



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, October 27, 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 6:15 p.m. on Tuesday, October 27, 2020 via Virtual Meeting due to COVID-19.

II. Roll Call

Commissioner Rand was not present at 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

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said the Charter needs to be reviewed and revised. She said Elected Officials need to be able to step in when they see injustice, and hold City staff accountable. She added that sidewalks are great when they're put in the right place. She said that the Alleyway Project was not discussed during the Flood Recovery meetings.

EXECUTIVE SESSION

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of October 13, 2020.
2. PC-20-09 (Blanco Vista, Tract N) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 9.423 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road. (A. Brake)
3. PC-20-43 Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 14.916 acres, more or less, out

of the John F. Geister Survey. (T. Carpenter)

4. PC-20-44 (Cottonwood Creek Phase 3 Unit 6) Consider a request by Pape Dawson Engineers, on behalf of Continental Homes of Texas, LP to approve the Final Plat consisting of approximately 16.146 acres, more or less, out of the John F. Geister Survey. (T. Carpenter)

A motion was made by Commissioner Kelsey, seconded by Commissioner Haverland, that the Consent Agenda be approved. 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

PUBLIC HEARINGS

5. CUP-20-19 (Hopdoddy) Hold a public hearing and consider a request by Hopdoddy San Marcos on behalf of Springtown VMU LLC for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption 200 Springtown Way Suite 100. (W. Parrish)

Chair Gleason opened the Public Hearing.

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

Mark Schwartz, applicant, was available for questions.

Lisa Marie Coppoletta said the staff report indicates an N/A for the Neighborhood Character Study as criteria for approval. She said the City Council is more concerned with progressive ideology than the nuts and bolts.

Chair Gleason closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon to approve CUP-20-19 (Hopdoddy) with staff conditions.

A motion was made by Commissioner Gleason, seconded by Commissioner Kelsey, to amend the main motion to include: Cleanliness. 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. 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 the following conditions: 1.) The permit shall be valid for three (3) years, provided standards are met, 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 3.) Cleanliness. 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. 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

- 6.** CUP-20-20 (Patio Dolcetto) Hold a public hearing and consider a request by Dolcetto, L.L.C. on behalf of Hilldale Ventures, L.L.C. for a renewal of a Conditional Use Permit to allow the sale of Beer and Wine for on premise consumption 322 Cheatham Street, Ste. A. (W. Parrish)

Chair Gleason opened the Public Hearing.

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

Jean Paul Jafari, applicant, was available for questions.

Lisa Marie Coppoletta, 1322 Belvin, said if we're not going to complete the Neighborhood Character Studies, we shouldn't have it as an evaluating factor on staff's matrix. She expressed concerns for the neighbors, and said stipulations should be made for no music at the establishment.

Johnny Garcia, 420 McGehee St., provided written comments that were read aloud. He said that there's an alley behind him, and expressed concerns about traffic, trash and noise. He said the alley should be closed to traffic.

Chair Gleason closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Kelsey to approve CUP-20-20 (Patio Dolcetto), with staff conditions, modifying condition #1 so that the Permit

shall be valid for the lifetime of the TABC permit, provided standards are met; and that the Cleanliness condition from CUP-20-19 be added as an condition. The motion failed for lack of second.

A motion was made by Commissioner Gleason, seconded by Commissioner Dillon, that CUP-20-20 (Patio Dolcetto) be approved with the Cleanliness condition from CUP-20-19.

A motion was made by Commissioner Rand, seconded by Commissioner Dillon, that the main motion be amended to that: The applicant shall post signs at the property reminding patrons they're in a residential neighborhood, and to be respectful and courteous. 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: 1 - Commissioner Kelsey

Chair Garber called for a vote on the main motion with the following conditions: 1.) Permit is valid for the three (3) year, provided standards are met; 2.) The permit is posted in the same area and manner as the Certificate of Occupancy; 3.) Any amplified live music outdoors or in other unconditioned areas shall only be allowed on Fridays and Saturdays before 10:00 pm.; 4.) There shall be no live music outdoors or in other unconditioned areas after 10:00 pm; 5.) The applicant shall post signs at the property reminding patrons they're in a residential neighborhood, and to be respectful and courteous; and 6.) Cleanliness. 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. The motion carried by the following vote:

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

Against: 1 - Commissioner McCarty

7. ZC-20-24 (2400 Block of Hwy 123 / Picoma) Hold a public hearing and consider a request by Ed Theriot, on behalf of Jaime J. Russek Martinez, for a Zoning Change from Future Development (FD) to Character District - 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 32.24 acres out of the Barnett O. Kane Survey, Abstract Number 281, Hays County and being Lot 1, Block 1, R & R Subdivision Section 2, located at the 2400 Block of Hwy 123 (A. Villalobos)

Chair Gleason opened the Public Hearing.

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

Ed Theriot, representing the ownership group and developer, 5395 US Hwy 183, Lockhart, TX, said they're proposing a market rate, mixed income type of multi-family residential project on the site. He said CD-5 was chosen because it works better on the block and lot sizes. He said it also allows for better retail development in the area.

Lisa Marie Coppoletta, said they are going to gentrify the Redwood area with this project. She said the residents in the area may not be aware of what's coming, and expressed concerns about their property taxes. She said every time the Commission votes on something with a Character District, they should ask if there's a neighborhood plan near that.

Chair Gleason closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Moore, seconded by Commissioner Spell, that ZC-20-24 (2400 Block of Hwy 123 / Picoma) be approved. The motion carried by the following vote:

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

Against: 1 - Commissioner Rand

V. Adjournment

The meeting was adjourned at 7:49 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: