



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

---

Tuesday, April 27, 2021

6:00 PM

Virtual Meeting

---

<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 Garber at 6:03 p.m. on Tuesday, April 27, 2021 via Virtual Meeting due to COVID-19.

### II. Roll Call

**Present** 9 - Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner Kate McCarty, Commissioner Griffin Spell, Commissioner Jim Garber, Commissioner William Agnew, Commissioner Zachariah Sambrano, and Commissioner Lupe Costilla

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said she doesn't understand why some boards have eliminated the Questions from the Press and Public on agendas during the pandemic. She added that the City Attorney is refusing to send the arborist to check her trees. She said that TML told them they should come check her trees, adding that was the agreement she had so she wouldn't have to sue the City.

### EXECUTIVE SESSION

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of March 23, 2021.
2. PC-20-64 (Blanco Vista, Tract N) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 9.423 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road, north of Bodark Oak Way. (A. Brake)
3. PC-20-66 (Celebration Way Infrastructure Improvements) Consider a request by Vigil and Associates, on behalf of Whisper Master Community, Ltd., for a Final Plat for approximately 4.224 acres more or less, out of the Joel Miner Survey No. 321, located at Opportunity Boulevard and Celebration Way within the Whisper Development. (A. Brake)

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

**For:** 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano and Commissioner Costilla

**Against:** 0

## **PUBLIC HEARINGS**

4. Hold a Public Hearing on the 2022 Capital Improvement Program (CIP).

Chair Garber opened the Public Hearing.

Laurie Moyer, Director of Engineering and Capital Improvements, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, said people don't have expendable income for a bond. She also said the CIP binder should be included in the Interactive Agenda. She said the buffered bike lanes are dangerous. She added we don't do a program review with our tax dollars. She added that projects like Linda Ln. should be prioritized.

Chair Garber closed the Public Hearing.

5. CUP-21-10 (107 Centerpoint Road Daycare) Hold a public hearing and consider a request by Jason Harris, ClearED Learning Center, on behalf of Centerpoint Hunter Partners LLC, for a new Conditional Use Permit to open and operate a daycare center at 107 Centerpoint Road (S. Caldwell)

**Withdrawn by applicant**

6. CUP-21-12 (Residence Inn) Hold a public hearing and consider a request by Mitch Patel, on behalf of Residence Inn by Marriott San Marcos, for a Conditional Use Permit to allow the sale and on premise consumption of beer and wine at 625 Commercial Loop, Bldg 2. (J. Cleary).

Chair Garber opened the Public Hearing.

Julia Cleary, Planner, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, spoke in favor of the item, saying this is a good family that does a lot for the community.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Kelsey, seconded by Commissioner**

**McCarty, that CUP-21-12 (Residence Inn) be approved with the following conditions: 1.) The permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall become effective only upon the issuance of a TABC license and 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:** 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano and Commissioner Costilla

**Against:** 0

7. CUP-21-13 (Otsu Japanese Cuisine) Hold a public hearing and consider a request by Wei Min He, on behalf of Otsu Japanese Cuisine, for a Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 407 S Stagecoach Trail, Ste 101. (J.Cleary)

Chair Garber opened the Public Hearing.

Julia Cleary, Planner, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, said she's glad we have culture sharing of Japan in San Marcos, and wished the applicant success.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Sambrano, seconded by Commissioner McCarty, that CUP-21-13 (Otsu Japanese Cuisine) be approved with the following conditions: 1.) The permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall become effective only 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:** 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano and Commissioner Costilla

**Against:** 0

8. ZC-21-01 (Sendero at Centerpoint) Hold a public hearing and consider a request by Teresa A. Shell, on behalf of Mark B. Randolph, for a Zoning change from Future Development (FD) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 6.698 acres out of the Edward Burleson Survey, No. 18, Abstract No. 63, Hays County, located in the 100 Block of Centerpoint Road (S. Caldwell)

Chair Garber opened the Public Hearing.

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

Jackie Martin, 215 Church St., Decatur GA, is the architect on the project. He said the zoning encourages a new urban type of development, so they cut the site into smaller blocks in order to improve connectivity.

Lisa Marie Coppoletta, 1322 Belvin, said the out-of-state developers care about new urbanism, not the aquifer.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Rand, seconded by Commissioner Moore, that ZC-21-01 (Sendero at Centerpoint) be recommended for approval. The motion carried by the following vote:**

**For:** 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano and Commissioner Costilla

**Against:** 0

V. Adjournment

**A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, that the meeting be adjourned. The meeting was adjourned at 7:50 p.m. The motion carried by the following vote:**

**For:** 9 - Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner McCarty, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano and Commissioner Costilla

**Against:** 0

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: