This was a hybrid (in-person/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. The presiding officer for this meeting will be present at the meeting location described above.

I. Call To Order

With quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Garber at 6:00pm. on Tuesday, January 9, 2024 via hybrid meeting due to Covid 19.

II. Roll Call

Present 9 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Travis Kelsey, Commissioner David Case, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner Jim Garber, and Commissioner Maraya Dunn

III. Chairperson's Opening Remarks

Chair Garber welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines.

IV. Citizen Comment Period

Chair Garber opened the Citizen Comment Period.

1) Lisa Marie Coppolletta - 1322 Belvin Street, general comments

Chair Garber closed the Citizen Comment Period.

CONSENT AGENDA
1. Consider approval, by motion, of the following meeting Minutes:

(A) March 28, 2023 - Planning and Zoning Regular Meeting Minutes  
(B) April 11, 2023 - Planning and Zoning Regular Meeting Minutes  
(C) June 27, 2023 - Planning and Zoning Regular Meeting Minutes  
(D) July 25, 2023 - Planning and Zoning Regular Meeting Minutes  
(E) August 8, 2023 - Planning and Zoning Regular Meeting Minutes  
(F) September 12, 2023 - Planning and Zoning Regular Meeting Minutes  
(G) November 11, 2023 - Planning and Zoning Regular Meeting Minutes  
(H) December 12, 2023 - Planning and Zoning Regular Meeting Minutes

A motion was made by Vice-Chair Kelsey, seconded by Commissioner Spell to approve the Consent Agenda.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against: 0

PUBLIC HEARINGS

2. CUP-23-34 (Arabian Nights) Hold a public hearing and consider a request by Robert Barnett, on behalf of Arabian Nights, for a Conditional Use Permit to allow a smoking lounge, located at 130 E San Antonio Street, Unit C. (K. Buck)

Kaitlyn Buck, Planner, gave a presentation on request CUP-23-34.

Staff recommended approval of request CUP-23-34 with the following conditions.

1. The permit shall be valid for one (1) year, provided standards are met;
2. Hours of operation shall be no later than 2am;
3. No alcoholic beverages shall be permitted to be brought onto the premise (No BYOB);
4. No speakers or live amplified music shall be permitted in the outdoor areas;
5. Indoor amplified music shall not be permitted before 5pm; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Chair Garber opened the Public Hearings.
1) Richard Barnett - 319 Sandstone Trail, Buda, in favor
2) Lisa Marie Coppoletta - 1322 Belvin, in opposition

Chair Garber closed the Public Hearings.

A motion was made by Commissioner Meeks, seconded by Commissioner Burleson to approve request CUP-23-34 with staff conditions.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against: 0

3. PC-22-44 (Countryside Lot 4 Replat) Hold a public hearing and consider a request by Sherwood Surveying & SUE on behalf of Humberto Valenzuela, Pete Ramirez and Janie Ramirez for approval of a Replat of The Countryside Subdivision, Lot 4, creating Lots 4A, 4B, and 4C, consisting of approximately 4.965 acres generally located at 4539 S Old Bastrop Highway (J. Cleary)

Julia Cleary, Senior Planner, gave a presentation on request PC-22-44.

Staff recommended approval of request PC-22-44 as presented.

Chair Garber opened the Public Hearings.

1) Heather Steed - 6477 FM 311, Spring Branch, in favor

Chair Garber closed the Public Hearings.

A motion was made by Vice-Chair Kelsey, seconded by Commissioner Case to approve request PC-22-44.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against: 0
NON-CONSENT AGENDA


   Enrique Velasquez, Recording Secretary, gave a presentation on The Planning and Zoning Commission Bylaws template.

   Staff recommended approval of the Planning and Zoning Commission Bylaws template as presented.

   A motion was made by Vice-Chair Kelsey, seconded by Commissioner Burleson to approve The Planning and Zoning Commission Bylaws Template.

   After discussion, the motion was withdrawn.

   A motion was made by Vice-Chair Kelsey, seconded by Commissioner Meeks to postpone until City Staff can review with Legal and City Manager’s Office.

   The motion carried by the following vote.

   For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber and Commissioner Dunn

   Against: 0

5. Receive a presentation from staff and hold discussion related to Ordinance 2023-86, which amended Chapter 2, Administration, Article 2, City Council, Division 2, Meetings and Section 2.066 of the San Marcos City Code to change certain rules applicable to meetings of the city council and boards and commissions.

   Amanda Hernandez, Director of Planning and Development Services, gave a presentation over Ordinance 2023-86.

   No action was taken.

V. Question and Answer Session with Press and Public.

   Chair Garber opened the Question and Answer Session.

   There were no speakers.

   Chair Garber closed the Question and Answer Session.
VI. Adjournment

A motion was made by Vice-Chair Kelsey, seconded by Commissioner Spell to adjourn.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against: 0

The meeting adjourned at 7:25 pm.

Enrique Velasquez, Recording Secretary

Jim Garber, Chair