



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, December 11, 2018

6:00 PM

City Council Chambers

630 East Hopkins St.

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

- 1. Consider approval of the minutes of the regular meeting of November 13, 2018.
- 2. Consider approval of the minutes of the regular meeting of November 27, 2018.
- 3. PC-17-47_04 (Leah Tract) Consider a request by Lifestyle Development, LLC on behalf of the City of San Marcos for a Replat of Lots 27A, 10-A, 10, and 11 Municipal Airport Subdivision, creating two lots over approximately 21.13 acres, more or less. (W. Parrish)
- 4. PC-18-06_02 (Mulberry Meadows) Consider a request by Kevin Sawtelle on behalf of Sebastian Stadler for approval of a Preliminary Plat for approximately 205.5 acres, more or less, out of the Rebecca Brown Survey No. 8, and the Charles Henderson Survey No. 55. (W. Parrish)
- 5. PC-18-38_06 (Aquarena Springs Subdivision) Consider a request by KBGE, on behalf of Jay Shree Laxmi Hospitality Corporation, for approval of a Final Plat for approximately 2.802 acres, more or less, out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at 1433 North IH 35.
- 6. PC-18-58_03 (Blanco Vista, Tract U) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 2.968 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Blanco Vista Boulevard. (A. Brake)
- 7. PC-18-59_03 (Blanco Vista, Tract R) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 12.413 acres, more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and south of Trail Ridge Pass (A. Brake)

8. PC-18-17_03 (Trace PA 2B, Section B) Consider a request by Caren Williams-Murch, on behalf of Highpointe Trace, LLC, for approval of a Final Plat for approximately 13.525 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at 105 Sage Meadows Drive. (T. Carpenter)

PUBLIC HEARINGS

9. PC-18-60_04 (1012 North Bishop Street) Hold a public hearing and consider a request by David Williamson, Byrn and Associates, on behalf of David Mendez, for approval of a replat of 0.206 acres being Lot 329, Block 27, Westover Addition Subdivision, establishing Lot 329A and 329B, Block 27, Westover Addition Subdivision located at 1012 North Bishop Street. (A. Villalobos)
10. CUP-18-39 (South End Section One) Hold a public hearing and consider a request to ratify five Warrants associated with the South End Section One Regulating Plan. These Warrants include:
- 1) Drive-Thru uses are permitted within the 2nd or 3rd layer of lots with B-Grid frontage along Wonder World Drive;
 - 2) Minimum frontage build out along B-Grid streets is 20%,
 - 3) Stagecoach Trail and Corporate Drive assemblies may be constructed as shown on the Regulating Plan;
 - 4) The oval and rounded planting options in Table 3.5 of SmartCode are permitted along all streets within Transect Five
 - 5) Transect Five is the only zone required in this district.
- (W. Parrish)
11. 2018-26194 (Morris Office Building) Hold a public hearing and consider a request by Randall Morris & Company. Ltd. for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 7B of the Stagecoach Business Park Subdivision consisting of 0.748 acres located at 330 Wonder World Drive. (G. Schwarz).
12. ZC-18-21(Smart Terminal) An amendment to the City's official zoning map rezoning approximately 934 acres, more or less, out of the William Pettus Survey, Abstract No. 21, generally located near the intersection of State Highway 80 and FM 1984, from "ETJ" Extraterritorial Jurisdiction to "HI" Heavy Industrial. (T. Carpenter)
13. PVC-18-04 (Mostyn Point) Hold a public hearing and consider a request by Grover Mostyn on behalf of Nelly Altuve for a Plat Variance to Section 3.6.3.1(A) of the San Marcos Land Development Code which requires all lots have frontage on a public street. (W. Parrish)

NON-CONSENT AGENDA

14. PC-18-43_05 (Mostyn Point) Consider a request by Nelly Altuve for a Final Plat of approximately 4.67 acres located on Offermann Hill Road to be divided into two residential lots. (W. Parrish)

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title: