



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, April 14, 2026

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. Citizen Comment Period

Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners. Written comments received after the deadline will be provided to the Commissioners at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED #1 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on March 24, 2026

PUBLIC HEARINGS

Interested persons may participate in the Public Hearings items #2-8:

- 1) *To participate/speak remotely (online) during the Public Hearings, email planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting, or*
- 2) *Email written comments. Comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners and comments received after the deadline will be provided to the Commissioners at the meeting, or*
- 3) *Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name and address.*

2. Receive a staff presentation, hold a Public Hearing and discuss the 2027 Capital

Improvement Program (CIP)

3. CUP-26-07 (North Street Curry Shop) Hold a public hearing and consider a request by Chase Katz, on behalf of North Street Curry Shop, for a renewal for a Conditional Use Permit to allow on premise consumption of Beer and Wine, located at 216 North Street. (C. Garrison)
4. CUP-26-10 (Chepos) Hold a public hearing and consider a request by Mary Cruz Alvarado, on behalf of Chepos, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1400 Old Ranch Road 12. (K. Buck)
5. CUP-26-12 (Sylvia Pizza) Hold a public hearing and consider a request by Greg Zepada, on behalf of Sylvia Pizza, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 316 N Edward Gary Street Suite D. (C. Garrison)
6. Receive a staff presentation and hold public hearing to receive comments for or against the North of Campus Neighborhood Area Plan.
7. ZC-26-01 (1005 & 1007 Columbia Ave & 1401 Marlton St / SF-6 to SF-4.5) Hold a public hearing and consider a request by Lindsey Oskoui, on behalf of Samuel Saldana and Araceli Saldana, for a Zoning Change from Single Family - 6 (SF-6) to Single Family - 4.5 (SF-4.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.60 acres located at 1005 and 1007 Columbia Ave and 1401 Marlton St.
(W. Rugeley)
8. ZC-26-02 (Crestwood Center / FD to CM) Hold a public hearing and consider a request by Hugo Elizondo Jr., Cuatro Consultants Ltd., on behalf of James Umstattd, UC2 Ltd., 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 1.45 acres out of the Thomas W. Forsyth Survey No. 2, Abstract No. 173, located at 1904 Old Ranch Road 12. (L. Clanton)

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. Comments shall have a time limit of three minutes each and speakers must state their name. The allotted time will commence at the beginning of the speakers remarks and will include time spent in discussion with Commissioners and staff. Any questions which are unable to be addressed in the allotted time frame, or for which answers are not immediately available can be addressed outside the meeting.

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:
