



# Cover Memo

To:	City Council
From:	Planning & Development Services – Andrea Villalobos, Planner
Date:	October 31, 2017
Re:	Halcyon Planned Development District Request

At their regular meeting on October 24, 2017 the Planning and Zoning Commission considered this item during a Public Hearing.

Public Notification:

*Personal notice sent and signs posted on October 13, 2017 for the Public Hearing at the October 24, 2017 Planning & Zoning Commission meeting.*

*Notice for the November 21, 2017 City Council Meeting was to be published in the November 5, 2017 issue of the San Marcos Daily Record.*

Correspondence:

*As of the date of this memo, staff has received twelve (12) letters of support and one (1) letter of opposition. All citizen letters are included in the Council Packet.*

Item Public Hearing:

*Applicant Presentation:*

1. *Gerald Faldyn*
2. *Thomas Rhodes*

*For:*

1. *Charles Johnson*
2. *Beth Knox*
3. *Marian Upchurch*

*Against: None*

Planning & Zoning Commission *draft* meeting minutes:

PDD-17-01 (Halcyon PDD) Hold a public hearing and consider a request by Halcyon Concepts, LP, for a zoning change from Public and Institutional “P” to Planned Development District “PDD” with a base zoning classification of Mixed Use “MU” on approximately 20.246 acres, more or less, located at 3200 Hunter Road. (A. Villalobos)

Chair Garber opened the public hearing.

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

**A motion was made by Commissioner Kelsey, seconded by Commissioner Porterfield, that PDD-17-01 be approved with the condition that the PDD exclude the interior public roads and block perimeter requirements. The motion carried by the following vote:**

**For:** 9- Chair Garber, Vice Chair Kelsey, Commissioner Dupont, Commissioner Gleason, Commissioner Ramirez, Commissioner McCarty, Commissioner Porterfield, Commissioner Rand, and Commissioner Dillon

**Against:** 0

Attachments:

1. *Notification Map*
2. *Aerial Map*
3. *Staff Report*
4. *Comprehensive Plan Analysis Checklist*
5. *Original PDD Document – as submitted by staff*
6. *Original PDD Site Plan*
7. *Revised PDD Document – as recommended by P&Z*
8. *Letter from Applicant*
9. *Revised PDD Site Plan*
10. *Code Comparison Table*
11. *Citizen Letters*