



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, February 14, 2023

6:00 PM

City Council Chambers

This will be a hybrid (in-person/virtual meeting). To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16.

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.

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 no later than 12:00 p.m. on the day of the meeting. Please indicate if you would like to speak in person or virtually. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be provided to the Commission prior to the meeting. Comments shall have a time limit of three minutes each.

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 1 - 2 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. PC-22-11 (Rattler Ridge Preliminary Plat) Consider a request by Dan Ryan, on behalf of Rattler Ridge, LLC for approval of a Preliminary Plat of approximately 421.93 acres out of the Andrew Mitchell Survey, Abstract No. 220, the John Jones Survey, Abstract No. 435, the S.A. & M.G. Railroad Company Survey, Abstract No. 509, and the H.E. Jordt Survey, Abstract No. 195, located within the Extraterritorial Jurisdiction of the City of San Marcos at FM 1978 and Henk Ln. (W. Rugeley)
2. PC-21-58 (La Cima Ph 5 Preliminary Plat) Consider a request by Tirso Gonzalez, on behalf of Bryan Lee, for approval of a Preliminary Plat of approximately 41.44 acres out of the John Williams Survey, Abstract No 490, generally located at the southwest corner of the

W. Centerpoint Rd. and Central Park Lp. Intersection. (W. Rugeley)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (3-7) by:

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

3) Attending the meeting in person in the Council Chambers

**Written comments or requests to join in a public hearing must be sent to 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. 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. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/Citizen-Comments-Hybrid-Meetings>*

3. CUP-23-02 (Rollin Bowl) Hold a public hearing and consider a request by Rollin Bowl, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1285 IH 35. (C. Garrison)
4. CUP-23-03 (Chit House) Hold a public hearing and consider a request by, Warren Pulley, on behalf of Chit House, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 208 N LBJ Drive. (C. Garrison)
5. CUP-23-05 (Fairfield Inn & Suites) Hold a public hearing and consider a request by Frank Chen, on behalf of Fairfield Inn & Suites, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1250 N IH 35. (K. Buck)
6. ZC-23-01 (Smart Terminal FD to HI) Hold a public hearing and consider a request by Franklin Mountain San Marcos I.L.P, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 588.821 +/- acres of land, more or less, out of the William Pettus Survey, Abstract No. 21 and the Thomas Maxwell Survey No.17, Abstract No. 188, Caldwell County, Texas, generally located on FM 1984 at the intersection between State Highway 80 and the future FM 110. (J. Cleary)
7. ZC-23-08 (Cottonwood Creek Phase 3) Hold a public hearing and consider a request by Doucet and Associates, on behalf of, Randall Morris, for a Zoning Change from General Commercial (GC) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.811 acres out of Cottonwood Creek, Phase 3, located north of the intersection of Rattler Road and Monterrey Oak (C. Garrison)

NON-CONSENT AGENDA

8. Receive a presentation from Staff and project consultants, MIG, and hold an Information Meeting and discussion as required for Comprehensive Plan Map Amendments, on the Vision SMTX Comprehensive Plan Rewrite and Downtown Area Plan.

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

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:
