



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, January 28, 2020

6:00 PM

City Council Chambers

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630 East Hopkins St.

### 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, January 28, 2020 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

### II. Roll Call

**Present** 9 - Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, and Commissioner William Agnew

### 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 January 14, 2020.
2. PC-19-57 (Blanco Vista, Tract M-2) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 17.445, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road. (A. Brake)

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

**For:** 9 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore, Commissioner Kelsey and Commissioner Agnew

Against: 0

## PUBLIC HEARINGS

3. CUP-20-20 (Freddy C's Lounge) Hold a public hearing and consider a request by Freddy C's Lounge to expand an existing Conditional Use Permit to allow for the sale of mixed alcoholic beverages for on-premise consumption at 141 E Hopkins Street. (T. Carpenter)

Chair Garber opened the Public Hearing.

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

Jamie Frailicks, owner, 209 Lake Gln, spoke in favor of the item. He said they are asking to extend the service area.

Chair Garber closed the Public Hearing.

Discussion ensued.

**A motion was made by Commissioner Rand, seconded by Commissioner Dillon, that CUP-20-02 (Freddy C's Lounge) be approved with the following conditions: 1.) The permit shall be valid for three (3) years provided standards are met; 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 3.) No speakers or live amplified music shall be permitted in the outdoor areas. The motion carried by the following vote:**

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

**Against:** 0

**Recused:** 1 - Commissioner Kelsey

4. ZC-20-01 (La Cima, Phase 1, Section 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5, for approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

Chair Garber opened the Public Hearing.

Alison Brake, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Gleason, seconded by Commissioner Kelsey, that ZC-20-01 (La Cima, Phase 1, Section 2) be approved. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason,  
Commissioner Haverland, Commissioner McCarty, Commissioner Rand,  
Commissioner Moore, Commissioner Kelsey and Commissioner Agnew

**Against:** 0

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 6:18 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: