



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
January 24, 2012 REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	6:03 p.m.
2	Roll Call	Commissioners Couch & Kelsey were absent
3	Election of Officers a. Chair b. Vice-Chair	Bill Taylor elected Chair Curtis Seebeck elected Vice Chair
4	Chairperson's Opening Remarks	
5	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.	No Executive Session.
6	30-Minute Citizen Comment Period	Diane Wassenich David Wendel Jay Hiebert Lisa Prewitt Jim Garber Jaimy Breihan Tyler Carlson Jeff Lowe Harold Stern Cori Schwartz
7	<u>Consent Agenda (7-8)</u> Consider the approval of the minutes from the Regular Meeting on December 13, 2011.	Pulled from Consent- Postponed to the Feb. 14, 2012 P&Z meeting.

8	<p>PC-11-01(02) (Windemere) Consider a request by Vigil & Associates, on behalf of Vinson Wood and Robert Haug for a Preliminary Plat for 74 lots on approximately 235 acres, located at 200 Lime Kiln Road.</p>	<p>Pulled from Consent: Approved 6-0. Discussion on approval process for Plats.</p>
9	<p><u>Public Hearings (9-14)</u></p> <p>CUP-12-02 (Texas Music Theater) Hold a public hearing and consider a request by San Marcos Entertainment, L.L.C., for renewal of an Unrestricted Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 120 E. San Antonio Street.</p>	<p>Approved 6-0 for a period of three years Public hearing: no comment</p>
10	<p>PDA-11-03 (Lazy Oaks Ranch) Hold a public hearing and consider a request by ETR Development Consulting on behalf of Lazy Oaks Ranch, L.P., for a petition for a development agreement for approximately 1,396.9 acres out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J. Williams Survey, Abstract No. 43, and the J. Huffman Survey, Abstract No. 228, located off of Ranch Road 12 west of Wonder World Drive.</p>	<p>Approved 6-0 Public Hearing: No citizen comments</p> <p>Commissioners discussed whether the development agreement was actually entitling the property. Commissioner Ehlers asked why the City was looking at growth west of the City. He explained that at the joint Council and P&Z workshop in November, there was discussion about limiting growth west of the City. Mr. Lewis explained that with the development agreement there is an opportunity to have tighter environmental regulations in place than with just straight zoning.</p>

<p>11</p>	<p>A-11-03 (S. LBJ Drive & Guadalupe Street) Hold a public hearing and consider a request by Richard E. Kinsey for the abandonment of a 285.86' X 16.67' undeveloped alleyway between S. LBJ Drive and S. Guadalupe Street and bound by the Donaldson Right-of-Way to the north and railroad tracks to the south.</p>	<p>Approved 6-0</p> <p>Public Hearing: No citizen comments</p> <p>Amendment to conditions to change wording on #2 and #3 from "Owner" to "Applicant"</p>
<p>12</p>	<p>LUA-11-23 (Hillside Ranch Phase 2) Hold a public hearing and consider possible action on a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a land use map amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for 10.925 acres located at 1410 N. LBJ Drive.</p>	<p>See PDD -11-11</p>
<p>13</p>	<p>ZC-11-37 (Hillside Ranch Phase 2) Hold a public hearing and consider possible action on a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a zoning change from Single Family Residential (SF-6) to Multi-Family-12 (MF-12) for 10.925 acres located at 1410 N. LBJ Drive.</p>	<p>See PDD -11-11</p>
<p>14</p>	<p>PDD-11-11 (Hillside Ranch Phase 2) Hold a public hearing and consider possible action on a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a Planned Development District Overlay (PDD), with a base zoning of Multi-Family-12 (MF-12) for 10.925 acres located at 1410 N. LBJ Drive.</p>	<p>Public hearing:</p> <p>Sherwood Bishop Diane Wassenich Frances Horne David Sergi Leah Cantu Jane Hughson Patrick Montgomery Vincent Debrock Nancy Moore Annie Sergi Cynthia Gonzales Jennifer Jennson</p>

		<p>Jaimy Breihen RC White Jenna Flemming Sylvia Alba-Love Lee Stern</p> <p>Postponed to the Feb. 14, 2012 Planning & Zoning Commissioner by a vote of 6-0</p>
15	<p><u>Non-Consent Agenda (15-16)</u></p> <p>Receive presentation from staff regarding new permit software.</p>	Abby Gillfillan
16	<p>Discussion regarding policy establishing the timeframe when items can be considered by the City Council after going before Planning and Zoning Commission.</p>	Matthew Lewis
17	<p>Suggestions for future agenda items.</p> <p>Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.</p>	
18	<p>Development Services Report</p> <p>1. Agenda Process 2. Level of Service 3. Downtown Architectural Standards</p>	<p>Matthew Lewis-Agenda Process Kristy Stark-Level of Service John Foreman-Architectural Standards. Meetings on Wednesday, Jan 25th at 1:30-2:30 and 7:00-8:00 at the LBJ Museum.</p>
19	<p>Questions from the Press and Public.</p>	No questions.
20	<p>Adjourn.</p>	Adjourned at 9:06 p.m.