



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, January 10, 2023

6:00 PM

City Council Chambers

This will be a hybrid (in-person/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 no later than 12:00 p.m. on the day of the meeting. Please indicate if you would like to speak in person or virtually. 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.

CONSENT AGENDA

THE FOLLOWING ITEM MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. PC-22-05 (Sunset Oaks Section V Ph 1A Final Plat) Consider a request by Kimley Horn on behalf of K Marcos, LLC & A Bell P, LLC, and Brookfield Holdings (Sunset PH1) LLC, for a Final Plat consisting of 68.039 acres, more or less, out of the Thomas Yates League, generally located on the eastern side of SH-21 approximately 1000' south of the intersection between SH-21 and Misty Lane in Caldwell County, Texas. (J. Cleary)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (2-5) 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.*

3) Requesting to speak in person in the Council Chambers, 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 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/Citizen-Comments-Hybrid-Meetings>

2. PDD-06-01(A) (205 Chuck Nash Loop / Blanco Riverwalk PDD 1st Amendment) Hold a public hearing and consider a request by Henry H. Gilmore, on behalf of Jackson Walker LLP, to amend the regulations and standards applicable to the Blanco Riverwalk PDD, consisting of approximately 83.57 acres generally located between the Chuck Nash auto dealership and Riverway Ave, to authorize multi-family residential uses and to establish development standards for the same, on approximately 13.994 acres out of the Blanco Riverwalk Subdivision, Block E, Lot 1, Hays County, Texas, located at 205 Chuck Nash Loop. (W. Rugeley)
3. ZC-22-31 (Rollingview / FD to CD-4) Hold a public hearing and consider a request by Caren Murch, on behalf of the England Family Trust, for a zoning change from “FD” Future Development to “CD-4” Character District 4, or, subject to consent of the owner, another less intense zoning district classification, for approximately 5.022 acres of land out of the William H. Van Horn Survey No. 18, Abstract No. 464, located at 5618 S Old Bastrop Hwy. (W. Rugeley)
4. ZC-23-04 (2700 N IH 35 / MH and FD to HC) Hold a public hearing and consider a request by Kimley-Horn, on behalf of Laurel Wehrman, Allan Wehrman, Nathan Werhman, for a Zoning Change from Manufactured Housing (MH) and Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.234 +/- acres of land, more or less, Joel Miner Survey, Abstract 321 Hays County, Texas, located at 2700 N. IH 35, at the intersection of the north bound frontage of IH 35 and Saddle Run Way (C. Garrison)
5. ZC-23-07 (City Property CD-1) Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from Future Development (FD) to Character District-1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, for approximately for 350.28 acres of land, more or less, out of the Elijah Clark Survey, A-84, and the Thomas Forsyth Survey Hays County, Texas, generally located on Country Estates Drive approximately 1,400 ft north of the intersection between Country Estates Drive and Ranch Road 12. (J. Cleary)

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