



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, June 28, 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 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.

CONSENT AGENDA

1. PC-04-10_01N (Cottonwood Creek Master Plan Renewal and Amendment) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for an amendment and renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (J. Cleary)
2. PC-21-43 (Whisper South Preliminary Plat) Consider a request by Damian Esquivel, PE. on behalf of Harris Hill Residential Land Holdings, Ltd, for a Preliminary Plat of approximately 264.06 acres, more or less, out of the J. Miner Survey, Abstract 321, the J. Veramendi Survey, Abstract 17, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas, located on Harris Hill Road between I-35 and the future FM 110 north of Harris Hill Road (J. Cleary)
3. PC-22-02 (Bastrop Hills Preliminary Plat) Consider a request by Rick Gray, on behalf of Three Rivers LLC for approval of a Preliminary Subdivision Plat of approximately 81.578 acres located at 2519 Redwood Rd. (W. Rugeley)
4. PC-22-24 (Yarrington Rd/Harris Hill Rd) Consider a request by Pape Dawson Engineers on behalf of Whisper Master Planned Community Limited Partnership, for approval of a

Final Plat for 17.22 acres, more or less, out of the Joel Miner Survey, Abstract 321 located at the intersection of Yarrington Road and Harris Hill Road. (S.Walker)

PRESENTATION

5. Receive a presentation on the Whisper South QWPP2 (2020-33308). (G. Schwarz)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (6-9) 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 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>

6. AC-22-04 (1800 Blk of Clovis Barker Rd) Hold a public hearing and consider a request by Jackson Walker, LLP, on behalf of McCoy Family Partnership One, Ltd., for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.2.1 of the Land Development Code for a proposed development and plat generally located at 1800 Blk of Clovis Barker Rd. (S. Walker)
7. ZC-22-10 (Gas Lamp at Centerpoint Rd. SC to LI) Hold a public hearing and consider a request by David Carroll, on behalf of Walton Texas, LP, for a Zoning Change from Smart Code (SC) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 202.2 acres generally located 800' east of the Centerpoint Rd. & Centerpoint Ct. intersection and on the north side of Centerpoint Rd. (W. Rugeley)
8. ZC-22-12 (Gas Lamp at Centerpoint Rd. SC to CD-3) Hold a public hearing and consider a request by David Carroll, on behalf of Walton Texas, LP, for a Zoning Change from Smart Code (SC) to Character District 3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 150.14 acres generally located at the northwest corner of the Centerpoint Rd. & S. Old Bastrop Hwy Intersection. (W. Rugeley)
9. ZC-22-13 (Gas Lamp at Centerpoint Rd. SC to CD-5) Hold a public hearing and consider a request by David Carroll, on behalf of Walton Texas, LP, for a Zoning Change from Smart Code (SC) to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 48.87 acres generally located on the north side of Centerpoint Rd. between Old Bastrop Hwy and Centerpoint Ct. (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

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: