



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, April 25, 2023

6:00 PM

City Council Chambers

630 E. Hopkins St.

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.

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.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. 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 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 provided to the Commission prior to the meeting. Comments shall have a time limit of three minutes each.

CONSENT AGENDA

THE FOLLOWING ITEM NUMBER 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. PC-22-54 (Kissing Tree Apartments Final Plat) Consider a request by Jonathan Kerby, on behalf of Kalterra Capital Partners, LLC, for approval of a final plat of approximately 19.801 acres out of the Edward Burleson Survey No. 18, Abstract No. 63, generally located on the south side of Hunter Rd approximately 1,400' south of the Hunter Rd and W. Centerpoint Rd intersection. (W. Rugeley)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (2-3) by:

- 1) Sending written comments, to be provided to the Commission in advance of the meeting*; 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) Attending the meeting in person in the Council Chambers*

**Written comments or requests to join in a public hearing must be sent to 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. 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. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/Citizen-Comments-Hybrid-Meetings>*

2. CUP-23-10 (Interpark San Marcos, Ltd.) Hold a public hearing and consider a request by Dan Fricks, on behalf of Interpark San Marcos, Ltd., for a Conditional Use Permit to allow loft apartments, located at 1700 BLK Aquarena Springs Dr. (K. Buck)
3. ZC-23-13 (River Bridge Ranch CD-3) Hold a public hearing and consider a request by LJA Engineering Inc, on behalf of Lennar Homes of Texas, for a Zoning Change from Character District-4 (CD-4) and Character District-5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 104.179 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)

NON-CONSENT AGENDA

4. Receive a staff presentation and consider a recommendation on the "San Marcos Downtown Area Plan".

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:
