



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, August 11, 2020

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 to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 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.*

### 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.*

### CONSENT AGENDA

1. PC-19-35 (Hymeadow, Section 2, Phase 1) Consider a request by Binkley & Barfield, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 27.638 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located northeast of Yarrington Road, along State Highway 21, Hays County, Texas. (A.Brake)
2. PC-20-15 (Cottonwood Creek Monterrey Oak) Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 0.481 acres, more or less, out of the Farnham Frye Survey. (T. Carpenter)

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-7) 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>

3. ZC-20-15 (La Cima Phase 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 2, LLC, for a zoning change from “FD” Future Development to “SF-4.5” Single Family - 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)
4. ZC-20-17 (The Mayan LI) Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from “FD” Future Development to “LI” Light Industrial, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County, located at 2801 Staples Road.
5. ZC-20-18 (The Mayan CD-5) Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from “FD” Future Development to “CD-5” Character District-5, for approximately 42.872 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 813, the William A. Matthews Survey, Abstract No. 305, and the William Burnett Jr. Survey, Abstract No. 56, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County Texas, generally located at 2801 Staples Road. (S. Caldwell)
6. ZC-20-19 (The Mayan CD-4) Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from “FD” Future Development to “CD-4” Character District-4, for approximately 78.853 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, located at 2801 Staples Road. (S. Caldwell)
7. ZC-20-20 (The Mayan CD-3) Hold a public hearing and consider a request by Todd Burek on behalf of The Mayan at San Marcos River LLC, for a zoning change from “FD” Future Development to “CD-3” Character District-3, for approximately 220.023 acres, more or less, out of the William Burnett Jr. Survey, Abstract No. 56 and the Benjamin & Graves Fulcher Survey, Abstract No. 813, Hays County, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, located at 2801 Staples Road. (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*

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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