



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, May 12, 2020

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to watch the live stream, or watch on Grande Channel 16 or Spectrum Channel 10.**

### 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 Gleason at 6:00 p.m. on Tuesday, May 12, 2020 via Virtual Meeting due to COVID-19.

### II. Roll Call

**Present** 9 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner William Agnew, Commissioner Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

### III. Chairperson's Opening Remarks

#### EXECUTIVE SESSION

### IV. 30 Minute Citizen Comment Period

There were no comments.

### PUBLIC HEARINGS

1. AC-20-05 (Maximum Block Perimeter) Hold a Public Hearing and consider a request from Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)

Chair Gleason opened the Public Hearing.

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

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Haverland, seconded by Commissioner Dillon, that AC-20-05 (Maximum Block Perimeter) be approved with the following conditions: 1.) The Alternative Compliance shall not expire. The**

**motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

2. CUP-20-10 (Xian Sushi & Noodle) Hold a Public Hearing and consider a request by Ye Lin for a new Conditional Use Permit for the purpose of selling beer and wine for on-premise consumption at 200 Springtown Way, Suite 138. (W. Parrish)

Chair Gleason opened the Public Hearing.

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

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Agnew, seconded by Commissioner Dillon, that CUP-20-10 (Xian Sushi & Noodle) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) There shall be no outdoor amplified music; 3.) The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; 4.) The permit shall be effective upon the issuance of a Certificate of Occupancy; and 5.) 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 Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

3. Hold a Public Hearing, have a discussion, and provide a recommendation to the City Council on the 2021-2030 Capital Improvement Program (CIP).

Chair Gleason opened the Public Hearing.

Sarah Simpson, 407 S. Stagecoach Trl., San Marcos, TX provided a written comment that was read aloud. She asked the Commission to support projects related to alternative transportation and green infrastructure.

Chair Gleason closed the Public Hearing.

**A motion was made by Commissioner Moore, seconded by Commissioner McCarty that the 20201-2030 Capital Improvement Program (CIP) be approved.**

**A motion was made by Commissioner Haverland, seconded by Commissioner Kelsey, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Expediting Project 650 (Sessom Shared Use Path from N. LBJ to Comanche) to the 3-year plan. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Moving Project 464 (Old Ranch Road 12 improvements-Craddock to Holland) up to 2021, highlighting the importance of the project. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Moore, seconded by Commissioner Kelsey, that the 2021-2030 Capital Improvement Program (CIP) be amended to include: 1.) Project 464 (Old Ranch Road 12 improvements-Craddock to Holland) shall include on-street buffered bike lanes, separated sidewalks, not widening the road, and pedestrian crossings at the Franklin Intersection. Description shall be updated to reflect that these items are already in the project. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Moore, seconded by Commissioner Rand, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 419 (Sessom/Academy Intersection Improvements) shall create a road diet**

**from the Sessom/Academy Intersection from Holland to N. LBJ) Create a road diet to encourage safety improvements through the restriping project. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Moore, seconded by Commissioner McCarty, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 480 (Hopkins Sidewalk Widening CM Allen to Thorpe) shall support improved sidewalks and encourage safety improvements on Hopkins through a restriped road diet that will also support bike infrastructure. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Moore, seconded by Commissioner Rand, that 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 594 (Hopkins St. Improvements from Moore to Guadalupe) shall include complete street improvements, and not widening of the road. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Moore, seconded by Commissioner McCarty, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 629 (IH-35 Utility Relocations) shall support pedestrian bike improvements to promote better east-west connectivity across IH-35, and does not including diverging diamond type projects which harm pedestrians and connectivity.**

**The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Moore, seconded by Commissioner Rand, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 712 (Downtown Pedestrian Safety Comfort Improvements) - The Commission's support of the project shall be highlighted, noting its importance. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Rand, seconded by Commissioner Spell, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 681 (Hills of Hays) - The Commission's support of the project shall be highlighted, noting its importance. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Rand, seconded by Commissioner Moore, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 732 (Animal Shelter) - The Commission's support of the project shall be highlighted, noting its importance. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner McCarty, seconded by Commissioner Kelsey, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 8 (Fire Station\_Airport) The project shall be moved up to 2021 or 2022. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner McCarty, seconded by Commissioner Agnew, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 739 (Dunbar Education Building) shall be moved up to 2021 with complete funding. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**A motion was made by Commissioner Haverland, seconded by Commissioner Rand, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Road improvements and pedestrian and bicycle facility improvements along on Old Ranch Road 12 and between Blanco and Holland shall be added to the 10-year CIP. The motion carried by the following vote:**

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Chair Gleason called for a vote on the main motion with approval of the following recommendations: 1.) Expediting Project 650 (Sessom Shared Use Path from N. LBJ to Comanche) to the 3-year plan; 2.) Moving Project 464**

(Old Ranch Road 12 improvements-Craddock to Holland) up to 2021; 3.) Highlight the importance of Project 464 moving forward. Project 464 (Old Ranch Road 12 improvements-Craddock to Holland) shall include on-street buffered bike lanes, separated sidewalks, not widening the road, and pedestrian crossings at the Franklin Intersection. Description shall be updated to reflect that these items are already in the project; 4.) Project 419 (Sessom/Academy Intersection Improvements) shall create a road diet from the Sessom/Academy Intersection from Holland to N. LBJ) Create a road diet to encourage safety improvements through the restriping project; 5.) Project 480 (Hopkins Sidewalk Widening CM Allen to Thorpe) shall support improved sidewalks and encourage safety improvements on Hopkins through a restriped road diet that will also support bike infrastructure; 6.) Project 594 (Hopkins St. Improvements from Moore to Guadalupe) shall include complete street improvements, and not widening of the road; 7.) Project 629 (IH-35 Utility Relocations) shall support pedestrian bike improvements to promote better east-west connectivity across IH-35, and does not including diverging diamond type projects which harm pedestrians and connectivity; 8.) Project 712 (Downtown Pedestrian Safety Comfort Improvements) - The Commission's support of the project shall be highlighted, noting its importance; 9.) Project 681 (Hills of Hays) - The Commission's support of the project shall be highlighted, noting its importance; 10.) Project 732 (Animal Shelter) The Commission's support of the project shall be highlighted, noting its importance; 11.) Project 8 (Fire Station\_Airport) The project shall be moved up to 2021 or 2022; 12.) Project 739 (Dunbar Education Building) shall be moved up to 2021 with complete funding; and 13.) Road improvements and pedestrian and bicycle facility improvements along on Old Ranch Road 12 and between Blanco and Holland shall be added to the 10-year CIP. The motion carried by the following vote:

**For:** 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

4. Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code to address recommendations from the Alcohol Conditional Use Permit Committee, the Housing Task Force, the Historic Preservation Commission, and recommendations from City staff concerning application processing and requirements, block perimeter standards, Certificate of Appropriateness appeals, Concept Plat applicability, right-of-way dimensional standards, building type definitions, Neighborhood Density District zoning regulations, Character District zoning regulations, a new Special Events Facility use, multifamily parking standards, accessory dwelling units, neighborhood transitions, durable building materials, detention and water quality requirements for plats of four residential

lots or less, detention requirements outside the Urban Stormwater Management District, delineation of water quality and buffer zones, channel design for water quality zone reclamation, sensitive geologic feature protection zones, geological assessment waivers, and Qualified Watershed Protection Plan applicability, and adoption of Appendix Q of the International Residential Code (S. Caldwell)

Chair Gleason opened the Public Hearing.

Greg Schwarz, Senior Engineer, gave an overview of the request.

Shavon Caldwell, Planner, gave an overview of the request.

Amanda Hernandez, Development Services Manager, gave an overview of the request.

Betsy Robertson provided a written comment that was read aloud. She provided comments on several section of the proposed Code Amendments related to increasing ETJ max block perimeter, adding ND-3.2 zoning, C across from established limited to 1-story, changing by right to CUP and ADU and Adding CD 2.3.

Sarah Simpson, 407 S. Stagecoach Trl., San Marcos, TX provided a written comment that was read aloud. She asked the Commission to postpone or remove any policies related to housing and transportation that may be associated with the Comprehensive Plan and Strategic Housing Action Plan.

Chair Gleason closed the Public Hearing.

**A motion was made by Chair Gleason, seconded by Commissioner Haverland, that the text amendments to the San Marcos Development Code be postponed to the next regularly scheduled meeting.**

**A motion was made by Chair Gleason, seconded by Commissioner Dillon, to amend his motion so that the text amendments to the San Marcos Development Code be postponed to June 9, 2020. The motion carried by the following vote:**

**For:** 8 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

**Against:** 0

**Absent:** 1 - Commissioner Kelsey

#### 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 9:13 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: