



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, May 26, 2020

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 Gleason at 6:00 p.m. on Tuesday, May 26, 2020 via Virtual Meeting due to COVID-19.

### II. Roll Call

**Present** 9 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner William Agnew, Commissioner Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

### III. Chairperson's Opening Remarks

#### EXECUTIVE SESSION

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta provided a written comment that was read aloud. She said there's still a situation of a City worker suggesting sidewalks on Belvin in a survey, but the worker does not want it to be ADA compliant. She also expressed concern about the agenda caption for the first public hearing item, saying it did not show transparency.

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of April 28, 2020.
2. Consider approval of the minutes of the regular meeting of May 12, 2020.
3. PC-19-44 (Mystic Canyon) Consider a request by Bill Couch, on behalf of Kali Kate Services, Inc. to approve the Preliminary Plat consisting of approximately 62.059 acres, more or less, out of the Benjamin J White and Robert H Williams Surveys. (T. Carpenter)
4. PC-20-11 (Paso Robles Phase 4B Section 1) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC to approve the Final Plat consisting of approximately 23.7 acres, more or less, out of the John Williams Survey. (T. Carpenter)

5. PC-20-23 (Trace PA 1A, Section C) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 2.127 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

**A motion was made by Commissioner Moore, seconded by Commissioner Kelsey, that PC-19-44 (Mystic Canyon) be pulled from the Consent Agenda.**

**The motion carried by the following vote:**

**For:** 8 - Commissioner Dillon, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Recused:** 1 - Commissioner Haverland

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that items #1 (April 28, 2020 Minutes), #2 (May 12, 2020 Minutes), #4 (PC-21-11) (Paso Robles Phase 4B Section 1) and Item #5 (PC-20-23) (Trace PA 1A, Section C) of the Consent Agenda be approved. The motion carried by the following vote:**

**For:** 8 - Commissioner Dillon, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Recused:** 1 - Commissioner Haverland

**A motion was made by Commissioner Kelsey, seconded by Commissioner Agnew, that Item #3 PC-19-44 (Mystic Canyon) be approved. The motion carried by the following vote:**

**For:** 7 - Commissioner Dillon, Commissioner Rand, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 1 - Commissioner Moore

**Recused:** 1 - Commissioner Haverland

## **PUBLIC HEARINGS**

6. CUP-20-11 (Surterra) Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new

Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce. (A. Villalobos)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Marcus Ruark, applicant, gave an overview of the request.

Mike Gillespie, applicant, gave an overview of the request.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Kelsey, seconded by Commission Haverland, that CUP-20-11 (Surterra) be approved with staff conditions.**

**A motion was made by Commissioner Moore, seconded by Commissioner McCarty, that the main motion be amended so that: Thirty percent of their electric usage be provided by on-site solar.**

**A revised motion was made by Commissioner Moore, seconded by Commissioner Agnew, that the main motion be amended so that: Thirty percent of the energy be obtained from renewables. The motion failed by the following vote:**

**For:** 3 - Commissioner Moore, Commissioner Agnew and Commissioner McCarty

**Against:** 6 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Kelsey, Commissioner Gleason and Commissioner Spell

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that the main motion be amended so that: A closed loop system for the cultivation areas only shall be required. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Chair Gleason called for a vote on the main motion with the following**

**conditions: 1.) No more than 5,000 square feet of the interior of the facility shall be used for the use of distribution and the facility shall have no more than 6 distribution truck bays; 2.) All distribution truck traffic associated with Surterra shall be prohibited from using Esplanade Parkway; 3.) A closed loop system for the cultivation areas only shall be required. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

7. PC-20-19 (Blanco Riverwalk Subdivision IIB Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vinson Wood, for approval of a replat of approximately 6.653 acres, more or less, legally known as Lot 1E3, Block A, Blanco Riverwalk Subdivision IIB, and establishing Lot 1E3A and Lot 1E3B, Block A, Blanco Riverwalk Subdivision IIB, located at 3021 N IH 35. (A. Villalobos)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Planner, gave an overview of the request.

Robert W. McDonald III, applicant, said the plat met statutory requirements, and the proposed use complies with their PDD. He was available for questions.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Haverland, seconded by Commissioner Spell, that PC-20-19 (Blanco Riverwalk Subdivision IIB Replat) be approved. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

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

There were no questions from the Press or Public.

#### VI. Adjournment

The meeting was adjourned at 8:07 p.m.

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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