



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, October 8, 2024

6:00 PM

City Council Chambers

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 a quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Case at 6:00 pm on Tuesday, October 8, 2024 via hybrid meeting.

II. Roll Call

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

Absent 1 - Commissioner Amy Meeks

III. Chairperson's Opening Remarks

Chair Case welcomed the audience, gave brief opening remarks detailing the meeting rules and guidelines, announced that October was National Planning Month and invited Commissioners to a proclamation October 15, 2024 at 1:00 pm. and a meet and greet on Wednesday, October 23, 2024 from 3:00-6:00 pm.

IV. Citizen Comment Period

Chair Case opened the Citizen Comment Period.

There were no speakers.

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

1. Consider approval, by motion, of the September 24, 2024 - Planning and Zoning Regular Meeting Minutes.

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to approve the consent agenda.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Meeks

PUBLIC HEARINGS

2. CUP-24-43 (Jack's Roadhouse) Hold a public hearing and consider a request by Phillip Nadeau, on behalf of Jack's Roadhouse, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1625 Hunter Road (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-24-43

Staff recommended approval of the request with the following conditions:

1. The permit shall be valid for three (3) years provided standards are met; and
2. No outdoor amplified live music shall be allowed on the property; and
3. The permit shall be posted in the same area and manner as the certificate of occupancy.

There were no speakers.

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Commissioner Garber to approve the request with staff conditions and the following modification to condition #1.

- The permit shall expire on September 24, 2025, provided standards are met.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Meeks

3. CUP-24-46 (Buffalo Wild Wings) Hold a public hearing and consider a request by Muhammad Ahmed, on behalf of Buffalo Wild Wings, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1400 Aquarena Springs Dr. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-24-46.

Staff recommended approval of the request with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. The permit shall be effective upon issuance of the Certificate of Occupancy; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

1) Muhammad Ahmed, 1400 Aquarena Springs, in favor.

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Costilla to approve the request with staff conditions.

A motion was made by Commissioner Garber, seconded by Commissioner Agnew to amend the request to include all conditions associated with CUP-21-16 which include the following:

1. The applicant shall not apply for a late hours license from the Texas Alcoholic Beverage Commission (TABC);
2. Any addition of outdoor seating on the site shall necessitate an amendment to this CUP;
3. No permanent vehicular access to the site shall be established less than 200 ft. from the property line of any single family residential home;
4. The applicant shall maintain the existing landscaping screen along the boundary of the site;

- 5. The applicant shall provide 4 bicycle parking spaces in accordance with the minimum parking requirements set out in the Table 7.1 of the Land Development code**
- 6. The permit shall be valid for one (1) year, provided standards are met;**
- 7. The permit shall be effective only upon the issuance of a TABC License and a Certificate of Occupancy.**
- 8. The permit shall be posted in the same area and manner as the Certificate of Occupancy, and**
- 9. No outdoor amplified music shall be allowed.**

The motion to amend carried by the following vote.

- For:** 5 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Burleson and Commissioner Garber
- Against:** 3 - Commissioner Case, Commissioner Spell and Commissioner Dunn
- Absent:** 1 - Commissioner Meeks

The main motion carried by the following vote.

- For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Burleson, Commissioner Spell, Commissioner Garber and Commissioner Dunn
- Against:** 1 - Commissioner Case
- Absent:** 1 - Commissioner Meeks

- 4.** CUP-24-48 (Lowman Ranch Subdivision Warehouse and Office) Hold a public hearing and consider a request by James B. Griffin, on behalf of Lowman Ranch Subdivision Warehouse and Office, for a Conditional Use Permit to allow Warehouse/Office and Storage Use within a General Commercial Zoning District, located approximately at the southeast corner of Centerpoint Road and Gregsons Bend, and addressed as 600 Centerpoint Road. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-24-48.

Staff recommended approval of the request with the following conditions:

1. A transitional protective yard in accordance with Section 7.2.2.3 must be established along all shared property lines, except for an adjacent warehouse and distribution use, heavy industrial use or waste-related service.

1) James Griffin - 10101 Reunion Place, San Antonio, requested condition be removed, in favor.

2) Bucky Couch - 2629 Summit Ridge, general questions regarding traffic and percentage of warehouse vs storage

3) Narridin Kalam - 10101 Reunion Place, San Antonio, in favor

4) Andres Guindi - 16515 Blanco Road, San Antonio, in favor

A motion was made by Vice-Chair Spell, seconded by Commissioner Costilla to approve the request with staff conditions.

After discussion, a motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to postpone to the November 12, 2024 meeting.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Meeks

- 5. CUP-24-50 (Hampton Inn & Suites) Hold a public hearing and consider a request by Shilpa Amin, on behalf of Hampton Inn & Suites, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 106 N IH 35. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-24-50.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for one (1) year, provided standards are met; and**
- 2. The permit shall be effective upon issuance of the TABC License; and**
- 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Richard Weik - 106 IH 35, in favor.

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Meeks

NON-CONSENT AGENDA

- 6. Hold discussion and consider the nomination of one (1) Planning and Zoning Commission member to participate on the City Hall and Hopkins Redevelopment Project Steering Committee.

**Commissioner Costilla nominated Chair Case for the Committee.
Commissioner Garber nominated Commissioner Burleson for the Committee.**

After discussion, Chair Case withdrew his nomination.

Commission Burleson was nominated to represent the Planning and Zoning Commission for the City Hall and Hopkins Redevelopment Project Steering Committee.

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

Against: 0

Absent: 1 - Commissioner Meeks

- 7. Consider approval of the 2025 meeting date calendar.

A motion was made by Vice-Chair Spell, seconded by Commissioner Kelsey to approve the 2025 Planning and Zoning Meeting Date Calendar as presented.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Meeks

V. Question and Answer Session with Press and Public.

Chair Case opened the Question and Answer Session.

There were no speakers.

Chair Case closed the Question and Answer Session.

VI. Adjournment

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to adjourn.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Meeks

The meeting adjourned at 7:03 pm.

Enrique Velasquez, Recording Secretary

Chair, David Case