

POSTED

JUL 09 2010

11:00 am
TIME
Dorley Hill
BY



**REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, July 13, 2010, 6:00 p.m.
Council Chambers, City Hall
630 E. Hopkins Street

*Sherwood Bishop, Chair
Bill Taylor, Vice-Chair
Randy Bryan, Commissioner
Bucky Couch, Commissioner
Jude Prather, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner*

AGENDA

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
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. **Citizen Comment Period.**
6. **CUP-10-15.** Hold a public hearing and consider possible action on a request by Cinema Grill, Inc for a Conditional Use Permit to allow on-premise consumption of beer and wine at 321 N LBJ DR.
7. **PC-10-07(01).** Consider possible action on a request by Byrn & Associates, Inc., on behalf of 90 San Marcos, Ltd., for approval of the concept plat of 90 San Marcos Property, being 88.2 acres, more or less, in the J.M. Veramendi Survey No. 2, Abstract No. 17, located in the 1800 & 1900 Block of North IH-35.
8. **QWPP2-10-0002.** Consider possible action on a request by Byrn & Associates, Inc., on behalf of Joe K. Dobie, Jr. for a Qualified Watershed Protection Plan Phase II for Lot 1, Joe Dobie Addition, located on the southwest corner of Aquarena Springs Drive and River Road.
9. **PC-10-08(03).** Consider possible action on a request by Byrn & Associates, Inc., on behalf of Joe K. Dobie, Jr., for approval of the final plat of Lot 1, Joe Dobie Addition, located on the southwest corner of Aquarena Springs Drive and River Road.

10. **LUA-10-01.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Future Land Use Map Amendment from High Density Residential (HDR) to Medium Density Residential (MDR) on a 1.35 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at 400 Briar Meadow Road.
11. **ZC-10-04.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Zoning Change from unzoned to Multi-Family (MF-12) on a 1.35 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at 400 Briar Meadow Road.
12. **LUA-10-02.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Future Land Use Map Amendment from High Density Residential (HDR) to Medium Density Residential (MDR) on a 4.53 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at 201 Briar Meadow Road.
13. **ZC-10-05.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Zoning Change from unzoned to Multi-Family (MF-12) on a 4.53 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at 201 Briar Meadow Road.
14. **LUA-10-03.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Future Land Use Map Amendment from Industrial (I) to Medium Density Residential (MDR) on a 5.85 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located on the southeast corner of Briar Meadow Road and the Missouri Pacific R. R.
15. **ZC-10-06.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Zoning Change from Light Industrial (LI) to Multi-Family (MF-12) on a 5.85 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located on the southeast corner of Briar Meadow Road and the Missouri Pacific R. R.
16. **LUA-10-04.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) on a 9.90 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located approximately 600 feet west of IH-35 and 200 feet north of Mill Street extension.
17. **ZC-10-07.** Hold a public hearing and consider possible action on a request by Breckenridge Properties for a Zoning Change from General Commercial (GC) to Multi-Family (MF-12) on a 9.90 acre parcel out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located approximately 600 feet west of IH-35 and 200 feet north of Mill Street extension.
18. **LUA-10-05.** Hold a public hearing and consider possible action on a request by Hammond Jones Development on behalf of Everette and Donna Swinney for a Land use Map Amendment for 2.0199 acres of land described as Park Addition lots 36,37,38,54,57,58 from Low Density residential to High Density Residential located at 218 Sessom Dr.
19. **ZC-10-08.** Hold a public hearing and consider possible action on a request by Hammond Jones Development on behalf of Everette and Donna Swinney for a Zoning Change for 2.0199 acres of land described as Park Addition lots 36,37,38,54,57,58 from Single Family Residential – 6 (SF-6) to Multi-Family Residential – 24 (MF-24) located at 218 Sessom Dr.
20. **LUA-10-06.** Hold a public hearing and consider possible action on a request by Hammond Jones Development on behalf of the Estate of Helen Van Gundy for a Land use Map Amendment for 3.078 acres of land described as Park Addition lots 55, 56, 52, 53, 41, 50-51 & pt of 42,43,44 from Low Density Residential to High Density Residential

21. **ZC-10-09.** Hold a public hearing and consider possible action on a request by Hammond Jones Development on behalf of the Estate of Helen Van Gundy for a Zoning Change for 3.078 acres of land described as Park Addition lots 55, 56, 52, 53, 41, 50-51 & pt of 42,43,44 from Single Family Residential – 6 (SF-6) to Multi-Family Residential – 24 (MF-24).
22. **LUA-10-07.** Hold a public hearing and consider possible action on a request by Hammond Jones Development on behalf of Christian Espiritu for a Land Use Map Amendment for 1.19 acres of land described as Park Addition lots 39, 40 from Low Density Residential to High Density Residential located at 300 Loquat St
23. **ZC-10-10.** Hold a public hearing and consider possible action on a request by Hammond Jones Development on behalf of Christian Espiritu for a Zoning Change for 1.19 acres of land described as Park Addition lots 39, 40 from Single Family Residential – 6 (SF-6) to Multi-Family Residential – 24 (MF-24) located at 300 Loquat St.
24. **Classifying an Unlisted Use- Gaming Facilities.** Hold a public hearing and consider possible action on an appeal by Molly Harris of the Planning Directors interpretation that the proposed gaming facilities are not similar enough to any use currently defined in the Land Use Matrix Section 4.3.1.2

25. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Planning Report

Commissioners' Report.

26. Consider approval of the minutes from the Regular Meeting on June 22, 2010.
27. Questions from the Press and Public.
28. Adjourn.

Notice of Assistance at the Public Meetings:

The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.