



# Public Hearing

## CUP-24-48

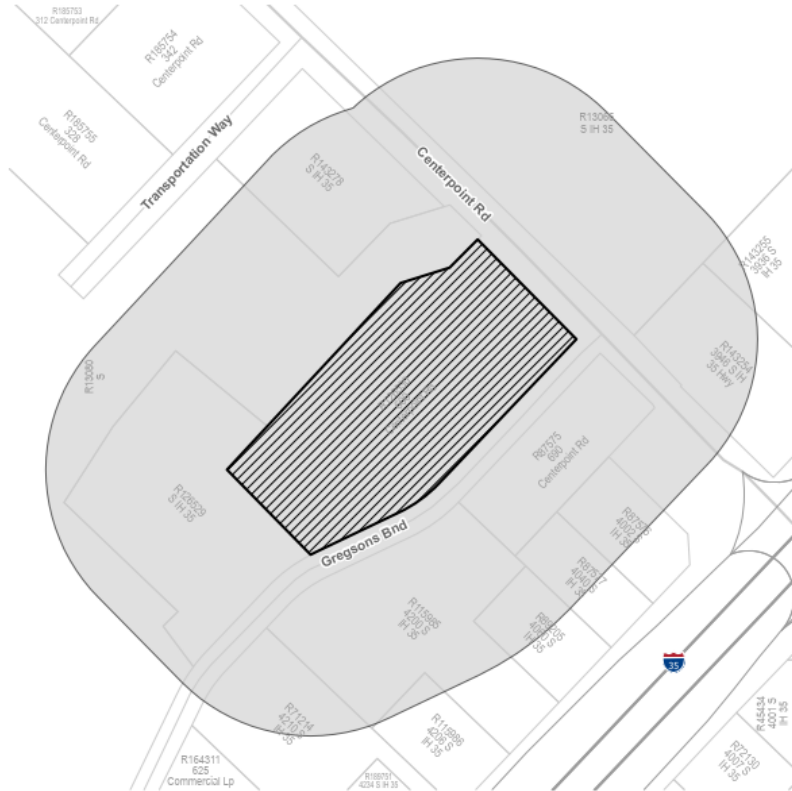
### Lowman Ranch Subdivision Warehouse and Office




CUP-24-48 (Lowman Ranch Subdivision Warehouse and Office) Hold a public hearing and consider a request by James B. Griffin, on behalf of Lowman Ranch Subdivision Warehouse and Office, for a Conditional Use Permit to allow Warehouse/Office and Storage Use within a General Commercial Zoning District, located approximately at the southeast corner of Centerpoint Road and Gregsons Bend, and addressed as 600 Centerpoint Road. (C. Garrison)



# Property Information

- Approximately 5.79 acres
- Location 600 Centerpoint Road



 Subject Property  
 400ft Buffer  
 Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/16/2024



# Context & History

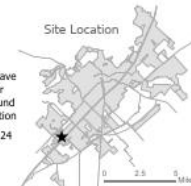
Currently Vacant

Surrounding Uses

- Vacant Property
- Commercial Space
- Retail Services
- Fuel Sales



- Subject Property
- Parcel
- ETJ



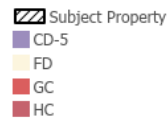
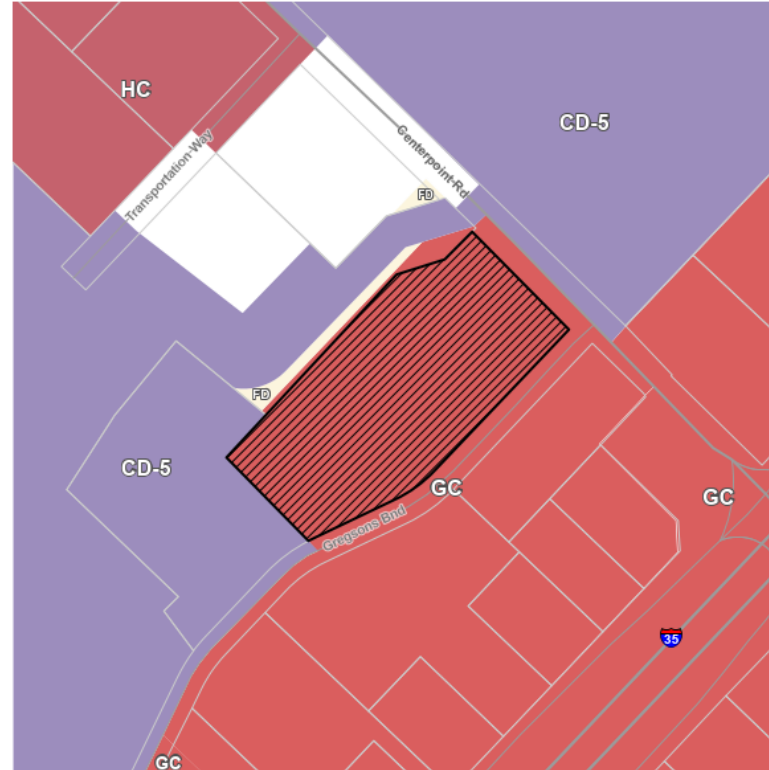
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# Context & History

- Existing Zoning:  
General Commercial (GC)
- Proposed Use:  
Warehouse/ Office and Storage



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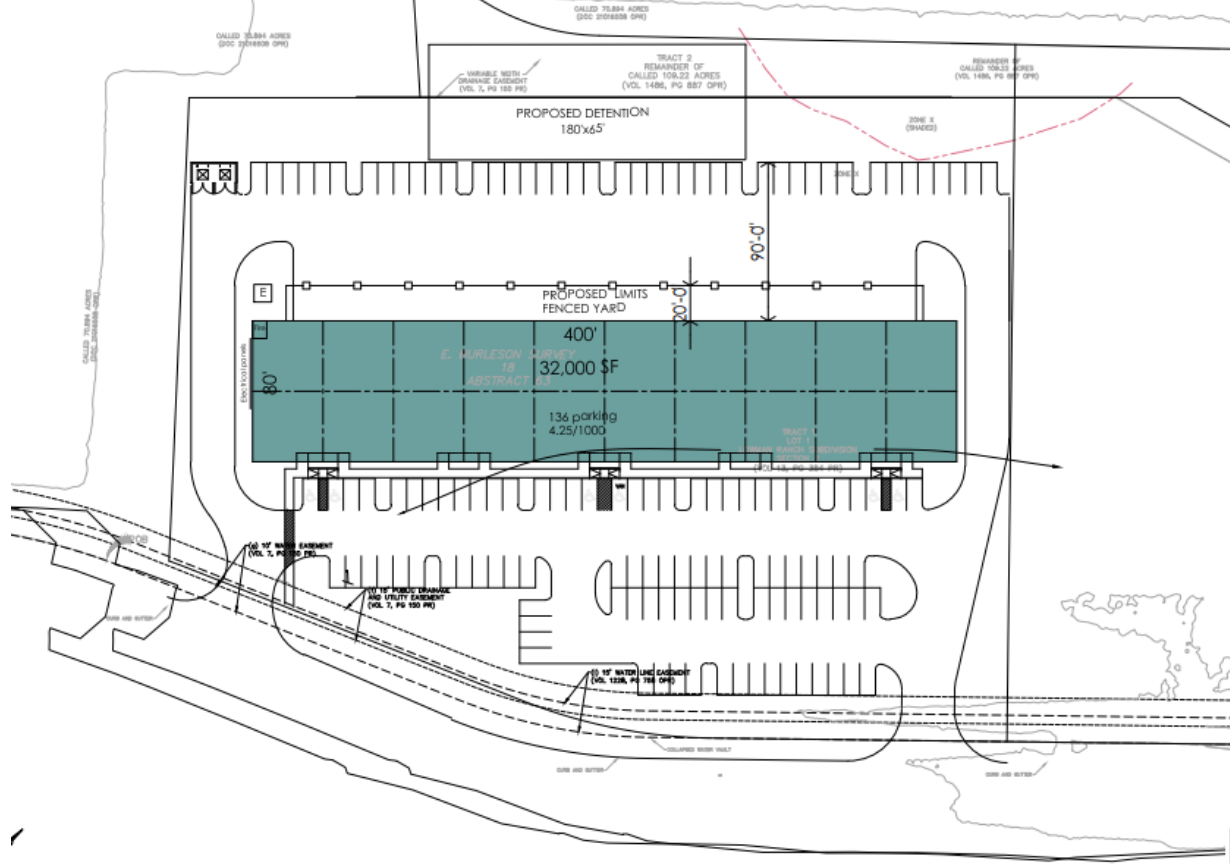
Date: 9/16/2024

**SAN MARCOS** Planning and Development Services



[arcostx.gov](http://arcostx.gov)

# Site Plan





# Recommendation

- Staff recommends **approval** of CUP-24-48 with the following conditions:
  1. A transitional protective yard type A/B in accordance with Section 7.2.2.3 must be established along all shared property lines, except for an adjacent warehouse and distribution use, heavy industrial use or waste-related service.