



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, July 24, 2018

6:00 PM

City Council Chambers

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 Vice Chair Gleason at 6:00 p.m. on Tuesday, July 24, 2018 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present 7 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

Absent 2 - Commissioner Jim Garber, and Commissioner Lee Porterfield

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

1. David Mendoza - Spoke on item #12, ZC-18-07 (1012 Marlton Street). He approves the zoning change, but believes the curb should be painted yellow, and no more parking should be allowed on the street. He believes that will free-up traffic in the area, both for the residents and buses.

2. Lisa Marie Coppoletta - She says it's time we have a Tenants Council. She says that will provide a voice and mechanism for people in apartments. She also says we need to tread lightly when it comes to development. She also adds that we were promised no more Planned Developments Districts (PDDs), but there are PDDs on hold. She says Lindsey Hill is about to gentrify her neighborhood.

3. Griffin Spell, 1115 N. LBJ Dr., spoke in favor of item #10, CUP-18-23 (Blue Dahlia Bistro). He says they have been a good downtown business citizen, and are cognizant of the issues.

4. Vincent Delgado, 1110 Marlton St. He says he was originally going to protest item # 12, ZC-18-07 (1012 Marlton Street). However, after speaking with Mr. Mendoza about the addition of a yellow line, he thinks that would help a lot. He says people will know not to park there for fear of being towed or getting a ticket.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of June 12, 2018.
2. Consider approval of the minutes of the regular meeting of June 26, 2018.
3. PC-15-21_03(e) (Northgate Center 1) Consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, Jr., General Partner Aquarena Springs Commercial, LLC, for approval of an extension of the expiration period of a Final Plat for approximately 9.93 acres, more or less, out of the J.M. Veramendi Survey League No. 2, located near the intersection of IH-35 and Aquarena Springs. (A. Villalobos)
4. PC-17-03_03 (Vista De Los Santos Phase 3) - Consider a request by HMT on behalf of Continental Homes of Texas, LP, for approval of a final subdivision plat consisting of 27 lots on approximately 10.40 acres out of the Thomas J Chambers Survey, located near the intersection of Los Santos Drive and Andalucía Drive. (W. Parrish)
5. PC-17-48_03 (Blanco Vista Tract S-T) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat and associated Subdivision Improvement Agreement for approximately 30.025 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Blanco Vista Boulevard. (A. Brake)
6. PC-18-02_02 (Blanco Vista, Tract U) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 3.111 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Blanco Vista Boulevard. (A. Brake)
7. PC-18-03_02 (Blanco Vista, Tract R) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 12.413 acres, more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and south of Trail Ridge Pass (A. Brake)
8. PC-18-26_02 (Blanco Vista, Tract M-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 19.180 acres, more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and north of Trail Ridge Pass (A. Brake)

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

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

PUBLIC HEARINGS

9. CUP-18-22 (The Hive / The Vault) Hold a public hearing and consider a request by Newton Gang Getaway, on behalf of Hopkins Square, LLC, to renew a Restaurant Conditional Use Permit to allow the continued sale of mixed beverages for on premise consumption along with a change in name of the businesses at 100 West Hopkins Street. (A. Brake)

Vice Chair Gleason opened the Public Hearing.

Alison Brake, Planner, gave an overview of the request.

There were no speakers.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Baker, seconded by Commissioner Haverland, that CUP-18-22 (The Hive / The Vault) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) The Vault shall meet all requirements for Restaurant CUPs.; 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: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

10. CUP-18-23 (Blue Dahlia Bistro) Hold a public hearing and consider a request from Blue Dahlia Bistro to renew a Restaurant Conditional Use Permit to allow the continued sale of beer and wine for on premise consumption at 107 East Hopkins Street (A. Brake)

Vice Chair Gleason opened the Public Hearing.

Alison Brake, Planner, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, spoke in favor of the item, giving them a whole-hearted endorsement.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Dillon, seconded by Commissioner Baker, that CUP-18-23 (Blue Dahlia Bistro) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; and 2.) The permit shall be posted in the same area and manner as the

Certificate of Occupancy. The motion carried by the following vote:

For: 6 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

Recused: 1 - Commissioner Ramirez

11. PC-15-23_04(e) (Northgate Center 2, Replat) Hold a public hearing and consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, JR., General Partner Aquarena Springs Commercial, LLC, for approval of an extension of the expiration period of a replat of 1.82 acres being a portion of Lot 1, Section 3, Interpark East, establishing Block B, Lot 4, Northgate Center 2, City of San Marcos, Hays County, Texas. (A.Villalobos)

Vice Chair Gleason opened the Public Hearing.

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

There were no speakers.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Ramirez, seconded by Commissioner Dillon, that PC-15-23_04(e) (Northgate Center 2, Replat) be approved. The motion carried by the following vote:

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

12. ZC-18-07 (1012 Marlton Street) Hold a public hearing and consider a request by David Mendez for a zoning change from "SF-6" Single Family-6 to "ND-3" Neighborhood Density - 3 for approximately 0.2068 acres, more or less, legally known as the Westover Addition, Block 27, Lot 329, located at 1012 North Bishop Street. (A. Villalobos)

Vice Chair Gleason opened the Public Hearing.

David Mendez, 1011 Uhland Rd. #2, applicant, spoke in favor of the item. He mentioned that he has been waiting three years for the change. Mr. Mendez will occupy Unit A of the development, and his in-laws will occupy Unit B.

Lisa Marie Coppoletta, spoke in favor of the item. She says we need to support these type of developers.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Ramirez, seconded by Commissioner Dillon, that ZC-18-07 (1012 Marlton Street) be approved. The motion carried by the following vote:

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

13. ZC-18-08 (Uhaul) - Hold a Public Hearing and Consider a request by Sam Molina, on behalf of Jimmy Nassour, for a zoning change from "LI" Light Industrial, to "HC" Heavy Commercial for approximately 9.61 acres, more or less, known as Lot 1A Block 1 International Electric Corporation Addition, located at 2809 S IH 35. (W. Parrish)

Vice Chair Gleason opened the Public Hearing.

Sam Molina, representing Uhaul, spoke in favor of the item. He says the company likes to repurpose buildings. Their plan is to offer climate and non-climate self storage, truck and trailer rentals, and the U-box service. He says it's a name brand that's well known, which has brought people into the community for school or business. Mr. Molina says this will be a company owned store.

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the item. She has concerns about the area flooding.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Ramirez, seconded by Commissioner Haverland, that ZC-18-08 (Uhaul) be approved. The motion carried by the following vote:

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

14. ZC-18-09 (Beyond Grooming) - Hold a Public Hearing and Consider a request by Jonathon Gonzalez, on behalf of Michelle McWatters, for a zoning change from "NC" Neighborhood Commercial, to "N-MS" Neighborhood - Main Street for approximately .977 acres, more or less, out of the Juan M Veramendi Survey, Tract 31, located at 1200 Old Martindale Road. (W. Parrish)

Vice Chair Gleason opened the Public Hearing.

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

Michelle McWatters, applicant, gave a brief presentation, also speaking in favor of the item.

Lisa Marie Coppoletta, 1322 Belvin, says they are right around the corner from her, and have been great neighbors.

Jonathon Gonzalez, 1650 River Rd., applicant, spoke in favor of the item. He says Michelle McWatters took him into the Beyond Grooming family, and he would like to continue learning from her, and growing the business family.

Vice Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Ramirez, seconded by Commissioner Dillon, that ZC-18-09 (Beyond Grooming) be approved. The motion carried by the following vote:

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 2 - Commissioner Garber and Commissioner Porterfield

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 7:14 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: