



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final-Amended Planning and Zoning Commission

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Tuesday, July 28, 2020

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a 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

### 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

*Persons wishing to comment during the citizen comment period must submit their written comments to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of June 9, 2020.

**Attachments:**      [06.09.20 PZ Minutes DRAFT](#)

2. Consider approval of the minutes of the Design Guideline Workshop on June 25, 2020.

**Attachments:**      [06.25.2020 Design Guideline Workshop Minutes](#)

3. PC-20-37 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)

**Attachments:** PC-20-37 Staff Report  
PC-20-37 Aerial  
PC-20-37 MasterPlan  
PC-20-37 Application  
PC-20-37 Presentation

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (4-9) by:*

- 1) Sending written comments, to be read aloud\*; or*
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on\*.*

*\*Written comments or requests to join in a public hearing must be sent to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/18805/Citizen-Comments-Virtual-Meetings>*

4. AC-20-03 (La Cima Multifamily) Hold a public hearing and consider a request by Eric Willis, on behalf of La Cima Commercial L.P., for an Alternative Compliance to the block size requirements in Section 4.4.3.2 of the Multifamily Residential Design Standards in Ordinance 2014-35 for a proposed multifamily residential development located at the northwest corner of West Centerpoint Road and Flint Ridge Road, Hays County, Texas. (A. Brake)

**Attachments:** [AC-20-03 Staff Report](#)  
[AC-20-03 Map Package](#)  
[AC-20-03 Schematic Site Plan](#)  
[AC-20-03 Concept Showing MF, TH, and Fire Station](#)  
[AC-20-03 Correspondence between Applicant & Staff](#)  
[AC-20-03 Application](#)  
[AC-20-03 PZ Presentation](#)

5. AC-20-06 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for an Alternative Compliance Request to allow two lots that exceed a 3:1 ratio in length to width for approximately 0.34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)

**Attachments:**     [AC-20-06 Staff Report](#)  
                              [AC-20-06 Map Package](#)  
                              [AC-20-06 Application Package](#)  
                              [AC-20-06 PZ Presentation](#)  
                              [Opposition Petition.pdf](#)

6. AC-20-10 (242 Guadalupe) Hold a public hearing and consider a request by Carlos Iglesias on behalf of Greater Texas Credit Union for an Alternative Compliance Request to allow a building expansion that does not meet the Build to Zone standards of Section 4.3.3.3(E)1 and the Minimum Two Story requirements of Section 4.3.4.4 for a property located at 242 Guadalupe Street. (W. Parrish)

**Attachments:**     AC-20-10 Staff Report  
                              AC-20-10 Map Package  
                              AC-20-10 Application Documents  
                              AC-20-10 Presentation

7. ZC-20-09 (724 Valley Street) Hold a public hearing and consider a request by Al Carroll on behalf of Marel and Rosa Alvarado for a Zoning Change from Single Family - 6 (SF-6) to Neighborhood Density - 3 (ND-3), for approximately 0.34 acres out of the B. W. Breeding Addition, Located at 724 Valley Street. (W. Parrish)

**Attachments:**     [ZC-20-09 Staff Report](#)  
                              [ZC-20-09 Map Package](#)  
                              [ZC-20-09 Land Use and Code Comparison](#)  
                              [ZC-20-09 Comp Plan Analysis Checklist](#)  
                              [ZC-20-09 Regulating Plan](#)  
                              [ZC-20-09 Application Documents](#)  
                              [ZC-20-09 Presentation](#)

8. ZC-20-10 (The Barracks) Hold a public hearing and consider a request by Ed Theriot on behalf of McCoy Family Partnership One and Two for a Zoning Change from Future Development (FD) to Planning Area District - Medium Intensity (PAD-MI), for approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 surveys, located near the intersection of Wonder World Drive and Hwy 123. (W. Parrish)

Attachments: ZC-20-10 Staff Report  
ZC-20-10 Map Package  
ZC-20-10 Code Comparison  
ZC-20-10 Comp Plan Analysis Checklist  
ZC-20-10 Application  
ZC-20-10 Presentation

9. ZC-20-14 (101 & 103 Lockhart Street) Hold a public hearing and consider a request by Andrew Nance, on behalf of Ryan Bragg, for a Zoning Change from Duplex (D) to Neighborhood Density - 3 (ND-3), for approximately 0.2938 acres consisting of lot 46 of the A.M. Ramsay Subdivision, located at 101 & 103 Lockhart Street. (T. Carpenter)

Attachments: [ZC-20-14 StaffReport](#)  
[ZC-20-14 Existing Neighborhood Regulating Plan](#)  
[ZC-20-14 Maps](#)  
[ZC-20-14 Zoning Comparison](#)  
[ZC-20-14 Comp Plan Analysis Checklist](#)  
[ZC-20-14 Personal Notification Letter](#)  
[ZC-20-14 Application Documents](#)  
[ZC-20-14 Presentation](#)

## V. Adjournment

## VI. Addendum

Items # 3, #6 and #8 were added after the agenda was posted at 10:34 a.m.

### 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](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 \_\_\_\_\_

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