



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, November 9, 2021

6:00 PM

City Council Chambers/Virtual

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 and Zoning Commission was called to order by Chair Garber at 6:02 p.m. on Tuesday, November 9, 2021 via Hybrid Meeting due to COVID-19.

II. Roll Call

Present 8 - Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Griffin Spell, Commissioner Jim Garber, Commissioner William Agnew, Commissioner Zachariah Sambrano, Commissioner Lupe Costilla, and Commissioner Amy Meeks
Absent 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Molly McDowell (Riverside Ranch), said they've had constant water issues, at least once a month. She said there's no recourse for tenants. She said there should be an enforcement for property owners and managers to do more.

Lisa Marie Coppoletta, 1322 Belvin, said in response to the previous citizen's comments, we need a tenant's council. Additionally, she said she's shocked there's no documentation on the transparency for the City Manager search. She said it should be a community-wide discussion. She added that in regards to the Texas Open Meetings Act, that any direction given should have public comment, but said the Mayor made an amendment for Airbnb's with no public comment period.

EXECUTIVE SESSION

CONSENT AGENDA

1. PC-19-08_03 (Sunset Oaks, Section 1, Phase 1) Consider a request by CSF Civil Group for approval of a Final Plat for approximately 29.684 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, located west of State Highway 21. (A. Brake)
2. PC-21-40 (FUZE 512 Final Plat) Consider a request by Joe Grasso, on behalf of Zekelman Property II, LLC for approval of a Final Plat of approximately 32.23 acres out of the Barnett O. Kane Survey, Abstract 281, generally located south of the Hwy 123 & Redwood Rd intersection. (W. Rugeley)

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

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

PUBLIC HEARINGS

3. CUP-21-34 (Bull Daddies) Hold a public hearing and consider a request by Sean Neal, on behalf of Bull Daddies, for a restaurant Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 119 East Hutchison Street (D. Dueitt).

Chair Garber opened the Public Hearing.

Dalton Dueitt, Planner, gave an overview of the request.

Sean Neal, owner, (No address given), said they are changing the dba to Bull Daddies, and was available for questions.

Lisa Marie Coppoletta (No address given), said the establishment is downtown, and the hearing was a waste of the Commission's time.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Agnew, that CUP-21-34 (Bull Daddies) be approved with the following conditions: 1.) The permit shall be valid for one (1) year, provided standards are met; 2.) Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(4)(b), Eating Establishments - Downtown CBA Boundary; 3.) Outdoor amplified music shall be limited to the hours between 12 pm to 11 pm (Monday - Friday) and 11 am to 11 pm (Saturday - Sunday); 4.) The business shall be responsible for

maintaining all areas within 50 feet of an exit, and all areas within the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and 5.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

4. CUP-21-35 (Lanikai Lounge) Hold a public hearing and consider a request by Gabriel Sims, on behalf of Lanikai Lounge, for a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 700 North LBJ Drive, Suite 113 (D. Dueitt).

Chair Garber opened the Public Hearing.

Dalton Dueitt, Planner, gave an overview of the request.

Gabriel Sims, owner, 1109 Perkins, has said he's worked in the industry for more than 25 years, and has been a resident of San Marcos for six years. He said this will be a destination bar, and was available for questions.

Lisa Marie Coppoletta, 1322 Belvin, said she's confused how some places get to stay open until 2 a.m. She added that she wished they had more food options for the patrons.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Sambrano, seconded by Commissioner Spell, that CUP-21-35 (Lanikai Lounge) be approved with the following conditions: 1.) The permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall be effective upon 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: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

5. Hold a public hearing and consider amendments to Appendix A - Thoroughfare Plan and Appendix G - Bicycle Plan of the Transportation Master Plan to modify various roadway alignments and bicycle facility classifications. (A.Hernandez)

Chair Garber opened the Public Hearing.

Amanda Hernandez, Assistant Director, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, said with the bike lanes we have now, people are hitting cones, there's debris in the bike lane, or they're more dangerous for the driver. She added the Commission should vote against this if they are concerned about gentrification, or people being able to pay their taxes or City expenditures.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Garber, seconded by Commissioner Meeks, that amendments to Appendix A - Thoroughfare Plan and Appendix G - Bicycle Plan of the Transportation Master Plan be recommended for approval. The motion was withdrawn.

