



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, January 13, 2026

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.

- 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 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 NUMBERED #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 Regular Meeting Minutes for the Planning and Zoning Commission on December 9, 2025.

PRESENTATION

2. Receive a Staff presentation on the Vision SMTX Comprehensive Plan Implementation Report.

PUBLIC HEARINGS

Interested persons may participate in the Public Hearings items #3-6:

- 1) To participate/speak remotely (online) during the Public Hearings, email 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.

3. CUP-25-68 (Stoner's Pizza Joint) Hold a public hearing and consider a request by Tobbie Lee May, on behalf of Stoner's Pizza Joint, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 748 N LBJ Dr, Ste 102. (K. Buck)
4. PSA-25-02 (Francis Harris Lane Maberry Data Center Preferred Scenario Amendment) Hold a Public Hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC, and Donald and Germaine Tuff, to amend the Preferred Scenario map from "Conservation/ Cluster" to "Commercial/Employment Low " for 199.49 +/- acres of land, more or less, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas (J. Cleary)
5. ZC-25-13 (Francis Harris Lane Maberry Data Center FD/ CD 2.5 to LI) Hold a public hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC and Donald and Germaine Tuff, for a Zoning Change from Future Development (FD) and Character District 2.5 (CD-2.5) to "Light Industrial" (LI) or, subject to consent of the owner, another less intense zoning district classification, for approximately 199.49 +/- acres of land, more or less, out of the A.M Esnaurizar Survey, Abstract No. 6, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas. (J. Cleary)
6. ZC-25-15 (1537 Post Rd SF-6 to CD-4) Hold a public hearing and consider a request by Shelton Eubanks, on behalf of Miguel and Eva Rosales, for a Zoning Change from Single Family-6 (SF-6) to Character District-4 (CD-4) or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.294 acres, comprising Lot 5, Block 1 in the W.N Goforth First Suburban Addition, generally located on the western side of Post Road, approximately 100 ft southwest of the intersection between Post Rd and Uhland Rd (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.

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: _____