



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

---

Tuesday, August 24, 2021

6:00 PM

Virtual Meeting

---

**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 6:00 p.m. on Tuesday, August 24, 2021 via Virtual 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

### EXECUTIVE SESSION

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of July 13, 2021.
2. Consider approval of the minutes of the regular meeting of August 10, 2021.
3. PC-20-60 (La Cima, Phase 3) Consider a request by Doucet & Associates, Inc. on behalf of LCSM Ph 3, LLC, for approval of a Preliminary Plat for approximately 74.24 acres, more or less, out of the John Williams Survey, Abstract No. 490 and the William Smithson Survey, Abstract No. 419, located north of Central Park Loop, west of Ranch Road 12. (A. Brake)
4. PC-20-67 (La Cima, Phase 4) Consider a request by Bowman Consulting Group, Ltd., on behalf of Lazy Oaks Ranch LP, for approval of a Preliminary Plat for approximately, 66.933 acres, more or less, out of the John Williams Survey, Abstract No. 490, located south of West Centerpoint Road, east of Central Park Loop. (A. Brake)
5. PC-21-03 (Paso Robles Phase 6 & 8 Preliminary Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Preliminary Plat of approximately

268.5 acres, more or less, out of the Johns Williams Survey located near the intersection of Waving Muhly Drive and Sweeping Sage Lane (T. Carpenter)

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that the Consent Agenda be approved. 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

## **PUBLIC HEARINGS**

6. ZC-21-16 (SH 123 & Wonder World) Hold a public hearing and consider a request by Danny Gribbon, on behalf of C&G Development, for a zoning change from "FD" Future Development to "EC" Employment Center for approximately 22.58 acres, more or less, out of the Barnett O. Kane Survey, Abstract No. 281 and the JM Veramendi Survey, Abstract No. 17, generally located at the northwest corner of the Wonder World Dr and Hwy 123 intersection (W. Rugeley).

Chair Garber opened the Public Hearing.

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

Bill Ball (applicant) 290 S. Castell, New Braunfels, TX, said they think their proposal will compliment the existing area and were available for questions.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Kelsey, seconded by Commissioner Costilla, that ZC-21-16 (SH 123 & Wonder World) 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

7. ZC-21-12 (Whisper South FD to CD-3) Hold a public hearing and consider a request by Harris Hill Residential Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 363.72 acres, more or less, out of J. Miner Survey, Abstract 321, the J. Veramendi Survey, Abstract 17, and the T.G. McGehee Survey, Abstract 11, Hays County, Texas, generally located between Harris Hill Road and future FM 110 north of Harris Hill Road (J. Cleary).

Chair Garber opened the Public Hearing.

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

RW McDonald (applicant), 100 NE Loop 410, San Antonio, TX, said Whisper South is modeled after the Whisper Master Community, which are both mixed-use. He was available for questions.

Robin Wilson, CG4 Management LLC for CG4 Holdings LP, 7506 Greenbrier Dr, Dallas, TX, submitted written comments that were read aloud. He expressed concerns regarding traffic, storm water and retention infrastructure.

Chair Garber closed the Public Hearing

**A motion was made by Commissioner Spell, seconded by Commissioner Kelsey, that ZC-21-12 (Whisper South FD to CD-3) 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

8. ZC-21-13 (Whisper South FD to CD-4) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 34.13 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located on the western side of Harris Hill Road approximately 1,400 ft. south of the intersection of Harris Hill Road and Southpoint Drive. (J.Cleary)

Chair Garber opened the Public Hearing.

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

RW McDonald (applicant), 100 NE Loop 410 San Antonio, TX, was available for questions.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Spell, seconded by Commissioner Sambrano, that ZC-21-13 (Whisper South FD to CD-4) 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

9. ZC-21-14 (Whisper South FD to EC - West of Harris Hill Rd) Hold a public hearing and

consider a request by Harris Hill Commercial Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Employment Center (EC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 72.06 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located on the I-35 turnaround access road approximately 3200 ft south of the intersection of the N I-35 Frontage Rd and Saddle Run Way (J. Cleary).

Chair Garber opened the Public Hearing.

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

RW McDonald (applicant), 100 NE Loop 410, San Antonio, TX was available for questions.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Spell, seconded by Commissioner Costilla, that ZC-21-14 (Whisper South FD to EC - West of Harris Hill Rd) 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

10. ZC-21-15 (Whisper South FD to EC - East of Harris Hill Rd) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd, for a Zoning Change from Future Development (FD) to Employment Center (EC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.09 acres out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located on the eastern side of Harris Hill Road approximately 2,400 ft. south of the intersection of Harris Hill Road and Southpoint Drive.

Chair Garber opened the Public Hearing.

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

RW McDonald (applicant), 100 NE Loop 410, San Antonio, TX was available for questions.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Agnew, seconded by Commissioner Sambrano, that ZC-21-15 (Whisper South FD to EC - East of Harris Hill Rd) be recommended for approval. The motion carried by the following vote:**

**For:** 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

**Against:** 1 - Commissioner Kelsey

**NON-CONSENT AGENDA**

11. Hold a discussion on returning to in person meetings to be in compliance with the Texas Open Meetings Act.

Conducting meetings via the hybrid format (in-person/virtual) was discussed.

V. Question and Answer Session with Press and Public.

VI. Adjournment

**A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, that the meeting be adjourned. The meeting was adjourned at 7:14 p.m. 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: