



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

---

Tuesday, February 27, 2024

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**

**The presiding officer for this meeting will be present at the m**

- 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](mailto: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 OR A CITIZEN, 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 February 13, 2024 - Planning and Zoning Regular Meeting Minutes.

### PUBLIC HEARINGS

*Interested persons may participate in any of the Public Hearing items # 2-7:*

- 1) *To participate/speak remotely (online) during the Public Hearings, email [planninginfo@sanmarcostx.gov](mailto: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. AC-24-01 (2420 S IH 35 Hotel) Hold a public hearing and consider a request by Randy Warner, on behalf of Daniel McCutchen, for an Alternative Compliance to the minimum build-to zone requirements in Section 4.3.3.3 of the Land Development Code, for approximately 3.04 acres, commonly known as Thermon Industrial Park No. 2, Unit 1, Lot 2-B, Block 2, located at 2420 S IH 35. (L. Clanton)
3. CUP-24-02 (Wineaux) Hold a public hearing and consider a request by Peggy Jones, on behalf of Wineaux, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 314 Hutchison Street Suite A (C. Garrison)
4. PSA-23-02 (North & Lindsey Street Preferred Scenario Amendment) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor and Daryl Burtshell, for a Preferred Scenario Amendment from "Existing Neighborhood" to "High Intensity- Downtown" for approximately 1.13 +/- acres of land, more or less, out of the J.M Veramendi Survey, Abstract 17, generally located southwest of the intersection between Lindsey Street and North Street. (J. Cleary)
5. ZC-23-19 (North & Lindsey Street Zoning Change) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor, Daryl Burtshell, and Matthew Kenyon for a Zoning Change from Multifamily-12 (MF-12), Multifamily-18 (MF-18) and Multifamily-24 (MF-24) to Character District-5 Downtown (CD-5D) or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.931 acres of land, more or less, out of the J.M Veramendi Survey, Abstract 17, generally located on the south side of Lindsey Street between N. Comanche St and North St, and southwest of the intersection between Lindsey Street and North Street. (J.Cleary)
6. CUP-23-22 (North & Lindsey Street Student Housing) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor, Daryl Burtshell, and Matthew Kenyon for a Conditional Use Permit to allow a purpose-built student housing development generally located on the south side of Lindsey Street between N. Comanche St and North St, and southwest of the intersection between Lindsey St and North St. (J.Cleary)
7. AC-23-09 (North & Lindsey Street Building Height) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor, Daryl Burtshell, and Matthew Kenyon for an Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Land Development Code, increasing the permitted building height from five (5) to seven (7) stories, for a proposed development generally located on the south side of Lindsey Street between North Comanche Street and North Street, and southwest of the intersection between Lindsey Street and North Street (J.Cleary)

## **NON-CONSENT AGENDA**

8. Receive an update from staff on the Dunbar Heritage Area Plan direction received from City Council on February 20, 2024.

- 9. Election of Officers
  - a. Planning and Zoning Commission Chair
  - b. Planning and Zoning Commission Vice-Chair

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](mailto: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:  
\_\_\_\_\_