



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
October 25, 2011, REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	6:00 p.m.
2	Roll Call	Bill Taylor absent Carter Morris- late in 6:15
3	Chairperson's Opening Remarks	Vice Chair Couch
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. Brenda Smith 2. Tyler Carlson 3. Leighton Stallones 4. Diane Wassenich
6	CONSENT AGENDA Consider approval of the minutes from the Regular Meeting on October 11, 2011.	Approved on Consent
7	PC-11-37(01) (JR. Keith Addition Concept Plat). Consider a request by Shawn Ash, on behalf of James R. Keith, for approval of a concept plat for approximately 5.4 acres of property located at 203-211 Yale Street and 206 Orchard Street and at the terminus of Yale Street.	Approved on Consent
8	PC-11-14(03) (JR Keith Addition-Phase 1). Consider a request by Shawn Ash, on behalf of James Keith, for approval of a final plat of approximately 1.172 acres of property located at 203-211 Yale Street and 206 Orchard Street.	Approved on Consent

9	<p>PC-11-38(03) (Lowman Ranch Subdivision Section 1). Consider a request by Stephen G. Cook Engineering, Inc., on behalf of Outlet West Investors, Ltd., for approval of a Final Subdivision Plat for approximately 4.09 acres of property located at the intersection of S. IH-35 and Commercial Loop.</p>	Approved on Consent
10	<p>CONSIDERATION 10-12</p> <p>LUA-11-15 (Blanco Riverwalk). Consider a request by Mike Cotter and Vista Del Blanco for a Land Use Map Amendment from Mixed Use (MU) to High-Density Residential (HDR) for approximately 13 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision, located at Riverway Avenue and Cotter Avenue.</p>	Approved 6-2, with Bryan and Ehlers dissenting.
11	<p>ZC-11-19 (Blanco Riverwalk). Consider a request by Mike Cotter and Vista Del Blanco for a Zoning Change from Mixed Use (MU) to Multi-Family -24 (MF-24) for approximately 13 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision, located at Riverway Avenue and Cotter Avenue.</p>	Approved 6-2, with Bryan and Ehlers dissenting.
12	<p>PDD-11-08 (Blanco Riverwalk). Consider a request by Mike Cotter and Vista Del Blanco for a Planned Development District overlay for approximately 13 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision, located at Riverway Avenue and Cotter Avenue, with a proposed base zoning of MF-24.</p>	Approved 6-2, with Bryan and Ehlers dissenting.
13	<p>PUBLIC HEARINGS 13-24</p> <p>CUP-11-16 (Gumby's Pizza and Wings). Hold a public hearing and consider a request by John Higdon on behalf of Gumby's Pizza and Wings for a Conditional Use Permit to allow the on-premise consumption of alcoholic beverages at 403A N. Guadalupe St.</p>	<p>Approved 8-0</p> <p>Public Hearing: No citizen comments.</p>

14	<p>PVC-11-05 (830 MLK Drive- lot depth to width plat variance). Hold a public hearing and consider a request 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>	<p>Postponed to the November 8th Planning Commission meeting with a vote of 8-0.</p> <p>Public Hearing: No Citizen comments.</p>
15	<p>ZC-11-32 (1640 Aquarena Springs Dr). Hold a public hearing and consider a request by ETR Development Consulting, on behalf of Student Housing Association LLC, for a zoning change from General Commercial (GC) to Multi-family-24 (MF-24) for approximately 1.966 acres located at 1640 Aquarena Spring Drive.</p>	<p>Approved 8-0</p> <p>Public Hearing: 1. Thomas Rhodes</p>
16	<p>LUA-11-21 (1305 Haynes Street). Hold a public hearing and consider a request by ETR Development Consulting, on behalf of Lumberton Investments, LTD, for a land use map amendment from Low Density Residential (LDR) to Mixed Use (MU) for approximately 0.21 acre located at 1305 Haynes Street.</p>	<p>Denied 7-1, with Bryan dissenting</p> <p>Public Hearing for LUA-11-21 & ZC-11-33: 1. Ana Mendoza 2. Rosemary Zuniga 3. Bob Grimm 4. Jane Hughson 5. Martha Ash 6. Diane Wassenich 7. Thomas Rhodes</p>
17	<p>ZC-11-33 (1305 Haynes Street). Hold a public hearing and consider a request by ETR Development Consulting, on behalf of Lumberton Investments, LTD, for a zoning change from Single-Family Residential (SF-6) to Mixed Use (MU) for approximately 0.21 acre located at 1305 Haynes Street.</p>	<p>Denied 7-1, with Bryan dissenting</p>
18	<p>ZC-11-35 (El Camino Real). Hold a public hearing and consider a request by Rio Marc Development for a zoning change from DR (Duplex Restricted) to MF-12 (Multi-Family-12) for approximately 12.904 acres located within the 2600 Block of State Highway 123</p>	<p>Approved 8-0</p> <p>Public Hearing: No citizen comments.</p>

	and part of the Barnett O. Kane Survey.	
19	LUA-11-20 (1620 Old Ranch Road 12). Hold a public hearing and consider 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.	<p>The Commission voted with a vote of 7-1(Ehlers opposed) to postpone the request till November 8th in order to allow for the applicant to amend their application to request Neighborhood Commercial zoning, a lower intensity zoning district than the requested Community Commercial zoning designation.</p> <p>Public Hearing for LUA-11-20; ZC-11-31.</p> <ol style="list-style-type: none"> 1. Ed Theriot 2. Diane Wassenich 3. Jane Hughson 4. Barry James 5. Camille Phillips
20	ZC-11-31 (1620 Old Ranch Road 12). Hold a public hearing and consider 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.	<p>The Commission voted with a vote of 7-1(Ehlers opposed) to postpone the request till November 8th in order to allow for the applicant to amend their application to request Neighborhood Commercial zoning, a lower intensity zoning district than the requested Community Commercial zoning designation.</p>
21	LUA-11-19 (1311 N. IH-35 Luxury Apartments). Hold a public hearing and discuss 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>Public hearing and discussion only action on November 8th.</p> <p>Public Hearing for LUA-11-19; ZC-11-30; and PDD-11-09:</p> <ol style="list-style-type: none"> 1. Ed Theriot

22	<p>ZC-11-30 (1311 N. IH-35 Luxury Apartment). Hold a public hearing and discuss 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>	Public hearing and discussion only action on November 8 th
23	<p>PDD-11-09 (1311 N. IH-35 Luxury Apartment). Hold a public hearing and discuss 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>	Public hearing and discussion only action on November 8 th
24	<p>PDD-11-10 (Lime Kiln Rd- The Preserve at Windemere). Hold a public hearing and discuss a request by Vigil and Associates, on behalf of Robert L. Haug and Vinson J. Wood, for a Planned Development District (PDD) with a base zoning district of Single Family Rural Residential (SF-R) for approximately 149.14 acres located off of Lime Kiln Road.</p>	<p>Public hearing and discussion only action on November 8th</p> <p>Public Hearing: 1. Jane Hughson</p>
25	Discussion Items.	<ul style="list-style-type: none"> • Commissioner Wood expressed a desire to have the sidewalk ordinance revisions on the next Planning and Zoning Commission agenda. • Commissioner Bishop asked staff to review the parkland dedication requirements and proposed the parkland dedication requirement for multi-family developments be calculated based on the number of bedrooms rather than units.

		<p>Development Services Report:</p> <ol style="list-style-type: none"> 1. Open House went well and thanked Commissioners for attending. 2. Staff is working on Customer Bill of Rights which will be presented to Council at their next meeting. 3. There will be a regularly scheduled meeting on November 22nd. 4. Announced Sofia Nelson received her CNU accreditation.
26	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>	No questions asked.
27	Adjourn	Adjourned at 8:41 p.m.