



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, March 12, 2019

6:00 PM

City Council Chambers

630 East Hopkins St.

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 Garber at 6:03 p.m. on Tuesday, March 12, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present 8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Kate McCarty, Gabrielle Moore, Betseygail Rand, and Travis Kelsey

Absent 1 - Commissioner Matthew Haverland

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said City Staff hasn't given her information that she needs. She wanted to give a report on her sidewalk project, and is thankful to members of the Commission, and others who have advocated for her. She said the issue has been placed on several agendas including the Neighborhood Commission, and Historic Preservation Commission. She said this tells you that there's a serious procedural problem on how this is being implemented, to the point where the Mayor is changing the workflow so now citizens will be notified when these sort of sidewalk projects occur. She said the City Manager promised her a shovel test for all of Belvin St., and the next week a bus stop was put up, so he broke his promise. She said she has asked City staff why only one side of Belvin St. is getting hit in 2020, and when sidewalks were going in on Hoffheinz and Dickson streets, where the actual kids go. She said she hasn't received those answers, and now the City says they are going to put out another report, when they have already promised her an internal report, which hasn't been produced. She said now she can't work on her presentation for the Neighborhood Commission because City staff is icing her out.

CONSENT AGENDA

1. PC-16-52_02 (Whisper Mixed Use Subdivision Preliminary Plat) Consider a request by Vigil & Associates, on behalf of Whisper Residential, LLC, for approval of a Preliminary Plat for approximately 181.467 acres, more or less, out of the Joel Miner Survey, Abstract No. 321,

located east of IH-35 and west of Harris Hill Road. (A. Brake)

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

- For:** 7 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Moore and Commissioner Kelsey
- Against:** 0
- Absent:** 2 - Commissioner Haverland and Commissioner Rand

PUBLIC HEARINGS

2. CUP-19-05 (The Rollin' Bowl) - Hold a public hearing and consider a request by NLD Healthy Choice Inc. for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 1285 S. IH 35 Suite 103. (W. Parrish)

Chair Garber opened the Public Hearing.

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

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the item. She said she always speaks against the CUPs when they're near a neighborhood because she's worried about drunks going through it.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Gleason, that CUP-19-05 (The Rollin' Bowl) be approved with the following conditions: 1.) The permit shall be valid for one (1) year, provided standards are met, 2.) The employees may not park on the Olive Garden lot, 3.) The permit shall be effective upon the issuance of a Certificate of Occupancy, and 4.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

- For:** 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Moore, Commissioner Rand and Commissioner Kelsey
- Against:** 0
- Absent:** 1 - Commissioner Haverland

3. **Parks, Recreation, and Open Space Master Plan.** Hold a public hearing, receive a presentation, and provide a recommendation on the Parks, Recreation, and Open Space Master Plan. (D. Wells)

Chair Garber opened the Public Hearing.

Drew Wells, Interim Director of Community Services, gave an overview of the Plan.

Matt Bucchin, Halff and Associates Consultant, gave an overview of the Plan.

Commissioners gave feedback on the Plan.

Lisa Maria Coppoletta, 1322 Belvin, said it seems like a lot of times the prioritization for projects like her sidewalk project like to come from her side of town, and not where people really need those sort of things. She added that the HEB Park in Victory Gardens is where everyone used to hang out, and they just eliminated it. She collected surveys from people in that neighborhood, and they never went back. She said a greenbelt was put in the backyard of everyone in Victory Gardens for connectability, then you had rich white kids going through people's backyards in Victory Gardens for walkability. She said when we roll this Plan out, we need to be careful. She added that the City spent a lot of money on the basketball court in Victory Gardens, and took it out, and replaced it with cheap, plastic equipment. She said the kids wanted a full court. She said she liked how the Commission was picking up on the disconnects, because a lot of time dots on a map are more important to City staff, then actually reaching out to people. She concluded by saying let's not make this something where we have to have all of this green space and connectability, but in the meantime, we're focusing on one side of town, or we're ruining people's backward, or her front yard for walkability. She said all of this bus stop transportation, sidewalk connectability is exactly the reason they're going to ruin her yard. She hopes when this implementation is rolled out, they are transparent with the public, so that if people have a concern they can say something, and that all parts of town are prioritized.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that The Parks, Recreation, and Open Space Master Plan be approved with a summary of Commissioner statements included with the recommendation. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber,
Commissioner Gleason, Commissioner McCarty, Commissioner Moore,
Commissioner Rand and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Haverland

NON-CONSENT AGENDA

4. Election of a Planning and Zoning Commission member to the following Committee:
 - a. Alcohol Conditional Use Permit (CUP) Committee

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, to nominate Commissioner McCarty to the Alcohol Conditional Use Permit Committee. The motion carried by the following vote:

- For:** 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Moore, Commissioner Rand and Commissioner Kelsey
- Against:** 0
- Absent:** 1 - Commissioner Haverland

- 5. Election of the following officers:
 - a. Planning and Zoning Commission Chair
 - b. Planning and Zoning Commission Vice-Chair

A motion was made by Commissioner Dillon, seconded by Commissioner McCarty, to nominate Commissioner Garber as Chair of the Planning and Zoning Commission. The motion carried by the following vote:

- For:** 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Moore, Commissioner Rand and Commissioner Kelsey
- Against:** 0
- Absent:** 1 - Commissioner Haverland

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, to nominate Commissioner Gleason as Vice Chair of the Planning and Zoning Commission. The motion carried by the following vote:

- For:** 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Moore, Commissioner Rand and Commissioner Kelsey
- Against:** 0
- Absent:** 1 - Commissioner Haverland

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 7:09 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:
