



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
April 10, 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 Ehlers 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	No one signed up to speak.
6	Interim Zoning Strategies Update	Collette Jamison announced and invited the Commission to the Community Open House on April 18 th from 10 am-7 pm at the Activity Center Room 2 and 3 to address concerns regarding Interim Zoning Strategies, LDC & Architectural Design Standard Amendments and Park Rules. Input from the April 18 th Open House will be brought to the Commission at the April 24 th P&Z meeting. A City Council workshop will be held on April 26 th .
7	<u>Consent Agenda</u> PC-12-05(03) (Blanco Vista Phase 3, Section 1) Consider a request by CSF Civil Group on behalf of Brookfield Residential for approval of a Final Plat for approximately 5.832 acres, more or less, out of the Blanco Vista subdivision, for 40 lots, located at Trail Ridge Pass at Blanco Vista Boulevard.	Approved on consent 8-0
8	<u>Public Hearings 8-10</u> 2012-10628 (Qualified Watershed Protection Plan Phase 1, C&G Development) Hold a public hearing and consider a request by Stephen Ramsey, PE, on behalf of C&G Development, Inc., for a Qualified	Approved 8-0 Public Hearing: (1) Steve Ramsey

	Watershed Protection Plan Phase 1 for the future development of approximately 99 acres at and southwest of the intersection of Craddock Avenue and Wonder World Drive.	
9	CUP-12-14 (Green Parrot) Hold a public hearing and consider a request by Rolling Hills Food and Beverage Inc. on behalf of Green Parrot for a renewal of an existing Unrestricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 124 N. LBJ Drive.	Approved with the following conditions: 1. The permit shall be valid for approval of the life of the TABC license, provided standards are met, subject to the point system. Public Hearing: No one spoke and the public hearing was closed.
10	CUP-12-15 (Wok & Roll Restaurant) Hold a public hearing and consider a request by Mei Wan Lai on behalf of Wok & Roll Restaurant for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 812 S. Guadalupe Street.	Approved with the following conditions: 1. That the permit be valid for six months, provided standards are met, subject to the point system. Public Hearing: No one spoke and the public hearing was closed.
11	Non Consent Agenda 11-19: LDC-12-01 (Multifamily Design Standards) Discuss an amendment to the City's Land Development Code by adding Division 3: Multifamily Residential Design Standards to provide for additional building and site design control.	Concerns were raised by Commissioner Wood and Vice Chair Seebeck regarding façades, materials, building entries, windows, screening of mechanical equipment, and the section on sustainable design criteria.
12	LDC-12-03 (Use Matrix) Discuss an amendment to the City's Land Development Code modifying the Land Use Matrix under Section 4.3.1.2 to further distinguish between Commercial districts and to provide for the Hopkins Street Overlay.	It was pointed out by John Foreman that the uses of loft apartments and multi-family units were not allowed under the proposed Hopkins Street Overlay district. No other concerns were raised by Commissioners.
13	LDC-12-04 (Tree and habitat preservation) Discuss an amendment to the City's Land Development Code modifying Chapter 5, Article 5, to clarify tree and habitat preservation.	Commissioners Wood, Seebeck and Morris raised concerns regarding: the discretion of the Director in certain sections, wanting to see City Details and Specifications in the ordinance and not a separate manual, no monitoring requirement, and the removal of language under <i>Application</i>
14	LDC-12-07 (Clarify notice procedures) Discuss an amendment to the City's Land Development Code to clarify Section 1.3.2.1 for required notices by application type.	

15	LDC-12-10 (Hopkins Street Overlay) Discuss an amendment to the City's Land Development Code to establish an Overlay District, in Section 4.2.4.2 on Hopkins Street from Moore Street to Bishop Street, providing for additional uses, signage standards and provisions for existing uses.	Commission thanked the neighborhood group that came out in support of the Hopkins Street Overlay.
16	LDC-12-11 (SmartCode Revisions) Discuss an amendment to the City's SmartCode, Articles 1, 3 and 5 to clarify process and language.	
17	LUA-11-25 (River Road – Capes Camp) Discuss and postpone a request by Thornton Family Investments for a land use amendment from Commercial to Medium Density Residential for a 4.2 acre, more or less, tract out of the J.M. Veramendi Survey No. 2, Abstract 17, located along River Road and IH 35.	Item was postponed, application had been removed.
18	ZC-11-39 (River Road – Capes Camp) Discuss and postpone a request by Thornton Family Investments for a zoning change from Future Development (FD) and Community Commercial (CC) to Multi-family (MF-12) for a 23.16 acre, more or less, tract out of the J.M. Veramendi Survey No. 2, Abstract 17, located along River Road and IH 35.	Item was postponed, application had been removed.
19	Capital Improvement Project Plan Presentation on recommendations for Capital Improvement Projects for 2012-2022.	No questions at this time were raised by the Commissioners. Jennifer Shell stated that if they had questions before the next meeting to contact her.
20	Development Services Report	Matt Lewis invited the Commission to the LDC Revisions and Architectural Standards Open House on Wed., April 18 th at the Activity Center Room 1 from 10:00 a.m. – 7:00 p.m.
21	Questions from the Press and Public.	No questions from the press and public
22	Adjourn.	Adjourned at 8:25 p.m.