

From: Arah Lee < >  
Sent: Tuesday, January 13, 2026 3:05 PM  
To: Planning Info  
Subject: [EXTERNAL] No DATA CENTERS!

To whom it may concern, which is every human who lives in the area and beyond, and also wildlife

Please say NO TO DATA CENTERS! For the love of god and everything holy we need to save our water and land!

Sincerely yours,  
Arah Lee  
Mama and life resident of smtx  
Sent from my iPhone

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Spam/Phishing button in the Mimecast tab if you think this email is malicious.

From: Annie D < >  
Sent: Tuesday, January 13, 2026 3:09 PM  
To: Planning Info  
Subject: [EXTERNAL] VOTE NO on Agenda Items 4 and 5 during tonight's 1/13/26 P&Z Meeting

Dear Planning and Zoning committee members,

**I'm asking you to vote AGAINST agenda items 4 & 5**, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster.

San Marcos's Comprehensive Plan & Preferred Scenario Map, which took over 2 years to finalize after extensive communication and workshops, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing the plan after a mere 15 months *undermines community trust and long-term planning in our city*.

According to the City of San Marcos, **a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city**. Regardless of what may or may not be developed on this property, **it is irresponsible & undermining for this zoning change request to be allowed**.

It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, our residents, our trust, and not to mention blatantly ignores MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your kind attention to this matter by voting NO on agenda items 4 & 5 during tonight's meeting.

Sincerely,  
Annie Donovan

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From: Baby Blue Drives for You < >  
Sent: Tuesday, January 13, 2026 3:40 PM  
To: Planning Info  
Subject: [EXTERNAL] Vote NO!

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Amber Johnson  
Owner  
Baby Blue Drives for You

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From: Amber Johnson < >  
Sent: Tuesday, January 13, 2026 3:41 PM  
To: Planning Info  
Subject: [EXTERNAL] Vote NO

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Amber

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From: Elizabeth Riley < >  
Sent: Tuesday, January 13, 2026 3:01 PM  
To: Planning Info  
Subject: [EXTERNAL] Zoom Meeting Link And Public Comment

I am a long time citizen of San Marcos and I vehemently oppose any changes to our strategic planning in order to allow any data center. The San Marcos river is already suffering the impacts of our residential and small commercial growth; we can not sustain any kind of industrial growth. A data center will not only drain our water resources, but will also increase electricity demand and prices on an already economically stressed community.

There is no good reason to adjust our already developed 10 year strategic plan. The strategic plan was developed with community input for over two years and was intended to serve our city for the next 10-15 years; there is NO good reason to change it after 15 months.

While the only question in front of the committee is the zoning change, I understand that the next logical outcome is the development of a data center. It does not do any good to be disingenuous about the potential outcome which is paving the way for a future data center.

Data centers do not lead to long term job opportunities nor do they benefit the community in larger tax generation. There is no good reason to change this rule that benefits the city in any capacity. It is bad for the environment, bad for our citizen's bottom dollar, and interferes with an already developed strategic planning plan.

It is very important that you do not agree to this. Any candidate in agreement to change planning does so without the City of San Marcos in mind.

Respectfully,

Elizabeth Riley  
City resident

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From: Claire Mizener < >  
Sent: Tuesday, January 13, 2026 2:36 PM  
To: Planning Info  
Subject: [EXTERNAL] No Data Center!!!

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

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From: Don Ewalt Jr < >  
Sent: Tuesday, January 13, 2026 2:55 PM  
To: Planning Info  
Subject: [EXTERNAL] Items #4&5

**Dear esteemed committee members,**

**Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.**

**Thank you for your time, energy and hard work today & everyday!**  
Sent from my iPhone

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Spam/Phishing button in the Mimecast tab if you think this email is malicious.

**From:** Mama Tierra <[REDACTED]>  
**Sent:** Tuesday, January 13, 2026 2:22 PM  
**To:** Planning Info <[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)>  
**Subject:** [EXTERNAL] Data centers are horrible

I am disabled and cannot make it in person. I apologize this email may be late but I am very concerned for our water and the disaster that are AI data centers. We cannot handle the burden of these exploitative industries. I feel my childrens futures are being stolen from them. We are supposed to protect the sacred, not desecrate to the highest bidder. Please do not approve these permits. Water is life!

Delilah Barrios

From: Elizabeth Emberson < >  
Sent: Tuesday, January 13, 2026 2:48 PM  
To: Planning Info  
Subject: [EXTERNAL] Please vote against agenda items 4 & 5

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Sincerely,  
Elizabeth Emberson, Jon Roach, Forest & River Emberson-Roach

503 Harvey St.  
San Marcos, TX. 78666

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From: Gena Fleming < >  
Sent: Tuesday, January 13, 2026 3:58 PM  
To: P&Z Commissioners  
Subject: [EXTERNAL] Data Center Moratorium  
Attachments: National-Data-Center-Moratorium.pdf

Hello,

Last month, a letter calling for a full nationwide moratorium on the approval and construction of data centers was sent to Congress. The petition was signed by more than 230 national, state and local organizations from across the country and called for a full nationwide moratorium on the approval and construction of new data centers. Signatories for Texas include Climate Conversation Brazoria County and Texas Physicians for Social Responsibility, among others.

Here is a link to the article. <https://www.foodandwaterwatch.org/2025/12/08/230-groups-call-for-national-moratorium-on-new-data-centers/>

The petition text is attached below.

Best,

Gena Fleming  
San Marcos, TX

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From: Greta Nakliudaitė < >  
Sent: Tuesday, January 13, 2026 4:06 PM  
To: Planning Info  
Subject: [EXTERNAL] Please don't change the zoning!

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Kind regards,  
San Marcos Community Member  
Greta Nakliudaitė-Perez

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From: Jan Emberson < >  
Sent: Tuesday, January 13, 2026 3:48 PM  
To: Planning Info; Jan Emberson  
Subject: [EXTERNAL] Please vote against agenda Items 4 & 5

Dear committee members,

Thank you for all the hard work that you do. Please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

With much appreciation,

Dr. Jan Emberson  
524 W Hopkins St

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From: Jaclyn Morris < >  
Sent: Tuesday, January 13, 2026 3:12 PM  
To: Planning Info  
Subject: [EXTERNAL] Data Centers

Dear Esteemed Committee Members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Longtime citizen of San Marcos

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From: Jon Roach < >  
Sent: Tuesday, January 13, 2026 2:57 PM  
To: Planning Info  
Subject: [EXTERNAL] Please vote against agenda items 4 & 5

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Sincerely,

Jon Roach, Elizabeth Emberson, Forest & River Emberson-Roach

503 Harvey St.  
San Marcos, TX. 78666

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From: Kurt < >  
Sent: Tuesday, January 13, 2026 2:36 PM  
To: Planning Info  
Subject: [EXTERNAL] please vote AGAINST agenda items 4 & 5

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

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From: Laura Preston < >  
Sent: Tuesday, January 13, 2026 2:37 PM  
To: Planning Info  
Subject: [EXTERNAL] Please vote AGAINST data centers for San Marcos

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster.

San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city.

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Thank you for your time, energy and hard work today & everyday!

All my best,  
Laura Preston

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From: Mackenzie Carlin < >  
Sent: Tuesday, January 13, 2026 2:44 PM  
To: Planning Info  
Subject: [EXTERNAL] Dear committee

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Mackenzie

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From: Melody Rose Cuny < >  
Sent: Tuesday, January 13, 2026 3:13 PM  
To: Planning Info  
Subject: [EXTERNAL] No Data Center for San Marcos!

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do.

I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster.

San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024.

It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city.

According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city.

Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed.

It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request.

It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Melody Cuny  
Homeowner, San Marcos

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From: MICHELE LANDRY < >  
Sent: Tuesday, January 13, 2026 3:05 PM  
To: Planning Info  
Subject: [EXTERNAL] Strongly Against agenda items 4 & 5

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

Michele Landry  
809 Franklin Dr.

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From: Meagan Lavender <mml.lavender@gmail.com>  
Sent: Tuesday, January 13, 2026 1:23 PM  
To: P&Z Commissioners  
Subject: [EXTERNAL] No to Data Centers

Dear Planning & Zoning,

I ask myself why? Why do we continue to sell off our most precious resource to the highest bidder? How can you spend just 5 mins with your feet in the cool waters and not feel the pull to want to do everything to protect it. For our lifetime, for our children and for generations to come.

I am a local to San Marcos. Born and raised.

I've also been fortunate to be able to purchase a home here, so I can continue to invest into my community for years to come. I've seen devastating droughts (which we are currently facing). I've watched new developments pop up in recorded breaking time causing water run off when it rains to not seep into our recharge zones but instead flood and wreak havoc in unexpected neighbors. I've watched 5-mile dam go from a flourishing ecosystem to a desolated pile of dirt and brush.

What is the turtles or the herons or the salamanders benefit of moving forward with this plan? How can we paint murals all over our town with these animals but not block decisions like this that will ultimately be their demise. Are we a community of honor? Ask yourself, what are our values? We say we are the mermaid capital of Texas, we promote tourism of the river to charm people into wanting to move here, but do we truly see our beautiful resources as a place of community pride or are you going to use it as a way to gain temporary benefits that have devastating consequences. Depending on how you answer, the blood of our wildlife and the heartbreak of our community will be on your hands.

Yes, an ai data center might have some financial incentives, but so does our river, which if money is the major factor in deciding this vote, then our water resources is a major asset in bringing in tons of it to our community since the moment we settled here. We need to make it clear that whether it is under the city or county jurisdiction that we do not support AI data centers coming to Central Texas.

I don't know what goes on behind closed doors, I don't know what conversations are being had to gain support for this project in good faith or maliciously. I hope that if you make the right choice to reject data centers, and we see our river rebound and the wildlife flourish, that you can look at your family during that warm summer day you all decide to go tubing, and feel proud of yourself for making the right decision.

But if this development goes through, every inch of the river that lowers, every dead animal you pass who has perished because their homes are disappearing, every wildfire, every hike in our electricity bill or statewide water restriction alert that pings your phone will haunt you.

I attend river cleans up, I've gone into schools and spoken with children about the importance of river stewardship.

I've fought, cried, prayed, and promised that I will do whatever I can to keep this river, our river, safe. Now what will you do?

Please vote to oppose data centers.

Thank you,  
Meagan  
Lavender

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From: Mama Tierra < >  
Sent: Tuesday, January 13, 2026 2:22 PM  
To: Planning Info  
Subject: [EXTERNAL] Data centers are horrible

I am disabled and cannot make it in person. I apologize this email may be late but I am very concerned for our water and the disaster that are AI data centers. We cannot handle the burden of these exploitative industries. I feel my childrens futures are being stolen from them. We are supposed to protect the sacred, not desecrate to the highest bidder. Please do not approve these permits. Water is life!  
Delilah Barrios

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**From:** Matt Bower <[REDACTED]>  
**Sent:** Tuesday, January 13, 2026 1:38 PM  
**To:** Planning Info <[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)>  
**Subject:** [EXTERNAL]

Hello,

I kindly request that the comments below my signature be shared with the Commissioners and included during this evening's Planning and Zoning meeting in the hearing related to items 4 and 5 on the meeting agenda.

Thank you, Matt Bower

—

Commissioners,

You have once again before you a major decision about how the pertinent land located at Francis Harris Lane is to be used. As a fellow resident concerned for what doing otherwise would mean for the future of San Marcos and the broader area, I urge you to stay true to the decision the Commissioners made in March of 2025: do not rezone this land to accommodate data center development.

The proposed data centers have nothing more to offer besides a bit of tax revenue. When this incentive was dangled before you previously, you wisely chose not to clear the way for data center development. You recognized that the drawbacks of the project--such as squandering our scarce and uncertain water supply and unleashing various forms of environmental degradation--render any gain from tax revenue paltry by comparison.

Nothing has changed about the situation. Indeed, as you know, following your March hearing the matter was then brought to City Council in August and failed to make headway again, as Council Members heeded public outcry about the data centers.

And seemingly every day more news emerges from around the world attesting to the blight of data center development. They threaten water supplies in water-scarce regions like ours and drive up energy rates for locals, offering communities nothing remotely comparable in return. All the signs point to the conclusion that giving the green light to data center development will be to San Martians' detriment. Please see the signs for what they are and do not approve these calls for rezoning the land at Francis Harris Lane.

Respectfully,

Matt Bower

From: Amber Johnson- SMTX Vagina Monologues < >  
Sent: Tuesday, January 13, 2026 3:40 PM  
To: Planning Info  
Subject: [EXTERNAL] Vote NO!

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Spam/Phishing button in the Mimecast tab if you think this email is malicious.

From: Neon Anderson < >  
Sent: Tuesday, January 13, 2026 4:00 PM  
To: P&Z Commissioners  
Subject: [EXTERNAL] DENY ZONING CHANGE

Hello,

I am a San Marcos citizen writing to express my sincere concern regarding the proposed zoning changes for the Maberry Data Center. Data centers are infamous for high water and power usage. A 375 MW data center should not qualify for Light Industrial zoning. I implore you to listen to the concerns of your citizens and maintain your position against re-zoning.

Thank you for your time,  
Emma (Neon) Anderson

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# National Data Center Moratorium Now!

December 8, 2025

Dear Members of Congress:

We, the undersigned organizations collectively representing millions of people in all 50 states, call on you to support a national moratorium on the approval and construction of new data centers.

The rapid expansion of data centers across the United States, driven by the generative artificial intelligence (AI) and crypto boom, presents one of the biggest environmental and social threats of our generation. This expansion is rapidly increasing demand for energy, driving more fossil fuel pollution, straining water resources and raising electricity prices across the country. All this compounds the significant and concerning impacts AI is having on society, including lost jobs, social instability and economic concentration.

The harms of data center growth are increasingly well-established, and they are massive. They include:

- Enormous electricity consumption: A tripling of data centers in the next five years would result in data centers consuming as much electricity as about 30 million households.
- Unsustainable water consumption: A tripling of data centers would require as much water as is used by 18.5 million households – simply for cooling the computer servers.
- Contribution to climate change: 56 percent of the electricity used to power data centers is sourced from fossil fuels.
- Skyrocketing electricity costs: Electricity rates have increased 21.3 percent from 2021 to 2024 – drastically outpacing inflation – driven largely by the rapid build-out of data centers, something that could continue to escalate over time.
- Job losses: According to an AI executive, AI could negate half of all entry-level white-collar jobs in the next five years and spike overall unemployment by up to 20 percent.

The rapid, largely unregulated rise of data centers to fuel the AI and crypto frenzy is disrupting communities across the country and threatening Americans' economic, environmental, climate and water security. We urge you to join our call for a national moratorium on new data centers until adequate regulations can be enacted to fully protect our communities, our families, our environment and our health from the runaway damage this industry is already inflicting.

For more information, contact Food & Water Watch Policy Director Jim Walsh – [jwalsh@fwwatch.org](mailto:jwalsh@fwwatch.org)

Sincerely,

## **National Organizations**

Food & Water Watch (Letter Convener)

Americans for Financial Reform

Athena Coalition

Climate Communications Coalition

Climate Defense Project

Coastal Lands Action Network (CLAN)

Consumer Watchdog

EcoAction Committee of Green Party of the  
United State

Elders Coalition for Climate Action

Frack Action

FracTracker Alliance

Friends of the Earth US

GAIA (Global Alliance for Incinerator Alternatives)  
Grassroots Environmental Education  
Green Amendments For The Generations  
GreenLatinos  
Greenpeace USA  
Institute for Policy Studies Climate Policy Program  
John Muir Project  
Joyoushout  
National Coalition Against Cryptomining  
Oil Change International  
Oil & Gas Action Network  
Our Revolution  
Partnership for Policy Integrity  
People Power United  
Physicians for Social Responsibility  
Progressive Democrats of America (PDA)  
Progressives for Climate  
Property Rights and Pipeline Center  
Syracuse Cultural Workers  
The Science and Environmental Health Network  
U.S. Climate Action Network  
Unitarian Universalists for a Just Economic Community  
Women's Earth and Climate Action Network

### **Regional Organizations**

Berkshire Environmental Action Team  
Beyond Extreme Energy  
Coalition for a Nuclear Free Great Lakes  
Columbia Riverkeeper  
Ct. River Defenders  
Delaware Riverkeeper Network  
Freshwater Future  
Friends of the Columbia Gorge  
No Pipeline Expansion Northeast  
Oregon Conservancy Foundation  
Partnership for Southern Equity  
Slingshot  
The Enviro Show

### **State Organizations**

#### **Alabama**

The Central Alabama Chapter of Climate Reality  
The People's Justice Council

#### **Arizona**

Don't Waste Arizona

#### **California**

350 Bay Area Action  
Ballona Wetlands Institute  
Community Energy reSource  
Defend Ballona Wetlands  
Interfaith Climate Action Network of Contra Costa County  
Long Beach Alliance for Clean Energy  
Media Alliance  
Sacred Places Institute for Indigenous Peoples  
San Diego 350  
San Francisco Bay Physicians for Social Responsibility  
Santa Cruz Climate Action Network  
SoCal 350 Climate Action  
Sunflower Alliance

#### **Colorado**

Black Parents United Foundation  
CASE Citizens Alliance for a Sustainable Englewood  
Climate Reality Project - Northern Colorado Chapter  
Energy Smart Colorado  
FoCo Trash Mob, a Beyond Plastics Affiliate  
Roots to Resilience

