



# 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 9, 2021

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. PC-20-28 (The Ridge at High Branch Preliminary Plat) Consider a request by Moeller and Associates, on behalf of Lee Baker III, Three Rivers Development LLC, to approve the Preliminary Plat, consisting of approximately 110 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)
- 2. PC-20-29 (The Springs at High Branch Preliminary Plat) Consider a request by Moeller and Associates, on behalf of Lee Baker III, Three Rivers Development LLC, to approve the Preliminary Plat, consisting of approximately 94.623 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)
- 3. PC-20-68 (Trace Planning Area 6A Section D) Consider a request by Caren L. Williams-Murch, on behalf of Highpointe Trace, LLC, for a Final Plat of approximately

4.243 acres, more or less, out of the William H. Van Horn Survey located at the intersection of William Moon Way and Snowbell Street.

4. Consider approval of the minutes of the December 10, 2020 Joint City Council/Planning and Zoning Commission Meeting
5. Consider approval of the minutes of the regular meeting of January 26, 2021.

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (6-8) 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-Meeting>*

6. ZC-21-01 (Sendero at Centerpoint) Hold a public hearing and consider a request by Teresa A. Shell, on behalf of Mark B. Randolph, for a Zoning change from Future Development (FD) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 6.698 acres out of the Edward Burleson Survey, No. 18, Abstract No. 63, Hays County, located in the 100 Block of Centerpoint Road (S. Caldwell)
7. ZC-21-02 (200 West MLK Drive Local Historic Landmark Designation) Hold a public hearing and consider a request by the City of San Marcos (Historic Preservation Commission) to designate the property at 200 West MLK Drive, currently the location of the Calaboose African American History Museum, as a local historic landmark. (A. Brake)
8. Downtown Design Standards. Hold a public hearing and consider a recommendation to the City Council regarding text amendments to Chapters 3 and 4 of the San Marcos Development Code and to Appendix A, Article 1 of the Design Manual, that, among other things, would update provisions concerning nonconforming streetscapes, the Character District 5 Downtown description, the minimum two story building height in downtown, and the downtown architectural design standards and guidelines related to varied massing, transparency, blank wall area, expression elements, building elements, and contextual height stepdown. (A.Villalobos)

## 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*

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: