



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Final Planning and Zoning Commission

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Tuesday, January 12, 2021

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 Kelsey at 6:00 p.m. on Tuesday, January 12, 2021 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 Travis Kelsey, Commissioner William Agnew, Commissioner Kate McCarty, and Commissioner Griffin Spell

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

Wayne Thompson wrote on behalf of Pentecostal Temple Church of God. His written comments were read aloud. He asked the Commission for guidance on the church's efforts to combine three lots into one so they can build a new building. He said in previous efforts he was advised by the City that the neighboring property would have to sign off on the survey, of which they refused.

### EXECUTIVE SESSION

### NON-CONSENT AGENDA

1. Election of the following officers:
  - a. Planning and Zoning Commission Vice Chair

**A motion was made by Commissioner Dillon to elect Commission Spell as Vice Chair. The motion carried with the following vote:**

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

**Against:** 0

**CONSENT AGENDA**

2. Consider approval of the minutes of the regular meeting of December 8, 2020.
3. PC-19-64 (Flemming Farms) Consider a request by Dan Ryan, P.E. on behalf of Clint Jones, for a Preliminary Plat consisting of 334 residential lots on 64.32 acres, more or less, out of the Andrew Mitchell League Survey No. 62, abstract No 222, located near the intersection of FM 1978 and Skyline Ridge Road. (W. Parrish)
4. PC-20-49 (Paso Robles Phase 5C Final Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Carma Paso Robles, LLC, for a Final Plat of approximately 22.869 acres, more or less, out of the Johns Williams Survey located near the intersection of Centerpoint Road and Blushing Aster Drive. (T. Carpenter)
5. PC-20-51 (Creekside Station Prelim) Consider a request by Dan Ryan, P.E. on behalf of Clint Jones, for approval of a preliminary plat, consisting of 392 residential lots on approximately 111.76 acres, more or less, out of the John Jones Survey, abstract 189, located near the intersection of FM 1101 and Rodgers Hollow. (W. Parrish)

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

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

**Against:** 0

**PUBLIC HEARINGS**

6. CUP-20-25 (Tiny Cantina) Hold a public hearing and consider a request by Raul Correa Jr. for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 3939 South Interstate Highway, Suite 96 (S. Caldwell)

Chair Kelsey opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Chair Kelsey closed the Public Hearing.

**A motion was made by Commissioner Haverland, seconded by Commissioner Dillon, that CUP-20-25 (Tiny Cantina) be approved with the following conditions: 1.) The permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall be effective upon the issuance of a Certificate of Occupancy; and 3.) The permit shall be posted in the same area and manner as**

**the Certificate of Occupancy. The motion carried by the following vote:**

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

**Against:** 0

7. ZC-20-26 (Blanco Riverwalk CC to HC) Hold a public hearing and consider a request by Robert W. McDonald III, on behalf of BR2020 Land Bank LLC, for a zoning change from "CC" Community Commercial to "HC" Heavy Commercial, for approximately 15.2331 acres, more or less, out of Lot 1, Block F, of the Final Plat of the Blanco Riverwalk Subdivision, located in the 400 Block of Riverway Avenue (S. Caldwell)

Chair Kelsey opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Robert McDonald III, spoke on behalf of the applicant. He said he doesn't agree with the description of open storage to define the project. He said the perimeter buildings are enclosed, and the interior buildings are all covered. He said the project is better suited on Block F because it doesn't need high visibility of the Interstate frontage. He added that the PDD overlay should prevent any usage concerns that would be allowable under Heavy Commercial zoning.

Chair Kelsey closed the Public Hearing.

**A motion was made by Commissioner Dillon to approve ZC-20-26 (Blanco Riverwalk CC to HC). The motion failed for lack of second.**

**A motion was made by Commissioner Haverland, seconded by Commissioner McCarty, that ZC-20-26 (Blanco Riverwalk CC to HC) be recommended for denial. The motion carried by the following vote:**

**For:** 7 - Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner McCarty and Commissioner Spell

**Against:** 1 - Commissioner Dillon

**V. Adjournment**

A motion to adjourn was made by Commissioner Dillon at 6:38 pm.

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:  
\_\_\_\_\_

  
\_\_\_\_\_  
Travis Kelsey, Chair

ATTEST:   
\_\_\_\_\_  
Cesly Burrell, Recording Secretary