



Cover Memo

To:	City Council
From:	Planning & Development Services – Alison Brake, CNU-A
Date:	July 27, 2016
Re:	Northwest Intersection of Wonder World Drive and Hunter Road Zoning Change Request

At their regular meeting on July 26, 2016, the Planning and Zoning Commission considered this item during a Public Hearing.

Public Notification:

*Personal notification was sent on July 15, 2016.
See attached map and list.*

Correspondence:

There were six emails received from citizens against this project and one email in support of the project. They have been included in the Public Input section of the background information.

Public Hearing:

For:

- 1. Michelle Harper*
- 2. Miguel Arredondo*
- 3. Phil Hutchison*

Against:

- 1. Cathy Bertran*
- 2. John Leonard*
- 3. John Craddock*
- 4. Rob Roark*
- 5. Lisa Marie Coppoletta*

Planning & Zoning Commission *draft* meeting minutes:

PDD-16-01 (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers, on behalf of HEB Grocery Company, L.P., for a Zoning Change from Future Development "FD" to Planned Development District "PDD" with a base zoning classification of General Commercial "GC" on 6.4 acres, more or less, out of the J.M. Veramendi Survey, Abstract No. 17, located at the northwest corner of Wonder World Drive and Hunter Road.

Vice Chair Kelsey opened the public hearing.

Alison Brake, Staff Planner, gave an overview of the request.

Ben Scott, HEB, gave a 10 minute presentation on the project.

Michelle Harper, United Way, was in support of the project. She stated that a new HEB would add approximately \$15,000 - \$20,000 in funds back to various partners United Way works with in the City.

Cathy Bertran, 1208 Belvin, stated she likes HEB but is concerned with traffic at the Wonder World Drive and Hunter Road intersection. She explained that it is already difficult to get through. She stated a store on McCarty Road was a more logical choice.

John Leonard, Leslie Drive, stated his concerns on traffic and storm runoff.

Miguel Arredondo gave his support to HEB. He expressed the need for a grocery store on the East side of I-35 and stated he was also concerned with traffic. He felt that the intersection's issues were the City's and TxDOT's problem to solve.

Phil Hutchison, 202 Mimosa Circle, understood the concerns but was excited and in support of the proposed new HEB.

John Craddock, 507 Pioneer Trail, stated that he understood that San Marcos needs another HEB but that the proposed location was the wrong place. He spoke of the sensitive environmental features in the area.

Rob Roark, 1804 A Hunter Road, stated that he was the closest neighbor to the property and knew the area well. He stated that HEB was a good corporate neighbor but had concerns with trash, traffic, and flooding that could be associated with the development.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that she was concerned with exhausted from the construction as well as from the slowdown of traffic. She was also concerned with flooding in the area and possible archeological finds in the area.

A motion was made by Commissioner Dupont, seconded by Commissioner Porterfield that PDD-16-01 (Wonder World Drive and Hunter Road) be approved.

A motion was made Vice Chair Kelsey, seconded by Commissioner Ramirez, that the main motion be amended to add the condition that requires HEB to file an annual maintenance report, on the date of the Certificate of Occupancy, on the water filtration system used in the underground detention and to publish that annual report in the San Marcos Daily Record. The motion carried by the following vote:

For: 5 – Commissioner Ramirez, Commissioner Gonzales, Vice Chair Kelsey, Commissioner Beckett, and Commissioner Porterfield

Against: 2 – Commissioner Dupont and Commissioner McCarty

Absent: 2 – Chairperson Garber and Commissioner Rand

A motion was made Vice Chair Kelsey, seconded by Commissioner Dupont, that the main motion be amended to add the condition that requires the truck entrance and exit on Wonder World Drive to be an open and allow a left turn onto Wonder World Drive rather than a right-in/right-out only. The motion carried by the following vote:

For: 5 – Commissioner Ramirez, Commissioner Gonzales, Vice Chair Kelsey, Commissioner Beckett, and Commissioner Dupont

Against: 2 – Commissioner Porterfield and Commissioner McCarty

Absent: 2 – Chairperson Garber and Commissioner Rand

A motion was made Vice Chair Kelsey, seconded by Commissioner McCarty, that the main motion be amended to add the condition that requires HEB to construct the customer parking area using permeable pavers/material. The motion failed by the following vote:

For: 1 – Vice Chair Kelsey

Against: 6 – Commissioner Ramirez, Commissioner Gonzales, Commissioner Beckett, Commissioner Porterfield, Commissioner Dupont and Commissioner McCarty

Absent: 2 – Chairperson Garber and Commissioner Rand

Vice Chair Kelsey called for a vote on the main motion to approve PDD-16-01 (Wonder World Drive and Hunter Road). The motion carried by the following vote:

For: 5 – Commissioner Dupont, Commissioner Ramirez, Commissioner Gonzales, Commissioner Beckett, and Commissioner Porterfield

Against: 2 – Vice Chair Kelsey and Commissioner McCarty

Absent: 2 – Chairperson Garber and Commissioner Rand

Attachments:

- 1. Notification map*
- 2. Property owner list*