



Public Hearing

CUP-25-01

600 Centerpoint Road

CUP-25-01 (600 Centerpoint Road) Hold a public hearing and consider a request by Caroline McDonald, on behalf of Amin Guindi Cohen, 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)



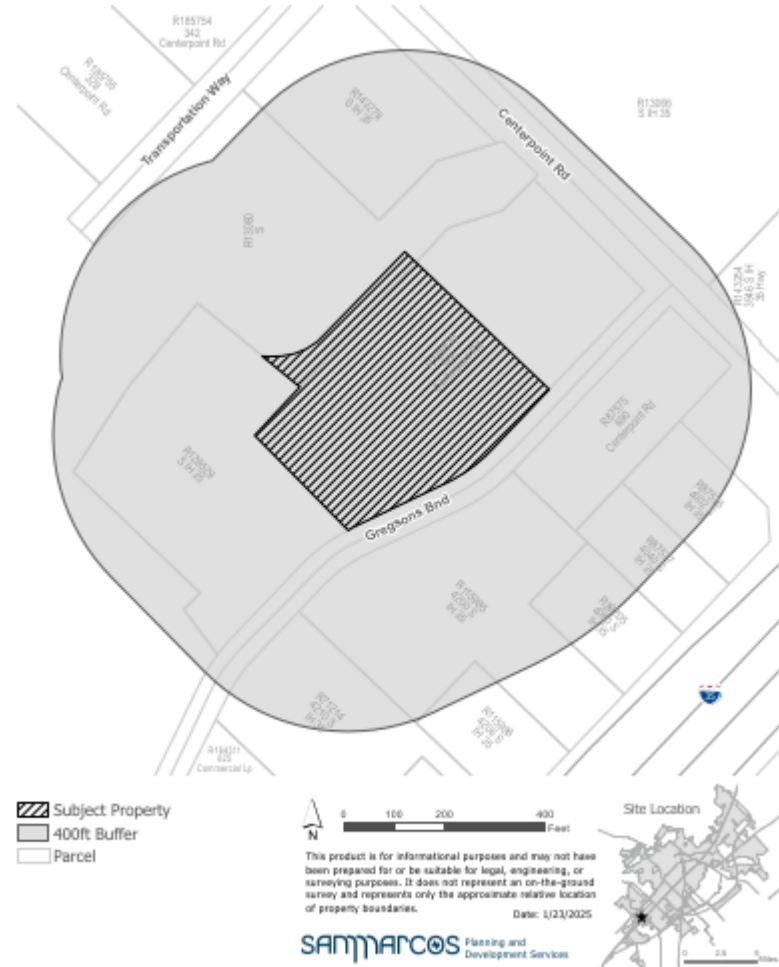
CUP-25-01

600 Centerpoint Rd

Notification Map

Property Information

- Approximately 3.966 acres
- Located on the Southeastern corner of CenterPoint Road and Gregson's Bend



narcostx.gov



Context & History

Currently Vacant

Surrounding Uses

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



- Subject Property
- Parcel
- ETJ



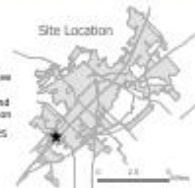
0 100 200 400 Feet

Site Location

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: 1/23/2025

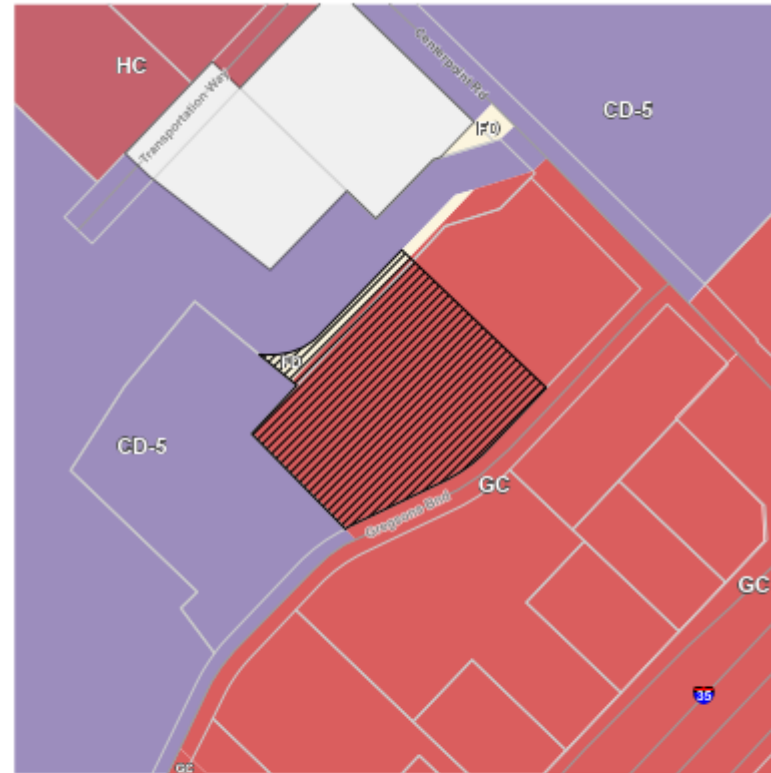
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Context & History

