

**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.

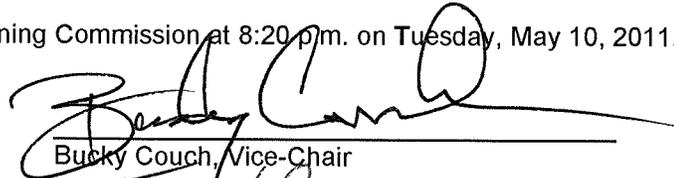
15. Questions and answers from the Press and Public.

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

CITY OF SAN MARCOS
DISCLOSURE AFFIDAVIT-BUSINESS ENTITY

STATE OF TEXAS
COUNTY OF HAYS

The undersigned member of the City of San Marcos Planning + Zoning, (name of City Board, Commission, etc.) states under oath as follows:

I have a substantial interest in a business entity that may be involved in a vote or decision of the governmental body described above, and the vote or decision may have a special economic effect on the business entity that is distinguishable from the effect on the public. The name of the business entity is Anderson Concrete.

The nature and extent of my interest in the business entity is as follows: (check all that apply)

Ownership of 10 percent or more of the voting stock or shares of the business entity.

Ownership of 10 percent or more of the fair market value of the business entity.

Ownership of \$5,000 or more of the fair market value of the business entity.

Funds received by me from the business entity exceed 10 percent of my gross income for the previous year.

The interest described above belongs to a person related to me in the first degree by consanguinity (natural kinship) or affinity (marriage). Relative's name and relation.

The vote or decision involving this interest is on May 10, 2011 agenda of the governmental body, and is described as follows:

PC - 11 - 10 (01)

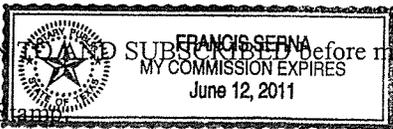
PC - 11 - 10 (04)

EXECUTED this 10 day of May, 2011.

Signature Kenneth Ehlers

Printed Name Kenneth Ehlers

SWORN TO AND SUBSCRIBED before me on the 10 day of May, 2011.



Notary Signature

Francis Serna
Notary Public
State of Texas

FILED this 13 day of May, 2011.

Samuel Altamirano
City Clerk of the City of San Marcos