



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, September 28, 2021

6:00 PM

City Council Chambers/Virtual

This will be a hybrid (in-person/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 no later than 12:00 p.m. on the day of the meeting. Please indicate if you would like to speak in person or virtually. 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-21-30 (Sunset Oaks Section V Preliminary Plat) Consider a request by Kimley Horn on behalf of K Marcos, LLC, for a Preliminary Plat consisting of 237.95 acres, more or less, out of the Thomas Yates League, located on SH-21 between Misty Lane and FM 1966, Caldwell County, Texas. (J. Cleary)
2. PC-21-52 (Blanco Vista, Tract L) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 51.891 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road, north of Trail Ridge Pass. (A. Brake)
3. Consider approval of the minutes of the regular meeting of August 24, 2021.

4. Consider approval of the minutes of the regular meeting of September 14, 2021.

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (5-9) 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.*

3) Requesting to speak in person in the Council Chambers, 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 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/Citizen-Comments-Hybrid-Meetings>

5. CUP-21-23 (The Vault/Saké) Hold a public hearing and consider a request by Newton Gang Getaway, LLC, on behalf of The Vault/Saké, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 100 West Hopkins Street. (A. Brake)
6. CUP-21-30 (Cheddar's Scratch Kitchen) Hold a public hearing and consider a request by Cheddar's Casual Café Inc., on behalf of Cheddar's Scratch Kitchen, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2540 S. IH 35. (A.Hernandez)
7. CUP-21-31 (Valentino's CUP) Hold a public hearing and consider a request by Flour Power, LLC, on behalf of Valentino's, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 North LBJ Drive. (A. Brake)
8. Hold a public hearing and consider proposed text amendments to the San Marcos Development Code to require posted notice of public hearings before the Historic Preservation Commission for Certificates of Appropriateness and changes to regulations applicable in local historic districts regarding demolition by neglect.(A. Brake)
9. ZC-21-18 (La Cima Multifamily Zoning) Hold a public hearing and consider a request by Kelley Fowler, on behalf of La Cima Commercial LP, for a Zoning Change from Future Development (FD) to Multi-Family Residential (MF-24), or, subject to consent of the owner, another less intense zoning district classification, for approximately 21.31 acres out of the John Williams Survey, Abstract 490, located at the northwest corner of the W. Centerpoint Rd and Flint Ridge Rd intersection. (W. Rugeley).

NON-CONSENT AGENDA

- 10 Discuss and consider approval of the 2022 Planning and Zoning Commission Meeting Date Calendar.

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: