



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, April 11, 2023

6:00 PM

City Council Chambers

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630 E. Hopkins St.

**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. 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 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-22-32 (Casata Post Rd Preliminary Plat) Consider a request by Lexie England, on behalf of Aaron Levy for approval of a preliminary subdivision plat of approximately 31.77 acres out of the William Ward Survey, Abstract 467, located at 2138 Post Rd. (W. Rugeley)
2. PC-22-77 (Paso Robles Ph 4B, Section 4 Preliminary Plat) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a preliminary subdivision plat of approximately 1.91 acres out of the John Williams Survey No. 1, Abstract 471, generally located 1,500' east of the W. Centerpoint Rd and Blushing Aster Dr intersection.

(W. Rugeley)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-4) 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](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. 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. AC-23-03 (3830 S IH 35) Hold a public hearing and consider a request by BGE, Inc., on behalf of Warren Reality LD/Sac-N-Pac, for an Alternative Compliance to the two-story minimum building height requirement in Section 4.4.3.6 of the San Marcos Development Code to allow one-story buildings, for a proposed multifamily development, on approximately 67.119 acres out of the Edward Burleson Survey, located at 3830 S IH 35 (C. Garrison)
4. ZC-23-03 (3830 S IH 35) Hold a public hearing and consider a request by BGE, Inc., on behalf of Warren Reality LD/Sac-N-Pac, for a Zoning Change from Future Development (FD) and Light Industrial (LI) to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 67.119 acres out of the Edward Burleson Survey, Tract Part of 2, 63.119, and Edward Burleson Survey, Acres 4, located at and near 3830 S IH 35 (C. Garrison)

## NON-CONSENT AGENDA

5. Receive a staff presentation and consider a recommendation on the 2024 Capital Improvement Program (CIP)
6. Receive a staff presentation and consider a recommendation on the "Vision SMTX Comprehensive Plan" and the Preferred Scenario Map.

## 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](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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