



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, September 25, 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 Chair Garber at 6:00 p.m. on Tuesday, September 25, 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 Jim Garber, Commissioner Mark Gleason, Commissioner Kate McCarty, Commissioner Lee Porterfield, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

Absent 1 - Commissioner Matthew Haverland

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

1. Camille Phillips - P.O. Box 172, spoke about Item #3 LDC-18-01 on the agenda. She asked the Commission to table or deny the item. She said that the neighbors need adequate notice, and they have that with the twice per year limit. She also spoke about LDC-18-02. She asked that the meetings be held inside due to weather conditions. She said the anticipated capacity of the crowd also needs to be considered.

2. Thea Dake - 220 N. Johnson Ave., spoke about Item #3 LDC-18-01 on the agenda. She said the problem she sees is how we make sure these unlimited amendments are going to be made by smaller developers, not the larger ones, and that their goal is really to provide workforce housing as opposed to student housing. She said there needs to be reassurance that developers carry through with what their proposals are. She suggested tabling the item until more information can be learned about the amendments, and affected neighborhoods have time to discuss with developers.

3. Diana Baker - 727 Belvin, spoke about Item #3 LDC-18-01 on the agenda. She asked the Commission to remember that they pay taxes. She also asked the Commission to come up with a compromise, and said that there are other ways for the City to make money, like tourism. She said it seems like our primary focus is just to develop.

4. James Keith - 200 Harvard St., said he has been growing a native shrub farm with his wife for the past four years. He wants to be an ally with the community, producing healthy food and wine. His intent is to utilize his entire property in town. He said some of the community functions such as brush drop-off, community gardens and recycling programs overlap with their business.

5. Rodrigo Amaya - 729 Gravel St. He lives in the Victory Gardens neighborhood and has concerns with the way things are being planned out. He said the restaurant that expanded is stressing out a lot of people in the neighborhood because now the streets are very narrow, and there are traffic congestion problems.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of September 11, 2018.
2. PC-18-27_02 (La Cima, Phase II) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, for approval of a Preliminary Plat for approximately 89.42 acres, more or less, out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J. Williams Survey, Abstract No. 430, and the J. Huffman Survey, Abstract No. 228 located west of Old Ranch Road 12 and east of Central Park Loop. (A. Brake)

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

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

Against: 0

Absent: 1 - Commissioner Haverland

PUBLIC HEARINGS

3. LDC-18-01 (Amending the Comprehensive Plan Map Amendments Process) Hold a public hearing and consider a Development Code amendment to remove the twice per year limit on the number of times Preferred Scenario Map Amendments can be requested. (W. Parrish)

Chair Garber opened the Public Hearing.

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

There were no additional speakers.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Ramirez, seconded by Commissioner McCarty, that LDC-18-01 (Amending the Comprehensive Plan Map Amendments Process) be recommended for denial. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Haverland

4. LDC-18-02 (Amending the Neighborhood Presentation Meeting Process) Hold a public hearing and consider a Development Code amendment to add standards for Neighborhood Presentation Meetings required by Table 2.1 of the San Marcos Land Development Code. (W. Parrish)

Chair Garber opened the Public Hearing.

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

Paul Murray - 102 Barclay, spoke in favor of the item. He said there was one part of the LDC change that was left a little unfocused, but this tightens it up a bit, providing dates prior to the meetings.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Porterfield, seconded by Commissioner Dillon, that LDC-18-02 (Amending the Neighborhood Meeting Process) be approved.

An amendment was made by Commissioner Garber, seconded by Commissioner Rand, that LDC-18-02 (Amending the Neighborhood Meeting Process) be amended so that Neighborhood Presentation Meetings are held in an appropriate indoor facility. The amendment was withdrawn by Commissioners Garber and Rand.

An amendment was made by Commissioner Gleason, seconded by Commissioner Dillon, that LDC-18-02 (Amending the Neighborhood Meeting Process) be amended so that the developer will purchase a notification sign from the City that will be posted on the meeting site 5-7 days prior to the Neighborhood Presentation Meeting. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Haverland

Chair Garber called for a vote on the main motion. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Haverland

V. Question and Answer Session with Press and Public.

Paul Murray - 102 Barclay asked what has changed since increasing from 200 to 400 ft. notifications. He said that when it came up for approval, Staff indicated that we had a computer program that would determine who fell into that range. He asked if anything has changed. Shannon Mattingly responded that while Staff uses the computer to determine addresses that fall within 400 ft., additional staff time is needed to send the notifications because of the increase in residents.

VI. Adjournment

The meeting was unanimously adjourned at 7:05 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:
