



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Final Planning and Zoning Commission

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Tuesday, April 23, 2019

6:00 PM

City Council Chambers

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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 6:00 p.m. on Tuesday, April 23, 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** 9 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, and Commissioner Travis Kelsey

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, spoke about the street sidewalk project in front of her house. She thanked members of the City Council for advocating or listening to her concerns on the project, and the Historic Preservation Commission and Neighborhood Commission for putting the item on their agendas. She said in a meeting she had with the City Manager, he promised to go around critical root zones. She said a stop work order should be initiated for the Belvin St. Project, and asked the Commission to put it on the agenda. She also recommended that a stop work order be issued on all one-sided street projects. She said arborist has said to go around the trees. She also said she has demonstrated that the Code, the Design Manual, and the Transportation Master Plan all say only four feet sidewalks. She said the City Manager has not worked with the Flood Plan Administrator or Arborist.

## CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of April 9, 2019.
2. PC-19-06\_03 (Paso Robles Phase 5B) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve Paso Robles Phase 5B Final Plat, consisting of approximately 16.73 acres, more or less, out of the John Williams Survey (T. Carpenter)

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

**For:** 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

**Against:** 0

## **PUBLIC HEARINGS**

The Commission opted to hear Agenda Item #4 prior to Agenda Item #3.

3. Hold a Public Hearing and receive feedback on the 2020-2029 Capital Improvement Program.(L. Moyer)

Chair Garber opened the Public Hearing.

Laurie Moyer, Director of Engineering and Capital Improvement, gave an overview of the Program.

Lisa Marie Coppoletta, 1322 Belvin, asked the Commission to have oversight on the Bishop St. sidewalk project. She said it is in violation of ADA. She said the ADA Coordinator admitted that in an email, and that she's been sitting on her complaints for over a month. She said the street from Bishop to Hopkins is not complete, it's all grass. She said CIP money was used to make a bus stop at Bishop and Belvin Streets, and when someone is dropped off, there's no where for someone who might be in a wheelchair to safely get to the end of Hopkins St. She said the CIP Program has made it more unsafe for an ADA person, and the ADA Coordinator said they were in violation and would fix the problem a year from now. She said the CIP staff should plan adequately and get things done at one time. She also mentioned that Steve Parker told her about internal reports that he fails to produce. She said we need transparency, and not City staff making decisions with Capital Improvement dollars based on internal reports without vetting it for us. She said Bishop St. is worse off than it was before, and there are flooding implications, and the water sheets are now changing as a result of the sidewalk project.

Chair Garber closed the Public Hearing.

Discussion on the CIP Program among Commissioners and Staff continued.

4. CUP-19-12 (The Growling) Hold a public hearing and consider a request by Manuel Lopez-Castro, on behalf of Growling Wolf, LLC, for a Conditional Use Permit to allow for the continued sale of beer and wine for on premise consumption at 700 N LBJ Dr, Ste 111. (T. Carpenter)

Chair Garber opened the Public Hearing.

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

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Baker, seconded by Commissioner Haverland, that CUP-19-12 (The Growling) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met, 2.) No live music or karaoke shall be allowed outdoors or other unconditioned areas, and 3.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:**

**For:** 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

**Against:** 0

5. ZC-19-07 (Centerpoint Road and Old Bastrop Highway) Hold a public hearing and consider a request by La Kings, LLC, for a zoning change from "SC" SmartCode to "LI" Light Industrial for approximately 398 acres, more or less, out of the J.H. Yearby Survey located at the intersection of Centerpoint Road and Old Bastrop Highway. (W. Parrish)

The item was postponed to the May 14, 2019 Planning and Zoning Commission regular meeting.

#### V. Question and Answer Session with Press and Public.

Joe Machado of Seguin asked if he could get more information on ZC-19-07 (Centerpoint Road and Old Bastrop Highway). He was advised to speak with Staff after the meeting.

#### VI. Adjournment

The meeting was adjourned at 7:07 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 \_\_\_\_\_

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\_\_\_\_\_ Title:  
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