

PLANNING AND DEVELOPMENT SERVICES



4/23/2021

ZC-21-07

**Notice of Public Hearing
Zoning Change Request**

**“GC” General Commercial and “FD” Future Development to “CD-5” Character District 5
Approximately 1,050 Feet West of the Centerpoint Rd. & Centerpoint Ct. Intersection / parCHAUS**

ZC-21-07 (parCHAUS) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from General Commercial (GC) and Future Development (FD) to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 9.66 acres out of the Edward Burluson Survey, Abstract No. 63, generally located 1,050 feet west of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).

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. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. 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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, May 11, 2021 at 6:00 p.m.** You may watch the public hearing on Grande channel 16 or 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 by computer, mobile device, or phone.
- A public hearing will be held at the virtual City Council Meeting on **Tuesday, June 1, 2021 at 6:00 p.m.** You may watch the public hearing on Grande channel 16 or Spectrum channel 10 or by using the following link: <https://sanmarcostx.gov/Videos>. Or email citizencomments@sanmarcostx.gov or call 512-393-8090 to request a link to participate in the public hearing by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. All interested citizens are invited to watch or participate in the public hearing by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are received before 12 PM on the day of the meeting.

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

For more information regarding this request, contact the case manager, **Will Rugeley**, at **512.805.2613** or wrugeley@sanmarcostx.gov. When calling, please refer to case number **ZC-21-07**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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