


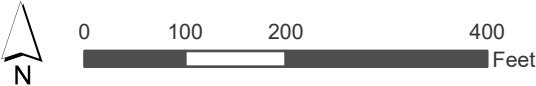




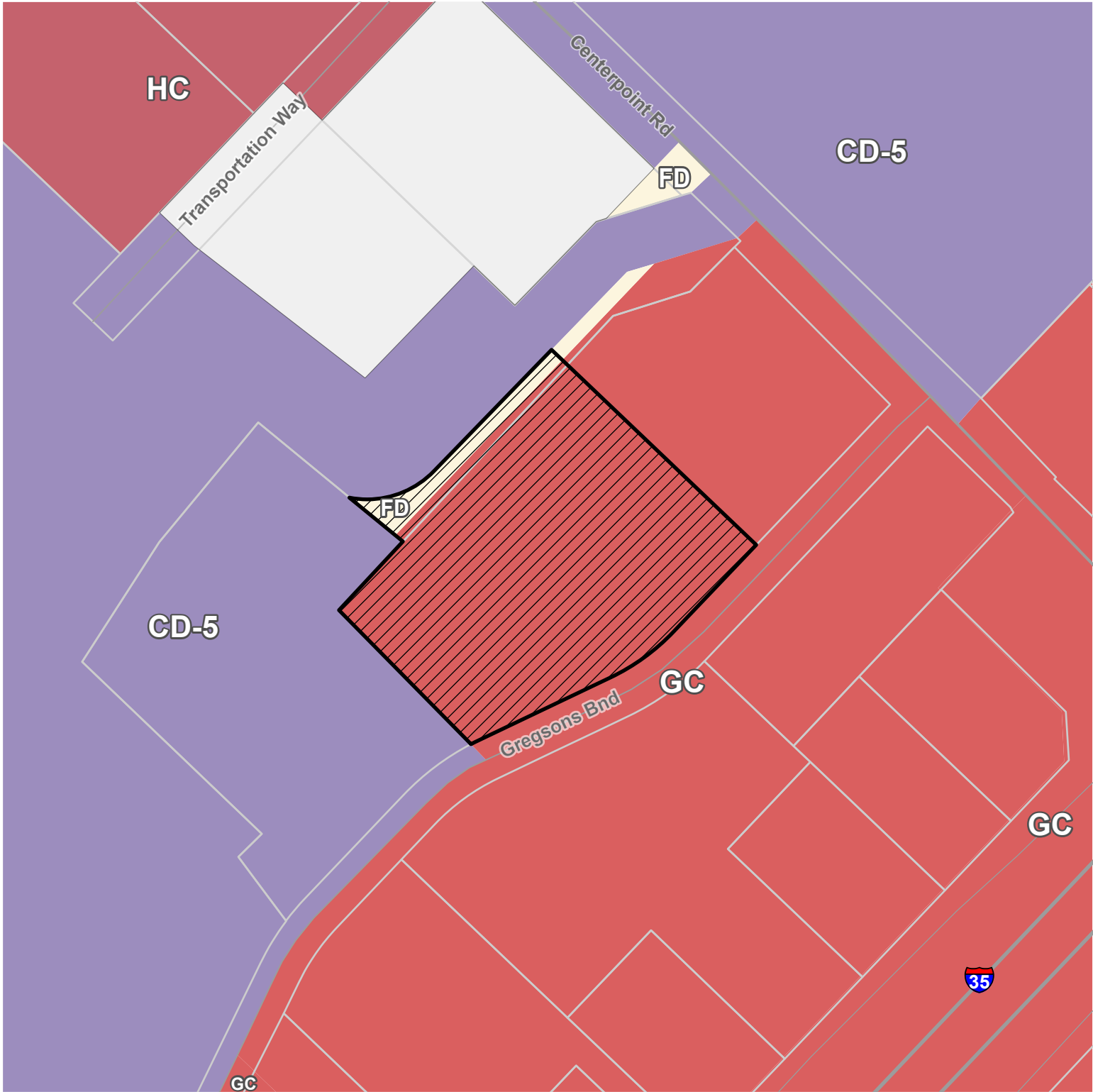
-  Subject Property
-  Parcel
-  ETJ



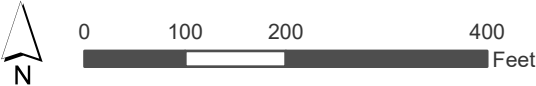
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Date: 1/23/2025





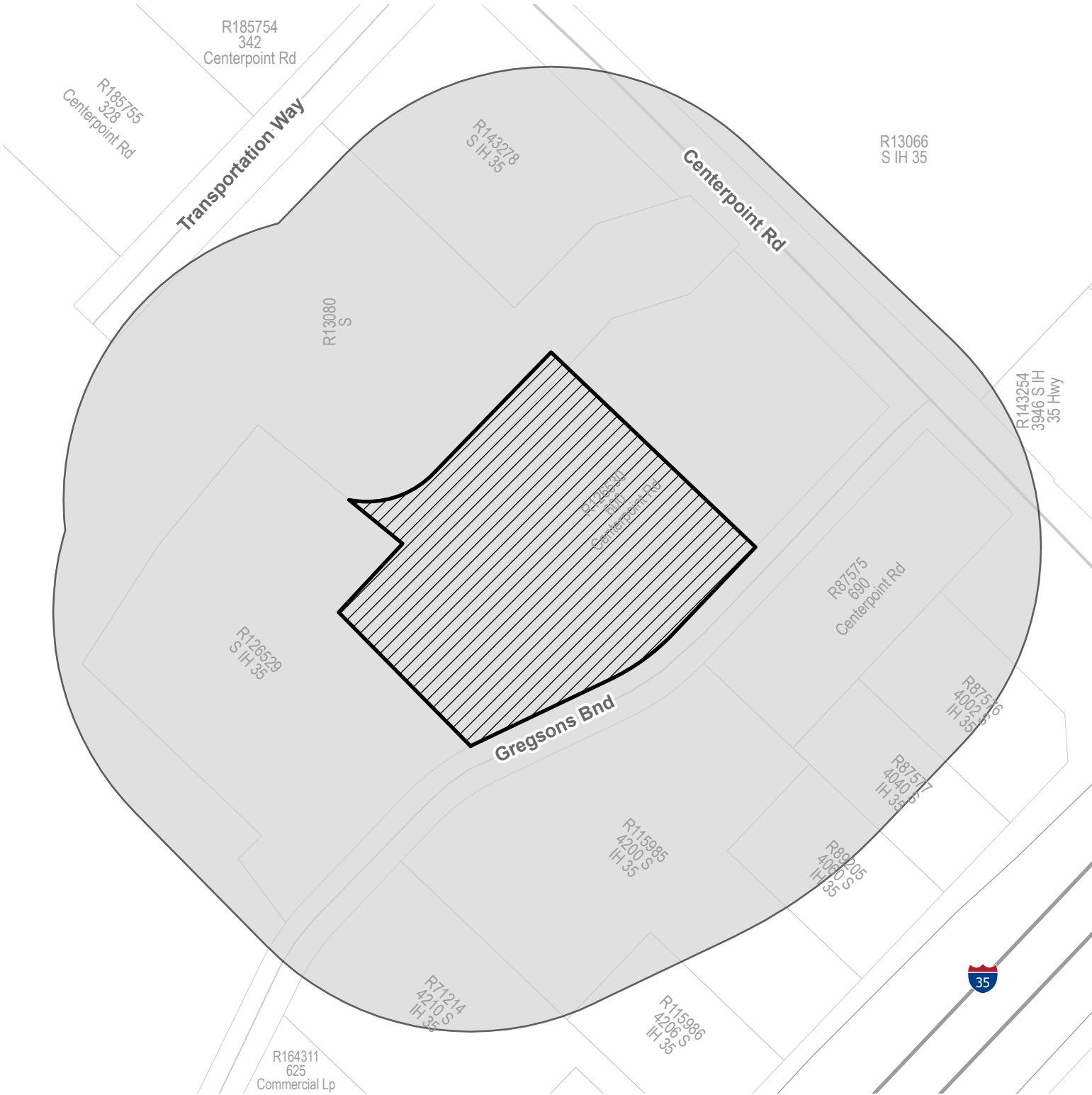
- Subject Property
- ETJ
- CD-5
- FD
- GC
- HC



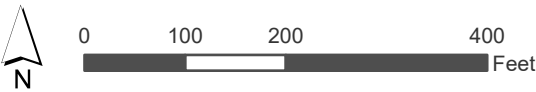
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- Subject Property
- 400ft Buffer
- Parcel



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Date: 1/23/2025



PLANNING AND DEVELOPMENT SERVICES

1/30/2025



CUP-25-01

**Notice of Public Hearing
Conditional Use Permit Request
Warehouse/Office and Storage Use
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 on a an approximately 3.966 acre portion of a parcel at the southeast corner of Centerpoint Road and Gregsons Bend, and addressed as 600 Centerpoint Road. (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, February 11, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or **cgarrison@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-01**.

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

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
87575	690 CENTERPOINT RD, SAN MARCOS, TX 78666	# 1 BLESSED ROYALTY INC	690 CENTER POINT RD	SAN MARCOS, TX 78666-6163
143254	3946 S IH35, STE #101, SAN MARCOS, TX 78666	CB & B REALTY LTD	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
126529	GREGSONS BND, SAN MARCOS, TX 78666	CENTERPOINT COMMONS LLC	ATTN TYLER SIBLEY	SAN MARCOS, TX 78666
115986	4206 S IH 35, SAN MARCOS, TX 78666	HAT CREEK BURGER SAN MARCOS LLC	4407 BEE CAVES RD	AUSTIN, TX 78746
89205	4060 S IH 35, SAN MARCOS, TX 78666	MCDONALDS USA LLC	JAMES BENTON	BEE CAVE, TX 78738-5036
126530	600 CENTERPOINT RD, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	HOUSTON, TX 77056-3162
143278	W CENTERPOINT RD, SAN MARCOS, TX 78666	PATEL MAHENDRA	PO BOX 1528	BUDA, TX 78610
13066	3939 S IH 35, SAN MARCOS, TX 78666	SAC N PAC	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
71214	4210 S IH 35, SAN MARCOS, TX 78666	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN, TX 78155
115985	4200 S IH 35, STE #100, SAN MARCOS, TX 78666	SMP TEXAS PARTNERS LLC	11760 GEE NORMAN RD	BELGRADE, MT 59714-8415
87577	4040 S IH 35, SAN MARCOS, TX 78666	WHATABURGER, INC	300 CONCORD PLAZA DR	SAN ANTONIO, TX 78216-6903
87576	4000 S IH 35, SAN MARCOS, TX 78666	ZAXBY'S	1091 FOUNDERS BLVD	ATHENS, GA 30606-6177
		Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666