



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
August 11, 2015
REGULAR MEETING**

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 pm.
II	Roll Call	Commissioner Stanfield was absent
III	Chairperson's Opening Remarks	Chair Wood
IV	30 Minute Citizen Comment Period	No Citizen Comments
	<u>Consent Agenda</u>	
1	Consider approval of the minutes of the Regular Meeting on July 28, 2015.	Approved 8- 0 on consent
2	PC-15-20_01 (Paso Robles Concept Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Concept Plat for approximately 1,276 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)	Approved 8-0 on consent
3	PC-15-14_02 (Paso Robles Phase 1 Preliminary Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 37.21 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)	Approved 8-0 on consent

4	PC-15-28_02 (Cottonwood Creek Phase 1, Section 3) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Preliminary Subdivision Plat of Cottonwood Creek Phase 1, Section 2 for approximately 12.05 acres, more or less, out of the Farnam Frye, John F Geister, and Charles Henderson Surveys, consisting of 78 residential lots and 3 private parkland lots located near the intersection of Monterrey Oak and Cypress Parkway. (T. Carpenter)	Approved 8-0 on consent
5	<u>Public Hearing</u> PVC-15-01 (Meadow Brook Plat Variance) Hold a public hearing and consider a plat variance request by Frances Martinez, on behalf of Elizabeth Zelada and Mauricio Cante, for the Meadow Brook Replat (PC-15-16_04) to allow a deviation from Section 6.7.2.1(j) of the Land Development Code requiring that the lot depth shall not exceed three times the lot width. (A. Villalobos)	Public Hearing: No comments Approved 8-0
6	PC-15-16_04 (Meadow Brook, Replat) Hold a public hearing and consider a request by David Williamson, Byrn & Associates, Inc., on behalf of Elizabeth Zelada and Mauricio Cante, for approval of a replat of 2.0 acres, more or less, being Lot 31, Meadow Brook Subdivision, establishing Lot 31A and 31B, Meadow Brook Subdivision, City of San Marcos, Guadalupe County, Texas. (A. Villalobos)	Public Hearing: No comments Approved 8-0
7	PDD-15-05 (I-35 & Posey Road) Receive a staff presentation and discuss a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road.	Brandon Melland, Senior Planner gave a brief overview of the project.
8	<u>Consent Agenda</u> Development Services Report: 1. Zoning for Character Workshops, August 19 & 20 2. Joint City Council and Planning & Zoning Commission Code SMTX & Comp Plan Updates Workshop- September 30, 2015	Kristy Stark invited the Commission to the Zoning for Character Workshops. She advised them about the Joint City Council & Planning Commission workshop.

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>	There were not questions from the press and public.
VI	Adjournment	Meeting adjourned at 6:49 p.m.