



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, October 13, 2020

6:00 PM

Virtual Meeting

Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.

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 Gleason at 6:02 p.m. on Tuesday, October 13, 2020 via Virtual Meeting due to COVID-19.

II. Roll Call

Present 9 - Commissioner Mike Dillon, Commissioner Matthew Haverland, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, Commissioner William Agnew, Commissioner Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said that Lisa Prewitt demolished a historic wall and stairwell without a Certificate of Appropriateness. She also said that Prewitt asked the Historic Preservation Commission, on behalf of her client whose yard was washing away, to look at historic integrity instead of flooding. She said this contradicts Prewitt's political ads. She also talked about the Blanco Gardens Alley Project. She said she thinks City staff is asking people to sign documents under duress without having all of the information.

EXECUTIVE SESSION

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of September 22, 2020.
2. PC-20-47 (Whisper Mixed Use Subdivision Phase 1B Final Plat) Consider a request by Vigil & Associates, on behalf of 135 Residential Development, L.L.C. and Whisper Master Community, L.P., to approve a Final Plat for 17.64 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, generally located east of IH-35, west of Harris Hill Road. (A. Brake)

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

For: 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

PUBLIC HEARINGS

3. CUP-20-18 (Chuck Nash) Hold a public hearing and consider a request by Matthew Opuszinski on behalf of Charles D. Nash for Conditional Use Permit for an automotive body shop within a General Commercial zoning district located at 3209 North IH-35. (W. Parrish)

Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Jarrett Davies, 109 E. Mimosa Circle, San Marcos, manages the existing facility and the proposed one. He was available for questions.

Matt Opuszinski, architect, 4710 Bellaire Blvd Ste. 105, Bellaire, TX was available for questions.

Lisa Marie Coppoletta, 1322 Belvin, asked the Commission to lookup State Hwy 123 PCE Plume and make sure we don't have any chemicals ending up in the rivers or surrounding areas as a result of this project.

MaryBeth Harper provided written comments that were read aloud during the meeting. She said the proposed area is in the Blanco River floodplain and this would increase flooding and runoff. She asked what measures were in place to prevent hazardous chemical runoff into the Blanco River.

Chair Gleason closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Haverland, seconded by Commissioner McCarty, that CUP-20-18 (Chuck Nash) be approved with the following conditions: 1.) The site is developed in a manner substantially similar to the provided site plan; 2.) The applicant provides a solid screen between the Auto Body Repair Shop parking area and the adjacent property; and 3.) The site is developed according to all other codes and ordinances. The motion carried by the following vote:

For: 9 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

4. ZC-20-23 (Vantage San Marcos) Hold a public hearing and consider a request by Chris Weigand, on behalf of Mohnke Poor Farm LLC, for a Zoning Change from Future Development (FD) to Character District - 2.5 (CD-2.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, located near the intersection of Hwy 123 and Monterey Oak Drive. (W. Parrish)

Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Chris Weigand, 7334 Blanco Rd., San Antonio, TX, said they were previously denied at City Council, as there was a concern about the residency restriction of CD-3 that was originally there. He said they are reapplying and have addressed those concerns.

Lisa Marie Coppoletta, 1322 Belvin, said she wonders how many of the neighbors were notified. She said she wonders if the developer just did the bare minimum in notifying neighbors.

Barbara Selvege, 510 Brazoria Trl, San Marcos, provided written comments that were read aloud. She expressed concerns about joining Cottonwood Creek and the new community with Brazoria Trail. She expressed traffic and safety concerns, and said there should be more than one entry/exit point that doesn't extend through Brazoria Trail and Cottonwood Creek.

Chair Gleason closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Agnew, seconded by Commissioner Spell, that ZC-20-23 (Vantage San Marcos) be approved. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 2 - Commissioner Moore and Commissioner Kelsey

NON-CONSENT AGENDA

5. Receive a presentation regarding the formation of a Community Development Block Grant - Mitigation (CDBG-MIT) Advisory Committee and consider designating some members of the

Planning and Zoning Commission to serve on such committee.

Carol Griffith, Community Initiatives Program Administrator, gave an overview of the committee.

Commissioners Gleason, Kelsey, and Dillon expressed interest in joining the committee.

6. Selection of up to two Planning and Zoning Commission members to serve on the Comprehensive Plan Steering Committee.

Michael Ostrowski, Assistant Director Planning & Development Services, gave an overview of the Committee.

Commissioners Rand and Agnew were nominated to be on the Comprehensive Plan Steering Committee.

V. Adjournment

The meeting was adjourned at 7:36 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: