



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
May 22, 2012 REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Chair Taylor called the meeting to order at 6:00 p.m.
2	Roll Call	Commissioners Seebeck was absent. Commissioner Morris– arrived at 6:15 and left at 7:10 p.m.
3	Chairperson’s Opening Remarks	
4	NOTE: The Planning and 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.	There was no Executive Session
5	30-Minute Citizen Comment Period	1. Lisa Spencer 2. Rita Atherton-written comments 3. Carol Furry 4. Katie McCarty 5. Megan O’Neil 6. David Wagner
6	<u>Consent Agenda</u> Consider the approval of the minutes from the Regular Meeting on May 8, 2012.	Approved on consent 8-0.
7	PC-12-04(03) (Simek Owens Street Addition, Lots 1&2, Block 1) Consider a request by Ash & Associates, LLC on behalf of Carl Simek for approval of a Final Plat for approximately 0.288 acres, more or less out of Vol. 3924, Page 894, T.J. Chambers Survey, Hays County, Texas located at 1508 Owens St.	Approved on consent 8-0.
8	PC-12-10(03) (Blanco Vista Tract Q, Section 1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 2.94 acres, more or less, out of the William Ward League, Abstract 467, for 15 lots, located at Easton Drive and Old Settlers Drive.	Approved on consent 8-0

<p>9</p>	<p><u>Public Hearings 9</u></p> <p>ZC-12-04 (1313 W. San Antonio St.) Hold a public hearing and consider possible action on a request by Jason Howell for a zoning change from Single Family Residential (SF-6) to Multi-Family-12 (MF-12) for 0.3005 acres located at 1313 W. San Antonio St.</p>	<p>Withdrawn by Applicant. Commissioners discussed their desire to not rezone to MF-12, directed staff to work with applicant to explore other less intense rezoning options such as Duplex Restricted. Matthew Lewis, Director of Development Services, recused himself from Item Number 9.</p> <p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Ellie Stewart- Concerns about effect on historic neighborhood. 2. Charles Blue- Concerns over effect of zoning change on neighborhood. 3. Matt Chambers- In support of zoning change, already serves as MF. 4. Tim O’Neill- Opposed to rezoning. 5. Crystal Benavides- In support of the zoning change and renovation done at the property. 6. Jason Howell- Wants to re-zone to DR Duplex Restricted. Feels that similar renovations of dilapidated structures would not be undertaken elsewhere if not allowed to rent out large houses.
<p>10</p>	<p><u>Non Consent Agenda:</u></p> <p>PC-04-10(02d) (Cottonwood Creek Phase 1) Consider a request by Ramsey Engineering, L.L.C., on behalf of Cottonwood Creek JDR, Ltd., for approval of a preliminary plat for approximately 13.70 acres, more or less, out of the J.F. Geister Survey Nos. 6 and 7, Abstracts 202 and 203, City of San Marcos, Hays County, located along State Highway 123 about one (1) mile south of Clovis Barker Road.</p>	<p>Approved 7-0. Commissioner Morris recused himself from Item Number 10.</p>
<p>11</p>	<p>Consider recommendation of approval to City Council of Vision Statements proposed by the Citizens Advisory Committee for the Comprehensive Plan.</p>	<p>Approved 7-0. Commissioners</p> <p>Donna Hill, Steering Committee Vice Chair gave a brief overview of the committee member selection process and meeting schedule.</p> <p>Jane Hughson, Citizen Advisory Committee Chair presented the Vision Statements.</p> <p>Commissioner Couch and Bryan expressed</p>

		concerns that the University and future housing was not included in the Vision Statements.
12	Presentation from staff and discussion regarding the Flood Damage Prevention Ordinance and changes to the codified regulations as required by the National Flood Insurance Program.	Matthew Lewis, Director of Development Services, informed the Commissioners that the Flood Damage Prevention Ordinance was being pulled from the Land Development Code and that the item would be going to City Council for approval on June 5, 2012.
13	<u>Development Services Report</u> a. Update from staff on the Comprehensive Plan	Staff updated the Commission on the calendar for the Comprehensive Plan including dates for work days and public meetings.
14	Question and Answer Session with the Press and Public.	No one spoke.
15	Adjourn.	Adjourned at 7:17 p.m.