

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 26, 2013**

1. Present

Commissioners:

Bill Taylor, Chair
Carter Morris, Vice Chair
Chris Wood
Travis Kelsey
Curtis Seebeck

City Staff:

Matthew Lewis, Development Services Director
Kristy Stark, Development Services Assistant Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Emily Koller, Planner

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 November 26, 2013, 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 the audience and viewers.

4. 30 Minute Citizen Comment Period

No citizen comments.

Consent Agenda

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. Consider the approval of the minutes of the Regular Meeting on November 12, 2013.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Kelsey, the Commission voted to approve the consent agenda.

Public Hearings:

6. **CUP-13-39 (Pie Society)** Hold a public hearing and consider a request by Chase Katz, on behalf of Katz and Ackerman, Inc., d/b/a Pie Society for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 700 North LBJ Drive, Suites 106 and 107.

Emily Koller, Staff Planner gave an overview of this project.

Chair Taylor opened the public hearing. There were no 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 all in favor to approve CUP-13-39 with the conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system; the permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director; the permit shall not become effective until a Certificate of Occupancy is received; all Environmental Health permitting must be met; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried.

7. **LDC-13-06 (Environmental Regulations)** Hold a public hearing and consider proposed revisions to Chapters 1, 5 and 7 of the Land Development Code to clarify language, remove inconsistencies, and modify environmental protection standards contained within these chapters.

Rey Garcia, Senior Engineer gave an overview of this project.

Chair Taylor opened the public hearing. Diane Wassenich stated that we have natural resources which require that we be leaders in taking care of the resources. She stated that we are lagging far behind with our ordinances and is grateful with staff for bringing forth the Ordinance. Ms. Wassenich added that she wants to see the Land Development Code remodeled and move forward. She feels that having an expiration date is useful so that we can make change as the Ordinances changes. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Seebeck, the Commission voted three (3) for and two (2) against to table the request to the January 14, 2014 Planning & Zoning Commission meeting. The motion carried.

8. **LDC-13-07 (SmartCode Signage)** Hold a public hearing and consider revisions to Subpart C of the City Code (the SmartCode) to modify signage standards in Article 7 and associated definitions in Article 8.

Emily Koller, Staff Planner gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Morris, the Commission voted all in favor to approve LDC-13-07 as submitted. The motion carried.

Non Consent Agenda:

9. **Development Services Report:**

- a. Comprehensive Master Plan Implementation Update
- b. Update on Downtown Sign Incentive Program
- c. Due to Holiday- No 2nd P&Z meeting in December

Matthew Lewis gave a brief update.

11. 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.

12. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission meeting at 7:08 p.m. on Tuesday, November 26, 2013.



Bill Taylor, Chair



Carter Morris, Commissioner



Chris Wood, Commissioner



Travis Kelsey, Commissioner



Curtis Seebeck, Commissioner

ATTEST:



Francis Serna, Recording Secretary

