



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
March 27, 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. Steve Ramsey
6	<u>Consent Agenda</u> Consider the approval of the minutes from the Regular Meeting on March 13, 2012.	Approved on consent 6-0
7	PC-12-03(02) (Sessom Court) Consider a request by Ramsey Engineering on behalf of Darren Casey Interest, Inc for a Preliminary Plat for 46 lots on approximately 14.228 acres, located at Loquat Street and Sessom Drive.	Approved on consent 6-0
8	<u>Public Hearings</u> LDC-12-13 (Revision to Land Development Code) Hold a public hearing and consider a request for an amendment to the City's Land Development Code to prohibit changing the boundaries of a zoning map amendment request after filing said request.	Approved 8-0. There was no public discussion.
9	CUP-12-11 (The Railyard) Hold a public hearing and consider a request by Matt Hageman on behalf of Railyard Bar & Grill L.L.P. for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on premise consumption at 116 S. Edward Gary Street.	Approved 8-0 with the following conditions: <ol style="list-style-type: none"> 1. Approved for one year, provided standards are met, subject to the points system 2. Amplified music shall be limited to the indoor stage only and may go on till 2 am. Public Hearing: Hageman (owner) requested that the Commission consider allowing music

		past 10 pm and indicated there had been no complaints thus far.
10	CUP-12-12 (Tantra Coffeehouse) Hold a public hearing and consider a request by Nathan Todd on behalf of Tantra Coffeehouse for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on premise consumption at 217 W. Hopkins Street.	<p>Approved 8-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The CUP be valid for six months, provided standards are met, subject to the point system; 2. Proof of maintenance of overflow parking agreement with Benchmark Insurance Group shall be submitted. <p>Public Hearing: Kyle Mylius (Partner) requested that the hours of sale of beer and wine be modified to TABC minimum standards.</p>
11	CUP-12-13 (Cedar’s Mediterranean Café & Hookah Bar) Hold a public hearing and consider a request by Petra Business, Inc. on behalf of Cedar’s Mediterranean Cafe for renewal of an existing Conditional Use Permit allowing continued use of a smoking lounge at 220 N. Edward Gary Street.	<p>Approved 8-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for six months, provided standards are met, subject to the point system; 2. Signage requirements of the Clean Air Ordinance are met; 3. A clearly visible sign shall be posted at the entrance stating that “Smoking is permitted throughout the area” <p>Public Hearing: There was no public discussion.</p>
12	LUA-11-25 (River Road – Capes Camp) Hold a public hearing and consider 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.	<p>Postponed for 2 weeks until the next P&Z Meeting. Vote 8-0 to postpone.</p> <p>Public Hearing: Loraine Burlison requested that the LUA be tabled or postponed.</p> <p>Saul Gonzales recommended a PDD and expressed disapproval of the zoning and land use changes.</p> <p>Steve Drenner stated that the commercial tract was compromised and would not be useful as a commercial tract. It would be a much better use as access for a future development.</p>

		<p>Juanita Vargas- Concerned about traffic, noise and property values being affected.</p> <p>Angie_____ does not understand the land use or zoning changes and felt that people were not properly notified.</p> <p>Jennifer Roberts was concerned about noise issues as well as speeding on River Road. Also had environmental concerns and concerns about notification of the public.</p>
13	<p>ZC-11-39 (River Road – Capes Camp) Hold a public hearing and consider a request by Thornton Family Investments for a zoning change from Future Development (FD) 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.</p>	<p>This item was postponed until April 10.</p>
14	<p><u>Non-Consent Agenda</u></p> <p>Discussion and possible direction to staff regarding the appropriate procedure to receive agenda item requests from the Commission.</p>	<p>Commissioners discussed procedures that would allow them to request agenda items. They would like to have it done the same way that City Council requests items.</p>
15	<p>Suggestions for future agenda items.</p> <p>Commission members and staff may discuss and report on items related to the Commission’s general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.</p>	<p>No future agenda items proposed.</p>
16	<p>Development Services Report</p> <ul style="list-style-type: none"> a. Update regarding Joint Workshop b. Update regarding the Comprehensive Plan c. Update on 2012 Home Improvement Incentive d. Update on Homeowner Permitting e. Update regarding various sections of the Land Development Code as follows: Modifying the General Notice Requirements under Section 1.3.2.1; Modifying Overlay Districts by adding Section 4.2.4.2 Hopkins Street Overlay; Modifying the Land Use Matrix under Section 4.3.1.2; Modifying Supplemental Standards by 	<p>Staff provided updates regarding the Joint Workshop and the committee selection for the Comprehensive Plan. Staff also gave a description of the Home Improvement Incentive program and described the types of improvements homeowners could get permits for. Staff presented a brief description of upcoming Land Development Code revisions and their anticipated timetable.</p>

	adding Division 3: Multifamily Residential Design Standards; Modifying Tree and Habitat Protection under Chapter 5, Article 5; Modifying Parks and Open Space under Chapter 7, Article 6; and Modifying SmartCode Article 1 and Article 5.	
17	Questions from the Press and Public.	No questions from the press and public
18	Adjourn.	Adjourned at 7:48 p.m.