



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, June 26, 2018

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 Vice Chair Gleason at 6:01 p.m. on Tuesday, June 26, 2018 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present 8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Lee Porterfield, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

Absent 1 - Commissioner Jim Garber

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no speakers.

CONSENT AGENDA

1. PC-18-29_02 (Trace Preliminary Plat Amendment) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of an amendment to a Preliminary Plat for approximately 417.63 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the boundary of IH-35, Posey Road and Old Bastrop Highway. (A. Villalobos)
2. PC-18-22_03 (Trace Amenity Center) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of a Final Plat for approximately 1.711 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located near the intersection of Rollingwood Drive and Esplanade Parkway. (A. Villalobos)
3. PC-18-31_03 (Trace School) Consider a request by Caren Williams-Murch, on behalf of the San Marcos CISD, for approval of Subdivision Improvement Agreements and Final Plat for approximately 11.950 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located near the intersection of Rollingwood Drive and Esplanade Parkway. (A. Villalobos)

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

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Garber

PUBLIC HEARINGS

4. CUP-18-20 (Courtyard by Marriott Renewal) Hold a public hearing and consider a request by Allen L. Guillory, on behalf of Courtyard Marriott, to renew a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 625 Commercial Loop, Bldg 1 (A. Villalobos)

Vice Chair Gleason opened the Public Hearing.

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

Allen Guilory, 111 Broadway, Nashville, TN, spoke in favor of the item. He represents the owner.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner McCarty, seconded by Commissioner Baker, that CUP-18-20 be approved with the following conditions: 1.) The permit shall be valid for the life of the TABC license; and 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Garber

5. CUP-18-21 (The Rooftop on the Square Renewal) Hold a public hearing and consider a request by Brandon Cash on behalf of The Rooftop on the Square, to renew a Restaurant Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 126 S. Guadalupe Street (A. Villalobos)

Vice Chair Gleason opened the Public Hearing.

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

Scott Withers, 2807 Delcort Oak, Austin, spoke in favor of the item.

John Hohn, 110 E. San Antonio St., spoke in favor of the item.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Porterfield, seconded by Commissioner Dillon, that CUP-18-21 (The Rooftop on the Square Renewal) be approved with the following conditions: 1.) The permit shall be valid for three (3) years provided standards are met; 2.) All requirements of Section 5.1.5.5(B)(4) for Restaurant Conditional Use Permits must be met; 3.) No live music and no speakers are permitted in the outdoor patio areas; 4.) All exterior doors must be maintained in an automatically assisted closed position; and 5.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Garber

6. Hold a Public Hearing, receive a presentation from staff and provide a recommendation on the Transportation Master Plan, which includes the Thoroughfare Plan, Bike Infrastructure Plan and Greenways Plan. (R. Vij)

Vice Chair Gleason opened the Public Hearing.

Rohit Vij, Senior Engineer, gave an overview of the request.

Dianne Wassenich, 11 Tanglewood, represents the San Marcos River Foundation. She is in favor and against elements of the Transportation Master Plan. They like the trail and bike plans, though says they're a little inaccurate. She has concerns about the Craddock St. extension, which is an interloop right about the springs.

James Baker, 727 Belvin St., spoke against Craddock St. extension part of the Transportation Master Plan, and recommends it be taken out of the Plan. He says the river takes precedence over traffic. He says this will be an enabler road if it's built for development and traffic.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Rand, seconded by Commissioner Dillon, that the Transportation Master Plan, which includes the Thoroughfare

Plan, Bike Infrastructure Plan and Greenways, be recommended for approval with the provision that the Craddock St. extension be removed from the Plan.

The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Garber

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 7:37 p.m.

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:

Jim Garber, Chair

ATTEST:

Cesly Burrell, Recording Secretary