- Existing Zoning:
General Commercial (CG)
- Requested Use:
Warehouse/ Office and Storage
- Allowed with approval of a
Conditional Use Permit



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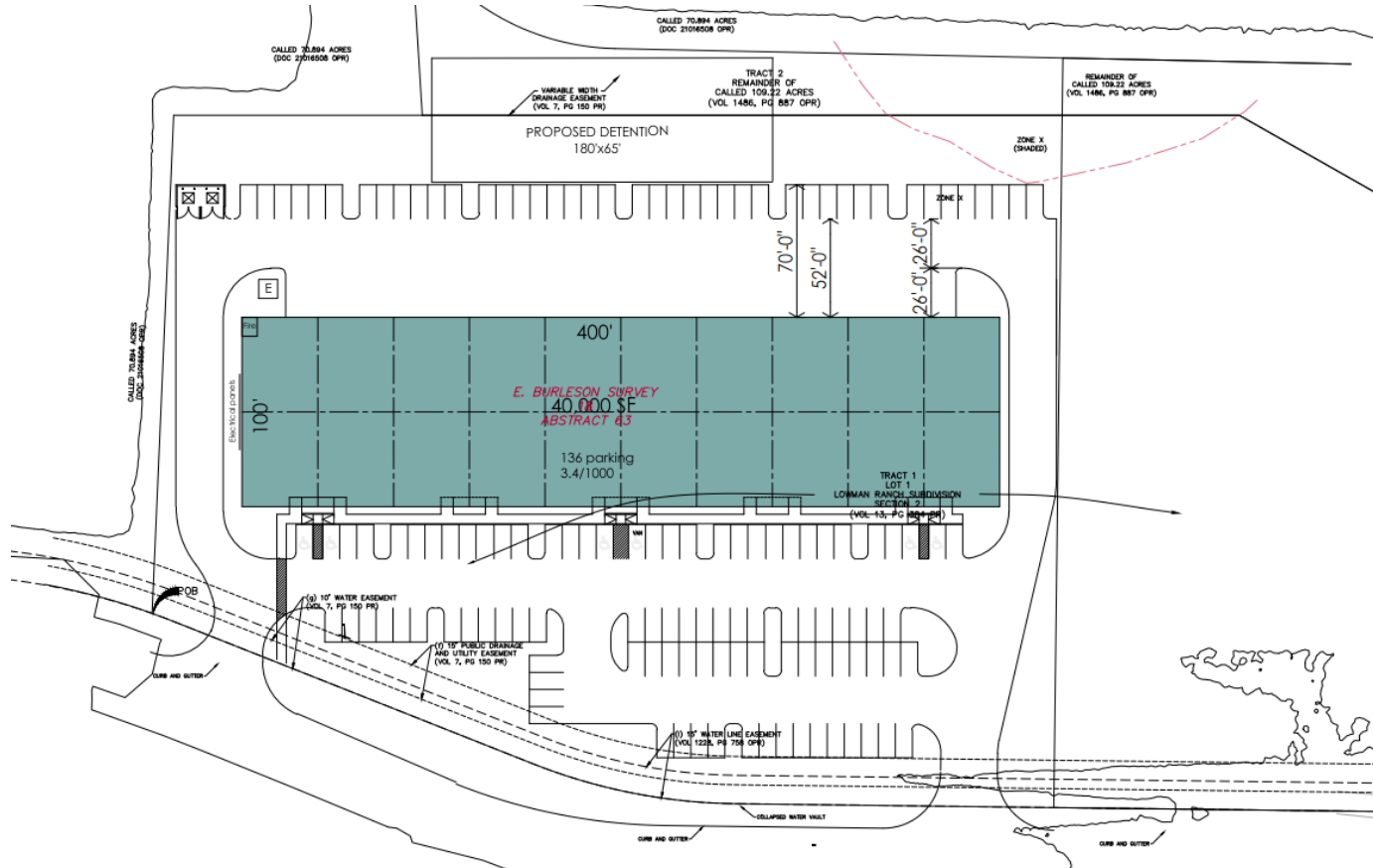
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SAN MARCOS Planning and Development Services

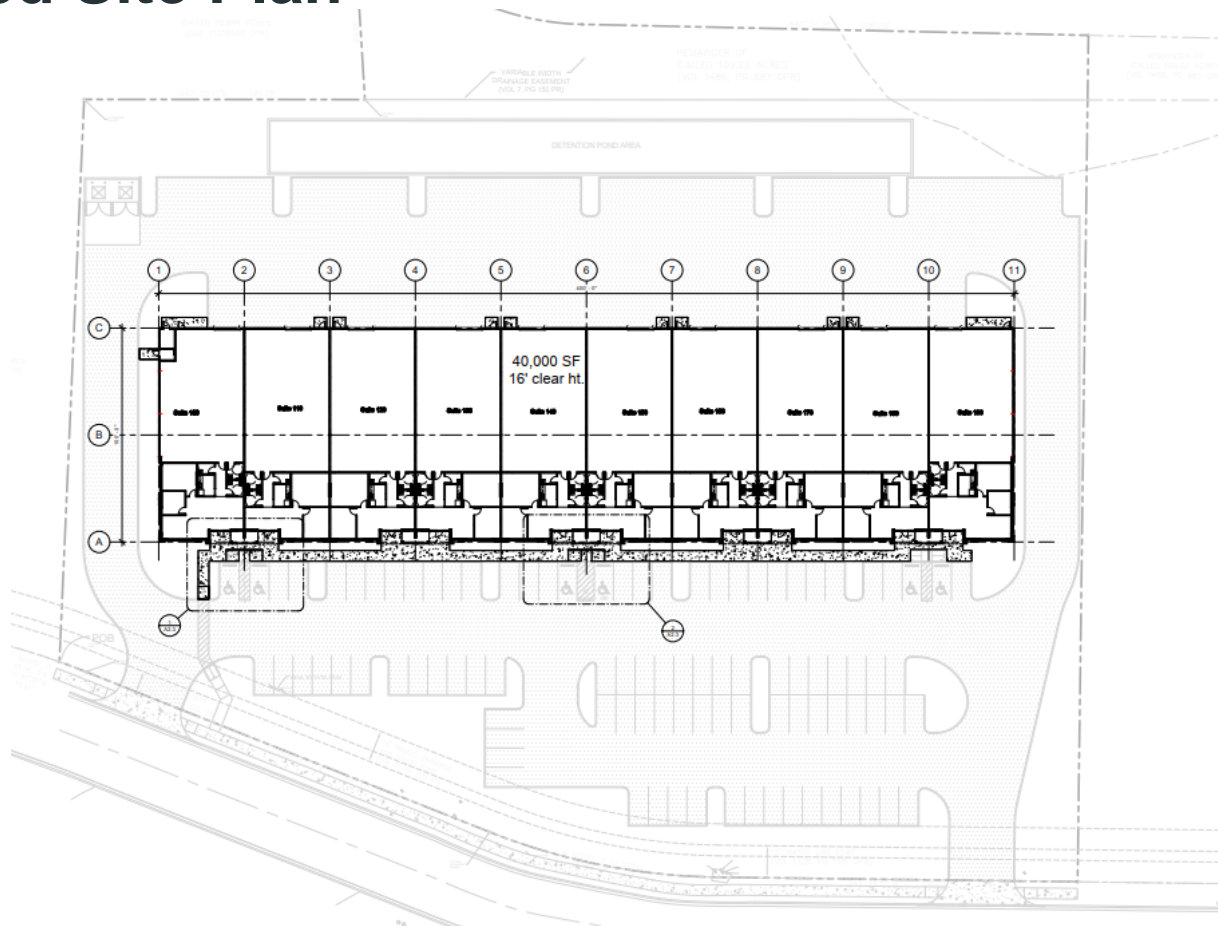


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Proposed Site Plan



Proposed Site Plan





Recommendation

- Staff recommends **approval** of CUP-25-01 with the following conditions:
 1. No overnight tractor-trailer parking may be permitted on site;
 2. Only grade level warehouse doors shall be permitted.
 3. The Conditional Use Permit will not expire.