



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, December 8, 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 [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 November 10, 2020.
- 2. PC-17-58 (Cottonwood Creek Phase 2, Section 2) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for renewal of a Final Plat for approximately 3.553 acres, more or less, out of the Farnham Frye Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)
- 3. PC-18-47\_01 (La Cima Concept Plat Amendment) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, for approval of an amendment to a Concept Plat for approximately 2,427.874 acres, more or less, out of the John Williams Survey, Abstract 490, located generally west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

4. PC-20-06 (La Cima Fire Station) Consider a request by Bowman Consulting, on behalf of La Cima Commercial LP, for approval of a Final Plat for approximately 7.024 acres, more or less, out of the John Williams Survey, Abstract 490, located at the intersection of West Centerpoint Road and Flint Ridge Road.
5. PC-20-18 (Millbrook Phase 2) Consider a request by BGE, Inc., on behalf of Forestar (USA) Real Estate Group Inc., to approve a Final Plat, consisting of approximately 32 acres, more or less, out of the Cyrus Wickson Survey, No 474 and the Nathaniel Hubbard Survey, No 230. (W. Parrish)
6. PC-20-25 (Paso Robles Phase 4B-2 Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 17.196 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)
7. PC-20-31 (Paso Robles Phase 2B Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 7.981 acres, more or less, out of the Johns Williams Survey located at on W Centerpoint Road north of Hunter Road. (T. Carpenter)
8. PC-20-32 (Redwood Multifamily) Consider a request by Steven Buffum, Costello Inc., on behalf of LDG Development LLC, and Three Rivers Development, LLC, for approval of a multifamily subdivision with 20 new multifamily residential lots known as the Redwood Subdivision Final Plat, consisting of approximately 15.152 acre, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, located in the 1600 Block of Redwood Road. (A. Villalobos)
9. PC-20-36 (Cottonwood Creek 4 Preliminary Plat) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Preliminary Plat for approximately 100.76 acres, more or less, out of the J.F. Geister Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)
10. PC-20-59 (Whisper Concept) Consider a request by Lonnie Eaves., on behalf of Whisper Master Community LP., to approve a Concept Plat, consisting of approximately 150 acres, more or less, out of the Joel Miner Survey, No 321, located at the intersection of IH-35 and Opportunity Boulevard. (W. Parrish)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (11-13) 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>*

11. A-20-02 (University Drive & CM Allen Parkway) Hold a public hearing and consider a request by Ben Williams, on behalf of SM Block 21, LLC, to abandon a 16.67' by 82.93' portion of an alley between CM Allen Parkway and Moon Street. (T. Carpenter)
12. ZC-20-22 (Harris Hill Mobile Home Community) Hold a public hearing and consider a request by Alejandra Ruiz Esparza, on behalf of Alvin Popham, for a Zoning Change from Future Development (FD) to Manufactured Home (MH), or, subject to consent of the owner, another less intense zoning district classification, for approximately 72.85 acres, more or less, out of the Joel Miner Survey, Hays County, located on Harris Hill Road approximately one half mile south of Yarrington Road. (T. Carpenter)
13. Approve Sustainability Committee Strategic Initiative LDC changes for turfgrass limitations, use of drought-tolerant turfgrass species, minimum soil depths, and separate irrigation system meters in new development. (T. Taggart)

## 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: