



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, March 28, 2023

6:00 PM

City Council Chambers

630 E. Hopkins St.

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.

EXECUTIVE SESSION

NOTE: Pursuant to Chapter 551 of the Texas Government Code, the Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. 30 Minute 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 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 OR A CITIZEN, 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-21-59 (La Cima Ph 5A Final Plat) Consider a request by Tirso Gonzalez, on behalf of LCSM Ph 4 LLC for approval of a final subdivision plat of approximately 20.526 acres out of the John Williams Survey, Abstract 490, generally located at the southwest corner of the W. Centerpoint Rd & Central Park Lp Intersection. (W. Rugeley)
2. PC-21-60 (La Cima Ph 5B Final Plat) Consider a request by Tirso Gonzalez, on behalf of LCSM Ph 4 LLC for approval of a final subdivision plat of approximately 18.060 acres out of the John Williams Survey, Abstract 490, generally located 900' southwest of the W.

Centerpoint Rd & Central Park Lp Intersection. (W. Rugeley)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (3-9) by:

1) Sending written comments, to be provided to the Commission in advance of the meeting; 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) Attending the meeting in person in the Council Chambers

**Written comments or requests to join in a public hearing must be sent to 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. 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. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/Citizen-Comments-Hybrid-Meetings>*

3. Receive a staff presentation, hold a Public Hearing and discuss the 2024 Capital Improvement Program (CIP)
4. AC-23-02 (Local Joe's Kitchen) Hold a public hearing and consider a request by Joseph Perricone, on behalf of Local Joe's Kitchen, for an Alternative Compliance to allow a single-story building in the Character District 5-Downtown (CD-5D) instead of a two-story building which is required by the San Marcos Development Code, located at 205 W. Hopkins Street. (K. Buck)
5. CUP-23-07 (Local Joe's Kitchen) Hold a public hearing and consider a request by Joseph Perricone, on behalf of Local Joe's Kitchen, for a Conditional Use Permit to allow on premise consumption Beer & Wine, located at 205 W. Hopkins Street. (K. Buck)
6. CUP-23-08 (Lanikai Lounge) Hold a public hearing and consider a request by Gabriel Sims, on behalf of Lanikai Lounge LLC, for renewal of a Conditional Use Permit to allow the sale of Mixed Beverages / Beer & Wine, located at 700 N. LBJ Drive, Suite 113 (C. Garrison)
7. CUP-23-09 (Freddy C's Lounge) Hold a public hearing and consider a request by Jamie Frailicks, on behalf of Freddy C's Lounge, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 141 East Hopkins Street. (K. Buck)
8. TMP-23-01 (1200 Davis Lane McCoy's Retreat TMP Amendment) Hold a public hearing and consider a request by Eckermann Engineering, Inc on behalf of the McCoy Corporation to remove two proposed Thoroughfares in the City's Thoroughfare Plan generally located between Davis Lane, McCoy Circle and River Road. (J. Cleary)
9. ZC-23-10 (Oak Creek CD-5) Hold a public hearing and consider a request by Jackson Walker, LLP, on behalf of SM Landholdings, LLC, for a Zoning Change from Future Development (FD) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 27.6 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract Number 474; the John Frederick Geister Survey, Abstract Number 203; the Farnham Frye Survey, Abstract Number 183, and the Rebecca Brown Survey, Abstract Number 46, generally located at 2409 Old Bastrop Highway in Hays County, Texas. (J. Cleary)

NON-CONSENT AGENDA

10. ZC-23-01 (SMART Terminal FD to HI) Receive a staff presentation and consider a request by Franklin Mountain San Marcos I.L.P, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 588.821 +/- acres of land, more or less, out of the William Pettus Survey, Abstract No. 21 and the Thomas Maxwell Survey No.17, Abstract No. 188, Caldwell County, Texas, generally located: NW of the intersection between FM 110 and SH80; between FM 110, SH 80, and FM 1984; approximately 4,000 ft northeast of the intersection between SH 80 and Quail Run Road, and between SH 142 and Valley Way Drive.(J. Cleary)
11. Election of Officers
 - a. Planning and Zoning Commission Chair
 - b. Planning and Zoning Commission Vice-Chair

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

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: