



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

---

Tuesday, March 8, 2022

6:00 PM

City Council Chambers/Virtual

---

**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 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. 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 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 February 8, 2022.
2. Consider approval of the minutes of the regular meeting of February 22, 2022.

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-8) 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\*.*
- 3) *Requesting to speak in person in the Council Chambers, 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/Citizen-Comments-Hybrid-Meetings>*

3. AC-22-01 (312 Camacho Street) Hold a public hearing and consider a request by Troy Turner, on behalf of Max Developers, Inc., for an Alternative Compliance to the protective yard installation requirements in Section 7.2.2.4 of the Development Code for a proposed development located at 312 Camacho Street. (D. Dueitt)
4. CUP-22-07 (Valentino's) Hold a public hearing and consider a request by Cody Taylor, on behalf of Flour Power LLC, for an amendment of an approved Conditional Use Permit to expand the boundaries for the sale of Mixed Beverages for on-premises consumption at 110 North LBJ Drive. (D. Dueitt)
5. CUP-22-08 (SH 123 Gas Station) Hold a public hearing and consider a request by Sarah Corona, on behalf of Professional StruCIVIL Engineers, Inc., for a Conditional Use Permit to allow gasoline sales in a 'CM' Commercial District located at 3030 and 3036 Highway 123. (D. Dueitt)
6. CUP-22-09 (Torchy's Tacos) Hold a public hearing and consider a request from Torchy's Tacos, on behalf of Success Foods Management Group, LLC, for a renewal of an existing Conditional Use Permit to allow the sale of mixed beverages for on-premises consumption at 301 North Guadalupe Street, Suite 194. (D. Dueitt)
7. ZC-22-08 (Hwy 123 Business Park GC and LI to CM) Hold a public hearing and consider a request by Ed Theriot, on behalf of 427 Lindsey Street Partnership LTD, for a zoning change from "GC", General Commercial and "LI", Light Industrial to "CM", Commercial, for approximately 7.52 acres out of the Cyrus Wickson Survey, Abstract No 474, located at the 3200 Block of Hwy 123. (S.Walker)
8. ZC-22-09 (Whisper South CM to LI) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd for a Zoning Change from Commercial (CM) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 52.4 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located between Harris Hill Road and the I-35 North Frontage Road, approximately 600 ft south of Saddle Run Way. (J.Cleary)

## **NON-CONSENT AGENDA**

9. Election of the following officers:
  - a. Planning and Zoning Commission Chair
  - b. Planning and Zoning Commission Vice-Chair

## **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:  
\_\_\_\_\_