



**SAN MARCOS PLANNING & ZONING COMMISSION  
ACTION AGENDA  
October 9, 2012 REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Vice Chair Seebeck called the meeting to order at 6:00 p.m.
2	Roll Call	Chair Taylor, Commissioners Bryan 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	<ol style="list-style-type: none"> <li>1. Jay Hiebert</li> <li>2. Melissa Derrick</li> <li>3. Derrick Lee</li> <li>4. Lisa Prewitt</li> </ol>
6	<b><u>Consent Agenda</u></b>  <b>Consider the approval of the minutes from the Regular Meeting on September 25, 2012.</b>	Approved on Consent 6-0
7	<b>PC-12-25(03) (Blanco Vista Phase 3, Section 4)</b> Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 1.99 acres more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 14 lots located at Jacob Lane and Trail Ridge Pass.	Approved on Consent 6-0
8	<b><u>Public Hearing:</u></b> <b>CUP-12-36 (Eta Tau Chapter of Sigma Nu Fraternity)</b> Hold a public hearing and consider a request by the Eta Tau Chapter of Sigma Nu Fraternity for the renewal of a Conditional Use Permit. The proposed renewal would allow the continued use of a fraternity at 2108 N IH 35.	Public Hearing: <ol style="list-style-type: none"> <li>1. Hudson Dickens</li> </ol> Approved with a vote of 6-0 with the conditions that the CUP be valid for a five (5) year time period subject to the point system.

<p><b>9</b></p>	<p><b>PDD-12-02 (The Woodlands of San Marcos – Capes Camp)</b> Hold a public hearing and discuss a PDD overlay district, with a base zoning of Multifamily-12 (MF-12) for approximately 45 acres located on the east side of IH-35, south of River Road, west of Cape Road and north of the San Marcos River.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> <li>1. Jim Garber</li> <li>2. Diane Wassenich</li> <li>3. Douglas Beckett</li> <li>4. Angie Ramirez</li> <li>5. Gina Flemming</li> <li>6. Bridget Phillips</li> <li>7. Nancy Moore</li> <li>8. Hudson Diggins</li> <li>9. Paul Murray</li> <li>10. David Wendel</li> <li>11. Samantha Armbruster</li> <li>12. Patrick Montgomery</li> <li>13. Amelia Cruz</li> <li>14. Phong</li> <li>15. Camille Phillips</li> <li>16. Ida Miller</li> </ol> <p>The Commissioners discussed the importance of the San Marcos River at this location, stating that it could be the crown jewel of San Marcos. Discussion regarding action of postponing the item until after the City election for their recommendation at the next Planning and Zoning meeting was had. The Commissioners discussed seeing more details next time so they could make an informed decision (i.e. clearly written environmental controls, itemized BMPs and LID practices, floodplain maps, design standards). Vice Chair Seebeck stated that if the issues could be worked out in two weeks to bring it back but he directed staff to not bring it to P&amp;Z if the issues were not completely taken care of.</p>
<p><b>10</b></p>	<p><b>ZC-12-05 (The Woodlands of San Marcos – Capes Camp)</b> Hold a public hearing and discuss a Zoning Change from Future Development (FD) to Multiple-Family Residential (MF-12) for approximately 22.51 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located along River Road.</p>	<p>Public Hearing: See Item Number 9</p>
<p><b>11</b></p>	<p><b>ZC-12-06 (The Woodlands of San Marcos –Capes Camp)</b> Hold a public hearing and discuss a Zoning Change from Community Commercial (CC) to Multiple-Family Residential (MF-12) for approximately 0.651 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located along the frontage road of IH-35.</p>	<p>Public Hearing: See Item Number 9</p>

12	<b>ZC-12-11 (The Woodlands of San Marcos – Capes Camp)</b> Hold a public hearing and discuss a Zoning Change from Future Development (FD) to Multiple-Family Residential (MF-12) for approximately 5.64 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at the intersection of River Road and Cape Road.	Public Hearing: See Item Number 9
13	<b>LUA-12-04 (The Woodlands of San Marcos – Capes Camp)</b> Hold a public hearing and discuss a Land Use Amendment from Commercial (C) to Medium Density Residential (MDR) for approximately 4.2 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at River Road and the frontage road of IH-35.	Public Hearing: See Item Number 9
14	<b>LUA-12-06 (The Woodland of San Marcos – Capes Camp)</b> Hold a public hearing and discuss a Land Use Amendment from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) for approximately 5.64 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at the intersection of River Road and Cape Road.	Public Hearing: See Item Number 9
16	<b><u>Non-consent agenda:</u></b>  <b><u>Development Services Report</u></b> a. Update from staff on the Comprehensive Plan	Matthew Lewis invited and encouraged the Commission and public to the next Comp Plan Meeting to be held on Wednesday, October 17th at the Activity Center at 5:30. He announced that the Development Services Department received a State American Planning Award for Dream San Marcos and thanked the Commissioners for attending the APA Conference to receive the award.
17	Question and Answer Session with the Press and Public.	There were no questions.
18	Adjourn.	Adjourned at 7:30 p.m.