

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 22, 2013**

1. Present

Commissioners:

Bill Taylor, Chair
Chris Wood
Kenneth Ehlers
Carter Morris
Randy Bryan
Corey Carothers

City Staff:

Kristy Stark, Development Services Assistant Director
Sam Aguirre, Assistant City Attorney
Alison Brake, Staff Planner
Emily Koller, Staff Planner
Tory Carpenter, Planning Technician

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 January 22, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

Chairperson's Opening Remarks.

Chair Taylor welcomed the audience and viewers.

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.*

3. 30 Minute Citizen Comment Period

Chair Taylor opened the citizen comment period. Jaimy Breihan, 134 East Hillcrest, told the Commission that he would like for long term residents of San Marcos to be represented in the Commission. He explained that people don't want to move to San Marcos because they are unsure if their neighborhood will be protected.

Seth Katz, 336 West Hopkins, told the Commission that there has been some confusion on the implementation of noise ordinances and that City does have a noise meter. He also said that the Dylans do not follow through with their promises. He wants to operate near downtown with music on occasion. He then challenged the Commission to come see if they were in violation. No one else spoke and Chair Taylor closed the citizen comment period.

Consent Agenda:

4. Consider the approval of the minutes from the Regular Meeting on January 8, 2013.

5. PC-12-17(03) (Blanco Vista Tract Q, Section 2) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 7.19 acres, more or less, out of the William Ward League, Abstract 467, for 26 residential lots and one landscape lot, located at the intersection of Easton Drive and Jacob Lane.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted all in favor to approve the consent agenda.

Public Hearings:

6. ZC-13-02 (Holland Hills Townhomes) Hold a public hearing and consider a request by Kris Richter, on behalf of the Elvin Lee Anderson Estate, for a Zoning Change from Single-Family Residential (SF-6) to Townhouse Residential (TH) for approximately 2.17 acres out of the Thomas J. Chambers Survey, Abstract No. 2, Tracts 6 and 7, located at 142 and 148 W. Holland Street.

Alison Brake, Staff Planner gave an overview of the project.

Chair Taylor opened the public hearing. Kenneth Dees, 1412 Alamo Street, said that he is the CONA representative for his neighborhood. He asked that the Commission deny this request because if this lot is rezoned, many others will want to rezone and Holland Street will become a neighborhood of mixed residential. He feels that if a neighborhood speaks against a project the Planning Department should not allow the developer to develop.

Dianne Wassenich, 11 Tanglewood, stated that she has been involved in the master plan process and is disturbed about the creation of SF-6 zoning in this Neighborhood. Ms. Wassenich said she was told there would be a compatibility ordinance but has not seen it enforced. She feels that single family lots need to be used for single family homes.

Jim Garber, 104 Canyon Lake Road, asked Commissioner Morris why he keeps voting against single family zoning. He said that it is going to be impossible to enforce occupancy restrictions because it is easily avoidable and that townhomes will be packed with students.

Dianna Coffee, 702 Maury Street, said she is the only person where she works that lives in San Marcos. She told the Commission she is a renter and that there is no place she feels safe to buy a home because the security of neighborhoods are being threatened.

Leon Breeden, 322 West Holland, told the Commission he lives within 100 feet of the proposed development on a .89 acre lot. He said that his lot is a better representation of this neighborhood than townhome lots. Mr. Breeden is opposed to this project because it is not compatible with the neighborhood.

David Wendell, 188 East Holland, told the commission that he talked to a recent graduate of Texas State that wanted to live in San Marcos but moved because of recent rezoning cases. He explained that the current buffer between townhomes and single-family would not exist if this project were approved.

Dave Newman, 128 East Holland, told the Commission that townhomes will be full of students and the occupancy restriction will not stop students from living there. He explained that zoning is meant to protect property values and he hopes the Commission will vote to uphold what zoning restrictions are designated for.

Jaimy Breihan, 134 East Hillcrest, told the Commission that he went to daycare near this property and that it is at the top of the Sessoms Watershed. He expressed that he wants to see larger lots in this neighborhood. He asked the Commission if they would want this project next to their house. Mr. Breihan explained that there are finally families moving back in the neighborhood and their rights should be protected.

Greg Folster, 207 West Hillcrest, told the Commission that he is a mailman and has lived here for 20 years. He told the commission about a nice neighborhood nearby that was affected when Sagewood was built. He explained that noise is a problem at Sagewood and would be a problem at these townhomes. He told the Commission that he does not have a problem with college kids, but does not think they should all be put in one place because they get too crazy. Mr. Folster explained that college students are here until they graduate and don't care about the neighborhood. No one else spoke and Chair Taylor closed the public hearing.

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commissioner Bryan the Commission voted all in favor to deny ZC-13-02.

7. Development Services Report

- a. Update from staff on Comprehensive Plan

Kristy Stark announced the Open House to be held on Jan. 23rd.

8. Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on this agenda.*

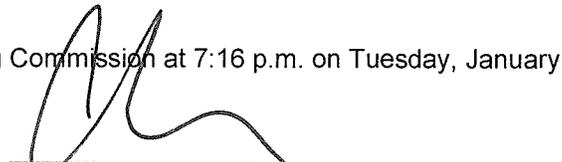
There were no questions from the press and public.

9. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 7:16 p.m. on Tuesday, January 22, 2013.



Bill Taylor, Chair



Carter Morris, Commissioner



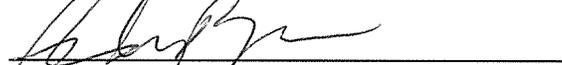
Chris Wood, Commissioner



Kenneth Ehlers, Commissioner



Corey Carothers, Commissioner



Randy Bryan, Commissioner

ATTEST:



Francis Serna, Recording Secretary