



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final-Amended Planning and Zoning Commission

Tuesday, August 23, 2022

6:00 PM

City Council Chambers/Virtual

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 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 June 14, 2022.
2. Consider approval of the minutes of the regular meeting of June 28, 2022.
3. Consider approval of the minutes of the regular meeting of July 12, 2022.

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (4-6) 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
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>*

4. AC-22-10 (Cut and Fill at E McCarty Ln at Rattler Road) Hold a public hearing and consider a request by Pape-Dawson Engineers, Inc. on behalf of Edmund Jaster Hays County Partnership for an Alternative Compliance to the maximum cut and fill requirements in Section 6.1.2.2 of the Land Development Code for a proposed development and plat generally located north of the intersection of E McCarty Ln and Rattler Road. (R.Reynosa)
5. PC-22-14 (Stagecoach Business Park Replat) Hold a public hearing and consider a request by Andrew Gary, for approval of a Replat of the Stagecoach Business Park Subdivision, Block 1, Lot 9A, creating Lots 9A1 and 9C, consisting of approximately 3.856 acres located at 311 S. Stagecoach Trl. (W. Rugeley)
6. ZC-22-33 (4100 Block of Hwy 21) Hold a public hearing and consider a request by Roe Pitstick, on behalf of James C Spooner, for a Zoning Change from Public and Institutional (P) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 120 acres out of the Juan Martin Veramendi Survey, Abstract No. 17, and the Thomas G. McGehee Survey, Abstract No. 11, located west of SH 21 approximately 1,400 feet north of Harris Hill Road. (A.Hernandez)

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

VII. Addendum

The Item #6 caption was amended after the agenda was posted on Thursday, August 18, 2022. The acres was changed from 169 acres to 120 acres.

ZC-22-33 (4100 Block of Hwy 21) Hold a public hearing and consider a request by Roe Pitstick, on behalf of James C Spooner, for a Zoning Change from Public and Institutional (P) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 120 acres out of the Juan Martin Veramendi Survey, Abstract No. 17, and the Thomas G. McGehee Survey, Abstract No. 11, located west of SH 21 approximately 1,400 feet north of Harris Hill Road. (A.Hernandez)

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: