



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
July 9, 2013
REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Chair Taylor called the meeting to order.
2	Roll Call	
3	Chairperson's Opening Remarks	
	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.	
4	30 minute Citizen Comment Period	1. Dianne Wassenich
31	<u>Consent Agenda</u> Consider the approval of the minutes of the Regular Meeting on June 25, 2013.	Approved with corrections on Consent
6	<u>Public Hearing</u> PC-13-18_03 (WB Addition) Hold a public hearing and consider a request by Kimley Horn and Associates, on behalf of Whataburger Real Estate LLC, for approval of a replat of Lot 1, Whataburger Addition and Lot 3 Quarters Addition, and associated subdivision improvement agreement establishing Lot 1, WB Addition, located near the intersection of South IH 35 and State Highway 123.	Public Hearing: No one spoke. Approved 9-0.
		Continued on next page

7	CUP-13-17 (Aquabrew) Hold a public hearing and consider a request by Carlos Russo, on behalf of Austin Street Tavern LLC, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 150 S. LBJ Drive.	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Carlos Russo 2. Mark Janssen 3. John Hohn <p>Approved 8-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit shall be effective upon issuance of the Certificate of Occupancy; and, 2. The permit shall be valid for six (6) months, provided standards are met, subject to the point system. <p>Commissioner Morris recused himself.</p>
8	ZC-13-10 (Blacks Barbeque) Hold a public hearing and consider a request by Kent Blacks Lockhart BBQ LLC for a Zoning Change from Light Industrial (LI) to Mixed Use (MU) for approximately .5 acres out of the J.M. Veramendi Survey Abstract 17, No. 1, located at 500 Hull Street.	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Rudy Rodriguez 2. Kent Black <p>Approved 9-0 as submitted (in same motion as ZC-13-11).</p>
9	ZC-13-11 (Blacks Barbeque) Hold a public hearing and consider a request by Kent Blacks Lockhart BBQ LLC for a Zoning Change from Heavy Industrial (HI) to Mixed Use (MU) for approximately .12 acres out of the J.M. Veramendi Survey Abstract 17, No. 1, located at 520 Hull Street.	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Rudy Rodriguez 2. Kent Black <p>Approved 9-0 as submitted (in same motion as ZC-13-10).</p>
10	CUP-13-19 (Blacks Barbeque) Hold a public hearing and consider a request by Kent Blacks Lockhart BBQ LLC for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 500 Hull Street.	<p>Public Hearing:</p> <ol style="list-style-type: none"> 1. Rudy Rodriguez 2. Kent Black <p>Approved 9-0 with the following conditions:</p> <ol style="list-style-type: none"> 1. The permit approval shall be effective only upon approval by the City Council of the Petitions for Zoning Change at 500 Hull Street (ZC-13-10) and 520 Hull Street (ZC-13-11); 2. The TABC license is provided to the City prior to issuance; 3. The permit shall be effective upon issuance of the Certificate of Occupancy; and, 4. The permit shall be valid for one (1) year, provided standards are met, subject to the point system.

11	ZC-13-12 (1902 Medical Parkway) Hold a public hearing and consider a request by Edward Johnson, on behalf of Hays ASC Pursuit Partners, L.L.C., for a Zoning Change from Office Professional (OP) to General Commercial (GC) for Lot 5B, San Marcos MedPark Subdivision, located at 1902 Medical Parkway.	Public Hearing: 1. Administrator for Hays Nursing and Rehab Approved 9-0
12	LDC-13-05 (Procedures for Zoning Applications) Hold a public hearing and consider a recommendation to the City Council regarding revisions to Section 1.5.1.4(g) of the Land Development Code regarding waiting periods for zoning applications that are denied.	Public Hearing: 1. Dianne Wassenich Motion to deny approved 6-3 with Commissioners Ramirez, Seebeck and Taylor dissenting.
13	<u>Non-Consent Agenda</u> Development Services Report Update from staff on the following: a) Implementation of the Comprehensive Master Plan; b) Downtown Implementation; c) Impact Fee Report; d) Transportation Master Plan; e) July 25, 2013 City Council and Planning Commission Joint Meeting. f)	Staff gave a brief update.
14	Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i>	1. Diane Wassenich
15	Adjournment	Adjourned at 7:37 p.m.