



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, February 25, 2020

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

### EXECUTIVE SESSION

*NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

IV. 30 Minute Citizen Comment Period

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of January 28, 2020.
2. PC-18-40\_03 (La Cima, Phase 2, Section A) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 33.853 acres, more or less, out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)
3. PC-19-34 (La Cima, Phase 2, Section B) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 55.831 acres, more or less, out of the John Williams Survey, Abstract No. 490, the Patrick McGreal Survey, Abstract No. 308, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)
4. PC-19-65 (Cottonwood Creek, Phase 3, Unit 4) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas LP, for approval of a Final Plat for approximately 12.945 acres, more or less, out of the Farnam Frye and J.F. Geister Surveys, located at the intersection of Rattler Road and Adler Way. (T. Carpenter)

### PUBLIC HEARINGS

5. ZC-20-03 (Sportsplex) Hold a public hearing and consider a request by Ed Theriot, on behalf of Outlet West Investors, Ltd., for a zoning change from "FD" Future Development and "GC," General Commercial to "PA," Planning Area District, for approximately 62.48 acres, more or less, out of the Edward Burleson Survey, generally located at the intersection of Commercial Loop and Gregsons Bend. (T. Carpenter)
6. ZC-20-04 (Mystic Canyon) Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from "FD" Future Development, to "SF-6" Single Family, for approximately 0.999 acres, more or less, out of the Benjamin J. White and Robert H. Williams Surveys, generally located near the intersection of Lancaster Street and Sunderland Cove. (T. Carpenter)
7. ZC-20-02 (Vantage 1) Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from "FD" Future Development to "CD-3" Character District 3, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)
8. ZC-20-05 (Vantage 2) Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from "FD" Future Development to "CD-4" Character District 4, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)
9. AC-20-01 (CD-4 Lot Width) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the maximum lot width requirements in Section 4.4.3.4 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)
10. AC-20-02 (Block Development in Excess of 50%) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the access and stub streets standards in Section 3.6.4.1(D)3 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)
11. CUP-20-04 (Green Mesquite BBQ) Hold a public hearing and consider a request by Green Mesquite BBQ for a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 200 Springtown Way, Ste. 124. (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

*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)*

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 \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_ Title: