

Hernandez, Amanda

From: Amanda Hargrave <[REDACTED]>
Sent: Tuesday, February 7, 2023 12:27 PM
To: Planning Info
Subject: [EXTERNAL] ZC-23-08 Cottonwood Creek Phase 3

For 2/14/2023 meeting related to ZC-23-08 Cottonwood Creek Phase 3
Public Comment by
Amanda Hargrave
119 Lake Glen
San Marcos, TX 78666

"Thank you Planning Commission. I appreciate your time. My name is Amanda Hargrave and I have lived in the San Marcos area for 12 years and at my current address located in Cottonwood Creek since 2017. A lot of rezoning and housing development is occurring in this eastern part of the city. My main concern has been a lack of services, transportation options, affordable grocery stores, restaurants, and other commercial type developments in the area. This land is zoned as commercial for a reason. We need more services and amenities on the east side especially when considering all of the new housing that is being planned on the east side of San Marcos. I hope you will strongly consider what the rezoning of this particular property would mean not only for the residents of Cottonwood Creek but also all the surrounding housing developments. Residents on the east side need to see more commercial development to go with the increase in population and housing on the east side. Please do not rezone this to be more housing. We need food, we need services, we need transportation, we do not need these townhomes. Thank you for your time."

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Hernandez, Amanda

From: Betseygail Rand <[REDACTED]>
Sent: Tuesday, February 21, 2023 6:49 PM
To: P&Z Commission
Subject: [EXTERNAL] Thoughts on ZC-23-08

Hello all!

I miss you, although not enough to apply to get back on P&Z! The competition is probably too stiff now, anyway. :) I still tune in each meeting, though!

Mostly, I think you all are doing a great job, and have thought to drop a note many times to say so. It's poor form of me not to write in until I have a complaint. But here goes:

Twice now, Griffin Spell has brought up the dangers of converting General Commercial to CD-4 on the east side, and I think it's a grave mistake not to heed what he is saying. Yes, we need more housing. But there are more lots that make for good housing opportunities than there are that make for good general commercial. The corner of Rattler Road and Monterrey Oaks was a key location that sorely should have stayed General Commercial.

At one point, William Agnew made the case that commercial does not seem viable, and therefore the developer ought to be able to use it productively for now. But commercial will always lag behind housing. It takes the coordinated effort of an oversight body like P&Z to preserve key land regions until it is financially viable for commercial purposes. Clearly, by being zoned GC, the makers of the last Preferred Scenario Map had in mind to preserve these key spots.

Within 10-20 years, all that land will be densely populated. Keep in mind the "planning" aspect of P&Z, and look out for the long term needs of our neighbors. (That said, I generally am in favor of more housing! Just not at the expense of basic necessities.)

Thanks, all! And really, I'm enjoying listening to the meetings - you all are having good, interesting discussions and doing good work.

Betseygail

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Hernandez, Amanda

From: Charles Reubens <[REDACTED]>
Sent: Tuesday, February 14, 2023 12:52 PM
To: P&Z Commission
Cc: Lori Reubens
Subject: [EXTERNAL] Reubens Comment for 7. ZC-23-08 (Cottonwood Creek Phase 3)

Good evening,

I am writing in pertaining to the following agenda item. We are requesting for it to be denied.

7. ZC-23-08 (Cottonwood Creek Phase 3) Hold a public hearing and consider a request by Doucet and Associates, on behalf of, Randall Morris, for a Zoning Change from General Commercial (GC) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.811 acres out of Cottonwood Creek, Phase 3, located north of the intersection of Rattler Road and Monterrey Oak (C. Garrison)

I am requesting for the zoning classification change to be denied for this request please. This part of San Marcos is already starting to get filled with housing developments on this side of I-35 and very little commercial space.

When my wife and myself chose the neighborhood of Cottonwood Creek we liked it for where it was and the future works for commercial zoning in this area. There is currently only one convenience store within walking distance of our homes. Most of the restaurants and grocery stores in San Marcos are farther up by I-35 and across the highway. There is very little commercial retail stores by this neighborhood and many newer neighborhoods built on this side of I-35.

There are many new apartment complexes being built around this area too.

I have no problem with townhomes being built, but not in an area that was zoned and is a perfect spot for commercial retail shops for Cottonwood Creek.

In addition building townhomes at that intersection would increase the number of possible accidents in this subdivision.

Many things have changed in Cottonwood Creek, the biggest was they were going to build a pool, and that was denied from my understanding by the city. Also they were going to install a second access for broadband in Cottonwood Creek with Astound by Grande, but for some unknown reason the city stopped allowing that.

Please do not take away the option for that area of land to be commercially zoned especially for retail shops (a coffee shop, a donut shop, a sandwich shop, a small business for example).

Thank you for your time.

Respectfully,

Charles and Lori Reubens of Cottonwood Creek

Sent from my iPhone

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Hernandez, Amanda

From: Ellen <[REDACTED]>
Sent: Tuesday, February 14, 2023 5:28 PM
To: P&Z Commission
Subject: [EXTERNAL] Cottonwood Creek Phase 3 zoning

I am against rezoning Cottonwood Creek Phase 3 for residential purposes. It is currently zoned as commercial property, and I feel as a resident of Cottonwood Creek that it needs to stay as commercial property for the further growth of businesses on this side of town.

Thank you,
Ellen Harrison

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Hernandez, Amanda

From: Jessica Cain <[REDACTED]>
Sent: Tuesday, February 14, 2023 2:20 PM
To: P&Z Commission
Subject: [EXTERNAL] For tonight's meeting

I am writing to ask that agenda item 7. ZC-23-08 regarding rezoning of Cottonwood Creek Phase 3.

Myself and my neighbors request that the zoning classification change be denied for this request. This part of San Marcos is already quite full of housing developments (single-family and apartments) with little to no commercial space.

Currently, there is a convenience store and gas station as well as a playground within walking distance for my family, but not for all of our neighbors. All of the grocery stores in San Marcos are on the west side of 35. This is also true for most other kinds of businesses, with the exception of a few that are just barely to the east of the highway. By the USDA definition, this means that Cottonwood Creek is in a food desert. It is a bad idea to bring more people to live here without first creating the food, green space, and other infrastructure to support more families.

I have no issue with making housing for more people to affordably live in San Marcos. However, this particular location should remain a commercial zone so that we can bring in the kind of businesses—large and small--that would actually support more people in the community with jobs and access to resources.

Please deny this zoning change so that we can create a community that meets the needs of its people.

Respectfully,
Jessica Cain, resident of Cottonwood Creek

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Hernandez, Amanda

From: Jessie <[REDACTED]>
Sent: Tuesday, February 14, 2023 4:01 PM
To: Planning Info; P&Z Commission
Subject: [EXTERNAL] ZC-23-08 Cottonwood Creek Phase 3

public comment by
Resident- Jessie Hargrave
119 Lake gln
San Marcos, Tx

Good afternoon, I have been living in the cottonwood creek subdivision since 2017 and have seen this interstate 123 corridor grow a lot since then. unfortunately most of the growth has been residential and not commercial growth. The east side is starving. There is no adequate grocery stores in this area and it is lacking in other commercial business as well. I am asking you to not rezone the area near cottonwood creek to be residential. Many bought homes in this area with the thought that resources would follow the migration of people. This has not happened and will not happen if sections continue to be re zoned to residential. thank you for your time,
Jessie Hargrave

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Hernandez, Amanda

From: Michelle Rimmel <[REDACTED]>
Sent: Tuesday, February 14, 2023 4:14 PM
To: Planning Info
Subject: [EXTERNAL] ZC-23-08 Cottonwood Creek Phase 3

For 2/14/2023 meeting on the topic of ZC-23-08 Cottonwood Creek Phase 3
Public Comment by Michelle Rimmel
104 Hazel Grove
San Marcos, TX 78666

Good afternoon Planning Commission and Happy Valentine's Day.

My name is Michelle Rimmel and I live in Cottonwood Creek Neighborhood Phase three. I moved here almost two years ago from Austin to get a slower pace of living and to get away from the increased traffic, accidents, and crime. I've loved my time here in San Marcos, which is why I'm writing to you today on this topic, as I would like to dissuade you from rezoning this lot away from Commercial. There have been plenty of new apartment complexes that have been going up near by, which have increased the amount accidents and crime that have occurred in the last few years.

Additionally, the east side of San Marcos is sorely lacking amenities; such as restaurants, grocery stores, transportation (such as bike lanes), and parks. If anything should be built on this lot the current residents of Cottonwood Creek and the surrounding complexes and rural homes would love some of these additional amenities instead of an additional housing complex for Townhomes. With the increased population that is already in progress these amenities are important.

Please consider not rezoning this property.

Thank you for your time and consideration for reading my email.

Best,

Michelle

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