



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, September 8, 2020

6:00 PM

Virtual Meeting

Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> 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 6:05 p.m. on Tuesday, September 8, 2020 via Virtual Meeting due to COVID-19.

II. Roll Call

- Present** 8 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner William Agnew, Commissioner Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell
- Excused** 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

IV. 30 Minute Citizen Comment Period

There were no speakers.

PUBLIC HEARINGS

1. AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A) for a subdivision of land located at 3165 Misty Lane. (T. Carpenter)

Chair Gleason opened the Public Hearing.

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

Hugo Elizondo Jr. said they've been working with the owners for sometime, and appreciate the City's consideration.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Haverland, seconded by Commissioner Dillon, that AC-20-09 (3165 Misty Lane) be recommended for approval with the following condition: 1.) The applicant shall dedicate a right-of-way reserve to be used as a connection in the future. 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

Excused: 1 - Commissioner Kelsey

2. CUP-20-14 (Chuy's) Hold a Public Hearing and consider a request by Chuy's OpCo Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).

Chair Gleason opened the Public Hearing.

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

Deborah Shannon, applicant corrected the hours of operation. They are 11 a.m. - 10 p.m. on Thursday, and 11 a.m. - 11 p.m. Friday and Saturday.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Dillon, that CUP-20-14 (Chuy's) be approved with the following conditions: 1.) The permit shall be posted in the same area and manner as the Certificate of Occupancy, and 2.) The permit shall be valid for three (3) years, provided standards are met. 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

Excused: 1 - Commissioner Kelsey

3. CUP-20-15 (Hooters Renewal) Hold a Public Hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).

Chair Gleason opened the Public Hearing.

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

Marcus Schwartz, applicant and attorney for Hooters, was available for questions, and said they would like the renewal to be for the life of the business.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Gleason, seconded by Commissioner Dillon, that CUP-20-15 (Hooters Renewal) be approved with the following conditions: 1.) The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 2.) The permit shall be valid for three (3) years, provided standards are met. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Haverland, Commissioner Moore, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 1 - Commissioner Rand

Excused: 1 - Commissioner Kelsey

V. Adjournment

The meeting was adjourned at 6:41 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:
