



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, January 23, 2018

6:00 PM

City Council Chambers

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630 East Hopkins St.

### 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 6:31 p.m. on Tuesday, January 23, 2018 in the City Council Chambers of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

### II. Roll Call

**Present** 7 - Commissioner Shawn Dupont, Commissioner Betseygail Rand, Commissioner Lee Porterfield, Commissioner Mike Dillon, Commissioner Mark Gleason, Commissioner Jim Garber, and Commissioner Kate McCarty

**Absent** 2 - Commissioner Travis Kelsey, and Commissioner Angie Ramirez

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, thanked the Commission for making sure that the neighborhood character studies made their way into the Land Development Code discussion. She called on the Commission to ask the City Council and City Planners to do a neighborhood historical resources study prior to Neighborhood Character studies being done. She says these neighborhoods are key to preservation and promoting our community history. She adds that they are also key to economic development because they bring in tourism. Ms. Coppoletta also says the neighborhoods are good for land use planning.

### CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of January 9, 2018.
2. PC-17-15\_03 (Cottonwood Creek, Phase 3, Unit 1) Consider a request by Pape-Dawson Engineers, Inc., on behalf of Cottonwood Creek JDR, Ltd., for approval of a Final Plat for approximately 17.234 acres, more or less, out of the Farnam Frye Survey, generally located east of Highway 123, south of Rattler Road and associated Subdivision Improvement Agreement. (A. Brake)

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

**For:** 7 - Commissioner Dupont, Commissioner Rand, Commissioner Porterfield, Commissioner Dillon, Commissioner Gleason, Commissioner Garber and Commissioner McCarty

**Against:** 0

**Absent:** 2 - Commissioner Kelsey and Commissioner Ramirez

## **PUBLIC HEARINGS**

3. CUP-18-03 (Olive Garden) - Hold a public hearing and consider a request by Olive Garden Holdings, LLC on behalf of Eirrek OGT, LLC to renew a Conditional Use Permit to allow for the sale of mixed beverages at 1305 S IH 35. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Pedro Quintero, a resident of Sunset Acres, 203 Parker Dr., spoke in opposition of the request. He says the Olive Garden customers that dine and consume alcohol at the restaurant make a lot of noise, making it difficult to sleep, as Olive Garden patrons park within 25 ft. of his house. He suggests a sound barrier between the neighborhood and the restaurant. He also expressed concerns with neighborhood flooding because adjustments need to be made to the fence between his neighborhood and Olive Garden.

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the request. She says the Commission should deny the request for alcohol. She says neighbors who are complaining of noise are ready to sell their house. She says neighbors complain of 18-wheelers that are going through the parking lot, a dog that constantly barks because of the noise, and car alarms that are going off. Ms. Coppoletta says the neighbors now face safety issues since Olive Garden has been there. She says a concrete fence and retention ponds need to be put up. She says the first time some neighborhoods experienced flooding is when Olive Garden showed up.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Porterfield, seconded by Commissioner Dupont, that CUP-18-03 be approved with Staff conditions. Commissioners Porterfield and Dupont withdrew their motions.**

**A motion was made by Commissioner Garber, seconded by Commissioner McCarty that CUP-18-03 be tabled until the February 27, 2018 Planning and Zoning Commission meeting so more information can be provided on the**

**noise and drainage concerns, as they relate to the fence or barrier between Olive Garden and the neighborhood. The motion carried by the following vote:**

**For:** 7 - Commissioner Dupont, Commissioner Rand, Commissioner Porterfield, Commissioner Dillon, Commissioner Gleason, Commissioner Garber and Commissioner McCarty

**Against:** 0

**Absent:** 2 - Commissioner Kelsey and Commissioner Ramirez

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Jim Garber, Chair

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

ATTEST:

VI. Adjournment

The meeting was unanimously adjourned at 7:04 p.m.

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Cesly Burrell, Recording Secretary

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:

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