



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

---

Tuesday, October 23, 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 23, 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** 9 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Lee Porterfield, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

### III. Chairperson's Opening Remarks

Chair Garber mentioned that CUP-18-30 (Boozy Bark) had been pulled from the agenda, and would potentially be heard at the regular Planning and Zoning Commission meeting on November 13, 2018.

### IV. 30 Minute Citizen Comment Period

Sara Lee Underwood Meyers encouraged people to vote in the upcoming election.

### PUBLIC HEARINGS

1. CUP-18-32 (Branding Iron BBQ) - Hold a public hearing and consider a request by Jeremy Valentine on behalf of Branding Iron BBQ, for a Conditional Use Permit for the sale of beer and wine for on premise consumption at the San Marcos Premium Outlets located at 3939 South I 35 # FC6. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, 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**

**Baker, that CUP-18-32 (Branding Iron BBQ) 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; 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:** 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

**Against:** 0

- 2. CUP-18-33 (Wine Down)** Hold a public hearing and consider a request by Cherazad Lokhandwala on behalf of Wine Down, LLC for a new Conditional Use Permit to allow the sale of beer and wine for on premise consumption at the San Marcos Premium Outlets located at 3939 S IH 35 (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 Ramirez, seconded by Commissioner Dillon, that CUP-18-33 (Wine Down) 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; 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 Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

**Against:** 1 - Commissioner McCarty

- 3. CUP-18-34 (Freddy C's)** Hold a public hearing and consider a request by Jamie Frailicks, on behalf of Freddy C's, to amend an existing Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 141 E. Hopkins Street. (A. Villalobos)

Chair Garber opened the Public Hearing.

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

There were no additional speakers.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Baker, seconded by Commissioner**

**Dillon, that CUP-18-34 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 posted in the same area and manner as the Certificate of Occupancy; and 3.) No speakers or live amplified music shall be permitted in the outdoor areas. The motion carried by the following vote:**

**For:** 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

**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 6:24 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: