



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, December 10, 2024

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 November 12, 2024 - Planning and Zoning Regular Meeting Minutes.

PUBLIC HEARINGS

Interested persons may participate in any of the Public Hearing items #2-12:

- 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. CUP-24-55 (Harper's and FourPlay) Hold a public hearing and consider a request by Sean Neal, on behalf of Harper's and FourPlay, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 139 E Hopkins. (C. Garrison)
3. CUP-24-62 (Sylvia Pizza) Hold a public hearing and consider a request by Greg Zepeda, on behalf of Sylvia Pizza, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 316 N Edward Gary Street, Suite D. (C. Garrison)
4. CUP-24-63 (Texas Bean and Brew House) Hold a public hearing and consider a request by Niyazi Colak, on behalf of Texas Bean and Brew House, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1328 N IH 35. (K. Buck)
5. CUP-24-64 (Hokkaido Ramen and Sushi) Hold a public hearing and consider a request by Xiurong Weng, on behalf of Hokkaido Ramen and Sushi, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 243 Wonder World Drive Suite #100. (C. Garrison)
6. CUP-24-66 (Surfing Crab) Hold a public hearing and consider a request by Fan Wang, on behalf of Surfing Crab, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1285 S IH 35 Suite 103. (C. Garrison)
7. CUP-24-67 (Stripes) Hold a public hearing and consider a request by Tim Ilaoa, on behalf of Stripes, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1901 N IH 35. (K. Buck)
8. CUP-24-68 (Twin Peaks Restaurant) Hold a public hearing and consider a request by Michael Locey, on behalf of Twin Peaks Restaurant, for a renewal to a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1207 IH 35. (C. Garrison)
9. CUP-24-69 (Axis) Hold a public hearing and consider a request by Henry Hogensen, on behalf of Axis, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 202 N LBJ Dr, STE A. (K. Buck)
10. CUP-24-70 (McGehee) Hold a public hearing and consider a request by Tres W Smyth, on behalf of Hope Contracting LLC, for a Conditional Use Permit to allow Loft Apartments, located along the West side of McGehee Street, approximately 180 feet North of Cheatham Street. (K. Buck)
11. CUP-24-71 (Pizza Hut) Hold a public hearing and consider a request by Armadillo Beverage Co. Inc., on behalf of Pizza Hut, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 900 Bugg Lane Suite #118. (C. Garrison)
12. Hold a public hearing and consider text amendments to Chapters 1 through 8 of the San Marcos Development Code and to the Design Manual, to align terminology with the changes made through Ordinance 2023-71 which adopted the "Vision SMTX Comprehensive Plan"; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

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:
