



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, July 13, 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. Consider approval of the minutes of the regular meeting of June 8, 2021.
2. PC-20-35 (Whisper Multifamily Final Plat) Consider a request by Kimley-Horn, on behalf of Whisper Apartments 1, LLC, for approval of a Final Plat for approximately 14.256 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, located east of IH-35 and south of Yarrington Road. (A. Brake)
3. PC-20-65 (Paso Robles Phase 4E Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 15.538 acres, more or less, out of the Johns Williams Survey located near the intersection of Dancing Oak Way and Waiving Muhly Drive (T. Carpenter)

4. PC-21-08 (Paso Robles Phase 4F Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 13.800 acres, more or less, out of the Johns Williams Survey located near the intersection of Waving Muhly Drive and Sweeping Sage Lane (T. Carpenter)
5. PC-21-09 (Paso Robles Phase 4D Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 14.112 acres, more or less, out of the Johns Williams Survey located near the intersection of Waving Muhly Drive and Sweeping Sage Lane (T. Carpenter)
6. PC-21-39 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (7-10) 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>*

7. CUP-21-16 (Anchor Bar) Hold a public hearing and consider a request by Joseph Snyder, on behalf of Bramerson, RE, LLC, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1400 Aquarena Springs Drive (J.Cleary).
8. CUP-21-21 (Vodka Street CUP) Hold a public hearing and consider a request by Eric White, on behalf of Vodka Street, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 202 North LBJ Drive, Suite 101. (A. Brake)
9. CUP-21-24 (1560 S IH 35 Loft Apartments) Hold a public hearing and consider a request by Brandon Smith, on behalf of Vaka LTD, for a Conditional Use Permit to allow the use of Loft Apartments at 1560 S IH 35. (W. Rugeley)
10. ZC-21-11 (Lively Lane CD-4) Hold a public hearing and consider a request by John David Carson, on behalf of LVLYLN, LLC for a zoning change from "GC" General Commercial to "CD-4" Character District 4 for approximately 0.98 acres, more or less, out of Lot 5, Block 1 San Marcos Business Park, Section 2, located at 1909 Dutton Dr. (W. Rugeley)

## 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: