



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, October 9, 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 Chair Garber at 6:00 p.m. on Tuesday, October 9, 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 8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Kate McCarty, Commissioner Lee Porterfield, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

Absent 1 - Commissioner Matthew Haverland

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Carina Pinales, 147 Dolly St., spoke about item #4 ZC-18-16 (Earle Street) on the agenda. She would like more information on why the communication to the neighborhood was not done procedurally. She also has some environmental concerns.

Jeff Jones, 1500 Earle St., spoke about item #4 ZC-18-16 (Earle Street) on the agenda. He thanked Staff and the Chair for taking the time to explain the case. He appreciates the item being postponed to give everyone a chance to understand everything.

Yolanda Hernandez, 1404 Marlton, spoke about item #4 ZC-18-16 (Earle Street) on the agenda. She said her property is right behind the subject property. Her biggest concern is the elevation of the subject property compared to hers, and the runoff it will create. She also said the development is not a good fit for the neighborhood.

Delia Mendoza, spoke about item #4 ZC-18-16 (Earle Street) on the agenda. She said she lives about 50 feet from the proposed development site. She wants more information about the project. She expressed concerns about parking and trash.

Rita Sanmaniego, 1504 Earle St., spoke about item #4 ZC-18-16 (Earle Street) on the agenda. She expressed traffic concerns. She said she would like the developer to build residential homes, not duplexes. She is against the zoning change.

Sara Lee Underwood Meyers, 1415 Harper, mentioned that the coming Saturday was the last City environmental drop-off day at 750 River Rd. She also invited people to attend the CONA Forum Night the following Monday.

Lance Huber, owner, spoke about the proposed subject property regarding item #4 ZC-18-16 (Earle Street) on the agenda. He said he is proposing zero-lot-line single-family homes, not duplexes or apartments. He also said in regards to parking concerns, there is street parking. He also said parking will be available in the alley behind the units. He said when you look at the amount of homes in the neighborhood, traffic concerns should be negligible. He added the main reason he wanted to do zero-lot-line single-family homes was to make residences more affordable.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of September 25, 2018.

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

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Haverland

PUBLIC HEARINGS

2. CUP-18-27 (Cheer and Chow) Hold a public hearing and consider a request by Cheer and Chow for a new Restaurant Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 214 North LBJ Drive, Suite 101. (T. Carpenter)

Chair Garber opened the Public Hearing.

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

There were no additional speakers.

Chair Garber Closed the Public Hearing.

A motion was made by Commissioner Porterfield, seconded by Commissioner Dillon, that CUP-18-27 (Cheer and Chow) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall become effective upon the issuance of the Certificate of Occupancy; 3.) No amplified live music shall be allowed outdoors; and 4.) 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 Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Haverland

3. CUP-18-31 (Ivar's River Pub) - Hold a public hearing and consider a request by Curtis Gunnarson on behalf of KBCB Investments LLC, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 701 Cheatham Street. (W. Parrish)

Chair Garber opened the Public Hearing.

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

Sara Lee Underwood Meyers, 1415 Harper, spoke in favor of the item. She had a couple of questions regarding parking in the neighborhood, and wanted to know if the item pertains to Rio Vista Neighborhood that is on Cheatham, whether residents had been notified as a neighborhood.

Curtis Gunnarson, owner, spoke in favor of the item. He said in the year they have been open they have been a responsible neighbor, and was available to answer any questions.

Chair Garber closed the Public Hearing.

The meeting went into recess.

The meeting reconvened.

A motion was made by Commissioner Ramirez, seconded by Commissioner Dillon, that CUP-18-31 (Ivar's River Pub) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) The applicant shall retain the current barrier to prevent parking on the adjacent lot; 3.) Hours of operation shall be no later than midnight 7 days a week; 4.) Live (acoustic or amplified) music shall be allowed on the property until 9 p.m.; 5.) The floodlights along the deck are aimed downward toward the patio rather than at the San Marcos River; and 6.) 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 Ramirez, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Haverland

Recused: 2 - Commissioner Baker and Commissioner Rand

4. ZC-18-16 (Earle Street) Hold a public hearing and consider a request by Lance Huber for a zoning change from "SF-6" Single Family to "ND-3" Neighborhood Density - 3 for approximately 1.206 acres, more or less, consisting of lots 17 thru 22 of the Z. Williamson's Second Addition, located at the intersection of Baylor Avenue and Earle Street. (T. Carpenter)

This item was postponed until the November 13, 2018 regular Planning and Zoning Commission meeting.

5. ZC-18-19 (219 West MLK Drive) Hold a public hearing and consider a request by Konrad and Katherine Waldhauser to designate the property at 219 West MLK Drive as a local historic landmark. (A. Brake)

Chair Garber opened the Public Hearing.

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

Griffin Spell, 1115 N. LBJ Dr., spoke in favor of the item. He said the property is already in the Dunbar Historic District, but he believes it deserves special recognition.

Ramika Adams, 2106 Stonehaven, spoke in favor of the item. She serves on the Board of Directors of the Calaboose African American History Museum. She said she has seen the community rally around support of the restoration of the church. She also said the designation will also help to get additional funding in the future.

Sara Lee Underwood Meyers spoke in favor of the item. She is on the Main Street Board, and asked people to vote to help obtain a grant for a National Main Street Honor for the subject property.

Carina Pinales spoke in favor of the item. She said the project has brought so many people together. She said while there are several funding efforts, this will add more of a statement of the community involvement and endorsement.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Porterfield, seconded by Commissioner Dillon, that ZC-18-19 (219 West MLK Drive) be approved. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Haverland

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was unanimously adjourned at 6:59 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:
