



REGULAR MEETING OF THE SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, August 28, 2012, 6:00 p.m.
City Council Chambers
630 E. Hopkins Street

*Bill Taylor, Chair
Curtis Seebeck, Vice-Chair
Randy Bryan, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner
Kenneth Ehlers, Commissioner
Carter Morris, Commissioner
Bucky Couch, Commissioner
Corey Carothers, Commissioner*

AGENDA AMENDMENT

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. **30 Minute Citizen Comment Period.**

CONSENT AGENDA:

6. **Consider the approval of the minutes from the Regular Meeting on August 14, 2012.**
7. **PC-11-26(03) (Blanco Shoals Subdivision Phase 2)** Consider a request by Byrn & Associates, Inc., on behalf of Armbruster Holt, LTD., for approval of a Final Plat for approximately 39.03 acres more or less out of the Juan Veramendi Survey #2, Tract 154 located at the northeast corner of IH-35 and River Ridge Parkway.
8. **PC-12-21 (03) (San Marcos Academy Entrance Road Development Plat)** Consider a request by Jacobs Engineering Group, Inc., on behalf of San Marcos Baptist Academy and Lazy Oaks Ranch, L.P., for approval of a Development Plat for approximately 22.812 acres, more or less, out of the J. Maximillian, Jr. Survey, Abstract 299, J. Williams Survey, Abstract 490, and a portion of an 8.73 acre tract out of the J. Williams Survey, Abstract 430, Hays County, located at 2801 Ranch Road 12.

PUBLIC HEARINGS:

9. **CUP-12-29 (The Vault)** Hold a public hearing and consider a request by Mike Keyser, on behalf of The Vault, for a renewal of the existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 100 W. Hopkins Street.

10. **A-12-01 (Loquat Street, a/k/a Pecan Street, Locust Street and Peachtree Street)** Hold a public hearing and consider a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, to abandon streets and alleys in the Park Addition, First and Second Division, as follows: a 16 foot alley between lots 43 and 50 to the north and lots 41, 42, 51 and 52 to the south from Sessom Drive to Peachtree Street; a 16 foot alley between lots 39, 53, 56 and 61 to the north and lots 38, 54, 57 and 60 to the south from Sessom Drive to the northwest boundary of said Park Addition; Locust Street from Loquat Street (a/k/a Pecan Street) to the northeast corner of lot 50; Loquat (a/k/a Pecan) Street from Sessom Drive to Peachtree Street; and Peachtree Street from the southwest boundary of said Park Addition to the northwest corner of lot 50.
11. **LDC-12-13 (SmartCode Architectural Standards)** Hold a public hearing and consider various revisions to Subpart C of the City Code (the SmartCode) including modifying the signage and lighting standards and adding architectural requirements.

NON CONSENT:

12. **LUA-12-05 (Casey Development – Sessom Drive Multifamily Community)** Discuss a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use (MU) for approximately 7.885 acres of land out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).
13. **ZC-12-10 (Casey Development – Sessom Drive Multifamily Community)** Discuss a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a Zoning Change from Single Family Residential (SF-6) to Vertical Mixed Use (VMU) for approximately 7.885 acres out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).
14. **PDD-12-04 (Casey Development – Sessom Drive Multifamily Community)** Discuss a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a PDD overlay district, with a base zoning of Vertical Mixed Use (VMU) for approximately 9.5 acres out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).
15. **Development Services Report**
 - a) Update from staff on the Comprehensive Plan
16. **Question and Answer Session with Press and Public.** *This is an opportunity for the Press and Public to ask questions related to items on this agenda.*
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.