



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

---

Tuesday, November 10, 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 Vice Chair Kelsey at 6:00 p.m. on Tuesday, November 10, 2020 via Virtual Meeting due to COVID-19.

### II. Roll Call

**Present** 7 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner William Agnew, and Commissioner Kate McCarty  
**Absent** 2 - Commissioner Mark Gleason, and Commissioner Griffin Spell

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

There were no comments.

### EXECUTIVE SESSION

### CONSENT AGENDA

1. PC-20-40 (Blanco Vista, Tract K-2B) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 10.741 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road. (A. Brake)
2. PC-20-52 (Blanco Vista, Tract M-2) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 17.445 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road and north of Bodark Oak Way. (A. Brake)
3. PC-20-56 (Blanco Vista, Tract O) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 9.910 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road and north of Trail Ridge Pass. (A. Brake)

4. Consider approval of the minutes of the regular meeting of October 27, 2020.

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

**For:** 7 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew and Commissioner McCarty

**Against:** 0

**Absent:** 2 - Commissioner Gleason and Commissioner Spell

## **PUBLIC HEARINGS**

5. CUP-20-21 (Gumby's Pizza) Hold a public hearing and consider a request by Gumby's of San Marcos LLC on behalf of 312 Ventures for a renewal of a Conditional Use Permit for the sale of mixed beverages for on-premise consumption at 312 W. Hopkins Street. (W. Parrish)

Vice Chair Kelsey opened the Public Hearing.

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

Virginia McKinney, 316 W. Hopkins, provided a written comment that was read aloud. She is the Treasurer at the sorority house next door to the property, and said Gumby's has been a good neighbor. She said they do not oppose the renewal.

Matt Akins, 704 W. Hopkins, provided a written comment that was read aloud. He supports Gumby's renewal of mixed beverage sales.

Forest Higdon, applicant, said they have followed the rules expectations set for them, and was available for questions.

Vice Chair Kelsey closed the Public Hearing.

**A motion was made by Commissioner Rand, seconded by Commissioner Haverland, that CUP-20-21 (Gumby's Pizza) be approved 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; 3.) Live music shall not be allowed outdoors or any unconditioned areas; 4.) The applicant shall not apply for a Late Hours TABC permit, and 5.) 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:** 6 - Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew and Commissioner McCarty

**Against:** 0

**Absent:** 2 - Commissioner Gleason and Commissioner Spell

**Recused:** 1 - Commissioner Dillon

6. CUP-20-23 (Retail Store) Hold a public hearing and consider a request by Santiago Holguin for a request for a Conditional Use Permit for a Retail Store, in order to sell and repair musical instruments located at 829 N LBJ Suite 105. (W. Parrish)

Vice Chair Kelsey opened the Pubic Hearing.

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

Vice Chair Kelsey closed the Public Hearing.

**A motion was made by Commissioner Dillon, seconded by Commissioner Haverland, that CUP-20-23 (Retail Store) be approved. The motion carried by the following vote:**

**For:** 7 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew and Commissioner McCarty

**Against:** 0

**Absent:** 2 - Commissioner Gleason and Commissioner Spell

## **NON-CONSENT AGENDA**

7. Discuss and consider approval of the 2021 Planning and Zoning Commission Meeting Date Calendar.

The Commission recommended removing the July 27, November 23, and December 28, 2021 regular meetings.

## **V. Adjournment**

The meeting was adjourned at 6:21 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:

\_\_\_\_\_