



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, January 10, 2023

6:00 PM

City Council Chambers

This was 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.

I. Call To Order

With quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Garber at 6:00pm. on Tuesday, January 10, 2023 via hybrid meeting due to Covid 19

II. Roll Call

Present 8 - Commissioner Griffin Spell, Commissioner Jim Garber, Commissioner William Agnew, Commissioner Zachariah Sambrano, Commissioner Lupe Costilla, Commissioner Amy Meeks, Commissioner Travis Kelsey, and Commissioner David Case

III. Chairperson's Opening Remarks

Chair Garber welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines and invited the Public to a Community Open House for the Draft plans of The Downtown Area Plan and Vision SMTX Comprehensive Plan on Thursday, January 12th.

IV. 30 Minute Citizen Comment Period

Chair Garber opened the Citizen Comment Period.

- 1) Rodrigo Amaya - 322 Laredo Street, general questions**
- 2) Lisa Marie Coppoletta - 1322 Belvin, general comments**

Chair Garber closed the Citizen Comment Period.

CONSENT AGENDA

1. PC-22-05 (Sunset Oaks Section V Ph 1A Final Plat) Consider a request by Kimley Horn on behalf of K Marcos, LLC & A Bell P, LLC, and Brookfield Holdings (Sunset PH1) LLC, for a Final Plat consisting of 68.039 acres, more or less, out of the Thomas Yates League, generally located on the eastern side of SH-21 approximately 1000' south of the intersection between SH-21 and Misty Lane in Caldwell County, Texas. (J. Cleary)

A motion was made by Commissioner Kelsey, seconded by Commissioner Spell to approve the Consent Agenda.

The motion carried by the following vote:

For: 8 - Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla, Commissioner Meeks, Commissioner Kelsey and Commissioner Case

Against: 0

PUBLIC HEARINGS

Chair Garber announced that item # 5 would be moved to the beginning of the Public Hearing.

5. ZC-23-07 (City Property CD-1) Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from Future Development (FD) to Character District-1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, for approximately for 350.28 acres of land, more or less, out of the Elijah Clark Survey, A-84, and the Thomas Forsyth Survey Hays County, Texas, generally located on Country Estates Drive approximately 1,400 ft north of the intersection between Country Estates Drive and Ranch Road 12. (J. Cleary)

Amanda Hernandez, Assistant Director of Planning and Development Services, gave an overview of ZC-23-07.

Staff recommended approval of ZC-23-07 as presented.

Chair Garber opened the Public Hearing.

- 1) Michael Gozaldo - 1812 Palomino, against
- 2) BJ Hageman Jr. - 210 Triple Crown Run, general comments
- 3) Willie Posey - 220 Triple Crown Run, general comments
- 4) Dan Lion - 103 Shetland Lane, general comments
- 5) Lisa Marie Coppoletta - 1322 Belvin, general comments
- 6) Rodrigo Amaya - 322 Laredo Street, general comments
- 7) Joan Gozaldo - 1812 Palomino Lane, against

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Costilla, seconded by Commissioner Kelsey to recommend approval of ZC-23-07.

The motion to recommend approval carried by the following vote:

For: 7 - Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla, Commissioner Meeks and Commissioner Kelsey

Against: 0

Abstain: 1 - Commissioner Case

2. PDD-06-01(A) (205 Chuck Nash Loop / Blanco Riverwalk PDD 1st Amendment) Hold a public hearing and consider a request by Henry H. Gilmore, on behalf of Jackson Walker LLP, to amend the regulations and standards applicable to the Blanco Riverwalk PDD, consisting of approximately 83.57 acres generally located between the Chuck Nash auto dealership and Riverway Ave, to authorize multi-family residential uses and to establish development standards for the same, on approximately 13.994 acres out of the Blanco Riverwalk Subdivision, Block E, Lot 1, Hays County, Texas, located at 205 Chuck Nash Loop. (W. Rugeley)

William Rugeley, Planner, gave an overview of request PDD-06-01(A)

Staff recommended approval of PDD-06-01(A) with the following conditions:

- 1) Exhibit J is provided for illustrative purposes and may be altered to conform with the San Marcos Development Code (SMDC)
- 2) The Block Requirements of SMDC Section 9.4.3.3.A shall apply
- 3) Transitional protective yard requirements of SMDC Section 7.2.2.2-7.2.2.4 shall apply.

Chair Garber opened the Public Hearing.

- 1) Garrison Welch - 1509 Old West 38th Street, Austin, in favor
- 2) Curtis Thigpen - 1509 Old West 38th Street, Austin, in favor
- 3) Chris Elizondo - 6109 Steiner, Kyle, in favor
- 4) Lisa Marie Coppoletta - 1322 Belvin, against

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Agnew to recommend denial of request PDD-06-01(A).

The motion to deny carried by the following vote:

For: 8 - Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla, Commissioner Meeks, Commissioner Kelsey and Commissioner Case

Against: 0

3. ZC-22-31 (Rollingview / FD to CD-4) Hold a public hearing and consider a request by Caren Murch, on behalf of the England Family Trust, for a zoning change from "FD" Future Development to "CD-4" Character District 4, or, subject to consent of the owner, another less intense zoning district classification, for approximately 5.022 acres of land out of the William H. Van Horn Survey No. 18, Abstract No. 464, located at 5618 S Old Bastrop Hwy. (W. Rugeley)

William Rugeley, Planner, gave an overview of request ZC-22-31.

Staff recommended approval of ZC-22-31 as presented.

Chair Garber opened the Public Hearing.

- 1) Caren Murch - 5618 South Old Bastrop Highway, in favor
- 2) Lisa Marie Coppoletta - 1322 Belvin, in favor

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Zambrano, seconded by Commissioner Spell to recommend approval of request ZC -22-31 with the following recommendation:

- 1) The Commission discussed City Council's ability to impose restrictive covenants to prohibit apartments and to instead require that the property be developed for either (a) single family, (b) townhouse, or (c) condo uses.

The motion to approve carried by the following vote.

For: 8 - Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla, Commissioner Meeks, Commissioner Kelsey and Commissioner Case

Against: 0

The meeting entered into a 10 minute recess.

The meeting reconvened at 7:45 p.m.

4. ZC-23-04 (2700 N IH 35 / MH and FD to HC) Hold a public hearing and consider a request by Kimley-Horn, on behalf of Laurel Wehrman, Allan Wehrman, Nathan Werhman, for a Zoning Change from Manufactured Housing (MH) and Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.234 +/- acres of land, more or less, Joel Miner Survey, Abstract 321 Hays County, Texas, located at 2700 N. IH 35, at the intersection of the north bound frontage of IH 35 and Saddle Run Way (C. Garrison)

Craig Garrison, Planner, gave an overview of request ZC-23-04.

Staff recommended approval of request ZC-23-04 as presented.

Chair Garber opened the Public Hearing.

- 1) Ben Green - 4008 Valley View Road, Civil Engineer, in favor
- 2) Lisa Marie Coppoletta - 1322 Belvin, against

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Agnew, seconded by Commissioner Zambrano to recommend denial of request ZC-23-04.

The motion carried by the following vote:

For: 8 - Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla, Commissioner Meeks, Commissioner Kelsey and Commissioner Case

Against: 0

V. Question and Answer Session with Press and Public.

Chair Garber opened the Question and Answer Session with Press and Public.

1) Lisa Marie Coppoletta - 1322 Belvin, general comments

Chair Garber closed the Question and Answer Session with Press and Public.

VI. Adjournment

A motion was made by Commissioner Kelsey, seconded by Commissioner Spell to adjourn.

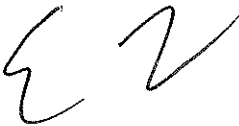
The motion carried by the following vote:

For: 8 - Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla, Commissioner Meeks, Commissioner Kelsey and Commissioner Case

Against: 0

The meeting adjourned at 7:58 pm.

Enrique Velasquez, Recording Secretary



Jim Garber, Chair