



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, April 9, 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 6:00 p.m. on Tuesday, April 9, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Commissioner Moore was not present at 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, said the documentation the City is providing is troubling. She said one of the attachments she received said it was a CARTS bus route, but it in fact is a school bus stop. She said on another attachment she received, she was told it was a SMISD bus stop, but it is a CARTS bus stop. She added that the closest her block comes to is a transit stop based on the Powerpoint she received from 2013. She said the most unsavory thing the City did was go door-to-door with a sidewalk survey when they knew she would be gone.

CONSENT AGENDA

1. PC-18-23_02 (Cottonwood Creek Phase 3 Units 4 & 5) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas, LP, for approval of the Cottonwood Creek Phase 3 Units 4 & 5 Preliminary Plat, consisting of approximately 29.413 acres, more or less, out of the Farnam Frye Survey. (T. Carpenter)
2. Consider approval of the minutes of the regular meeting of March 26, 2019.

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

3. Public Hearing and Presentation of 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 asked the Commission to open an investigation on the GAP Program. She said the only time it's been presented in a public forum was in 2013. She said there have been three supervisors that have been terminated as a result of misuse of City funds in terms of their personal time, equipment and materials directly related to the GAP Program. She said if the City installs the sidewalk, they will be ruining the historic assets like the rock walls. She also said that they were promised neighborhood plans and transparency. She also mentioned that Laurie Moyer was talking about new projects and prioritization, but we're not getting that with the complete street program, the GAP Program. She said at a previous P&Z meeting, City staff said there would only be a couple of one-sided street sidewalks, but they all are. She said that is misuse of authority. She said the Mayor and City Council can change this.

Chair Garber closed the Public Hearing.

4. ZC-19-04 (Uniprop) Hold a public hearing and consider a request by Glenn Couch, on behalf of San Marcos Warehouse, LLC, for a zoning change from "FD" Future Development to "LI" Light Industrial for approximately 8.1 acres, more or less, being Lot 1 Block A of the Uniprop Subdivision located at 2821 Leah Avenue, San Marcos, Texas. (T. Carpenter).

Chair Garber opened the Public Hearing.

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

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the item. She said she remembers when we passed the PODS, and the City Planner saying it was in the flood zone. She said we have things like sustainable development, affordable housing, economic growth, and employment centers, but in that process we are destroying and flooding out this town. She asked at what point do we say no, that an employment center is not more important than the people who lived here before. She added that she got caught in a flash flood before the PODS facility was built.

Glenn Couch, applicant, spoke in favor of the item. He said they are concerned about the safety of the individuals in San Marcos. He said that the road he built was only after approval. He said they have been a good member of the community, and they bring employment and business to the area. He added that their business is growing, and that's why he moved forward with the zoning change, so he could do an expansion.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Haverland, that ZC-19-04 (Uniprop) 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

5. Hold a public hearing and consider a request by Chris Chaffee on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1 consisting of 81.83 acres of the proposed Katerra San Marcos Plat located off Hwy. 80 near FM 1984. (G. Schwarz)

Chair Garber opened the Public Hearing.

Greg Schwarz, Senior Engineer, gave an overview of the request.

Mary Beth Harper, lives between San Marcos and Martindale, spoke in opposition of the item. She said there are still questions about the Martindale ETJ. She said there are boundary overlaps with the Katerra development. She added that the Smart Terminal development is only 1400 feet from the San Marcos River. She said the Katerra development is actually further back, but the runoff does effect the San Marcos River, including tubers. She said the Land Development Code has not been tested on a project this large. She said according to San Marcos Planners, the soil is clay, and rainwater does not soak into clay very well. She said the City has maps that show watersheds in the area, discharge to the San Marcos River, and drainage around the area, which all goes into the San Marcos River through Martindale. She added that there needs to be a correction to Item #6, saying part of this is in the Martindale ETJ, not San Marcos, and also it's completely in Caldwell County, not Hays County.

Dianne Wassenich, San Marcos River Foundation, had a few questions for the Commission. She said one of the things she couldn't understand from the presentation is whether the larger channel had a concrete bottom and earthen sides, so she would like to know more about that. She said she understands what happens if we have a 1.25 in rain, but wants to know what happens when there is greater rainfall. She asked if the original capacity of the creek is going to be taken care of, and so whatever flooding happens is not related to this site, but to the hundreds of acres that the watershed feeds.

Lisa Marie Coppoletta, 1322 Belvin, said the new Land Development Code promised no more PDDs. She said as far as the channels are concerned, what happens if we have rain for more than 48 hours. She asked what happens if the channels get full to capacity. She said she has a problem with the process. She said the Public Hearing happened during the Christmas holidays and Spring Break. She said if we're going to do something so devastating to a small town, at least lets be transparent and invite them to our town to speak.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey to postpone 2019-27356 QWPP Phase 2 until the next meeting when additional questions could be answered. The motion failed for lack of second.

A motion was made by Commissioner Gleason, seconded by Commissioner McCarty, that 2019-27356 QWPP Phase 2 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

NON-CONSENT AGENDA

6. PC-19-13_03 (Katterra San Marcos) Consider a request by Chris Chaffee, on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for approval of the Katterra San Marcos Final Plat, consisting of approximately 81.83 acres, more or less, out of the William Pettus Survey located off SH-80 near FM 1984. (T. Carpenter)

A motion was made by Commissioner Gleason, seconded by Commissioner Kelsey, that PC-19-13_03 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

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 7:40 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:
