

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
September 11, 2012**

1. Present

Commissioners:

Bill Taylor, Chair
Curtis Seebeck, Vice Chair
Chris Wood
Corey Carothers
Randy Bryan
Carter Morris
Travis Kelsey

City Staff:

Kristy Stark, Development Services Assistant Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
Alison Brake, 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 September 11, 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.

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

Rich Norton, 264 Newberry Trail, stated he was a homeowner in the Blanco River Village Subdivision. He asked the Commission to not approve the request. Mr. Norton explained that the original proposed development included a few condos. He expressed his concerns regarding condos in the subdivision. Mr. Norton added that the applicant also advised the neighborhood that there would not be a problem with college students and they would also install speed bumps. Mr. Norton stated there are currently college students living in the homes and that has been a problem with traffic. No speed bumps were installed on the main streets of the subdivision. Mr. Norton added that he is very unhappy. He felt that if approved the development is going to increase traffic issue and add issues for the single families currently in the subdivision. He said a Homeowners Association has not been formed.

Tiffany Jimenez, 251 Rush Haven, said she purchased her home six years ago and that the dream home that she purchased is very far from where it is heading. She felt that approving the request will decrease her property value and her dream will be further diminished. Ms. Jimenez said she was told that the subdivision would be like Plum Creek with only single family homes. She added that there is a problem with college kids driving speeding down the street at 3:00 a.m. Ms. Jimenez commented that the community is growing with

Chair Taylor opened the public hearing. Amanda Marrow, 100 Congress, Austin Texas presented on behalf of Walton Texas. She said she was present to ask the Commission to support the staff's recommendation to start negotiations of the development agreement. Ms. Marrow stated she was available to answer questions. 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 Kelsey, the Commission voted to approve PDA-12-03. The motion carried unanimously.

Non Consent Agenda:

11. Development Services Report

- a. Update from staff on Comprehensive Plan

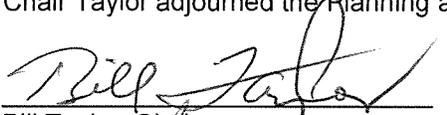
Kristy Stark encouraged everyone to attend the Comprehensive Plan Design Rodeo held at the Activity Center this week.

12. 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.*

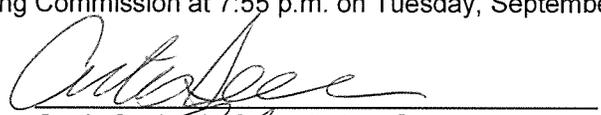
There were no questions from the press and public.

13. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 7:55 p.m. on Tuesday, September 11, 2012.



Bill Taylor, Chair



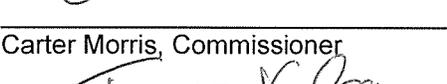
Curtis Seebeck, Commissioner



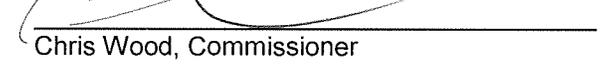
Corey Carothers, Commissioner



Randy Bryan, Commissioner



Carter Morris, Commissioner

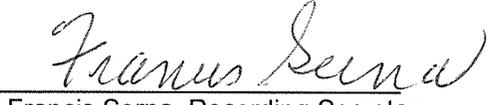


Chris Wood, Commissioner



Travis Kelsey, Commissioner

ATTEST:



Francis Serna, Recording Secretary