



**REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, June 14, 2011, 6:00 p.m.  
City Hall Council Chambers  
630 E. Hopkins Street

*Bill Taylor, Chair*  
*Bucky Couch, Vice-Chair*  
*Sherwood Bishop, Commissioner*  
*Randy Bryan, Commissioner*  
*Curtis O. Seebeck, Commissioner*  
*Chris Wood, Commissioner*  
*Travis Kelsey, Commissioner*  
*Kenneth Ehlers, Commissioner*

**AGENDA**

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. ***NOTE:*** *The Planning & 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;*
5. **Citizen Comment Period.**
6. **Guadalupe County Interlocal Agreement Presentation.**
7. **CUP-11-06. (Blanco Vista)** Hold a public hearing and consider a request by ETR Development Consulting LLC, on behalf of Carma Blanco Vista LLC, for a Conditional Use Permit to allow the construction of a parking lot on a property zoned Mixed Use located at 507 Old Settlers Drive.
8. **CUP-11-07. (San Marcos CISD).** Hold a public hearing and consider a request by Michael Abild on behalf of San Marcos Consolidated ISD to allow the use of prefinished metal wall panels on the exterior of the new career education building at San Marcos High School at 2601 Rattler Road.
9. **CONSENT AGENDA**

**THE FOLLOWING ITEMS NUMBERED 10 AND 11 MAY BE ACTED UPON BY ONE MOTION. NO SEPERATE DISCUSSION OR ACTION ON ANY OF THE TIEMS IS NECESSARY UNLESS DESIRED BY A PLANNING COMMISSION MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUECE AFTER THE ITEMS NOT REQUIREMING SEPEARTE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.**

10. **PC-11-14(02).(Aspen Heights)** Consider a request by Aspen Heights, on behalf of 90 San Marcos Ltd and DRFM Investments for approval of a preliminary plat for approximately 22.90 acres of property located on Telluride Street.

11. **PC-04-10(01G) (Cottonwood Creek).** Consider a request by Ramsey Engineering on behalf of Cottonwood Creek JDR, Ltd., for approval of an amendment to the Master Plan of Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, TX.
12. **LUA-11-15. (Blanco Riverwalk).** Hold a public hearing and consider a request by Mike Cotter, on behalf of Vista Del Blanco, LTD, for an amendment to the City's Future Lane Use Map from Mixed Use (MU) to High Density Residential (HDR) for a +/- 13 acre tract out of the Blanco Riverwalk Subdivision, Lot 1, Block C, located at the intersection of Cotter Avenue and Riverway Avenue.
13. **ZC-11-19. (Blanco Riverwalk)** Hold a public hearing and consider a request by Mike Cotter, on behalf of Vista Del Blanco, LTD, for a zoning change from Mixed Use (MU) to Multi-family 24 (MF-24) for a +/- 13 acre tract out of the Blanco Riverwalk Subdivision, Lot 1, Block C, located at the intersection of Cotter Avenue and Riverway Avenue.

**14. Discussion Items.**

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.

**Planning Report**

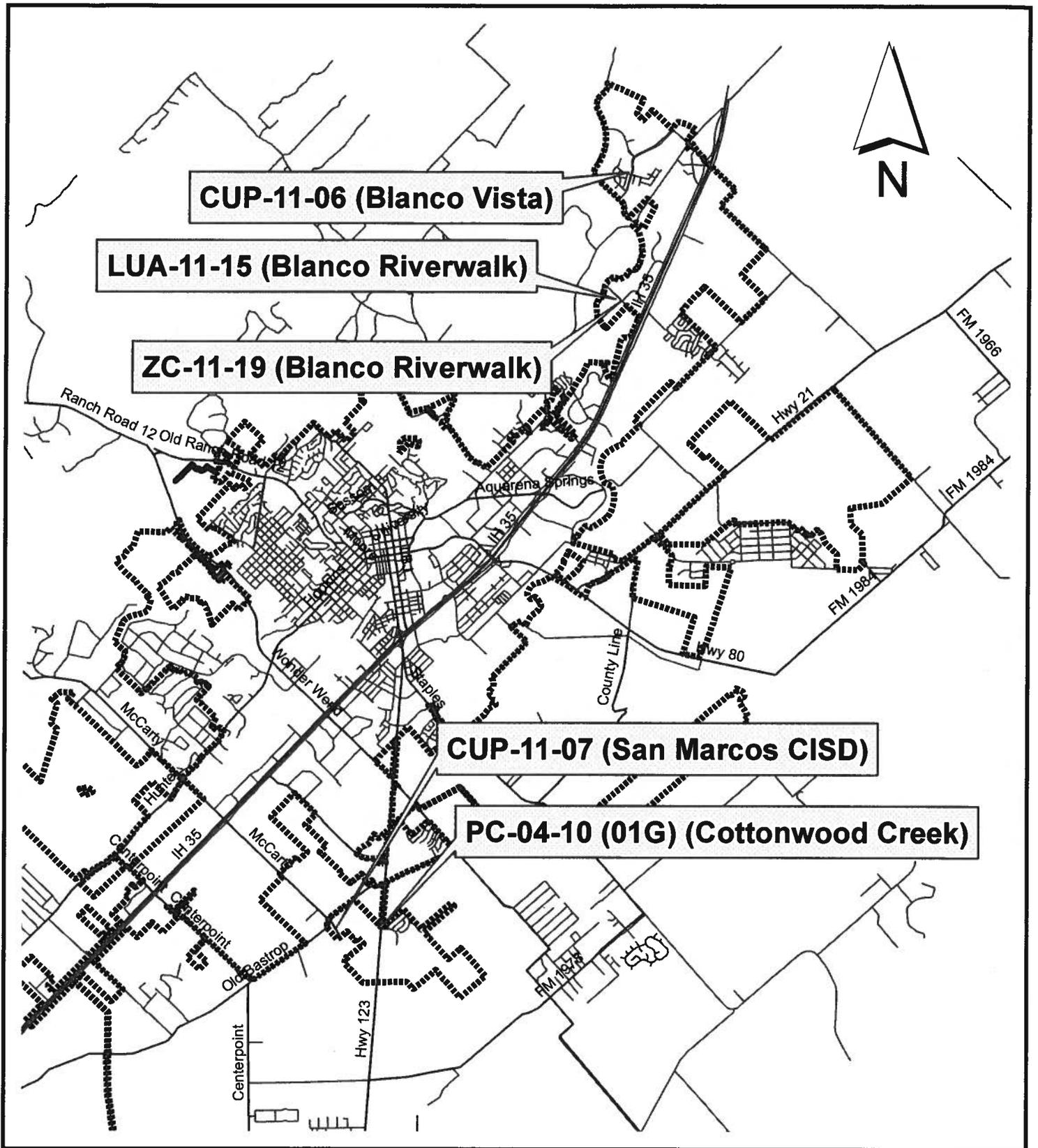
**Commissioners' Report.**

15. Consider approval of the minutes from the Regular Meeting on May 24, 2011.

16. Questions from the Press and Public.

17. Adjourn.

*Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.*



# Location Map

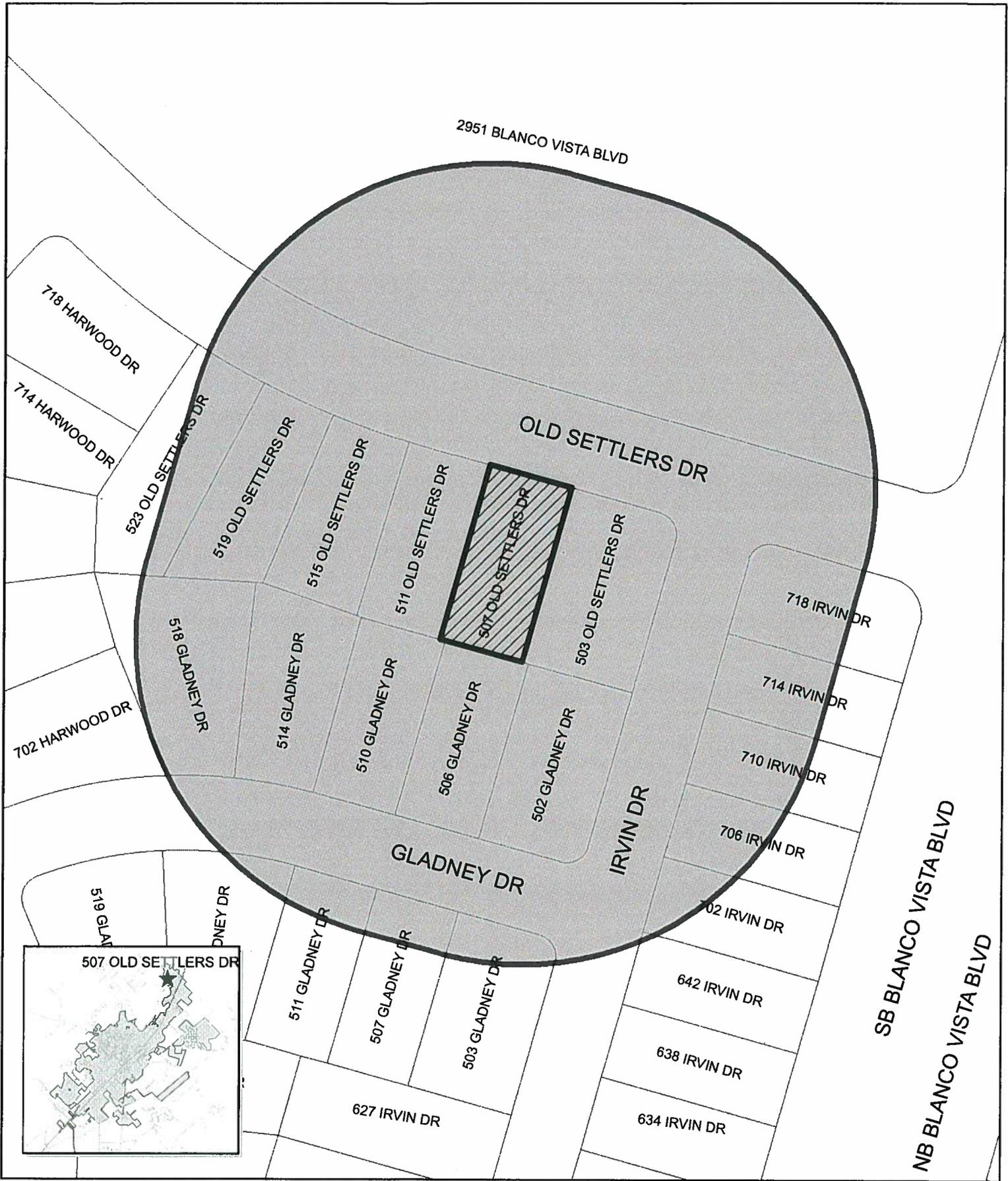
## June 14, 2011

### Legend

 City Limits

0 0.45 0.9 1.8 2.7 3.6 Miles

City of San Marcos, Development Services- Planning  
 Created By: Joshua A. Yanity  
 Date: June 10, 2011  
 Map is not of survey quality.  
 No warranty is assumed or implied



**CUP-11-06**

**507 Old Settlers Drive**

**Blanco Vista Model**

**Map Date: 05/10/11**

**Legend**

-  Site Location
-  Notification Area (200 ft)

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



CUP - 11 - 06

**City of San Marcos**  
**CONDITIONAL USE PERMIT APPLICATION - GENERAL**

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
<b>Name:</b>	<u>ETR Development Consulting, LLC</u>	<u>Carma Blanco Vista, LLC</u>
<b>Mailing Address:</b>	<u>401 Dryden Lane</u> <u>Buda, Texas 78610</u>	<u>9737 Great Hills Trail Suite 206</u> <u>Austin, Texas 78759</u>
<b>Telephone No.:</b>	<u>(512) 618-2865</u>	<u>(512) 391-1330</u>
<b>E-mail address:</b>	<u>ed@etrdevcon.com</u>	<u>walt.elias@brookfieldrp.com</u>

**Property Address:** 507 Old Settlers Drive  
**Legal Description (if platted):** Lot 11 Block B Subdivision Blanco Vista, Tr I, Sec. A  
**Tax ID Number:** R 127109      **Zoning District:** Mixed Use

**PROPOSED USE**  
**Brief description of Proposed Use (attach separate page if needed):** Temporary Model Home Parking Lot.

**SUBMITTAL REQUIREMENTS**  
**Site Plan** preferably submitted on paper no larger than 11" x 17", showing dimensions of property; location and size of all structures on subject property and adjoining properties; interior layout showing rooms, etc.; number of off-street paved parking spaces; and other information as requested by the Director of Planning. **\$150 Application fee**

*I certify that the information in this application is complete and accurate. I understand that for another representative should be present at all meetings concerning this application.*

*I am the property owner of record; or*  
 *I have attached authorization to represent the owner, organization, or business in this application.*

Signature of Applicant:       Date: 5-5-11

2011 MAY 5 11 3 59 AM

*To be completed by Staff:*  
**Meeting Date:** 6/14/11      **Application Deadline:** 5/17/11  
**Accepted by:**       **Date:** 5/5/11



**Conditional Use Permit  
CUP-11-06  
507 Settlers Drive  
Parking Lot**



**Applicant Information:**

Applicant: ETR Development Consulting, LLC  
401 Dryden Lane  
Buda, Texas 78610

Property Owner: Carma Blanco Vista  
9737 Great Hills Trail Suite 206  
Austin, Texas 78759

Applicant Request: A Conditional Use Permit (CUP) to allow a parking lot in a MU zoning district.

**Subject Property:**

Location: 507 Old Settlers Drive

Legal Description: Lot 11 Block B of the Blanco Vista Subdivision Section A

Frontage On: Old Settlers Drive

Existing Zoning: Mixed Use (MU)

Master Plan Land Use: Mixed Use

Utilities: Existing

Existing Use of Property: Undeveloped

Proposed Use of Property: Temporary Model Home Parking Lot

Zoning and Land Use Pattern:

	<b>Current Zoning</b>	<b>Existing Land Use</b>
<b>N of Property</b>	MU	Blanco Vista Elementary
<b>S of Property</b>	MU	Single-Family Residential
<b>E of Property</b>	MU	Model Home
<b>W of Property</b>	MU	Model Home

**Code Requirements:**

A conditional use permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The Land Development Code identifies the following as key concepts that should be acknowledged through development practices within Mixed Use Districts:

- (1) Residential uses in conjunction with nonresidential activities, possibly located above retail and office establishments;
- (2) All types of residential uses, including single-family homes, townhouses, and loft-style multiple-family units;
- (3) Central green spaces;

- (4) Traffic flows that enable people to move freely without the use of an automobile by emphasizing the pedestrian; and
- (5) Outside spaces, such as small parks, courtyards, and outdoor eating areas.

**Case Summary**

The subject property is an interior lot (approximately 56'X 120') on Old Settlers Drive, situated between two model homes. The applicant is proposing to construct a parking lot to service the two adjacent model homes.

**Comments from Other Departments:**

No departments, including Engineering, Building, Police, and Code Enforcement, have reported major concerns regarding the subject property.

**Planning Department Analysis:**

The subject property is an undeveloped lot located in Phase 2 of the Blanco Vista Subdivision. The Blanco Vista Subdivision, despite having a zoning designation of Mixed Use is currently primarily a single family residential subdivision. The applicant is proposing to build a 7 space parking lot on the subject property to allow for additional off-street parking for patrons of the two neighboring model homes.

The property would be subject to the 60% impervious cover requirements required for properties zoned Mixed Use, as well as all landscaping requirements outlined in the Land Development Code. Due to the temporary nature of the use and due to the use the adjacent properties staff has not identified any characteristics of the proposal that will disturb the character or the integrity of the neighborhood or the adjacent properties if the request is approved. Since the applicant has identified the parking lot as a temporary parking lot for the use of the model homes staff does recommend a time limit be placed on the use of the property as a parking lot.

**Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following condition:**

- **The subject property may be used as a parking lot for as long as the adjacent properties are used as model homes.**

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

**Prepared by:**

Sofia Nelson

Senior Planner

June 7, 2011

**Name**

**Title**

**Date**

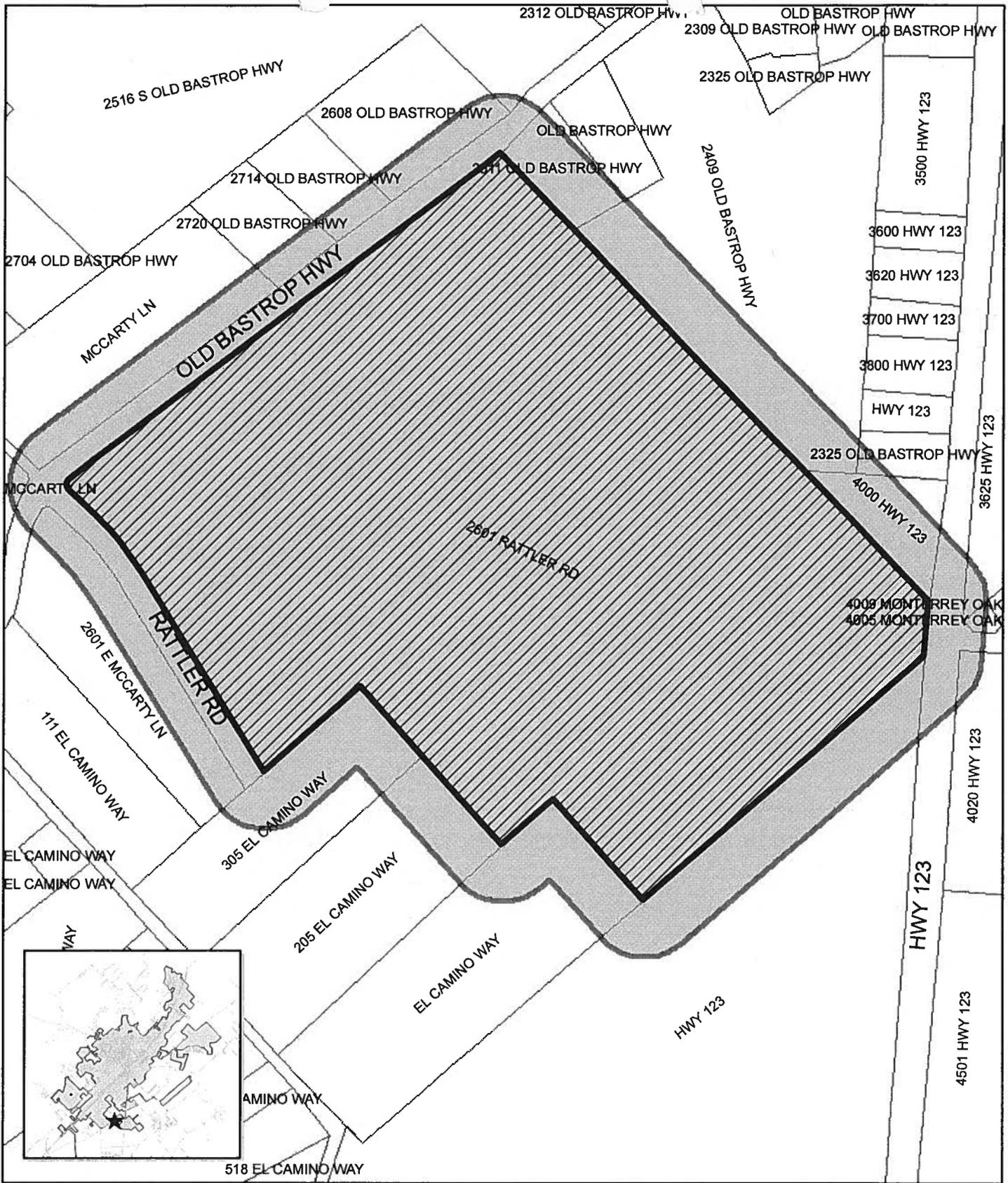
**The Commission's Responsibility:**

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.



**CUP-11-07**

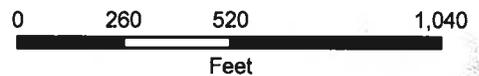
**2601 Rattler Road**

**Map Date: 05/25/11**

**Legend**

-  Subject Property
-  Notification Area

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



**Conditional Use Permit  
CUP-11-07  
San Marcos High School  
2601 Rattler Road**



**Applicant Information:**

Applicant: Michael Abild  
PO Box 1087  
San Marcos TX78667

Property Owner: San Marcos Consolidated ISD  
PO Box 1087  
San Marcos TX 78667

Applicant Request: A Conditional Use Permit (CUP) to allow the use of metal as a  
façade material

Notification: Public hearing notification mailed on May 27<sup>th</sup> based on the  
address indicated on the application. A revised notice was mailed  
on June 3<sup>rd</sup> based on the project site as specified by the applicant.

Response: None as of June 7, 2011

**Subject Property:**

Location: 2601 Rattler Rd

Legal Description: REBECCA BROWN SURVEY & CYRUS WICKSON SURVEY,  
ACRES 86.578, \* EXEMPT % 09/15/2004

Frontage On: Rattler Rd, Old Bastrop Hwy

Neighborhood: None

Existing Zoning: P – Public and Institutional

Master Plan Land Use: P – Public and Institutional

Sector: Sector 5

Existing Utilities: Adequate

Existing Use of Property: San Marcos High School

Proposed Use of Property: San Marcos High School (Career Education Building)

Zoning and Land Use  
Pattern:

	Current Zoning	Existing Land Use
<b>N of Property</b>	-	Low Density Residential (ETJ)
<b>S of Property</b>	MF-18	Vacant
<b>E of Property</b>	P/SF-6	School/Cottonwood Creek Subdivision
<b>W of Property</b>	CC	Vacant

**Code Requirements:**

A Conditional Use Permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Section 4.4.2.1 of the Land Development Code (LDC) discusses exterior material requirements for buildings. It further states that materials will be listed as permitted by right or by CUP in the Technical Manual. The Technical Manual states metal sheet siding (in any amount) is required to have a CUP.

**Case Summary**

The subject property is located in southeast San Marcos between McCarty Lane and Highway 123. The applicant is requesting a Conditional Use Permit to use prefinished metal wall panels on the exterior of the new career education building. The use of metal along with masonry and exposed concrete is intended to match the finish on the existing high school. The applicant has provided elevations of the proposed building.

**Comments from Other Departments:**

Building, Police, Engineering, Fire, Environmental Health, and Code Enforcement have reported no major concerns regarding the subject property.

**Planning Department Analysis:**

The intent of section 4.4.2.1 of the LDC is to ensure aesthetic value and visual appeal. In the past, P&Z has approved metal as an exterior building material for three car dealerships, a self-storage facility, the Aquarena Plaza shopping center, and the new Hays County Government Center. In each case, the metal was used as an architectural design feature. The proposed metal siding is \_\_\_ feet tall and is located \_\_. The intent is to match the design of the existing buildings.

The Sector 5 Plan includes goals to encourage high quality, attractive development along Highway 123 while preserving and enhancing the visual character of the area. Staff feels that the use of metal in this case effectively mimics the design of the existing school without creating an industrial appearance, which meets the goals of both the LDC and the Sector 5 Plan. Staff finds that this request will not have any detrimental effect on neighboring properties or the appearance of the Highway 123 gateway.

**Staff recommends approval of the Conditional Use Permit to allow metal wall panels on the new career education building.**

Planning Department Recommendation:	
<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

**The Commission's Responsibility:**

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

**Prepared by:**

John Foreman

Planner

June 7, 2011

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**Name**

**Title**

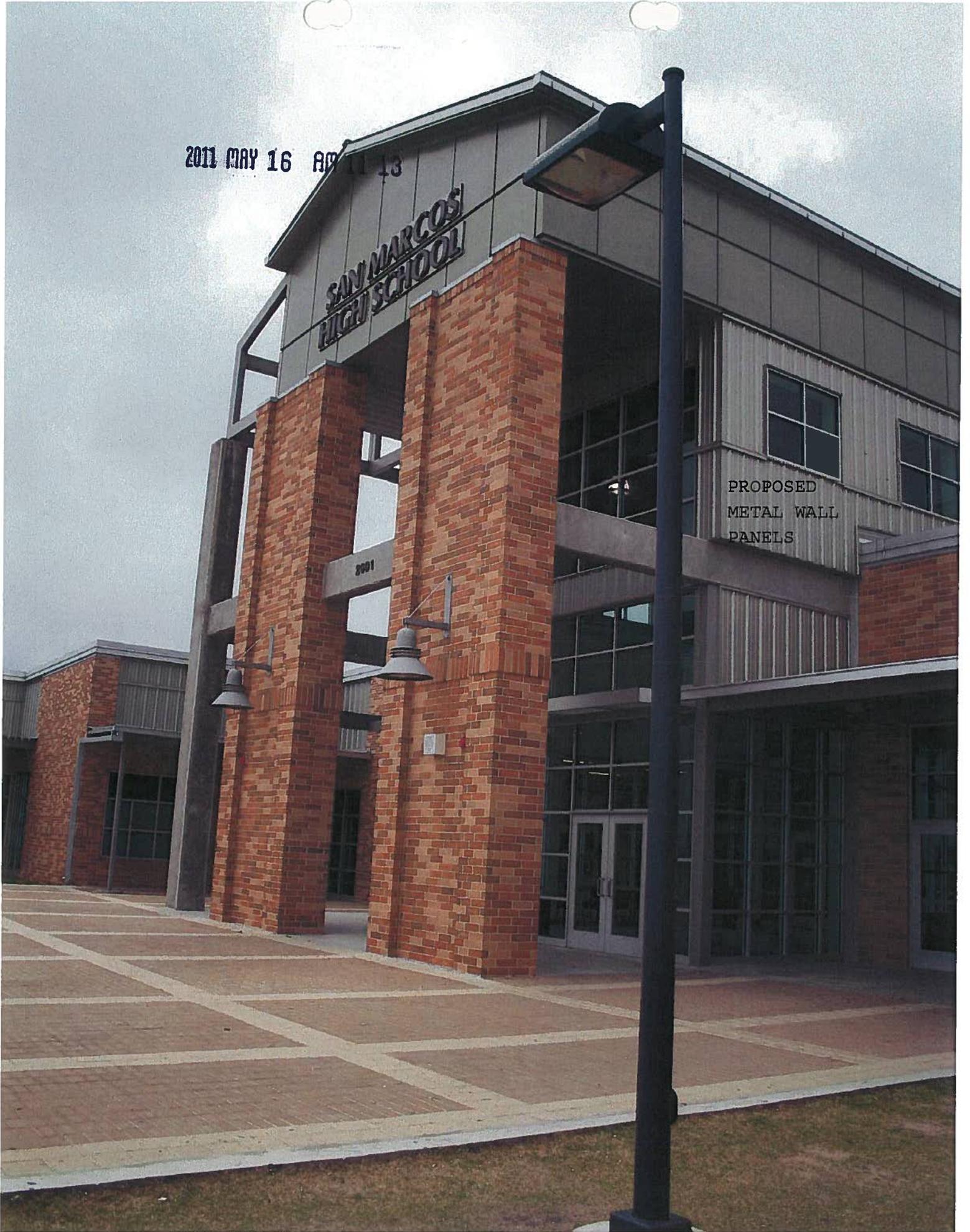
**Date**

2011 MAY 16 AM 11 13

SAN MARCOS  
HIGH SCHOOL

2001

PROPOSED  
METAL WALL  
PANELS



2011 MAY 16 AM 11 13

PROPOSED METAL WALL PANELS



2011 MAY 16 AM 11 13

PROPOSED METAL WALL PANELS



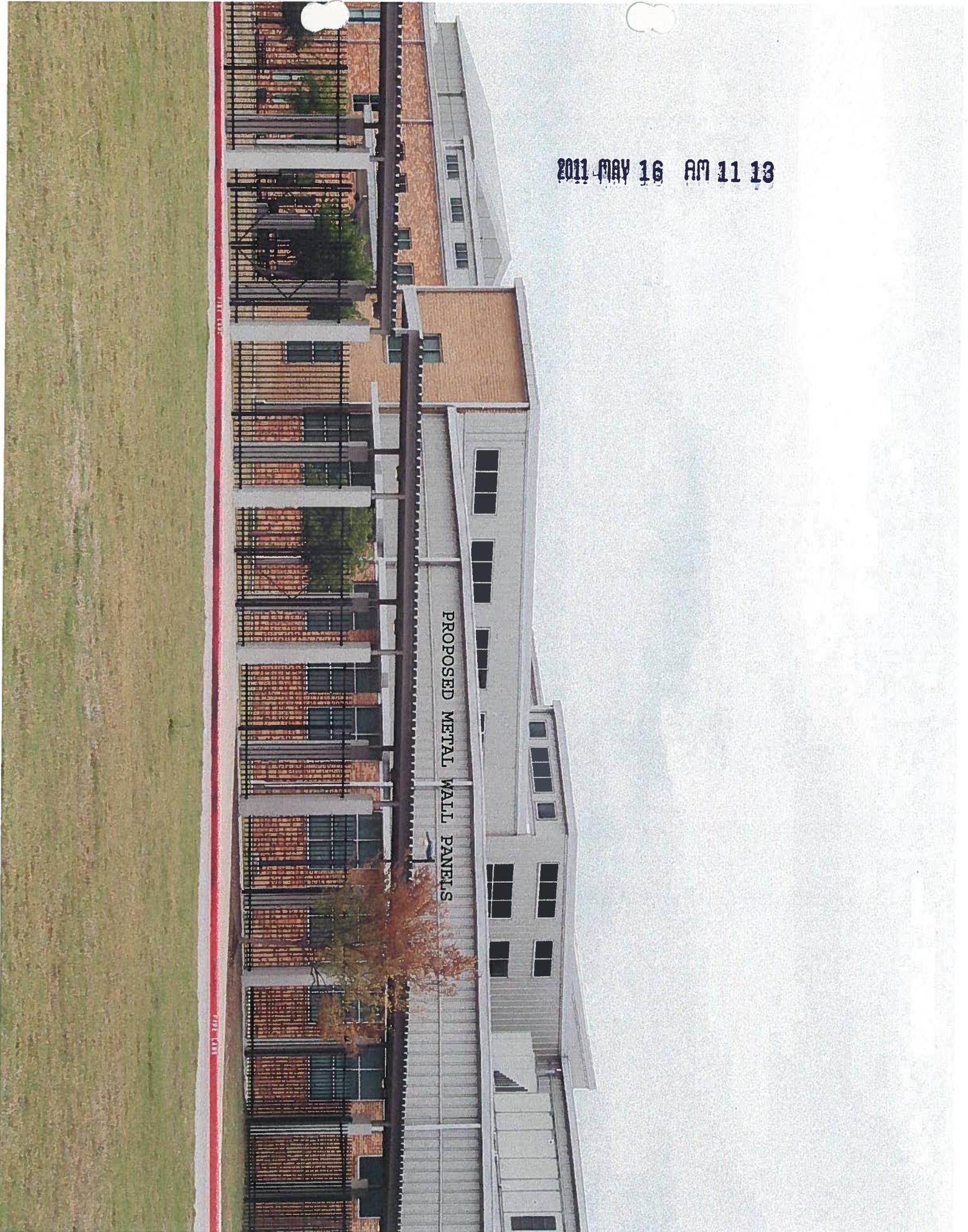
100 FT

100 FT



2011 MAY 16 AM 11 13

PROPOSED METAL WALL PANELS



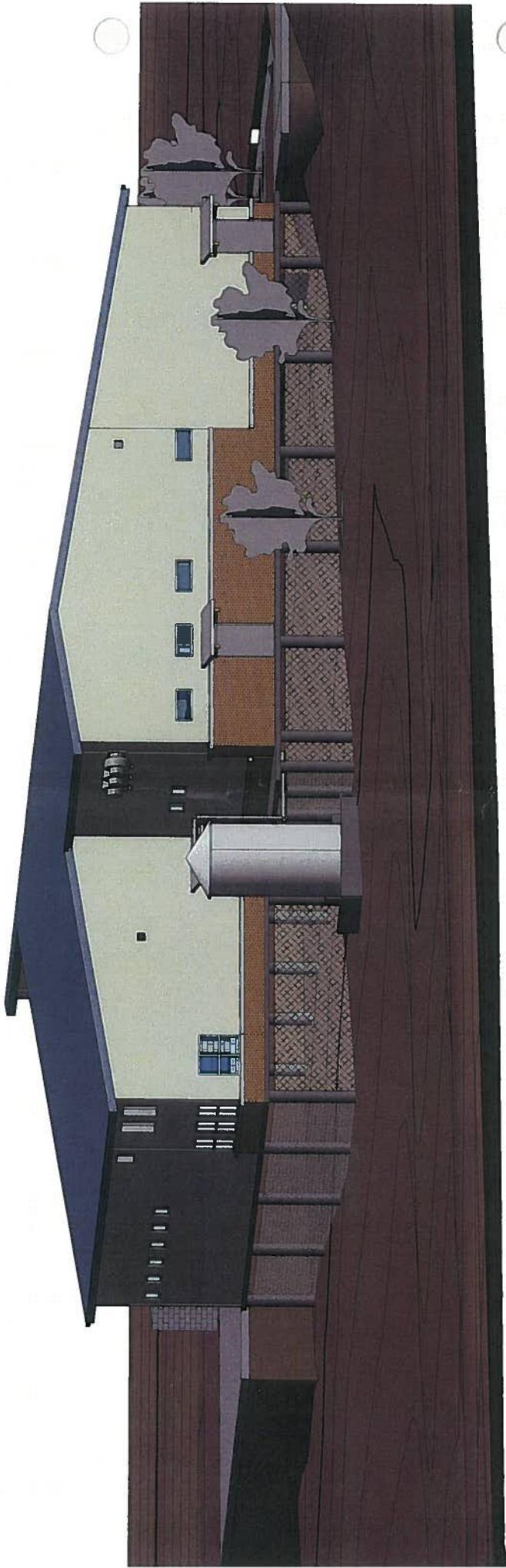
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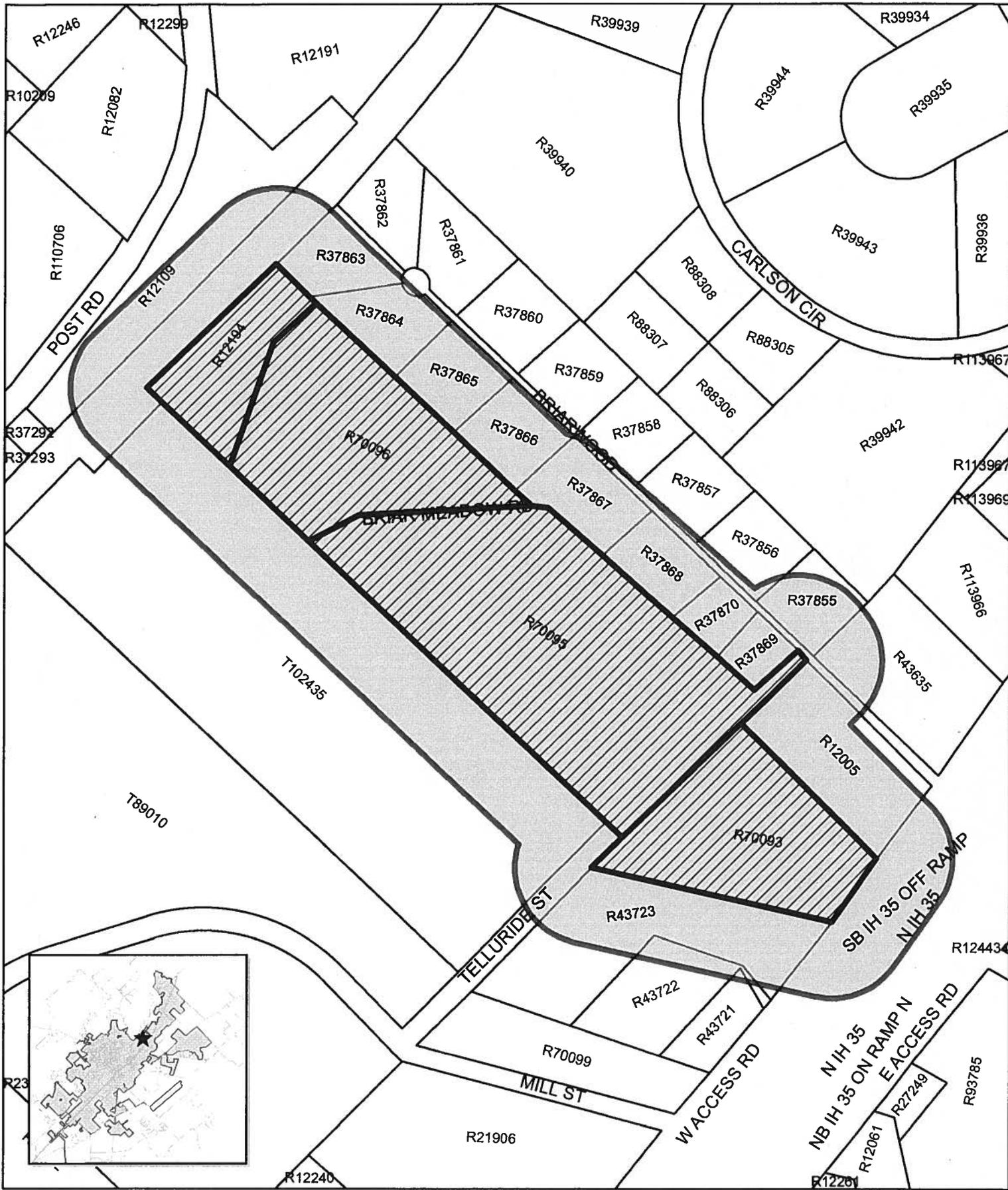
©2011 DigitalGlobe, USDA Farm Service Agency, GeoEye, CAPCOG, Texas Orthoimagery Program. Map data ©2011 Google



2011/09/16 AM 11:12







**PC-11-14 (02)**

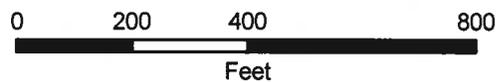
**Aspen Heights Phase 2**

**Map Date: 04/28/11**

**Legend**

-  Site Location
-  Notification Area (200ft)

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



# PC-11-14(02) Preliminary Plat Phase, Aspen Heights



**Applicant Information:**

**Applicant:** Aspen Heights  
1301 S. Capital of Texas Hwy  
Suite B-201  
Austin, Texas 78746

**Property Owner:** 90 San Marcos Ltd & DRFM Investments  
Tony Kalantari Majid Hemmasi  
1124 Rutland Dr 6700 Guadalupe St  
Austin, TX 78752 Austin, TX 78752

**Applicant's Agent:** David C. Williamson, R.P.L.S  
Byrn & Associates, Inc.  
1115 Hwy 80  
San Marcos, TX 78666

**Notification:** Notification not required

**Type & Name of Subdivision:** Preliminary Plat, Aspen Heights Phase 2

**Subject Property:**

**Summary:** The subject property is located in the northwest quadrant of San Marcos; between the Missouri Pacific Railroad and IH-35, approximately 600 west of North IH-35. This is the preliminary plat for Phase 2 and includes 22.90 acres. This subdivision is Phase 4 of the 90 San Marcos concept plan and is the proposed site of a student housing complex and commercial site.

**Traffic / Transportation:** The owner will grant R-O-W and construct the roadway extension of Telluride Street for approximately 550 feet, terminating into a temporary turn-around on the adjacent tract, as well as the connector from Telluride Street to IH 35.

**Utility Capacity:** The City of San Marcos will provide water and wastewater service to the site.

**Zoning:** MF-12 (Multi-Family Residential) zoning was approved by the Planning & Zoning Commission on February 22<sup>nd</sup> and will go before the City Council for consideration on May 17<sup>th</sup> & June 7<sup>th</sup>.

**Surrounding Zoning and Land use:**

	<b>Current Zoning</b>	<b>Existing Land Use</b>
<b>N of Property</b>	Unzoned & MF-24/18	Single-Family Undeveloped
<b>W of Property</b>	MF-18 & MF-24	Medium & High Density Residential
<b>S of Property</b>	MF-12	Medium Density Residential
<b>E of Property</b>	GC	Commercial

**Planning Department Analysis:**

This is the next phase of the Aspen Heights subdivision extending northeast of the existing phase. The subject property is not in the floodplain and does not require a watershed protection plan. Phase 1 of Aspen Heights is currently under construction. This phase is in the process of being rezoned to MF-12, and includes two sections. Lot 2, the MF-12 section is approximately 17.54 acres and Lot 3, which is approximately 3.96 acres, is zoned General Commercial. This parcel is on the south side of the proposed extension of Telluride Street, while the residential section is on the north. Telluride Street will not extend beyond the parameters of this development, and will connect via hammerhead into the proposed connector street, which will in turn provide access to the frontage road along IH 35.

This development is located adjacent to similar multifamily developments to the south and west, and to a large-lot single-family development to the north, outside the City limits. The proposed conditions are intended to buffer that development from this project.

Staff is recommending approval with the following conditions:

- A buffer of at least twenty-five feet of vegetation shall be left between Aspen Heights and the single-family development adjacent to the north.
- Buildings shall not exceed two stories in height.
- Low-impact development practices (LID) shall be put into place to facilitate drainage, improve stormwater quality and help mitigate down gradient flooding on and off-site, and to provide additional landscaping. Accepted LID practices include those by the EPA, TCEQ, the City of Austin, and other recognized entities.

<b>Planning Department Recommendation</b>	
	Approve as submitted
<b>x</b>	Approve with conditions or revisions as noted
	Alternative
	Denial

**The Commission's Responsibility:**

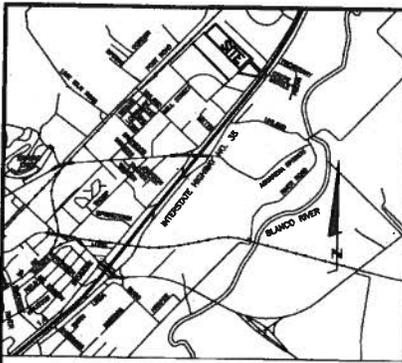
The Commission is charged with making the final decision regarding this proposed Subdivision Concept Plan. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

**Prepared By:**

Christine-Barton-Holmes, LEED AP      Chief Planner      June 3, 2011

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<b>Name</b>	<b>Title</b>	<b>Date</b>
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VICINITY MAP - NOT TO SCALE

**SURVEYOR'S NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480200030P & 480200030P DATED SEPTEMBER 2, 2005, NO PORTION OF THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). A PORTION OF THIS TRACT LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT...).
4. THIS SUBDIVISION LIES WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. THIS TRACT LIES WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
6. A SIDEWALK IS REQUIRED ON THIS LOT. THE SIDEWALK IS TO BE CONSTRUCTED CONCURRENTLY WITH STREET CONSTRUCTION.
7. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND REFERS TO GRID NORTH.

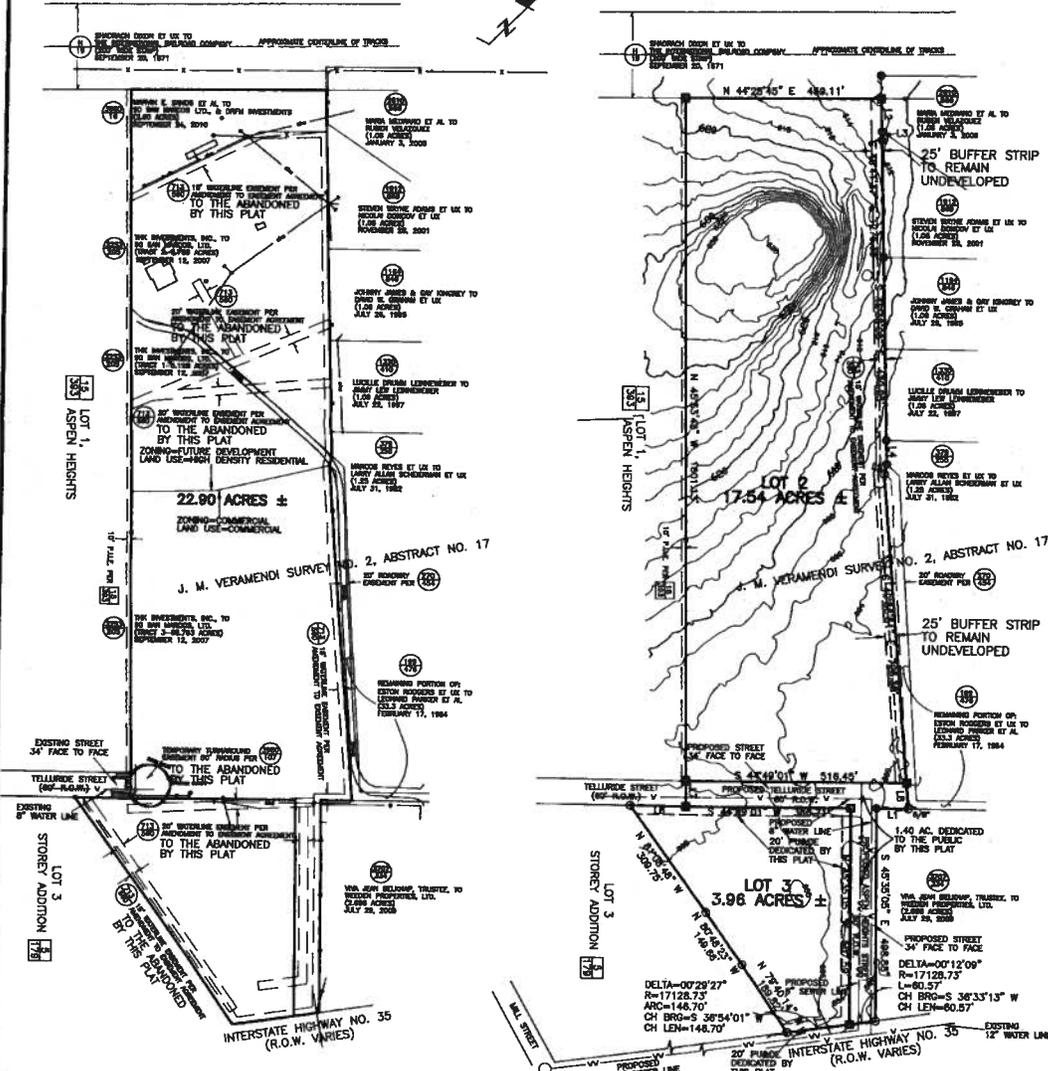
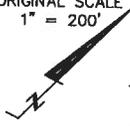
**LEGEND**

- VOL HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- PG HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- COTTON SPINDLE SET
- FENCE POST
- CALCULATED POINT
- CONCRETE NAIL SET
- CONCRETE MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U. & D. PUBLIC UTILITY & DRAINAGE EASEMENT

**PROPOSED ZONING AND LAND USE**

- LOT 2: ZONING=MF-12  
LAND USE=MEDIUM DENSITY RESIDENTIAL
- LOT 3: ZONING=COMMERCIAL  
LAND USE=COMMERCIAL

ORIGINAL SCALE  
1" = 200'



2011 APR 26 PM 3 53

EXISTING TRACT CONFIGURATION  
SHOWING 22.90 ACRES IN THE J. M. VERAMENDI SURVEY NO. 2, A-17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 44°54'48" W	74.01
L2	S 48°17'58" E	75.59
L3	S 48°23'02" E	19.97
L4	S 48°34'55" E	55.83
L5	S 32°29'44" E	23.27
L6	N 49°18'03" E	131.80
L7	N 49°53'43" W	60.01
L8	S 49°52'51" E	60.33

**SUBDIVISION PLAT**

ESTABLISHING ASPEN HEIGHTS, PHASE 2, BEING 22.90 ACRES ± IN THE J. M. VERAMENDI SURVEY NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

**PRELIMINARY PLAT  
ASPEN HEIGHTS, PHASE 2**

BEING 22.90 ACRES, MORE OR LESS, IN THE J. M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

DEVELOPER:  
BRECKENRIDGE PROPERTIES  
7004 BEE CAVE RD.,  
BLDG. 3, SUITE 330,  
AUSTIN, TX. 78748

DATE: APRIL XX, 2011

SCALE: 1" = 200'

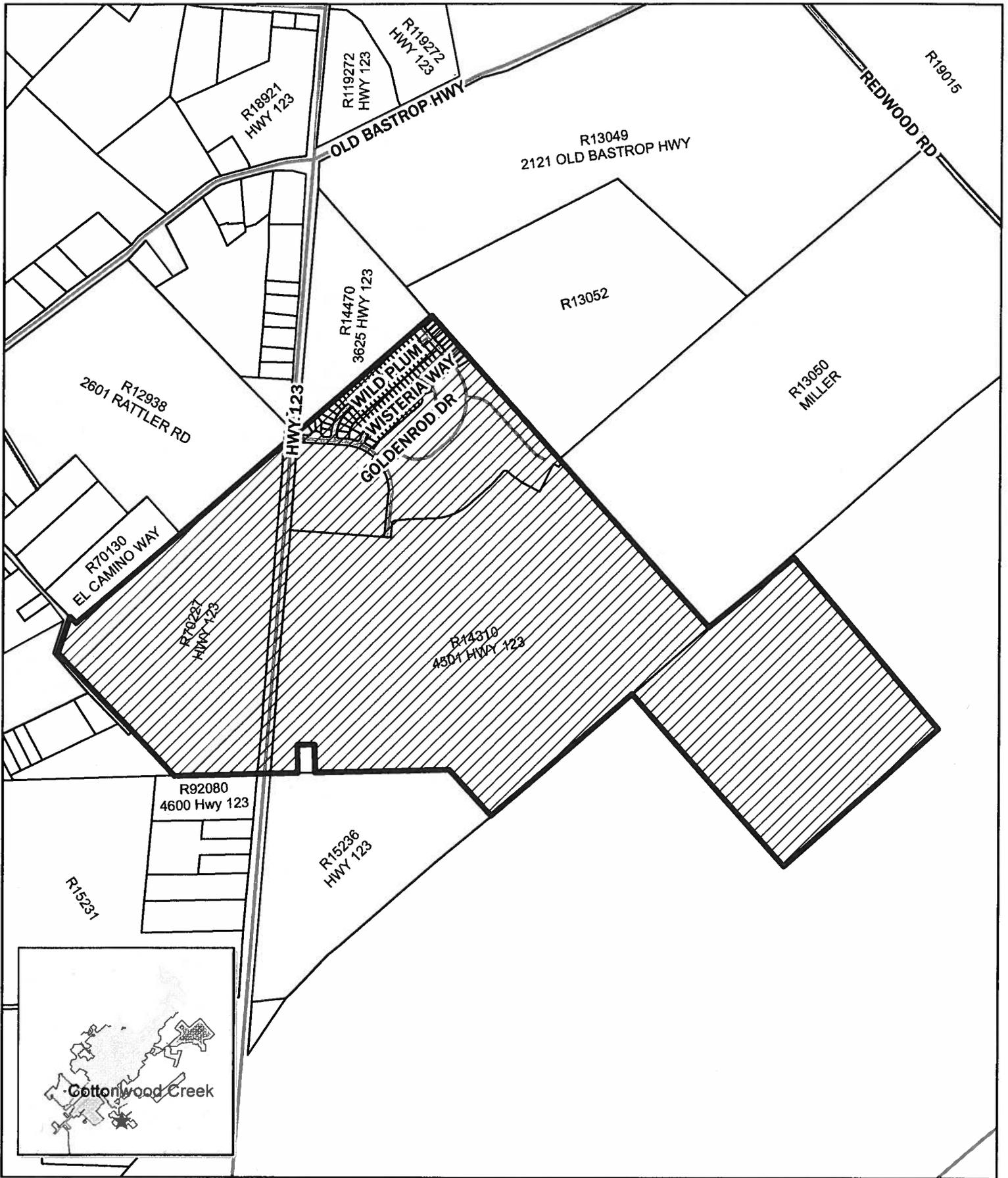


**BYRN &  
ASSOCIATES, INC.**

**ENGINEERS SURVEYORS**

P.O. BOX 1433 SAN MARCOS, TEXAS 78867  
PHONE 512-398-2270 FAX 512-392-2945

CLIENT: ASPEN HEIGHTS  
DATE: APRIL XX, 2011  
OFFICE: BRYANT  
CREW: EVERETT, C. SMITH  
FB/Pg: 692/XX  
PLAT NO. 26348-11-17-c

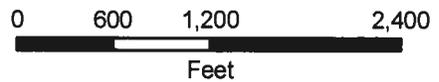


**PC-04-10(01G)**  
**Cottonwood Creek**  
**Master Plan Amendment**  
**Map Date: 5/2/11**



Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



# PC-04-10(01G) Cottonwood Creek Subdivision Master Plan Amendment



## Applicant Information:

**Applicant:** Ramsey Engineering, LLC  
3206 Yellowpine Terrace  
Austin TX 78757

**Property Owner:** Cottonwood Creek, JDR, Ltd  
333 Cheatham Street  
San Marcos, TX 78666

**Notification:** Notification not required

**Type & Name of  
Subdivision:** Master Plan Amendment of Cottonwood Creek Subdivision

## Subject Property:

**Traffic /  
Transportation:** This Master Plan is proposing a thoroughfare network that will include the future extension of McCarty Road to State Highway 123. Access within the subdivision will be achieved by a means of arterials connecting to State Highway 123. An internal street network will provide access from the arterials to the residential portions of this subdivision.

**Land Use  
Compatibility:** The subject tract is located along State Highway 123 approximately one half mile south of Old Bastrop Road. The master plan is proposing the development of 2,694 residential dwelling units. The total number of dwelling units represents a mix of single-family homes, garden homes, two-family homes, town homes, and apartment units.

**Utilities:** The City of San Marcos will provide water and wastewater service and Bluebonnet Electric will provide electrical to this subdivision.

**Zoning Pattern:** The property is zoned in accordance with the land uses indicated on the active master plan for this subdivision

## **Planning Department Analysis:**

The Master Plan for Cottonwood Creek Subdivision was originally approved by the Planning and Zoning Commission in May 2004 and is vested under the ordinances and policies of the previous subdivision ordinance and consequently must receive approval by the Planning & Zoning Commission annually to maintain its vesting. This Master Plan was last renewed by the Planning & Zoning Commission in May 2011.

Construction of single-family homes in Phase I Section 1B has continued since the previous renewal, and Phase I Section 1C has been platted.

Building Permits Issued	
May 2009-May 2010	57
May 2010-May 2011	33

### **The current composition of the Cottonwood Creek Master Plan is as follows:**

- The development consists of approximately 492 acres divided into four Phases.
  - Phase I is a 146.30 acre tract that is currently being developed as follows:
    - 17.7 acres developed as an Elementary School, platted July, 2005 as Sec 1-A
    - 19.32 acres to be developed as 102 Single Family lots, platted May, 2008 as Sec 1-B
    - 14.618 acres to be developed as 72 single family lots and two private parks that function as trail connections, platted December 2010 as Sec 1-C
    - 64.662 acres yet to be platted or developed
  - Phase II is an 85.44 acre tract – yet to be developed, identified as Multi-family, Duplex, Senior Group Home, Commercial, Public & Institutional, and Parkland.
  - Phase III is a 139.47 acre tract – yet to be developed, identified as Single-Family, Garden Homes, Townhomes, Commercial, Public and Institutional, and Private Park.
  - Phase IV is a 100.76 acre tract – yet to be developed, identified as Single-Family and Private Park.
- **Under the previous subdivision ordinance, the City is responsible for sharing the cost of construction of the roads along the park. This obligation would be removed under the current proposal**
- As new plats are submitted for review and approval, they must be in compliance with the subdivision requirement under which this Master Plan is being regulated.
- The renewal of the Cottonwood Creek Master Plan is subject to discretionary approval by the Planning & Zoning Commission.

**Changes from previously approved Concept Plan**

- The parkland perimeter road has been removed, removing the city’s obligation to cost-share
- A trail has been added at various points (shown on the plan as “16’ Private Parkland”) for compliance with block length requirements
- The plat note referring to lots along the parkside road has been removed
- Indian Paintbrush has been removed as a street name because the name was not accepted by the county and replaced with Hoya Lane
- A detention area for Phase 3 has been added.

The applicant is requesting to modify the plan but to remain vested under the previous subdivision ordinance. In reviewing with the City’s Legal Department, staff could find no language in either the subdivision ordinance under which this project is vested or the Texas Local Government Code that would indicate that an amendment to the approved concept plan would affect the vesting status of the project.

The developer is proposing the removal of the parkside roads in order to reallocate the funds that would have gone into the parkside roads on the extension of McCarty Lane to the east. This change to McCarty is not shown on the concept plan and will be handled through a separate Capital Improvement Agreement, which is currently being negotiated. The City would be relieved of all obligation to cost-share on the parkside roads.

Staff makes the following observations:

- Removal of the parkside roads reduces internal connectivity within the development, but all connections to adjacent tracts to the east are maintained. Additionally, the construction of the McCarty extension will increase external connectivity for this project and the city as a whole.
- Access to the park is somewhat reduced, and will be provided from the new cul-de-sacs and 16’ pedestrian trail. Without the parkside road, the park will be less visible to the public.
- The orientation of lots along Blue Sage will not be changed. The lots were planned to front on Blue Sage in the previous plan and will maintain this frontage in the amended plan. The lots bordering the south of the park will be reoriented.
- No changes in use or density are proposed.

Staff finds that the request meets the criteria for approval.

<b>Planning Department Recommendation</b>	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **The Commission's Responsibility:**

The Commission is charged with making the final decision regarding this proposed master plan extension. The city charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. The Commission must take action on this plat at the May 12, 2009 meeting in order to avoid problems with the 30-day clock established in State law. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plan.

The following criteria should be used to determine whether the application for a Subdivision Master Plan shall be approved, approved with conditions, or denied:

- (1) Provide for the most orderly, efficient and economical development of its residential, commercial and industrial land uses and community facilities to include transportation, water, sewerage, drainage, schools, parks, recreation and any other related element.
- (2) Guide and phase any and all developments to maximize the utilization of existing and proposed public improvements.
- (3) Guide and regulate the financial impact of new development on city facilities, services and capabilities.
- (4) Ensure that the comprehensive and coordinated plans affected by the various land use controls of the city are not negated by disorganized, unplanned and uncoordinated development that would create an undue burden and hardship on the ability of the community to translate the development into reality.
- (5) Establish and maintain municipal control over the character of development and the quality of community facilities and services.
- (6) Aid in establishing and maintaining a desirable degree of balance among the uses of land.
- (7) Enhance the community aesthetically and preserve and improve the quality of life within the community.

## Foreman, John

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**From:** Steve Ramsey [skramsey53@att.net]  
**Sent:** Tuesday, June 07, 2011 12:55 PM  
**To:** Moyer, Laurie  
**Cc:** Foreman, John; Jenny Frisbie  
**Subject:** Fw: Cottonwood Creek

Laurie, please see the email below from Randall Morris. By copy to John Foreman, we are providing him this email.

Thanks,  
Steve Ramsey, P.E.  
Ramsey Engineering, LLC  
TBPE Firm No. F-12606  
512-650-6800

----- Forwarded Message -----

**From:** Randall Morris <randall@randallmorris.com>  
**To:** Steve Ramsay <skramsey53@att.net>  
**Sent:** Tue, June 7, 2011 10:52:07 AM  
**Subject:** Cottonwood Creek

Laurie,

We will go before P&Z next Tuesday regarding the amendment to our Cottonwood Creek Master Plan. Since the documents regarding the Agreement between City, County and Cottonwood Creek JDR will not be completed by the City Legal Department prior to the meeting, I wanted to voice our commitment to the project once more.

Cottonwood Creek JDR is committed to moving forward with the extension of Rattler Way to Highway 123 contingent upon approval of our amendment to the Cottonwood Creek Master Plan on June 14<sup>th</sup>.

Please share this email with John Foreman and the P&Z members.

Sincerely,  
Randall Morris  
*President Cottonwood Creek JDR*







**Development Plan Summary**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Single-Family Residential	116.11	Low Density Residential	RF-4	-	6	717	2.78	2,102
Single-Family Residential	16.69	Low Density Residential	RF-4	-	4	67	2.78	11
Single-Family Residential	61.41	Medium Density Residential	PH-2L	-	12	732	2.19	1,594
Office	30.27	High Density Commercial	HC-1B	-	18	545	2.19	1,192
Multi-Family Residential	17.22	Medium Density Residential	MF-1B	-	12	206	2.19	452
Multi-Family Residential	18.81	Medium Density Residential	MF-1B	-	12	226	2.19	495
Commercial	84.14	Low Density Commercial	LD-C	-	3	256	2.19	560
Public and Institutional	20.17	Public	P	-	-	-	-	-
Public and Institutional	83.33	Public	P	-	-	-	-	-
Public Park	9.10	Open Space	P	-	-	-	-	-
Totals	671.27					2,524		8,256

Source: City of San Marcos and 2008 Census.  
 \*Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 2,524

**Cottonwood Creek Subdivision - Phase 1, Section 1-A**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Public and Institutional	17.70	Public	P	-	-	-	-	-
Public and Institutional	17.70	Public	P	-	-	-	-	-
Streets and Alleys	0.27							
Type	Estimated Distance to L.P.							
Streets and Alleys	208							
Streets and Alleys	1,282							

Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 2,090

**Cottonwood Creek Subdivision - Phase 1, Section 1-B**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Single-Family Residential	18.22	Low Density Residential	RF-4	-	6	109	2.78	301
Single-Family Residential	18.22	Low Density Residential	RF-4	-	6	109	2.78	301
Streets and Alleys	0.27							
Type	Estimated Distance to L.P.							
Streets and Alleys	208							
Streets and Alleys	1,282							

Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 2,090

**Cottonwood Creek Subdivision - Phase 1, Remainder**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Single-Family Residential	28.28	Low Density Residential	RF-4	-	6	169	2.78	468
Single-Family Residential	11.18	Low Density Residential	RF-4	-	4	45	2.78	125
Single-Family Residential	28.28	Medium Density Residential	PH-2L	-	12	341	2.19	746
Public and Institutional	9.10	Open Space	P	-	-	-	-	-
Public and Institutional	28.10	Public	P	-	-	-	-	-
Totals	105.02					555		1,345

Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 1,420

**Cottonwood Creek Subdivision - Phase 2**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Single-Family Residential	84.22	Low Density Residential	RF-4	-	6	712	2.78	1,980
Single-Family Residential	23.10	Medium Density Residential	PH-2L	-	12	289	2.19	630
Commercial	17.27	Medium Density Commercial	MD-C	-	12	144	2.19	315
Public and Institutional	6.27	Public	P	-	-	-	-	-
Public and Institutional	2.70	Public	P	-	-	-	-	-
Totals	133.56					1,145		2,925

Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 1,420

**Cottonwood Creek Subdivision - Phase 3**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Single-Family Residential	84.22	Low Density Residential	RF-4	-	6	712	2.78	1,980
Single-Family Residential	23.10	Medium Density Residential	PH-2L	-	12	289	2.19	630
Commercial	17.27	Medium Density Commercial	MD-C	-	12	144	2.19	315
Public and Institutional	6.27	Public	P	-	-	-	-	-
Public and Institutional	2.70	Public	P	-	-	-	-	-
Totals	133.56					1,145		2,925

Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 1,420

**Cottonwood Creek Subdivision - Phase 4**

Land Use Category	Area (Acres)	Current PLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Estimated Population Per Unit	Estimated Population
Single-Family Residential	84.22	Low Density Residential	RF-4	-	6	712	2.78	1,980
Single-Family Residential	23.10	Medium Density Residential	PH-2L	-	12	289	2.19	630
Commercial	17.27	Medium Density Commercial	MD-C	-	12	144	2.19	315
Public and Institutional	6.27	Public	P	-	-	-	-	-
Public and Institutional	2.70	Public	P	-	-	-	-	-
Totals	133.56					1,145		2,925

Source: City of San Marcos and 2008 Census.  
 Type: Streets and Alleys.  
 Estimated Distance to L.P.: 1,420

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/28/02 PLANNING AND ZONING COMMISSION APPROVAL: THE EXISTING LAND USE FOR THE TOTAL LAND AREA IS VACANT (AGRICULTURAL AND RANCHING)

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/10/05 PLANNING AND ZONING COMMISSION APPROVAL: THERE WILL BE FOUR(4) LOTS FRONTING ON CYPRESS PARKWAY, AT/NEAR THE TERMINUS OF CYPRESS PARKWAY, WITH 50 FOOT MINIMUM WIDTH EACH, BACKING UP TO THE ADJACENT ASGS LAKE.

**RAMSEY ENGINEERING**  
 Ramsey Engineering, LLC  
 Civil Engineering • Consulting  
 TBPE Firm No. F-12606  
 3206 Yellowpine Terrace  
 Austin, Texas 78757  
 Cell: 512-650-6800  
 sramesey53@aol.net

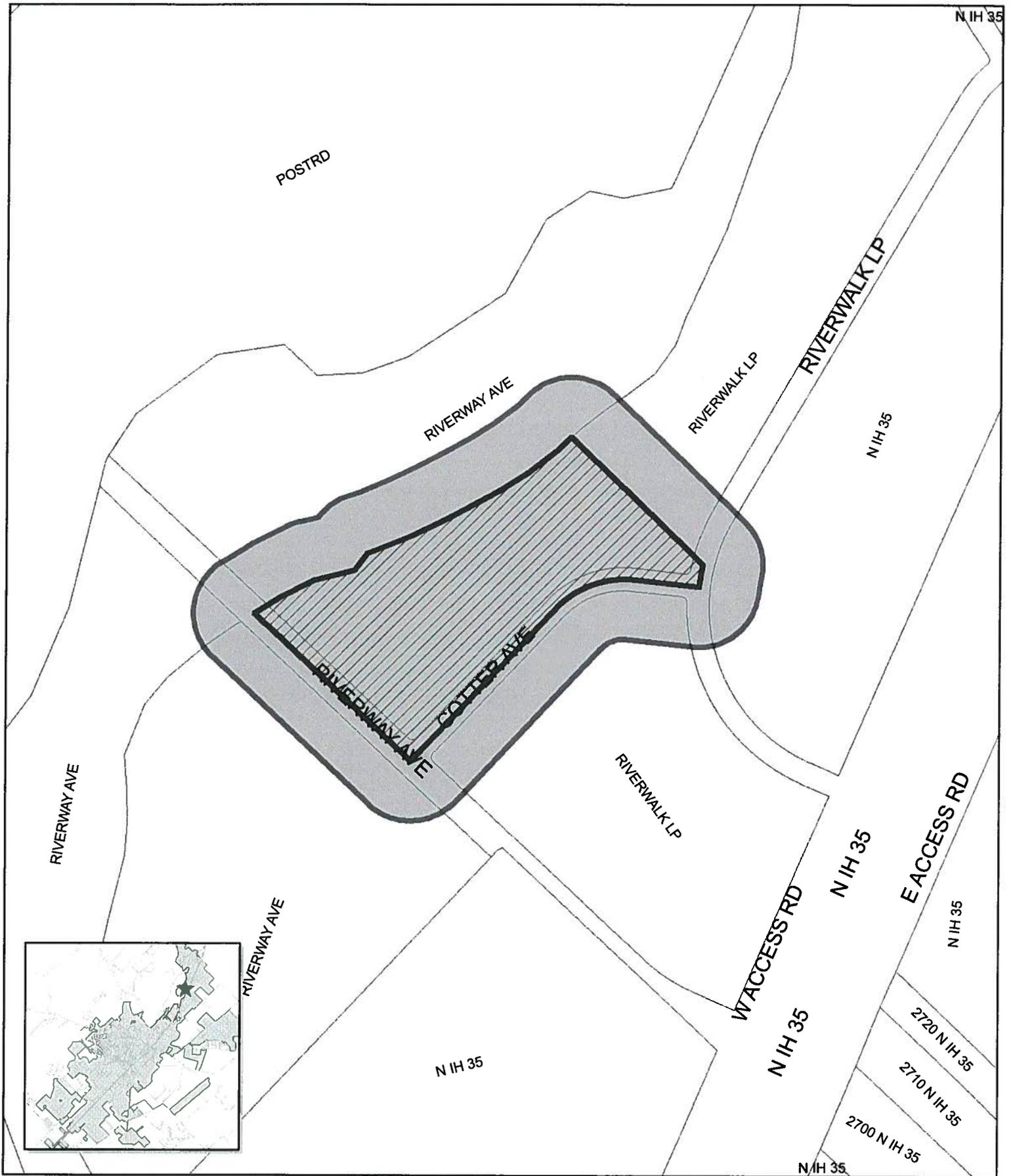


No.	DATE	REVISIONS

CURBY/OWNER  
 COTTONWOOD CREEK JDR, LTD.  
 RANDALL MORRIS, PRESIDENT  
 333 CHEATHAM ST.  
 SAN MARCOS, TEXAS 78666

SHEET TITLE  
**MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT)**

PROJECT No. 11-006  
 SHEET No. 2 OF 2



**LUA-11-15**

**Blanco Riverwalk  
Riverway Ave. to Cotter**

**Map Date: 05/25/11**

-  Subject Property
-  200 Feet

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



# Land Use Map Amendment LUA-11-15 Blanco Riverwalk



**Summary:**

The applicant is requesting a Land use Map Amendment from Mixed Use (MU) to High Density Residential (HDR)

**Applicant:** Mike Cotter  
PO BOX 7856  
The Woodlands, TX 77387

**Property Owner:** Vista Del Blanco, LTD  
PO BOX 7856  
The Woodlands, TX 77387

**Notification:** Personal notice sent and signs posted on June 3, 2011

**Response:** None as of date of report publication.

**Subject Property:**

**Location:**

**Legal Description:** 13.0 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision

**Sector:** Sector 7

**Current Zoning:** Mixed Use (MU)

**Proposed Zoning:** Multifamily (MF-24)

**Current Future Land Use Map Designation:** Mixed Use (MU)

**Proposed Future Land Use Map Designation:** High Density Residential

**Surrounding Area:**

	<b>Current Zoning</b>	<b>Existing Land Use</b>
N of Property	MU	Vacant
S of Property	CC	Vacant
E of Property	CC	Vacant
W of Property	P	Open Space

**Case Summary**

The subject property is located in northern San Marcos, west of IH 35 and east of the Blanco River. It is 13 acres out of the approximately 240-acre Blanco Riverwalk subdivision, bounded by Cotter Avenue, Riverway Avenue, Riverwalk Loop, and the Blanco River. This request is proceeding concurrently with a zoning change request from Mixed Use (MU) to Multifamily (MF-24). The applicant is proposing to develop the site with multifamily residential in hopes that the development will be a catalyst for the rest of the site to develop.

**History of Blanco Riverwalk**

December 2002 – Annexation of Blanco Riverwalk. The Future Land Use of the 13-acre subject tract is Commercial and it is unzoned.

February 2005 – Initial zoning is established following annexation for all tracts. The 13-acre subject tract is zoned Community Commercial, which is consistent with its Future Land Use designation (Commercial).

June 2006 – A Planned Development District (PDD) overlay is approved, along with several Future Land Use Map Amendments and base Zoning Changes. The base zoning of the 13-acre subject tract is changed to Mixed Use following a Future Land Use Map Amendment to Mixed Use.

October 2007 – The PDD is repealed at the request of the applicant, reinstating the base zoning standards. The 13-acre tract remains Mixed Use.

April 2008 – The Public Improvement Construction Plans are accepted

June 2008 – The final plat is recorded

The Zoning and Future Land Use designation of this and other tracts within Blanco Riverwalk has changed numerous times since annexation. There is no High Density Residential element within Blanco Riverwalk currently, but there has been at times in the past on various tracts.

**Planning Department Analysis:**

High Density Residential (HDR) land uses are typically characterized by apartments and condominiums. The site is located adjacent to the Blanco River and the rest of the Blanco Riverwalk subdivision, which is undeveloped except for the public improvements. The Future Land Use Map designates the surrounding properties as Commercial and Mixed Use, with Open Space to the west.

Staff has evaluated the request for consistency with the Horizons Master Plan and the Sector 7 Plan.

Consistent	Neutral	Inconsistent	<b>Horizons Master Plan Policy Statement</b>
X			<p><b>Policy LU-2.5:</b> The City shall protect the integrity of the Edwards Aquifer, San Marcos and Blanco Rivers, and the other natural resources in and around San Marcos.</p> <p><i>Comment: The change from Mixed Use to High Density Residential will allow for increased impervious cover on the site, from 60% to 75%. Engineering staff will review the approved Watershed Protection Plan to determine if revisions are required. Also, the plat contains a note that requires that Low Impact Development methods for stormwater control be utilized.</i></p>
X			<p><b>Policy LU-1.21:</b> The City shall encourage new development to locate in areas already served by utilities and other community facilities.</p>

Consistent	Neutral	Inconsistent	<b>Horizons Master Plan Policy Statement</b>
			<i>Comments: Existing city utilities are in place to serve this property, and the proposed apartments would occupy a lot that is currently vacant.</i>
X			<p><b>Policy LU-3.2:</b> The City shall provide safe and adequate housing opportunities to meet the different housing needs of all income groups of the City's present and future populations.</p> <p><i>Comment: The proposed change will provide the opportunity for additional housing opportunities.</i></p>
X			<p><b>Policy LU-3.3:</b> The City shall provide adequate space in appropriate locations for residential development in order to provide safe and sanitary housing, to meet the housing and social needs for a desired standard of living for the City's present and future population.</p>
X			<p><b>Policy LU-3.14:</b> The City shall discourage any type of multifamily or single family residential development in such concentrations and expanses that, by accepted planning standards, there are not sufficient amenities to support such development and the quality of life in the area would be diminished.</p> <p><i>Comment: The location on the Blanco River provides for adequate amenities. Approximately 60 acres along the Blanco River were dedicated to the City with the final plat, which is adequate to serve the subject property.</i></p>
X			<p><b>Policy LU-4.1:</b> The City shall determine the need for multi-family dwelling units and shall ensure that the location of these units is compatible with adjacent land uses and is properly buffered and adequately served by roads and public utilities.</p> <p><i>Comment: Zoning in the area is predominately commercial except for a 36 acre mixed use tract. 13 acres of this tract comprise the subject property in this case. The nearest residential west of IH 35 in this area is located in Blanco Vista.</i></p>
		X	<p><b>Policy LU-4.2:</b> The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion.</p> <p><i>Comment: There are currently no retail or workplace destinations nearby, but the zoning and utilities are in place for them to be developed.</i></p>
X			<p><b>Policy LU-4.3:</b> The City shall encourage medium and high density residential developments to have direct access to at least collector width streets to accommodate traffic volumes and turning patterns generated by high concentrations of people. They should also be located near major arterials. Low density residential development should not be impacted by heavy traffic generated by medium and high density areas.</p> <p><i>Comment: The property has adequate access to IH 35</i></p>
X			<p><b>Policy LU-4.4:</b> The City shall require medium and high density residential developments to be located on larger sites to allow the property buffering, adequate parking and landscaping, and enough flexibility in design and layout to insure adequate development.</p>
	X		<p><b>Policy LU-6.8:</b> The City shall recognize that commercial and residential uses are not generally compatible and will discourage residential usage of land in commercial districts except where residential uses are planned as part of a mixed-use concept.</p> <p><i>Comment: The concept for Blanco Riverwalk, though it has changed several times since its annexation, has always been for a mixed use development, but Mixed Use allows a maximum residential density of only 5.5 units per acre, which is not dense enough to support true mixed-use development. However, the proposed land use change, while allowing for increased density, allows only residential use.</i></p>

Sector 7, which is approximately 9.6% of the city limits by area, consists of 7.1% High or Medium Density Residential. This is less than the city-wide average of 10%. Also, High or Medium Density Residential is currently concentrated in the far north and south of the sector, and this request is located in the center of the sector. From a use perspective, the request is reasonable and will not greatly change the character of the sector.

	Percent of City Limits
Sector 7	9.6%
MDR and HDR City-wide	10.0%

Percent of Sector 7 that is HDR or MDR currently	7.1%
Percent of Sector 7 that is HDR or MDR after this request	7.7%

The Sector 7 Plan contains goals such as walkable neighborhoods, high-quality attractive development along IH 35, and enhanced visual character. From a land-use perspective, High Density Residential can be consistent with these goals. However, as outlined in the zoning staff report, the current standards do not ensure that development will be consistent with these goals.

Staff makes the following findings:

- The current Mixed-Use designation is appropriate for the subject tract
- Medium and High Density Residential uses have been identified at various times and locations in the Blanco Riverwalk subdivision since 2002.
- The density allowed in the Mixed Use zoning district is equivalent to Low Density Residential
- There is currently no Medium or High Density Residential element to Blanco Riverwalk or in central Sector 7 altogether
- The request may not be consistent with the Sector 7 goals based on the current standards
- The subject property is generally consistent with policies recommended in the Horizons Master Plan for High Density Residential areas, except that-
  - There are a variety of uses allowed in the area, but none are developed, and
  - High Density Residential does not allow a mix of uses

Staff finds that the request is generally consistent with policies in the Horizons Master Plan but not necessarily the Sector 7 Plan. Considering the baseline standards associated with the zoning districts within High Density Residential areas, the probability of a multifamily development functioning as an effective catalyst for a greenfield mixed-use development is low. With the lack of services in the area, the likely end result is an isolated single-use apartment complex.

Staff recommends several alternatives

- that the mixed-use standards be reviewed, specifically density, setbacks, and impervious cover, and that the applicant maintain the Mixed Use designation through this process
- that the applicant pursue a Planned Development District
- that the applicant pursue SmartCode designation for the subdivision

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input checked="" type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

**The Commission's Responsibility:**

The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Land Use Map Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.4.1.4 charges the Commission to consider the following criteria for amendments to the Master Plan's Future Land Use Map:

- Whether the amendment is consistent with the policies of the Master Plan that apply to the map being amended;
- The nature of any proposed land use associated with the map amendment; and,
- Whether the amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City.

Prepared by:

John Foreman	Planner	June 9, 2011
Name	Title	Date

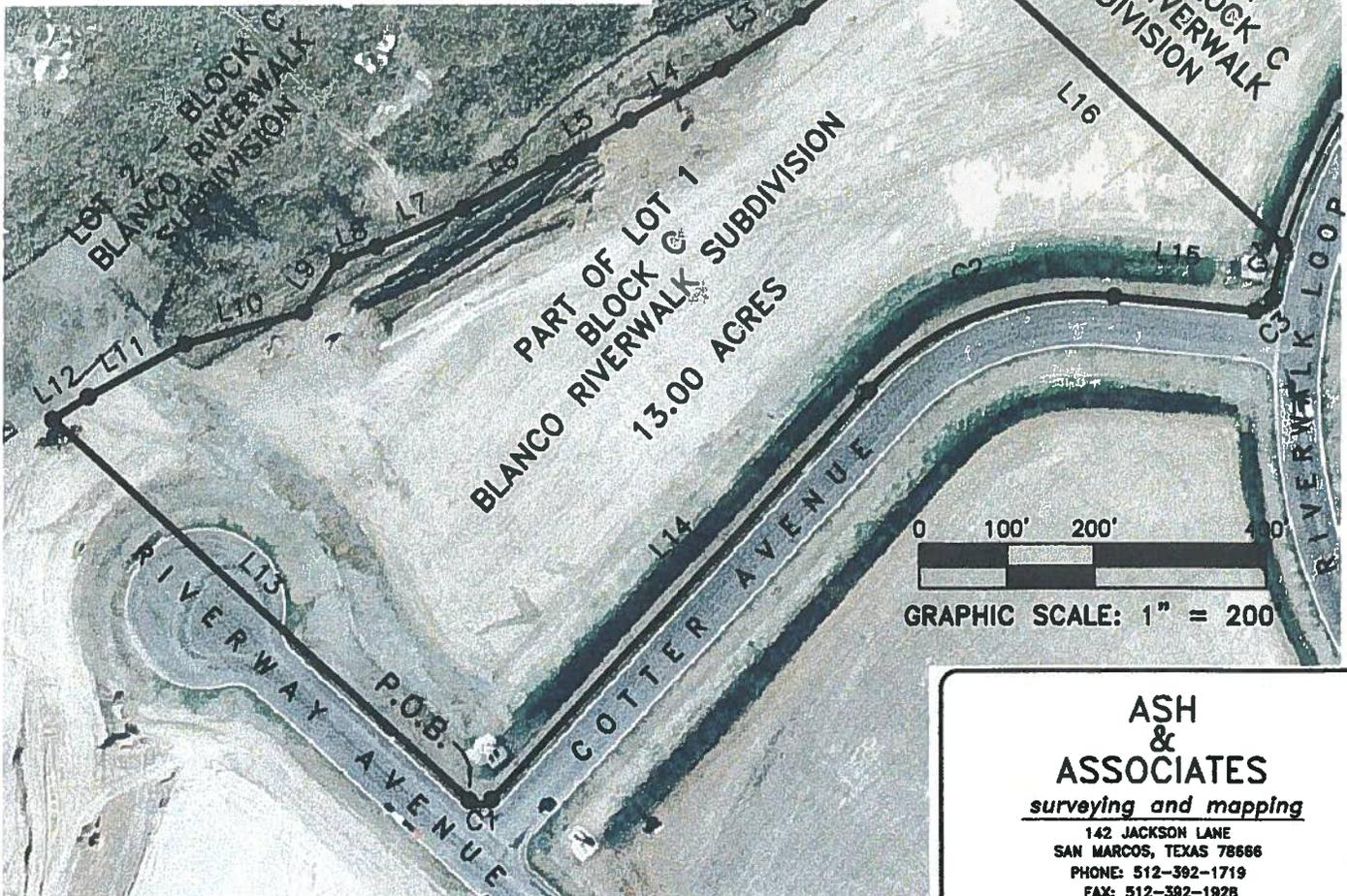
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	28.27	18.00	90°00'00"	N88°54'51"E	25.46
C2	312.65	338.00	52°59'56"	N70°24'50"E	301.62
C3	26.74	18.00	85°06'11"	N54°21'43"E	24.35
C4	61.22	638.00	05°30'00"	N14°33'32"E	61.20

**LINE TABLE**

LINE	LENGTH	BEARING
L1	68.27	S46°55'30"W
L2	116.36	S52°00'18"W
L3	109.09	S58°08'12"W
L4	118.57	S61°29'17"W
L5	100.31	S61°31'31"W
L6	115.14	S64°29'48"W
L7	107.73	S67°30'40"W
L8	46.29	S71°18'11"W
L9	70.31	S34°51'09"W
L10	140.11	S76°23'32"W
L11	125.44	S62°45'09"W
L12	47.42	S58°16'57"W
L13	643.42	S46°05'09"E
L14	633.54	N43°54'51"E
L15	164.36	S83°05'12"E
L16	567.44	N46°05'09"W

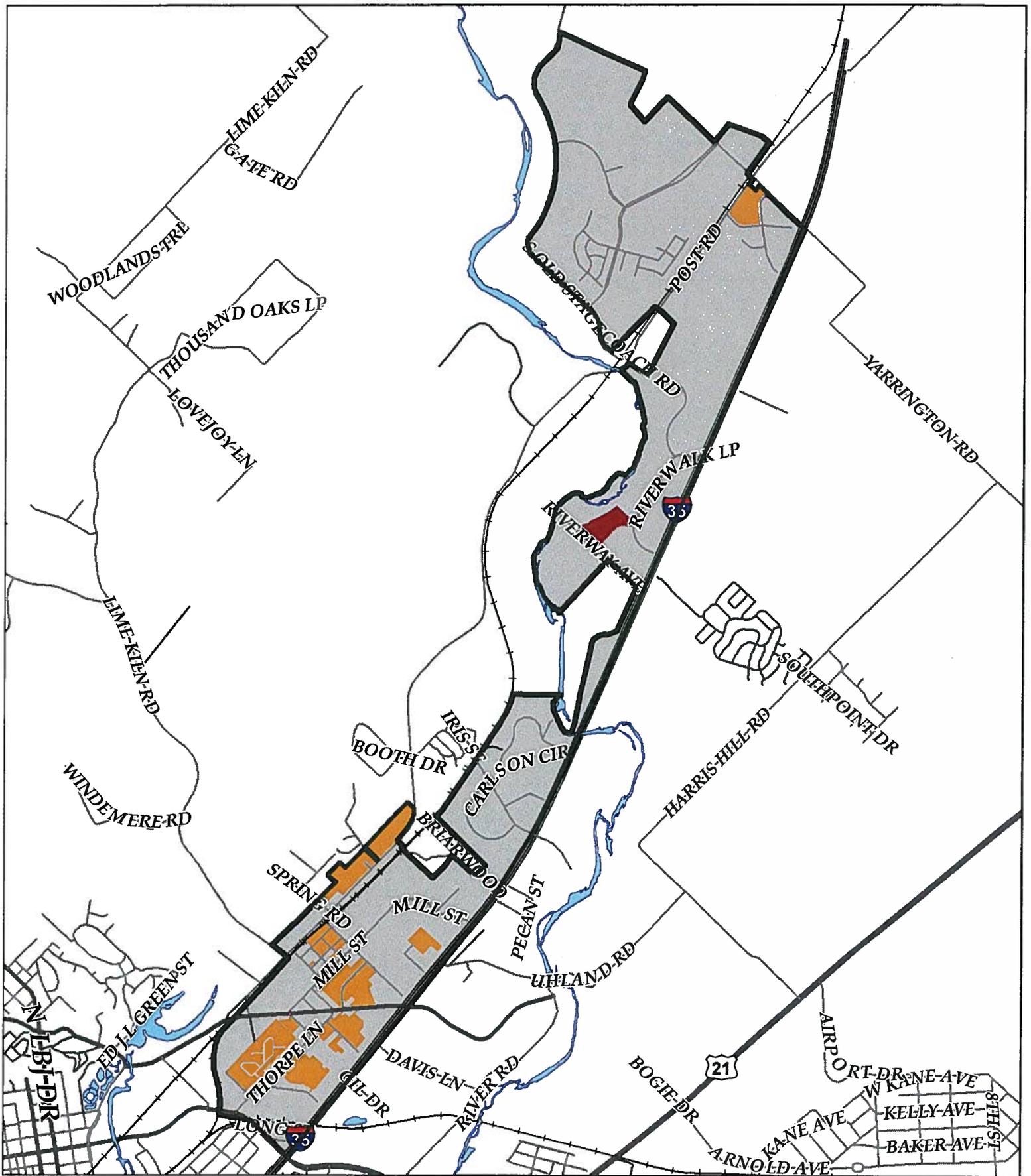
**MAP TO ACCOMPANY  
METES & BOUNDS  
DESCRIPTION  
13.00 ACRES OF LAND  
PART OF LOT 1  
BLOCK C  
BLANCO RIVERWALK  
SUBDIVISION  
VOL. 14, PG. 311-317  
PLAT RECORDS  
HAYS COUNTY, TEXAS**



0 100' 200' 400'  
GRAPHIC SCALE: 1" = 200'

**ASH  
&  
ASSOCIATES**  
*surveying and mapping*  
142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
PHONE: 512-392-1719  
FAX: 512-392-1928

JOB NO: 11-3675 DRAWN BY: RHT FB: PLAT



- Subject Property
- Medium and High Density Residential
- Sector 7

This map is for reference only and is not survey quality. No warranty is implied or assumed.

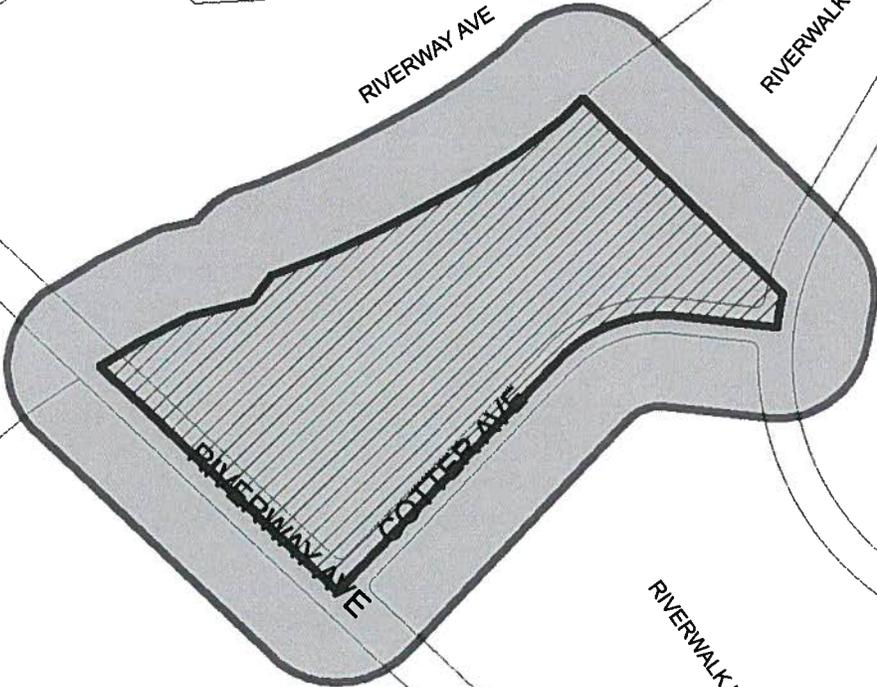
POSTRD

RIVERWAY AVE

RIVERWALK LP

RIVERWALK LP

N IH 35



RIVERWAY AVE

RIVERWAY AVE

RIVERWALK LP

W ACCESS RD

N IH 35

E ACCESS RD

N IH 35

N IH 35

2720 N IH 35

2710 N IH 35

2700 N IH 35

N IH 35



**ZC-11-19**

**Blanco Riverwalk**  
**Riverway Ave. to Cotter**  
**Map Date: 05/25/11**

-  Subject Property
-  200 Feet

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



# Zoning Change ZC-11-19 Blanco Riverwalk



**Summary:** The applicant is requesting a Zoning Change from Mixed Use (MU) to Multi-Family-24 (MF-24).

**Applicant:** Mike Cotter  
PO BOX 7856  
The Woodlands, TX 77387

**Property Owner:** Vista Del Blanco, LTD  
PO BOX 7856  
The Woodlands, TX 77387

**Notification:** Personal notice sent and signs posted on June 3, 2011

**Response:** None as of date of report publication.

**Subject Property:**

**Location:** Intersection of Riverway Avenue and Cottter Avenue

**Legal Description:** 13.0 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision( west of IH-35, east of Post Road, and north of the Blanco River)

**Sector:** Sector 7

**Current Zoning:** Mixed Use (MU)

**Proposed Zoning:** Multifamily (MF-24)

**Current Future Land Use Map Designation:** Mixed Use (MU)

**Proposed Future Land Use Map Designation:** High Density Residential

**Surrounding Area:**

	<b>Current Zoning</b>	<b>Existing Land Use</b>
N of Property	MU	vacant
S of Property	CC	vacant
E of Property	CC	Vacant
W of Property	P	Open Space

**History**

Please see the Land Use Map Amendment staff report for a complete history of the site.

**Planning Department Analysis:**

Staff has evaluated the request for consistency with the following Sector 7 plan goals and criteria for outlined in the Land Development Code for approval of zoning changes:

- Walkable, pedestrian friendly streets;
- Safe-well connected bicycling routes on all major streets to connect neighborhoods with desirable destinations.
- Internal circulation in new commercial development to prevent traffic problems common in strip commercial development.
- Context-sensitive street design giving equal value to vehicular movement, pedestrian and cyclist safety;
- "Neighborhood friendly" development mitigating negative impacts of higher intensity uses.
- Preserved and enhanced visual character through a variety of design requirements.

Evaluation		Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	
<p>X - consistent with Horizons Master Plan</p>	<p>X- inconsistent with Sector Goals</p>	<p>Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps</p> <p><i>The future land use map designation for this property is currently Mixed Use. As the Commission is aware of there are conflicts between the sector plans and the Horizon's Master Plan. This case is an example of where the case appears to be in conformance with general horizon's master plan statements for the city but not in conformance with the sector goals for this particular sector of town.</i></p> <p><i>The intent of the Mixed Use designation is to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work, and purchase necessities in a single location.</i></p> <p><i>As indicated above the Sector 7 plan establishes goals of walkability and context sensitive street design for development within this sector. From a use perspective the MU designation carries out the intent of the sector goals however the associated development standards (density, impervious cover, setbacks) do not. Staff is currently in the process of reviewing the associated MU development standards and proposing development standards that would carry out the intent of the designation.</i></p> <p><i>This request is proceeding concurrently with a future land use map amendment from Mixed Use to High Density Residential. In a mixed use context 24 units an acre is highly appropriate and would support the sector goals of walkability, interconnected streets, and high quality development along the I-35 corridor. However under the current minimum multi-family development</i></p>

Evaluation		Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	
		<i>standards (setbacks, architectural requirements, lack of building form requirements) a multi-family development product that supports that sector plan goals is not guaranteed, and no uses beside multi-family are allowed.</i>
		Consistency with any development agreement in effect:  N/A
	X	<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>As indicated above the subject property is located west of I-35. The subject property and surrounding properties are zoned Mixed Use and it is the long-term intent of the property to have the subdivision as a whole be developed into a mixed use development in the future. While multi-family development is an essential component of any mixed use development, the development standards applicable to the multi-family development is what will determine the overall success and viability of a mixed use development.</i></p> <p><i>Due to the suburban-style multi-family development standards currently in place the proposed standards applicable to the multi-family zoning designation do not support the viability of mixed use zoned property in the immediate area. Furthermore, since this site could possibly be the first in the subdivision to develop it will set the tone for the rest of the development to either function as a mixed use center or as a development that has a mixture of uses with little importance on how the uses relate to each other.</i></p>
X		<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><b>In preparation for the development the applicant has some constructed streets and utility infrastructure. Any additional infrastructure requirements needed for the proposed development will be required prior to the start of the development of the individual tracts.</b></p>
	X	Other factors which substantially affect the public health, safety, morals, or general welfare

Evaluation		Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	
		The design of communities and the integration and transition between uses greatly impacts the public health, safety and general welfare of a community. The site development standards applicable to a particular development will greatly influence a person's desire and ability to walk or bike in a safe environment. The development of this property under the current multi-family standards and development patterns would require rather than give the residents the option to utilize a vehicle to access their daily needs. The long-term effects of multi-family development that is not properly integrated into a community affects not only the ability to provide a variety of housing options and the ability to create complete neighborhoods but also greatly affects the safety of those trying to access amenities, goods and services without a car.

**Summary of staff findings**

- From a use perspective the current zoning designation of Mixed Use carries out the intent of the sector goals however the associated development standards (density, impervious cover, setbacks) do not. Staff is currently in the process of reviewing the associated MU development standards and proposing development standards that would carry out the intent of the designation.
- While multi-family development is an essential component of any mixed use development, the development standards applicable to the multi-family development is what will determine the overall success and viability of a mixed use development. Due to the multi-family development standards currently in place the proposed standards applicable to the multi-family zoning designation do not support the viability of mixed use zoned property in the immediate area.

**Options for Applicant**

As outlined above the applicant has indicated the long-term goal for the property is to develop the site into a mixed use center staff has outlined some options for proceeding with that goal:

- Develop the property utilizing the requirements of the SmartCode
- Utilize the PDD process for establishing appropriate development standards for the site
- Allow staff, the Planning and Zoning Commission and City Council to continue to proceed with revisions to the Mixed Use development standards and submit a CUP application for the use of the site for multi-family development.

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative-Public Hearing only
<input checked="" type="checkbox"/>	Denial

**The Commission's Responsibility:**

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.5.1.5 charges the Commission to consider the following factors when reviewing a zoning change:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Master Plan, including the land use classification of the property on the Future Land Use Map and any incorporated sector plan maps;
- (2) Whether the proposed zoning map amendment is consistent with a development agreement in effect;
- (3) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
- (4) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area; and
- (5) Any other factors which will substantially affect the public health, safety, morals, or general welfare.

Prepared by:

Sofia Nelson  
Name

Chief Planner  
Title

June 8, 2011  
Date

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City of San Marcos

ZONING CHANGE APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	MIKE COTTER	Vista Del Blanco, LTD
Mailing Address:	PO. Box 7856 The Woodlands, TX 77387	PO. Box 7856 The Woodlands, TX 77387
Telephone No.:	281-220-4646	
E-mail address:	MCOTTER@ALLIANCEDEVELOPMENT.NET	

**PROPERTY DESCRIPTION:**

Street Address: Riverway Avenue at Cotter Avenue

Subdivision: Blanco Riverwalk Block: C Lot(s): 1

Other Description (if unplatted): See Attached

\* a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 130465 Acres: 13.0

Lien Holder(s) - for notification purposes:  
Name: N/A

Mailing Address: \_\_\_\_\_

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

**ZONING CHANGE INFORMATION:**

Zoning Designation: Current: MU Requested: MF-24

Master Plan Designation: Mixed Use Land Use Map Amendment Required? Yes

Present Use of Property: Undeveloped - Agricultural

Desired Use of Property/Reason for Change: Multi-Family Residential Desired Use

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

I have attached authorization to represent the owner, organization, or business in this application.

Signature: Mike Cotter Date: 5/13/11

Printed Name: MIKE COTTER

11/09

2011 MAY 17 PM 3 16

### APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

#### FEE INFORMATION:

##### Fee Schedule:

From "M" to "SF-6" or "SF-4.5"	No Charge
To Residential (one and two family, townhouse)	\$25 per acre (\$100 min./\$1,500 max. fee)
To "PDD" or "P"	\$25 per acre (\$100 min./\$1,500 max. fee)
To Multi-family (all categories)	\$100 per acre (\$250 min./\$1,500 max. fee)
To Commercial (all categories)	\$100 per acre (\$250 min./\$1,500 max. fee)
To Industrial (all categories)	\$100 per acre (\$250 minimum fee)
Zoning variance	\$150 per variance requested
Renotification fee	\$75

#### APPLICATION PROCESS:

Please be advised that this is a 2-3 month process. The Planning and Zoning Commission will conduct a public hearing to consider your request. Prior to the hearing, the City will mail notices to all property owners within 200 feet of the subject tract, to the listed applicant and property owner, to any lien holders, and to the appropriate neighborhood representative. A sign advertising the change will also be placed on the property by the City.

At the public hearing the applicant, or a representative for the applicant, should be present to answer any questions the Commission may have. Failure to appear could result in your request being tabled or denied. Those in support of the request and those in opposition will be given an opportunity to speak. Following the close of the public hearing, the Planning and Zoning Commission will make a recommendation to either approve or deny the request.

This recommendation is then forwarded to City Council for their action. A notice is published in the newspaper 15 days prior to their hearing. City Council will conduct a public hearing and either adopt an Ordinance to approve the change or deny the request. You will be notified by mail of the date of the City Council public hearing. If an ordinance is adopted, at least one further meeting is required to give Council an opportunity to reconsider the request. If there is no reconsideration, the process is complete. If there is reconsideration, a third reading of the ordinance would be required for approval.

##### To be completed by Staff:

Property is located in:  Edwards Aquifer Recharge Zone  Historic District  River Corridor  
 Concurrent Land Use Amendment is Required:  Yes  No

Meeting Date: 6/14 Deadline: 5/17 Accepted By: Christine Babin Date: 5/17

**MINUTES OF THE REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
May 24, 2011**

**1. Present**

**Commissioners:**

Bill Taylor, Chair  
Bucky Couch, Vice-Chair  
Sherwood Bishop  
Travis Kelsey  
Jim Stark  
Chris Wood  
Kenneth Ehlers  
Curtis Seebeck

**City Staff:**

Matthew Lewis, Development Services Director  
Francis Serna, Recording Secretary  
Christine Barton-Holmes, Chief Planner  
John Foreman, Planner  
Phil Steed, Planner

**2. Call to Order and a Quorum is Present.**

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday May 24, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

**3. Chairperson's Opening Remarks.**

Chair Taylor welcomed the audience.

**4. NOTE:** *The Planning & 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;*

**5. Citizen Comment Period**

Mike Dillan, 1000 Burleson stated he and his wife operate the Crystal River Inn located at 326 W. Hopkins. He explained that a year ago, Kevin Katz and his two sons came to them to advise that they had purchased the adjacent property and were going to open a bar with acoustic music. Mr. Dillan said that the development is well done and an improvement over the U-Haul company. He Dillan explained that a weekend into the business there has been issues at 2:00 a.m. with obscene language, public urination, trash and constant clanging of horse shoes and noise. They have spoken to the Katz' and hoping to get something worked out. Mr. Dillon said they had hoped to be protected by the 10 p.m. noise ordinance which for some reason does not apply. He added that he heard the Katz' are going to request and install diners to cook out of. He pointed out that the item is not on the agenda but is bringing it to the attention of the Commission because the business will come before them in the future. Mr. Dillon asked the Commission what we want this town to look like.

Kathy Dillon stated that over the last year people have asked her why she was in support of a bar next to the Crystal River Inn. Ms. Dillon said she was in support because they were restoring a historic building and that the business would be a nice bar. She said that they cannot continue with the issues they are having with the business. She explained that the noise is until 3 or 4 in the morning. Ms. Dillon stated that they have called the police and were told that they cannot do anything about the business because they are zoned commercial. She added that they have not been cooperative and that the business has told neighbors to do what they want. Ms. Dillon mentioned that there are other homes in the area and they have not gotten cooperation from the business.

Linus Wilks, 915 W. Hopkins stated he was born in San Marcos. His home was built in 1940. He said he did not know how the Hopkins Street Historic District happened and does not see the benefit. Mr. Wilks explained that he recently had the main sewage line on Hopkins Street collapse and back up into his house. He said he has tried to find out who maintains Hopkins Street. He referred to the Hopkins Street improvements and said that the road and sidewalks have been built by individual homeowners. Who owns Hopkins Street? He asked how the City can declare a Historical District on a state highway.

Jean Baggett, 726 W. Hopkins, here to speak regarding the CIP funding. She mentioned that she hopes the Commission funds the Hopkins Street Improvement project. Ms. Baggett explained that it has been a year since the Wonder World Drive extension was developed and that the bypass has not helped relieve traffic on Hopkins Street. She pointed out that there is more traffic on Hopkins than on the four lane Wonder World Drive extension. She added that congestion on Hopkins Street is horrible and feels that the Purgatory Creek apartments will add more traffic. Ms. Baggett stated that Hopkins Street residents represent San Marcos. She said neighbors have come together and ask the Commission to fund traffic calming devices on Hopkins Street. She provided the Commission with a petition signed by thirty three residents in support of the Hopkins Street project.

Angela Pierce, 716 W. Hopkins said she is new to the neighborhood. Ms. Pierce pointed out that the road is terrible and has had discussions with neighbors to move traffic away from Hopkins Street. She explained that she is a runner and cannot run on Hopkins due to the sidewalks being a mess and the traffic. Ms. Pierce pointed out that Hopkins Street is an asset to San Marcos and asked the Commission to support the funding of traffic calming devices on Hopkins Street.

**6. PC-11-15(02) (The Retreat at San Marcos).** Consider a request by Retreat Holdings, LLC, on behalf of Jack Weatherford and Whitetail JV, for approval of a preliminary plat for approximately 48.36 acres of property from the E. Clark Survey, located at the southeast corner of Old Ranch Road 12 and Craddock Ave.

**MOTION:** Upon a motion made by Commissioner Seebeck and a second by Commissioner Couch, the Commission voted all in favor to approve PC-11-15(02) with the conditions that the applicant add a note that the proposed detention pond shall be located in a drainage easement and change the callout regarding the 40' joint access easement between Lots 2&3 to read, "Exact location to be determined by site plan of Lot 2 or Lot 3, whichever is developed first." The motion carried unanimously. Commissioner Kelsey recused himself from the discussion and vote.

**7. PC-11-16(03) (San Marcos Armed Forces Reserve Center Final Plat).** Consider a request by Ash & Associates, on behalf of US Army Corps of Engineers, Fort Worth District for approval of a final plat of Lot 1, Block 1, San Marcos Armed Forces Reserve Center Addition, being 19.048 acres out of the J.M. Veramendi League Survey No. 1, City of San Marcos, Hays County, TX, located at 1202 Clovis Barker Road.

**MOTION:** Upon a motion made by Commissioner Bishop and a second by Commissioner Stark, the Commission voted all in favor to approve PC-11-16(03) as submitted. The motion carried unanimously.

**8. PC-11-17(04) (International Electric Corp Replat)** Hold a public hearing and consider a request by Ash & Associates, on behalf of 2809 S. IH-35 LTD, for approval of a replat, vacating Lot 1, Block 1, International Electric Corporation Addition with the addition of an abutting 1.246 acre tract out of the J.M. Veramendi League Survey No. 1 establishing Lots 1A, 2 & 3, Block 1, International Electric Corporation Addition, City of San Marcos, Hays County, TX, located at 2809 S. IH-35.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Bishop and a second by Commissioner Seebeck, the Commission voted all in favor to approve PC-11-17(04) with the condition that the property owner provide sufficient security to ensure completion of the required public improvements. The motion carried unanimously.

**9. PR-11-04 (Capital Improvement Project presentation)** Hold a public hearing and consider recommendations for Capitol Improvement Project nominations for 2011-2021.

Chair Taylor opened the public hearing. Karl Brown, 834 W. Hopkins said he was adding his support to calming the traffic on Hopkins Street. Hopkins is a very dangerous place for children to play. He suggested visiting the noise ordinance. Mr. Brown added that there is a lot of truck traffic on Hopkins Street. He suggested in the future that trucks be encouraged to use the loop and not to use Hopkins Street. He added that he has invested a lot of money in his home and felt that Hopkins Street can be a gateway to the City. There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Bishop and a second by Commissioner Kelsey, the Commission voted six (6) for and two (2) opposed to recommend approval of the Capital Improvements Projects to City Council with the inclusion of bike lanes and other traffic-calming methods for Hopkins St and Hunter Lane projects. The motion carried. Commissioners Couch and Seebeck voted no.

**AMENDED MOTION:** Upon a motion made by Commissioner Bishop and a second by Commissioner Kelsey, the Commission voted five (5) for and three (3) opposed to recommend approved of the Capital Improvements Projects to City Council with the inclusion of bike lanes and other traffic-calming methods for Hopkins St and Hunter Lane projects; and legal review of the use of Sessom Creek Park for sewer line easements, as well as study regarding the feasibility of other locations for the line. The motion carried. Commissioners Couch, Seebeck and Wood voted no.

**10. Consider appointment of a student liaison to the Planning and Zoning Commission.**

The Commission appointed Brooks Andrews.

**11. Discussion Items.**

**Planning Report**

No Planning Report.

**Commissioners' Report**

13. Consider approval of the minutes from the Regular Meeting on May 10, 2011.

**MOTION:** Upon a motion made by Commissioner Seebeck and a second by Commissioner Bishop, the Commission voted all in favor to approve the minutes of the Regular Meeting on May 10, 2011. The motion carried unanimously.

**14. Questions and answers from the Press and Public.**

There were no questions from the public.

**15. Adjournment**

Chair Taylor adjourned the Planning and Zoning Commission at 8:03 p.m. on Tuesday, May 10, 2011.

\_\_\_\_\_  
Bill Taylor, Chair

\_\_\_\_\_  
Bucky Couch, Vice-Chair

\_\_\_\_\_  
Jim Stark, Commissioner

\_\_\_\_\_  
Travis Kelsey, Commissioner

\_\_\_\_\_  
Chris Wood, Commissioner

\_\_\_\_\_  
Curtis Seebeck, Commissioner

\_\_\_\_\_  
Kenneth Ehlers, Commissioner

\_\_\_\_\_  
Sherwood Bishop, Commissioner

ATTEST:

\_\_\_\_\_  
Francis Serna, Recording Secretary