



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, August 28, 2018

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

II. Roll Call

Present 8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Kate McCarty, Commissioner Lee Porterfield, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

Absent 1 - Commissioner Matthew Haverland

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

1. Jay Horton - (no address given.) He spoke in opposition to Item #2 on the agenda. His noted concerns are where the proposed development is in relation to the Edwards Aquifer, infrastructure of narrow roads, and pride and ownership.

2. Ann Dupont - 145 Spring Rd. She spoke in opposition to Item #2 on the agenda. Lack of infrastructure and environmental impact, and the threatening or possible elimination of the neighborhood as they know it, were some of her noted concerns. She said the developer did not reach out to her after the last meeting to discuss the project.

3. Mark Andrews - 109 Spring Rd. He spoke in opposition of Item #2 on the agenda. He said when the sorority house was put in they were promised wider roads, and sidewalks, which has not been done. He said the neighborhood is not big enough to handle that many vehicles.

4. John Hugman - Village West Dr. He would like to know when the water lines would be put in his neighborhood. He said the project was never finished.

5. Diane Dupont - 145 Spring Rd. - She spoke in opposition of Item #2 on the agenda. She said their property is very close to the springs, and it is an important piece of property in this town. They have gone to great lengths to maintain and preserve that. She said the area is not the appropriate place for the proposed development.

6. Ryan Perkins - 727 W. Hopkins. He spoke in opposition of Item #2 on the agenda. He said archeologically speaking, the proposed development site is one of the oldest inhabited areas in North America. He said it is an environmentally sensitive area. He

said it is not they right type of development for the area.

CONSENT AGENDA

1. PC-18-37_01 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123 (T. Carpenter)

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

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

Against: 0

Absent: 1 - Commissioner Haverland

NON-CONSENT AGENDA

2. ZC-18-13 (128 Spring Road) Consider a request by Thomas Rhodes for a zoning change from "FD" Future Development to "CD-3" Character District - 3 for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey No.2, located at 128 Spring Road, San Marcos, Texas. (A.Villalobos)

Andrea Villalobos, Planner, gave an overview of the request.

Thomas Rhodes gave an update on the item.

Steve Ramsey, Engineer, was available to answer questions too.

An existing motion from the previous meeting was made by Commissioner Ramirez, seconded by Commissioner Haverland that ZC-18-13 (128 Spring Road) be denied. The motion carried by the following vote:

For: 6 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner McCarty and Commissioner Ramirez

Against: 2 - Commissioner Porterfield and Commissioner Rand

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 7:15 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:
