

**MINUTES OF THE REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
August 13, 2013**

**1. Present**

**Commissioners:**

Bill Taylor, Chair  
Carter Morris, Vice Chair  
Chris Wood  
Corey Carothers  
Kenneth Ehlers  
Travis Kelsey  
Angie Ramirez  
Curtis Seebeck

**City Staff:**

Matthew Lewis, Planning & Development Services Director  
Kristy Stark, Planning & Development Services Assistant Director  
Sam Aguirre, Assistant City Attorney  
Francis Serna, Recording Secretary  
John Foreman, Planning Manager  
Amanda Hernandez, Senior Planner  
Alison Brake, Planner

**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 August 13, 2013, 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 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.*

**4. 30 Minute Citizen Comment Period**

**Consent Agenda:**

**5. Consider the approval of the minutes of the Regular Meeting on July 23, 2013.**

**6. PC-13-08\_03 (Blanco Vista Tract D)** Consider a request by CSF Civil Group, on behalf of Carma Blanco Vista, L.L.C. (Brookfield Residential), for approval of a Final Subdivision Plat of Blanco Vista Tract D for approximately 11.561 acres, more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 50 residential lots located at Blanco Vista Boulevard and Trail Ridge Pass.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Seebeck, the Commission voted on consent to approve the minutes of the Regular Meeting on July 23, 2013 and PC-13-08\_03 (Blanco Vista Tract D).

**Public Hearings:**

**7. CUP-13-23 (The Rooftop on the Square)** Hold a public hearing and consider a request by Brandon Cash, on behalf of The Rooftop on the Square, for renewal of an existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 126 South Guadalupe.

Amanda Hernandez, Senior Planner gave an overview of the project.

Chair Taylor opened the public hearing. Scott Withers, co-owner of The Rooftop stated that they are working on a new menu that should be out in two weeks. There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Ehlers and a second by Commissioner Seebeck, the Commission voted all in favor to approve CUP-13-23 with the condition that the permit shall be valid for 6 months in order to continue monitoring the establishment, subject to the point system, and all requirements of Section 4.3.4.2; no live music and no speakers in the outdoor patio area highlighted in Exhibit A, and all exterior doors must be maintained in an automatically assisted closed position. The motion carried unanimously.

**8. CUP-13-24 (Toyota Dealership)** Hold a public hearing and consider a request by J.A. Sullivan for a Conditional Use Permit to allow metal siding on the building located at 5101 South IH 35.

Amanda Hernandez, Senior Planner gave an overview of the project.

Chair Taylor opened the public hearing. Jay Sullivan, agent for the applicant stated 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 Ehlers, the Commission voted all in favor to approve CUP-13-24. The motion carried unanimously.

**9. TMA-13-01 (101 Uhland Road)** Hold a public hearing and consider a request by Ash & Associates, on behalf of Old Mill Associates, for an amendment to the City's Thoroughfare Map amending the portion of Uhland Road between Mill Street and Post Road from a Major Arterial to a Commercial/Multifamily Collector Street.

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

Chair Taylor opened the public hearing. Richard McDaniel, Ash & Associates 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 Morris and a second by Commissioner Ehlers, the Commission voted all in favor to approve TMA-13-01. The motion carried unanimously.

**10. PDD-11-13(b) -(Blanco River Village PDD Amendment)** Hold a public hearing and consider a City Initiated amendment to remove the average people per unit limits from Section 2.2 of the Development Standards and the Concept Plan for the Blanco River Village Subdivision Planned Development District consisting of 103.788 acres of land, more or less, located in the 1400 through 1900 blocks of State Highway 21, as originally approved by Ordinances 2004-61 and 2008-49, and amended by Ordinance 2012-02, and 2012-47.

Matthew Lewis, Director gave an overview of the project.

Chair Taylor opened the public hearing. Rich Norton, 264 Newberry Trail, Blanco River Village asked the Commission to carefully consider not removing the "anticipated maximum density" from Section 2.2 of the Development Standards. He felt that removing the item would cause problems for the neighborhood. Mr. Norton stated that he did not have an issue with removing "the "average people per unit" from Section 2.2 of the Development Standards.

Terry Mitchell, partnership of Blanco River Village stated that they do not have applications on file and would like to address the issue. He explained that it is complicated to include 2.8 people in the homes. Mr. Mitchell added that removing the "average people per unit" would not affect single family homes.

There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Morris and a second by Commissioner Ehlers, the Commission voted all in favor to approve TMA-13-01. The motion carried unanimously

- 11. Development Services Report
  - a. Update from staff on the Comprehensive Master Plan.
  - b. Update from staff on the Neighborhood Character Studies.

Staff gave a brief update.

**12. 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 and answers from the press and public.

13. Adjourn.

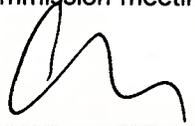
Chair Taylor adjourned the Planning and Zoning Commission meeting at 6:45 p.m. on Tuesday, August 13, 2013.

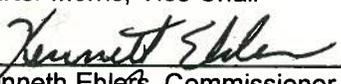
  
\_\_\_\_\_  
Bill Taylor, Chair

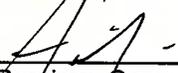
  
\_\_\_\_\_  
Travis Kelsey, Commissioner

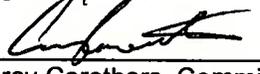
  
\_\_\_\_\_  
Chris Wood, Commissioner

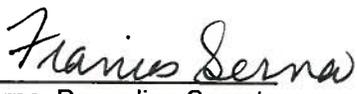
  
\_\_\_\_\_  
Curtis Seebeck, Commissioner

  
\_\_\_\_\_  
Carter Morris, Vice Chair

  
\_\_\_\_\_  
Kenneth Ehlers, Commissioner

  
\_\_\_\_\_  
Angie Ramirez, Commissioner

  
\_\_\_\_\_  
Corey Carothers, Commissioner

ATTEST:   
\_\_\_\_\_  
Francis Serna, Recording Secretary