



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

---

Tuesday, April 13, 2021

6:00 PM

Virtual Meeting

---

**Due to COVID-19, this will be a 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. 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.*

### PRESENTATIONS

1. Receive a staff presentation on the 2022-2031 Capital Improvement Program.

### CONSENT AGENDA

2. Consider approval of the minutes of the regular meeting of March 9, 2021.
3. PC-20-12 (La Cima Amenity Center Final Plat) Consider a request by Doucet & Associates, Inc, on behalf of LCSM Ph. 3, LLC, for approval of a Final Plat for approximately 8.7 acres, more or less, out of the John Williams Survey, Abstract No. 490, located on Central Park Loop within the La Cima Development. (A. Brake)
4. PC-20-13 (Trace PA 2B Section C) Consider a request by Caren Williams-Murch, on

behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 15.308 acres, more or less, out of the William H. Van Horn Survey generally located at the intersection of Lt. John Decker Drive and Posey Road. (A.Villalobos)

5. PC-20-61 (Paso Robles Phase 4C Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 33.784 acres, more or less, out of the Johns Williams Survey located near the intersection of Dancing Oak Way and Playing Cypress Drive (T. Carpenter)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (6-15) 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\*.*

*\*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/3103/18805/Citizen-Comments-Virtual-Meeting>*

6. CUP-21-04 (Wonder World & Craddock Gas Station) Hold a public hearing and consider a request by Sarah Corona, on behalf of C&G Dev, Inc. for a Conditional Use Permit to allow a Convenience Store with Gas Sales at 1390 Wonder World Drive (W. Rugeley).
7. CUP-21-06 (CRAFThouse CUP Renewal) Hold a public hearing and consider a request by Allen Shy, on behalf of ShyPenn LTD., for a renewal of an existing Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 242 N LBJ Drive, Suite 103 (W. Rugeley).
8. CUP-21-07 (Cracker Barrel CUP) Hold a public hearing and consider a request by CB Portfolio Owner LLC, on behalf of CBOCS Texas LLC, for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 4321 S. IH 35 (W. Rugeley).
9. CUP-21-09 (Oaks of San Marcos) Hold a public hearing and consider a request by Charles Teeple, on behalf of Daxaben Patel, for a Conditional Use Permit to allow the use of a Loft Apartment at 1635 Aquarena Springs Drive. (T. Carpenter)
10. CUP-21-08 (153 Horsemint Way Accessory Dwelling Unit) Hold a public hearing and consider a request by Caren Murch, Highpoint Trace LLC, on behalf of Pacesetter Homes LLC, for a Conditional Use Permit to allow the construction of an Accessory Dwelling Unit at 153 Horsemint Way (S. Caldwell)
11. CUP-21-11(149 Horsemint Way Accessory Dwelling Unit) Hold a public hearing and consider a request by Caren Murch, Highpoint Trace LLC, on behalf of Pacesetter Homes LLC, for a Conditional Use Permit to allow the construction of an Accessory Dwelling Unit at 149 Horsemint Way (S. Caldwell)
12. ZC-20-25 (Legacy Square Senior Housing) Hold a public hearing and consider a request

by Jeffrey L. Kittle, Kittle Property Group, Inc., on behalf of James Smith Jr., Smithco Redwood, LLC., for a Zoning Change from Future Development (FD) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 21 acres out of the Barnett O. Kane Survey, Abstract No. 281, Hays County, Texas, located at the Northeast Corner of Redwood Rd and S Old Bastrop Hwy. (A.Villalobos)

- 13. AC-21-02 (Legacy Square Senior Housing) Hold a public hearing and consider a request by Jeffrey L. Kittle, Kittle Property Group, Inc., on behalf of James Smith, Jr., Smithco Redwood, LLC., for an Alternative Compliance to the minimum two-story requirements in Section 4.3.4.4 of the Development Code for a proposed senior residential housing development located at the Northeast corner of Redwood Rd and S Old Bastrop Hwy (A. Villalobos)
- 14. ZC-21-04 (115 Flint Ridge Road) Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of Lazy Oaks Ranch, LP, La Cima Commercial LP, and LCSM PH 1-1, LLC, for a zoning change from "FD" Future Development to "CC" Community Commercial, or subject to consent of the owner, another less intense zoning district classification, for approximately 1.197 acres, described as Lot 2, La Cima Fire Station Subdivision, located at 115 Flint Ridge Road. (A. Brake)
- 15. ZC-21-05 (Fire Station #2) Hold a public hearing and consider a request by the City of San Marcos for a zoning change from "FD" Future Development to "P" Public and Institutional, or subject to consent of the owner, another less intense zoning district classification, for approximately 4.310 acres, described as Lot 1, La Cima Fire Station Subdivision, located at 205 Flint Ridge Road. (A. Brake)

V. 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:  
\_\_\_\_\_