



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, December 8, 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, December 8, 2020 via Virtual Meeting due to COVID-19.

### II. Roll Call

**Present** 8 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner William Agnew, Commissioner Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

**Absent** 1 - Commissioner Travis Kelsey

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

There were no speakers.

### EXECUTIVE SESSION

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of November 10, 2020.
2. PC-17-58 (Cottonwood Creek Phase 2, Section 2) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for renewal of a Final Plat for approximately 3.553 acres, more or less, out of the Farnham Frye Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)
3. PC-18-47\_01 (La Cima Concept Plat Amendment) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, for approval of an amendment to a Concept Plat for approximately 2,427.874 acres, more or less, out of the John Williams Survey, Abstract 490, located generally west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

4. PC-20-06 (La Cima Fire Station) Consider a request by Bowman Consulting, on behalf of La Cima Commercial LP, for approval of a Final Plat for approximately 7.024 acres, more or less, out of the John Williams Survey, Abstract 490, located at the intersection of West Centerpoint Road and Flint Ridge Road.
5. PC-20-18 (Millbrook Phase 2) Consider a request by BGE, Inc., on behalf of Forestar (USA) Real Estate Group Inc., to approve a Final Plat, consisting of approximately 32 acres, more or less, out of the Cyrus Wickson Survey, No 474 and the Nathaniel Hubbard Survey, No 230. (W. Parrish)
6. PC-20-25 (Paso Robles Phase 4B-2 Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 17.196 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)
7. PC-20-31 (Paso Robles Phase 2B Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 7.981 acres, more or less, out of the Johns Williams Survey located at on W Centerpoint Road north of Hunter Road. (T. Carpenter)
8. PC-20-32 (Redwood Multifamily) Consider a request by Steven Buffum, Costello Inc., on behalf of LDG Development LLC, and Three Rivers Development, LLC, for approval of a multifamily subdivision with 20 new multifamily residential lots known as the Redwood Subdivision Final Plat, consisting of approximately 15.152 acre, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, located in the 1600 Block of Redwood Road. (A. Villalobos)
9. PC-20-36 (Cottonwood Creek 4 Preliminary Plat) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Preliminary Plat for approximately 100.76 acres, more or less, out of the J.F. Geister Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)
10. PC-20-59 (Whisper Concept) Consider a request by Lonnie Eaves., on behalf of Whisper Master Community LP., to approve a Concept Plat, consisting of approximately 150 acres, more or less, out of the Joel Miner Survey, No 321, located at the intersection of IH-35 and Opportunity Boulevard. (W. Parrish)

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

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

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

**PUBLIC HEARINGS**

11. A-20-02 (University Drive & CM Allen Parkway) Hold a public hearing and consider a request by Ben Williams, on behalf of SM Block 21, LLC, to abandon a 16.67' by 82.93' portion of an alley between CM Allen Parkway and Moon Street. (T. Carpenter)

Chair Gleason opened the Public Hearing.

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

Ben Williams, applicant, 5304 Cypress Ranch Blvd., Spicewood, TX, was available for questions.

Milan Malkani, applicant representative, 2100 Seven Wins Dr., Austin, TX, was available for questions.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Dillon, seconded by Commissioner McCarty, that A-20-02 (University Drive & CM Allen Parkway) be approved with the following condition: 1.) The property owner shall legally plat the subject property before the development of the subject property or any adjacent property. The motion carried by the following vote:**

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

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

12.

ZC-20-22 (Harris Hill Mobile Home Community) Hold a public hearing and consider a request by Alejandra Ruiz Esparza, on behalf of Alvin Popham, for a Zoning Change from Future Development (FD) to Manufactured Home (MH), or, subject to consent of the owner, another less intense zoning district classification, for approximately 72.85 acres, more or less, out of the Joel Miner Survey, Hays County, located on Harris Hill Road approximately one half mile south of Yarrington Road. (T. Carpenter)

Chair Gleason opened the Public Hearing.

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

Jose Angel Santos, applicant, 1517 Huckleberry Ln., Austin, TX. He represents the group asking for the zoning change. He said they wish to subdivide, or create a community of around 300 units. He said they believe it will provide affordable housing access to the area. He said the development will meet or exceed the quality standards of

neighboring communities, such as Saddlebrook.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Agnew, seconded by Commissioner Haverland, that ZC-20-22 (Harris Hill Mobile Home Community) be approved. The motion carried by the following vote:**

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

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

- 13.** Approve Sustainability Committee Strategic Initiative LDC changes for turfgrass limitations, use of drought-tolerant turfgrass species, minimum soil depths, and separate irrigation system meters in new development. (T. Taggart)

Chair Gleason opened the Public Hearing.

Tom Taggart, Director of Public Services, gave an overview of the request.

Jan Klein, Conservation Coordinator, gave an overview of the request.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Moore, seconded by Commissioner Haverland, that the Sustainability Committee Strategic Initiative LDC changed be approved. The motion carried by the following vote:**

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

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

## V. Adjournment

The meeting was adjourned at 7:03 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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