



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, June 8, 2021

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.**

### I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:01 p.m. on Tuesday, June 8, 2021 via Virtual Meeting due to COVID-19.

### II. Roll Call

- Present** 8 - Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner Kate McCarty, Commissioner Griffin Spell, Commissioner Jim Garber, Commissioner William Agnew, and Commissioner Zachariah Sambrano
- Absent** 1 - Commissioner Lupe Costilla

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said neither Laurie Moyer or Alison Brake talked to the Historic Preservation Commission (HPC) about the Capital Improvement Program (CIP) in regards to the Dunbar facility. She said there are rumors they want to turn it into a bathroom. She said the HPC has been discussing this topic for months, and City staff responded that there are no funds available or future plans for the building.

### EXECUTIVE SESSION

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of May 11, 2021.
2. Consider approval of the minutes of the regular meeting of May 25, 2021.
3. PC-20-53 (Lantana Apartments) Consider a request by Jason Link, KFW Engineers, on behalf of the Mark Tolley, Rattler Road Land Partners, LLC, to approve a Final Plat, consisting of approximately 9.933 acres, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474 generally located at the corner of Rattler Road and Old Bastrop Hwy (A. Villalobos)

**A motion was made by Commissioner McCarty, seconded by Commissioner Kelsey, that the Consent Agenda be approved. The motion carried by the following vote:**

**For:** 8 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew and Commissioner Sambrano

**Against:** 0

**Absent:** 1 - Commissioner Costilla

## **PUBLIC HEARINGS**

4. CUP-21-15 (North Street Student Housing) Hold a public hearing and consider a request by Michele Rogerson Lynch, on behalf of 410 North Street LLC and the Hutchison Family Trust, for a Conditional Use Permit to allow a purpose-built student housing development located at 420 North Street and 410 North Street. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Michele Lynch, 5520 Wild Foxglove, Spicewood, TX, applicant, gave an overview supporting the request. She looked at the downtown plan very closely, and noted this area is in the University Village, a transition area between the University, the downtown core, and neighborhoods. She said they have the model that many universities follow with rent-by-the-bed housing. She said in terms of parking, their project meets requirement of the Code at 76%.

Written Comments:

Amy Meeks (no address provided) said the Commission should vote against the project. She said inadequate parking will cause students to park in the neighborhoods. She also said San Marcos is overbuilt with student housing. She mentioned calculations to show how overbuilt the community is.

Camille Phillips (no address provided) said the Commission should deny the request. She said the proposed development doesn't include enough on-site parking. She also said San Marcos has over a thousand vacant apartments for students. Other reason for denial included decreasing enrollment at Texas State University, and an increase in distance learning as a result of the pandemic.

Karen Brown (no address provided) said the Commission should deny the request. She said the property is in a residential neighborhood that is already congested with traffic.

She added that people are being pushed out of neighborhoods because of student housing.

Margo Case (no address provided) said she is against the proposal, as it is predatory, and does not benefit students or community residents.

Jonathan Grant, 11 Mountain View Dr., said the Commission should deny the request.

Betsy Singleton, 96 Elm Hill Ct., said the Commission should deny the request. She added that adequate parking should be provided for any development that does there.

Eileen Sudela, 102 Wonder World #304-207, asked the Commission to deny the request, saying it is a predatory business model.

Karl Brown (no address provided) said the request should be denied. He suggested the Commission research the need for rent-by-the-bed-leases, and the problems associated with them.

Tom Wassenich, 11 Tanglewood, said the zoning should be denied because the community is overbuilt with student housing, leaving many vacancies. He also said that residences won't be affordable, and said the parking variance should not be approved. He said people will park downtown and in the neighborhoods as a result of inadequate parking.

Shannon FitzPatrick, 625 Burt St., said the rent-by-the-bed proposal should be denied. She said students need affordable housing options. She added that San Marcos is overbuilt with rent-by-the-bed housing, while standard apartments are in short supply. She also expressed parking concerns, saying that not enough parking spaces will force students to park in the neighborhoods.

Joanna Tegtmeyer (no address provided) said the request should be denied. Her reasons for denial included the need for more affordable housing options, and options that would allow people live in San Marcos long term. She also mentioned parking and traffic concerns, and said that the proposal was not an appropriate size for the neighborhood.

Lisa Marie Coppoletta, 1322 Belvin, said there has been no environmental or flood analysis done. She added the development is predatory and a fire hazard. She also said the construction will be disruptive, and the fact that a warrant is needed for this request should be a red flag.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that CUP-21-15 (North Street Student Housing) be recommended for denial. The motion carried by the following vote:**

**For:** 5 - Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber and Commissioner Agnew

**Against:** 3 - Commissioner Rand, Commissioner Moore and Commissioner Sambrano

**Absent:** 1 - Commissioner Costilla

5. ZC-21-09 (North Street Student Housing) Hold a public hearing and consider a request by Michele Rogerson Lynch, on behalf of the Hutchison Family Trust, for a zoning change from Multifamily (MF-24) to Character District 5D (CD-5D), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.328 acres consisting of lot 17 A, block 18 of the D.P. Hopkins Addition located at 420 North Street. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Michele Lynch, 5520 Wild Foxglove, Spicewood, TX, applicant, said the request is in line with the City's Comprehensive Plan. She said the zoning makes sense here.

Written Comments:

Camille Phillips (no address provided) said the Commission should deny the request. She said the proposed development doesn't include enough on-site parking. She also said San Marcos has over a thousand vacant apartments for students. Other reason for denial included decreasing enrollment at Texas State University, and an increase in distance learning as a result of the pandemic.

Karen Brown (no address provided) said the Commission should deny the request. She said the property is in a residential neighborhood that is already congested with traffic. She added that people are being pushed out of neighborhoods because of student housing.

Margo Case (no address provided) said she is against the proposal, as it is predatory, and does not benefit students or community residents.

Jonathan Grant, 1100 Mountain View Dr., said the Commission should deny the request.

Eileen Sudela, 102 Wonder World #304-207, asked the Commission to deny the request, saying it is a predatory business model.

Karl Brown (no address provided) said the request should be denied. He suggested the Commission research the need for rent-by-the-bed-leases, and the problems associated with them.

Joanna Tegtmeyer (no address provided) said the request should be denied. Her reasons for denial included the need for more affordable housing options, and options

that would allow people live in San Marcos long term. She also mentioned parking and traffic concerns, and said that the proposal was not an appropriate size for the neighborhood.

Lisa Marie Coppoletta, 1322 Belvin, said there has been no discussion about flooding. She also said it's naive to think that students will not bring a car with them. She added we have not come to terms with the project creating fire hazard, and that it's in a residential area. She said the project is predatory.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Moore, seconded by Commissioner Sambrano, that ZC-21-09 (North Street Student Housing) be recommended for approval. The motion failed by the following vote:**

- For:** 3 - Commissioner Rand, Commissioner Moore and Commissioner Sambrano
- Against:** 5 - Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber and Commissioner Agnew
- Absent:** 1 - Commissioner Costilla

**A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, that ZC-21-09 (North Street Student Housing) be recommended for denial. The motion carried by the following vote:**

- For:** 5 - Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber and Commissioner Agnew
- Against:** 3 - Commissioner Rand, Commissioner Moore and Commissioner Sambrano
- Absent:** 1 - Commissioner Costilla

## V. Adjournment

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that the meeting be adjourned. The meeting was adjourned at 7:48 p.m. The motion carried by the following vote:**

- For:** 8 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew and Commissioner Sambrano
- Against:** 0
- Absent:** 1 - Commissioner Costilla

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ Title:  
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