



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, March 23, 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 [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.*

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (1-6) 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-Meeting>*

1. CUP-21-03 (Windemere Event Venue) Hold a public hearing and consider a request by Ed Theriot, on behalf of Eden Farms, Ltd. for a Conditional Use Permit to allow the use of a

Special Events Facility at 200 Windemere Road (W. Rugeley).

2. CUP-20-22 (Tantra Mixed Beverage) Hold a public hearing and consider a request by Mike LeFevre for a Conditional Use Permit to allow the sale of Mixed Beverages for on premise consumption at 217 West Hopkins Street (S. Caldwell).
3. PDD-16-02(A) (Holt Tract PDD Extension) Hold a public hearing and consider a request by Greg Gitcho, Leadoff Investments LLC, on behalf of Kim Gunnarson, to extend the development rights time period by five years, for approximately 4.78 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, Hays County, Texas, located at 2158 Interstate Highway 35 (S. Caldwell).
4. ZC-20-12 (Steen Road) Hold a public hearing and consider a request by Mike Siefert, on behalf of Lookout Partners, L.P., for a Zoning Change from Future Development (FD) to Single Family 6 (SF-6), or with the consent of the owner, another less intense zoning district classification, subject to the addition of certain restrictive covenants, for approximately 14.71 acres out of the J.W. Berry Survey, located near the 1500 block of N LBJ Drive (Steen Road). (T. Carpenter)
5. ZC-20-26 (Blanco Riverwalk CC to HC) Consider a request by Robert W. McDonald III, on behalf of BR2020 Land Bank LLC, for a zoning change from Community Commercial (CC) to Heavy Commercial (HC), or with the consent of owner, another less intense zoning district classification, subject to the addition of certain restrictive covenants, for approximately 15.2331 acres out of Lot 1, Block F of the Blanco Riverwalk Subdivision, located in the 400 Block of Riverway Avenue (S. Caldwell)
6. ZC-21-03 (Blanco Riverwalk Multifamily MU to CD-5) Hold a public hearing and consider a request by Cuatro Consultants, Ltd, on behalf of BR 2020 Land Bk, LLC, for a Zoning Change from Mixed Use (MU) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 21.22 acres described as Lot 1B, Block C in the Replat of Blanco Riverwalk Subdivision Lot 1, Block C, located at 501 Chuck Nash Loop.(Julia Cleary)

## 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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