

PREFERRED SCENARIO AMENDMENT UPDATE DISCUSSION SIGN IN SHEET
PLEASE PRINT CLEARLY

Full Name	Which item are you interested in?	Are you:	Do you have a specific question for the Staff, Developer, Applicant, etc.?	Briefly state your question
<i>Diane Masenick</i>	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	<input checked="" type="radio"/> yes / <input type="radio"/> no	
<i>11</i>	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER <input checked="" type="radio"/> AGAINST	<input checked="" type="radio"/> yes / <input type="radio"/> no	<i>the there is very important if is a gateway. there are very sensitive areas near there. Populations should not be allowed there - like big gun factory or if floods badly.</i>
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	

From: [Brake, Alison](#)
To: [Brake, Alison](#)
Subject: FW: Blanco Riverwalk and Wonderworld & Hunter Rd. Projects
Date: Thursday, September 24, 2015 1:55:03 PM

Alison E. Brake, CNU-A
Planner
Planning and Development Services
City of San Marcos
Phone: 512-393-8232

-----Original Message-----

From: Richard McBride [<mailto:docdik@mygrande.net>]
Sent: Tuesday, September 22, 2015 4:04 PM
To: Planning_Info
Subject: Blanco Riverwalk and Wonderworld & Hunter Rd. Projects

I am totally opposed to allowing a gas station to be built in the sensitive and vulnerable location at Wonderworld Dr. and Hunter Rd. There already is one a couple of hundred yards east and that is enough.

The Blanco Riverwalk project should be put on hold until the new FEMA maps come out. That area flooded badly last May and will again. The developers are trying to beat the release of these maps. If they win we lose.

Richard McBride
724 Snyder Hill Dr.
San Marcos, TX

From: [Serna, Francis](#)
To: [Brake, Alison](#)
Subject: FW: Comprehensive Plan
Date: Wednesday, October 14, 2015 9:02:38 AM

-----Original Message-----

From: Lisa Cradit [<mailto:lcradit@tlu.edu>]
Sent: Tuesday, October 13, 2015 8:25 PM
To: Planning_Info
Subject: Comprehensive Plan

Dear Planning and Zoning board,

I am writing to respectfully request that you not allow development in the sensitive Edwards Aquifer recharge zone at the corner of Hunter Road and Wonder World drive. The city's Comprehensive Plan was painstakingly crafted to protect the aquifer from pollution. No changes or exemptions to the Comprehensive Plan should be made that would allow building in the flood plain nor the recharge zone.

I trust that you will make wise decisions regarding protecting the Edwards Aquifer recharge zone from further development.

Thank you,
Lisa Cradit
507 Pioneer Trail
San Marcos, TX 78666

From: [Serna, Francis](#)
To: [Brake, Alison](#)
Subject: FW: Land Use Change at Wonder World and Hunter
Date: Monday, October 12, 2015 4:57:47 PM

From: Putegnat, Danny B [mailto:dbputegnat@ButlerMfg.com]
Sent: Monday, October 12, 2015 4:19 PM
To: Planning_Info
Subject: Land Use Change at Wonder World and Hunter

All,

Please do not allow the requested commercial land use change, at Wonder World and Hunter, across from CVS.

Another commercial development is not needed, and significant impervious cover is not a good idea, for this environmentally sensitive spot, near Ezell's Cave.

This flood prone spot would be negatively impacted, if paved over by commercial development.

Thanks in advance for your help.

Danny Putegnat
546 Lindsey St.
San Marcos, TX 78666

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From: [Brake, Alison](#)
To: [Brake, Alison](#)
Subject: FW: my comments for public hearings tonight
Date: Thursday, September 24, 2015 1:54:44 PM

Alison E. Brake, CNU-A

Planner

Planning and Development Services

City of San Marcos

Phone: 512-393-8232



Before printing this email,
please consider your eco-footprint.

From: Dianne Wassenich [<mailto:wassenich@grandecom.net>]
Sent: Tuesday, September 22, 2015 1:53 PM
To: Planning_Info
Subject: my comments for public hearings tonight

Dear Planning staff and P&Z commissioners:

I can't be at your public hearings tonight since I have a conflict, but wanted to be sure you heard how extremely wrong it would be to grant a change to the two areas in our preferred scenario map. Now is the time to nip these bad projects being proposed in the bud, before the landowner is entitled to any such project. Anyone can request anything but at this stage you do NOT have to grant the request to change our Comprehensive Plan, and it is best for you to reject such bad changes right off the bat, to protect the integrity of our new plan.

This month a new flood plain draft map will be released by FEMA for the San Marcos area and the 100 yr flood plain elevation will be much higher than our current flood plain line. (It was 8 FEET higher in Wimberley's draft!) Developers want to get their foot in the door here before the new maps are approved, which will take months if not a year. They want to get their entitlements in place now. We are depending on P&Z and Council who can put on the brakes, and do what is best for the community by denying these requests that will surely be in the flood plain if they are not already. Think about how those businesses located there, if you capitulate, will suffer during coming floods. If you believe that the recent May flood is an aberration we will not see again, then let me remind you that the single page summary I've given to P&Z every year makes it very clear that we can expect worse. And with climate change the big floods are coming more often, plus development with its impervious cover and roadways will also increase height and frequency of flooding.

#1 The first change proposed is at Blanco Riverwalk, 116 acres over behind Chuck Nash Chevrolet, an area that flooded heavily in May. They want it to be an employment center, for a large business or several. Remember, even our main fire station flooded, newly located along the Blanco, and you know that cost our city taxpayers a lot. The firefighters themselves lost their cars in the flood, parked there while they helped others evacuate. Building in the current flood plain (or the flood plain that will soon encompass much more of that area,) is just not sensible. It will cost lives and have high economic costs to the business owners and taxpayers as well.

#2 Ditto for the second change proposed---a change to the "stability area" to a grocery store, gas station and car wash in an environmentally sensitive 17 acres, across Hunter Road from the CVS, at Wonder World Parkway. This site is near Ezell's Cave and neighborhoods which are supposed to be protected, and other wells where blind salamanders have been found. But most important, this spot has the ever-flooding Purgatory Creek washing through it, directly to the SM River! Can you pick a worse site than this for a gas station, car wash and grocery store that will have mostly pavement and rooftops on the site? And all this is just below a flood control earthen dam! Please think of the effects!

Please remember the two big floods we've had in the last 18 years and the high levels to which the floods rose. Do not change our Comprehensive Plan, there are plenty of other less environmentally sensitive, and flood prone sites, to build on. We have to do a better job at preventing flood damage. What happened to our fire station is just not rational planning.

Dianne Wassenich, San Marcos River Foundation



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