



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, September 13, 2022

6:00 PM

City Council Chambers

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- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. 30 Minute Citizen Comment Period

### **PUBLIC HEARINGS**

1. A-22-01 (Alley Abandonment) Hold a public hearing and consider a recommendation to the city council regarding a request by City Staff to abandon an alley that runs north to south through Block 3 of the Dan McKie Second Addition, as recorded in Volume 29, Page 115 of the Hays County Plat Records, and connecting East Grove Street to Lee Street in between South LBJ Drive, and McKie Street (C. Garrison and C. Lime)
2. AC-22-11 (Crystal Clear Water Tank) Hold a public hearing and consider a request by Sherwood Surveying & SUE on behalf of Crystal Clear Water Utility District for an Alternative Compliance to the requirements in Section 3.6.3.1 B (Irregular Lot Shape) of the Land Development Code for a proposed development and plat generally located on SH-123 approximately 580' north of Arrow Hill Lane. (J. Cleary)
3. AC-22-12(Countryside Lot 4) Hold a public hearing and consider a request by Sherwood Surveying & SUE on behalf of Humberto Valenzuela for an Alternative Compliance to the requirements in Section 3.6.3.1(Irregular Lot Shape) of the Land Development Code for a proposed replat into 3 lots generally located at 4539 S Old Bastrop Highway (J. Cleary)
4. PC-21-54 (Lots 21, 22, and 23, Block A, Section 4, Phase 1A, Sunset Oaks Replat) Hold a public hearing and consider a request by BGE, Inc., on behalf of Lennar Homes of Texas and Construction, Ltd., for approval of a replat of Lots 21, 22, and 23, Block A, Section 4, Phase 1A, Sunset Oaks, consisting of approximately 2.00 acres located north of Yarrington Road and west of State Highway 21. (A. Brake)
5. ZC-22-32 (1800 Apartments) Hold a public hearing and consider a request by Killin, Griffin & Farrimond, on behalf of Kost Properties, Ltd, Texas Home Mortgage, Inc, and the Seymour Dreyfus Family Limited Partnership, 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 20.07 acres out of the L S Yeates Survey generally located on Centerpoint Rd south of the intersection of

Centerpoint Rd and Centerpoint Ct. (J.Cleary)

6. ZC-22-34 (221 E. McCarty Ln / Sienna Pointe CD-5) Hold a public hearing and consider a request by Ed Theriot, on behalf of Donna Neuhaus and James Pendergast, for a Zoning Change from General Commercial (GC), Multifamily MF-12, and Multifamily MF-18 to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 8.8 acres located at 221 E. McCarty Ln. (W. Rugeley)
7. ZC-22-35 (126 Smith Ln / SF-6 to SF 4.5) Hold a public hearing and consider a request by Jon Thompson, on behalf of Matt Key, for a zoning change from "SF-6" Single Family 6 to "SF-4.5" Single Family 4.5, or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.35 acres of land, located at 126 and 128 Smith Ln. (W. Rugeley)
8. ZC-22-36 (SW corner of the W. Centerpoint Rd. & Central Park Lp. Intersection / La Cima Ph 5A & 5B) Hold a public hearing and consider a request by Doug Goss, on behalf of LCSM Ph 4, LLC, 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 38.586 acres, generally located at the southwest corner of the W. Centerpoint Rd. and Central Park Lp. Intersection. (W. Rugeley)
9. ZC-22-37 (River Rd P to SF-6) Hold a public hearing and consider a request by Paradise Engineers, LLC, on behalf of Breanna Campbell, for a Zoning Change from Public (P) to Single Family-6 (SF-6), or, subject to consent of the owner, another less intense zoning district classification, for approximately 2.64 acres out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, located at 710 River Rd. (J.Cleary)

## **NON-CONSENT AGENDA**

10. Hold discussion and consider nominations of three Planning & Zoning Commission members to a joint committee with City Council members. The purpose of the committee will be to discuss requirements for notification and potential Code amendments which would modify these requirements.

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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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