



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, April 28, 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 April 14, 2026

PUBLIC HEARINGS

Interested persons may participate in the Public Hearings items #2-6:

- 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.*

2. Receive a staff presentation and consider a recommendation on the 2027 Capital

Improvement Program (CIP)

3. CUP-26-13 (Eden Bar) Hold a public hearing and consider a request by David Foglia, on behalf of Eden Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 206 W San Antonio Street. (C. Garrison)
4. PDD-07-02(B) (McCarty Commons PDD Amendment) Hold a public hearing and consider a request by Quiddity Engineering, LLC, on behalf of HEB, LP, to modify standards, including signage standards, within the McCarty Commons Planned Development District, comprised of 259.52 acres, more or less, out of the Nathaniel Hubbard Survey, Abstract No. 230, Hays County, Texas, generally located southeast of the intersection between I-35 and E McCarty Lane. (J. Cleary)
5. CUP-26-17 (Sabor Y Vida) Hold a public hearing and consider a request by Elvia Granados Leon, on behalf of Sabor Y Vida, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 311 E Hopkins St. (K. Buck).
6. CUP-26-18 (Kobe Steak House) Hold a public hearing and consider a request by Andrew Chen, on behalf of Kobe Steak House, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 210 Springtown Way. (K. Buck)

NON-CONSENT AGENDA

7. PDA-25-02 (La Cima 8th Amended Development Agreement) Receive a staff presentation regarding an eight amended and restated development agreement with Lazy Oaks Ranch, LP, and its partial assignees in connection with the La Cima Development located near the intersection of Old Ranch Road 12 and Wonder World Drive to align the development agreement with City Resolution 2025-74R and special district legislation which created the La Cima Municipal Management District No. 1. (W. Rugeley)

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:
