

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
August 28, 2012**

1. Present

Commissioners:

Bill Taylor, Chair
Chris Wood
Corey Carothers
Kenneth Ehlers
Carter Morris

City Staff:

Matthew Lewis, Development Services Director
Kristy Stark, Development Services Assistant Director
Sam Aguirre, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Alison Brake, Planner
John Stanley, Planner
Emily Koller, Planning Tech

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday August 28, 2012, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed audience and viewers. Chair Taylor announced that Items 10, 12, 13 and 14 have been withdrawn by the applicant.

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.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted on consent to approve the minutes from the Regular Meeting on August 14, 2012, PC-11-26(03) and PC-12-21(03). The motion carried unanimously.

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.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted all in favor to approve CUP-12-29 with the condition that the CUP shall be valid for three (3) years, provided standards are met, subject to the point system and The Vault shall meet all requirements for Restricted CUPs. The motion carried unanimously.

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.

Withdrawn by applicant on August 27, 2012.

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.

Chair Taylor opened the public hearing. John David Carson, 1101 Corporate Drive, addressed and explained the concerns submitted in a memorandum from the San Marcos Area Board of Realtors, Inc. The memorandum was submitted in the Planning and Zoning Commission packet. Mr. Carson specifically expressed concerns regarding the warrant process and lighting standards. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted all in favor to table the consideration until the next Planning Commission meeting on September 11, 2012 with the expectation that Staff would draft wording for the appeal process as well as have the cost analysis for the new required lighting standards. The motion carried unanimously.

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).

Withdrawn by applicant on August 27, 2012.

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).

Withdrawn by applicant on August 27, 2012.

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).

Withdrawn by applicant on August 27, 2012.

Non Consent Agenda:

15. Development Services Report

- a. Update from staff on Comprehensive Plan

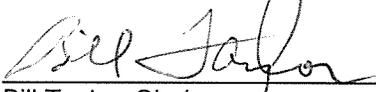
Matthew Lewis gave an update on the upcoming Design Rodeo scheduled from September 10-14th.

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.*

There were no questions from the press and public.

17. Adjourn.

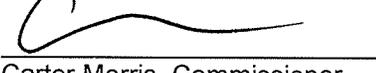
Chair Taylor adjourned the Planning and Zoning Commission at 6:50: p.m. on Tuesday, August 28, 2012.



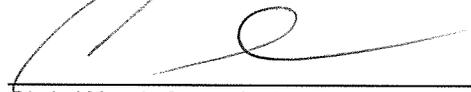
Bill Taylor, Chair



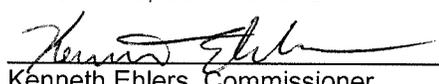
Corey Carothers, Commissioner



Carter Morris, Commissioner

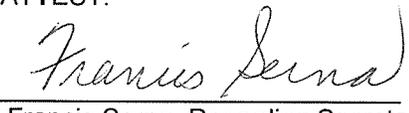


Chris Wood, Commissioner



Kenneth Ehlers, Commissioner

ATTEST:



Francis Serna, Recording Secretary