



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, October 24, 2023

6:00 PM

City Council Chambers

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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**

**The presiding officer for this meeting will be present at the meeting location described above.**

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. Citizen Comment Period

*Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners. Written comments received after the deadline will be provided to the Commissioners at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.*

### CONSENT AGENDA

*THE FOLLOWING ITEM NUMBERED 1 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-22-51 (Sedona North Final Plat) Consider a request by Bain Medina Bain, Inc on behalf of JLBC 710 Investment, LLC to approve a Final Plat, consisting of approximately 69.86 acres, more or less, out of the Andrew Mitchell Survey in Guadalupe County and the Charles Henderson Survey in Hays County, generally located on the east side of SH 123 approximately 1,400 ft south of the intersection of SH 123 and Rattler Road (J. Cleary)

### PUBLIC HEARINGS

*Interested persons may participate in any of the Public Hearing items (2-5):*

- 1) *To participate/speak remotely (online) during the Public Hearings, email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting, or*
- 2) *Email written comments. Comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners and comments received after the deadline will be provided to the Commissioners at the meeting, or*

3) Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name and address.

2. AC-23-11 (Whisper South Block Perimeter Alternative Compliance) Hold a public hearing and consider a request by Ryan Taylor, Kimley Horn on behalf of LGC Whisper LLC for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.2.1 of the Land Development Code for a proposed plat generally located between Harris Hill Road and the I-35 North Frontage Road, approximately 600 ft south of Saddle Run Way. (J. Cleary)
3. CUP-23-29 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge H. Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at 2550 Hunter Road. (C. Garrison)
4. VR-23-09 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge H. Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for a variance to Section 5.1.5.5 of the San Marcos Development Code, regarding the Sale and On Premise Consumption of Alcohol within 300 ft. of a public or private school, located at 2550 Hunter Road. (C. Garrison)
5. CUP-23-30 (Cracker Barrel Old Country Store) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cracker Barrel Old Country Store, for renewal of a Condition Use Permit to allow on premise consumption of Beer & Wine, located at 4321 S IH 35. (K. Buck)

## 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. Comments shall have a time limit of three minutes each and speakers must state their name. The allotted time will commence at the beginning of the speakers remarks and will include time spent in discussion with Commissioners and staff. Any questions which are unable to be addressed in the allotted timeframe, or for which answers are not immediately available can be addressed outside the meeting.*

## 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](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:  
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