



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
October 8, 2013
REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Chair Taylor called the meeting to order at 6:12 p.m.
2	Roll Call	All present
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	No citizen comments
5	<u>Consent Agenda</u> Consider the approval of the minutes of the Regular Meeting on September 24, 2013.	Approved on Consent
6	<u>Public Hearing</u> CUP-13-32 (Jo on the Go) Hold a public hearing and consider a request by Elizabeth Rios, on behalf of Jo on the Go, for a Conditional Use Permit to allow the use of Restaurant/Prepared Food Sales in a Neighborhood Commercial (NC) zoning district at 310 Mary Street.	Public Hearing: No Comments Approved as submitted (9-0)
7	CUP-13-35 (Bikinis) Hold a public hearing and consider a request by Bikinis Real Estate LLC for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 1437 N IH 35.	Public Hearing: No Comments Approved 7-2 with the following conditions: <ol style="list-style-type: none"> 1. The permit shall be valid for six (6) months, provided standards are met, subject to the point system; and, 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

8	<p>PSA-13-01 (Yarrington Commons) Hold a public hearing and consider a request by Ocie Vest for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for an approximately 155 acre tract out of the William Ward Survey No. 3 and a portion of Champions Business Park Subdivision. The property is located south of Yarrington Road between IH 35 and Post Road, extending south to the Blanco River.</p>	<p>Public Hearing: 1) Ocie Vest 2) Bridget Phillips</p> <p>Approved 7-2 to change the site from an Area of Stability to a Medium Intensity Zone on the Preferred Scenario Map while preserving the Open Space designation for the floodway and water quality zone.</p>
9	<p><u>Non-Consent Agenda</u></p> <p>WITHDRAWN: PSA-13-02 (River Park) Hold a public hearing and consider a request by Marc Rankin for a Preferred Scenario Amendment to change an Area of Stability / Open Space to a High Intensity Zone for an approximately 7 acre tract out of Farm Lots 25 and 26. The property is located along the east side of C M Allen Parkway and is divided by Comal Street.</p>	
10	<p>Staff presentation, discussion and possible direction to staff regarding the process and parameters for conducting the Neighborhood Character Studies under the City's Comprehensive Plan and rewriting the Land Development Code.</p>	<p>The Commission provided direction for staff to move forward with the Studies and the Code rewrite and provided some direction on the sequencing of the Studies.</p>
11.	<p>Development Services Report: a. Update from staff on the Implementation of the Comprehensive Plan. b. Update on Erosion Control Study (Sessom Creek Erosion Remediation Evaluation)</p>	<p>Matthew Lewis gave a brief update on the Comp Plan. He advised the Commission that they were mailed the Erosion Control Study and asked if they would be interested a presentation from Laurie Moyer, Engineering Director. The Commission directed staff to place an item on a future agenda.</p>
12	<p>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></p>	<p>1. Bridget Phillips</p>
13	<p>Adjournment</p>	<p>Adjourned at 7:38 p.m.</p>