



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, July 12, 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.*

### CONSENT AGENDA

1. PC-21-15 (Sunset Oaks, Section 1, Phase 2) Consider a request by CSF Civil Group for approval of a Final Plat for approximately 48.521 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, located west of State Highway 21. (A. Brake)
2. PC-21-46 (Paso Robles 6A) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a Final Subdivision Plat of approximately 14.432 acres located approximately 1,600' southwest of the Dancing Oak Lane and Playing Cypress Drive intersection. (W. Rugeley)
3. PC-21-47 (Paso Robles 6B) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a Final Subdivision Plat of approximately 23.964 acres located just north of the Dancing Oak Lane and Sweeping Sage Lane intersection. (W.

Rugeley)

4. PC-22-01 (Cottonwood Creek Phase 2 Section 3A) Consider a request by HMT Engineering on behalf of Cottonwood Creek JDR, LTD for a Final Plat of approximately 10.01 acres, more or less, out of the Rebecca Brown Survey, generally located between Rattler Rd and El Camino Way (J. Cleary)

## PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (5-10) 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\*.*

*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>*

5. CUP-22-25 (Ivar's River Pub) Hold a public hearing and consider a request by Curtis Gunnarson, on behalf of Ivar's River Pub, for a renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 701 Cheatham Street. (C. Garrison)
6. ZC-22-25 (Hampton Business Park HI) Hold a public hearing and consider a request by Jackson Walker, LLP on behalf of San Marcos Hampton LLC & CCM San Marcos LLC, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 7.251 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located east of the Union Pacific railroad, approximately 1,000 ft south of Posey Road.(J. Cleary)
7. ZC-22-26 (Hampton Business Park LI) Hold a public hearing and consider a request by Jackson Walker, LLP on behalf of San Marcos Hampton LLC & CCM San Marcos LLC, for a Zoning Change from Future Development (FD) and Agricultural Ranch (AR) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 48.718 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located on the I-35 South Frontage Road, approximately 1,000 ft south of the intersection of I-35 and Posey Road. (J. Cleary)
8. ZC-22-27 (Hampton Business Park HC) Hold a public hearing and consider a request by Jackson Walker, LLP on behalf of San Marcos Hampton LLC & CCM San Marcos LLC, for a Zoning Change from Future Development (FD) and Agricultural Ranch (AR) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 15.6 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located on the I-35 South

Frontage Road, approximately 1,400 ft south of the intersection of I-35 and Posey Road. (J.Cleary)

- 9. ZC-22-29 (E McCarty Ln / FD to CD-5) Hold a public hearing and consider a request by Charles Hager, on behalf of AV McCarty Lane GP LLC & SM McCarty Lane LLC, for a zoning change from "FD" Future Development to "CD-5" Character District - 5, or, subject to consent of the owner, another less intense zoning district classification, for approximately 40.74 acres of land, located approximately 750' northwest of the Rattler Rd. and E. McCarty Ln intersection. (W. Rugeley)
- 10. ZC-22-30 (McCarty Warehouse Rezone / GC to HC) 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 "HC" Heavy Commercial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 27.50 acres of land, generally located at the northwest corner of the E. McCarty Ln and Leah Ave. 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*

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 \_\_\_\_\_

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\_\_\_\_\_  
Title: