



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

---

Tuesday, February 8, 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](mailto: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.*

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (1-6) 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](mailto: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>*

1. CUP-22-02 (Just A Closet Storage) Hold a public hearing and consider a request for a Conditional Use Permit by Ed Theriot on behalf of Doucet and Associates and Randall Morris and Company, Ltd., to allow a Moving Storage Company located at 320 Stagecoach Trail located approximately 190' southwest of the intersection of South Stagecoach Trail and Wonder World Drive. (S. Walker)
2. CUP-22-03 (Xian Sushi and Noodle) Hold a public hearing and consider a request from Gani Fnu, on behalf of Xian Sushi and Noodle, for a renewal of an existing Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 200 Springtown Way, Suite 138. (D. Dueitt)
3. CUP-22-05 (Las Colinas Gas Station and Car Wash) Hold a public hearing and consider a request by Las Onces Colinas LLC, on behalf of Grand Trago, LP, for a Conditional Use Permit to allow gasoline sales and a car wash in a 'CM' Commercial District located at the 5900 Block of South Interstate 35. (D. Dueitt)
4. PDD-15-01B (Trace PDD Amendment #2) Hold a public hearing and consider a request by Caren Williams Murch, on behalf of Highpointe Trace, LLC., to amend the regulations and standards applicable within the Trace Planned Development District (PDD) consisting of approximately 417.63 acres of land generally located at 5818 South Old Bastrop Highway, to, among other things, update provisions concerning document illustrations, the zoning concept plan, public space, circulation and connectivity, site design, architectural design, signage, and appendixes (A.Villalobos)
5. ZC-22-05 (Posey Road FD to CD-3) Hold a public hearing and consider a request by Steven Buffum, on behalf of James M Sims III, for a zoning change from "FD" Future Development to "CD-3" Character District - 3 for approximately 55.344 acres out of the Henry Warnell Survey No. 21, Abstract No. 492, generally located approximately 280' northwest of the intersection of Posey Road and S Old Bastrop Hwy. (S.Walker)
6. ZC-22-06 (1850 Old RR 12 FD-LI) Hold a public hearing and consider a request by Hugo Elizondo Jr., P.E. on behalf of Thomas Holman, for a zoning change from "FD" Future Development to "LI", Light Industrial, for approximately 1.11 acres out of the T.H.W. Forsyth Survey, Abstract No. 173, located at 1850 Old RR 12, approximately 1,900 feet west of the intersection of Craddock Avenue and Old RR 12. (S. Walker)

#### 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:  
\_\_\_\_\_