



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, July 22, 2014

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

With a quorum present, the regular meeting of the San Marcos, Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, July 22, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present 8 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Jane Hughson, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Curtis Seebeck, Commissioner Amy Stanfield, and Commissioner Chris Wood

Absent 1 - Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on July 8, 2014.

A motion was made by Commissioner Stanfield, seconded by Commissioner Hughson, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ramirez

PUBLIC HEARINGS

2. CUP-14-23 (Tres Hermanas) Hold a public hearing and consider a request by David Chiu for renewal of a Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 2550 Hunter Road.

Chair Wood opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the project.

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

A motion was made by Commissioner Stanfield, seconded by Commissioner Kelsey, that CUP-14-23 (Tres Hermanas) be approved with conditions that the the CUP shall be valid for one (1) year, provided standards are met, subject to the point system; include the statement "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages" on the restaurant menus; the restaurant shall operate such that gross revenue from the alcohol sales will be less than 25% of total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met; the primary entrance for the restaurant shall remain at least 200 feet from the primary entrance of the school and alcoholic beverages shall not be served earlier than 11 am or later than 10 pm. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ramirez

3. CUP-14-24 (Chances "R") Hold a public hearing and consider a request by Johnny L. Finch for an amendment to an existing Conditional Use Permit (CUP) to expand the service area for the sale of mixed beverages for on-premise consumption to a rear patio at 138 & 142 S. LBJ.

Chair Wood opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the project.

There were no additional comments and the public hearing was closed.

A motion was made by Commissioner Kelsey, seconded by Commissioner Carothers, that CUP-14-24 (Chances "R") be approved with conditions that the permit shall be valid for one (1) year from the issuance of the Certificate of Occupancy for the patio, provided standards are met, subject to the point system; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ramirez

4. CUP-14-25 (Rooftop on the Square) Hold a public hearing and consider a request by Brandon Cash on behalf of Rooftop on the Square for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 126 S Guadalupe Street

Chair Wood opened the public hearing.

Will Parrish, Planning Tech gave an overview of the project.

There were no comments and the public hearing was closed.

A motion was made by Commissioner Ehlers, seconded by Commissioner Hughson, that CUP-14-25 (Rooftop on the Square) be approved with conditions that the permit shall be valid for one (1) year provided standards are met and subject to the point system; all requirements of Section 4.3.4.2 for Condition Use Permits must be met; no live music and no speakers are permitted in the outdoor patio area; and all exterior doors must be maintained in an automatically assisted closed position. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ramirez

NON-CONSENT AGENDA

- 5. Presentation, discussion, and direction to staff on the Land Development Code Revisions (Code SMTX).

John Foreman, Planning Manager gave an overview of the schedule and events for the Code SMTX Kickoff week. He introduced the consultants, Jason King, Dover, Kohl, and Partners and Brian and Bill White of TPDUC to the Commission.

- 6. Development Services Report:
 - a. Rhythm of the Street - July 26th

Matthew Lewis invited the Commission to the Rhythm of the Street Event, Saturday, July 26th from 9-6 pm.

V. Question and Answer Session with Press and Public.

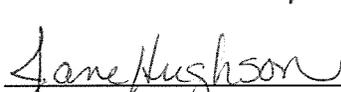
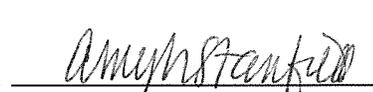
There were no questions or comments from the press and public.

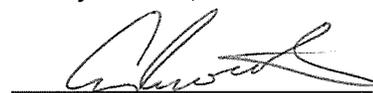
VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Hughson, that the meeting be adjourned at 6:30 p.m. The motion carried by a unanimous vote.

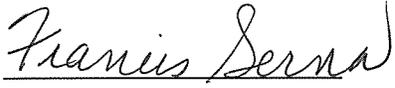
	
Chris Wood, Commission Chair	Kenneth Ehlers, Commissioner

	
Travis Kelsey, Commissioner	Curtis Seebeck, Commissioner

	
Jane Hughson, Commissioner	Amy Stanfield, Commissioner

	
Brian Olson, Commissioner	Corey Carothers, Commissioner

ATTEST:



Francis Serna, Recording Secretary

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title:
