



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

---

Tuesday, November 9, 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 [planninginfo@sanmarcostx.gov](mailto: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-19-08\_03 (Sunset Oaks, Section 1, Phase 1) Consider a request by CSF Civil Group for approval of a Final Plat for approximately 29.684 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, located west of State Highway 21. (A. Brake)
- 2. PC-21-40 (FUZE 512 Final Plat) Consider a request by Joe Grasso, on behalf of Zekelman Property II, LLC for approval of a Final Plat of approximately 32.23 acres out of the Barnett O. Kane Survey, Abstract 281, generally located south of the Hwy 123 & Redwood Rd intersection. (W. Rugeley)

### 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\**.  
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](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/Citizen-Comments-Hybrid-Meetings>*

3. CUP-21-34 (Bull Daddies) Hold a public hearing and consider a request by Sean Neal, on behalf of Bull Daddies, for a restaurant Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 119 East Hutchison Street (D. Dueitt).
4. CUP-21-35 (Lanikai Lounge) Hold a public hearing and consider a request by Gabriel Sims, on behalf of Lanikai Lounge, for a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 700 North LBJ Drive, Suite 113 (D. Dueitt).
5. Hold a public hearing and consider amendments to Appendix A - Thoroughfare Plan and Appendix G - Bicycle Plan of the Transportation Master Plan to modify various roadway alignments and bicycle facility classifications. (A.Hernandez)
6. ZC-21-17 (5900 Block of S IH-35 / Las Colinas) Hold a public hearing and consider a request by Trevor Tast, TX2 Engineering, on behalf of Las Onces Colinas, LLC., for a Zoning Change from Future Development (FD) and Agricultural Ranch District (AR) to Heavy Commercial (HC) or, subject to consent of the owner, another less intense zoning district classification, for approximately 2.78 acres out of the Samuel Craft League, Abstract No. 89 in Hays County, Texas, generally located in the 5900 Block of South IH-35. (A.Villalobos)
7. ZC-21-22 (1250 Wonder World Drive) Hold a public hearing and consider a request by Long View Equity LLC, on behalf of Texas Cinema Corp, for a Zoning Change from General Commercial "GC" to Character District - 5 "CD-5" or, subject to consent of the owner, another less intense zoning district classification, for approximately 12.75 acres, more or less, described as Lot 3A of the Replat of Lot 3A, Block 1, Section 2, McKinley Place, located at 1250 Wonder World Drive in San Marcos, Texas. (J. Cleary)

## 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:  
\_\_\_\_\_