



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
May 26, 2015
REGULAR MEETING**

| Agenda # | | Action or Direction |
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| I | Call to Order | Chair Wood called the meeting to order at 6:01 pm. |
| II | Roll Call | Commissioner Kelsey and Olson were absent |
| III | Chairperson's Opening Remarks | Chair Wood |
| IV | 30 Minute Citizen Comment Period | <ol style="list-style-type: none"> 1. Lisa Marie Coppoletta 2. Melissa Derrick 3. Terry Norris 4. Joan Byrd 5. Diane Wassenich 6. Robert Jett |
| | <u>Consent Agenda</u> | |
| 1 | Consider approval of the minutes of the Regular Meeting on May 12, 2015. | Approved 7-0 on consent |
| 2 | <u>PC-14-35 02 (Independence Trail Preliminary Plat)</u> Consider a request by Chan & Partners Engineering, LLC, on behalf of M&M Holdings, LLC, for approval of a Preliminary Plat for approximately 72.942 acres, more or less, out of the John Owens Survey, consisting of 57 residential lots located near the intersection of Old Bastrop Highway and Francis Harris Lane. | Approved 7-0 on consent |

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| <p>3</p> | <p><u>Public Hearing:</u> <u>CUP-15-05 (Stripes Gas Station at The Retreat)</u> Hold a public hearing and consider a request by ETR Development Consulting LLC, on behalf of American Campus Communities, for a Conditional Use Permit to allow fuel sales in conjunction with a Convenience store located at 502 Craddock Avenue.</p> | <p>Public Hearing: 1. Ed Theriot</p> <p>Motion to deny carried 5-2 with Commissioners Ramirez, Garber, Stanfield, Gonzales, and Ehlers voting in favor of denial and Commissioners Dupont and Wood voting against.</p> |
| <p>4</p> | <p><u>CUP-15-09 (Hooters)</u> Hold a public hearing and consider a request by TW Restaurant Holder LLC, on behalf of San Marcos 123 and 35 Partners, LLC, for a Conditional Use Permit to allow for the sale of mixed alcoholic beverages for on-premises consumption at 1305 S IH 35.</p> | <p>Public Hearing: 1. Marcus Schwartz 2. Diane Wassenich</p> <p>Motion to deny failed 3-4 with Commissioners Ramirez, Garber, and Gonzales voting in favor, and Commissioners Dupont, Stanfield, Wood, and Ehlers voting against.</p> <p>Motion to approve carried 4-3 with the following conditions:</p> <ol style="list-style-type: none"> 1. The CUP shall be valid for one (1) year, provided standards are met, subject to the point system; 2. The building is constructed in a manner consistent with the provided site plan, where the building acts as a sound barrier between the patio and the nearest neighborhood; 3. The building is constructed no closer than 40 feet to the nearest residential property; 4. The CUP shall be posted in the same manner and location as the Certificate of Occupancy. <p>Commissioners Gonzales, Ramirez, and Garber dissenting.</p> |
| <p>5</p> | <p><u>CUP-15-10 (Showplace Cinema)</u> Hold a public hearing and consider a request by Showplace Cinema Grill, for a renewal of an Unrestricted Conditional Use Permit to allow for the sale of beer and wine for on-premises consumption at 321 N LBJ Street.</p> | <p>Public Hearing: No Comments</p> <p>Approved 7-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, provided standards are |

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| | | <p>met, subject to the point system;</p> <p>2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.</p> |
| 6 | <p><u>CUP-15-11 (Starplex Cinema)</u> Hold a public hearing and consider a request by Starplex Cinema Grill, for the renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premises consumption at 1250 Wonder World Drive.</p> | <p>Public Hearing: No Comments</p> <p>Approved 7-0 with the following conditions:</p> <ol style="list-style-type: none"> 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. |
| 7 | <p><u>CUP-15-12 (Plant Nursery)</u> Hold a public hearing and consider a request by David Elliot on behalf of Adventure Ventures LLC, for a Conditional Use Permit to allow a plant nursery at 415 Staples Road.</p> | <p>Public Hearing: No Comments</p> <p>Approved 7-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The approval be based upon the submitted site plan; 2. This project abides by all other rules and regulations of the Land Development Code as applicable. |
| 8 | <p>Development Services Report:</p> <ol style="list-style-type: none"> a. Chp. 14 Building Code Amendments b. Staff Update | <p>Shannon Mattingly informed the Commission that Building Code Amendments will be presented to City Council at their Tuesday, June 2nd Council meeting. She also informed the Commission that the Senior Planner position has been filled.</p> |
| 9 | <p>Consider a recommendation to City Council on years 2016-2025 of the City's 10 year Capital Improvement Program.</p> | <p>Approved 7-0 with the Commission's recommended changes.</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>There were no questions from the press and public.</p> |
| VI | <p>Adjournment</p> | <p>Meeting adjourned at 7:31p.m.</p> |