



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, November 12, 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.

- 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 October 22, 2024 - Planning and Zoning Regular Meeting Minutes.

PRESENTATION

2. Receive a staff presentation and hold a discussion on the Village at San Marcos Qualified Watershed Protection Plan Phase 2, Permit # 2023-49064.

PUBLIC HEARINGS

Interested persons may participate in any of the Public Hearing items #3-14:

- 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.

3. CUP-24-47 (Hopdoddy Burger Bar) Hold a public hearing and consider a request by Hopdoddy Burger Bar for a renewal to a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at 200 Springtown Way Suite 100. (C. Garrison)
4. CUP-24-52 (Matas Mexican Restaurant) Hold a public hearing and consider a request by Erika Mata, on behalf of Matas Mexican Restaurant, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1350 S Old Bastrop Hwy, Ste 101. (K. Buck)
5. CUP-24-53 (Cracker Barrel Old Country Store) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cracker Barrel Old Country Store, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4321 S IH 35. (K. Buck)
6. CUP-24-54 (Archies) Hold a public hearing and consider a request by Ryan Bunger, on behalf of Archies, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 301 N LBJ Dr, Ste 119. (K. Buck)
7. CUP-24-57 (Buddy's Burger) Hold a public hearing and consider a request by Saad Fidai, on behalf of Buddy's Burger, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 927 HWY 80. (K. Buck)
8. CUP-24-58 (Railyard) Hold a public hearing and consider a request by Arash Saberi, on behalf of Railyard, for a renewal to a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 116 S. Edward Gary Street. (C. Garrison)
9. CUP-24-59 (Sip It) Hold a public hearing and consider a request by Matthew Mahan, on behalf of Siplt SM LLC, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1515 Aquarena Springs Drive, Suite 104. (C. Garrison)
10. CUP-24-60 (Epic Piping) Hold a public hearing and consider a request by Scott Lachney, on behalf of Epic Piping, for a Conditional Use Permit to allow the use of Outside Storage (as primary use), located on the North side of River Ridge Parkway, between Carlson Circle and Market Boulevard. (K. Buck)
11. PC-23-30 (Northgate Center Multi-Family Replat) Hold a public hearing and consider a request by Andy Graham, on behalf of Kimley-Horn, for approval of a replat of the Northgate Center I & II and Lot 1, Section 3, Interpark East, consisting of approximately 13.31 acres, generally located approximately 700 feet East of IH 35, South of Aquarena Springs Drive. (K. Buck)
12. ZC-24-08 (South End Stagecoach Trail LI/GC to CD-5) Hold a public hearing and consider a request by John David Carson, on behalf of Carson Haysco Holdings, LP, for a Zoning Change from Light Industrial (LI) and General Commercial (GC) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district

classification, for approximately 21.46 acres, comprising Lots 1, 2 and 3, Block B and Lot 1, Block C in the Hays County Government Center Final Plat, and an unplatted 1.33 acre tract of land situated in the J.M Veramendi League, No.1, generally located northeast of the intersection between Wonder World Drive and S Stagecoach Trail, and northwest of the intersection between Dutton Drive and S Stagecoach Trail. (J.Cleary)

13. ZC-24-09 (South End Dutton Drive LI/GC/FD to CD-1) Hold a public hearing and consider a request by John David Carson, on behalf of Carson Select Investments, LP, for a Zoning Change from Light Industrial (LI), General Commercial (GC) and Future Development (FD) to Character District-1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.637 acres out of the J.M Veramendi League, No.1, generally located on Dutton Drive approximately 650 ft northwest of the intersection between Dutton Drive and Corporate Drive. (J.Cleary)
14. ZC-24-10 (South End S Stagecoach Trail LI to CD-4) Hold a public hearing and consider a request by John David Carson, on behalf of Carson Select Investments, LP, for a Zoning Change from Light Industrial(LI) to Character District-4 (CD-4) or, subject to consent of the owner, another less intense zoning district classification, for approximately 56.76 acres out of the J.M Veramendi League, No.1, generally located west of the Union Pacific Railroad between the southwestern end of Gravel Street and S Stagecoach Trail. (J. Cleary)

NON-CONSENT AGENDA

15. CUP-24-48 (Lowman Ranch Subdivision Warehouse and Office) Consider a request by James B. Griffin, on behalf of Lowman Ranch Subdivision Warehouse and Office, for a Conditional Use Permit to allow Warehouse/Office and Storage Use within a General Commercial Zoning District, located approximately at the southeast corner of Centerpoint Road and Gregsons Bend, and addressed as 600 Centerpoint Road. (C. Garrison)

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:
