



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, July 25, 2023

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 [www.sanmarcostx.gov/541/PZ-Video-Archives](http://www.sanmarcostx.gov/541/PZ-Video-Archives) or watch on Grande channel 16 or Spectrum channel 10**

**The presiding officer for this meeting will be present at the meeting locat**

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 speak 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 1-7 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-22-67 (Village at Posey Road Preliminary Plat) Consider a request by Steven Buffum, on behalf of Posey Road Direct Holdings, LLC, for approval of a preliminary plat of 50.27 acres of land out of the Henry Warnell Survey, Abstract No. 492, located along the north side of Posey Rd approximately 600' from the S. Old Bastrop Hwy and Posey Rd intersection. (W. Rugeley)
2. PC-23-01 (Post Road Final Plat) Consider a request by Lexie England, on behalf of Casata Corp, Inc., for approval of a final plat of 30.97 acres of land out of the T.J. Chambers Survey, Abstract 2, the J.M. Veramendi League Survey, Abstract 17, and the William Ward Survey, Abstract 467, located at 2138 and 2390 Post Rd. (W. Rugeley)
3. PC-23-11 (The Waters Preliminary Plat) Consider a request by LJA Engineering, Inc on behalf of AV McCarty Lane GP LLC and SM McCarty Lane LLC, for a Preliminary Plat of approximately 40.72 acres, more or less, out of the Cyrus Wickson Survey, Abstract 474,

Hays County Texas, generally located 750' west of the intersection between Rattler Rd and E McCarty Lane (J. Cleary)

4. PC-23-18 (Paso Robles Phase 4H) Consider a request by Pape-Dawson Engineers, Inc., for approval of a Final Subdivision Plat of approximately 2.955 acres Located on Playing Cypress Drive north of the intersection of Dancing Oak Lane. (C. Garrison)
5. PC-23-19 (Paso Robles Phase 4B-4) Consider a request by Pape-Dawson Engineers, Inc., for approval of a Final Subdivision Plat of approximately 1.919 acres located on Calming Agave Way East of the intersection of Charming Redbud Lane (C. Garrison)
6. PC-22-31 (Trace PA 7 Section E) Consider a request by Caren Williams-Murch, on behalf of Highpointe Trace, LLC for approval of a Final Subdivision Plat of approximately 28.9 acres out of the William H. Van Horn Survey No. 18, Abstract No. 464, generally located at the intersection of Van Horn Trace and Esplanade Parkway. (J. Cleary)
7. PC-22-47 (River Bridge Ranch Preliminary Plat) Consider a request by LJA Engineering, Inc, on behalf of Lennar Homes of Texas, for a Preliminary Plat of approximately 328.85 +/- acres of land out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (8-14) 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>*

8. A-23-01 (Paramount Circle) Hold a public hearing and consider a request by Steve Ihnen, on behalf of Blanco Trace Development, LLC, for a request to abandon a 43,560 square foot right of way described as Paramount Circle within the Champions Business Park Subdivision and located between I 35 Frontage and Post Road (C. Garrison)
9. A-23-02 (Champions Boulevard) Hold a public hearing and consider a request by Steve Ihnen, on behalf of Blanco Trace Development, LLC, for a request to abandon a 36,154 square foot right of way described as Champions Boulevard within the Champions Business Park Subdivision and located between I 35 Frontage and Post Road (C. Garrison)
10. A-23-03 (Premier Parkway) Hold a public hearing and consider a request by Steve Ihnen,

on behalf of Blanco Trace Development, LLC, for a request to abandon a 52,272 square foot right of way described as Premier Parkway within the Champions Business Park Subdivision and located between I 35 Frontage and Post Road (C. Garrison)

11. CUP-23-17 (ACM Body & Frame) Hold a public hearing and consider a request by Travis Corey Mangone, on behalf of ACM Body & Frame, for a Conditional Use Permit to allow the use of an Auto Body Repair and Paint Shop, located at 1661 Cottonwood Parkway. (K. Buck)
12. SNC-23-01 (Platinum Drive) Hold a public hearing and consider a request by PGM of Texas LLC to name an unnamed street located between I-35 and Leah Avenue as Platinum Drive.(J. Cleary)
13. ZC-23-17 (Achieve Apartments / FD to CD-5) Hold a public hearing and consider a request by Luke Caraway, on behalf of John Haberer, for a zoning change from “FD” Future Development to “CD-5” Character District - 5 or, subject to consent of the owner, another less intense zoning district classification, for approximately 17.937 acres of land out of the Barnett K. Kane Survey, Abstract No. 281, generally located at the northeast corner of the Hwy 123 and Redwood Rd intersection. (W. Rugeley)
14. AC-23-06 (Achieve Apartments / Hwy 123 & Redwood Rd) Hold a public hearing and consider a request by Luke Caraway, on behalf of John Haberer, for an Alternative Compliance to the two-story minimum building height requirement of Section 4.4.3.6 of the Land Development Code to authorize one-story buildings on approximately 17.937 acres of land out of the Barnett K. Kane Survey, Abstract No. 281, generally located at the northeast corner of the Hwy 123 and Redwood Rd intersection. (W. Rugeley)

## **NON-CONSENT AGENDA**

15. Consider a recommendation on the San Marcos Downtown Area Plan.

## **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**

### **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](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:  
\_\_\_\_\_