



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, August 13, 2019

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, August 13, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present 9 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, and Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no speakers.

CONSENT AGENDA

1. PC-18-51_03 (Whisper PID Infrastructure Improvements) Consider a request by Doucet & Associates, on behalf of Whisper Master Community Limited Partnership, for approval of a Final Plat for approximately 25.615 acres, more or less, out of the Joel Miner Survey, Abstract No. 321 and the William Ward Survey, Abstract No. 467, generally located east of IH-35, south of Yarrington Road, and west of Harris Hill Road. (A. Brake)
2. PC-19-15_02 (Paso Robles Phase 4B Preliminary Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Brookfield Residential, for a Preliminary Plat of approximately 82.835 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)
3. PC-19-18_04 (Lots 11 and 12, College Courts Addition) Consider a request by Acosta Holding Co., LLC, for approval of an Amending Plat for approximately 0.46 acres, more or less, described as Lot 11 and Lot 12, College Courts Addition, located at 116 East Holland Street. (A. Brake)
4. PC-19-39 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister

Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)

5. Consider approval of the minutes of the regular meeting of July 23, 2019.

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that the Consent Agenda be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

PUBLIC HEARINGS

6. CUP-19-14 (Jackson Lane Multifamily) Hold a public hearing and consider a request by Allan Nutt, on behalf of Omais Investments for a Conditional Use Permit for Multifamily Apartments located at 132 Jackson Lane. (W. Parrish)

Item withdrawn by applicant.

7. PVC-18-01(Garza Ranch) Hold a public hearing and consider a request by I.T. Gonzalez on behalf of Claudia E Serna and Juan Angel Garza, for a plat variance to Section 3.4.3.1(B)(3), lot depth to with ratio, for a plat consisting of approximately 13.72 acres, located at 3030 Harris Hill Road. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Andy Martinez spoke in favor of the item. He works on behalf of the property owners, and say the intend to comply with all rules and regulations of the County and City in building out the property.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Baker, that PVC-18-01(Garza Ranch) be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

NON-CONSENT AGENDA

8. PC-18-09 (Garza Ranch) Consider a request by I.T. Gonzalez on behalf of Claudia E Serna & Juan Angel Garza for a Final Plat of approximately 13.72 acres out of the Thomas G. McGehee Survey, Abstract No. 11, located at 3030 Harris Hill Road. (W. Parrish)

Will Parrish, Planner, gave an overview of the request.

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that PC-18-09 (Garza Ranch) be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

9. Receive an update and presentation on the Draft Strategic Housing Action Plan as part of the SMTX 4 All Housing Initiative. (A. Villalobos)

Andrea Villalobos, Senior Planner, gave an update on the Strategic Housing Action Plan.

Discussion ensued among the Commissioners.

10. PC-18-34_03 (Trace PID Phase 2A, Esplanade Parkway) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace LLC, for approval of a Final Plat for approximately 3.527 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and William Moon Way. (A. Villalobos)

Andrea Villalobos, Senior Planner, gave an overview of the request.

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that PC-18-34_03 (Trace PID Phase 2A, Esplanade Parkway) be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 7:27 p.m.

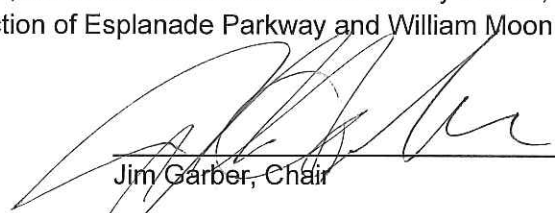
VII. Addendum

The following item was added after the agenda was posted on Thursday, August 8, 2019 at 11:05 a.m.

Item #10

PC-18-34_03 (Trace PID Phase 2A, Esplanade Parkway) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace LLC, for approval of a Final Plat for approximately 3.527 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and William Moon Way. (A. Villalobos)

Notice of Assistance at the Public Meetings



Jim Garber, Chair

ATTEST:



Cesly Burrell, Recording Secretary