

**POSTED**

JUN 18 2010

12:45pm

TIME

BY



**REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, June 22, 2010, 6:00 p.m.  
Council Chambers, City Hall  
630 E. Hopkins Street

*Sherwood Bishop, Chair*  
*Bill Taylor, Vice-Chair*  
*Randy Bryan, Commissioner*  
*Bucky Couch, Commissioner*  
*Jude Prather, Commissioner*  
*Curtis O. Seebeck, Commissioner*  
*Jim Stark, Commissioner*  
*Chris Wood, Commissioner*  
*Travis Kelsey, Commissioner*

**AGENDA**

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
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. **Citizen Comment Period.**
6. **CUP-10-12.** Hold a public hearing and consider possible action on a request by Chase Katz for a Conditional Use Permit to allow on-premise consumption of mixed alcoholic beverages at 336 W Hopkins Street.
7. **CUP-10-13.** Hold a public hearing and consider possible action on a request by Jonathan Ellis, for a Conditional Use Permit to allow a hookah bar (smoking lounge) in a Community Commercial (CC) zoning district at 700 N LBJ Drive, Suite 113.
8. **CUP-10-14.** Hold a public hearing and consider possible action on a request by Sean Greenberg, on behalf of Plucker's Wing Bar, for a renewal of a Conditional Use Permit to allow the on-premise consumption of mixed alcoholic beverages at 105 N IH 35.
9. Hold a public hearing and consider action on amending the Land Development Code to include a provision establishing a new Section 4.2.2.9 entitled San Marcos SmartCode and Transect Zones.

10. Hold a public hearing and consider action on a future land use map amendment for an area generally bounded by Oscar Smith Drive, Lindsey Street, University Drive, CM Allen Pkwy, I-35, Dixon Street, Brown Street, Kasch Street and Burt Street from Mixed Use, Open Space, Industrial, Public and Institutional, Heavy Commercial, Neighborhood Commercial, Commercial, High Density Residential, Medium Density Residential, and Low Density Residential to G4(Growth Area 4), G3(Growth Area 3), O1(Open Space 1), or O2(Open Space 2).
  
11. Hold a public hearing and consider action on a zoning change for an area generally bounded by Oscar Smith Drive, Lindsey Street, University Drive, CM Allen Pkwy, I-35, Dixon Street, Brown Street, Kasch Street and Burt Street from MF-24 ( Multi-family), SF-6 ( Single Family Residential), D ( Duplex), TH( Townhouse Residential District), SF-4..5 (Single Family Residential), PH-ZL( Patio Home-Zero Lot Line), PDD (planned development District), P ( Public and Institutional), OP(Office Professional), NC(Neighborhood Commercial) , MU ( Mixed Use), MR( Manufactured Home Restricted), MF-18 (Multi-Family), MF-12 ( Multi-Family), LI (Light Industrial), HI (Heavy Industrial), HC (Heavy Commercial), GC (General Commercial), D (Duplex), CC (Community Commercial), CBA (Central Business Area) to T1 (transect 1), T2 (transect 2), T3 (transect 3), T3.5 (Transect 3.5), T4 (Transect 4), or T5 (Transect 5).
  
12. Hold a public hearing and consider revisions to the following sections of the Land Development Code: Section 1.6.1.3 Platting Exemptions, Section 1.6.6.6- Maintenance and Warranty of Improvements, Table 4.1.6.1, Land Use Matrix, Section 5.5.1.1 Tree Preservation Standards, Section 6.7.2.1 Lot Size Minimum, Section 6.4.2.1 Noise Ordinance, Section 6.2.1.1 Off Street Parking Standards, Section 4.5.3.7 Special Exception Requirements, Section 7.4.2.3 Sidewalk Requirements, Section 7.4.1.4- Street lighting requirements, Chapter 5 Water Quality Standards and Chapter 8 Glossary.
  
13. Hold a public hearing and consider action on a proposed Pro-Rata Assessment Ordinance.

**14. Discussion Items.**

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

**Planning Report**

**Commissioners' Report.**

15. Consider approval of the minutes from the Regular Meeting on June 8, 2010.
  
16. Questions from the Press and Public.
  
17. Adjourn.

*Notice of Assistance at the Public Meetings:*

*The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.*