#### **Connecticut**

Sunrise New Haven  
Sustainable Fairfield

#### **Florida**

Earth Ethics, Inc.  
First United Church of Tampa  
Forging Alliances, Inc.  
IDEAS For Us  
Regenerate Acupuncture LLC  
ReThink Energy Florida

**Georgia**

Concerned Citizens of Cook County  
Georgia WAND Education Fund Inc.  
Nuclear Watch South

**Hawaii**

350Hawaii

**Idaho**

Snake River Alliance

**Illinois**

Citizens Against Heartland Greenwashing  
Projects  
Coalition for Springfield's Utility Future  
Coalition to Stop CO2 Pipelines  
Eco-Justice Collaborative  
Fox Valley Citizens for Peace & Justice  
Nuclear Energy Information Service (NEIS)  
Prairie Earthlings  
Save Our Illinois Land  
Sustainable Springfield

**Indiana**

Citizens Action Coalition  
Heartwood

**Iowa**

100 Grannies  
Iowa Citizens for Community Improvement

**Louisiana**

For a Better Bayou  
Greater New Orleans Interfaith Climate  
Coalition  
HousingLOUISIANA  
#PutHousingFirst Triad

**Maine**

Alliance of Maine Health Professionals for  
Climate Action  
Defend Our Health  
Physicians for Social Responsibility Maine

**Maryland**

Cedar Lane Unitarian Universalist  
Environmental Justice Ministry  
Citizens for Responsible Growth  
Green Party of Montgomery County, Maryland

**Massachusetts**

350 Central Mass  
Animals Are Sentient Beings, Inc.  
Better Future Project  
Canton Residents for a Sustainable Equitable  
Future  
Fore River Residents Against the Compressor  
Station  
Grandmothers' Village Project, Inc.  
Resist the Pipeline  
SALEM Democratic City Committee  
Save Massachusetts Forests  
Worcester Congregations for Climate and  
Environmental Justice

**Michigan**

Citizens' Resistance At Fermi Two (CRAFT)  
Don't Waste Michigan

**Minnesota**

Climate Generation

**Mississippi**

Cherokee Concerned Citizens  
Mississippi Rising Coalition

**Nebraska**

Save Rural America

**Nevada**

Nevada Nuclear Waste Task Force

**New Jersey**

Citizens United for Renewable Energy  
(CURE)  
Climate Reality Project of New Jersey  
Climate Revolution Action Network  
DivestNJ  
Don't Gas the Meadowlands Coalition  
Interfaith Climate Action Committee, Montclair  
Area

Lower Raritan Watershed Partnership  
Newark Water Coalition  
NJ Forest Watch  
Passaic River Coalition  
South Jersey Progressive Democrats

### **New Mexico**

Concerned Citizens for Nuclear Safety  
Los Alamos Study Group

### **New York**

350Brooklyn  
350NYC  
Albany Progressive Action Network  
All Our Energy  
Alliance for a Green Economy  
Auburn Reduces  
Buy Local, Grow Local  
Campaign for Renewable Energy  
Cayuga Climate Action  
Citizen Action of New York  
Clean Air Coalition of Western New York  
Climate Families NYC  
Climate Solutions Accelerator of the  
Genesee-Finger Lakes Region  
Coalition for Outreach, Policy & Education  
(COPE)  
Committee to Preserve the Finger Lakes  
Dryden Solutions  
Finger Lakes Strong  
For the Many  
Fossil Free Tompkins  
FrackBustersNY  
Green Education and Legal Fund  
Green Party of Nassau County  
Hudson River Sloop Clearwater  
Indivisible Scarsdale  
Ithaca Democratic Socialists of America  
Little Lakes Sustainability Network  
Mother Rebels  
Nassau Hiking & Outdoor Club  
Newburgh Clean Water Project  
New York Communities for Change  
New York Progressive Action Network  
No Data Center FLX

North Tonawanda Climate Smart Communities  
Task Force  
NYPAN Enviro Committee  
ORBC  
Reach Out America  
Residents Allied for the Future of Tioga  
(RAFT)  
Rise and Resist  
Safe Energy Rights Group  
Sane Energy Project  
Seneca Lake Guardian  
Show Up LI  
South Shore Audubon Society  
Stop the Algonquin Pipeline Expansion  
(SAPE)  
Sunrise NYC  
Sustainable Finger Lakes  
Third Act NYC  
Third Act Upstate NY  
Tompkins County Climate Protection Initiative  
United For Clean Energy  
Westchester for Change  
Zero Waste Ithaca

### **North Carolina**

350 Triangle  
7 Directions of Service  
Blue Ridge Environmental Defense League  
Center for Progressive Reform  
NC Climate Justice Collective  
NC Environmental Justice Organization  
NC WARN  
River Guardian Foundation

### **Ohio**

AW Area Community Response Awareness  
Group  
Between the Waters  
Central Ohio Green Education Fund  
Communities United for Action  
FreshWater Accountability Project  
Ohio Nuclear Free Network  
Ohio Valley Environmental Advocates  
Save Ohio Parks

**Oregon**

Extinction Rebellion PDX  
Oregon PSR  
Tank the Tanks  
United Neighbor of Oregon Coalition

**Pennsylvania**

Berks Gas Truth  
Better Path Coalition  
Clean Air Action  
Climate Reality Project, Lehigh Valley Chapter  
Climate Reality Project: Susquehanna Valley  
PA Chapter  
Concerned Health Professionals of  
Pennsylvania  
McKean County Green Party  
Mountain Watershed Association  
Move Past Plastic (MPP)  
Pennsylvania Action on Climate  
Physicians for Social Responsibility  
Pennsylvania  
Save our Susquehanna

**South Carolina**

Sustaining Way

**South Dakota**

Dakota Rural Action

**Texas**

Climate Conversation Brazoria County  
Frontera Water Protectors  
Hold the Line Campaign  
Texas Physicians for Social Responsibility  
Turtle Island Restoration Network

**Virginia**

ARTivism Virginia

**Washington**

Seattle Democratic Socialists of America -  
Ecosocialism Working Group  
Trout Unlimited- Washington Chapter

**Wisconsin**

Milwaukee Riverkeeper

**West Virginia**

West Virginia Citizen Action Group

From: Randy Bryan <  
Sent: Tuesday, January 13, 2026 4:04 PM  
To: Planning Info  
Subject: [EXTERNAL] Data center support

To the planning and zoning committee -

I am writing to address two things for tonight's meeting:

1. I would like to address my support for the new data center that is being addressed in tonight's meeting.
2. I do request that you require people to give their name and address, or at least the city that they live in, before they make public statements. I really want to know what our local community feels about this stuff, not a bunch of people from out of town. One of the emails going around that is against it is actually from the UK it appears.

Thank you!  
Randy

Randy Bryan  
CEO, tekRESCUE

Sent from Outlook for Mobile

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From: Scott Stoker < >  
Sent: Tuesday, January 13, 2026 3:06 PM  
To: Planning Info  
Subject: [EXTERNAL] Scott Stoker votes NO to the data center

Scott Stoker votes NO to the data center

Thanks

--

[TEXAS REAL ESTATE COMMISSION CONSUMER PROTECTION NOTICE](#)

[TEXAS REAL ESTATE COMMISSION INFORMATION ABOUT BROKERAGE SERVICES](#)



Scott Stoker •

[StokerRealty.com](https://www.stokerrealty.com)



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From: Teri Todd < >  
Sent: Tuesday, January 13, 2026 2:38 PM  
To: Planning Info  
Subject: [EXTERNAL] Data center

Dear esteemed committee members,

Thank you for your time, energy and all the hard work that you do. I'm here today to ask you to please vote AGAINST agenda items 4 & 5, changing the zoning designation for the Mayberry / Tuft / Highlander Property from its current designation of Conservation Cluster. San Marcos's Comprehensive Plan & Preferred Scenario Map took over 2 years to come together and finally, after extensive communicating and workshopping, came to fruition in October of 2024. It is designed to guide development for the next 10-20 years. Changing it after just 15 months undermines community trust and long-term planning in our city. According to the City of San Marcos, a Planning and Zoning committee member's job is to uphold the comprehensive plan established by the city. Regardless of what may or may not be developed on this property, it is irresponsible & undermining for this zoning change request to be allowed. It is my hope that this simple reminder is enough evidence for each of you to vote against this out-of-town developer's request. It undermines our city, its residents, its trust, not to mention MONTHS of coordination & planning between our citizens, public servants & elected officials.

Thank you for your time, energy and hard work today & everyday!

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**Statement of Opposition:** We, the undersigned property owners, do hereby formally protest the proposed Preferred Scenario Amendment known as **PSA-25-02**, a Preferred Scenario Amendment from Conservation/Cluster to Commercial/Employment Low, **AND** the proposed Zoning Change Request known as **ZC-25-13** from "FD" Future Development / "CD-2.5" Character District 2.5 to "LI" Light Industrial for the 900BLK Francis Harris Lane / Francis Harris Lane Maberry Data Center.

**Protested Property:** Approximately 199.49 +/- acres of land, more or less, out of the A.M. Esnaurizar Survey, Abstract No. 6, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas. HCAD Property IDs R70024 & a part of R10808

**Protested Changes:**

- Preferred Scenario Amendment from "Conservation/Cluster" to "Commercial/Employment Low"
- Zoning Change from "Future Development (FD)" and "Character District 2.5 (CD-2.5)" to "Light Industrial".

Petitioner Name	Petitioner Address	Address of Property Owned within 200 feet	HCAD R#	Signature (Wet Ink)
<del>Robert Rodriguez</del>	766 Grant Harris Rd	Same	R109388	Robert Rodriguez
Rachel Rodriguez	766 Grant Harris Rd	Same	R109388	Rachel Rodriguez
Julio Garcia	1090 Grant Harris	Same	R172940	Julio Garcia
Angelica Davila	1090 Grant Harris	Same	R172940	Angelica Davila
Angel Hernandez	1054 Grant Harris	Same	R172939	Angel Hernandez
Georgina Davila	1054 Grant Harris	Same	R172939	Georgina Davila
Jennifer Hernandez	920 Grant Harris	Same	R111270	Jennifer Hernandez
Jose M. Alvarez	616 Grant Harris Rd	Same	R135215	Jose M. Alvarez
Maria L. Tijerina	616 Grant Harris Rd	Same	R135215	Maria L. Tijerina
CARSON SELECT INVESTMENTS, LP BY: JOHN DAVID CARSON, AUTHORIZED MGR OF THE G.P.	4075 STAGECOACH TRL STE 203 SAN MARCOS, TX 78666	5801 OLD BASTROP HWY SAN MARCOS, TX 78666	R10832 R12991 R12992	[Signature]

**From:** Nichole Campbell <[REDACTED]>

**Sent:** Friday, January 16, 2026 4:38 PM

**To:** P&Z Commissioners <[pzcommission@sanmarcostx.gov](mailto:pzcommission@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Concerns Regarding Recent Planning and Zoning Decisions

Dear Planning and Zoning Department,

I am writing to express my deep disappointment with your recent decision and the process surrounding it. As a department entrusted with protecting the interests of the City of San Marcos, its residents, and its environment, I believe you failed to uphold that responsibility.

Rather than prioritizing the long-term well-being of the community, it appears that you deferred to outside developers and unions that are not based in our town and do not have to live with the consequences of these decisions. San Marcos residents depend on you to act as careful stewards of our city—not to cave to external pressures that prioritize profit over people and environmental impact.

Your role is to protect the character, livability, and sustainability of San Marcos. In this instance, you did not look out for the residents you serve, nor did you adequately protect the environment that makes this city a desirable place to live.

I urge you to reflect on this decision and to recommit to transparent, resident-focused planning that puts the interests of San Marcos first. Our city deserves better advocacy from those appointed to guide its future.

Nichole Campbell

**From:** Mathew read < >  
**Sent:** Thursday, January 15, 2026 11:04 AM  
**To:** P&Z Commissioners <[pzcommission@sanmarcostx.gov](mailto:pzcommission@sanmarcostx.gov)>  
**Subject:** [EXTERNAL] Data Center

I am writing to express my severe disappointment with the committees decision to recommend changes that allow the building of a Data Center in San Marcos. How you could have a City Hall packed with concerned residents and vote against the obvious wishes of your own community is beyond me. I attended that meeting and heard proponents of the data center talk about jobs and futures for families. Aside from TEMPORARY construction jobs, the number of permanent on site jobs will be 50. That number is less than a third of the amount of people who showed up in opposition. Furthermore, the speakers who were proponents of the data center were obviously NOT community members (one speaker said the data center would provide careers for the students who graduate from our many schools) We only have one school to graduate from. San Marcos High - that's it. This committee voted in the favor of corporate gladhanders with no ties to San Marcos and against the wishes of your neighbors. You sold out San Marcos residents for a mere 50 jobs. You have also sent a message to all the data centers that want to take advantage of Texas's tax friendly policies at the expense of our resources that San Marcos will literally change it's own comprehensive plan to accommodate them despite public opposition. You have opened the door for continued public concern and a never ending fight around one of the countries most controversial issues.

