



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

---

Tuesday, September 11, 2018

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, September 11, 2018 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 Lee Porterfield, Commissioner Angie Ramirez, and Commissioner Betseygail Rand

### III. Chairperson's Opening Remarks

### IV. 30 Minute Citizen Comment Period

There were no speakers.

## CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of August 14, 2018.
2. Consider approval of the minutes of the regular meeting of August 28, 2018.
3. PC-18-10\_03 (Trace PA 2A, Sec B) Consider a request by Caren Williams-Murch, on behalf of Highpointe Trace, LLC, for approval of a Final Plat for approximately 5.624 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and Bosque Drive. (A. Villalobos)
4. PC-18-13\_03 (Trace PA 5, Sec B) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, for approval of a Final Plat for approximately 15.35 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Snowbell Street and William Moon Way. (A. Villalobos)
5. PC-18-15\_03 (Trace Phase PA 1A, Section B) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of a Final Plat for approximately 7.467 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located near the intersection of Bosque Drive and Esplanade Parkway. (T. Carpenter)

6. PC-18-16\_03 (Trace Phase PA 1B, Section B) Consider a request by Caren Williams-Murch, on behalf of Highpointe Trace, LLC., for approval of a Final Plat for approximately 5.06 acres, more or less, out of the Van Horn Survey, located at the intersection of Spiny Lizard Lane and Rustic Glen Drive (T. Carpenter)

**A motion was made by Commissioner Porterfield, seconded by Commissioner McCarty, 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 Porterfield, Commissioner Ramirez and Commissioner Rand

**Against:** 0

## **PUBLIC HEARINGS**

7. CUP-18-26 (Zero Lot Line Homes) Hold a public hearing and consider a request from Greg Standard on behalf of Robert McDonald III for a Conditional Use Permit to allow "Single Family Zero Lot Line/Patio Homes" in a Townhouse (TH) Residential Zoning District at the 400 Block of Stagecoach Trail (A. Villalobos).

Chair Garber opened the Public Hearing.

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

Randy Fitzpatrick, 315 Parkside, spoke in opposition of the item. He said the information they received from the owner is different from the information that was presented in the meeting. He would like to see the decision denied or tabled until they can receive more information.

Marie Glynn, 319 Parkside, spoke in opposition of the item. She asked what the appearance and estimated value of the proposed townhomes would be so she could make a more informed decision. She has concerns about having single-family patio homes in the area and feels it will impact her investment.

Wayne Rouse, 423 Parkside, spoke in opposition of the item. He said they were told something different by the developer, and believes the item should be denied or tabled. He also suggested a fence be installed separating the new development.

George Landry said his biggest concern is the water runoff from storms.

Kyle Nix, 414 Parkside Dr., who spoke in opposition of the item, mentioned preservation of the greenspace and amenity lots, flood control, and stormwater drainage as some of his concerns. Traffic congestion is also a concern of his. He added that there wasn't sufficient notification of what the overall package was.

Jennifer Stephenson (lives in Parkcourt), spoke in opposition. She feels they were not given any notice, and the information presented by the City differs from what they were told by the owner. She said the drainage problem still needs to be addressed.

Mark Fraprie owns the two commercial acres on Primers. He wants to know if there are any changes to what is being done for drainage.

Marianne Moore (Summit Ridge) hopes that moving forward attention is paid to how development is done, how quickly it is done, and how it affects the entire neighborhood.

Chair Garber closed the Public Hearing.

**A motion was made by Commissioner Dillon, seconded by Commissioner McCarty, that CUP-18-26 (Zero Lot Line Homes) be postponed until the regular meeting on October 9. The motion failed by the following vote:**

**For:** 3 - Commissioner Dillon, Commissioner McCarty and Commissioner Porterfield

**Against:** 6 - Commissioner Baker, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner Ramirez and Commissioner Rand

**A motion was made by Commissioner Ramirez, seconded by Commissioner Haverland to approve CUP-18-26 (Zero Lot Line Homes) with a condition that impervious cover be capped at 35 percent.**

**An amendment was made by Commissioner Haverland, seconded by Commissioner Baker, that CUP-18-26 (Zero Lot Line Homes) be amended to include that best management practices and permits are in place before construction begins. The motion carried by the following vote:**

**For:** 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Porterfield, Commissioner Ramirez and Commissioner Rand

**Against:** 0

**Chair Garber called for a vote on the main motion to approve CUP-18-26 (Zero Lot Line Homes) with the following conditions: 1.) All requirements of Section 9.2.1.7 of the Development Code associated with the Patio Home, Zero-Lot-Line Residential Zoning District shall be provided on the Plat; 2.) Detached units must include a 1' minimum maintenance easement or setback and shall maintain a minimum of 10' separation between each building; 3.) Rear access must be provided for ingress and egress to all lots; 4.) Impervious**

**cover should be capped at 35%; and 5.) Best management practices and permits are in place before construction begins. The motion carried by the following vote:**

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

**Against:** 1 - Commissioner McCarty

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 7:12 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: