



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
November 8, 2011, REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	6:00 p.m.
2	Roll Call	Bucky Couch absent Randy Bryan- left at 7:45
3	Chairperson's Opening Remarks	Chair Taylor
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.	No Executive Session.
5	Citizen Comment Period	1. Diane Wassenich 2. Jeff Lowe
6	CONSENT AGENDA LUA-11-20 (1620 Old Ranch Road 12). Consider postponement until November 22, 2011 of a request by ETR Development Consulting, LLC., on behalf of RF Sowell Jr., for a land use map amendment from Low Density Residential (LDR) to Commercial (C) for approximately 2.119 acres located at 1620 Ranch Road 12.	Approved on Consent
7	ZC-11-31 (1620 Old Ranch Road 12). Consider postponement until November 22, 2011 of a request by ETR Development Consulting, LLC., on behalf of RF Sowell Jr., for a zoning change from Single Family Residential-6 (SF-6) to Community Commercial (CC) for approximately 2.119 acres located at 1620 Ranch Road 12.	Approved on Consent

8	<p>PVC-11-05 (830 MLK Drive- lot depth to width plat variance). Consider a request for postponement by Carlos Hernandez, on behalf of Virgilio Altamirano, for a subdivision plat variance to section 6.7.2.1(j) of the Land Development Code which requires that lot depth shall not exceed three times the lot width for lots platted after March 10, 1975 for a property located at 830 Martin Luther King Drive.</p>	Approved on Consent
9	<p>CONSIDERATION 9-12</p> <p>LUA-11-19 (1311 N. IH-35 Luxury Apartments). Hold a public hearing and consider a request by ETR Development Consulting, LLC., on behalf of Darren Casey Interests, Inc., for a land use map amendment from Commercial (C) to High Density Residential (HDR) for approximately 2.547 acres located at 1311 N. IH-35.</p>	<p>Approved 5-3, with Ehlers, Kelsey, and Wood dissenting.</p> <p>Public Hearing for LUA-11-19; ZC-11-30 and PDD-11-09: 1. Diane Wassenich</p>
10	<p>ZC-11-30 (1311 N. IH-35 Luxury Apartment). Hold a public hearing and consider a request by ETR Development Consulting, LLC., on behalf of Darren Casey Interests, Inc., for a zoning change from General Commercial (GC) to Multi-Family-24 (MF-24) for approximately 2.547 acres located at 1311 N. IH-35.</p>	Approved 5-3, with Ehlers, Kelsey, and Wood dissenting.
11	<p>PDD-11-09 (1311 N. IH-35 Luxury Apartment). Hold a public hearing and consider a request by ETR Development Consulting, LLC., on behalf of Darren Casey Interests, Inc., for a Planned Development District (PDD) with a base zoning designation of MF-24 for approximately 10.735 acres located at 1311 N. IH-35.</p>	<p>Approved 5-3, with Ehlers, Kelsey, and Wood dissenting.</p> <p>Commissioners discussed the need for the project to include a commercial element.</p>
12	<p>PDD-11-10 (Lime Kiln Rd- The Preserve at Windemere). Hold a public hearing and consider a request by Vigil and Associates, on behalf of Robert L. Haug and Vinson J. Wood, for a Planned Development District</p>	<p>Motion to deny failed, with Bryan, Seebeck, Morris, Taylor, and Wood.</p> <p>Commissioners discussed the flood hazards associated with the</p>

	(PDD) with a base zoning district of Single Family Rural Residential (SF-R) for approximately 149.14 acres located off of Lime Kiln Road.	subject property. Approved 5-3, with Bishop, Ehlers, and Kelsey dissenting. Public Hearing: 1. Diane Wassenich 2. Bill Guarjardo
13	PUBLIC HEARINGS 13-20 CUP-11-17 (Garcia's- Dutton). Hold a public hearing and consider a request by Juan Ybarra, on behalf of Garcia's Mexican Restaurant, for a Conditional Use Permit to allow the sale and consumption of Beer and Wine at 1917 Dutton Drive Suite 200.	Approved 8-0 No Discussion Public Hearing: No citizen comments.
14	LUA-11-22 (2002 Pecan Street). Hold a public hearing and consider a request by Russell Grifo for a land use map amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for approximately 3.5 acres at 2002 Pecan Street.	Denied 7-0; Carter Morris recused himself. Public Hearing for LUA-11-22 & ZC-11-36: 1. Diane Wassenich 2. Shelton Ewbanks 3. Julie Escamilla 4. Russell Grifo
15	ZC-11-36 (2002 Pecan Street). Hold a public consider a request by Russell Grifo for a zoning change from Single Family Residential-6 (SF-6) to Duplex Restricted (DR) for approximately 3.5 acres at 2002 Pecan Street.	Denied 7-0; Carter Morris recused himself. <ul style="list-style-type: none"> The commission discussed the health and safety concern related to the risk of flooding.
16	LUA-11-23 (1410 N. LBJ – Hillside Ranch Phase 2). Hold a public hearing and discuss 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 1410 N. LBJ Drive.	Sherwood Bishop recused himself. Public Hearing for LUA-11-23, ZC-11-37, & PDD-11-11: 1. Diane Wassenich 2. Francis Horne 3. Cynthia Gonzales 4. Paul Henrich 5. Cynthia Alba-Love 6. Jane Hughson

		<p>7. Jason Moyer 8. Patricia Alva 9. Greg Vineyard 10. RC White 11. Bill Guajardo 12. Jarek Schenk 13. Pat Courley Discussion only Action on 11/22/11</p>
17	<p>ZC-11-37 (1410 N. LBJ- Hillside Ranch Phase 2). Hold a public hearing and discuss 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>Sherwood Bishop recused himself. Discussion only Action on 11/22/11 Commissioners discussed the proximity of the project to single family residential and to the Texas University campus.</p>
18	<p>PDD-11-11 (1410 N. LBJ- Hillside Ranch Phase 2). Hold a public hearing and discuss 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 MF-12 for 10.925 acres located at 1410 N. LBJ Drive.</p>	<p>Sherwood Bishop recused himself. Discussion only Action on 11/22/11 Commissioners discussed the proximity of the project to single family residential and to the Texas University campus.</p>
<p>10 Minute Recess Taken</p>		
19	<p>A-11-02 (Advance St). Hold a public hearing and consider a request by Frances Minerva Moreno to abandon a 171.35 foot by 50 foot portion of Advance Street located adjacent to 804 and 800 Bishop Avenue.</p>	<p>Approved 8-0 <ul style="list-style-type: none"> The commission discussed the possibility of the road going through in the future. Public Hearing: No citizen comments.</p>
20	<p>Land Development Code (LDC Revisions). Discuss a revision to Section 7.4.2.3 of the Land Development Code- General Requirements for Sidewalks.</p>	<ul style="list-style-type: none"> Commissioner Wood expressed a need to not mandate sidewalks or fee if owner decides not to develop sidewalks
25	<p>Discussion Items.</p>	<ul style="list-style-type: none"> Commissioner Morris asked if the new P&Z appointees be invited to attend the Joint Planning and Zoning

		<p>Commission and City Council Meeting on November 16th.</p> <p>Development Services Report:</p> <ol style="list-style-type: none"> 1. Joint Planning and Zoning Commission and City Council Meeting- November 16th. 2. Announced Sofia Nelson was leaving the City to take the position as Director of Planning in Kyle. 3. Introduced Alison Brake as new Planner on Staff. 4. Announced that John Foreman was promoted to Chief Planner.
26	<p>Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i></p>	No questions asked.
27	Adjourn	Adjourned at 9:14 p.m.