



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, February 28, 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, February 28, 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.

IV. 30 Minute Citizen Comment Period

- 1) Ida Miller 811 West Hopkins – Comp Plan, in favor**
- 2) Bobby Levinski 248 Camaro Way – Comp Plan, in favor**
- 3) Annie Donovan – SMART Terminal, against**
- 4) Diana Baker – Comp Plan, general comments**
- 5) Lisa Marie Coppoletta - 1322 Belvin, general comments**

PRESENTATIONS

- 1. Receive a staff presentation of the FY 2023 Capital Improvement Program (CIP).**

Shaun Condor, Director of Engineering, gave a presentation on the FY 2023 CIP.

No action was taken.

2. Receive a staff presentation and hold a discussion on a request by Eckermann Engineering, Inc on behalf of the McCoy Corporation to remove two proposed Thoroughfares in the City's Thoroughfare Plan generally located between Davis Lane, McCoy Circle and River Rd. (J. Cleary)

Julia Cleary, Senior Planner, gave a presentation on item #2.

No action was taken.

PUBLIC HEARINGS

3. CUP-23-04 (McCoy Special Event Center) Hold a public hearing and consider a request by Eckermann Engineering, on behalf of McCoy Corporation, for a Conditional Use Permit to allow a Special Event Facility, located near 1200 Davis Lane, and also described as an approximate 18.6-acre tract of land made up of Lot 2, Block A of the McCoy Office Subdivision, an unplatted 2.81-acre lot described in document to McCoy Corporation, recorded in document No. 21040130, and a portion of Lot 1-D of the Amended Plat of Lot 1 Dennis Patrick McCoy Memorial Subdivision - IH 35 North (C. Garrison)

Craig Garrison, Planner, gave a presentation on CUP-23-04.

Staff recommended approval of CUP-23-04 with the following conditions.

1. The Permit shall not expire; and
2. The development is subject to all applicable codes and ordinances.

Chair Garber opened the Public Hearing.

- 1) Meagan McCoy Jones - 1350 IF 35 North, in favor.
- 2) Lisa Marie Coppoletta - 1322 Belvin, general comments.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Costilla, seconded by Commissioner Spell to approve CUP-23-04 with the following conditions:

1. The Permit shall not expire; and
2. The development is subject to all applicable codes and ordinances.

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

Chair Garber announced that Item #5 will be moved before item #4.

5. Receive a presentation and consider a recommendation on the "Vision SMTX Comprehensive Plan" and the Preferred Scenario Map.

Andrea Villalobos - Planning Manager, Jay Renkins, Consultant with MIG and Amanda Hernandez, Interim Director of Planning and Development Services, gave a presentation on "Vision SMTX Comprehensive Plan".

Staff recommended approval of the Vision SMTX Comprehensive Plan & Preferred Growth Scenario Map as presented.

Chair Garber opened the Public Hearing.

- 1) Christiana Johnson – 1400 Clarewood Drive, general comments
- 2) Diana Baker – 727 Belvin, general comments
- 3) Lisa Marie Coppoletta – 1322 Belvin, general comments
- 4) Emmanuel Hernandez – 1975 Aquarena Springs Drive, general comments

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Garber, Seconded by Commissioner Agnew to postpone recommendation of "Vision SMTX Comprehensive Plan" until April 11, 2023.

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 entered into a 10-minute recess.

The meeting reconvened at 8:02 p.m.

- 4. Consider a recommendation on the San Marcos Downtown Area Plan.

Andrea Villalobos, Planning Manager, Elly Schaefer, Consultant with MIG and Amanda Hernandez, Interim Director of Planning and Development Services, gave a presentation on the "San Marcos Downtown Area Plan"

Staff recommends approval of the Downtown Area Plan as presented.

Chair Garber opened the Public Hearing.

- 1) Emmanuel Hernandez – 1975 Aquarena Springs Drive, in favor**
- 2) Lisa Marie Coppoletta – 1322 Belvin, general comments**

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Garber, Seconded by Commissioner Agnew to postpone recommendation of "San Marcos Downtown Area Plan" until April 25, 2023.

The motion carried by the following vote:

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

Against: 1 - Commissioner Case

- V. Question and Answer Session with Press and Public.

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

- 1) Diana Baker – question regarding historic preservation in plans**
- 2) Lisa Marie Coppoletta –**
 - Did the consultant research TCEQ and the plume downtown**
 - What was the circumference from downtown for postcards**

-What was the rubric for putting comments in the plan
3) Ana Juarez – question regarding how we ensure small businesses are incorporated into plans, especially for SMART Terminal.

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, that the meeting be adjourned.

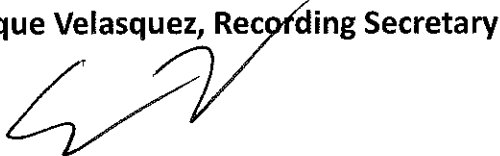
The motion carried the following vote

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

Against: 0

The meeting was adjourned at 9:13 pm.

Enrique Velasquez, Recording Secretary



Jim Garber, Chair