The Coudburst data center broke ground recently and I read that the affected residents have already taken steps to put their homes on the market to try and get some shred of value out of them before it's too late. Perhaps the rest of our San Marcos residents will be doing the same soon. Afterall, San Marcos's growth has been contingent on San Marcos being a nice place to live. With more data centers knocking on our door, I'm not sure how much longer that will be true.

Sincerely,

Matthew Read

San Marcos Resident

Public Educator

**From:** Ashley Armstrong < >  
**Sent:** Friday, January 16, 2026 4:33 PM  
**To:** P&Z Commissioners <[pzcommission@sanmarcostx.gov](mailto:pzcommission@sanmarcostx.gov)>  
**Subject:** [EXTERNAL] Data center

As a long time, over 10 year resident. I'm very disappointed in your majority ruling in favor of the data center. This does nothing for the community and will only destroy our river. Data centers are not the future. All the cost will be put on residents and will break this town.

Ashley Armstrong  
1014 Field ST

Sent from my iPhone

From: Mathew read <[REDACTED]>  
Sent: Thursday, January 15, 2026 11:04 AM  
To: P&Z Commissioners  
Subject: [EXTERNAL] Data Center

I am writing to express my severe disappointment with the committees decision to recommend changes that allow the building of a Data Center in San Marcos. How you could have a City Hall packed with concerned residents and vote against the obvious wishes of your own community is beyond me. I attended that meeting and heard proponents of the data center talk about jobs and futures for families. Aside from TEMPORARY construction jobs, the number of permanent on site jobs will be 50. That number is less than a third of the amount of people who showed up in opposition. Furthermore, the speakers who were proponents of the data center were obviously NOT community members (one speaker said the data center would provide careers for the students who graduate from our many schools) We only have one school to graduate from. San Marcos High - that's it. This committee voted in the favor of corporate gladhandlers with no ties to San Marcos and against the wishes of your neighbors. You sold out San Marcos residents for a mere 50 jobs. You have also sent a message to all the data centers that want to take advantage of Texas's tax friendly policies at the expense of our resources that San Marcos will literally change it's own comprehensive plan to accommodate them despite public opposition. You have opened the door for continued public concern and a never ending fight around one of the countries most controversial issues.

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Sincerely,  
Matthew Read  
San Marcos Resident  
Public Educator

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February 3, 2026

Mayor and Council,

As you may be aware, we elected to adjoin property owners along Grant Harris Rd. in the protest of Highlander SM One's PSA-25-02 and ZC-25-13 requests. Given our open application for a Development Agreement with the City on the nearly 800 acres of land we have owned for decades across Francis Harris from the subject property, it seems appropriate that we provide Council a rationale for our decision.

By way of reminder, we have outlined three long-term uses contemplated for our property with ~200 acres identified for a data center directly abutting the Hays Energy plant, ~200 acres as a future neighborhood across from Trace, and the remaining nearly 400 acres as open space – honoring the community's comprehensive plan vision to pair any clustered development along the City's outskirts with conservation.

Regardless of any development outcome on our property, we are committed to that conservation goal. In December, we recorded a conservation easement on 357 acres<sup>1</sup> of our property that will forever preserve its most sensitive portions alongside additional open lands abutting Texas State University's Muller Farm.

In contrast, the Highlander proposal incorporates neither open space nor clustering and situates new development abutting *existing* neighboring homesteads without transition.

Further, it is worth noting that large load grid interconnection projects across Central Texas are awaiting further studies required by ERCOT and regional distribution / transmission providers prior to receiving grid connection approval. While Highlander's shared commitment to minimizing direct water use for a potential data center is appreciated, bringing these entitlement cases forward without offering clarity on the source and timing for power delivery leaves unanswered questions.

This is not a typical re-zoning. When requesting such a substantial change to the City's comprehensive plan, the City should know whether there is an actionable project behind it and that its entitlement process is not being used to speculatively enhance property value. The requests before you, restrictions or not, would lock the entire property into a Light Industrial entitlement even if power is unobtainable and a data center does not develop.

For these reasons, we feel the City should not approve PSA-25-02 and ZC-25-13 at this time. As for our property, we will continue to be forthcoming once we have more definitive information to share with the City about the expected timeline for any development.

Sincerely,

John David Carson,  
*on behalf of Carson Select Investments, LP*

---

<sup>1</sup> Approx. 35% of which protects flood plain and the remaining ~65% are grasslands outside the flood plain