



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, May 10, 2022

6:00 PM

City Council Chambers/Virtual

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**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 April 12, 2022.
2. Consider approval of the minutes of the regular meeting of April 26, 2022.
3. PC-20-24 (Trace Rollingwood Drive) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Subdivision Plat, consisting of approximately 1 acre, more or less, out of the William H. Van Horn Survey generally located at the intersection of Rollingwood Drive and Van Horn Trace. (A. Villalobos)
4. PC-21-75 (1850 RR 12 Final Plat) Consider a request by Cuatro Consultants, Ltd. on behalf of Holman-Farrar Holdings, LLC, for approval of a Final Plat for approximately 1.11

acres, more or less, out of the T.H.W. Forsyth Survey, Abstract No. 173 located approximately 1,900 feet west of the intersection of Craddock Avenue and Old RR 12. (S.Walker)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (5-9) 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>*

5. CUP-22-14 (Cottonwood Creek Apartments) Hold a public hearing and consider a request by Southtown Engineering & Consulting, LLC, on behalf of Cottonwood Creek JDR, Ltd, for a Conditional Use Permit to allow a multifamily housing development located west of SH123 approximately 720 ft south of Rattler Road. (J. Cleary)
6. CUP-22-16 (The Growling) Hold a public hearing and consider a request from Manuel Lopez-Castro, on behalf of The Growling, for a renewal of an existing Conditional Use Permit to allow the sale and on-premises consumption of Beer and Wine at 700 North LBJ Drive, Suite 111. (A. Mushinski)
7. CUP-22-17 (On The River Social Club) Hold a public hearing and consider a request by Joey Skinner, on behalf of On The River Social Club, for a Conditional Use Permit to allow an indoor amusement venue in a "CC" Community Commercial zoning district located at 700 North LBJ Drive, Suite 103A. (D. Dueitt)
8. CUP-22-18 (The Cigar Vault) Hold a public hearing and consider a request by Jeff Beal, on behalf of The Cigar Vault, for a Conditional Use Permit to allow the sale and on-premise consumption of beer and wine located at 122 North LBJ Drive. (D. Dueitt)
9. ZC-22-18 (La Cima Ph 4 Zoning FD to SF-4.5) Hold a public hearing and consider a request by Doug Goss, on behalf of LCSM Ph 4, LLC, for a Zoning Change from Future Development (FD) to Single-Family - 4.5 District (SF-4.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 66.933 acres generally located just south of the W. Centerpoint Rd. and Central Park Lp. intersection. (W. Rugeley)

## 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:  
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