



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
July 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	Commissioners Seebeck, Kelsey and Morris were 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. Diane Wassenich
6	Presentation and discussion regarding the Gas Lamp District project.	Matthew Lewis Alexas Knight, Regional VP of Walton Group Rick Rosenburg, Managing Principle of DPFG Consulting firm in Austin
7	<u>Consent Agenda</u> Consider the approval of the minutes from the Regular Meeting on July 10, 2012.	Approved on Consent 6-0
8	<u>Public Hearing:</u> PC-12-08(04) (Stagecoach Business Park Replat) Hold a public hearing and consider a request by Byrn & Associates, Inc., on behalf of South Stagecoach Business Park, LTD., for approval of a replat of Lot 9, Stagecoach Business Park, establishing Lots 9-A and 9-B, located at the corner of Wonder World Drive and South Stagecoach Trail.	Public Hearing: No comments Approved 6-0 with the following condition: 1. Security is required to be posted for the extension of the wastewater line to Lot 9-A prior to the recordation of the plat.
		Continued on next page

<p>9</p>	<p>CUP-12-25 (Ruby Heels Wine Shoppe - General) Hold a public hearing and consider a request by RAK Hestand, LLC on behalf of Ruby Heels Wine Shoppe for granting of a Conditional Use Permit to allow a microbrewery use within a T-5 Smart Code Zoning District at 100 N. Edward Gary Street, Suite C.</p>	<p>Public Hearing: No comments</p> <p>Approved 6-0</p>
<p>10</p>	<p>CUP-12-24 (Ruby Heels Wine Shoppe - TABC) Hold a public hearing and consider a request by RAK Hestand, LLC on behalf of Ruby Heels Wine Shoppe for granting of a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 100 N. Edward Gary Street, Suite C.</p>	<p>Public Hearing: No comments</p> <p>Approved 6-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system; 2. The permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director; 3. The permit shall not become effective until a Certificate of Occupancy is received; 4. All Environmental Health permitting requirements must be met.
<p>11</p>	<p>CUP-12-26 (The Square Peg) Hold a public hearing and consider a request by Brass Holdings LLC on behalf of The Square Peg, for the granting of a Restricted (Restaurant) Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 179 S. LBJ Drive.</p>	<p>Public Hearing: 1. Brian Rasmussen</p> <p>Approved 6-0 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 Restricted Conditional Use Permit shall not be issued until the applicant has received an Economic Development Incentive Waiver from City Council or has been in operation for one (1) year; 3. The permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director; 4. The permit shall not become effective until a Certificate of Occupancy is received; 5. All Environmental Health permitting requirements must be met.

12	CUP-12-27 (Harper's Public House) Hold a public hearing and consider a request by Shy Inc., on behalf of Harper's Public House, for a renewal of the existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 139 E. Hopkins Street.	Public Hearing: No comments Approved with a vote of 6-0 with the following condition: 1. The permit shall be valid for the life of the TABC license, provided standards are met, subject to the point system.
13	Non Consent Agenda: PC-12-18(03) (Hillside Ranch Phase 2) Consider a request by Ash & Associates, LLC on behalf of GEM Hillside Ranch, L.P. and Daniel C. Anderson for approval of a final plat for approximately 10.925 acres, more or less, out of the Thomas J Chambers Survey, Tract 179 at 1410 N. LBJ Drive and to find that the parkland dedicated by such plat has exceptional recreational value that warrants its acceptance.	Approved with a vote of 5-1 (Commissioner Bryan voted no) with the following condition: 1. The plat shall not be recorded with the county until private drainage easement within the parkland lot, agreeable to the City of San Marcos, has been recorded with the county.
14	<u>Development Services Report</u> a. Update from staff on the Comprehensive Plan	Matthew Lewis gave an update on the upcoming meeting for the Comprehensive Plan.
15	Question and Answer Session with the Press and Public.	There were no questions.
16	Adjourn.	Adjourned at 7:09 p.m.