



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, August 22, 2023

6:00 PM

City Council Chambers

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**This was 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 comment during the Citizen Comment Period must submit their written comments or requests to [planninginfo@sanmarcostx.gov](mailto: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-22-37 (Paso Robles South Preliminary Plat) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a preliminary subdivision plat of approximately 459.60 acres out of the I. Lowe Survey No. 2, Abstract 287, the Edward Burleson Survey No. 18, Abstract 63, and the John Williams Survey No. 1, Abstract 471, generally located 1-mile northwest of the Hunter Rd. & W. Centerpoint Rd. intersection along the west side of W. Centerpoint Rd. (W. Rugeley)
- 2. PC-22-71 (Misty Farms Preliminary Plat) Consider a request by Kimley Horn, on behalf of Maxwell Farms Partners LP, for a Preliminary Plat of approximately 99.08 +/- acres of land out of the Thomas Yates Survey, Abstract 313, in Caldwell County, generally located southwest of the intersection of Misty Lane and Farmer's Road (J. Cleary)

### PRESENTATION

- 3. Receive a staff presentation on the draft proposed airport zoning ordinance, developed in

accordance with the Airport Zoning Act, and the role of Planning and Zoning as appointed by City Council as the Airport Zoning Commission.

## **PUBLIC HEARINGS**

*Interested persons may join and participate in any of the Public Hearing items 4-7 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](mailto: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>*

4. CUP-23-18 (Chuy's) Hold a public hearing and consider a request by Chuy's OPCO, Inc., for a renewal of a Conditional Use Permit to allow the sale of Mixed Beverages, located near the intersection of IH-35 Frontage Road and Springtown Way (C. Garrison)
5. ZC-23-18 (913 Horace Howard Dr / FD to MH) Hold a public hearing and consider a request by Lonnie Eaves, on behalf of 3MCD SK7 Centerpoint, LLC, for a zoning change from "FD" Future Development to "MH" Manufactured Home District, or, subject to consent of the owner, another less intense zoning district classification, for approximately 25.55 acres of land out of the L.S. Yeates Survey, Abstract 509 and the J.R. King Survey, Abstract 270, located at 913 Horace Howard Dr. (W. Rugeley)
6. Hold a public hearing and consider a recommendation on the "Vision SMTX Comprehensive Plan" and the Preferred Scenario Map.
7. Hold a public hearing and consider text amendments to the San Marcos Development Code to, among other things, address changes made in the 2023 Legislative Session, improve development processes related to development agreements, certificates of appropriateness, demolition by neglect, and parks and open space dedication, add clarity, correct discrepancies within the Code, and incorporate City Council direction for Code amendments including improved Historic District & Landmark Designation Criteria, increasing the Occupancy Restriction limit from two to three unrelated persons, creating a new business park zoning district, and making Waste Related Services a conditional use in all instances.

## **NON-CONSENT AGENDA**

### **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**

*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](mailto: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: