



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
September 23, 2014
REGULAR MEETING**

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 p.m.
II	Roll Call	Commissioner Ehlers and Kelsey were absent
III	Chairperson's Opening Remarks	
IV	30 minute Citizen Comment Period	1. Camille Phillips
	<u>Consent Agenda</u>	
1	Consider approval of the minutes of the Regular Meeting on August 26, 2014.	Approved on consent 7-0
2	Consider approval of the minutes of the Regular Meeting on September 9, 2014.	Approved on consent 7-0
3.	PC-13-37_03 (Vista De Los Santos - Phase 1) Consider a request by HMT Engineering and Surveying for approval of a Final Plat and associated Subdivision Improvement Agreement for approximately 24.75 acres, more or less, out of the John Williams Survey, Abstract No. 2, located near Craddock Avenue and Valencia Way.	Pulled from the agenda
4.	PC-14-17_03 (Uniprop) Consider a request by Cuatro Consultants on behalf of RSSO, LLC for a Final Plat and the associated Subdivision Improvement Agreement, consisting of 40 acres out of the J.M Veramendi League number 1, establishing Lots 1, 2, and 3 of the Uniprop Subdivision.	Pulled from consent agenda so that a public hearing could be held in regard to the updated plat. Approved 7-0
5.	PC-14-24_02 (Blanco Vista Tract E Phase 1) Consider a request by CSF Civil Group, LLC, on behalf of Brookfield Residential, to approve a preliminary plat for Blanco Vista Tract E, Phase 1.	Approved on consent 7-0

6	<p><u>Public Hearing:</u></p> <p>CUP-14-30 (Shisha Zone Moroccan Hookah Lounge) Hold a public hearing and consider a request by Mohamed Anani, on behalf of Hjortin Family Trust, for a conditional use permit to allow for a smoking lounge at 700 N LBJ Dr.</p>	<p>Public Hearing: no comments</p> <p>Approved 4-3</p>
7	<p>CUP-14-32 (Alcove Self Storage) Hold a public hearing and consider a request by Tyler Grooms, on behalf of 90 San Marcos LTD & DFRM Investments for a Conditional Use Permit to allow for a self-storage business located at 1615 N IH-35.</p>	<p>Public Hearing: 1. Felix Deleon</p> <p>Approved 7-0</p> <p>There was concern about encroachment into Miller Trace Road. Staff assured the Commission that Miller Trace would not be narrowed.</p>
8	<p>CUP-14-31 (Alcove Self Storage) Hold a public hearing and consider a request by Tyler Grooms, on behalf of 90 San Marcos LTD & DFRM Investments for a Conditional Use Permit to allow for a structure with sheet metal siding to be located at 1615 N IH 35.</p>	<p>Public Hearing: No comments</p> <p>Approved 7-0</p> <p>There was some concern over the color of the metal siding, but the Commission decided color was not in their purview.</p>
9	<p>PSA-14-04 (Trace) Hold a public hearing and consider a request by High Pointe Communities for a Preferred Scenario Amendment to change an Area of Stability to a Medium Intensity Zone on an approximately 158.4 acre tract along the east side of IH 35, north of Posey Road, out of the William H. Van Horn Survey, or alternatively, designate a portion of the area appropriate as an Employment Center along IH 35.</p>	<p>Public Hearing: 1. Chris Crawford 2. Caren Williams</p> <p>Denied with a recommendation for the Hybrid option presented by the applicant. 4-3</p>
10	<p>PSA-14-05 (Hillert) Hold a public hearing and consider a request by Moeller and Associates for a Preferred Scenario Amendment to change an Area of Stability to a Medium Intensity Zone for an approximately 563.8 acre tract located along Staples Road, east of Old Bastrop Highway out of the William A. Matthews Survey, the William Burnet Survey and the B&G Fulcher League in Hays and Guadalupe Counties.</p>	<p>Public Hearing: 1. David Earl</p> <p>Denied 6-1</p>
11	<p>PSA-14-07 (Las Colinas) Hold a public hearing and consider a request by Flying TZ, LP for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for approximately 92.00 acres located between South IH 35 and Old Bastrop Highway South of Posey Road</p>	<p>Public Hearing: 1. Reagan Dickerson</p> <p>Approved 5-2</p>

	out of the Samuel Craft Sr. Survey, or alternatively, designate a portion of the area appropriate as an Employment Center along IH 35.	
12	PSA-14-08 (Thornton) Hold a public hearing and consider a request by ETR Development Consulting for a Preferred Scenario Amendment to change an Area of Stability to a High Intensity Zone for an approximately 6 acre tract located at the intersection of IH 35 and Luciano Flores Boulevard out of the JM Veramendi Survey No. 1.	Public Hearing: 1. Ed Theriot 2. Diane Wassenich Approved with the condition that the Floodway and Water Quality Zone remain Open Space
13	<u>Development Services Report:</u> a. Code SMTX Update b. Planning & Zoning Commission meeting dates c. Staff update	Abby Gillfillan gave an update on the Code SMTX Rodeo Events. Kristy Stark advised the Commission that there will be one P&Z meeting in October and one meeting in November. John Foreman announced that he has resigned.
V	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>	No questions from the Press and Public.
VI	Adjournment	Adjourned at 9:45 p.m.