



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, April 9, 2024

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 <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](mailto: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 March 26, 2024 - Planning and Zoning Regular Meeting Minutes.

### PUBLIC HEARINGS

*Interested persons may participate in any of the Public Hearing items # 2-7:*

- 1) *To participate/speak remotely (online) during the Public Hearings, email [planninginfo@sanmarcostx.gov](mailto: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*

2. CUP-24-08 (Shai Yo Thai) Hold a public hearing and consider a request by Adisak Nernbok, on behalf of Shai Yo Thai, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at 700 N LBJ Suite 109. (C. Garrison)
3. CUP-24-09 (First Watch Daytime Cafe) Hold a public hearing and consider a request by Susan Hibbs, on behalf of First Watch Daytime Cafe, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Suite 101. (K. Buck)
4. CUP-24-10 (Hat Creek Burger Co) Hold a public hearing and consider a request by Lucas Lee, on behalf of Hat Creek Burger Co, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4206 S IH 35. (K. Buck)
5. CUP-24-11 (Elliot Electric Supply) Hold a public hearing and consider a request by Tri-Tech Engineering, L.P., on behalf of Elliott Electric Supply, to renew a Conditional Use Permit to allow the use and expansion of Warehouse and Storage Use, located at 1904 Dutton Drive. (C. Garrison)
6. ZC-24-04 (La Cima Phase 6 / FD to CD-4) Hold a public hearing and consider a request by Doug Goss, on behalf of LCSM PH 4, LLC, for a Zoning Change from Future Development (FD) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 54.015 +/- acre tract of land out of the John Williams Survey, generally located at the southeast corner of West Centerpoint Road and Central Park Loop. (K. Buck)
7. Receive a staff presentation, hold a Public Hearing and discuss the 2025 Capital Improvement Program (CIP)

#### 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

The meeting adjourned at 7:10 pm.

Enrique Velasquez, Recording Secretary

Chair, David Case

*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)*