

Draft Minutes for the April 4th, 2017 Planning Commission Regular Meeting

PZ-17-008: Public Hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to 1.186 acres out of the A-155, SUR-35 AP Fuquay Survey, Comal County, Texas, to allow the temporary placement and habitation of a travel trailer for resident security and unimproved parking lot with the operation of a Christmas tree sales lot addressed at 1293 FM 306.

(Applicant: Daryll Smith; Case Manager: M. Greene)

Mr. Greene presented the Staff report with the recommendation of approval with the following conditions:

1. The property will be used for the stated purpose between November 1 and December 31 each year, with no changes in the use of the property unless the Special Use Permit is amended.
2. The applicant will provide the Planning Division a copy of a current contract for wastewater disposal from a TCEQ licensed hauler covering November 1 through December 31 annually.
3. The sales lot will be accessed through the Pit Stop parking area. No additional direct access from FM 306 will be created.
4. The applicant will be responsible for maintaining a clean and safe customer parking area, and for preventing the tracking of mud, dust or base material onto adjacent property or public right-of-way.
5. Failure to comply with these conditions will result in re-evaluation of the Special Use Permit and possible revocation.

Chair Elrod asked if anyone wished to speak in favor.

No one spoke.

Chair Elrod asked if anyone wished to speak in opposition.

No one spoke.

Motion by Vice Chair Edwards, seconded by Commissioner Nolte, to close the public hearing. The motion carried (7-0-0).

Motion by Vice Chair Edwards, seconded by Commissioner Sonier, to recommend approval with Staff recommendations to City Council regarding the proposed rezoning request to apply a Special Use Permit to 1.186 acres out of the A-155, SUR-35 AP Fuquay Survey, Comal County, Texas, to allow the temporary placement and habitation of a travel trailer for resident security and unimproved parking lot with the operation of a Christmas tree sales lot addressed at 1293 FM 306. The motion carried. (7-0-0)