

March 30, 2023

San Marcos Planning and Zoning Commission
630 E. Hopkins
San Marcos, Texas 78666

RE: 1500 Block of Post Road Redesignation

P&Z Commissioners;

We, the undersigned property owners, request that the Planning and Zoning Commission designate the 1500 block of Post Road as Mixed-Use Low Place Type designation. In support of our request, we submit the following for consideration.

- The undersigned represent the majority of property within this block (see attached exhibit for highlighted lots and parcels.
- The new Preferred Scenario Map is already proposing Mixed-Use Low designation at the corner of Lime Kiln and at the corner of Spring Road.
- The designation of the entire block will provide for additional area for a true mixed-use project with adequate area for shops, housing, and parking.
- The development along Post Road to the northeast of this area is predominantly high density residential. This area will provide opportunities for shops and commercial services to be within easy walking or biking distances of these population centers.
- The current single-family use of the properties is inappropriate due to the high traffic on Post Road and the conflicts caused by multiple single-family curb cuts (vehicles backing into the street).
- The Mixed-Use Low Place Type is intended to provide smaller concentrations of shops, restaurants, and neighborhood-oriented services to service nearby neighborhoods of various intensities. This area is ideally positioned to provide these services to the adjacent high density residential projects.

Thank you for your consideration.

Shelton Eubanks 3/30/23

Shelton Eubanks
sheltoneubanks@hotmail.com

Bernie Bowden 3-30-23

3/30/23

Bernie Bowden
berniewbowden@gmail.com

Eva Campos Kocher

Eva Campos
isabellr36@yahoo.com

Medora Barkley 3/30/23

Medora Barkley
medora@barkleyhouses.com



	Bernie Bowden 110 Lime Kiln Road 1505, 1517, 1519 Post Road (Plus the strip of land in the rear)
	Medora Barkley 1515 Post Road
	Eva Campos 1537 Post Road
	Shelton Eubanks 1521, 1523, 1525, 1529, 1531, and 1535 Post Road



Subject Properties 1500 Block of Post Road

Date: 3/29/2023 • Aerial imagery acquired 1Q 2016 • Data Sourced from XXX • To scale at 1in=17 • Project Number: XXXX-XXX

Ownership Legend

	Bernie Bowden		Eva Campos
	Medora Barkley		Shelton Eubanks



0 125 250 500 FT
1in = 250ft

Source: & Associates has generated this report for informational purposes only. Data has been compiled from various sources and should not be construed as an endorsement or warranty for any particular use. Data is subject to change without notice. Data is not to be used for any purpose other than that for which it was prepared. Data is not to be used for any purpose other than that for which it was prepared. Data is not to be used for any purpose other than that for which it was prepared.



These areas are characterized by smaller commercial centers that are walkable and typically embedded in or near neighborhoods so that residents have convenient, safe, and equitable access to services. They should be distributed throughout the city, such as along corridors and near major intersections.

The Mixed Use Low Place Type is intended to provide smaller concentrations of shops, restaurants, and neighborhood-oriented services to serve nearby neighborhoods of various intensities. The mix of uses may also include housing next to or integrated with commercial uses. The footprint of mixed use low places can vary from a single intersection to a neighborhood-serving main street. It is less common, but mixed use low places may also include more traditional shopping centers that are smaller in scale and either curated or retrofitted to include a variety of uses (and potentially housing) that are attractive to nearby residents.

Land Use: Primarily smaller scale commercial and mixed use development, sometimes with residential condominiums or apartments above the ground floor; also, townhomes and multiplexes may be intermixed with commercial and mixed land uses

Built Form: Typically 2-4 stories, but sometimes lower scale at a single story; the height, orientation of buildings, and mix of uses is often determined by the surrounding context and character of adjacent roadways; the typical density is 8-15 housing units per acre and 10 jobs per acre with some housing potentially integrated

Mobility: More urban or integrated Mixed Use Low places are typically situated along or at an intersection of roads with a reasonable amount of multi-modal traffic; older shopping centers that have evolved into Mixed Use Low places typically are set back from the street and provide off-street surface parking

Amenities: Due to their scale, smaller amenities are typically integrated into the place or immediately adjacent. Small parks, plazas, and public art can help establish a sense of place and strengthen identity

**LEGEND**

- SINGLE-FAMILY
- DIVERSE HOUSING (PLEXES, TOWNHOMES, ADUs, ETC.)
- MULTI-FAMILY (APARTMENTS, CONDOS, CO-HOUSING, ETC.)
- MIX OF USES
- COMMERCIAL
- INSTITUTIONAL/COMMUNITY USE
- HOSPITALITY
- PARK/OPENSOURCE
- GREENWAY
- PLAZA/PEDESTRIAN SPACE
- SURFACE PARKING/DRIVEWAY

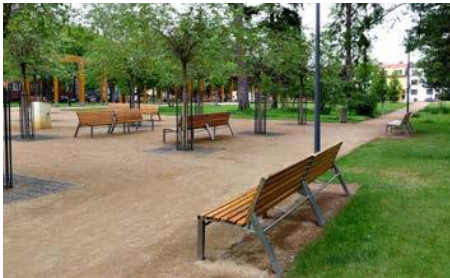
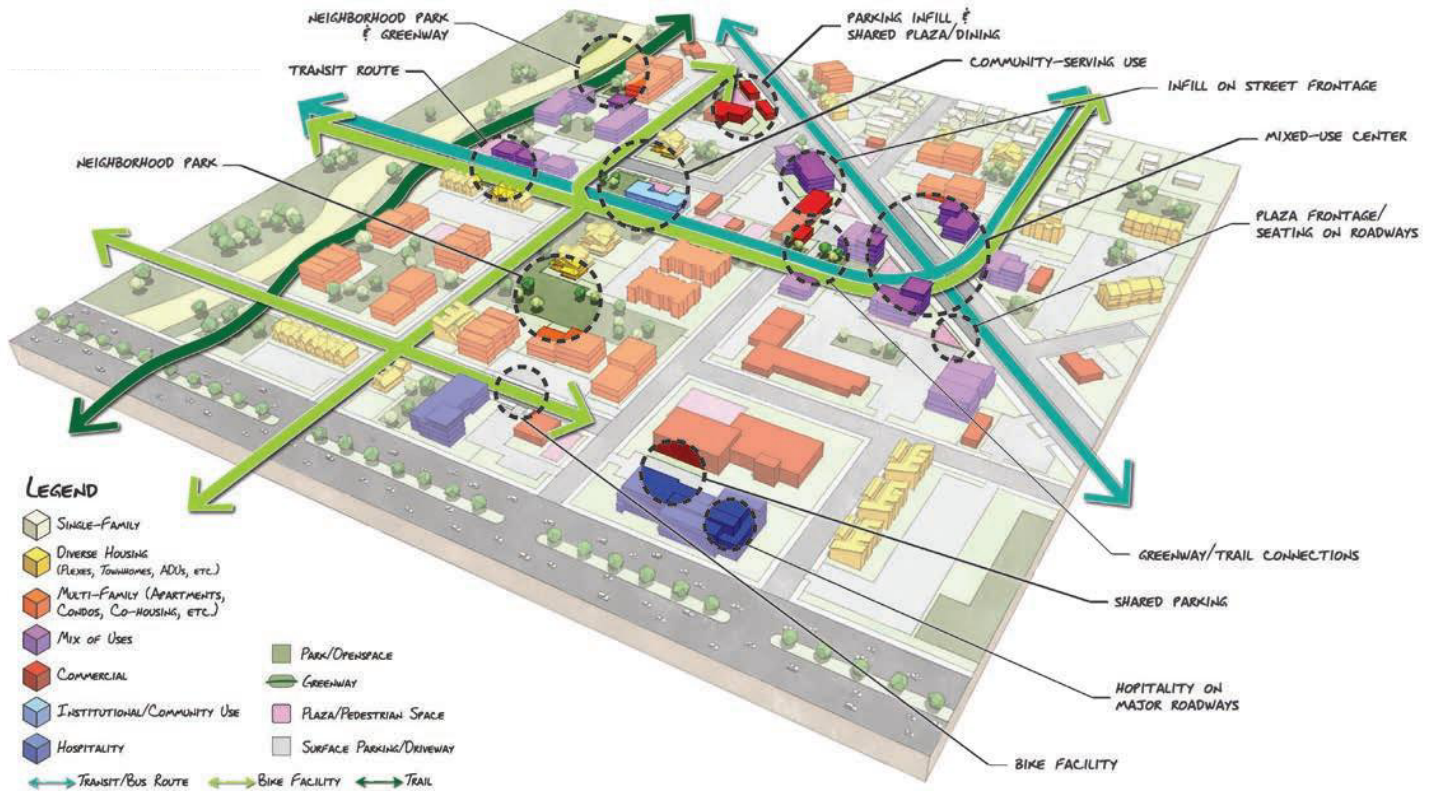
Existing Mixed Use Low areas tend to be a collection of smaller single use areas with little to no relationship to each other. The lack of identity and organization often results in no real center of gravity for the collection of buildings and uses. In certain instances, the lack of a legible form may be exacerbated by a large number of off-street surface parking lots, making walking to or around the place challenging or undesirable. Connectivity infrastructure is also frequently poor between destinations within the mixed use low place unless you are driving.

**LEGEND**

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- DIVERSE HOUSING (PLEXES, TOWNHOMES, ADUs, ETC.)
- MULTI-FAMILY (APARTMENTS, CONDOS, CO-HOUSING, ETC.)
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- HOSPITALITY
- PARK/OPENSOURCE
- GREENWAY
- PLAZA/PEDESTRIAN SPACE
- SURFACE PARKING/DRIVEWAY

Mixed Use Low places in San Marcos should have a more legible form that is easy and inviting to navigate no matter how people choose to travel. Mixed Use Low places will provide attractive destinations and services within close proximity to other low to medium intensity places, including neighborhoods and commercial/employment areas. Parking is still provided by on-street options and off-street surfacing parking, but it is not the dominant feature with parking lots typically situated to the side or rear of buildings. Smaller parks and plazas add to the sense of place within Mixed Use Low places.

