



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, September 26, 2023

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 meet

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 ITEMS NUMBERED 1 - 2 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. PC-23-26 (Waterstone Unit B Final Plat) Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 35.14 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Cool Springs Blvd, in Hays County, Texas (J. Cleary)
2. PC-23-27 (Waterstone Unit C Final Plat) Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 30.56 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Cool Springs Blvd, in Hays County, Texas (J. Cleary)

PRESENTATIONS

3. Receive a staff presentation and hold discussion on the Riverbend Ranch Subdivision Qualified Watershed Protection Plan Phase 1, Permit #2022-42960.
4. Receive a staff presentation and hold discussion on the Whisper East Development Qualified Watershed Protection Plan Phase 1, Permit # 2022-44992.

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items 5 - 8 by:

1) Sending written comments; 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) Requesting to speak in person in the Council Chambers, including which item you wish to speak on

**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. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be allowed. 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 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/Citizen-Comments-Hybrid-Meetings>

5. AC-23-10 (7 Eleven) Hold a public hearing and consider a request by Las Onces Colinas LLC, on behalf of Grand Trago, LP, for an Alternative Compliance to reduce the minimum build-to requirement along a primary street in the commercial (CM) zoning district in section 4.4.4.1 of the Development Code, located at 5821 S IH 35. (K. Buck)
6. CUP-23-20 (Shake Shack) Hold a public hearing and consider a request by Shake Shack Texas Beverage Company, LLC., for a Conditional Use Permit to allow the sale of Beer and Wine, located near the intersection of IH-35 Frontage Road and Centerpoint Road (C. Garrison)
7. CUP-23-25 (Fischer's Neighborhood Market) Hold a public hearing and consider a request by Kirk Brumley, on behalf of Juniper Ventures of Texas, LLC, for a Conditional Use Permit to allow the use of Convenience Store with Gas Sales and Automated Car Wash, located at 1390 W Wonderworld Dr. (K. Buck)
8. Hold a public hearing, receive a staff presentation, and consider a recommendation on the San Marcos Downtown Area Plan.

NON-CONSENT AGENDA

9. PSA-23-02 (North Lindsey St Student Housing Preferred Scenario Amendment) Receive a staff presentation and hold discussion on a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor and Daryl Burtshell, to amend the Preferred Scenario map from "Existing Neighborhood" to "High Intensity-Downtown" for 1.13 +/- acres of land, more or less, generally located southwest of the intersection between Lindsey St and North St. (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.

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:
