



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
August 28, 2012 REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Chair Taylor called the meeting to order at 6:00 p.m.
2	Roll Call	Commissioners Kelsey, Seebeck and Couch were absent.
3	Chairperson's Opening Remarks	
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.	There was no Executive Session
5	30-Minute Citizen Comment Period	No Citizen Comments
6	<u>Consent Agenda</u> Consider the approval of the minutes from the Regular Meeting on August 14, 2012.	Approved on Consent 5-0
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.	Approved on Consent 5-0
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,	Approved on Consent 5-0

	Hays County, located at 2801 Ranch Road 12.	
9	<p><u>Public Hearing:</u></p> <p>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.</p>	<p>Public Hearing: No one spoke and the public hearing was closed.</p> <p>Approved with a vote of 5-0 with conditions:</p> <ol style="list-style-type: none"> 1. The CUP shall be valid for three (3) years, provided standards are met, subject to the point system. 2. The Vault shall meet all requirements for Restricted CUPs.
10	<p>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).</p>	Withdrawn by the applicant on August 27, 2012.
11	<p>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).</p>	Withdrawn by the applicant on August 27, 2012.
12	<p>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).</p>	Withdrawn by the applicant on August 27, 2012.
13	<p>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</p>	Withdrawn by the applicant on August 27, 2012.

	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.	
14	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.	The Commission tabled the consideration with a vote of 5-0 until the next meeting with the expectation that Staff would draft wording for the appeal process as well as have the cost constraints for the new required lighting information.
15	<u>Non-consent agenda:</u> <u>Development Services Report</u> a. Update from staff on the Comprehensive Plan	
16	Question and Answer Session with the Press and Public.	There were no questions.
17	Adjourn.	Adjourned at 6:50 p.m.