



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, August 24, 2021

6:00 PM

Virtual Meeting

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**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.*

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of July 13, 2021.
2. Consider approval of the minutes of the regular meeting of August 10, 2021.
3. PC-20-60 (La Cima, Phase 3) Consider a request by Doucet & Associates, Inc. on behalf of LCSM Ph 3, LLC, for approval of a Preliminary Plat for approximately 74.24 acres, more or less, out of the John Williams Survey, Abstract No. 490 and the William Smithson Survey, Abstract No. 419, located north of Central Park Loop, west of Ranch Road 12. (A. Brake)
4. PC-20-67 (La Cima, Phase 4) Consider a request by Bowman Consulting Group, Ltd., on behalf of Lazy Oaks Ranch LP, for approval of a Preliminary Plat for approximately, 66.933

acres, more or less, out of the John Williams Survey, Abstract No. 490, located south of West Centerpoint Road, east of Central Park Loop. (A. Brake)

5. PC-21-03 (Paso Robles Phase 6 & 8 Preliminary Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Preliminary Plat of approximately 268.5 acres, more or less, out of the Johns Williams Survey located near the intersection of Waving Muhly Drive and Sweeping Sage Lane (T. Carpenter)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (6-10) 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. ZC-21-16 (SH 123 & Wonder World) Hold a public hearing and consider a request by Danny Gribbon, on behalf of C&G Development, for a zoning change from “FD” Future Development to “EC” Employment Center for approximately 22.58 acres, more or less, out of the Barnett O. Kane Survey, Abstract No. 281 and the JM Veramendi Survey, Abstract No. 17, generally located at the northwest corner of the Wonder World Dr and Hwy 123 intersection (W. Rugeley).
7. ZC-21-12 (Whisper South FD to CD-3) Hold a public hearing and consider a request by Harris Hill Residential Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 363.72 acres, more or less, out of J. Miner Survey, Abstract 321, the J. Veramendi Survey, Abstract 17, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas, generally located between Harris Hill Road and future FM 110 north of Harris Hill Road (J. Cleary).
8. ZC-21-13 (Whisper South FD to CD-4) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 34.13 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located on the western side of Harris Hill Road approximately 1,400 ft. south of the intersection of Harris Hill Road and Southpoint Drive.(J.Cleary)
9. ZC-21-14 (Whisper South FD to EC - West of Harris Hill Rd) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Employment Center (EC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 72.06 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally

located on the I-35 turnaround access road approximately 3200 ft south of the intersection of the N I-35 Frontage Rd and Saddle Run Way (J. Cleary).

- 10. ZC-21-15 (Whisper South FD to EC - East of Harris Hill Rd) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Employment Center (EC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.09 acres out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located on the eastern side of Harris Hill Road approximately 2,400 ft. south of the intersection of Harris Hill Road and Southpoint Drive.

**NON-CONSENT AGENDA**

- 11. Hold a discussion on returning to in person meetings to be in compliance with the Texas Open Meetings Act.

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:  
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