



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, June 14, 2022

6:00 PM

City Council Chambers/Virtual

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**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](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. Consider approval of the minutes of the regular meeting of May 10, 2022.
2. Consider approval of the minutes of the regular meeting of May 24, 2022.
3. PC-19-59 (Hunter Posey Business Park Final Plat) Consider a request by Seth Bonner, on behalf of Mark Smith, for approval of a Final Plat of approximately 13.14 acres, more or less, out of the Henry Warnell Survey, Abstract No. 492, generally located at the SE corner of the intersection of Hunter Rd and Posey Rd and Opportunity Boulevard. (J.Cleary)
4. PC-21-35 (Sunset Oaks Section 4 Phase 2B Final Plat) Consider a request by BGE, Inc. on behalf of Kyle Three Partners, for a Final Plat of approximately 25.976 acres, more or

less, out of the William Hemphill Survey, located near the intersection of Yarrington Road and SH-21 (J. Cleary)

5. PC-21-45 (Hymeadow Section 3 Phase 3 Final Plat) Consider a request by BGE, Inc. on behalf of Arroyo Cap II-1 LLC and K Marcos LLC, for a Final Plat of approximately 24.87 acres, more or less, out of the William Hemphill Survey, located east of SH-21 across from the intersection of FM 1966 and SH-21 (J. Cleary)
6. PC-21-73 (Paso Robles, W. Centerpoint Road, Phase 3A) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a final development plat of approximately 9.561 acres out of the I. Lowe Survey No. 2, Abstract 287 and the John Williams Survey, Abstract 471, generally located at the intersection of W. Centerpoint Rd. and Blushing Aster Dr. (W. Rugeley)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (7-13) 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>*

7. CUP-22-22 (Otsu Japanese Cuisine) Hold a public hearing and consider a request by Huiqing He, on behalf of Qing and Min LLC, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 407 South Stagecoach Trail, Suite 101. (C. Garrison)
8. CUP-22-23 (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 East MLK Drive, Suite 126. (C. Garrison)
9. ZC-22-09 (Whisper South CM to LI Reconsideration) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd for a Zoning Change from Commercial (CM) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 52.4 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located between Harris Hill Road and the I-35 North Frontage Road, approximately 600 ft south of Saddle Run Way. (J.Cleary)
10. ZC-22-21 (Whisper East Commercial on Harris Hill Rd) Hold a public hearing and consider a request by Whisper Master Community Limited Partnership, for a Zoning Change from Future Development (FD) to Commercial (CM), or subject to consent of the owner, another less intense zoning district classification, for approximately 50.38 acres out of the Joel

Miner Survey, Abstract 321, the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, located at Harris Hill Rd and Opportunity Blvd. (S. Walker)

- 11. ZC-22-22 (Whisper East CD-3) Hold a public hearing and consider a request by Whisper Master Community Limited Partnership, for a Zoning Change from Future Development (FD) to Character District-3 (CD-3) or, subject to consent of the owner, another less intense zoning district classification, for approximately 79.901 acres out of the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, located near the 2900 block of Yarrington Road. (S. Walker)
- 12. ZC-22-23 (Whisper East Commercial on Yarrington Road) Hold a public hearing and consider a request by Whisper Master Community Limited Partnership, for a Zoning Change from Future Development (FD) to Commercial (CM), or subject to consent of the owner, another less intense zoning district classification, for approximately 22.811 acres out of the William Hemphill Survey, Abstract 221, located near the 2900 block of Yarrington Rd. (S.Walker)
- 13. ZC-22-24 (Francis Harris Lane) Hold a public hearing and consider a request by Amanda Brown, on behalf of Highlander Real Estate Partners, for a zoning change from "FD" Future Development to "CD-2.5" Character District - 2.5, or, subject to consent of the owner, another less intense zoning district classification, for approximately 136.912 acres of land, located at 900 Francis Harris Ln., generally located one mile south of the Francis Harris Ln and S Old Bastrop Hwy 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:

