



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, April 8, 2025

6:00 PM

City Council Chambers

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**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](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.*

### **PUBLIC HEARINGS**

*Interested persons may participate in the Public Hearings items #1-5:*

- 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.*
1. CUP-25-07 (Chipotle Mexican Grill) Hold a public hearing and consider a request by Chipotle Mexican Grill, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1020 Centerpoint Road. (C. Garrison)
  2. CUP-25-10 (Redwood Retail Center) Hold a public hearing and consider a request by Mirza T. Baig on behalf of SmithCo Redwood LLC, for a Conditional Use Permit to allow the use of a Convenience Store with Gas Sales located at the northeast corner of the S Old Bastrop Hwy and Redwood Rd intersection.  
(W. Rugeley)
  3. CUP-25-12 (Xian Sushi and Noodle) Hold a public hearing and consider a request by Gani

FNU, on behalf of Xian Sushi and Noodle, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 200 Springtown Way, Suite 138. (C. Garrison)

- 4. ZC-25-01 (6000 Block S IH 35 / FD to HI) Hold a public hearing and consider a request by Pamela Madere, Jackson Walker, LLP, on behalf of Tim Hatch, San Marcos Business Park, LP, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 15.48 acres of land out of the Samuel Craft Survey, Abstract A-89, generally located along the southbound IH 35 frontage road, 1,500 feet south of Industrial Fork. (L.Clanton)
- 5. Receive a staff presentation, hold a Public Hearing and discuss the 2026 Capital Improvement Program (CIP)

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:  
\_\_\_\_\_