



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
February 14, 2012 REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Chair Taylor called the meeting to order at 6:03 p.m.
2	Roll Call	All present
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.	No Executive Session.
5	30-Minute Citizen Comment Period	Citizen Comment Period extended 15 minutes. Speakers: Jim Garber Melissa Derrick Jaimy Breihen Diane Wassenich Sherwood Bishop Jay Hiebert Katie Schindler Camille Phillips Don Eyssen Tara Foley Jill Newman Steve Ramsey David Wendel Sheran Seif Jeff Lowe Cynthia I Gonzales Seth Katz
6	<u>Consent Agenda (6-7)</u> Consider the approval of the minutes from the Regular Meeting on December 13, 2011, January 10, 2012, and January 24, 2012.	Approved 9-0

7	<p>PC-12-01(03) (Lot 1, Kyle Hill Subdivision) Consider a request by Steve Henry to plat one lot, measuring 0.77 acre and zoned MF-24, located at 221 Ramsay Street.</p>	Approved 9-0
8	<p><u>Public Hearings (8-10)</u></p> <p>CUP-12-04 (Nephew’s) Hold a public hearing and consider a request by Bar Entertainment Inc. dba Nephew’s for renewal of an existing Unrestricted Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 100 N. Guadalupe Street.</p>	<p>Approved 9-0, for a period of three years, subject to the Point System provided standards are met.</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. Doors to the exterior patio area shall only be opened as necessary for ingress and egress; 3. No speakers or live music shall be allowed outside; 4. The applicant shall comply with all regulations regarding occupant load, ingress and egress, and sprinkler coverage as directed by the Fire Marshal. <p>Public Hearing: No citizen comments</p> <p>The Commission discussed the process for renewal of CUPs that have lapsed for more than a few months, and what an appropriate renewal time frame was. Staff was directed to indicate on future CUPs whether they had expired, and for how long.</p> <p>Chair Taylor mentioned that the CUP could be approved for the life of the permit if the commission desired. There was no further discussion on it.</p>
9	<p>CUP-12-05 (Cool Mint Café) Hold a public hearing and consider a request by Cool Mint, Inc., for renewal of a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 415 Burleson Street.</p>	<p>Approved 8-1, Commissioner Couch dissenting, with the following conditions:</p> <ol style="list-style-type: none"> 1. Permit is valid for a period of one year, provided all standards are met, subject to the points system. <p>Public hearing: No citizen comments (continued on next page)</p>

		The Plan Commission discussed renewal of CUPs that have been expired for more than a few months, and directed Staff to include information on expirations in future staff reports.
10	CUP-12-06 (Lone Star Deli) Hold a public hearing and consider a request by Sage Outdoor Services, L.L.C. dba Lone Star Deli, for renewal of a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 3941 South IH-35, Suite 112.	Approved 9-0 with the following conditions: 1. Permit is valid for a period of one year, as the business transitioned from a walk up concession stand to a sit down restaurant, provided standards are met, subject to the point system. 2. No open containers of alcohol shall be issued for off-premise consumption; and 3. Signs remain posted where seating is located and at the purchase window stating that it is prohibited for open containers of alcohol to be taken off premise. Public hearing: No citizen comments Commissioners discussed the transition from walk up concession stand to deli restaurant.
11	Non-Consent Agenda (11-15) Presentation from staff and discussion regarding the North LBJ Capital Improvement Project.	Details about the project were presented along with the Hillside Ranch case.
12	LUA-11-23 (Hillside Ranch Phase 2) Consider a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a land use map amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for 10.925 acres located at 1410 N. LBJ Drive.	Considered with PDD-11-11
13	ZC-11-37 (Hillside Ranch Phase 2) Consider a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a zoning change from Single Family Residential (SF-6) to Multi-Family-12 (MF-12) for 10.925 acres located at 1410 N. LBJ Drive.	Considered with PDD-11-11

14	PDD-11-11 (Hillside Ranch Phase 2) Consider a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a Planned Development District Overlay (PDD), with a base zoning of Multi-Family-12 (MF-12) for 10.925 acres located at 1410 N. LBJ Drive.	Approved 7-2 (Seebeck and Kelsey voted no). Key items discussed by the Commission: traffic, site access including the proposed roundabout, wastewater capacity, the LBJ project, and construction timing.
15	Suggestions for future agenda items. 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.	The Commission requested the following items be placed on a future agenda: <ul style="list-style-type: none"> • Workshop on traffic and density • Discussion on code or policy changes regarding receiving handouts and other information on the dais • Update on the next joint workshop with City Council • Discussion regarding the policy for citizen comment signup
16	Development Services Report 1. Board and Commission Reception 2. Annual Report	
17	Questions from the Press and Public.	Jane Hughson suggested that the Commission table incomplete submittals. She said applicants will learn they have to turn in complete applications when their request has been tabled a few times.
18	Adjourn.	Adjourned at 8:21 p.m.