



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, October 22, 2024

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.*

### CONSENT AGENDA

*THE FOLLOWING ITEMS # 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, of the October 8, 2024 - Planning and Zoning Regular Meeting Minutes.

### PUBLIC HEARINGS

*Interested persons may participate in any of the Public Hearing items #2-7:*

- 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.*

2. AC-24-06 (Vantage at San Marcos / Hwy 123 & Monterrey Oak) Hold a public hearing and

consider a request by Ryan Taylor, on behalf of Vantage at San Marcos, LLC, for an Alternative Compliance to the Land Development Code, Section 3.6.3.1.B, to authorize Lot 20, Block B, within the subdivision known as Vantage at San Marcos, to exceed the three to one (3:1) lot length to width ratio requirement generally located on the east side of Hwy 123 and approximately 300' north of the Hwy 123 & Monterrey Oak intersection. (W. Rugeley)

3. AC-24-07 (Vantage at San Marcos / Hwy 123 & Monterrey Oak) Hold a public hearing and consider a request by Ryan Taylor, on behalf of Vantage at San Marcos, LLC, for an Alternative Compliance to the Land Development Code, Section 3.6.2.1.B, Table 3.1, to authorize a single street within the subdivision known as Vantage at San Marcos, to exceed the 250-foot maximum dead-end street length requirement, generally located on the east side of Hwy 123 and approximately 300' north of the Hwy 123 & Monterrey Oak intersection. (W. Rugeley)
4. CUP-24-45 (The Davenport) Hold a public hearing and consider a request by Duane Bradley, on behalf of The Davenport, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 194 S Guadalupe Street and 104 Martin Luther King Drive. (C.Garrison)
5. CUP-24-49 (Shake Shack) Hold a public hearing and consider a request by Nicholas Bolio, on behalf of Shake Shack, for a renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4025 S IH 35. (C. Garrison)
6. CUP-24-51 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge H Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for a renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2550 Hunter Road. (C. Garrison)
7. VR-24-08 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge H. 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. (C. Garrison)

## 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:  
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