



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, May 11, 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 speak 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.*

### CONSENT AGENDA

- 1. PC-20-55 (Trace Fire Station Plat) Consider a request by Todd Cason, on behalf of the City of San Marcos, to approve a Final Plat, consisting of approximately 2.219 acres, more or less, out of the William H. Van Horn Survey generally located at 5716 South Old Bastrop Highway (A. Villalobos)
- 2. PC-19-60 (Sunset Oaks, Section 4, Phase 1A) Consider a request by Lennar Homes of Texas for approval of a Final Plat for approximately 48.244 acres, more or less, out of the William Hemphill Survey, Abstract 221, located along Yarrington Road, east of County Road 156.(A. Brake)
- 3. PC-19-61 (Sunset Oaks, Section 4, Phase 1B) Consider a request by Lennar Homes of Texas for approval of a Final Plat for approximately 17.248 acres, more or less, out of the

William Hemphill Survey, Abstract 221, located along Yarrington Road, east of County Road 156.(A. Brake)

4. Consider approval of the minutes of the regular meeting of April 13, 2021.
5. Consider approval of the minutes of the regular meeting of April 27, 2021.

## **PUBLIC HEARINGS**

*Interested persons may join and participate in any of the Public Hearing items (6-10) 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>*

6. CUP 21-14 (El Jefe Mexican Restaurant) Hold a public hearing and consider a request by Edwin M Mendez, on behalf of El Jefe Mexican Restaurant, for a Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 2550 Hunter Rd, Ste 1106. (J.Cleary)
7. Vr-21-01 (El Jefe Distance Variance) Hold a public hearing and consider a request by Edwin M Mendez, on behalf of El Jefe Mexican Restaurant, for a variance to Section 5.1.5.5 of the San Marcos Development Code, regarding the Sale and On Premise Consumption of Alcohol within 300 ft. of a public or private school, located at 2550 Hunter Road, Suite 1106. (J.Cleary)
8. ZC-21-06 (parcHAUS) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, 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 10.19 acres out of the Edward Burleson Survey, Abstract No. 63, generally located 2,000 feet southwest of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).
9. ZC-21-07 (parcHAUS) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from General Commercial (GC) and Future Development (FD) to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 9.66 acres out of the Edward Burleson Survey, Abstract No. 63, generally located 1,050 feet west of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).
10. ZC-21-08 (parcHAUS) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from General Commercial (GC) and Future Development (FD) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 29.66 acres out

of the Edward Burleson Survey, Abstract No. 63, generally located 300 feet west of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).

## NON-CONSENT AGENDA

11. Hold a discussion and provide a recommendation on the 2022 Capital Improvement Program (CIP)

## 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: