



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, July 24, 2018

6:00 PM

City Council Chambers

630 East Hopkins St.

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

- 1. Consider approval of the minutes of the regular meeting of June 12, 2018.
- 2. Consider approval of the minutes of the regular meeting of June 26, 2018.
- 3. PC-15-21_03(e) (Northgate Center 1) Consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, Jr., General Partner Aquarena Springs Commercial, LLC, for approval of an extension of the expiration period of a Final Plat for approximately 9.93 acres, more or less, out of the J.M. Veramendi Survey League No. 2, located near the intersection of IH-35 and Aquarena Springs. (A.Villalobos)
- 4. PC-17-03_03 (Vista De Los Santos Phase 3) - Consider a request by HMT on behalf of Continental Homes of Texas, LP, for approval of a final subdivision plat consisting of 27 lots on approximately 10.40 acres out of the Thomas J Chambers Survey, located near the intersection of Los Santos Drive and Andaluc a Drive. (W. Parrish)
- 5. PC-17-48_03 (Blanco Vista Tract S-T) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat and associated Subdivision Improvement Agreement for approximately 30.025 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Blanco Vista Boulevard. (A. Brake)
- 6. PC-18-02_02 (Blanco Vista, Tract U) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 3.111 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Blanco Vista Boulevard. (A. Brake)
- 7. PC-18-03_02 (Blanco Vista, Tract R) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 12.413 acres,

more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and south of Trail Ridge Pass (A. Brake)

8. PC-18-26_02 (Blanco Vista, Tract M-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 19.180 acres, more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and north of Trail Ridge Pass (A. Brake)

PUBLIC HEARINGS

9. CUP-18-22 (The Hive / The Vault) Hold a public hearing and consider a request by Newton Gang Getaway, on behalf of Hopkins Square, LLC, to renew a Restaurant Conditional Use Permit to allow the continued sale of mixed beverages for on premise consumption along with a change in name of the businesses at 100 West Hopkins Street. (A. Brake)
10. CUP-18-23 (Blue Dahlia Bistro) Hold a public hearing and consider a request from Blue Dahlia Bistro to renew a Restaurant Conditional Use Permit to allow the continued sale of beer and wine for on premise consumption at 107 East Hopkins Street (A. Brake)
11. PC-15-23_04(e) (Northgate Center 2, Replat) Hold a public hearing and consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, JR., General Partner Aquarena Springs Commercial, LLC, for approval of an extension of the expiration period of a replat of 1.82 acres being a portion of Lot 1, Section 3, Interpark East, establishing Block B, Lot 4, Northgate Center 2, City of San Marcos, Hays County, Texas. (A.Villalobos)
12. ZC-18-07 (1012 Marlton Street) Hold a public hearing and consider a request by David Mendez for a zoning change from "SF-6" Single Family-6 to "ND-3" Neighborhood Density - 3 for approximately 0.2068 acres, more or less, legally known as the Westover Addition, Block 27, Lot 329, located at 1012 North Bishop Street. (A. Villalobos)
13. ZC-18-08 (Uhaul) - Hold a Public Hearing and Consider a request by Sam Molina, on behalf of Jimmy Nassour, for a zoning change from "LI" Light Industrial, to "HC" Heavy Commercial for approximately 9.61 acres, more or less, known as Lot 1A Block 1 International Electric Corporation Addition, located at 2809 S IH 35. (W. Parrish)
14. ZC-18-09 (Beyond Grooming) - Hold a Public Hearing and Consider a request by Jonathon Gonzalez, on behalf of Michelle McWatters, for a zoning change from "NC" Neighborhood Commercial, to "N-MS" Neighborhood - Main Street for approximately .977 acres, more or less, out of the Juan M Veramendi Survey, Tract 31, located at 1200 Old Martindale Road. (W. Parrish)

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: