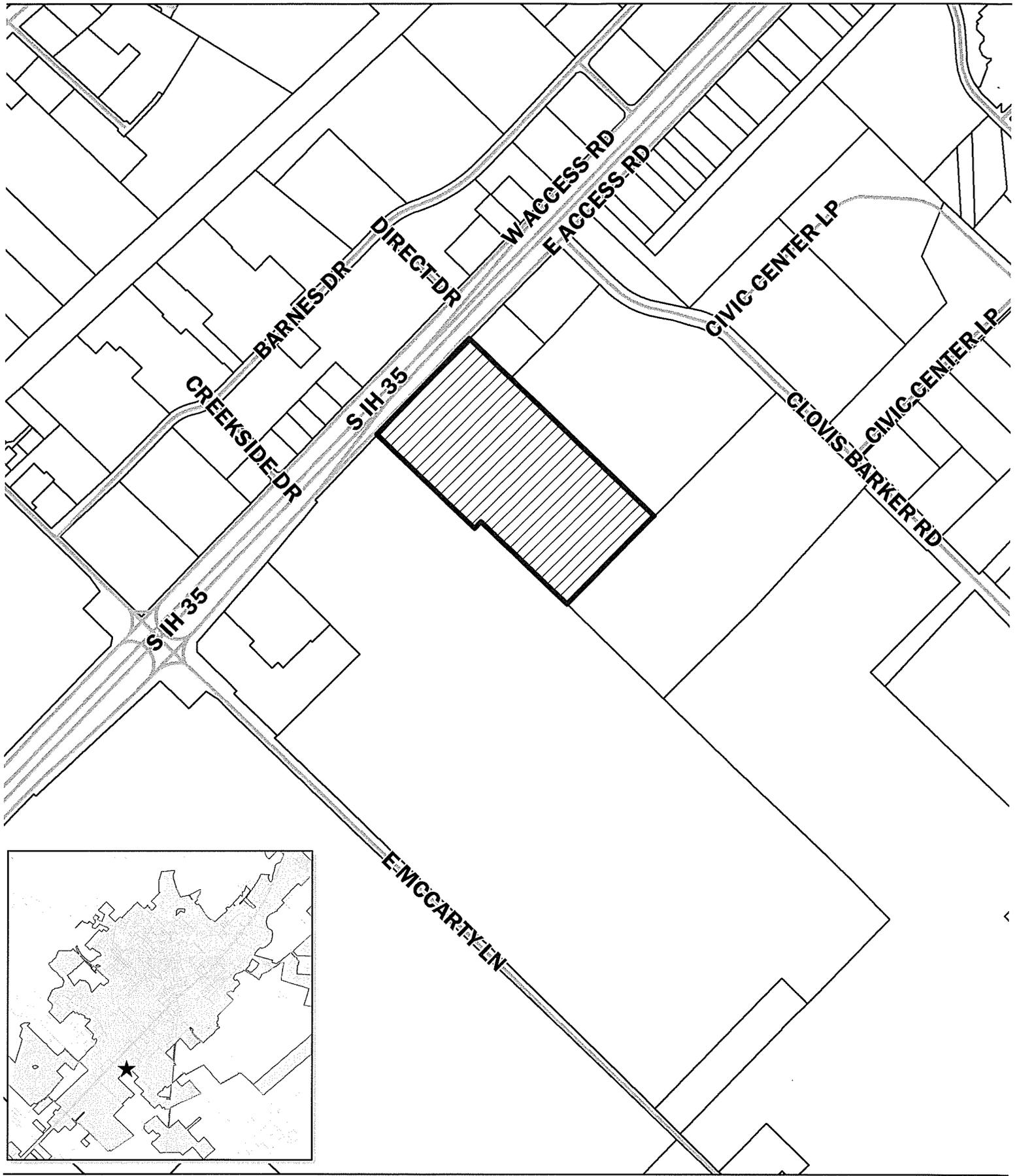
The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

List of Attachments:

- Location Map
- Proposed Plat

Prepared by:

Phil Steed, Planner



PC-11-17(04)
International Electric Corporation - Replat
Map Date 5/16/11

-  Notification Buffer (200 feet)
-  Site Location
-  Historic District

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0 390 780 1,560
 Feet



PC-11-17 (04) Replat
International Electric Corp Add
 with the addition of 1.245 acres out of the
 J.M. Veramendi League Survey No. 1



Applicant Information:

Agent: Shawn T. Ash, RPLS
 Ash & Associates Surveying & Mapping
 142-B Jackson Lane
 San Marcos, TX 78666

Applicant Property Owner: 2809 S IH-35, LTD,
 Jimmy Nassour & John Lewis
 117 W 6th Street
 Austin, TX 78703

Notification: Notification of Public Hearing published in newspaper on
 May 8, 2011

Type & Name of Subdivision: Replat, Lots 1A, 2 & 3, Block 1, International Electric Corporation
 Addition, City of San Marcos, Hays County, Texas

Subject Property:

Summary: The subject property is located in the southeast quadrant of San Marcos; on the east side of South IH-35, south of Clovis Barker Road. The purpose of this plat is to replat the International Electric Corporation Addition (a one lot subdivision containing 33.382 acres) along with an abutting 1.246 acre tract – creating a three lot subdivision.

Traffic / Transportation: Currently this property has approximately 920 feet of frontage on S IH-35.

Utility Capacity: The City of San Marcos will provide water, wastewater, and electric service to the site.

Zoning: Subject property is currently zoned LI, Light industrial

Surrounding Zoning and Land use:

Proximity	Current Zoning	Existing Land Use
N of Property	General Commercial & Heavy Industrial	Industrial/Undeveloped
S of Property	General Commercial	Undeveloped
E of Property	Not Zoned	Undeveloped
W of Property	General Commercial	Commercial

Planning Department Analysis:

Through this replat the following objectives will be achieved:

- The creation of Lot 2, Block 1, which will be sold to the adjoining San Marcos Armed Forces Reserve Center to complete their complex.
- The vacation of an un-opened 37.5 foot Right-Of-Way running along the northern property line of the existing Lot 1, Block 1.
- The addition of an adjacent 1.245 acre tract of land to the replat. This tract lies along the southern boundary of a portion of the existing Lot 1, Block 1 and is a 60 foot by 904.67 foot parcel which is dedicated as Right-Of-Way, and upon which is an existing street.
- The dedication of a 37.5 foot wide Right-Of-Way which runs along the southern property line of newly created Lot 2, Block 1. This Right-Of-Way will connect with the existing Right-Of-Way and the proposed Leah Street extension.
- The creation of Lot 1-A, Block 1, which is currently developed with an industrial structure.
- The creation of Lot 3, Block 1, which will be new lot for sale and development.

This final plan is subject to all requirements of the San Marcos Land Development Code.

In order to meet the Land Development Code requirements for Block Length and Perimeter Roads, the developer will need to construct his portion of the street and related public improvements that will run along the southern property line of Lot 1-A and Lot 2.

Staff is recommending **conditional approval** of this final plat subject to:

- The property owner providing sufficient security to ensure completion of the required public improvements.

Planning Department Recommendation	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

List of Attachments:

- Location Map
- Proposed Plat

Prepared by:

Phil Steed, Planner

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
May 10, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Bucky Couch, Vice-Chair
Sherwood Bishop
Travis Kelsey
Jim Stark
Chris Wood
Kenneth Ehlers
Curtis Seebeck

City Staff:

Matthew Lewis, Development Services Director
Francis Serna, Recording Secretary
Sofia Nelson, Senior Planner
Christine Barton-Holmes, Chief Planner
John Foreman, 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 May 10, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience.

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. Citizen Comment Period

Steve Ramsey, Ramsey Engineering, LLC 3206 Yellow Pine Terrace, Austin, Texas stated he was present on behalf of Randall Morris, Cottonwood Creek JDR. Mr. Ramsey stated he was available to answer questions.

6. **PC-04-10(01G) (Cottonwood Creek).** Consider a request by Ramsey Engineering on behalf of Cottonwood Creek JDR, Ltd., for approval of the Master Plan renewal of Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, TX.

MOTION: Upon a motion made by Commissioner Couch and a second by Commissioner Seebeck, the Commission voted all in favor to approve the renewal of PC-04-10(01G) as approved in May 2010. The motion carried unanimously.

7. WPP2-11-07 (Blanco Gardens South). Hold a public hearing and consider possible action on a request by Jonathan Winkleman for a Qualified Watershed Protection Plan Phase 2 for the replatting of lots 25 and 26 in the Blanco Gardens South Subdivision.

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

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Wood, the Commission voted all in favor to approve WPPW-11-07 as submitted. The motion carried unanimously.

8. PC-11-10(01) (Thermon Industrial Park) Consider a request by K-W Construction for approval of a concept plat for approximately 16.99 acres of property located in the 300 block of Barnes Drive

Commissioner Ehlers recused himself from the discussion and vote on PC-11-10(01).

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Wood, the Commission voted all in favor to approve PC-11-10(01) as submitted. The motion carried unanimously. Commissioner Ehlers was recused.

9. PC-11-10-(04) (Thermon Industrial Park No. 2, Unit Two) Consider a request by K-W Construction for approval of a replat, vacating Lot 2B and establishing Lot 2C, Thermon Industrial Park No. 2, Unit Two.

Commissioner Ehlers recused himself from the discussion and vote on PC-11-10(04).

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Seebeck, the Commission voted all in favor to approve PC-11-10(04) as submitted. The motion carried unanimously. Commissioner Ehlers was recused.

10. Hold a public hearing and consider revisions to the following sections of the Land Development Code: Section 1.6.8.6 Simple Amendment to Plat Agreement, Section 4.3.4.2 Renewable Energy Systems, Chapter 1 Article 7 Division 1 Watershed Protection Plans, Chapter 8 Glossary, Section 1.2.2.2 Planning Director, Section 6.1.4.1 On-site Refuse and Recycling, Sections 6.1.3.1 and 6.1.3.3 Fence Requirements.

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

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Stark, the Commission voted all in favor to approve amendments to the Land Development Code Section 1.2.2.2 Planning Director Approval; Section 1.6.8.6 Simple Amendment to Plat Agreement; Section 4.3.4.2 Renewable Energy Systems; Section 6.1.4.1 On-Site refuse and recycling; Chapter 6.1.3.1 and 6.1.3.3 Fencing Requirements; Chapter 8 Glossary; and Chapter 1 Article 7 Division 1 Watershed Protection Plans with the condition that Section 4.3.4.2(f)(3) be amended to require all supporting structures to be installed in compliance with the International Building Code and installed per the manufacturing guidelines, or certified by a licensed professional engineer. The motion carried unanimously.

AMENDED MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Bishop, the Commission voted all in favor to include Chapter 6.1.3.3 Fencing Requirements to the main motion. The motion carried unanimously.

11. PR-11-04 (Capital Improvement Project presentation) Hold a public hearing and consider recommendations for Capitol Improvement Project nominations for 2011-2019.

Due to posting errors a public hearing was not open. Chair Taylor allowed for citizens to speak concerning the Capital Improvement Project presentation.

John Meeks 103 W. Laurel Lane, San Marcos TX stated he was representing the Library Board, thanked the Commissioners for their recommendation to the Library Board. Mr. Meeks stated he wanted to remind the Commission that the library is 17 years old. He said the library has the highest use per square foot in central Texas. He added that the library is an asset when industries are looking to move to San Marcos. Mr. Meeks asked the Commission to advocate to the City Council the need for a new library and library expansion.

There were no additional speakers.

The Commission and staff held a brief discussion regarding format, presentations, available budget versus committed budget.

Christine Homes advised the Commission that a Special Planning Commission meeting regarding the CIP would be held on Wednesday, May 18, 2011 and a CIP Open House on Thursday, May 19, 2011.

12. Consider appointment of a student liaison to the Planning and Zoning Commission.

The Commission did not take action on this item.

13. Discussion Items.

Commissioner Bishop suggested that the Commission be provided materials as soon as possible for their review prior to the day of the Planning Commission meetings.

Commissioner Stark suggested having an additional Special CIP Meeting. He felt that two meetings were not enough to cover all the information.

Planning Report

No Planning Report.

Commissioners' Report

Chair Taylor reported that the Joint City Council and Planning Commission meeting went well.

14. Consider approval of the minutes from the Regular Meeting on April 26, 2011.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Stark, the Commission voted all in favor to approve the minutes of the Regular Meeting on April 12, 2011. The motion carried unanimously.

15. Questions and answers from the Press and Public.

There were no questions from the public.

16. Adjournment

Chair Taylor adjourned the Planning and Zoning Commission at 8:20 p.m. on Tuesday, May 10, 2011.

Bill Taylor, Chair

Bucky Couch, Vice-Chair

Jim Stark, Commissioner

Travis Kelsey, Commissioner

Chris Wood, Commissioner

Curtis Seebeck, Commissioner

Kenneth Ehlers, Commissioner

Sherwood Bishop, Commissioner

ATTEST:

Francis Serna, Recording Secretary

DRAFT