



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
April 8, 2014
REGULAR MEETING**

Agenda #		Action or Direction
I.	Call to Order	Chris Wood called the meeting to order at 6:00 p.m.
II.	Roll Call	Commissioner Seebeck was absent.
III.	Chairperson's Opening Remarks	
	NOTE: The Planning and 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.	
IV.	30 minute Citizen Comment Period	1. Camille Phillips
1.	Receive a report from the Comprehensive Plan Oversight Committee and discussion.	Sam Huenergardt, Committee Chair, presented this report
	<u>Consent Agenda</u> THE FOLLOWING ITEMS NUMBERED 5-6 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.	
2.	Consider the approval of the minutes of the Regular Meeting on March 25, 2014.	Approved on consent 8-0.
3.	PC-13-05_02b (Retreat on Willow Creek Preliminary Plat) Consider a request by Carlson, Brigrance and Doering, Inc., on behalf of Preferred	Approved on consent 8-0.

	Development Partners and KB Home Lone Star, Inc., for approval of an amendment to the Preliminary Plat for the Retreat on Willow Creek Subdivision consisting of approximately 100.885 acres, more or less, out of the Juan M. Veramendi Survey, No. 1, Abstract 17, located near the intersection of Stagecoach Trail and Hunter Road to: 1) modify the boundary of the parkland to be dedicated with the Phase 2 Final Plat identified as Lot 56 on the attached plat; and 2) reconfigure an easement area in order to allow more room for improvements associated with construction of the road and bridge across Willow Creek which connects Phases 1-3 and Phase 4..	
4.	PC-14-05_03 (Retreat on Willow Creek Phase 2) Consider a request by Carlson, Brigance and Doering, Inc., on behalf of Preferred Development Partners, for approval of a Final Plat for approximately 15.543 acres, more or less, out of the Juan M. Veramendi Survey, No. 1, Abstract 17, establishing the Retreat on Willow Creek Phase 2 subdivision, located near the intersection of Stagecoach Trail and Hunter Road.	Approved on Consent 8-0
5.	<u>Public Hearing:</u> CUP-14-13 (Railyard Bar & Grill) Hold a public hearing and consider a request by Matt Hageman, on behalf of Railyard Bar & Grill, L.L.C., for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 116 S. Edward Gary Street.	Public Hearing: No comments Approved 7-0 with the following conditions: 1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system; 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 3. All live music shall be restricted to the indoor stage and may continue until 2 a.m. Commissioner Kelsey recused.
6.	CUP-14-14 (Louie's Oyster House & Beer Garden) Hold a public hearing and consider a request by Allen Shy, on behalf of Shy SG Group, for renewal of an existing restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 119 E Hutchison Street.	Public Hearing: No comments Approved 7-0 with the following conditions: 1. The permit shall be valid for three (3) years, provided standards are met subject to the point system; 2. Live music shall be limited to 11:00am – 12:00am Sunday thru Saturday; and

		<p>3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.</p> <p>Commissioner Kelsey recused.</p>
7.	<p>PSA-14-01 (Campus Crest) Hold a public hearing and consider a request by Campus Village Communities for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for approximately 5.38 acres and 5.02 acres out of the McNaughton Subdivisions and 0.36 acres out of the Thomas J. Chambers Survey. The site is located at the intersection of Sessom Drive and Academy Street and is generally bounded by Orchard Street and Comanche Street.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Ed Theriot 2. Greg Schaefer 3. Jim Garber 4. Kenneth Dees 5. Melissa Derrick 6. Dianne McCabe 7. Paul Murray 8. Madeline Osborne 9. Linda Hopson 10. Paul Ginsberg 11. Joe Cox <p>Recommended Denial with a 5-2 vote.</p> <p>Commissioners Wood and Carothers voted no.</p> <p>Commissioner Hughson recused.</p>
8.	<p><u>Non-Consent Agenda</u></p> <p>Receive an update from the Engineering / CIP Department Staff and hold discussion on the 2014 Capital Improvements Program and process for consideration.</p>	<p>Christin Lindsey, CIP/Engineering Department presented the Commission with the Capital Improvements Program schedule.</p>
9.	<p>Development Services Report:</p> <ol style="list-style-type: none"> a. Comprehensive Master Plan Implementation Update b. Code SMTX Update c. Multifamily Design Standards Update 	<p>Matthew Lewis and John Foreman gave an update.</p>
V.	<p>Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i></p>	<p>No questions from the Press and Public.</p>
VI.	<p>Adjournment</p>	<p>Adjourned at 7:25 p.m.</p>