

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
June 14, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Sherwood Bishop
Travis Kelsey
Chris Wood
Kenneth Ehlers
Randy Bryan

City Staff:

Matthew Lewis, Development Services Director
Francis Serna, Recording Secretary
Christine Barton-Holmes, Chief Planner
Sofia Nelson, Chief Planner
John Foreman, Planner
Phil Steed, 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 June 14, 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

There were no citizen comments.

6. Guadalupe County Interlocal Agreement Presentation.

Larry Timmerman, Guadalupe County Environmental Health Director and Andrew Chaves, Code Enforcement Officer gave a brief presentation and advised they were available to answer questions or concerns from the Commission.

7. CUP-11-06 (Blanco Vista). Hold a public hearing and consider a request by ETR Development Consulting LLC, on behalf of Cama Blanco Vista LLC, for a Conditional Use Permit to allow the construction of a parking lot on a property zoned Mixed Use located at 507 Old Settlers Drive.

Chair Taylor opened the public hearing. Ed Theriot, ETR Development Consulting stated he is aware and in support of recommended conditions to the conditional use permit. Mr. Theriot advised he was available to answer questions. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Bryan, the Commission voted all in favor to approve CUP-11-06 with the conditions that the property be used as a parking lot for only as long as the adjacent properties are used as model homes. The motion carried unanimously.

8. CUP-11-07 (San Marcos CISD) Hold a public hearing and consider a request by Michael Abild on behalf of San Marcos Consolidated ISD to allow the use of prefinished metal wall panels on the exterior of the new career education building at San Marcos High School at 2601 Rattler Road.

Chair Taylor opened the public hearing. Brandy McDaniel, Pfluger & Associates stated that she was available to answer questions. Mike Abild, SMCISD explained that request is in connection with new High School campus. He added that they are trying to build new facilities with bond funds and some reserve fund balance. The facility will be very attractive and usable for students. Mr. Abild added that they hired Pfluger & Assoc to assist with design of facility. There were no additional citizen comments and the public hearing was closed.

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

9. CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 10 AND 11 MAY BE ACTED UPON BY ONE MOTION. NO SEPERATE DISCUSSION OR ACTION ON ANY OF THE TIEMS IS NECESSARY UNLESS DESIRED BY A PLANNING COMMISSION MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUECE AFTER THE ITEMS NOT REQUIRING SEPERATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

ITEMS 10 and 11 WERE PULLED FROM CONSENT.

10. PC-11-14(02).(Aspen Heights) Consider a request by Aspen Heights, on behalf of 90 San Marcos Ltd and DRFM Investments for approval of a preliminary plat for approximately 22.90 acres of property located on Telluride Street.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers, the Commission voted all in favor to approve PC-11-14(02) as submitted. The motion carried unanimously.

11. PC-04-10(01G) (Cottonwood Creek). Consider a request by Ramsey Engineering on behalf of Cottonwood Creek JDR, Ltd., for approval of an amendment to the Master Plan 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 Wood and a second by Commissioner Ehlers, the Commission voted all in favor to approve PC-04-10(01G) with a condition that a plat note be added to master plan that the private parkland leading to the parkland be designated with a public access easement. The motion carried unanimously.

AMENDED MOTION: Upon a motion made by Commissioner Bishop and a second by Commissioner Wood, the Commission voted five (5) for and one (1) opposed to include a condition that a plat note be added to the master plan that the private parkland leading to the parkland be designated with a public access easement. The motion carried. Commissioner Bryan voted no.

Chair Taylor announced that the applicant has requested to postpone LUA-11-15 and ZC-11-19 to a date uncertain.

12. LUA-11-15. (Blanco Riverwalk). Hold a public hearing and consider a request by Mike Cotter, on behalf of Vista Del Blanco, LTD, for an amendment to the City's Future Lane Use Map from Mixed Use (MU) to High Density Residential (HDR) for a +/- 13 acre tract out of the Blanco Riverwalk Subdivision, Lot 1, Block C, located at the intersection of Cotter Avenue and Riverway Avenue.

13. ZC-11-19. (Blanco Riverwalk) Hold a public hearing and consider a request by Mike Cotter, on behalf of Vista Del Blanco, LTD, for a zoning change from Mixed Use (MU) to Multi-family 24 (MF-24) for a +/- 13 acre tract out of the Blanco Riverwalk Subdivision, Lot 1, Block C, located at the intersection of Cotter Avenue and Riverway Avenue.

Chair Taylor opened the public hearing for LUA-11-15 and ZC-11-19.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Bryan, the Commission voted all in favor to postpone LUA-11-15 and ZC-11-19 to a date uncertain. The motion carried unanimously.

14. Discussion Items.

There were no discussion items.

Planning Report

Matthew Lewis reported that last week several members of city staff, Commissioners, business owners, developers attended a Systematic Development of Conformed Consent Training. He explained that it was a very informative process on how to include public involvement in decision making skills to create a collaborative process. Mr. Lewis added that Commissioner Bishop was present at the training.

Commissioner Bishop stated that he attended and learned a lot from the training.

Commissioners' Report

15. Consider approval of the minutes from the Regular Meeting on May 24, 2011.

MOTION: Upon a motion made by Commissioner Bishop and a second by Commissioner Wood, the Commission voted five (5) in favor, zero (0) opposed and (1) abstained to approve the minutes of the Regular Meeting on May 24, 2011. The motion carried.

16. Questions and answers from the Press and Public.

There were no questions from the public.

17. Adjournment

Chair Taylor adjourned the Planning and Zoning Commission at 7:17 p.m. on Tuesday, June 14, 2011.



Bill Taylor, Chair



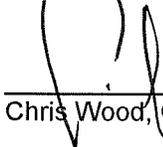
Randy Bryan, Commissioner



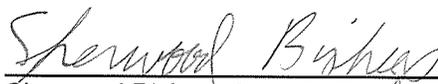
Kenneth Ehlers, Commissioner



Travis Kelsey, Commissioner



Chris Wood, Commissioner



Sherwood Bishop, Commissioner

ATTEST:



Francis Serna, Recording Secretary