A motion was made by Commissioner Spell, seconded by Commissioner Rand, that the Road Amendments be recommended for approval. The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

A motion was made by Commissioner Spell, seconded by Commissioner Rand that the amendments to the bicycle facility classifications, and everything from the Post Rd. shared use path through the Monterrey Oak Protected Bike Lane to Sharrow be recommended for approval.

A motion was made by Commissioner Moore, seconded by Commissioner Sambrano, that this item be amended so that: "Bike lanes shall be changed from buffered to protected lanes on Old Ranch Road 12 from Craddock to Wonder World." The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

A motion was made by Commissioner Moore, seconded by Commissioner Sambrano, that this item be amended so that: "A buffered bike lane shall be added to Barnes Dr." The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

A motion was made by Commissioner Moore, seconded by Commissioner Agnew, that this item be amended so that: "A buffered bike lane, at minimum, shall be added to Monterrey Oak." The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

The Commission asked the notes reflect that they hope in the future the City Council will direct appropriate staff to acquire data on bicycle path usage. The Commission also discussed the following changes, however no motion was made: 1) The extents of Post Road buffered bike lane be extended to Old Stagecoach, and 2) The protected bike lane be maintained as a long-term solution for Craddock Ave.

Chair Garber called for a vote on the main motion for bicycle facility classifications with approved amendments. The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

6. ZC-21-17 (5900 Block of S IH-35 / Las Colinas) Hold a public hearing and consider a request by Trevor Tast, TX2 Engineering, on behalf of Las Onces Colinas, LLC., for a Zoning Change from Future Development (FD) and Agricultural Ranch District (AR) to Heavy Commercial (HC) or, subject to consent of the owner, another less intense zoning district classification, for approximately 2.78 acres out of the Samuel Craft League, Abstract No. 89 in Hays County, Texas, generally located in the 5900 Block of South IH-35. (A.Villalobos)

Chair Garber opened the Public Hearing.

Andrea Villalobos, Planning Manager, gave an overview of the request.

Trevor Tast, applicant, (no address given) said they will meet City requirements, and was available for questions.

Reagan Dickerson, 5225 S. IH 35, provided written comments that were read aloud. He said the Heavy Commercial (HC) zoning classification would allow a truck stop, and expressed concerns for noise pollution, adverse lighting, and increased traffic.

Lisa Marie Coppoletta, 1322 Belvin, said in regards to written comments received, one letter from a homeowner could probably translate to more.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Garber, seconded by Commissioner Agnew, that ZC-21-17 (5900 Block of S IH-35 / Las Colinas) be recommended for denial with the Heavy Commercial (HC) zoning classification, and Commercial (CM) be recommended instead. The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

7. ZC-21-22 (1250 Wonder World Drive) Hold a public hearing and consider a request by Long View Equity LLC, on behalf of Texas Cinema Corp, for a Zoning Change from General Commercial "GC" to Character District - 5 "CD-5" or, subject to consent of the owner, another less intense zoning district classification, for approximately 12.75 acres, more or less, described as Lot 3A of the Replat of Lot 3A, Block 1, Section 2, McKinley Place, located at 1250 Wonder World Drive in San Marcos, Texas. (J. Cleary)

Chair Garber opened the Public Hearing.

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

Daniel Campbell, (Austin, TX), said they see the site as an opportunity for a redevelopment opportunity, breathing life into a property that has outgrown what it used to be, and making it into something that can contribute to the community. He added it would be a more urban type of design.

Daniel Fricks (Austin, TX) was available for questions.

Chair Garber closed the Public Hearing.

A motion was made Commissioner Sambrano, seconded by Commissioner Moore, that ZC-21-22 (1250 Wonder World Drive) be recommended for approval. The motion carried by the following vote:

For: 7 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 1 - Commissioner Agnew

Absent: 1 - Commissioner Kelsey

V. Question and Answer Session with Press and Public.

Katie Deolloz, 141 W. Hopkins, asked the Commission if they would go on a walk or bike ride with her so she can show them the experience of people who walk or ride for transportation.

VI. Adjournment

A motion was made by Commissioner Spell, seconded by Commissioner Meeks, that the meeting be adjourned. The meeting was adjourned at 9:03 p.m. The motion carried by the following vote:

For: 8 - Commissioner Rand, Commissioner Moore, Commissioner Spell, Commissioner Garber, Commissioner Agnew, Commissioner Sambrano, Commissioner Costilla and Commissioner Meeks

Against: 0

Absent: 1 - Commissioner Kelsey

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: