



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, September 27, 2022

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. 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

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-19-07_01 (Independence Trails Concept Plat) Consider a request by James Ingalls, P.E, on behalf of MCLB Land LLC for a Concept Plat of approximately 72.85 acres, more or less, out of the John Owens Survey, No 11, Abstract 356 and the Paul Somnitz Survey, Abstract 702 in Hays County, generally located on South Old Bastrop Highway, approximately 900' west of the intersection between Old Bastrop Highway and Francis Harris Lane. (J. Cleary)
2. PC-21-68 (Sunset Oaks Section VI) Consider a request by Kimley Horn, on behalf of

RFJJ3 Investments, LLC, for a Preliminary Plat of approximately 139 acres, more or less, out of the Thomas Yates Survey in Caldwell County, generally located southeast of the intersection between SH 21 and FM 1966. (J.Cleary)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (3) 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>*

- 3. CUP-22-28 (Texas Bean and Brew House) Hold a public hearing and consider a request by Baris Colak, on behalf of Texas Bean and Brew House, for a Conditional Use Permit to allow the sale and on-premise consumption of beer and wine at 3939 IH 35 S, Suite 900. (C. Garrison)

NON-CONSENT AGENDA

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:

