

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
June 26, 2012**

1. Present

Commissioners:

Curtis Seebeck, Vice Chair
Bucky Couch
Carter Morris
Chris Wood
Kenneth Ehlers
Corey Carothers

City Staff:

Matthew Lewis, Development Services Director
Sam Aguirre, Assistant City Attorney
Francis Serna, Recording Secretary
Alison Brake, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Vice Chair Seebeck at 6:00 p.m. on Tuesday June 26, 2012, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Vice Chair Seebeck welcomed audience and viewers.

4. NOTE: *The Planning & 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.*

5. 30 Minute Citizen Comment Period

There were no citizen comments.

Consent Agenda:

6. Consider the approval of the minutes from the Regular Meeting on June 12, 2012.

7. PC-12-12(02) (Hillside Ranch Ph. 2) Consider a request by Ramsey Engineering, LLC on behalf of Daniel C. Anderson for approval of a Preliminary Plat for approximately 10.925 acres more or less out of the Thomas J. Chambers Survey, Tract 179 located at 1410 North LBJ Drive.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Carothers, the Commission approved on consent minutes from the Regular Meeting on June 12, 2012 and PC-12-12(02) (Hillside Ranch Ph. 2). The motion carried unanimously.

Public Hearing:

8. CUP-12-21 (Pluckers Wing Bar) Hold a public hearing and consider a request by Sean Greenberg, on behalf of Pluckers Wing Bar, for renewal of a Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 105 N. IH 35.

Vice Chair Seebeck opened the public hearing. Mr. Patel, 811 S. Guadalupe, Manager of the hotel next to Pluckers explained that at the last two meetings they had several noise issues. He said after the last meeting a year ago they have not had any issues. Mr. Patel added that Pluckers is working with them to maintain the noise. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted six (6) for and none (0) against to approve CUP-12-21 The CUP be valid for the life of the State TABC license, provided standards are met, subject to the point system, live music be played no later than 10:30 PM Sunday through Wednesday, 11:00 PM on Thursday and midnight on Friday and Saturday; and the applicant complies with the noise standards as they exist or as amended. The motion carried unanimously.

Non Consent:

9. PDD-11-03(a) (Blanco Vista) Consider a text amendment to the existing Blanco Vista PDD overlay district for approximately 432.5 acre part of the William Ward Survey No. 3, and the J.W. William Survey and part of the Blanco Vista Subdivision (except Blanco Vista Phase 1-2, Sections 1,2 and Infrastructure and Blanco Vista Tract I Section A and School Tract, Blanco Vita, Tract C, Section A, and Trail Ridge Pass Church Subdivision), located at the intersection of Blanco Vista Boulevard and Trail Ridge Pass.

MOTION: Upon a motion made by Commissioner Wood and a second by Commission Ehlers, the Commission voted six (6) for and none (0) against to approve PDD-11-03(a). The motion carried unanimously.

10. Development Services Report

a. Update from staff on Comprehensive Plan

Matthew Lewis gave an update on the Comp Plan and invited them to the June 27th Joint Comp Plan/ Steering Committee meeting to be held at the Activity Center from 5:30-8:30.

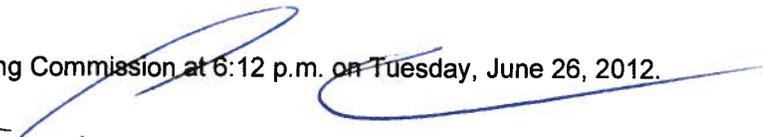
11. "Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on this agenda."*

There were no questions from the press and public.

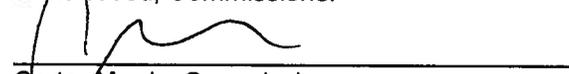
12. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 6:12 p.m. on Tuesday, June 26, 2012.


Curtis Seebeck, Vice Chair

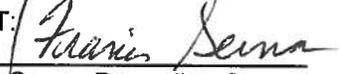

Chris Wood, Commissioner


Corey Carothers, Commissioner


Carter Morris, Commissioner


Bucky Couch, Commissioner


Kenneth Ehlers, Commissioner

ATTEST: 
Francis Serna, Recording Secretary