



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Final Planning and Zoning Commission

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Tuesday, February 13, 2024

6:00 PM

City Council Chambers

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**This will be 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 6:00 pm on Tuesday, February 13, 2024 via hybrid meeting due to Covid 19.**

### II. Roll Call

**Present** 8 - Commissioner William Agnew, Commissioner Travis Kelsey, Commissioner David Case, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner Maraya Dunn, and Commissioner Jim Garber

**Absent** 1 - Commissioner Lupe Costilla

### III. Chairperson's Opening Remarks

**Chair Garber welcomed the audience and stated that Item 5 was postponed by the applicant and would not have a Public Hearing. Chair Garber 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 Street, general comments on early warning sirens.**

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

### CONSENT AGENDA

1. Consider approval, by motion, of the January 23, 2024 - Planning and Zoning Regular Meeting Minutes.

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

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

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

**Against:** 0

**Absent:** 1 - Commissioner Costilla

## **PRESENTATIONS**

2. Receive a staff presentation and hold discussion on the River Bridge Ranch Subdivision Qualified Watershed Protection Plan Phase 2, Permit # 2022-44573

**Greg Schwarz, Senior Engineer, gave a presentation on the River Bridge Ranch Subdivision Qualified Watershed Protection Plan Phase 2, Permit # 2022-44573.**

**No action was taken.**

## **PUBLIC HEARINGS**

3. AC-23-12 (845 Garrett Trail - Flag Lot) Hold a public hearing and consider a request by Janie Davila, for an Alternative Compliance to the requirements in Section 3.6.3.1 (Irregularly-Shaped Lots) of the Land Development Code to allow 1 flag lot within a proposed 3 lot subdivision, located at 845 Garrett Trail. (K. Buck)

**Kaitlyn Buck, Planner, gave a presentation on request AC-23-12.**

**Staff recommended approval of request AC-23-12 with the following conditions.**

1. This 10-acre parcel shall be subdivided into no more than three (3) lots.
2. This 10-acre parcel shall be restricted to one (1) flag lot.
3. Right-of-way shall be dedicated along Garrett Trail to meet Caldwell County standards at time of platting.

**Chair Garber opened the Public Hearings.**

- 1) Janie Davila - 356 Fm 1984 Maxwell, in favor
- 2) Lisa Marie Coppoletta - 1322 Belvin Street, concern with neutral staff analysis

Chair Garber closed the Public Hearings.

A motion was made by Commissioner Spell, seconded by Commissioner Meeks to approve request AC-23-12 with staff conditions.

The motion carried by the following vote.

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

**Against:** 0

**Absent:** 1 - Commissioner Costilla

4. CUP-24-03 (Gypsy Rose Tattoo) Hold a public hearing and consider a request by William Ferguson, on behalf of Gypsy Rose Tattoo, for a Conditional Use Permit to allow the use of Studio Tattoo & Body Piercing, located at 829 N LBJ Dr, STE 105. (K. Buck)

**Kaitlyn Buck, Planner gave a presentation on request CUP-24-03.**

**Staff recommended approval of request CUP-24-03 with the following conditions:**

1. Hours of operation, including all deliveries, shall be limited to the hours between 6am and 10pm; and
2. This permit shall not expire.

Chair Garber opened the Public Hearings.

- 1) William Ferguson - 2810 Rueben Road, New Braunfels, in favor
- 2) Lisa Marie Coppoletta - 1322 Belvin Street, questions regarding notification buffer

Chair Garber closed the Public Hearings.

A motion was made by Commissioner Meeks, seconded by Commissioner Case to approve the request with staff conditions.

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

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

**Against:** 0

**Absent:** 1 - Commissioner Costilla

5. AC-24-01 (2420 S IH 35 Hotel) Hold a public hearing and consider a request by Randy Warner, on behalf of Daniel McCutchen, for an Alternative Compliance to the build-to zone requirements in Section 4.3.3.3 of the Land Development Code, for approximately 3.04 acres, commonly known as Thermon Industrial Park No. 2, Unit 1, Lot 2-B, Block 2, located at 2420 S IH 35. (POSTPONED)

**Item was postponed by applicant.****No action was taken.**

6. ZC-24-01 (2420 S IH 35 Hotel / HC to CM) Hold a public hearing and consider a request by Randy Warner, on behalf of Daniel McCutchen, for a Zoning Change from Heavy Commercial "HC" to Commercial "CM", or, subject to consent of the owner, another less intense zoning classification, for approximately 3.04 acres, commonly known as Thermon Industrial Park No. 2, Unit 1, Lot 2-B, Block 2, located at 2420 S IH 35. (L. Clanton)

**Amanda Hernandez, Director of Planning and Development Services, Introduced the new Chief Planner, Lauren Clanton, to the Planning and Zoning Commission.**

**Lauren Clanton, Chief Planner, gave a presentation on request ZC-24-01.**

**Staff recommended approval of request ZC-24-01 as presented.**

**Chair Garber opened the Public Hearings.**

- 1) Randy Warner - 1909 Woodall Rodgers Fwy, Dallas, in favor
- 2) Andrew Dobrozi - 5586 Hamilton Trail, Liberty Township, Ohio, in favor
- 3) Lisa Marie Coppoletta - 1322 Belvin, comments on location of development.

**Chair Garber closed the Public Hearings.**

**A motion was made by Commissioner Case, seconded by Commissioner Dunn to approve request ZC-24-01.**

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

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

**Against:** 0

**Absent:** 1 - Commissioner Costilla

7. ZC-24-02 (S Old Bastrop Hwy & Redwood Rd Gas Station / CD-5 to CM) Hold a public hearing and consider a request by Priscilla Gonzalez, on behalf of Jim Smith of SmithCo Development, LLC, for a zoning change from "CD-5" Character District - 5 to "CM" Commercial or, subject to consent of the owner, another less intense zoning district classification, for approximately 2.133 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, and generally located north of the S Old Bastrop Hwy and Redwood Rd intersection. (W. Rugeley)

**Amanda Hernandez, Director of Planning and Development Services, gave a presentation on request ZC-24-02.**

**Staff recommended approval of request ZC-24-02 as presented.**

**Chair Garber opened the Public Hearings.**

- 1. Jose Cantu – 9830 Colonnade Blvd, San Antonio, in favor**
- 2. Jim Smith – 1111 Staples Road, in favor**
- 3. Lisa Marie Coppoletta – 1322 Belvin, concerns with traffic, gas station use and notification requirements**

**Chair Garber closed the Public Hearings.**

**A motion was made by Vice Chair Kelsey, seconded by Commissioner Burleson to approve request ZC-24-02.**

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

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

**Against:** 0

**Absent:** 1 - Commissioner Costilla

V. Question and Answer Session with Press and Public.

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

**1) Lisa Marie Coppoletta - 1322 Belvin, question on why future agenda items were removed from P&Z Agenda**

**Amanda Hernandez, Director of Planning and Development Services, responded to the question stating future agenda items was never an item on Planning and Zoning Commission Agendas.**

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

VI. Adjournment

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

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

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

**Against:** 0

**Absent:** 1 - Commissioner Costilla

**The meeting adjourned at 6:58 pm.**

**Enrique Velasquez, Recording Secretary**

**Jim Garber, Chair**