



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, January 12, 2021

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.**

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

*Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to speak to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

### EXECUTIVE SESSION

*NOTE: Pursuant to Chapter 551 of the Texas Government Code, the Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

### NON-CONSENT AGENDA

1. Election of the following officers:
  - a. Planning and Zoning Commission Vice Chair

### CONSENT AGENDA

2. Consider approval of the minutes of the regular meeting of December 8, 2020.
3. PC-19-64 (Flemming Farms) Consider a request by Dan Ryan, P.E. on behalf of Clint Jones, for a Preliminary Plat consisting of 334 residential lots on 64.32 acres, more or less, out of the Andrew Mitchell League Survey No. 62, abstract No 222, located near the intersection of FM 1978 and Skyline Ridge Road. (W. Parrish)

4. PC-20-49 (Paso Robles Phase 5C Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 22.869 acres, more or less, out of the Johns Williams Survey located near the intersection of Centerpoint Road and Blushing Aster Drive. (T. Carpenter)
5. PC-20-51 (Creekside Station Prelim) Consider a request by Dan Ryan, P.E. on behalf of Clint Jones, for approval of a preliminary plat, consisting of 392 residential lots on approximately 111.76 acres, more or less, out of the John Jones Survey, abstract 189, located near the intersection of FM 1101 and Rodgers Hollow. (W. Parrish)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (6-7) by:*

- 1) *Sending written comments, to be read aloud\*;* or
- 2) *Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on\*.*

*\*Written comments or requests to join in a public hearing must be sent to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/18805/Citizen-Comments-Virtual-Meetings>*

6. CUP-20-25 (Tiny Cantina) Hold a public hearing and consider a request by Raul Correa Jr. for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 3939 South Interstate Highway, Suite 96 (S. Caldwell)
7. ZC-20-26 (Blanco Riverwalk CC to HC) Hold a public hearing and consider a request by Robert W. McDonald III, on behalf of BR2020 Land Bank LLC, for a zoning change from "CC" Community Commercial to "HC" Heavy Commercial, for approximately 15.2331 acres, more or less, out of Lot 1, Block F, of the Final Plat of the Blanco Riverwalk Subdivision, located in the 400 Block of Riverway Avenue (S. Caldwell)

## V. 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](mailto: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:  
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