



**SAN MARCOS PLANNING & ZONING COMMISSION  
ACTION AGENDA  
September 11, 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	Commissioner Couch and Ehlers 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	1. Rich Norton 2. Tiffany Jimenez
6	<b><u>Consent Agenda</u></b>  <b>Consider the approval of the minutes from the Regular Meeting on August 28, 2012.</b>	Approved on Consent 7-0
7	<b>PC-12-23(03) (Cottonwood Creek, Phase 1, Section 1-D Final Plat)</b> Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Final Plat for approximately 13.562 acres out of the previously recorded Cottonwood Creek Phase 1, Section 1-A, Subdivision near the intersection of State Highway 123 and Monterrey Oak.	Approved on Consent 7-0
8	<b><u>Public Hearing:</u></b>  <b>A-12-02 (Dale Drive)</b> Hold a public hearing and consider a request by San Marcos Unitarian Universalist Fellowship to abandon a 300 foot by 50 foot portion of Dale Drive between Furman Avenue and Allen Street.	Public Hearing: 1. Dan Gibson  Approved with a vote of 7-0 with conditions: 1. A plat application is submitted prior to City Council consideration of the abandonment request.

<p><b>9</b></p>	<p><b>PDD-11-13(a) (Amendment to Blanco River Village PDD)</b> Hold a public hearing and discuss a request by Scott Bauer, on behalf of Bigelow San Marcos Development, L.L.C., to amend the text of the existing Development Standards for the Blanco River Village Planned Development District (“PDD”), consisting of 103.788 acres of land, more or less, located in the 1400 through 1900 blocks of State Highway 21, as originally approved by Ordinances 2004-61 and 2008-49, and amended by Ordinance 2012-02, for the purpose of allowing a smaller street section to allow a courtyard housing type.</p>	<p>Public Hearing: There were no citizen comments.</p> <p>Discussion only.</p> <p>The Commissioners urged the applicant to meet with neighborhood as a couple of the neighbors spoke in opposition to the amendment during the citizen comment period. Many of the Commissioners commented that they were excited about getting another option for single family homes in San Marcos. Many stated that they would feel better if the neighborhood was confident in the housing type. The applicant stated that he would send a letter to the neighborhood and meet with whoever wanted to.</p>
<p><b>10</b></p>	<p><b>PDA-12-03 (Cotton Center)</b> Hold a public hearing and consider a request by Armbrust &amp; Brown, PLLC on behalf of Walton Texas, LP ET AL, for a petition for a development agreement for approximately 1206 acres, more or less, out of the Thomas Maxwell Survey, Abstract No. 188, and the William Pettus Survey, Abstract No. 21, located off of State Highway 142 north of State Highway 80. Approval of this request would allow the applicant to start negotiations with the City of San Marcos for a development agreement for property located outside the city limits but within the Extra Territorial Jurisdiction.</p>	<p>Public Hearing: There were no citizen comments.</p> <p>Approved with a 7-0 vote.</p>
<p><b>11</b></p>	<p><b><u>Non-consent agenda:</u></b></p> <p><b><u>Development Services Report</u></b></p> <p>a. Update from staff on the Comprehensive Plan</p>	<p>Kristy Stark encouraged everyone to attend the Comprehensive Plan Design Rodeo held at the Activity Center this week.</p>
<p><b>12</b></p>	<p>Question and Answer Session with the Press and Public.</p>	<p>There were no questions.</p>
<p><b>13</b></p>	<p>Adjourn.</p>	<p>Adjourned at 7:55 p.m.</p>