



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
September 25, 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	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.	There was no Executive Session
5	30-Minute Citizen Comment Period	1. Don Eyssen 2. Blake Hicks 3. Frank Parrott 4. Norma Parrott 5. Nancy Lee Seifert 6. Beverley Silas 7. John David Carson 8. Samantha Armbruster 9. Amy Hall 10. Katy Scruton
6	<u>Consent Agenda</u> Consider the approval of the minutes from the Regular Meeting on September 11, 2012.	Approved on Consent 9-0
7	<u>Public Hearing:</u> CUP-12-30 (Embassy Suites Hotel) Hold a public hearing and consider a request by San Marcos ES Catering, on behalf of Embassy Suites Hotel, for the renewal of the existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 1001 E. McCarty Lane.	Public Hearing: There were no citizen comments. Approved with a vote of 9-0 with the condition: 1. The permit shall be valid for the lifetime of the State TABC license, provided standards are met, subject to the point system.

8	<p>CUP-12-31 (Embassy Suites Conference Center) Hold a public hearing and consider a request by San Marcos ES Catering, on behalf of Embassy Suites and City of San Marcos Conference Center, for the renewal of the existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 1001 E. McCarty Lane.</p>	<p>Public Hearing: There were no citizen comments.</p> <p>Approved with a vote of 9-0 with the condition:</p> <ol style="list-style-type: none"> 1. The permit shall be valid for the lifetime of the State TABC license, provided standards are met, subject to the point system.
9	<p>CUP-12-32 (Cedars Mediterranean Café) Hold a public hearing and consider a request by Cedars Mediterranean Cafe for renewal of an existing SmartCode Warrant. The proposed renewal would allow the continued use of a smoking lounge at 220 N. Edward Gary.</p>	<p>Public Hearing: There were no citizen comments.</p> <p>Approved with a vote of 9-0 with conditions:</p> <ol style="list-style-type: none"> 1. The Warrant shall be valid for three (3) years. 2. Signage requirements of the Clean Air Ordinance are to be met with a clearly visible sign posted at the entrance stating, "Smoking is permitted throughout the entire area."
10	<p>CUP-12-33 (Wok and Roll) Hold a public hearing and consider a request by Mei Wan Lai, on behalf of Wok & Roll Restaurant, for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 812 S. Guadalupe Street.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Johnny Lai – owner of Wok and Roll; thanked the people of San Marcos for good business <p>Approved with a vote of 9-0 with the condition:</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.
11	<p>CUP-12-34 (Stratosphere Lounge) Hold a public hearing and consider a request by the Stratosphere Lounge for the renewal of an existing SmartCode Warrant. The proposed renewal would allow the continued use of a smoking lounge at 235-B N. LBJ Drive.</p>	<p>Public Hearing: There were no citizen comments.</p> <p>Approved with a vote of 9-0 with conditions:</p> <ol style="list-style-type: none"> 1. The Warrant shall be valid for five (5) years. 2. Signage requirements of the Clean Air Ordinance are to be met with a clearly visible sign posted at the entrance stating, "Smoking is permitted throughout the entire area." 3. Hours of alcohol consumption must coincide with regular alcohol sales hours in San Marcos.

12	CUP-12-35 (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.	Public Hearing: 1. Kyle Mylius – one of the owners to answer questions of the Commission; answered questions regarding the cutting back of music to just Wednesdays. Approved with a vote of 9-0 with the condition: 1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system.
13	A-12-03 (100 E. MLK) Hold a public hearing and consider a request by James Garza on behalf of Hays County for the abandonment of an approximately 108 foot by 22 foot segment of alley in the 100 block of E. MLK Drive.	Public Hearing: There were no citizen comments. Approved with a vote of 9-0.
14	<u>Non-consent agenda:</u> PDD-11-13(a) (Amendment to Blanco River Village PDD) Consider a request by Scott Bauer, on behalf of Bigelow San Marcos Development, L.L.C., to amend the text of the existing Development Standards for the Blanco River Village Planned Development District (“PDD”), consisting of 103.788 acres of land, more or less, located in the 1400 through 1900 blocks of State Highway 21, as originally approved by Ordinances 2004-61 and 2008-49, and amended by Ordinance 2012-02, for the purpose of allowing a smaller street section to allow a courtyard housing type.	Approved with a vote of 8-1 with the following conditions: 1. The developer paints a pedestrian crosswalk across Golden Shadow; 2. The developer erects pedestrian crossing signs facing both ways of traffic on Golden Shadow at crosswalk; and 3. The developer erects “No Parking” signs along Golden Shadow for good visibility for the crosswalk (at least two car lengths) Commissioner Bryan dissented.
15	LDC-12-13 (Downtown Architectural Standards) Consider various revisions to Subpart C of the City Code (the SmartCode) including modifying the signage and lighting standards and adding architectural requirements.	Approved with a vote of 8-1. Commissioner Seebeck dissented.
16	<u>Development Services Report</u> a. Update from staff on the Comprehensive Plan	Matthew Lewis invited and encouraged the Commission and public to the next Comp Plan Meeting to be held on Wednesday, September 26 at the Activity Center at 5:30. He announced that the Development Services Department received a State American Planning Award for Dream San Marcos to be presented to at the APA Conference in Forth Worth on October 5 th .
17	Question and Answer Session with the Press and Public.	There were no questions.
18	Adjourn.	Adjourned at 8:20 p.m.