HIGHLIGHTS



Neighborhood park



Hospitality along major roadways



Plaza frontage



Well connected bike facilities



Infill of parking lots with street-facing mixed-use buildings



Community serving development

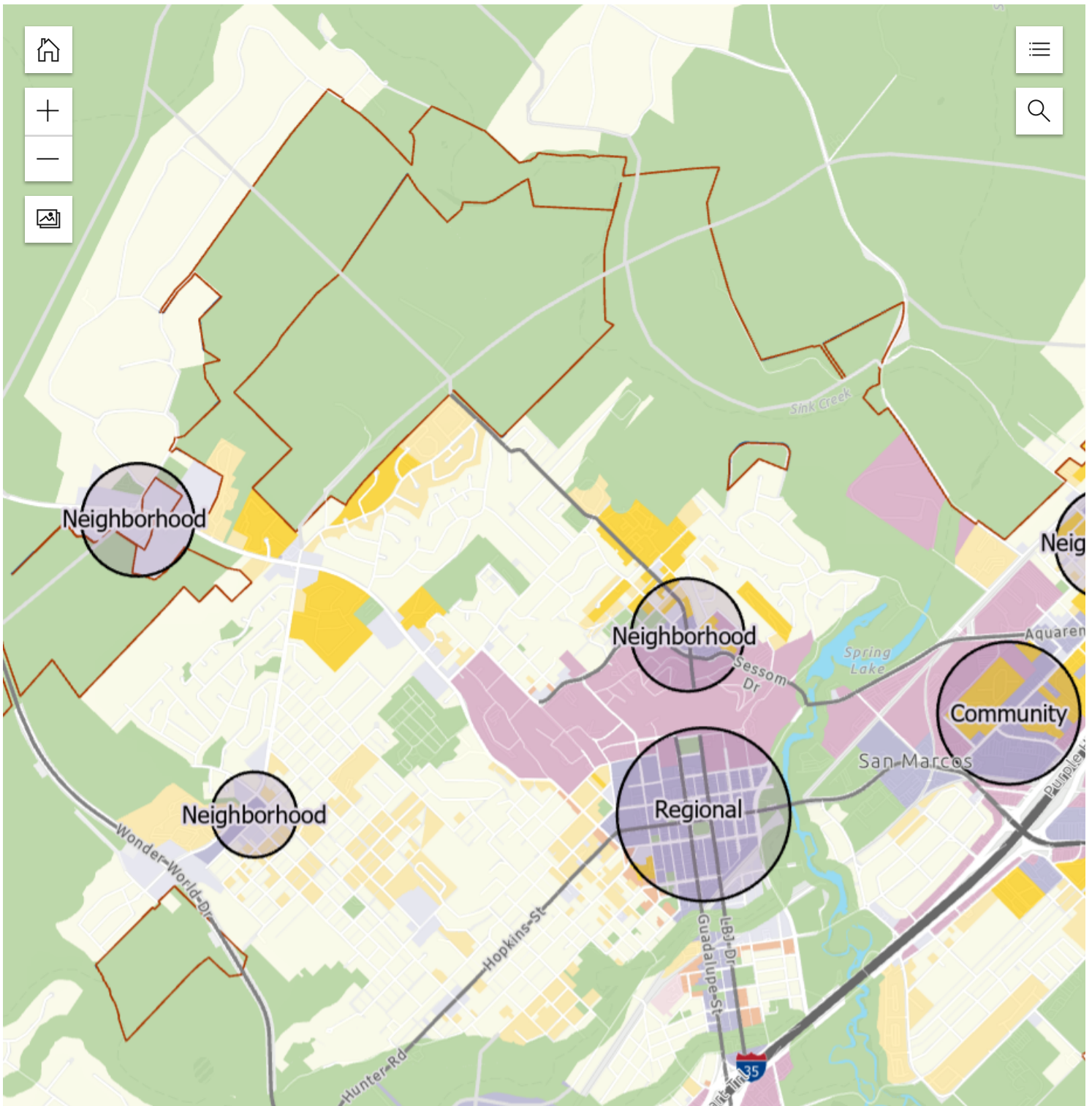


Primary Land Uses	• Small to Medium-Scale General Commercial and Mixed Use Development • Upper Story Residential Condos or Apartments • Single Family Attached Housing
Secondary Land Uses	• Small Scale Office • Live-Work • Parks and Open Space • Public/Institutional
Mobility Characteristics	• Typically along an arterial or collector street or central intersection • Mobility hub/s with transit connections embedded along or within • Sidewalks along, within and connecting to • Bike facilities typically connecting and parallel to
Parking	• Primarily on-street and small off-street parking lots (shared parking highly encouraged) • Some self-parked in in garages, carports and driveways
Parks and Open Space	• Neighborhood Parks to provide active and passive recreation opportunities for nearby residents • Community Parks to provide recreational opportunities, as well as integrated stormwater features • Pockets Parks and Plazas to create seating and dining opportunities, activate smaller interstitial spaces, and provide opportunities for placemaking elements
Desirable Transitions	• Neighborhood Medium • Neighborhood Low • Neighborhood Transition • Mixed Use Medium • Commercial/Employment Low • Commercial/Employment Medium
Fiscal Considerations	• Net Positive Fiscal Impact (\$4,493 per acre, \$398 per new person) • Generates greatest net positive impact (per acre and per new person) • Limited potential for growth in this Place Type

Overlay Characteristics/Considerations

Historic Resource	New development unlikely and only along arterials and collector roadways
Environmental	Consider limiting size to approximately 5 acres
Cultural Resource	No Development





From: [REDACTED]
To: [P&Z Commission](#)
Cc: [Planning Info](#); [Villalobos, Andrea](#)
Subject: [EXTERNAL] Letter of Support Comp Plan and Downtown Plan
Date: Tuesday, April 4, 2023 9:09:17 AM

Hello Planning and Zoning Commissioners:

I really appreciate the work of this commission in reviewing these two plans with all the detail and information in both. I also reviewed them and know they are substantial. Thank you for all your time and effort on them both.

I am writing this letter to you all knowing that there are upcoming meetings in April (11th and 28th) where the Comp Plan rewrite and Downtown Area Plan will be discussed.

My letter is in support of the plans that have been prepared. I have served on the both the Comp Plan Steering Committee the Downtown Area Plan committee through this process of rewrite.

As we learned through this two-year process, key elements of blending expected growth into our current boundaries is to keep as much natural areas as possible, preserve the quality of the creeks and river, create equitable housing, and have access to multi modes of transportation. These are BIG goals that the committees and public have spoken loud and clear. To achieve these goals, while providing space for all of the new growth, we had to pull from other cities' recent Comp Plan rewrites to understand concepts of modern urban design and conservation style development. We worked hard to understand these concepts and include them into the plans:

1. allow infill of underutilized spaces,
2. repurpose brownfields (historically contaminated sites such as dry cleaners, gas stations) and grey fields (underutilized commercial areas with grey concrete cover) with new development in Downtown and in town,
3. allow density in areas of non-established neighborhoods and light density in established neighborhoods (such as the Downtown Area and Heritage Neighborhood),
4. reduce impervious cover by promoting density vertically on a smaller footprint versus out in sprawl,
5. include nature-based infiltration practices (permeable pavements, rain gardens, infiltration trenches) and rainwater capture systems in as much new and retrofit development as possible to offset effects of impervious cover. Blend these areas into the landscape features required and desired in developments.
6. Keep impervious cover lower to reduce flooding of neighborhoods and watersheds and protect streams from scouring and having poor water quality.

The preferred scenario uses the least amount of land to "fit" in all of the new growth and the plans incorporate these key elements. Infill, light density (missing middle), and nature-based infrastructure will be key elements to help us achieve our goals of maintaining charm, natural resources, and provide housing that all can afford.

Creating solutions to the rental property fear and the "not in my backyard" fear need to be resolved through policy and leadership, not by going back to the development concepts of the 1960s with

urban sprawl far away from established neighborhoods and downtown was the rule. Please consider adding more tasks along the lines of developing policies, ordinances, and staffing (to regulate/enforce) versus taking out the modern concepts of development that our groups included.

Thank you for considering my thoughts.

Lisa Arceneaux, P.E., CISEC, CPESC

EAEnvironmental Co.

San Marcos, Tx.



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Hernandez, Amanda

From: Alex Vogt <[REDACTED]>
Sent: Tuesday, February 28, 2023 11:13 AM
To: Planning_Info
Subject: [EXTERNAL] Public Comment for P&Z agenda Item 5

Please read this in the public comment:

Hello, I am Alex Vogt, the homeowner at 430 Lindsey st, and I am addressing you on agenda Item 5. I have been honored to have served on the Vision San Marcos Comprehensive plan steering committee and chair of the Parks and Rec Steering committee, and I am highly supportive of the current draft of the Comprehensive plan. An exceedingly public process has produced it, I attended at least ten steering committee meetings and close to 5 or 6 public events, and I know there were at least 100 other events I did not participate in. This demonstrates thorough vetting by the community. I am incredibly concerned that the P&Z is not progressing with the current draft. Also, based on their comments from the meeting on 2/14, they decided to edit the document without reading it. This seems like a mild usurpation of the process.

This plan is timely for the future of San Marcos, which is experiencing unprecedented change. We need all resources to combat housing shortages and inequity, Multimodal Transportation network gaps, and historic population groups. A whole lot of people put a lot of work into this plan. Please go with the city-wide consensus built by staff and the steering committee by adopting the program as is.

Regards,

Alex Vogt

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REQUESTED AMENDMENTS TO SAN MARCOS COMPREHENSIVE PLAN

Proposed by the Save Our Springs Alliance



Topic	Final Draft, Page Reference	Final Draft Language	Requested Amendment	Explanation of Request
Impervious Cover	Page 62	LU-4.4 Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding.	LU-4.4 Adopt standards for impervious cover limits for all of the city and extra-territorial jurisdiction to minimize flooding, <u>protect water quality, and preserve recharge of groundwater.</u> <u>As part of this policy development, consider using net site area in lieu of gross site area to take into account areas of a site that are undevelopable and adopt lower limits for areas that are environmentally sensitive.</u>	Impervious cover limits are critical for reducing the amount of stormwater runoff and pollutants that enter into surface water and seep into groundwater. Adopting “net site area,” especially in environmentally sensitive areas would eliminate the possibility of developers using credits from undevelopable land and help reduce overdevelopment.
Creek and River Protection	Page 53	ENV-1.5 Establish riparian buffer zones for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	ENV-1.5 Establish riparian buffer zones <u>and enhanced setbacks</u> for resource protection of rivers, creeks, retention ponds, and flood mitigation areas.	Enhanced development setbacks from creeks would help reduce erosion and help preserve water quality.
Dark Skies	Page 54	N/A	<u>ENV-3.6 Adopt a dark skies ordinance to mitigate harassment of wildlife and preserve rural character</u>	A dark skies ordinance would help mitigate harm to migrating birds, as well as reduce harassment of native wildlife. It also has an important quality of life benefit by preserving the rural aesthetic of San Marcos neighborhoods.
Transportation Planning	Page 69	N/A	<u>TR-1.6 Eliminate the extension and expansion of W Centerpoint Rd. (i.e., the “western loop”) over and through the Edwards Aquifer Recharge and Contributing Zones.</u>	The western expansion of Centerpoint Rd. is not in line with San Marcos’s growth concept map, pushing intense development over the Edwards Aquifer Recharge and Contributing Zones and requiring additional creek crossings.

*Language requested to be considered for inclusion in the Comprehensive Plan listed above as underlined and **bold**.

Hernandez, Amanda

From: Kirsten Bjornson <[REDACTED]>
Sent: Tuesday, February 28, 2023 10:51 AM
To: Planning Info
Subject: [EXTERNAL] Public hearing comment 02/28/2023

As a San Marcos citizen, I would like to add my support on:

1. Removing the proposed "western loop" that would support high-intensity development of the Edwards Aquifer recharge and contributing zones
2. Enlarge creekside buffers to protect water quality and decrease erosion and flooding risks;
2. Enhance impervious cover requirements by removing floodplains and other undevelopable lands from calculations of development entitlements; and
3. Establish a dark skies ordinance to avoid harassment of migrating birds and other wildlife.

I greatly appreciate you asking and hearing my support of San Marcos continuing to hold our natural surroundings high on the priorities and values for our community. We want to be better than our neighboring cities. Protecting our environment is key.

Sincerely,

Kirsten Bjornson
800 Valley View West Dr.
San Marcos TX 78666

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Hernandez, Amanda

From: Katherine Brown <[REDACTED]>
Sent: Tuesday, February 28, 2023 10:49 AM
To: Planning Info
Subject: [EXTERNAL] Public hearing comment 2/28/23 meeting

As a 3rd generation citizen of San Marcos, I would like to add **MY SUPPORT** on:

1. Removing the proposed "western loop" that would support high-intensity development of the Edwards Aquifer recharge and contributing zones
2. Enlarge creekside buffers to protect water quality and decrease erosion and flooding risks;
2. Enhance impervious cover requirements by removing floodplains and other undevelopable lands from calculations of development entitlements; and
3. Establish a dark skies ordinance to avoid harassment of migrating birds and other wildlife.

I greatly appreciate you asking and hearing my support of San Marcos continuing to hold our natural surroundings high on the priorities and values for our community. We want to be better than our neighboring cities. Protecting our environment is key.

Sincerely,

Katherine D Brown
800 Valley View West Dr.
San Marcos TX 78666

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Hernandez, Amanda

From: Kennedy Cunningham <[REDACTED]>
Sent: Tuesday, February 28, 2023 8:02 AM
To: Planning Info
Subject: [EXTERNAL] Committee Hearing (2/28/23) Community Member Comment

Hello,

I am making a comment on the Vision SMTX Comprehensive plan, particularly the “Parks & Public Space + Health, Safety, & Wellness” section of the plan.

My name is Kennedy and I have been a resident of SMTX for 4 years and there is no place I would rather be. San Marcos has a fair amount of parks and natural spaces that I use daily. As a Recreational Therapist, I am a huge advocate of these spaces being easily accessible to all community members regardless of ability or disability. I like that the plan will incorporate policies and programs that increase access to parks and open space and recreation activities to enhance the community as well as achieve high levels of resident well-being, satisfaction, and quality of life. I am able to enjoy these spaces on a daily basis and having all community members being able to enjoy and have access to these spaces is something that I am passionate about and I like that the plan will ensure there is access for everyone in our community.

- Kennedy

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Hernandez, Amanda

From: Alana [REDACTED]
Sent: Tuesday, April 11, 2023 10:18 AM
To: Planning Info
Subject: [EXTERNAL] Citizen comment for tonight's Planning and Zoning Meeting (Comprehensive Plan)

To the Planning and Zoning Commission:

I am writing to advocate for the approval of the Comprehensive Plan.

It's obvious to me that a lot of effort went into soliciting input for and then crafting this plan.

I believe the Comprehensive Plan does a good job of addressing issues that can't be solved at the neighborhood level alone.

I especially appreciate the 'Preferred Growth Scenario' chapter. I appreciate how this chapter shows ways that each of the 'place types' can adapt and change to address current needs of the city.

I am a life-long San Marcos resident. I have watched this town change over decades. The work of our talented city staff displayed in this Comprehensive Plan makes me excited to see the future of my beloved hometown. I am sorry that work prevents me from commenting live.

Again, I am writing **in favor of the adoption of the Comprehensive Plan.**

Thank you for your time and efforts towards improving our community.

Alana Rosenwasser
818 Perkins Street

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Hernandez, Amanda

From: Villalobos, Andrea
Sent: Tuesday, April 11, 2023 8:04 AM
To: Planning Info
Subject: Fw: [EXTERNAL] Support for Comprehensive Plan



Andrea Villalobos, AICP, CNU-A

Planning Manager | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.805.2623

From: Ida Miller [REDACTED]
Sent: Tuesday, April 11, 2023 7:35 AM
To: Agnew, William <WAgnew@sanmarcostx.gov>; Kelsey, Travis <TKelsey@sanmarcostx.gov>; Spell, Griffin <GSpell@sanmarcostx.gov>; Costilla, Lupe <LCostilla@sanmarcostx.gov>; Garber, Jim <JGarber@sanmarcostx.gov>; Meeks, Amy <AMeeks@sanmarcostx.gov>; Case, David <DCase@sanmarcostx.gov>; Hughson, Jane <JHughson@sanmarcostx.gov>; Villalobos, Andrea <AVillalobos@sanmarcostx.gov>
Subject: [EXTERNAL] Support for Comprehensive Plan

Hello,

I support the comprehensive plan. The devil in growth planning is how you accomodate new people and please the existing. Bill Agnew wrote a letter to the editor in Sundays' paper clearing exhibiting the tension. A Hopkins St that encourages residential living inconveniences others in the neighborhood. Urban planning, like relationships, are a constant negotiation and compromise.

I feel density in close-in neighborhoods can provide the opportunity for alternative transportation--bikes and bus routes that can stay on schedule because the route is shorter and more predictable. A second city center will allow residents in South San Marcos an alternative destination other than Hopkins. With decreased car traffic through Hopkins St maybe Bill won't have so much noise to break his tranquility.

I feel that the city needs to continue to investigate funding to retain families in their homes and respect the heritage of existing neighborhoods. I have utmost confidence that our city staff can and will do this.

I feel the neighborhood plans allow neighbors to work out the details for their neighborhoods. So Bill and I can work out what the historic district will look like in the next 20 years and leave the rest of you to nail your compromises.

I hope you will support the plan and allow the city staff and community members to continue to work toward the future San Marcos and hash out the details at the neighborhood level.

I have enjoyed working on this committee. Thanks, Ida Miller

--

voteriders can help you get registered AND get proper ID to vote. voteriders.org.

Ida Miller [REDACTED]

Hernandez, Amanda

From: Ogletree, Shirley M [REDACTED]
Sent: Monday, April 10, 2023 8:59 PM
To: Planning Info
Cc: Ogletree, Shirley M
Subject: [EXTERNAL] Comprehensive Plan Action

Dear Planning and Zoning Committee Members:

Thank you for your willingness to be a part of this important, but very time-consuming process. Your dedication to our city is admirable.

I'm a long-term resident of San Marcos. The first home I owned (and still own as a single-family rental) was at 1203 W. San Antonio St. I currently live at 812 Hillyer Street, near Crockett Elementary School. Both of my children have gone through all 12 grades in San Marcos CISD and graduated from Texas State University. As you can see, I am heavily invested in our community.

Some of the values that are most important to me, guiding my statements, are concern for our environmental and making the city a fine place to live for all, including rich, poor, young and old. For these reasons I *strongly support density downtown and providing affordable living options in all areas of the city*. Building apartments and condos close to downtown and the university help meet these goals. For example, the old Lamar School on Hutchinson Street would be a fine setting for condos, enabling mixed options for elderly individuals as well as young adults to live within walking distance to restaurants, shopping, and university events, without the need to own cars.

Promoting the use of bikes and walking also help make neighborhoods more livable and vibrant. I applaud the city's recent efforts to add sidewalks and bike lanes and hope for even more in the new plan.

Finally, protecting our river and facilitating more green space helps keep San Marcos the jewel that it is. Having such resources, like parks and river access, for communities east of the river is part of making our city equitable and enjoyable for all.

Thank you for taking the time to read these remarks.

Sincerely,

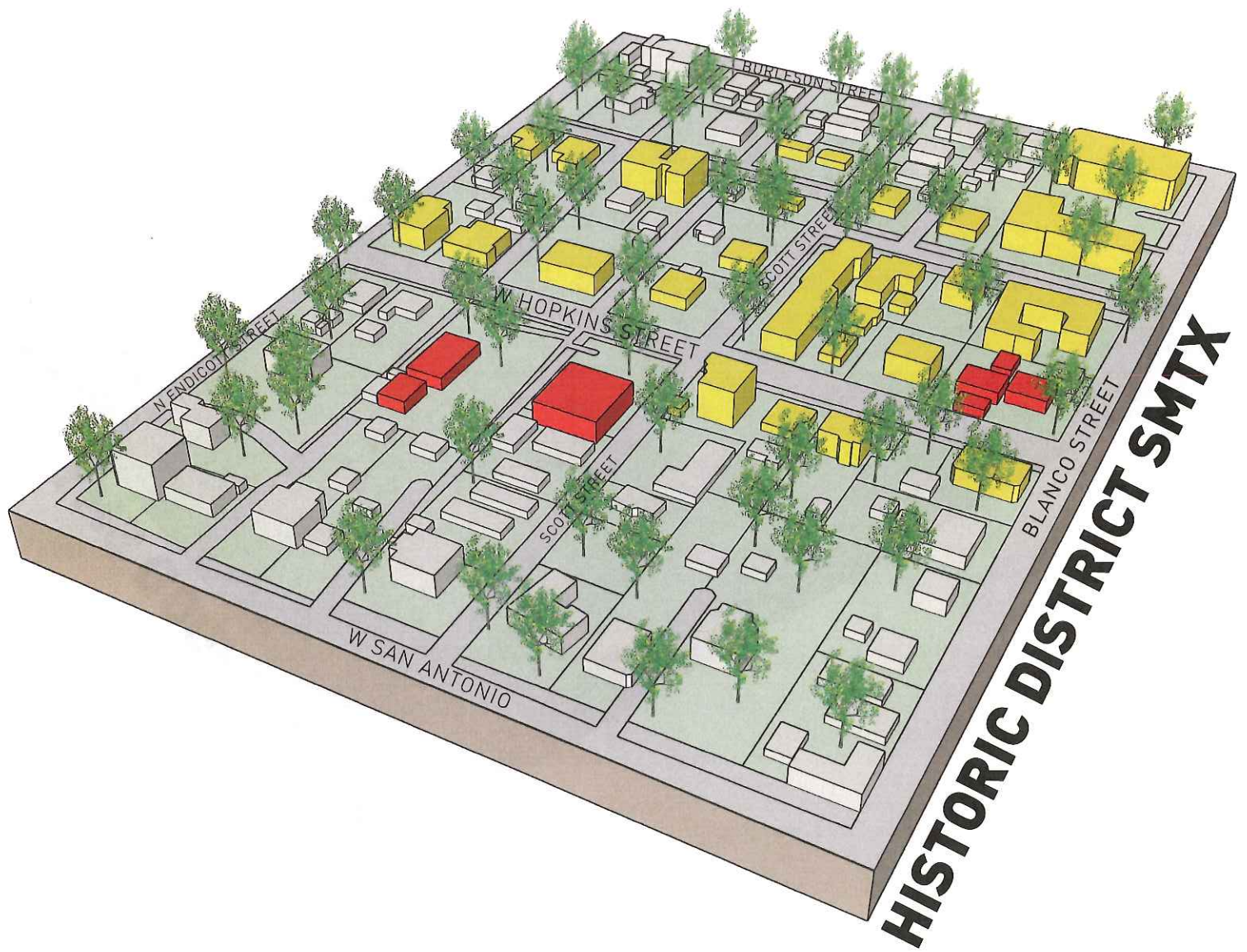
Shirley Ogletree

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There's been a lot of concern about this page:



There seems to be folks identifying with the top image, even when their neighborhood is more like the one below. As you talk today about existing neighborhoods v. proposed, and what the preferred scenario is, I hope you refer to both sides of the following page. On one side is a part of the historic district, mapped according to the style of the comprehensive plan. On the other is Cottonwood Creek. Only one looks like the top image.



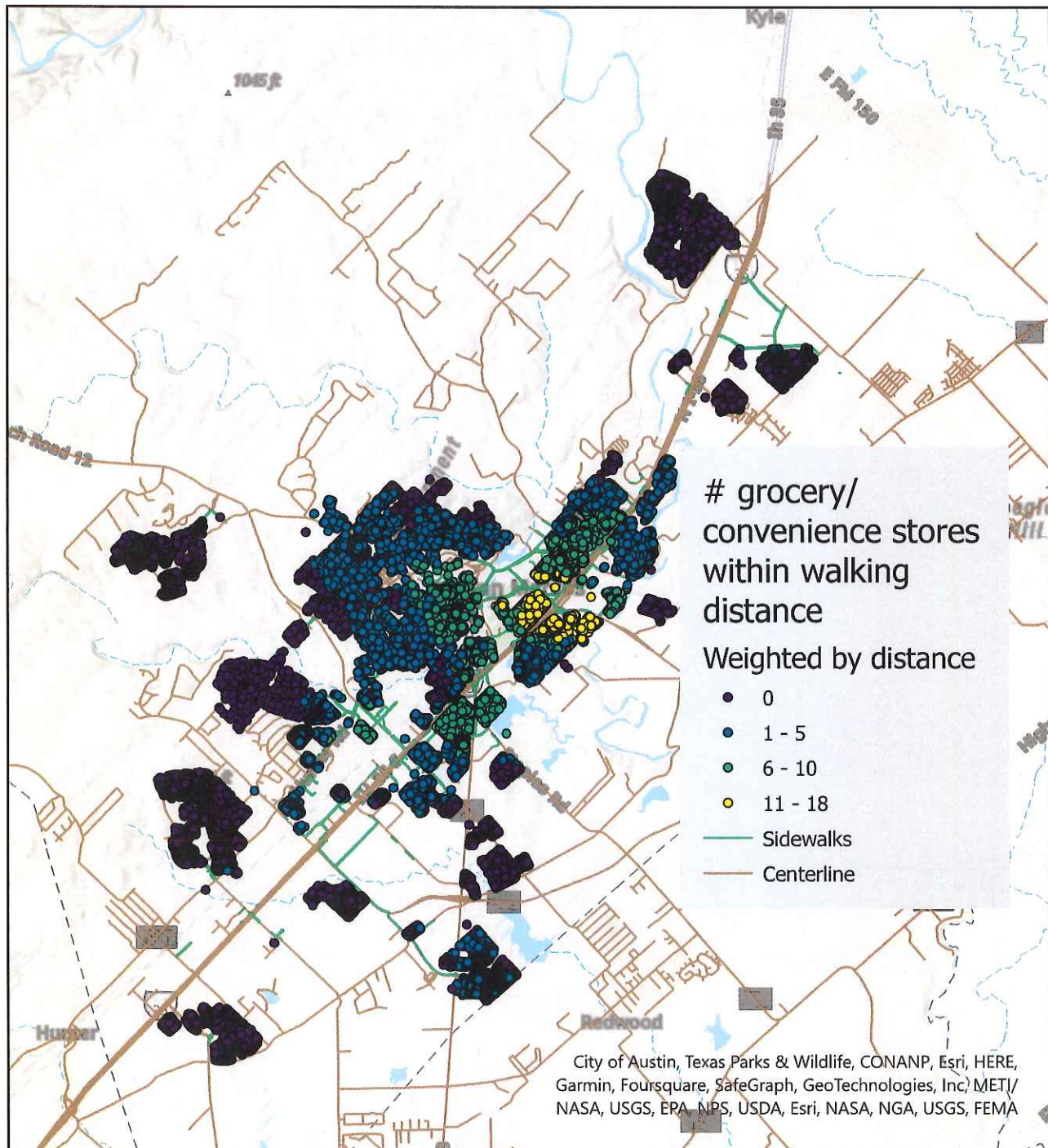
LEGEND

- | | |
|--|--|
|  SINGLE-FAMILY |  PARK/OPENSOURCE |
|  DIVERSE HOUSING
(PLEXES, TOWNHOMES, ADUs, ETC.) |  GREENWAY |
|  COMMERCIAL |  PLAZA/PEDESTRIAN SPACE |
|  INSTITUTIONAL/COMMUNITY USE |  SURFACE PARKING/DRIVEWAY |
|  TRANSIT/BUS ROUTE  BIKE FACILITY  TRAIL | |

Map created by pulling grocery and convenience stores from Google and mapping the walking distance from each store to each residential address in San Marcos. The map does not take sidewalks or crosswalks into account.

Purple dots are houses with no stores within walking distance.

If there is a store within walking distance, it counts as 3 if it's within 5 minutes, 2 within 10, and 1 if it's 10-15 minutes away. The maximum is 18, with six stores within 5 minutes (near Thorpe Lane). Turquoise has multiple options within walking distance, and Yellow has multiple within 10 minutes.

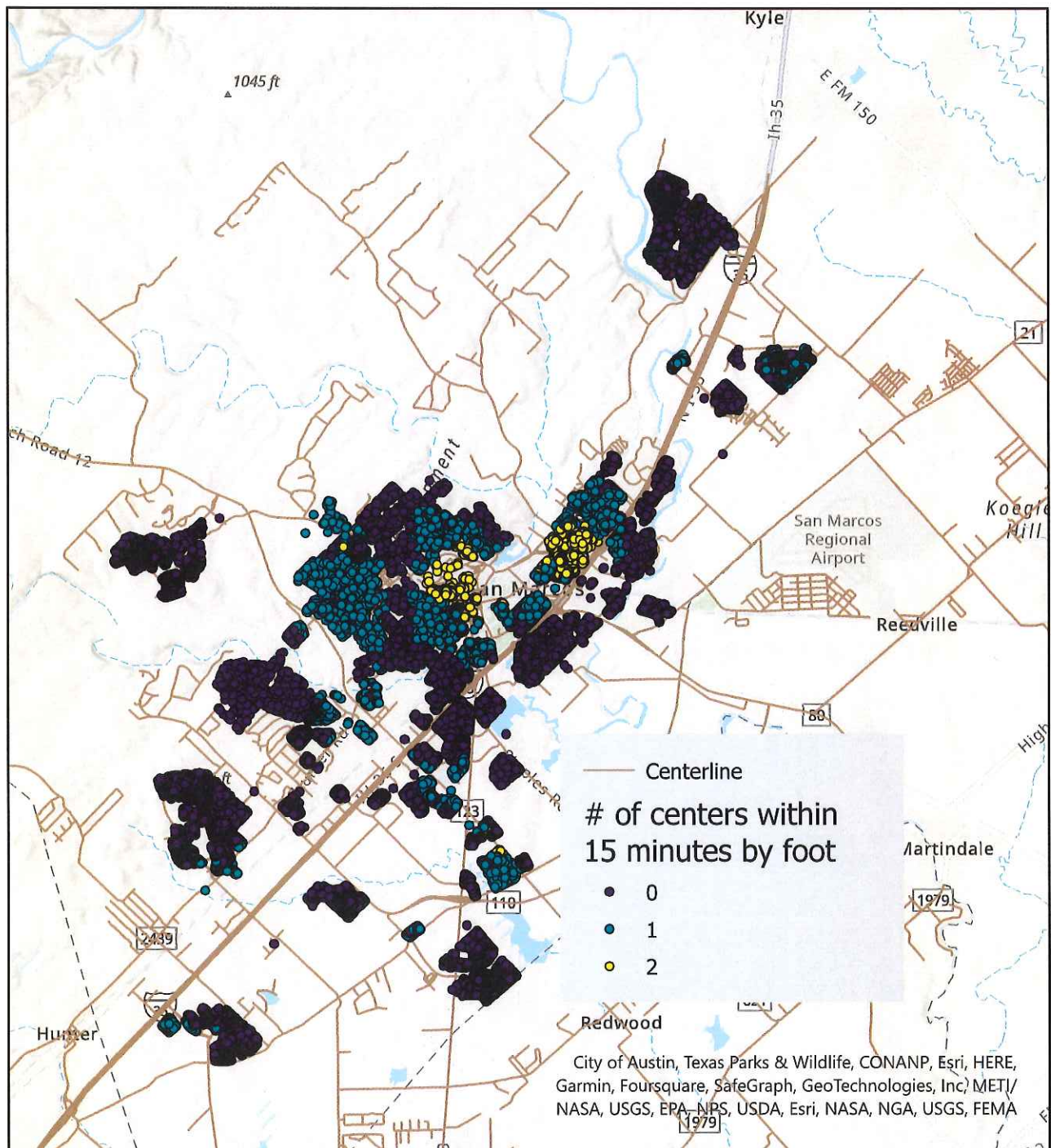


Map uses the center of the Neighborhood Centers shapefiles and maps the walking distance from each center to each residential address in San Marcos. The map does not take sidewalks or crosswalks into account.

Purple dots are houses not within walking distance of a center.

Blue dots have one center within walking distance.

Yellow has two.



From: Camille Phillips < >
Sent: Monday, August 21, 2023 1:42 PM
To: Planning Info
Cc: Villalobos, Andrea
Subject: [EXTERNAL] citizen comment for Aug. 22. P&Z meeting

This is a citizen comment for the Aug. 22, 2023 meeting of the Planning and Zoning Commission.

Dear Planning and Zoning Commission,

Thank you for your service.

Tonight you will consider the comprehensive plan.

This is an important document and a long document.

Please take all the time you need to consider this plan.

Please do not rush through this plan.

If the plan needs to be on the agenda for more than one meeting, that is fine.

The contract does not have any deadlines.

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