



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, October 24, 2017

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

II. Roll Call

Angie Ramirez arrived after Roll Call.

Present 9 - Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Betseygail Rand, Commissioner Lee Porterfield, Commissioner Angie Ramirez, Commissioner Mike Dillon, Commissioner Mark Gleason, Commissioner Jim Garber, and Commissioner Kate McCarty

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Kendall Bell-Enders, 112 Pampas Pass, spoke in opposition of the Halycon PDD. She says that a change to the Preferred Scenario Map should be carefully changed and implemented so that the character of the area remains the same. She suggests that a large mixed development off McCarty Ln. and Hunter Rd. is not keeping with the character of the area. She asked the Commission to consider whether we needed another 55+ community in the area. She believes retaining the zoning as Public and Institutional is really what's best for the community.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of October 10, 2017.

A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, that the Minutes be approved. The motion carried by the following vote:

For: 8 - Commissioner Kelsey, Commissioner Dupont, Commissioner Rand, Commissioner Porterfield, Commissioner Dillon, Commissioner Gleason, Commissioner Garber and Commissioner McCarty

Against: 0

Absent: 1 - Commissioner Ramirez

PUBLIC HEARINGS

2. CUP-17-31 (The Spot) - Hold a public hearing and consider a request by Springtown Entertainment, LLC for a renewal of a Conditional Use Permit for the sale of mixed beverages at 1180 Thorpe Lane, Suite 130. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that CUP-17-31 be approved with the following conditions: 1.) The CUP shall be valid for three (3) years, provided standards are met, subject to the point system; and 2.) The CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Kelsey, Commissioner Dupont, Commissioner Rand, Commissioner Porterfield, Commissioner Dillon, Commissioner Gleason, Commissioner Garber and Commissioner McCarty

Against: 0

Absent: 1 - Commissioner Ramirez

3. CUP-17-33 (Perk Up) - Hold a public hearing and consider a request by David Graffito, on behalf of Graffito Beverages, LLC, for a renewal of a Conditional Use Permit for the sale of beer and wine at 407 South Stagecoach Trail, Suite 103. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Porterfield, that CUP-17-33 be approved with the following conditions: 1.) The CUP shall be valid for three (3) years, provided standards are met, subject to the point system; and 2.) The CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 9 - Commissioner Kelsey, Commissioner Dupont, Commissioner Rand, Commissioner Porterfield, Commissioner Ramirez, Commissioner Dillon, Commissioner Gleason, Commissioner Garber and Commissioner McCarty

Against: 0

4. CUP-17-34 (Hays Co. Bar-B-Que) - Hold a public hearing and consider a request by Hays Co.

Bar-B-Que & Catering Inc. for a renewal and amendment of a Conditional Use Permit for the sale of mixed beverages at 1612 S IH 35. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Porterfield, that CUP-17-34 be approved with the following conditions: 1.) The CUP shall be valid for the lifetime of the TABC license, provided standards are met, subject to the point system; and 2.) The CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 4 - Commissioner Rand, Commissioner Ramirez, Commissioner Gleason and Commissioner McCarty

5. PDD-17-01 (Halcyon PDD) Hold a public hearing and consider a request by Halcyon Concepts, LP, for a zoning change from Public and Institutional "P" to Planned Development District "PDD" with a base zoning classification of Mixed Use "MU" on approximately 20.246 acres, more or less, located at 3200 Hunter Road. (A. Villalobos)

Chair Garber opened the Public Hearing.

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

Gerald Faldyn, 18025 Glenville Cove, Austin, TX, applicant, gave a presentation of the request.

Thomas Rhodes, 5395 Hwy 183 N. Lockhart, TX, ETR Development Consulting, gave a presentation of the request.

Charles Johnson, 304 Suttles Ave. spoke in favor of the request. He spoke on behalf of First Baptist Church and their views. He says that Halcyon understands the church's vision for elderly care. He insists they do not want to see the development of a public road through the development.

Beth Knox, 206 W. Mimosa Circle, does not want to see a public street through the proposed Halcyon PDD. She suggests that the inclusion of any public thoroughfare compromises the fulfillment of Halcyon's mission to emphasize quality of life in a safe, supportive environment.

Marian Upchurch, 1308 Mustang Ln., does not approve of a public street in a community that is designed for seniors. She says she should be able to walk and cross the streets

without a fear of cars.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont, that PDD-17-01 be approved with the following conditions: 1.) Exclude the interior public roads and block perimeter requirements. The motion carried by the following vote:

For: 9 - Commissioner Kelsey, Commissioner Dupont, Commissioner Rand, Commissioner Porterfield, Commissioner Ramirez, Commissioner Dillon, Commissioner Gleason, Commissioner Garber and Commissioner McCarty

Against: 0

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 7:20 p.m.

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: