



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Monday, November 13, 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

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 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 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. Consider approval, by motion, of the following meeting Minutes:
 - (A) August 9, 2022 - Planning and Zoning Regular Meeting Minutes
 - (B) August 23, 2022 - Planning and Zoning Regular Meeting Minutes
 - (C) September 13, 2022 - Planning and Zoning Regular Meeting Minutes
 - (D) September 27, 2022 - Planning and Zoning Regular Meeting Minutes
 - (E) October 11, 2022 - Planning and Zoning Regular Meeting Minutes
 - (F) October 25, 2022 - Planning and Zoning Regular Meeting Minutes
 - (G) November 9, 2022 - Planning and Zoning Regular Meeting Minutes
 - (H) December 13, 2022 - Planning and Zoning Regular Meeting Minutes
 - (I) January 10, 2023 - Planning and Zoning Regular Meeting Minutes
 - (J) January 24, 2023 - Planning and Zoning Regular Meeting Minutes

- (K) February 14, 2023 - Planning and Zoning Regular Meeting Minutes
- (L) February 28, 2023 - Planning and Zoning Regular Meeting Minutes
- (M) April 25, 2023 Planning and Zoning Regular Meeting Minutes
- (N) May 9, 2023 - Planning and Zoning Regular Meeting Minutes
- (O) August 22, 2023 - Planning and Zoning Regular Meeting Minutes

PRESENTATION

2. Receive a staff presentation and hold discussion on the Creekside Station Qualified Watershed Protection Plan Phase 2, Permit # 2021-37702.

PUBLIC HEARINGS

Interested persons may participate in any of the Public Hearing items (3-6):

- 1) *To participate/speak remotely (online) during the Public Hearings, email 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.*

3. CUP-23-31 (Patio Dolcetto) Hold a public hearing and consider a request by Dolcetto, L.L.C, on behalf of Patio Dolcetto, for a renewal of a Conditional Use Permit to allow on premise consumption of Beer and Wine located at 322 Cheatham Street. (C. Garrison)
4. SNC-23-02 (Manifest Way) Hold a public hearing and consider a request by Manifest Commerce, Inc. to rename Flustern Road to Manifest Way, generally located West of Fortuna Road, approximately 690 feet North of Opportunity Boulevard. (K. Buck)
5. ZC-23-25 (117 Meiners St.) Hold a public hearing and consider a request by Michele Rogerson Lynch, Metcalfe Wolf Stuart & Williams, LLP, on behalf of Double Feng, LLC, for a Zoning Change from Mixed Use "MU" to Neighborhood Commercial "N-CM" or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.98 acres of land described as Lot 20A in the Millview Addition, located at 117 Meiners St. (J. Cleary)
6. Hold a public hearing, receive a staff presentation, and consider a recommendation on the San Marcos Dunbar & Heritage Neighborhood Area Plan.

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 time frame, 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

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: