



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, October 28, 2025

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, the Regular Meeting Minutes for the Planning and Zoning Commission on October 14, 2025.

PUBLIC HEARINGS

Interested persons may participate in the Public Hearings items #2-6:

- 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. CUP-25-57 (The Stump - Kissing Tree Golf Course) Hold a public hearing and consider a

request by Kissing Tree Golf Club, LLC, on behalf of The Stump - Kissing Tree Golf Course, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 201 Kissing Tree Lane. (C. Garrison)

3. VR-25-12 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for a variance to Section 5.1.5.5. of the San Marcos Development Code, regarding the Sale and On-Premise Consumption of Alcohol within 300 ft. of a public or private school, located at 2550 Hunter Road, Suite 1106. (C. Garrison)
4. CUP-25-59 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2550 Hunter Road, Suite 1106. (C. Garrison)
5. ZC-25-10 (112 Smith Ln SF-6 to ND-3) Hold a public hearing and consider a request by Sword Engineering, on behalf of MKT 360 LLC, for a Zoning Change from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 2 acres out of the Juan M Veramendi Survey, located at 112 Smith Lane. (K. Buck)
6. AC-25-06 (Palace Way North Block perimeter Alternative Compliance) Hold a public hearing and consider a request by David Joyner, on behalf of Palace Way Partners, for an Alternative Compliance to the requirements in Section 3.6.2.1. (Block Perimeter) of the Land Development Code to allow the use of a private street in lieu of dedicated Right-of-Way to meet the block perimeter requirements within an MH (Manufactured Home) zoned development, generally located on the southeastern side of FM-110, approximately 4,600 ft south of the intersection between Yarrington Rd and FM-110 in Hays County, Texas. (J. Cleary)

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: