



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, October 25, 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 ITEM NUMBER 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-22-41 (Northgate Center 1 Replat) Hold a public hearing and consider a request by Tyler Harris, on behalf of Aquarena Springs Land Holdings, LTD and Interpark San Marcos, LTD, for approval of a Replat of the Northgate Center 1 Subdivision, Block A, Lots 1 and 2 and the San Marcos Glass Company Subdivision, Lot 1, creating Block A, Lots 1 and 2, consisting of approximately 4.45 acres located along the east side of IH35 approximately 600' north of the IH35 access road and Davis Ln intersection. (W. Rugeley)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (2-4) 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>

2. AC-22-14 (Westover Duplex Alternative Compliance) Hold a public hearing and consider a request by Eric Henneman for an Alternative Compliance to the requirements in Section 9.1.1.1 (Dimensional and Development Standards) of the Land Development Code for a proposed duplex development located at 906 and 908 Advance St. (W. Rugeley)
3. CUP-22-29 (Arabian Nights) Hold a public hearing and consider a request by Suhel Esani, on behalf of KAS3 LLC (Arabian Nights), for a Conditional Use Permit to allow a Smoking Lounge at 130 East San Antonio Street. (C. Garrison)
4. CUP-22-30 (The Taproom and The Porch) Hold a public hearing and consider a request by Samantha Phelps, on behalf of The Taproom and the Porch, for a renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 129 East Hopkins Street. (C. Garrison)

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:
