



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, January 11, 2022

6:00 PM

City Council Chambers/Virtual

This will be 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 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 6:00 p.m. on Tuesday, January 11, 2022 via Hybrid Meeting due to COVID-19.

II. Roll Call

Present 9 - Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner Griffin Spell, Commissioner Jim Garber, Commissioner William Agnew, Commissioner Zachariah Sambrano, Commissioner Lupe Costilla, and Commissioner Amy Meeks

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no speakers.

EXECUTIVE SESSION

PUBLIC HEARINGS

1. ZC-21-26 (Centerpoint Commons) Hold a public hearing and consider a request by Centerpoint Commons, LLC, for a Zoning Change from Planning Area (PA), Future Development (FD), and General Commercial (GC) to Character District-5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification, for approximately 70.89 acres, more or less, out of the Edward Burleson Survey, Abstract 63, generally located north of the intersection of Gregson's Bend and Commercial Loop in San Marcos, Texas. (J.Cleary)

Chair Garber opened the Public Hearing.

Julia Cleary, Planner, gave an overview of the request.

Tyler Sibley, 111 W. Jones Ave., San Antonio, TX, said they are trying to make the entire property CD-5. He added there's not a full plan for the employment center area. He said this will be a live/work/play hub.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Sambrano, seconded by Commissioner Kelsey, that ZC-21-26 (Centerpoint Commons) be recommended for approval.

The motion failed by the following vote:

For: 2 - Commissioner Moore and Commissioner Sambrano

Against: 7 - Commissioner Rand, Commissioner Kelsey, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Costilla and Commissioner Meeks

A motion was made by Commissioner Spell, seconded by Commissioner Agnew, that ZC-21-26 (Centerpoint Commons) be recommended for denial.

The motion carried by the following vote:

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

Against: 2 - Commissioner Moore and Commissioner Sambrano

2. ZC-21-27 (Lockhart Infill Project) Hold a public hearing and consider a request by A. Nance, on behalf of Ryan Bragg, for a Zoning Change from Duplex (D) to Neighborhood District-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.294 acres, described as Lot 46 in the A.M Ramsay Subdivision, located at 101-103 Lockhart St, San Marcos, Texas. (J. Cleary)

Chair Garber opened the Public Hearing.

Julia Cleary, Planner, gave an overview of the request.

Ryan Bragg, (applicant) 411 Providence Dr., Prosper, TX, said they are trying to address the problem of affordable single-family homes.

Andrew Nance, 7931 Ozark Dr., said this application will provide home ownership opportunities.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Agnew, that ZC-21-27 (Lockhart Infill Project) be recommended for denial.

The motion carried by the following vote:

For: 6 - Commissioner Kelsey, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Costilla and Commissioner Meeks

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

3. ZC-22-01 (1601 E McCarty FD to CD-1) Hold a public hearing and consider a request by James B. Griffin, on behalf of Edmund Jaster Hays County Partnership, for a zoning change

from “FD” Future Development to “CD-1” Character District - 1, or, subject to consent of the owner, another less intense zoning district classification, for approximately 17.420 acres out of the Cyrus Wickson Survey, Abstract 474, generally located due north of the Rattler Rd and E McCarty Ln intersection. (W. Rugeley)

Chair Garber opened the Public Hearing.

Will Rugeley, Planner, gave an overview of the request.

James Griffin, 10101 Reunion Place, San Antonio, TX, said they are seeing rezoning and annexation. The proposed project is for an advanced manufacturing and logistics center. He said they believe the project is compatible with the surroundings.

Brian Brooke, 500 West Second St., Austin, TX, was available for questions.

Albert Jaster, 1601 E. McCarty Ln, submitted written comments that were read aloud. He wrote in support of the annexation and zoning requests for the project. He said he owns a property adjacent to the subject property, and believes the project will provide significant benefits to the area.

Martina Perez, 2200 E. McCarty Ln, submitted written comments that were read aloud. She wrote in support of the request, changing the zoning to CD-1 (Character District 1), and LI Light Industrial upon annexation. She believes this zoning/project are the best fit for the area and property.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Costilla, that ZC-22-01 (1601 E McCarty FD to CD-1) be recommended for approval. The motion carried by the following vote:

For: 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

4. ZC-22-02 (1601 E McCarty FD to LI) Hold a public hearing and consider a request by James B. Griffin, on behalf of Edmund Jaster Hays County Partnership, for a zoning change from “FD” Future Development to “LI” Light Industrial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 87.998 acres out of the Cyrus Wickson Survey, Abstract 474, generally located due north of the Rattler Rd and E McCarty Ln intersection. (W. Rugeley)

Chair Garber opened the Public Hearing.

Will Rugeley, Planner, gave an overview of the request.

James Griffin, 10101 Reunion Place, San Antonio, TX, said the project compliments the Comprehensive Plan. He said what is already developed in the area is very similar to

what they are proposing.

Brian Brooke, 500 W. Second St., Austin, TX , was available for questions.

Albert Jaster, 1601 E. McCarty Ln, submitted written comments that were read aloud. He wrote in support of the annexation and zoning requests for the project. He said he owns a property adjacent to the subject property, and believes the project will provide significant benefits to the area.

Martina Perez, 2200 E. McCarty Ln, submitted written comments that were read aloud. She wrote in support of the request, changing the zoning to CD-1 (Character District 1), and LI (Light Industrial) upon annexation. She believes this zoning/project are the best fit for the area and property.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Agnew, that ZC-22-02 (1601 E McCarty FD to LI) be recommended for approval. The motion carried by the following vote:

For: 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

V. Question and Answer Session with Press and Public.

No questions from the press or public.

VI. Adjournment

The meeting was adjourned at 8:22 p.m.

A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that the meeting be adjourned. The motion carried by the following vote:

For: 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

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:
