



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
May 12, 2015
REGULAR MEETING**

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 pm.
II	Roll Call	Commissioner Kelsey was absent
III	Chairperson's Opening Remarks	Chair Wood - opening remarks
IV	30 Minute Citizen Comment Period	Charles O'Neil
	<u>Consent Agenda</u>	
1	Consider approval of the minutes of the Regular Meeting on April 14, 2015 and April 28, 2015.	Approved on consent
2	<u>PC-04-10 01K (Cottonwood Creek Master Plan)</u> Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD., for consent to a one-year extension of the Master Plan of the Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, Texas.	Approved on consent
3	<u>Public Hearing:</u> <u>CUP-15-08 (Pizza Hut)</u> Hold a public hearing and consider a request by Tom Marzano on behalf of Pizza Hut for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 900 Bugg Lane, Suite 118.	Public Hearing: No comments. Approved 8-0 with the following conditions: <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>4</p>	<p><u>PC-15-04 04 (Sac-N-Pac Replat)</u> Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of Sac-N-Pac Stores, Inc., for approval of a replat of Lot 3 of the Sac-N-Pac Centerpoint Subdivision establishing Lots 3A, 3B, and 3C located on South Interstate 35 approximately 580 feet north of Centerpoint Road.</p>	<p>Public Hearing: No comments.</p> <p>Approved 8-0 with the following condition:</p> <ol style="list-style-type: none"> 1. The applicant shall execute a subdivision improvement agreement prior to recordation of the plat.
<p>5</p>	<p><u>LDC-15-01</u> Hold a public hearing and consider revisions to Subpart C of the City’s Code of Ordinances (SMARTCODE) updating Articles 1 and 5 to revise allowable heights within SmartCode Districts.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. John David Carson 2. Dianne Wassenich <p>Motion to approve failed 3-5 with Commissioners Gonzales, Garber, and Ramirez voting in favor of approval and Commissioners Stanfield, Dupont, Ehlers, Woods, and Olsen voting against.</p> <p>Motion to deny was approved 5-3 with Commissioners Stanfield, Dupont, Ehlers, Woods, and Olsen voting in favor of denial and Commissioners Gonzales, Garber, and Ramirez voting against.</p> <p>Motion to approve reduction in height allowed within the Downtown T4 districts from 5 stories to 3 stories, as well as to approve change to table 1.3 in order to fix erroneous clerical error regarding principal height in the T3 district from “not applicable” to 2 stories failed 3-5 with Commissioners Gonzales, Garber, and Ramirez voting in favor of approval and Commissioners Stanfield, Dupont, Ehlers, Woods, and Olsen voting against.</p> <p>Motion to approve change to table 1.3 in order to fix erroneous clerical error regarding principal height in the T3 district from “not applicable” to 2 stories approved 8-0.</p>

6	Public hearing, staff presentation and discussion on the FY 2016-25 Capital Improvements Program.	Laurie Moyer, Engineering/CIP Director gave an overview of the Capital Improvements Program.
7	Development Services Report: a. Code SMTX update	Shannon Mattingly, Planning & Development Services Director gave an update on the May 2 nd and 9 th Neighborhood Workshops, Swing on the Square and the upcoming May 23 rd Neighborhood Workshop.
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	Meeting adjourned at 7:41 p.m.