City of San Marcos

Meeting Minutes - Final
Planning and Zoning Commission

Tuesday, January 23, 2024
6:00 PM
City Council Chambers

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 or Spectrum channel 10

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, January 23, 2024 via hybrid meeting due to Covid 19.

II. Roll Call

Present 9 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Travis Kelsey, Commissioner David Caso, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner Jim Garber, and Commissioner Maraya Dunn

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) Lisa Marie Coppoletta - 1322 Belvin, general comments on Law Enforcement and Dunbar CIP Project
2) Darla Munoz, general comments on Comp Plan

Chair Garber closed the Citizen Comment Period.

CONSENT AGENDA

1. Consider approval, by motion, of the January 9, 2024 - Planning and Zoning Regular Meeting Minutes.

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

The motion carried by the following vote.
PUBLIC HEARINGS

2. ZC-23-26 (Sahota Center at Rattler Rd FD to CM) Hold a public hearing and consider a request by Land Consultants, Ltd. Co., on behalf of Sahota Holdings, LLC, for a Zoning Change from Future Development (FD) to Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, for approximately 2.69 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474 generally located on Rattler Rd approximately 400' south of the intersection between Rattler Rd and East McCarty Lane/FM 110 (J.Cleary)

Julia Cleary, Senior Planner, gave a presentation on request ZC-23-26.

Staff recommended approval of the request as presented.

Chair Garber opened the Public Hearings.

1). Caren Williams Murch - 144 Sage Meadows Drive, in favor
2) Mr. Ravi Sahota - 1723 Winding View, San Antonio, in favor
3) Lisa Marie Coppoletta - 1322 Belvin, general comments

Chair Garber closed the Public Hearings.

A motion was made by Vice-Chair Kelsey, seconded by Commissioner Agnew to recommend approval of request ZC-23-26.

The motion carried by the following vote.

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

Against: 0

3. ZC-23-27 (Sahota Center at Rattler Rd FD to HC) Hold a public hearing and consider a request by Land Consultants, Ltd. Co., on behalf of Sahota Holdings, LLC, for a Zoning Change from Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 3.57 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, generally located south of the intersection between Rattler Rd and East McCarty Lane/FM 110 (J.Cleary)
Julia Cleary, Senior Planner, gave a presentation on request ZC-23-27.

Staff recommended approval of the request as presented.

Chair Garber opened the Public Hearings.

1) Caren Williams Murch - 144 Sage Meadows Drive, in favor
2) Mr. Ravi Sahota - 1723 Winding View, San Antonio, in favor
3) Lisa Marie Coppoletta - 1322 Belvin, in opposition

Chair Garber closed the Public Hearings.

A motion was made by Vice-Chair Kelsey, seconded by Commissioner Agnew to recommend approval of request ZC-23-27.

The motion carried by the following vote.

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

Against: 0

NON-CONSENT AGENDA


Andrea Villalobos, Assistant Director of Planning, gave an update on the Vision SMTX Comprehensive Plan.

No action was taken.

5. Receive an update from staff on the San Marcos Dunbar & Heritage Neighborhood Area Plan and provide feedback.

Alison Brake, Historic Preservation Officer, gave an update on the San Marcos Dunbar & Heritage Neighborhood Area Plan.

The Commission provided feedback on to the Subcommittee consensus points.

The Commissioners were all in agreement with the following:

- Focus on outreach to Dunbar, specifically:
1. Include people who want to participate but did not have the opportunity.
2. Focus on people who live or previously lived in the Dunbar Neighborhood.
3. Focus on those with a vested interest, such as, Business Owners, Church goers.

- Separate the Dunbar Neighborhood from the Heritage Neighborhood with the Subcommittee to redraw the new boundary and provide recommendations for naming the plans.

- Consider combining Area Plan and Historic Preservation Plan outreach.

Amanda Hernandez, Director of Planning and Development Services, indicated this recommendation would be presented to City Council at the upcoming meeting.

V. Question and Answer Session with Press and Public.

Chair Garber opened the Question and Answer Session.

There were no speakers.

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 by the following vote.

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

   Against:  0

The meeting adjourned at 7:03 pm.

Enrique Velasquez, Recording Secretary