



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, October 11, 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.

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-20-41 (Hymeadow, Section 2, Phase 2) Consider a request by BGE, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 33.411 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located north of Yarrington Road, west of State Highway 21. (A. Brake)
2. PC-20-58 (Vantage at San Marcos) Consider a request by MBC Engineers, on behalf of Vantage at San Marcos, LLC, for approval of a Final Plat for approximately 19.991 acres, more or less, out of the J.F. Geister, Survey No. 6 and Survey No. 7, generally located east of State Highway 123, south of FM 110. (A. Brake)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (3-4) 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. ZC-22-38 (Yarrington Commons GC to CD-4) Hold a public hearing and consider a request by Steve Ihnen, on behalf of Blanco Trace Development, LLC, for a Zoning Change from General Commercial District (GC) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 38.9 acres generally located 1,300 feet southwest of the Premier Pkwy and Champions Blvd Intersection. (W. Rugeley)
4. ZC-22-39 (CDBG Lots P to SF-6) Hold a public hearing and consider a request by the City of San Marcos, for a Zoning Change from Public (P) to Single Family-6 (SF-6), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.468 acres, more or less, known as Lots 13 and 14, Block 18, Section A, in the Sunset Acres Unit Three Subdivision, generally located southeast of the intersection of Parkdale Drive and Broadway St. (J.Cleary)

NON-CONSENT AGENDA

5. Receive an update from Staff on the Vision SMTX Comprehensive Plan, the Downtown Area Plan, and additional Area Plans.
6. Hold discussion and provide direction to staff on the 2023 meeting date calendar.
7. Hold discussion and consider nominations of three Planning & Zoning Commission members to a joint committee with City Council members. The purpose of the committee will be to discuss a variety of topics related to Conditional Use Permits, including but not limited to sound boards for outdoor amplified music and restricting bottle service at venues.

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:

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.