

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
June 25, 2013**

1. Present

Commissioners:

Carter Morris, Vice Chair
Chris Wood
Corey Carothers
Kenneth Ehlers
Travis Kelsey
Randy Bryan
Angie Ramirez
Curtis Seebeck (late time in 6:02)

City Staff:

Matthew Lewis, Development Services Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Amanda Hernandez, Senior Planner
Alison Brake, Planner
Emily Koller, 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 Vice Chair Morris at 6:00 p.m. on Tuesday June 25, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Vice Chair Morris 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

Don Meador, 1100 Lime Kiln Road, stated that he was previously in opposition to the request and is now in support of the request. He said that the applicant has changed the size of lots which is acceptable. He felt that there are still environmental issues. Mr. Meador said one acre lots are appropriate if the environmental issues are addressed.

Consent Agenda:

5. Consider the approval of the minutes of the Regular Meeting on June 11, 2013.

6. PC-10-14_01b (Buie Tract Subdivision) Consider a request by the City of San Marcos in cooperation with Craddock Avenue Partners LLC for approval of a concept plat amendment for the Buie Tract Subdivision being approximately 153.15 acres more or less out of the Thomas J. Chambers, Robert H. Williams and John Williams surveys near the intersection of Craddock Avenue and Wonder World Drive.

7. PC-13-03_03 (Retreat on Willow Creek) Consider a request by Carlson, Brigance and Doering, on behalf of Preferred Development Partners, for approval of a Final Plat and associated subdivision improvement agreement for approximately 47.232 acres, more or less, out of the Juan M. Veramendi Survey No. 1, Abstract 17, establishing the Retreat on Willow Creek Phase 1 subdivision located near the intersection of Stagecoach Trail and Hunter Road.

8. PC-13-09_03 (Blanco Vista Tract I) 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 I for approximately 13.31 acres, more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 43 residential lots located at Blanco Vista Boulevard and Royal Oak Boulevard.

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

Public Hearings:

9. ZC-13-08 (1402/1404 Clyde Street) Hold a public hearing and consider a request by Mark Mayhew for a Zoning Change from Single Family (SF-6) to Townhome (TH) for Lots 30 & 31 out of Block 2, Westover Subdivision, located at 1402 & 1404 Clyde Street

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

Vice Chair Morris opened the public hearing. There were no 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 8-0 to approve ZC-13-08. The motion carried unanimously.

10. ZC-13-09 (Windemere) Hold a public hearing and consider a request by Robert Haug and Vinson Wood for an amendment to the Zoning Map from Future Development (FD) to Single-Family Rural (SF-R) for the Enclave at Windemere, consisting of 20.08 acres more or less out of the T.J Chambers Survey located at Lime Kiln Road and Windemere Road.

John Foreman, Planning Manager gave an overview of the project.

Vice Chair Morris opened the public hearing.

Diane Wassenich, representing the San Marcos River Foundation provided the Commission with a color map of the floodplain boundaries around the Windemere tract. Ms. Wassenich pointed out that the property is in the floodplain. She reminded the Commission that the bridge at Lime Kiln Road floods and keeps people from leaving or getting to their homes. Ms. Wassenich stated the floods listed on the information she provided have occurred in surrounding areas and may happen in San Marcos. Ms. Wassenich felt that we need to be ready for future floods and encouraged the Commission to not approve the request.

Ed Theriot, ETR Development Consulting clarified that the property will require a watershed protection plan for storm water quality facilities which will be reviewed by staff. He stated that there is no residential development proposed in the 100 year flood plain area of the property. Mr. Theriot said he would be 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 8-0 to approve ZC-13-09. The motion carried unanimously.

11. ZC-11-29(Gas Lamp District) Hold a Public Hearing and consider a request by Bury + Partners, on behalf of Walton Texas LP for a Zoning Change from Future Development (FD) to Smart Code (SC) for a 495 +/- acre site out of John H. Yearby Survey, located at the Northwest corner of Old Bastrop Highway and Centerpoint Road.

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

Alexa Knight, Walton Group gave a presentation on the project.

Vice Chair Morris opened the public hearing.

Jay Hiebert, stated that he supports the project but does not support the SmartCode aspect. He expressed concerns regarding the Commission delegating decisions to staff. Mr. Hiebert stated that he does not think the SmartCode is the best thing for San Marcos. He asked the Commission to vote against the zoning change as a SmartCode project.

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

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Ehlers, the Commission voted 8-0 to approve ZC-11-29. The motion carried unanimously.

12. WARRANT REQUEST (Gas Lamp District) Hold a public hearing and consider a request for Bury + Partners, on behalf of Walton Texas LP. for 13 warrants that allow deviation from SmartCode (SC) Zoning for a 495 +/- acre site out of the John H. Yearby Survey located at the Northwest corner of Old Bastrop Highway and Centerpoint Road, as follows: **1.** Section 5.12 – allow the second layer of the lot to be 12 feet vs. 20 feet required for up to 49% of the total number of single family lots in the project; **2.** Section 5.9.4 – allow driveways to be 12 feet wide in the right-of-way vs. 12 feet wide in the first layer for up to 49% of the total number of single family lots in the project; **3.** Table 3.6 – allow pipe, post, column and double column light poles in any T-Zone; **4.** Table 1.3 – allow an atypical cross section for Arterial A; **5.** Table 3.3– allow head-in parking for street section CS-80-54 vs. reverse angle required; **6.** Table 3.3 – allow cross sections ST-50-26 & ST-50-28 in all T-Zones; **7.** Table 1.3 – reduction of setbacks in T3 zone from 24 feet front and 12 feet all other to 10 feet front and 5 feet all other; **8.** Table 1.3 – allow a reduction in the building height from 2 stories to 1 story for age restricted or nursing facilities; **9.** Section 3.8.2 – allow a minimum of 30% commercial (office/retail) in T5 Zone vs. 15% retail and 15% office required; **10.** Section 3.5.4 – permit the reservation of a childcare / elementary school lot for 2 years after the sale of the last single family or multi-family lot vs. up to five years after the sale of the last lot; **11.** Section 3.5.4 – Allow one 8 acre lot to be reserved for an elementary school vs. one 3 acre site in each of the 2 pedestrian sheds as required; **12.** Table 1.3 – allow a 25 acre apartment site to have an increased block perimeter of 2,400 feet vs. 2,000 feet required and allow this to be measured at private streets and pedestrian passages in addition to public streets as stated in code; **13.** Table 1.3 – allow the multifamily sites to have lot widths based on the block perimeters from Warrant #12 vs. 196 feet maximum width required.

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

There was a ten minute recess.

Vice Chair Morris 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 Carothers, the Commission voted 8-0 to approve Warrant Request 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13 as submitted and 12 with staff recommendations to allow a 25 acre apartment site a block perimeter of 2, 400 feet calculated at public and private streets and at pedestrian passages. All private streets and pedestrian passages will retain a public appearance, be built to city approved cross sections and not have gates. Private street and pedestrian passages will be treated as public streets meeting public frontage requirements. All other Smart Code requirements will be met. The motion carried unanimously.

13. LDC-13-03 (Minor Revisions for Comprehensive Plan Implementation) Hold a public hearing and consider revisions to Chapters 1, 2, 3, 4, 5, 6, 7, & 8 of the Land Development Code codifying the changes resulting from the adoption of Ordinance No. 2013-16, also known as the Adopting Ordinance for Vision San Marcos: A River Runs Through Us.

Amanda Hernandez gave an overview of the projects.

Vice Chair Morris 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 Bryan, the Commission voted all in favor to approve LDC-13-03, Minor Revisions for Comprehensive Plan Implementation. The motion carried unanimously.

14 LDC-13-04 (Multi-family Unit Definition) Hold a public hearing and consider revisions to Chapter 8 of the Land Development Code to modify the definition of "Dwelling Unit" and make associated changes.

John Foreman, Planning Manager gave an overview of the project.

Vice Chair Morris opened the public hearing. There were no additional 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 LDC-13-04, Multi-family Unit Definition. The motion carried unanimously.

Non-Consent

15. Presentation, Staff update and discussion regarding the Impact Fee Review Project and the responsibilities of the Capital Improvements Advisory Committee (CIAC).

Tony Bagwell, HDR Engineering gave a presentation regarding the Impact Fee Review Project.

16. Development Services Report

a. Update from staff on implementation of Comprehensive Master Plan.

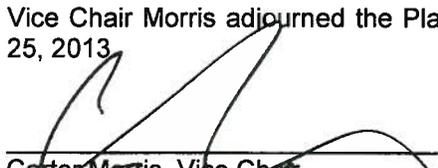
Matthew Lewis advised the Commission that staff will present the Neighborhood Character Boundary Studies at the July P&Z meeting. The LDC rewrite has begun and staff has posted an online survey and invited everyone to complete. Mr. Lewis advised the Commission that a Joint City Council and Planning Commission meeting has been schedule on July 25, 2013 to discuss the LDC and Downtown Implementation.

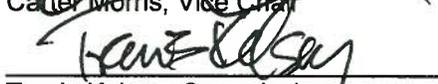
17. Question and Answer Session with Press and Public. *This is an opportunity for the press and public to ask questions related to items on this agenda.*

There were no questions from the press and public.

18. Adjourn.

Vice Chair Morris adjourned the Planning and Zoning Commission meeting at 8:20 p.m. on Tuesday, June 25, 2013.

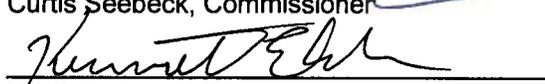

Carter Morris, Vice Chair


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Chris Wood, Commissioner


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Curtis Seebeck, Commissioner


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Angie Ramirez, Commissioner


Corey Carothers, Commissioner

ATTEST:


Francis Serna, Recording Secretary