



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, April 14, 2020

6:00 PM

Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit: <http://sanmarcostx.gov/541/PZ-Video-Archives>

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

NOTE: 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.

IV. 30 Minute Citizen Comment Period

Persons wishing to comment during the citizen comment period must submit their written comments to planninginfo@sanmarcostx.gov no later than 1:00 p.m. on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. 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.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of February 25, 2020.
2. PC-20-04 (Riverstone) Consider a request by Steven Buffum, on Behalf of Inayat Fidai, for approval of a Final Plat of the Riverstone multifamily subdivision, consisting of approximately 17.61 acre, more or less, out of the Juan M Veramendi Survey No. 1, located at 1428 Wonder World Drive. (W. Parrish)
3. PC-20-01 (Cottonwood Creek Phase 3 Units 6 & 7) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas, LP, to approve the Preliminary Plat, consisting of approximately 31.063 acres, more or less, out of the Farnam Frye Survey. (T. Carpenter)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (4-11) 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 no later than 1:00 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. Any additional information regarding this virtual meeting may be found at the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>*

4. PC-20-05 (Genlyte Industrial Park Replat) Hold a public hearing and consider a request by Ed Theriot, on behalf of Joseph Joyce, LLC, for approval of a replat of Genlyte Industrial Park, consisting of approximately 38.11 acres located 1611 Clovis Barker Road. (T. Carpenter)
5. CUP-20-03 (Rollin' Bowl) Hold a public hearing and consider a request from 99 Rollin' Bowl Inc., for a renewal of a Conditional Use Permit for the sale of beer and wine for on-premise consumption, located at 1285 South IH 35 Suite 103. (W. Parrish)
6. CUP-20-08 (54th Street Restaurant & Bar) Hold a public hearing and consider a request by 54th Street Restaurant & Drafthouse for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1303 South IH 35. (S. Caldwell)
7. CUP-20-07 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (S. Caldwell)
8. CUP-20-05 (North Street Beer Bar) Hold a public hearing and consider a request by North Street Inc. for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 216 North Street (S. Caldwell)
9. CUP-20-06 (The Davenport) Hold a public hearing and consider a request by Stamper Family LLC for a new Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 194 South Guadalupe Street (S. Caldwell).
10. SCW-20-01 (Waterstone Warrants) Hold a public hearing and consider a request by Blake Reed, on behalf of TACK Development & LaSalle Holdings for 12 SmartCode Warrants that allow deviation from SmartCode (SC) Zoning for a +/- 648 acre site out of the William Hemphil Survey (A. Hernandez)
11. AC-19-05 (Grant Harris) Hold a public hearing and consider a request by Angel Hernandez for an Alternative Compliance to Section 3.6.3.1(A) of the San Marcos Development Code, to allow the subdivision of a property into two lots which do not have frontage on a public street, located at 1070 Grant Harris Road. (W. Parrish)

NON-CONSENT AGENDA

- 12. PC-19-53 (Grant Harris) Consider a request by Angel Hernandez for approval of a replat of Lot 7, Grant Harris Subdivision, which is approximately 4.57 acres, more or less, into 2 residential lots, each approximately 2.28 acres, more or less, located in the Antonio M. Esnaurizar Survey No. 6, Hays County, known 1070 Grant Harris Road. (W. Parrish)
- 13. Receive a presentation and update on the following semi -annual Preferred Scenario Map Amendment application(s):
 - PSA-20-02 (Riverbend Ranch) - Request to amend the Preferred Scenario Map from "Area of Stability-Low Intensity" to "Growth Area-Medium Intensity" for +/- 1,142 acres of land, located approximately at the intersection of North Old Bastrop Highway and Staples Road.
- 14. Receive a staff presentation of the 2021-2030 Capital Improvement Program.
- 15. Election of the following officers:
 - a. Planning and Zoning Commission Chair
 - b. Planning and Zoning Commission Vice Chair

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: