



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
April 24, 2012 REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Chair Taylor called the meeting to order at 6:00 p.m.
2	Roll Call	Commissioner Couch was absent.
3	Chairperson's Opening Remarks	
4	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.	There was no Executive Session
5	30-Minute Citizen Comment Period	1. Jim Garber 2. Lisa Prewitt 3. Dee McClure
6	<u>Consent Agenda</u> Consider the approval of the minutes from the Regular Meeting on March 27th and April 10th, 2012.	Approved on consent 8-0.
7	PC-12-06(02) (Hunters Crossing Lot 2) Consider a request by PSCE, Inc. on behalf of Surecap-Village TX Partners I, L.P. for approval of a Preliminary Plat for approximately 0.89 acres, more or less, out of the J. M. Veramendi Survey No. 1, Abstract 17, City of San Marcos, Hays County located at 115 Wonder World Drive.	Approved on consent 8-0
8	<u>Public Hearings 8-13</u> CUP-12-16 (Chimy's San Marcos) Hold a public hearing and consider a request by Baccus Enterprises on behalf of Chimy's San Marcos for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 217 E. Hopkins Street.	Approved 8-0 with the following conditions: 1) The permit shall be valid for three (3) years, provided standards are met, subject to the point system; and 2) The CUP shall take effect upon issuance of the building permit and approval of the final inspection of the work submitted in permit number 2012-10406.

		<p>Commissioners and staff discussed how the building permit for the enclosed patio was contingent upon the approval of the CUP.</p> <p>Public Hearing: No one spoke and the public hearing was closed.</p>
9	LDC-12-01 (Multifamily Design standards) Hold a public hearing and consider an amendment to the City's Land Development Code by adding Chapter 4, Article 4, Division 3: Multifamily Residential Design Standards to provide for additional building and site design control.	<p>Approved 8-0 to postpone LDC-12-01, LDC-12-04 and LDC-12-07 to a date uncertain.</p> <p>Public Hearing for Items 9, 10, &11:</p> <p>1. Diane Wassenich (Tree & Habitat Preservation)</p>
10	LDC-12-04 (Tree and habitat preservation) Hold a public hearing and consider an amendment to the City's Land Development Code modifying Chapter 5, Article 5, to clarify tree and habitat preservation.	<p>Approved 8-0 to postpone LDC-12-01, LDC-12-04 and LDC-12-07 to a date uncertain.</p>
11	LDC-12-07 (Clarify notice procedures) Hold a public hearing and consider an amendment to the City's Land Development Code to clarify Section 1.3.2.1 for required notices by application type.	<p>Approved 8-0 to postpone LDC-12-01, LDC-12-04 and LDC-12-07 to a date uncertain.</p>
12	LDC-12-11 (SmartCode Revisions) Discuss an amendment to the City's SmartCode, Articles 1, 3 and 5 to clarify process and language.	<p>John Foreman – staff addressed changes to Chapter 6 definitions. He advised that LDC-12-11 will be posted on a future agenda for approval.</p>
13	Capital Improvement Project Plan Hold a public hearing and consider recommendations for Capital Improvement Project nominations for 2012-2022.	<p>Approved 8-0 to recommend the Capital Improvement Project Plan 2012-2022 to City Council</p> <p>Public Hearing: 1. Diane Wassenich (Drainage)</p>
14	<u>Non-Consent Agenda</u> Presentation from staff and discussion regarding San Marcos SmartCode rezoning process and processes for regulating plans and warrants.	<p>John Foreman gave a brief overview of the San Marcos SmartCode rezoning process.</p>
15	Discussion regarding amending the Conditional Use Permit process.	<p>Commissioner Wood suggested that a CUP become active at the time a Certificate of Occupancy is issued.</p>

		<p>Mr. Lewis recommended that all amendments be postponed until the completion of the Comprehensive Master Plan. He advised the Commission that they can make it a condition of the Conditional Use Permit.</p> <p>Commissioners agreed.</p>
16	<p>Development Services Report a. Update on Comprehensive Master Plan</p>	<p>Mr. Lewis</p> <ul style="list-style-type: none"> • Thanked the public, Citizen Advisory and Citizen Steering Committees for participating and input at the event held on Saturday, April 21st. He thanked staff for their hard work. • Advised that the next Joint Committee meeting is May 2nd. • Information gathered from Comp Plan meetings will be posted on the web. • Added that staff will keep the Commission updated of the progress of the Comp Plan.
17	Questions from the Press and Public.	<ol style="list-style-type: none"> 1. Tom Wassenich (SmartCode) 2. Diane Baker (SmartCode)
18	Adjourn.	Adjourned at 7:34 p.m.