



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, April 12, 2022

6:00 PM

City Council Chambers

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. Consider approval of the minutes of the regular meeting of March 8, 2022.
2. Consider approval of the minutes of the regular meeting of March 22, 2022.
3. PC-21-14 (La Cima Ph 3, Sec A Final Plat) Consider a request by Jennifer Paisley, on behalf of LCSM Ph 3 LLC for approval of a final subdivision plat of approximately 49.78 acres out of the William Smithson Survey, Abstract 419 and the John Williams Survey, Abstract 490, generally located at the west corner of the Central Park Lp & Fountain Grass Dr Intersection.
4. PC-21-19 (La Cima Ph 3B Final Plat) Consider a request by Jake Helmburg, on behalf of

LCSM Ph 3 LLC for approval of a final subdivision plat of approximately 24.37 acres out of the William Smithson Survey, Abstract 419, generally located at the northeast corner of the Central Park Lp & Fountain Grass Dr Intersection.

5. (PC-21-29 Sunset Oaks Section 4 Ph 2A Final Plat) Consider a request by BGE, Inc. on behalf of Kyle Three Partners, for a Final Plat of approximately 22.6 acres, more or less, out of the William Hemphill Survey, located near the intersection of Yarrington Road and SH-21 (J. Cleary)
6. PC-21-51 (parcHAUS Preliminary Plat) Consider a request by Charles Hager, on behalf of parcHAUS Centerpoint, LP for approval of a preliminary subdivision plat of approximately 48.95 acres out of the Edward Burleson Survey, Abstract 63, generally located just south of the Tanger Outlet Mall along Centerpoint Rd. (W. Rugeley)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (7-11) 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>

7. CUP-22-10 (Longhorn Daiquiris) Hold a public hearing and consider a request by Andrea Villescaz, on behalf of Longhorn Daiquiris, for a renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Beer and Wine at 1617 Aquarena Springs Drive. (D. Dueitt)
8. ZC-22-11 (1800 Blk of Clovis Barker Rd FD-LI) Hold a public hearing and consider a request by Pam Madere, Jackson Walker, LLP, on behalf of Reid McCoy, McCoy Family Partnership One, for a zoning change from “FD”, Future Development to “LI”, Light Industrial, for approximately 64.78 acres out of the Cyrus Wickson Survey, Abstract No. 474 and Bartnett O Kane Survey, Abstract No. 281, located at the 1800 block of Clovis Barker Rd., approximately 2,500 feet west of SH 123. (S. Walker)
9. ZC-22-15 (Posey Rd Industrial Phase 2 HC) Hold a public hearing and consider a request by KFW Engineers on behalf of Warren Realty Ltd, for a Zoning Change from Future Development (FD) and Agricultural Ranch (AR) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 18.61 acres, more or less, out of the Henry Warnell Survey No. 21, in Hays County, Texas, generally located northwest of the intersection of I-35 South and Posey Road (J. Cleary)
10. ZC-22-16 (Posey Rd Industrial Phase 2 Heavy Industrial) Hold a public hearing and consider a request by KFW Engineers on behalf of Warren Realty Ltd, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the

owner, another less intense zoning district classification, for approximately 18.33 acres, more or less, out of the Henry Warnell Survey No. 21, in Hays County, Texas, generally located northeast of the intersection of Transportation Way and Posey Road (J. Cleary)

- 11. Hold a Public Hearing and discussion on the 2023 Capital Improvement Program (CIP)

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:
