



**SAN MARCOS PLANNING & ZONING COMMISSION**  
**UPDATED**  
**ACTION AGENDA**  
**September 22, 2015**  
**REGULAR MEETING**

<b>Agenda #</b>		<b>Action or Direction</b>
<b>I</b>	Call to Order	Chair Wood called the meeting to order at 6:00 pm.
<b>II</b>	Roll Call	Commissioner Olson was absent.
<b>III</b>	Chairperson's Opening Remarks	
<b>IV</b>	30 Minute Citizen Comment Period	No Citizen Comments
	<b><u>Consent Agenda</u></b>	
<b>1</b>	Consider approval of the minutes of the Regular Meeting on September 8, 2015.	Approved 8-0 on consent.
<b>2</b>	<b>PC-15-32_03 (Blanco Vista, Tract K-1 Final Plat)</b> Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 34.566 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Royal Oak Boulevard. (A. Brake)	Approved 8-0 on consent.
<b>3</b>	<b><u>Public Hearing</u></b> <b>CUP-15-25 (A Tan Sushi)</b> Hold a public hearing and consider a request by A Tan LLC on behalf of A Tan Asian Bistro & Sushi Bar for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 407 S Stagecoach Trail, Suite 101. (A Villalobos)	Public Hearing: No Citizen Comments Approved 8-0 with conditions: <ol style="list-style-type: none"> <li>1. The CUP shall be valid for one (1) year, provided standards are met, subject to the point system;</li> <li>2. The permit shall be effective upon the issuance of the Certificate of Occupancy; and</li> <li>3. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ol>

<p>4</p>	<p><b>CUP-15-26 (Wok &amp; Roll)</b> Hold a public hearing and consider a request by Johnny Lai and Mei Wan Lai, on behalf of Fortune Corner LLC., for a renewal of a Conditional Use Permit to allow for the sale of beer and wine at 812 S Guadalupe Street, Suite 101. (W. Parrish)</p>	<p>Public Hearing: No Citizen Comments Approved 8-0 with conditions:</p> <ol style="list-style-type: none"> <li>1. The CUP shall be valid for the life of the TABC license, provided standards are met, subject to the point system; and</li> <li>2. The CUP shall be posted in the same area and manner as the Certificate of Occupancy</li> </ol>
<p>5</p>	<p><b>CUP-15-27 (The Growling Wolf)</b> Hold a public hearing and consider a request by The Growling Wolf LLC, on behalf of Lynx Property Services, for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 700 North LBJ, Suite 111. (W. Parrish)</p>	<p>Public Hearing: No Citizen Comments Approved 8-0 with conditions:</p> <ol style="list-style-type: none"> <li>1. The CUP shall be valid for one (1) year, provided standards are met, subject to the point system; and</li> <li>2. The CUP shall be posted in the same area and manner as the Certificate of Occupancy</li> </ol>
<p>6</p>	<p><b>CUP-15-30 (Tantra Coffee House)</b> Hold a public hearing and consider a request by Tantra Coffee House LLC, on behalf of Tantra Coffee House, for a renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 217 W Hopkins Street. (A. Villalobos)</p>	<p>Public Hearing: No Citizen Comments Approved 8-0 with conditions:</p> <ol style="list-style-type: none"> <li>1. The CUP shall be valid for the life of the TABC license, provided standards are met, subject to the point system; and</li> <li>2. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ol>
<p>7</p>	<p><b>PSA-15-01 (Blanco Riverwalk)</b> Hold a public hearing and consider a request by Vigil &amp; Associates for a Preferred Scenario Amendment to change from an Area of Stability / Low Intensity to an employment Center for an approximately 116.628 acre tract out of the Blanco Riverwalk Subdivision located along the west side of IH-35 between Carlson Circle and Yarrington Road. (A. Villalobos)</p>	<p>Public Hearing: 1. Robert McDonald</p> <p>Recommended approval, 5-3 with the following staff recommendation:</p> <ol style="list-style-type: none"> <li>1. Recommendation of <b>approval</b> of the request to change from an Area of Stability / Low Intensity to an Employment Center for Block A, B, and Block E. Recommendation of <b>denial</b> of the request to change from an Area of Stability / Low Intensity to an Employment Center for Lot 1, Block F.</li> </ol>

<p>8</p>	<p><b>PSA-15-02 (Wonder World Drive and Hunter Road)</b> Hold a public hearing and consider a request by Pape-Dawson Engineers for a Preferred Scenario Amendment to change an Area of Stability and Open Space to an Employment Center and Open Space for an approximately 16.8 acre tract, more or less, out of the J.M. Veramendi Survey, Abstract 17, located at the northwest corner of Wonder World Drive and Hunter Road. (A. Brake)</p>	<p>Applicant requested postponement of consideration to the October 13 meeting.</p> <p>Recommended approval 8-0 to open the public hearing and to postpone the staff presentation and consideration to the October 13, 2015 meeting.</p> <p>No one spoke at the public hearing. Public hearing was continued to October 13.</p>
<p>9</p>	<p><b>PDD-15-01(2) (I-35 &amp; Posey Road)</b> Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of “PDD,” Planned Development District, with various base zoning districts, 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.</p>	<p>Public Hearing: No Citizen Comments Approved 8-0 with conditions:</p> <ol style="list-style-type: none"> <li>1. The attached PDD Master Plan Document is approved with staff redlined revisions.</li> <li>2. The meets and bounds legal description is provided for each of the proposed base zoning districts indicated within the concept plan prior to second reading of the Ordinance.</li> <li>3. The revised “Land Use Matrix” be incorporated into the PDD Master Plan Document (updated version provided by applicant).</li> <li>4. The developer shall work with city staff to develop permit checklists for staff to utilize when reviewing future development with the PDD.</li> <li>5. The attached “Parks Cost Estimate” spreadsheet be incorporated into the appendix of the PDD Master Plan Document.</li> <li>6. The staff recommendations identified in Exhibit A “Developer Memo – Response by Staff” and shown on the previous two slides, shall be incorporated into the PDD Master Plan document.</li> <li>7. That <u>the first bullet point within</u></li> </ol>

		<p>Section 6.2.1 of the proposed PDD Master Plan Document Redline, shall be <del>removed</del> stricken;</p> <p>8. That section 2.1.1 of the proposed PDD Master Plan Document Redline shall be modified to indicate a maximum of 30% of the 32’ and 40’ alley loaded lots.</p> <p>9. That items listed on the “Memo” to the Planning &amp; Zoning Commission, by Caren L. Williams, listed respectively as Page 44, Page 45, Page 46, Page 49, Page 50, Page 52, and Page 54” shall be incorporated into the proposed PDD Master Plan Document Redline.</p>
<b>10</b>	<p>Development Services Report:</p> <p>1. Joint P&amp;Z and Council Workshop, Sept. 30, 5:30 p.m., Activity Center</p> <p>2. APA Conference, Oct. 7-9, Galveston, TX</p>	<p>Shannon Mattingly, Director reminded the Commission about the September 30<sup>th</sup> Joint City Council and Planning Commission workshop and the Oct. 7-9 APA Conference.</p>
<b>V</b>	<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>There were no questions from the press and public.</p>
<b>VI</b>	<p>Adjournment</p>	<p>Meeting adjourned at 8:50 p.m.</p>