

# PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER  
DISTRIBUTION OF PACKET

Agenda # 2

- New Correspondence - Grant email 8/23/12 (#2)  
" " - Tilton email 8/23/12

Date 8/23/12  
Time 5:45 PM

## Kiss, Lisa

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**From:** Backoff, Jerry  
**Sent:** Thursday, August 23, 2012 5:34 PM  
**To:** Kiss, Lisa  
**Subject:** FW: Proposed San Marcos zoning ordinance

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**From:** Don Grant [<mailto:dgrant@breb.com>]  
**Sent:** Tuesday, August 21, 2012 10:17 AM  
**To:** Backoff, Jerry  
**Cc:** Brindley, Karen  
**Subject:** Proposed San Marcos zoning ordinance

Jerry,

Most of the comments I have on the revised zoning ordinance dated August 9, 2012 are typos:

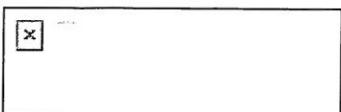
1. Page 20.230-4, Table 20.230-2, I thought "Dry Cleaning or Laundry, Plant" was P in the L-I zone?
2. Page 20.230-5, Table 20.230-2, same thought about "Boat Building", P in the L-I zone?
3. Page 20.230-6, Table 20.230-2, footnote 2 doesn't make sense.
4. Page 20.230-9, Figure 20.230-1, "H" is in the wrong location.
5. Page 20.230-10, Figure 20.230-3, "D" is in the wrong location, "I" is in the wrong location and "L" is not on Table 20.230-3
6. Page 20.230-11, Figure 20.230-4, "A" and "C" are truncated again.
7. Page 20.230-11, Section 20.230.060, paragraph A should refer to Table 20.230-3"
8. Page 20.230-12, paragraph E, "Loading/delivery areas shall not be visible from the street", what about properties that face two streets?

You may still get comments from the other members of the subcommittee.

Don

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## Kiss, Lisa

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**From:** Backoff, Jerry  
**Sent:** Thursday, August 23, 2012 5:33 PM  
**To:** Kiss, Lisa  
**Subject:** FW: A few comments on industrial zone draft.

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**From:** Dean Tilton [<mailto:dtilton@tiltonrealty.com>]  
**Sent:** Tuesday, August 21, 2012 3:28 PM  
**To:** Backoff, Jerry; Brindley, Karen  
**Subject:** A few comments on industrial zone draft.

Jerry and Karen,

That last meeting where we worked through the first draft was fun. This draft looks very good to me. I only have a few minor thoughts at this point.

1. You have probably already found them but there are several mistakes in the paragraph numbers in the "Additional Use Regulations" column.
2. Parking Lot Sales. I think the "T" designation should apply to I and I-2 also.
3. My property manager experience is that there is usually no distinction between a) Machine shops, b)Manufacturing and assembly, c) Metal working. Same tools and machines, same basic activity. Therefore I think metal working should be a P in the L-I zone also. No comment on BP.

I was encouraged by your thoughts in our last meeting concerning the heavy weight of the DP/CUP on small business and organizations. The totality of the following make a permit unnecessarily taxing on a small business or organization.

- The application cost. (If it were only just this!)
- The cost of the wasted rent paid during the long processing period.
- The possible cost of purchasing a new preliminary title report. (It is unclear to me why the City even requires one.)
- The possible CFD cost. The traffic mitigation CFD is particularly burdensome.
- The cost and the deadening effect of possible physical improvements required by the conditions, particularly when there is to be no change in the occupancy classification.
- The cost of storm water studies and possible required improvements.

I hope there can be some relief for these folks, particularly in regard to a DP for innocuous uses.

If there is a meeting on Thursday, please invite me. I would like to see this through.

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