



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, May 9, 2023

6:00 PM

City Council Chambers

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**This was 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.**

### I. Call To Order

**With quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Garber at 6:00pm. on Tuesday, May 9, 2023 via hybrid meeting due to Covid 19**

### II. Roll Call

**Present** 9 - Commissioner Jim Garber, Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Travis Kelsey, Commissioner David Case, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Mark Rockeymoore, and Commissioner Griffin Spell

### III. Chairperson's Opening Remarks

**Chair Garber welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines.**

### IV. Citizen Comment Period

**Chair Garber opened the Citizen Comment Period.**

- 1 ) Alana Rossenwasser - Comprehensive Plan, general comments**
- 2) Ida Miller - Comprehensive Plan, general comments**
- 3) Katherine McIntyre - Comprehensive Plan, general comments**
- 4) Rosalie Ray - 201 Ridgewood, Comprehensive Plan, general comments**
- 5) Lisa Arceneaux - Environmental Engineer, Comprehensive Plan, general comments**
- 6) Gabrielle Moore - Comprehensive Plan, approve Original Comprehensive Plan, general comments**
- 7) Peter Tshirhart - 1107 Allen Street, Comprehensive Plan, general comments**
- 8) Brian Smith - Comprehensive Plan, general comments**
- 9) Lisa Marie Coppoletta - Comprehensive Plan, general comments.**

**Chair Garber closed the Citizen Comment Period.**

**CONSENT AGENDA**

1. PC-21-72 (Hymeadow Section 3 Phase 4 Final Plat) Consider a request by BGE, Inc on behalf of Arroyo Cap, LLC, for a Final Plat consisting of 24.091 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on the western side of SH-21 approximately 150’ northeast of the intersection between Peridot Pass and Haywood Manor in Hays County, Texas. (J. Cleary)
  
2. PC-23-14 (Waterstone Unit A Final Plat) Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 25.88 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Woodlands Drive, in Hays County, Texas (J. Cleary)

**A motion was made by Commissioner Spell, seconded by Vice-Chair Kelsey to approve the Consent Agenda.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rocky Moore and Commissioner Spell

**Against:** 0

**PUBLIC HEARINGS**

3. PC-23-03 (Hymeadow Replat) Hold a public hearing and consider a request by Chelsea Osbourn, on behalf of Clayton Properties Group, for approval of a Replat of the Hymeadow Subdivision, Section Two, Block H, Lot 6, creating Block H, Lots 6A and 6B through 6E, consisting of approximately 2.468 acres generally located at the northeast corner of the Alterra Way and Jade Street intersection. (W. Rugeley)

**Amanda Hernandez, Director of Planning and Development services, gave an overview of request PC-23-03.**

**Staff recommended approval of PC-23-03 as presented.**

**Chair Garber opened the Public Hearings.**

**1) Lisa Marie Coppoletta - no comments**

**Chair Garber closed the Public Hearings.**

**A motion was made by Commissioner Spell, seconded by Commissioner Agnew to approve PC-23-03.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**NON-CONSENT AGENDA**

- 4. Receive a presentation from staff regarding the Cotton Gateway Qualified Watershed Protection Plan Phase1, permit #2022-42485.

**Greg Schwarz, Senior Engineer, gave a brief presentation regarding the Cotton Gateway Qualified Watershed Protection Plan Phase 1, permit #2022-42485.**

**No action was taken.**

- 5. Hold a public hearing and consider a recommendation on the "Vision SMTX Comprehensive Plan" and the Preferred Scenario Map.

**Amanda Hernandez, Director of Planning & Development Services, and Andrea Villalobos, Assistant Director of Planning, gave a presentation on "Vision SMTX+, Comprehensive Plan"**

**A motion was made by Chair Garber, seconded by Commissioner Agnew to approve "Vision SMTX+ Comprehensive Plan".**

**A motion was made by Chair Garber, seconded by Commissioner Spell to amend the main motion to approve the staff recommendation on amendment #73.**

**#73 Vision SMTX+:**

**Goal LU-2: ~~Ensure all~~ New developments should provide ~~residents have~~ safe and convenient access to nearby basic amenities, goods, and services**

**Staff Recommendation:**

**Goal LU-2: ~~Ensure~~ Encourage land use patterns that allow all residents the opportunity to have safe and convenient access to nearby basic amenities, goods, and services**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

Against: 0

A motion was made by Chair Garber, seconded by Vice-Chair Kelsey to amend the main motion to approve the staff recommendation on amendments #104 and #147.

#### #104

Vision SMTX+ :

- Provide a short description of each Place Type
- Rename "Conserve/Reserve" Place Type

Staff Recommendation:

- Neighborhood Low – primarily low density single-family neighborhoods.
- Neighborhood Medium – a mix of low to medium density residential housing types.
- Neighborhood High – primarily high density housing types with some commercial.
- Neighborhood Transition – small scale commercial, mixed use, and some diverse housing types.
- Mixed Use Low – small scale mixed use.
- Mixed Use Medium – higher density, larger scale mixed use.
- Commercial/Employment Low – auto-oriented, low density industrial, retail, and office.
- Commercial/Employment Medium – office, commercial, and campus (medical, education, etc.) uses.
- Conserve/Reserve Conservation/Cluster – a place holder for potential clustered development and/or protection of environmental features.

The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burlison, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

Against: 0

A motion was made by Vice-Chair Kelsey, seconded by Commissioner Spell to amend the main motion to approve the staff recommendation on amendment #113.

**#113****Vision SMTX+:**

**Overlay/Characteristics/Considerations: Clustered and Low Impact Development with overall development limited to 50% of land area [Change to whatever is in the LDC now]**

**Staff Recommendation:**

**Staff recommends changing the language to as follows.**

**"Clustered and Low Impact Development with impervious cover limited to 0-50% of land area depending on proximity to protected environmental features and the Edwards Aquifer."**

**Vice-Chair Kelsey withdrew the motion.**

**A motion was made by Chair Garber, seconded by Commissioner Agnew to amend the main motion to modify amendment #113 to read "Clustered and Low Impact Development."**

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

**For: 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell**

**Against: 0**

**A motion was made by Chair Garber, seconded by Vice-Chair Kelsey to amend the main motion to approve the staff recommendation on amendment #116.**

**Chair Garber amended the motion to amend the main motion to revert to the original Vision SMTX language and reject amendment #116. The motion was seconded by Commissioner Burleson.**

**#116****Vision SMTX+:**

**Land Use: Primarily attached single-family residential development, ADUs, low to medium- scale multifamily residential, with some mixed use commercial**

**Vision SMTX:**

**Land Use: Primarily attached single-family residential development, ADUs, low to medium- scale multifamily residential, with some mixed use commercial**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Chair Garber, seconded by Commissioner Agnew to amend the main motion to approve staff recommendation on amendment #119.**

**# 119**

**Vision SMTX+:**

**Neighborhood Medium Primary Land Uses:**

- Attached Single-Family Residential**
- ~~**-Accessory Dwelling Units**~~
- Low to Medium-Scale Multifamily Residential**

**Staff Recommendation:**

**Staff recommends moving “Accessory Dwelling Units” to the Secondary Land Uses rather than removing it from the Place Type.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Chair Garber, seconded by Commissioner Spell to amend the main motion to approve the staff recommendation on amendment #133.**

**#133****Vision SMTX+:****Mixed Use Low Mobility Characteristics**

- Sidewalks along, within and connecting to ???
- Bike facilities typically connecting and parallel to ???

**Staff Recommendation:**

Staff recommends adding "the area" in place of the question marks.

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Chair Garber, seconded by Commissioner Spell to amend the main motion to approve the staff recommendation on amendment #168.**

**#168****Vision SMTX+:**

**Northeast Highway 110 is an undeveloped developing area along FM-110, including Whisper. where the community expressed a strong desire for new mixed use development to serve potential new residential developments. Due to the environmental assets and constraints pervasive in and near this location, the ingoing intensity of development is expected to will be low to medium. Place Types comprising the Northeast Highway 110 Community Center include Mixed Use Low and Neighborhood Medium.**

**Staff Recommendation:**

- Rename from "Northeast Highway 110" to "Central Highway 110"
- Revert to original Vision SMTX language.

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

A motion was made by Chair Garber, seconded by Commissioner Agnew to amend the main motion to approve a modification to amendment #187 to changed the last sentence:

"These Area Plans will guide future development."

#### **#187**

##### **Vision SMTX+:**

~~Thus, s~~Seven Area Plans are included in the Vision SMTX Comprehensive Plan planning process. While two of those Area Plans focus on higher intensity mixed use regional centers of Downtown and East Village, the remaining five focus on neighborhoods around San Marcos. The Neighborhood Character Studies promised in the Vision San Marcos are included as a major component of the five Area Plans focusing on neighborhoods. These Area Plans will have the same power and effect as Neighborhood Character Studies noted in the statement above from the Vision San Marcos 2013 Comprehensive Plan.

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

A motion was made by Chair Garber, seconded by Commissioner Spell to amend the main motion to approve the staff recommendation to amendment #234.

#### **#234**

##### **Suggested Revision to LU-4.4:**

**LU-4.4:** Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, protect water quality, and preserve recharge of groundwater. As part of this policy development, consider using net site area in lieu of gross site area to take into account areas of a site that are undevelopable and adopt lower limits for areas that are environmentally sensitive.



**Staff Recommendation:**

**LU-4.4: Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, protect water quality, and preserve recharge of groundwater.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Chair Garber, seconded by Vice-Chair Kelsey to amend the main motion to approve amendment #235.**

**#235****Suggested Revision to ENV-1.5:**

**ENV-1.5: Establish riparian buffer zones and enhanced setbacks for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Chair Garber, seconded by Commissioner Agnew to amend the main motion to approve amendment #236.**

**#236****Suggested new Addition of ENV-3.6:**

**ENV-3.6: Adopt a dark skies ordinance to mitigate harassment of wildlife and preserve rural character.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Spell, seconded by Commissioner Burleson to amend the main motion to approve amendment #238.**

**#238 Revision to the Preferred Growth Scenario Map**

**Change the place Type from Neighborhood-Low to Mixed use-Low on the referenced parcels along Post Road north of Lime Kiln Road.**

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

**For:** 8 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**Abstain:** 1 - Commissioner Case

**A motion was made by Commissioner Case, seconded by Commissioner Burleson to amend the main motion to keep the Place Type Graphics in the main Comprehensive Plan document and remove "Aspirations in" from the caption of the Neighborhood - Low New Graphic.**

**Commissioner Case withdrew the motion.**

**The meeting entered into a 15 minute Recess.**

**The meeting reconvened.**

**Chair Garber presented a document to the Commission with additional redline comments related to Commercial/Employment Place Types.**

**A motion was made by Chair Garber, seconded by Commissioner Agnew to adopt the redline changes.**

**Amanda Hernandez, Director of Planning and Development Services, suggested Commissioners hold a workshop to discuss the outstanding topics on the Comprehensive Plan, including Neighborhood and Employment Place Types.**

**Chair Garber withdrew the motion.**

**A motion was made by Chair Garber, seconded by Vice-Chair Kelsey to amend the main motion to amend Pg 69 of Vision SMTX + as follows.**

**These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction.(ETJ) ~~For Scenario planning a maximum of 50% of areas with the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and lan use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.~~**

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

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

**Against: 2- Commissioner Case and Commissioner Rockeymoore**

**A motion was made by Commissioner Agnew, seconded by Commissioner Case to amend the main motion to amend Pg 67 of Vision SMTX + as follows:**

**Complete Communities consist of a variety of places that provide opportunities for people to live, work, and play. ~~Many areas in San Marcos today are single use. For example, By this definition, some residential neighborhoods would not be considered part of a Complete Community since they have no nearby goods and services, or employment areas. In these areas, residents in those neighborhoods may have to travel farther and longer than they would prefer to access all of their needs.~~**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Agnew, seconded by Chair Garber to amend the main motion to amend Pg 67 of Vision SMTX+ as follows:**

~~With these potential impacts in mind, an incomplete community includes few or poorly distributed amenities and services that may have an inequitable impact on transportation, health, quality of life, the environment on residents or areas of San Marcos.~~

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

**For:** 8 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks and Commissioner Spell

**Against:** 1 - Commissioner Rockeymoore

**A motion was made by Commissioner Case, seconded by Commissioner Costilla to amend the main motion to amend Pg 67 of Vision SMTX+ as follows.**

~~Many of San Marcos' original neighborhoods, especially those closest to Downtown,~~ benefit from access to shops, restaurants, cultural amenities, employment opportunities, civic offerings, and recreation. The streets are well connected and for the most part, daily needs can be obtained on foot, by bike, or by car. New development can benefit from modeling and drawing inspiration from the treasured Historic character of these neighborhoods.

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

**For:** 7 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Burleson, Commissioner Meeks and Commissioner Rockeymoore

**Against:** 2 - Commissioner Kelsey and Commissioner Spell

**The Commission discussed holding a Workshop to discuss Place Types within the Comprehensive Plan.**

**The meeting entered into recess.**

**The meeting reconvened.**

**There was consensus from the Commission to move forward with a workshop in June.**

**A motion was made by Chair Garber, seconded by Commissioner Burleson to postpone action on the main motion, which includes the approved amendments until August 22nd, 2023.**

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

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

**Chair Garber opened the Question and Answer Session.**

**1) Rosalie Ray asked a question.**

**2) Lisa Marie Coppoletta asked questions.**

**Chair Garber closed the Question and Answer Session.**

**VI. Adjournment**

**A motion was made by Vice-Chair Kelsey, seconded by Commissioner Burleson to adjourn.**

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

**For:** 9 - Commissioner Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Rockeymoore and Commissioner Spell

**Against:** 0

The meeting adjourned at 10:09 pm.

Enrique Velasquez, Recording Secretary



Jim Garber, Chair

