



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, March 24, 2020

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

NOTE: 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.

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of February 25, 2020.
2. PC-19-21_01 (High Branch Concept Plat) Consider a request by Mueller and Associates on behalf of Two Rivers Interests, to approve a Concept Plat consisting of approximately 205.284 acres, more or less, out of the Barnett O. Kane Survey located in the 1600 Block of Redwood Road. (A. Villalobos)
3. PC-19-49 (Whisper Industrial) Consider a request from Vigil & Associates on behalf of Whisper Master Community LP, for a Final Plat consisting of one lot that is approximately 18.41 acres +/-, on Futura Road, located within the Joel Miner Survey No. 321, Hays County, Texas. (W. Parrish)
4. PC-20-02 (Blanco Vista, Tract M-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 18.987 acres, more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and north of Trail Ridge Pass (A.Brake)
5. PC-20-08 (Whisper Mixed Use Subdivision Phase 1-A Final Plat) Consider a request by Vigil & Associates, on behalf of 135 Residential Development, L.L.C., to approve a Final Plat for 88.125 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, generally located east of IH-35, west of Harris Hill Road. (A. Brake)

PUBLIC HEARINGS

6. ZC-20-04 (Mystic Canyon) Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from “FD” Future Development, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single Family for approximately 5.217 acres, more or less, out of the Benjamin J. White, Thomas Forsith, Elijah Clark, and Robert H. Williams Surveys, generally located west of the intersection of Old Ranch Road 12 and Craddock Avenue. (T. Carpenter)
7. CUP-20-03 (Rollin’ Bowl) Hold a public hearing and consider a request from 99 Rollin’ Bowl Inc., for a renewal of a Conditional Use Permit for the sale of beer and wine for on-premise consumption, located at 1285 South IH 35 Suite 103. (W. Parrish)
8. CUP-20-08 (54th Street Restaurant & Bar) Hold a public hearing and consider a request by 54th Street Restaurant & Draffhouse for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1303 South IH 35. (S. Caldwell)
9. CUP-20-07 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (S. Caldwell)
10. CUP-20-05 (North Street Beer Bar) Hold a public hearing and consider a request by North Street Inc. for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 216 North Street (S. Caldwell)
11. CUP-20-06 (The Davenport) Hold a public hearing and consider a request by Stamper Family LLC for a new Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 194 South Guadalupe Street (S. Caldwell).
12. SCW-20-01 (Waterstone Warrants) Hold a public hearing and consider a request by Blake Reed, on behalf of TACK Development & LaSalle Holdings for 12 SmartCode Warrants that allow deviation from SmartCode (SC) Zoning for a +/- 648 acre site out of the William Hemphil Survey (A. Hernandez)
13. Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code to address recommendations from the Alcohol Conditional Use Permit Committee, the Housing Task Force, the Historic Preservation Commission, and recommendations from City staff concerning application processing and requirements, block perimeter standards, Certificate of Appropriateness appeals, Concept Plat applicability, right-of-way dimensional standards, building type definitions, Neighborhood Density District zoning regulations, Character District zoning regulations, a new Special Events Facility use, multifamily parking standards, accessory dwelling units, neighborhood transitions, durable building materials, detention and water quality requirements for plats of four residential lots or less, detention requirements outside the Urban Stormwater Management District, delineation of water quality and buffer zones, channel design for water quality zone reclamation, sensitive geologic feature protection zones, geological assessment waivers, and Qualified Watershed Protection Plan

applicability, and adoption of Appendix Q of the International Residential Code (S. Caldwell)

NON-CONSENT AGENDA

- 14. Election of the following officers:
 - a. Planning and Zoning Commission Chair
 - b. Planning and Zoning Commission Vice Chair

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: