



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, January 11, 2022

6:00 PM

City Council Chambers/Virtual

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**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 (1-4) 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](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. ZC-21-26 (Centerpoint Commons) Hold a public hearing and consider a request by Centerpoint Commons, LLC, for a Zoning Change from Planning Area (PA), Future Development (FD), and General Commercial (GC) to Character District-5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification, for approximately 70.89 acres, more or less, out of the Edward Burleson Survey, Abstract 63, generally located north of the intersection of Gregson's Bend and Commercial Loop in San Marcos, Texas. (J.Cleary)
2. ZC-21-27 (Lockhart Infill Project) Hold a public hearing and consider a request by A. Nance, on behalf of Ryan Bragg, for a Zoning Change from Duplex (D) to Neighborhood District-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.294 acres, described as Lot 46 in the A.M Ramsay Subdivision, located at 101-103 Lockhart St, San Marcos, Texas. (J. Cleary)
3. ZC-22-01 (1601 E McCarty FD to CD-1) Hold a public hearing and consider a request by James B. Griffin, on behalf of Edmund Jaster Hays County Partnership, for a zoning change from "FD" Future Development to "CD-1" Character District - 1, or, subject to consent of the owner, another less intense zoning district classification, for approximately 17.420 acres out of the Cyrus Wickson Survey, Abstract 474, generally located due north of the Rattler Rd and E McCarty Ln intersection. (W. Rugeley)
4. ZC-22-02 (1601 E McCarty FD to LI) Hold a public hearing and consider a request by James B. Griffin, on behalf of Edmund Jaster Hays County Partnership, for a zoning change from "FD" Future Development to "LI" Light Industrial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 87.998 acres out of the Cyrus Wickson Survey, Abstract 474, generally located due north of the Rattler Rd and E McCarty Ln intersection. (W. Rugeley)

#### 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](mailto: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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