



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

---

Tuesday, May 23, 2023

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 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 read aloud during the Citizen Comment portion of the meeting. Written or oral 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 read.*

### 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-22-52 (Remington Acres Preliminary Plat) Consider a request by Wyatt Young, on behalf of A-Affordable Storage, for approval of a preliminary plat of 27.79 acres of land out of the William Simon Survey, Abstract No. 706, the Paul Somnitz Survey, Abstract No. 702, the John Owens Survey, Abstract No. 356, and the Antonio M. Esnaurizar Survey, Abstract No. 6, generally located on the south side of S. Old Bastrop Hwy approximately 5,000' west of the Francis Harris Ln and S. Old Bastrop Hwy intersection. (W. Rugeley)
2. PC-22-53 (Sunset Oaks Section 1, Phase 3 Final Plat) Consider a request by CSF Civil Group on behalf of Pulte Homes of Texas, for a Final Plat of approximately 3.088 acres, more or less, out of the William Hemphill Survey, located at the intersection of Cobb Branch Dr and Spring Hearth St in Hays County. (J. Cleary)

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-7) by:*

- 1) Sending written comments, to be read aloud\*; 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 read. 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>*

3. AC-23-04 (The Ridge at High Branch Phase 2 and 3 Alternative Compliance) Hold a public hearing and consider a request by LJA Engineering on behalf of ONX-High Branch, LLC for an Alternative Compliance to the maximum cut and fill in Section 6.1.2.2 of the Land Development Code for a proposed residential subdivision generally located near Redwood Road between State Highway 123 and Old Bastrop Highway. (R. Reynosa)
4. AC-23-05 (River Bridge Ranch Alternative Compliance) Hold a public hearing and consider a request by LJA Engineering on behalf of Lennar Homes of Texas for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.2.1 of the Land Development Code for a proposed plat generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)
5. CUP-23-11 (Real San Marcos) Hold a public hearing and consider a request by Chago and Jessica Serratos, for a new Conditional Use Permit to allow the sale of Mixed Beverages, located at 1130 Highway 123 (C. Garrison)
6. ZC-23-02 (Hill Country Studios / FD to CC) Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate - San Marcos, LLC, for a zoning change from "FD" Future Development to "CC" Community Commercial or, subject to consent of the owner, another less intense zoning district classification, for approximately 90.00 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No's. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd. 12 intersection. (W. Rugeley)
7. ZC-23-15 (Hill Country Studios / FD to CD-1) Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate - San Marcos, LLC, for a zoning change from "FD" Future Development to "CD-1" Character District - 1 or, subject to consent of the owner, another less intense zoning district classification, for approximately 57.846 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No's. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd 12 intersection. (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.*

## 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: