



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, October 13, 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
- IV. 30 Minute Citizen Comment Period

*Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to speak to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral 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.*

### EXECUTIVE SESSION

*NOTE: Pursuant to Chapter 551 of the Texas Government Code, 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.*

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of September 22, 2020.
2. PC-20-47 (Whisper Mixed Use Subdivision Phase 1B Final Plat) Consider a request by Vigil & Associates, on behalf of 135 Residential Development, L.L.C. and Whisper Master Community, L.P., to approve a Final Plat for 17.64 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, generally located east of IH-35, west of Harris Hill Road. (A. Brake)

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-4) 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>

- 3. CUP-20-18 (Chuck Nash) Hold a public hearing and consider a request by Matthew Opuszenski on behalf of Charles D. Nash for Conditional Use Permit for an automotive body shop within a General Commercial zoning district located at 3209 North IH-35. (W. Parrish)
- 4. ZC-20-23 (Vantage San Marcos) Hold a public hearing and consider a request by Chris Weigand, on behalf of Mohnke Poor Farm LLC, for a Zoning Change from Future Development (FD) to Character District - 2.5 (CD-2.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, located near the intersection of Hwy 123 and Monterey Oak Drive. (W. Parrish)

**NON-CONSENT AGENDA**

- 5. Receive a presentation regarding the formation of a Community Development Block Grant - Mitigation (CDBG-MIT) Advisory Committee and consider designating some members of the Planning and Zoning Commission to serve on such committee.
- 6. Selection of up to two Planning and Zoning Commission members to serve on the Comprehensive Plan Steering Committee.

V. 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](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:

