



Cover Memo

To:	City Council
From:	Planning & Development Services – Andrea Villalobos, Planner
Date:	July 27, 2017
Re:	Comanche II Preferred Scenario Amendment and Zoning Change Request

At their regular meeting on July 11, 2017 the Planning and Zoning Commission considered this item during a Public Hearing.

Public Notification:

Courtesy notice sent on May 28, 2017 with updates at Planning & Zoning Commission on June 13; CONA on June 19; City Council on June 20; and Neighborhood Commission on June 21, 2017;

Personal notice sent and signs posted on June 30, 2017 for the Public Hearing at the July 11, 2017 Planning & Zoning Commission meeting.

Notice for the August 1, 2017 City Council Meeting was published in the July 16, 2017 issue of the San Marcos Daily Record. Notice for the August 15, 2017 City Council Meeting was published in the July 30, 2017 issue of the San Marcos Daily Record.

Correspondence:

Staff received one email in opposition to student housing associated with this request. This email is included in the Council packet.

Public Hearing:

For: None

Against: None

Planning & Zoning Commission *draft* meeting minutes:

Hold a public hearing and consider two requests by Jennifer M. Garcia on behalf of 417 North Comanche Partners, LLC, for approximately 0.212 acres located at 323 Lindsey Street within the J.M. Veramendi Survey Abstract No. 17, regarding the following matters each to be approved by separate motion:

- (a) PSA-17-03 - A Preferred Scenario Amendment from Area of Stability to High Intensity
- (b) ZC-17-13 - A Zoning Change from Multifamily (MF-24) to T5 Urban Center, SmartCode (A. Villalobos)

Vice Chair Kelsey opened the public hearing.

Andrea Villalobos, Planner, gave an overview of the request, providing staff recommendation of approval.

A motion was made by Commissioner Porterfield, seconded by Commissioner Dupont, that PSA-17-03 be approved. The motion carried by the following vote:

For: 7 - Vice Chair Kelsey, Commissioner Dupont, Commissioner Gleason, Commissioner Dillon, Commissioner Porterfield, and Commissioner Rand.

Against: 0

A motion was made by Commissioner Dupont, seconded by Commissioner Dillon, that ZC-17-13 be approved. The motion carried by the following vote:

For: 7 - Vice Chair Kelsey, Commissioner Dupont, Commissioner Gleason, Commissioner Dillon, Commissioner Porterfield, and Commissioner Rand.

Against: 0

Attachments:

1. *Aerial*
2. *Location Map*
3. *Staff Report*
4. *Exhibits*
5. *Translation Table*
6. *Land Use Intensity Matrix*
7. *Survey*
8. *Application (PSA)*
9. *Application (ZC)*
10. *Letters of Intent (PSA)*
11. *Letter of Intent (ZC)*
12. *Proposed Plat*
13. *Citizen Letter*