



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
May 27, 2014
REGULAR MEETING**

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 p.m.
II	Roll Call	All present
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. Kevin Carswell 2. Daniel Scales
	<u>Consent Agenda</u>	
1	Consider the approval of the minutes of the CIP Workshop on May 13, 2014	
2	Consider the approval of the Regular Meeting on May 13, 2014.	
3	PC-13-42_03 (Lowman Ranch Section 2, Lot 2) Consider a request by Outlet West Investors, Ltd. for approval of a Final Plat for approximately 2.93 acres, more or less, out of the Burleson Survey No. 18, Abstract 63, located near Gregsons Bend and Centerpoint Road.	Consent agenda approved 7-0 Commissioners Seebeck and Stanfield abstained.
		<i>Continued on next page</i>

<p>4</p>	<p><u>Public Hearing:</u></p> <p>CUP 14-17 (Showplace Cinema Grill) Hold a public hearing and consider a request by Cinema Grill, Inc. on behalf of Showplace Cinema Grill for approval of a new Unrestricted Conditional Use Permit (CUP) to allow the sale of beer and wine for on-premise consumption at 321 North LBJ Drive.</p>	<p>Public Hearing: No one spoke</p> <p>Approved 9-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy;
<p>5</p>	<p>CUP 14-18 (Starplex Cinema Grill) Hold a public hearing and consider a request by Cinema Grill, Inc. on behalf of Starplex Cinema Grill for approval of a new Conditional Use Permit (CUP) to allow the sale of beer and wine for on-premise consumption at 1250 Wonder World Drive.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Daniel Scales 2. Mitchell Roberts <p>Approved 8-1, Commissioner Seebeck dissenting, with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, 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;
<p>6</p>	<p>CUP-14-19 (Cody's Bistro & Lounge) Hold a public hearing and consider a request by #3 BPCC, Inc., on behalf of Cody's Bistro and Lounge, for an amendment to an existing Conditional Use Permit to allow the expansion of the service area for the sale of mixed beverages for on-premise consumption with the addition of a new deck at the rear of the property located at 690 Centerpoint Road, Suite 209.</p>	<p>Public Hearing: No one spoke</p> <p>Approved with the following conditions 8-0:</p> <ol style="list-style-type: none"> 3. The permit shall be valid for three (3) years, provided standards are met, subject to the point system; 4. The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 5. The permit shall not be effective until the License to Encroach Agreement is approved by the City Council. <p>Commissioner Ehlers recused himself.</p>
		<p><i>Continued on next page</i></p>

7	<p>CUP 14-20 (Courtyard by Marriott - San Marcos) Hold a public hearing and consider a request by San Marcos Platinum, LLC on behalf of Courtyard by Marriott - San Marcos for approval of a new Conditional Use Permit (CUP) to allow the sale of mixed beverages for on-premise consumption at 625 Commercial Loop.</p>	<p>Public Hearing: No one spoke</p> <p>Approved 9-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system; 2. The permit shall be effective upon issuance of the Certificate of Occupancy; and 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy;
8	<p>Amendment to Historic Design Guidelines - Hold a public hearing and consider a request for an amendment to the Design Guidelines for the Historic Districts of the City of San Marcos, Texas to include guidelines on sustainability.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Graham Daly 2. Rodney Van Oudekerke 3. Daniel Scales <p>Approved 9-0</p>
9	<p>PDA-14-02 (La Cima) Hold a public hearing and consider a request by ETR Development Consulting on behalf of Lazy Oaks Ranch, LP, for amendments to an existing development agreement for land originally comprised of approximately 1,396.9 acres out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J Williams Survey, Abstract No. 43, and the J. Huffman Survey, Abstract No. 228, located off of Ranch Road 12 west of Wonder World Drive.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Jim Garber 2. Dianne Wassenich 3. David Wendell 4. Linda Hopson 5. Graham Daly 6. Bob Rourke <p>Approved 9-0</p>
10	<p>ZC-13-16 (Yarrington Commons Multi-Family) Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to Multiple-Family Residential (MF-24) for a portion of Yarrington Commons, consisting of 50.339 acres more or less out of the William Ward Survey No. 3 located near the 2700 block of Post Road.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Ocie Vest <p>Approved 7-1 with Commissioner Kelsey dissenting.</p> <p>Commissioner Hughson recused herself.</p>
11	<p>Hold a public hearing and consider a recommendation to City Council on the 2015 Capital Improvements Program (CIP).</p>	<p>Public Hearing: No one spoke</p> <p>Approved 9-0.</p> <p>Commissioner Hughson indicated that she does not support the One-Way / Two-Way Conversion project.</p>
		<p><i>Continued on next page</i></p>

12	LDC-14-01 (Multifamily Design Standards) Hold a public hearing and discuss revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Multifamily Design Standards.	Public Hearing: No one spoke The Commission discussed various items including gating, compatibility requirements, and block size. The Commission had a consensus that the cost of the material requirements was a concern. Staff will provide options for the Commission at the next meeting.
13	LDC-14-04 (Private Wells) Hold a public hearing and consider proposed revisions to Chapter 7 of the Land Development Code to add restrictions for the drilling of new wells and the use of existing wells for customers of the water or wastewater systems.	Public Hearing: No one spoke Approved 9-0
14	<u>Non-Consent Agenda</u> Development Services Report: a. Code SMTX update b. Student Liaison update c. P&Z Bylaws update	Matthew Lewis gave updates on the Development Services Report.
V	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>	There were no questions from the Press and Public.
VI	Adjournment	Adjourned at 9:43 p.m.