



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, January 24, 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-22-16 (Waterstone Preliminary Plat Units D-G) Consider a request by Doucet and Associates, Inc., on behalf of DRP TX 3, LLC to approve a Preliminary Plat, consisting of approximately 134.6 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Woodlands Drive, in Hays County, Texas (J. Cleary)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (2-7) 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*.*
 - 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>*

NON-CONSENT AGENDA

2. A-22-03 (Nash Lane) Hold a public hearing and consider a request by Steve Ihnen, on behalf of CDN/ETN, LP, to abandon a 14,240 square foot right of way described as Nash Lane within the Final Plat of Lot 1 Nash Subdivision and located between I 35 Frontage and Post Road (C. Garrison)
3. AC-23-01 (Canton Trails Vista Alternative Compliance) Hold a public hearing and consider a request by Andy Dodson for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.2.1 of the Land Development Code for a proposed development and plat generally located between I-35 S, York Creek Rd/ FM 1102 and the Missouri Pacific Railroad at the Hays/Comal County line. (J.Cleary)
4. CUP-23-01 (Ma'Coco Restaurant) Hold a public hearing and consider a request by Javier Magana, on behalf of Ma'Coco Restaurant, for a Conditional Use Permit to allow the sale of Mixed Beverages at 407 S. Stagecoach Trail (C. Garrison)
5. PC-21-64 (Thermon Industrial No. 2 Unit 1 Replat) Hold a public hearing and consider a request by Mark Nace, on behalf of Shahan Bhaidani, for approval of a Replat of the Thermon Industrial Park No. 2, Unit No. 1, Block 2, Lot 1, creating Lots 1A and 2A, consisting of approximately 3.17 acres and generally located at the east corner of the Barnes Dr. and Chisos St. intersection. (W. Rugeley)
6. ZC-23-06 (Casata / FD to CD-4) Hold a public hearing and consider a request by Lexie England, on behalf of Casata Corp., Inc, 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 6.5 acres of land out of the out of the William Ward Survey, Abstract 467 and the J.M. Veramendi Survey, Abstract 17, located at 2138 and 2390 Post Rd. (W. Rugeley)
7. ZC-23-09 (Casata / FD to MH) Hold a public hearing and consider a request by Lexie England, on behalf of Casata Corp., Inc, for a zoning change from "FD" Future Development to "MH" Manufactured Home District, or, subject to consent of the owner, another less intense zoning district classification, for approximately 24.47 acres of land out of the out of the William Ward Survey, Abstract 467 and the J.M. Veramendi Survey, Abstract 17, located at 2138 and 2390 Post Rd. (W. Rugeley)

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