



Cover Memo

To:	City Council
From:	Planning & Development Services – Will Parrish, CNU-A, Planner
Date:	October 17, 2017
Re:	Project Zircon Zoning Change Request

At their regular meeting on October 10th, 2017 the Planning and Zoning Commission considered this item during a Public Hearing.

Public Notification:

Personal notification was mailed on September 29, 2017 to property owners within 200 feet of the subject property for the October 10 P&Z Meeting. Signs were also posted on the subject property on September 29, 2017.

Notice for the September 8, 2017 City Council Meeting was published in the October 22, 2017 San Marcos Daily Record.

Correspondence:

There was no correspondence received for this request.

Public Hearing:

For:

1. *Becky Collins (Applicant)*

Against:

1. *None*

Planning & Zoning Commission *draft* meeting minutes:

ZC-17-12 (Project Zircon) – Hold a public hearing and consider a request by Walton Development and Management (USA), Inc. on behalf of Walton Texas LP, for a Zoning Change to amend an approximately 62 acre Special District and add an additional 23 acres to the Special District which would allow office and light industrial uses located at the Northwest corner of a +/- 495 acre site out of the John H. Yearby Survey, located on Centerpoint Road.

Chair Garber opened the public hearing.

Will Parrish, Staff Planner, gave an overview of the request.

Becky Collins (applicant), 9811 S IH-35 Suite 4-200 Austin, Texas 78748, gave a brief presentation in favor of the request. Becky Collins is the General Manager for Walton Development and Management. The applicant stated that they would prefer not to include the bicycle trail / shared use path along the rear of the property in lieu of a thoroughfare as proposed by Staff. The applicant asked that the Planning and Zoning Commission remove the requirement to meet the block perimeter requirement so that not thoroughfare, whether street or bicycle trail / shared use path would be required.

There were no citizen comments.

Chair Garber Closed the Public Hearing

A motion was made by Commissioner Kelsey, seconded by Commissioner Ramirez, that ZC-17-02 (Project Zircon) be approved as per Staff recommendation. The motion carried by the following vote:

For: 7 - Vice Chair Kelsey, Commissioner Rand, Commissioner Porterfield, Commissioner Ramirez, Commissioner Gleason, Chairperson Garber, and Commissioner McCarty.

Against: 2 - Commissioner Dupont and Commissioner Dillion.

Attachments:

1. Notification Map
2. Property Owner List