



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, June 27, 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 or Spectrum channel 10

- 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 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 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-04-10 Cottonwood Creek Master Plan Renewal) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for an amendment and renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (K. Buck)

PUBLIC HEARINGS

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

- 1) *Sending written comments*;* 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 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 allowed. 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>

2. CUP-23-14 (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 on premise consumption of Beer & Wine, located at 122 N LBJ Drive. (C. Garrison)
3. CUP-23-16 (Gus's Fried Chicken) Hold a public hearing and consider a request by Janet C. Hickerson, on behalf of Gus's Fried Chicken, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 110 E. Martin Luther King Drive, Suite 106. (K. Buck)
4. PC-22-79 (Millview Addition Replat) Hold a public hearing and consider a request by Chad Respondek, on behalf of ST Duran Real Estate, LP, for approval of a Replat of the Millview Addition, Lots 10-13, creating Block 1, Lot 1 to be known as the On the Grind Subdivision, consisting of approximately 0.757 acres and generally located at the southwest corner of the Aquarena Springs Dr. and Thorpe Ln. intersection. (W. Rugeley)
5. ZC-23-05 (Basler Estates) Hold a public hearing and consider a request by Doucet and Associates, on behalf of Roni Realty LLC, FREIT LLC, and Elgin Ventures LLC, for a Zoning Change from Character District-3 (CD-3) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 24.48 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474 in Hays County Texas, generally located on S Old Bastrop Hwy approximately 550' southwest of the intersection between S Old Bastrop Highway and Rattler Rd. (J. Cleary)

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:
