



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Wednesday, November 9, 2022

6:00 PM

City Council Chambers

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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.*

### CONSENT AGENDA

*THE FOLLOWING ITEMS NUMBERED 1 - 2 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.*

1. PC-21-70 (Sunset Oaks Section 4, Phase 3A) Consider a request by BGE, Inc. on behalf of Kyle Three Partners, for a Final Plat of approximately 41.147 acres, more or less, out of the William Hemphill Survey, located near the intersection of SH-21 and Yarrington Rd (J. Cleary)
2. PC-22-07 (Lowman Ranch Final Plat) Consider a request by the Steele Group, on behalf of Outlet West Investors for approval of a Final Plat of approximately 4.09 acres out of the Edward Burleson Survey, located at the north corner of the Commercial Loop and IH35

intersection. (W. Rugeley)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (3-4) 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>*

3. ZC-22-41 (McCarty Rd Business Park / GC to LI) Hold a public hearing and consider a request by Diane Bernal, on behalf of WUSD Properties, for a zoning change from "GC" General Commercial to "LI" Light Industrial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 42.51 acres of land, generally located at the northwest corner of the E. McCarty Ln and Leah Ave. intersection. (W. Rugeley)
4. ZC-22-42 (Las Colinas / FD, CC, GC, & MF-18 to LI) Hold a public hearing and consider a request by Amanda Swor, on behalf of CSW Las Colinas, LP, for a Zoning Change from Future Development (FD), Community Commercial (CC), General Commercial (GC), and Multiple-Family Residential (MF-18) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 169.22 acres of land out of the Samuel Craft Sr Survey, Abstract No. 89, generally located at the 5800 Blk of South Interstate 35. (W. Rugeley)

## NON-CONSENT AGENDA

5. Receive a presentation from staff regarding the McCarty Industrial Park Qualified Watershed Protection Plan Phase 1, permit #2022-41138.

## 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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