



**SAN MARCOS PLANNING & ZONING COMMISSION  
ACTION AGENDA  
August 14, 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 Kelsey 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 Citizen Comments
6	<b><u>Consent Agenda</u></b>  <b>Consider the approval of the minutes from the Regular Meeting on July 24, 2012.</b>	Approved on Consent
7	<b><u>Public Hearing:</u></b>  <b>CUP-12-28 (HEB Cafe)</b> Hold a public hearing and consider a request by HEB Beverage Company, L.L.C., on behalf of HEB Grocery Company LP, for a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption in the café at HEB Food Store #243, located at 641 E. Hopkins Street.	Public Hearing:  No comments  Approved 8-0 with the following conditions:  <ol style="list-style-type: none"> <li>1. The permit shall be valid for the life of the TABC Permit, provided standards are met, subject to the point system;</li> <li>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;</li> <li>3. The permit shall not become effective until a Certificate of Occupancy is received; and</li> <li>4. Live music shall end when the café</li> </ol>

		<p>closes at 9:00 p.m.</p> <p>Commissioner Morris discussed the variation from the usual recommendation for new CUPs of a year noting that HEB is a reputable chain and he felt comfortable that they would catch any infringements.</p>
8	<p><b>ZC-12-07 (302 W. San Antonio St.)</b> Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from SmartCode-CS (Civic Space) to SmartCode-T5 (Urban Center) for an approximately 0.235 acre site located at 302 W. San Antonio Street, in the Original Town of San Marcos, Block 18, Lot 1.</p>	<p>Public Hearing: No comments</p> <p>Approved with a vote of 8-0.</p> <p>Commissioners discussed whether the city should initiate zoning cases for privately owned property and expressed concern over city's role in rezoning cases in the future.</p>
9	<p><b>ZC-12-08 (100 E. MLK Dr.)</b> Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from SmartCode-CS (Civic Space) to SmartCode-T5 (Urban Center) for an approximately 2.328 acre site located at 100 E. MLK Drive, in the J.S. Travis Survey, Block 1.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> <li>1. Ollie Giles</li> <li>2. Ronnie Vasquez</li> </ol> <p>Approved with a vote of 7-1.</p>
10	<p><b>ZC-12-09 (301 N. Guadalupe St.)</b> Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from SmartCode-CS (Civic Space) to SmartCode-T5 (Urban Center) for an approximately 0.935 acre site located at 301 N. Guadalupe Street, in the Original Town of San Marcos, Block 25 and part of Farm Lot 22.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> <li>1. Erwin Young</li> <li>2. Ronnie Vasquez</li> </ol> <p>Commissioner Morris recused himself from Item 10.</p> <p>Approved with a vote of 7-0.</p>
11	<p><b>LDC-12-12 (Subdivision Improvements Bond)</b> Hold a public hearing and consider an amendment to Section 1.6.6.4 of the City's Land Development Code to add a performance bond as an authorized form of security for completion of public improvements required to serve a subdivision or development.</p>	<p>Public Hearing: No comments</p> <p>Approved with a vote of 8-0.</p>
12	<p><b>LDC-12-13 (SmartCode Architectural Standards)</b> Hold a public hearing and discuss various revisions to Subpart C of the City Code (the SmartCode) including modifying the signage and lighting standards and adding architectural requirements.</p>	<p>Public Hearing: Several spoke in support.</p> <p>The Commission received a presentation from staff and Nore Winter. There was a brief discussion about the standards and general support from the Commission.</p>
13	<p><b>Non Consent Agenda:</b></p> <p>Discuss and consider the rescheduling of the following Regular Meeting Dates, and provide</p>	<p>The Commission discussed and recommended that the December 25, 2012 Planning Commission be cancelled unless a</p>

	<p>direction to staff:</p> <p>October 9, 2012 due to American Planning Association Conference</p> <p>November 27, 2012 due to Thanksgiving Holiday</p> <p>December 25, 2012 due to Christmas Holiday</p>	Special Meeting is necessary.
<b>14</b>	<p><b><u>Development Services Report</u></b></p> <p>a. Update from staff on the Comprehensive Plan</p> <p>b. Fee Update</p>	<p>Matthew Lewis gave an update and invited the Commission to future meetings. Matthew Lewis informed the Commission that the Development Fees have been adopted by City Council. The Building Fees were pulled and will be reviewed at the August 21<sup>st</sup> City Council Meeting.</p>
<b>15</b>	Question and Answer Session with the Press and Public.	There were no questions.
<b>16</b>	Adjourn.	Adjourned at 7:20 p.m.