



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, August 14, 2018

6:00 PM

City Council Chambers

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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 July 24, 2018.
2. PC-17-46\_02 (Park Court at Willow Creek) Consider a request by Hermann Vigil, on behalf of Robert W. McDonald III, for approval of an Amendment to a Preliminary Plat for approximately 2.52 acres, more or less, known as Park Court at Willow Creek located at Stagecoach Trail and Primers Lane. (A. Villalobos)
3. PC-18-30\_02 (Paso Robles (Kissing Tree) Phases 3E, 4, & 5) Consider a request by Pape-Dawson Engineers, Inc., on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 181.09 acres, more or less, out of the John Williams, Issac Lowe, and Edward Burseson Surveys, located near the intersection of W Centerpoint Road (T. Carpenter)
4. PC-18-35\_03 (Trace PID Phase 1B) Consider a request by Caren L. Williams-Murch, on behalf of Highpointe Trace, LLC., for approval of a Preliminary Plat for approximately 3.348 acres, more or less, out of the Van Horn Survey, located near the intersection of IH 35 and Van Horn Trace (T. Carpenter)

### PUBLIC HEARINGS

5. CUP-18-16 (Jack's Roadhouse) Hold a public hearing and consider a request from Philip Nadeau, on behalf of Jacks Roadhouse to amend a Conditional Use Permit for the sale of beer and wine for on premise consumption to allow the sale of mixed beverages for on premise consumption at 1625 W Hopkins St. (T. Carpenter)
6. CUP-18-24 (Komal Latin Kitchen + Bar) Hold a public hearing and consider a request from Komal Latin Kitchen + Bar to renew a Conditional Use Permit to allow the continued sale of

mixed alcoholic beverages for on premise consumption at 2550 Hunter Road, Suite 1106 (T. Carpenter)

7. CUP-18-25 (Black's Barbeque) - Hold a public hearing and consider a request by Kent Black on behalf of KBCB Investments LLC, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 510 Hull Street.
8. PC-17-31\_04 (Park Court at Willow Creek II, Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of Robert W. McDonald, III, for approval of a replat of 2.52 acres, more or less, being Lots 1-10, Park Court at Willow Creek, establishing Lot 1-12, Park Court at Willow Creek II, San Marcos, Texas. (A. Villalobos)
9. ZC-18-10 (Windmill) Hold a public hearing and consider a request by Michael Lackey, on behalf of WDBL Partners, Ltd., for a zoning change from "D" Duplex, to "ND-3.5" Neighborhood Density - 3.5 for approximately .78 acres, more or less, legally known as Windmill Addition, Lot 2, located at 128 Windmill Drive. (W. Parrish)
10. ZC-18-13 (128 Spring Road) Hold a public hearing and consider a request by Thomas Rhodes for a zoning change from "FD" Future Development to "CD-3" Character District - 3 for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey No.2, located at 128 Spring Road, San Marcos, Texas. (A.Villalobos)
11. ZC-18-14 (1520 Old Ranch Road 12) Hold a public hearing and consider a request by Michael Wills, on behalf of Richard Gillespie, for a zoning change from "OP" Office Professional to "N-MS" Neighborhood - Main Street for approximately 0.41 acres, more or less, legally known as the High Crest Addition, Lot 1-D, located at 1520 Old Ranch Rd 12, San Marcos, Texas. (A.Villalobos)

## NON-CONSENT AGENDA

12. Receive an update and provide direction to Staff regarding the following Fall 2018 Preferred Scenario Amendment Application:
  - (a) PSA-18-04 - A Preferred Scenario Amendment from "Area of Stability - Existing Neighborhood" to "Growth Area - High Intensity" located at 500 W. Hutchison Street. (A. Villalobos)

## 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: