



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, December 14, 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-20-63 (Center Point Storage) Consider a request by Kimley-Horn, on behalf of Outlet West Investors, Ltd. and S.M. Centerpoint Investments, LLC., for approval of a Final Plat for approximately 7.959 acres, more or less, out of the Edward Burleson Survey No. 18, Abstract No. 63, located on Centerpoint Road at the intersection of Transportation Way, south of the railroad line. (A. Brake)
- 2. PC-21-16 (Whisper Convenience) Consider a request by Vigil and Associates, on behalf of Whisper Master Community Limited Partnership, for approval of a Final Plat of approximately 1.525 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, generally located at the NE corner of the intersection of IH-35 and Opportunity Boulevard. (J. Cleary)

3. Consider approval of the minutes of the regular meeting of October 26, 2021.

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (4-16) 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>*

4. CUP-21-36 (DoubleDave's Pizzaworks) Hold a public hearing and consider a request by Joseph Bramwell, on behalf of DD San Marcos, LLC. for renewal of an existing Conditional Use Permit to allow on-premise consumption of Beer and Wine, located at 748 N LBJ Drive, Suite 102. (S. Walker)
5. CUP-21-37 (Industry Restaurant) Hold a public hearing and consider a request by Cody Taylor, on behalf of Industry Restaurant, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 110 West MLK Street. (D. Dueitt)
6. CUP-21-38 (Saltgrass Steakhouse) Hold a public hearing and consider a request by Lisa Burgess on behalf of Saltgrass, Inc., for renewal of an existing Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1141 North IH 35. (S. Walker)
7. CUP-21-39 (Pizza Hut) Hold a public hearing and consider a request by Debbie Pagano on behalf of Armadillo Beverage Co., Inc. for renewal of an existing Conditional Use Permit to allow on premise consumption of Beer and Wine, located at 900 Bugg Lane, #118. (S. Walker)
8. CUP-21-40 (Texas Bean and Brew House) Hold a public hearing and consider a request by Niyazi Colak, on behalf of Texas Bean and Brew, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Beer and Wine at 1328 North Interstate 35. (D. Dueitt)
9. CUP-21-42 (Twin Peaks) Hold a public hearing and consider a request by Michael Locey, on behalf of Twin Peaks, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of mixed beverages at 1207 South Interstate 35. (D. Dueitt)
10. CUP-21-43 (Toma Taco) Hold a public hearing and consider a request by Oscar Hernandez, on behalf of Toma Taco, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of beer and wine at 179 South LBJ Drive. (D. Dueitt)

11. CUP-21-44 (Aqua Brew) Hold a public hearing and consider a request by Joe Bendetti, on behalf of Aqua Brew, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of mixed beverages at 150 South LBJ Drive. (D. Dueitt)
12. CUP-21-45 (Ivar's River Pub) Hold a public hearing and consider a request by Curtis Gunnarson, on behalf of Ivar's River Pub, for renewal of a Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 701 Cheatham Street. (D. Dueitt)
13. CUP-21-46 (Black's Barbecue San Marcos) Hold a public hearing and consider a request by Kent Black on behalf of Kent Black's Lockhart Barbecue, LLC, for renewal of an existing Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 500 Hull Street. (S. Walker)
14. CUP-21-47 (The Blind Salamander) Hold a public hearing and consider a request by Allen Shy, on behalf of The Blind Salamander, for an amendment of an approved Conditional Use Permit to expand the boundaries for the sale and on-premise consumption of mixed beverages at 301 North LBJ Drive, Suite 111. (D. Dueitt)
15. CUP-21-48 (Root Cellar Café) Hold a public hearing and consider a request by Kyle Mylius on behalf of Root Cellar Café, LLC, for renewal of an existing Conditional Use Permit to allow on-premise consumption of Beer and Wine, located at 215 N LBJ Drive. (S. Walker)
16. ZC-21-21 (3030 and 3036 Hwy 123 / Hwy 123 Retail Center) Hold a public hearing and consider a request by Mirza T Baig, on behalf of 2101 Clovis Barker, LLC, for a zoning change from "FD" Future Development to "HC" Heavy Commercial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 3.59 acres, more or less, out of the Cyrus Wickson Survey, Abstract 474, generally located at the northwest corner of the Hwy 123 and Clovis Barker Rd intersection. (W. Rugeley)

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:
