



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, March 22, 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 (1-3) 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-22-03 (Sedona CD-3) Hold a public hearing and consider a request by Bain Medina Bain, Inc on behalf of JLBC 710 Investments LLC, for a Zoning Change from Future Development (FD) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 66.666 acres, more or less, out of the Charles Henderson Survey No 55, Abstract 226, in Hays County, Texas, generally located on the east side of SH 123 approximately 1,400 ft south of the intersection of SH 123 and Rattler Road. (J. Cleary)
2. ZC-22-04 (Sedona HC) Hold a public hearing and consider a request by Bain Medina Bain, Inc on behalf of JLBC 710 Investments LLC, for a Zoning Change from Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.95 acres, more or less, out of the Charles Henderson Survey No 55, Abstract 226, in Hays County, and the Andrew Mitchell Survey No. 62, Abstract 220 in Guadalupe County, Texas, generally located on the east side of SH 123 across from the intersection of SH 123 and Lovelady Lane. (J.Cleary)
3. ZC-22-07 (La Cima Ph 3A+3B Zoning FD to SF-4.5) Hold a public hearing and consider a request by Doug Goss, on behalf of LCSM Ph 3, LLC, for a Zoning Change from Future Development (FD) to Single-Family - 4.5 District (SF-4.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 74.243 acres generally located at the west corner of the Central Park Lp & Fountain Grass Dr Intersection. (W. Rugeley)

## PRESENTATIONS

4. Receive a staff presentation of the FY 2023 Capital Improvement Program.

## 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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