



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, December 12, 2017

6:00 PM

City Council Chambers

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, December 12, 2017 in the City Council Chambers of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

- Present** 7 - Commissioner Travis Kelsey, Commissioner Betseygail Rand, Commissioner Lee Porterfield, Commissioner Angie Ramirez, Commissioner Mike Dillon, Commissioner Mark Gleason, and Commissioner Jim Garber
- Absent** 2 - Commissioner Shawn Dupont, and Commissioner Kate McCarty

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no speakers.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of November 28, 2017.
2. PC-16-44_03 (La Cima, Phase 1, Section 1) Consider a request by Bowman Consulting, on behalf of Lazy Oaks Ranch, LP, for approval of a Final Plat for approximately 59.734 acres, more or less, located west of Old Ranch Road 12 and associated Subdivision Improvement Agreement. (A. Brake)
3. PC-17-51_02 (La Salle) Consider a request by Fred Weber, Inc. on behalf of La Salle Holdings, Ltd. For approval of a Preliminary Plat for approximately 1,748 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, consisting of 3 lots located near the intersection of Harris Hill Road and Yarrington Road.
4. PC-17-58_03 (Cottonwood Creek Phase 2, Section 2) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Final Plat for approximately 3.553 acres, more or less, out of the Farnham Frye Survey located near the intersection of State Highway 123 and Rattler Road. (T. Carpenter)

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

For: 7 - Commissioner Kelsey, Commissioner Rand, Commissioner Porterfield, Commissioner Ramirez, Commissioner Dillon, Commissioner Gleason and Commissioner Garber

Against: 0

Absent: 2 - Commissioner Dupont and Commissioner McCarty

PUBLIC HEARINGS

5. CUP-17-37 (Casa Maria Amendment) Hold a public hearing and consider a request by Adela Robles on behalf of Casa Maria Restaurant for an amendment to an existing Conditional Use Permit to allow for the sale of mixed beverages for on-premise consumption at 706 South Guadalupe Street. (A. Villalobos)

Chair Garber opened the Public Hearing.

Andrea Villalobos, Planner, gave an overview of the request.

Chair Gaber closed the Public Hearing.

A motion was made by Commissioner Porterfield, seconded by Commissioner Ramirez, that CUP-17-37 be approved with staff conditions.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that CUP-17-37 be amended so that 1.) The CUP shall be valid for the lifetime of the TABC permit, provided standards are met, subject to the point system. The motion carried by the following vote:

For: 5 - Commissioner Kelsey, Commissioner Porterfield, Commissioner Dillon, Commissioner Gleason and Commissioner Garber

Against: 2 - Commissioner Rand and Commissioner Ramirez

Absent: 2 - Commissioner Dupont and Commissioner McCarty

Chair Garber called for a vote on the main motion to approve CUP-17-37 with the following conditions: 1.) The CUP shall be valid for the lifetime of the TABC permit, provided standards are met, subject to the point system; 2.) The

CUP shall be effective upon the issuance of the Certificate of Occupancy; and 3.) The CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 7 - Commissioner Kelsey, Commissioner Rand, Commissioner Porterfield, Commissioner Ramirez, Commissioner Dillon, Commissioner Gleason and Commissioner Garber

Against: 0

Absent: 2 - Commissioner Dupont and Commissioner McCarty

6. CUP-17-38 (Hat Creek Burger Company) Hold a public hearing and consider a request by Richard Underwood on behalf of Hat Creek Burger Company for a new Conditional Use Permit to allow for the sale of beer and wine for on-premises consumption at 4206 S IH 35. (A. Villalobos)

Chair Garber opened the Public Hearing.

Andrea Villalobos, Planner, gave an overview of the request.

Richard Underwood (applicant), with Kimley Horn, 601 NW Loop 410 San Antonio, spoke in favor of the item, and was available for questions.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Porterfield, that CUP-17-38 be approved with the following conditions: 1.) The CUP shall be valid for one (1) year, provided standards are met, subject to the point system; 2.) The CUP shall be effective upon the issuance of the Certificate of Occupancy; and 3.) The CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 7 - Commissioner Kelsey, Commissioner Rand, Commissioner Porterfield, Commissioner Ramirez, Commissioner Dillon, Commissioner Gleason and Commissioner Garber

Against: 0

Absent: 2 - Commissioner Dupont and Commissioner McCarty

V. Question and Answer Session with Press and Public.

There were no questions from the Public or Press.

VI. Adjournment

A motion was made that the meeting be adjourned at 6:24 p.m. The motion carried unanimously.

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:
