



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, January 24, 2017

6:00 PM

City Council Chambers

630 E. Hopkins

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, January 24, 2017 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

Present 6 - Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Kate McCarty, Commissioner Betseygail Rand, and Commissioner Lee Porterfield
Absent 1 - Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Sarah Lee Underwood stated that she read about item 4 in the paper and that she is in favor of this item to name the alley Kissing Alley which will go along with the love downtown theme.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on January 10, 2017.

A motion was made by Commissioner McCarty, seconded by Commissioner Dupont, that the minutes be approved as amended. The motion carried by a unanimous vote.

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

PUBLIC HEARINGS

2. CUP-17-01 (511 Centre Street) Hold a public hearing and consider a request by Clinton Mynier for a Conditional Use Permit to allow an accessory dwelling unit in a Single-Family

(SF-6) zoning district at 511 Centre Street. (A.Villalobos)

Chair Garber opened the public hearing.

Andrea Villalobos, Planning Technician, gave an overview of the request.

Ollie Giles, 524 Valley Street, stated that she lives behind the subject property. She stated that the Dunbar Neighborhood is a historic district and there does not need to be anything added on to the back. She said to leave the neighborhood the way it is because the houses are historic homes. She asked the Commission to take care of our history and preserve it.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Kelsey, that this Action Item be approved with conditions.

A motion was made by Commissioner Porterfield, seconded by Commissioner Dupont, that the main motion be amended that the accessory dwelling unit shall have a similar siding material, color, and consistent look as the main building. The motion carried with the following vote.

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

Chair Garber called for a vote on the main motion to approve CUP-17-01 with the following conditions: the accessory dwelling may not be rented separately from the main residence; the single-family occupancy restriction applies to the entire property; there shall be no separate utility meters; the permit is granted to the applicant and is required to be renewed if the property is sold; and the accessory dwelling shall have a similar siding material, color, and consistent look as the main building. The motion carried with the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

3. LDC-17-01 (Purpose Built Student Housing) Hold a public hearing and consider revisions to Subpart C of the City's Code of Ordinances (Smartcode) amending *Table 5.7 Specific*

Function and Use in order to require a warrant to be determined by the City Council for properties within Smartcode Districts. (Abigail Gillfillan)

Chair Garber opened the public hearing.

Abby Gillfillan, Planning Manager, gave an overview of the amendment.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Kelsey, that this Action Item be approved.

A motion was made by Commissioner Kelsey, seconded by Commissioner Garber, that this be amended that any application for a warrant should come before the Planning & Zoning Commission for a recommendation prior to decision by City Council. The motion carried with the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

Chair Garber called for a vote on the main motion to approve LDC-17-01 with the following conditions: that any application for a warrant should come before the Planning & Zoning Commission for a recommendation prior to decision by City Council. The motion carried with the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

4. SNC-16-01 (Kissing Alley) Hold a public hearing and consider a request initiated by the City as recommended by the San Marcos Main Street Program to name the alley located north of the Historic Hays County Courthouse between East Hopkins Street and University Drive "Kissing Alley". (W. Parrish)

Chair Garber opened the public hearing.

Will Parrish, Planning Technician, gave an overview of the request.

Samantha Armbruster, 424 Settlers Road, spoke in favor of the request. She stated that the name Kissing Alley is already being used and she just wants to make it

official.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Porterfield, that this Action Item be approved. The motion carried by the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

5. Hold a public hearing and consider three requests by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, each to be approved by separate motion:

- a.) PC-04-10_01L - Annual approval and amendment to the Cottonwood Creek Master Plan consisting of approximately 471.97 acres out of the John F. Geister Survey and the Farnam Frye Survey at the intersection of Rattler Road and Hwy 123.
- b.) ZC-16-16 - A zoning change from "P" Public and Institutional to "PH-ZL," Patio Home Zero Lot Line for 1.42 acres out of the John F. Geister Survey and the Farnam Frye Survey located near the intersection of Rattler Road and Highway 123.
- c.) ZC-16-17 - A zoning change from "P" Public and Institutional to "TH," Townhome for 2.6 acres out of the John F. Geister Survey and the Farnam Frye Survey located near the intersection of Rattler Road and Highway 123.

Chair Garber opened the public hearing.

Tory Carpenter, Planner, gave an overview of the request.

Steve Ramsey with Ramsey Engineering, 3206 Yellowpine Terrace, made himself available for questions.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont, that PC-04-10_01L be approved. The motion carried by the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont, that ZC-16-16 be approved. The motion carried by the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont, that ZC-16-17 be approved. The motion carried by the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

6. ZC-17-01 (Savoy Apartments) Hold a public hearing and consider a request by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, for a zoning change to "MF-18" Multifamily for 17.27 acres, more or less, of land which is currently outside the City Limits, being a portion of the Cyrus Wickson survey, generally located on East McCarty Road. (A. Brake)

Chair Garber opened the public hearing.

Alison Brake, Planner, gave an overview of the request.

Bill Fisher, 16812 Dallas Parkway, stated that he is speaking on behalf of Rise Residential and has been working on this development with the Jaster family since the fall. He stated that the development is consistent with the planning that has already been done in the area and that staff's recommendation reflects that. Mr. Fisher explained that this is not student housing but apartments for working families and that there is no intent on a tax exemption for this property. He made himself available for questions.

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

A motion was made by Commissioner Porterfield, seconded by Commissioner Dupont, that ZC-17-01 be approved. The motion carried by the following vote:

For: 6 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

NON-CONSENT AGENDA

V. Question and Answer Session with Press and Public.

VI. Adjournment

A motion was made that the meeting be adjourned at 6:43. The motion carried with a unanimous vote.

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title: