

**From:** [Michele Frazier](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Areas of concern  
**Date:** Tuesday, September 24, 2019 3:56:19 PM

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Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods.
- I do not want city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
- I object to waivers of impact fees and height maximum, in existing neighborhoods.
- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,  
Michele Frazier

## Concerned in SM

"I will not forget where I come from. I will craft my own drum. Gather my beloved near and our chanting will be dancing. Our humming will be drumming. I will not be played. I will not lend my name nor my rhythm to your beat. I will dance and resist and dance and persist and dance. This heartbeat is louder than death. Your war drum ain't louder than this breath"

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious

**From:** [Burrell, Cesly](#)  
**To:** [Villalobos, Andrea](#)  
**Subject:** FW: [EXTERNAL] Areas of concern  
**Date:** Tuesday, September 24, 2019 4:00:51 PM

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**[Cesly Burrell](#)**

Administrative Coordinator | Planning & Development Services  
630 E Hopkins, San Marcos, TX 78666  
512.393.8231

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**From:** Michele Frazier <mfrazier33@yahoo.com>  
**Sent:** Tuesday, September 24, 2019 3:56 PM  
**To:** P&Z Commission <P&ZCommission@sanmarcostx.gov>  
**Subject:** [EXTERNAL] Areas of concern

Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods.
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- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,  
Michele Frazier  
Concerned in SM

"I will not forget where I come from. I will craft my own drum. Gather my beloved near and our chanting will be dancing. Our humming will be drumming. I will not be played. I will not lend my name nor my rhythm to your beat. I will dance and resist and dance and persist and dance. This heartbeat is louder than death. Your war drum ain't louder than this breath"

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**From:** [Burrell, Cesly](#)  
**To:** [Villalobos, Andrea](#)  
**Subject:** FW: [EXTERNAL] Workforce Housing/SMTX for all  
**Date:** Tuesday, September 24, 2019 2:57:08 PM

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**[Cesly Burrell](#)**

Administrative Coordinator | Planning & Development Services  
630 E Hopkins, San Marcos, TX 78666  
512.393.8231

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**From:** Thea Dake <duchessdake@grandecom.net>  
**Sent:** Tuesday, September 24, 2019 10:29 AM  
**To:** P&Z Commission <P&ZCommission@sanmarcostx.gov>  
**Subject:** [EXTERNAL] Workforce Housing/SMTX for all

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
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- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely

**Thea Dake** <[duchessdake@gmail.com](mailto:duchessdake@gmail.com)>

[Redacted]

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Thea

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**From:** [Burrell, Cesly](#)  
**To:** [Villalobos, Andrea](#)  
**Subject:** FW: [EXTERNAL] SMTX 4 ALL  
**Date:** Tuesday, September 24, 2019 2:43:27 PM

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**Cesly Burrell**

Administrative Coordinator | Planning & Development Services  
630 E Hopkins, San Marcos, TX 78666  
512.393.8231

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**From:** Camille Phillips <camille.phillips2@gmail.com>  
**Sent:** Tuesday, September 24, 2019 2:43 PM  
**To:** P&Z Commission <P&ZCommission@sanmarcostx.gov>  
**Subject:** [EXTERNAL] SMTX 4 ALL

Dear Commissioners:

I hope you are well.

We have existing neighborhoods, and we will have new subdivisions / neighborhoods.

Please leave the existing neighborhoods OUT of proposals such as zoning initiated by the city or opt-in zoning.

These options can be available in future neighborhoods.

Information about these options should be included in the contracts to buy a house in a new neighborhood.

Information about these options should be given to the HOAs of the new neighborhoods.

Residents of existing neighborhoods have enough to do to keep up with traditional zoning issues.

Best,  
Camille Phillips.

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**From:** [Leanne Smith](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Affordable Housing  
**Date:** Monday, September 23, 2019 1:05:24 PM

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Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

I object to opt-in zoning in existing neighborhoods.

I do not want increased density in existing neighborhoods.

I do not want city initiated zoning.

I do not want waivers for parking or for increased density in existing neighborhoods.

I object to waivers of impact fees and height maximum, in existing neighborhoods.

Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.

Large lots should not be cut up into small lots in existing neighborhoods.

Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

LeAnne Smith  
719 Belvin St.  
San Marcos, TX 78666

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**From:** [James Baker](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Comments regarding the Workforce Housing draft plan  
**Date:** Sunday, September 22, 2019 3:22:45 PM

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Dear Chairman Garber and Planning and Zoning Commissioners:

I have made comments to the Workforce Housing draft plan (<http://www.sanmarcos.konveio.com/strategic-housing-action-plan-initial-draft>) using the sticky note addition to the webpage. I am not sure that the comments made it to your commission, so I am submitting these comments to you in advance of your meeting regarding the Workforce Housing draft plan.

I am in agreement with strategies A and C, but I am not in favor of strategies B, D, E, and F.

I added a favorable comment regarding **Strategy A**, Advance Home Maintenance and Home Repair Programs, p. 32

*I am in favor of Strategy A.*

I added a comment against "by-right" development of two-family and multi-family units, part of **Strategy B**, p. 36,

I am very much opposed to "By-Right" development of multi-family units and even by-right development of two-family units. If these are to be a change in a neighborhood, then the normal process for public input and citizen-directed P&Z and City Council needs to be followed. This is not something that should be allowed "By Right". Frankly speaking, this is an inappropriate erosion of the rights of existing city property owners. In contrast to the concepts presented in this document, we have rights, too! I have a feeling that the burden of these "by right" developments of two-family and multi-family units will be in neighborhoods without an incorporated neighborhood association. Will these "by right" multi-family units go into Willow Creek, the Trace, Kissing Tree, or Blanco Vista? I think not. Is not our city planning quite inconsistent? On one hand we have zealot developer aides, who fancy themselves as new urbanists, fighting over retrofitting a few blocks of old neighborhoods, while on the other hand they are busy okaying many new square miles of "suburban nation" developments far removed from supporting commercial centers, and requiring long automobile trips for everything. Why didn't staff require those new developments to have a certain percentage of affordable housing? Finally, the last sentence, "The City is also creating a Design Guidelines Manual to ensure that the character of existing neighborhoods is preserved" does not placate me. This sentence is false. Design Guidelines are just that: suggestions [guidelines,

not rules or part of the enforceable code] that do not need to be followed. For this reason Design "Guidelines" do NOT ensure that the character of existing neighborhoods is preserved. With "by right" construction of multi-family units the character of existing neighborhoods (at least the ones without incorporated neighborhood associations, like mine) will likely NOT be preserved. By-right development is a very bad idea and I request that "by-right" development be removed from any affordable/workforce housing plan that is adopted.

I added a comment in favor regarding **Strategy C**, p. 37.

*I am in favor of Strategy C. I think that it is important to promote home ownership as opposed to "affordable renting". I would include owner-occupied townhouses and owner-occupied condominiums in the definition of "home ownership".*

Page 41. I am concerned about **Strategy D**, "Pre-approve residential development in strategic locations." (page 41). This is equivalent to city-initiated zoning changes. The example that Ms. Gillifan gave at the 8-14-19 public meeting was for the area around the old Springtown Mall. However, I don't recall problems getting zoning changes in that area or opposition. That seems like a poor excuse to remove the rights of citizens to have notice, public meetings and votes by P&Z and City Council for zoning changes that they are may be for or against. I am very opposed to Strategy D. Frankly, it seems ripe for exploitation and abuse. **I request that P&Z and City Council remove Strategy D, Pre-approve Residential Development in Strategic Locations, from any Affordable/Workforce Housing plan that is adopted.**

*I opposed to Strategy D because this seems to involve city-initiated zoning changes. Frankly, as a person who lives in area not included in a neighborhood association which is close to downtown and the university, I find that my opinions (as well as those of many of my neighbors) disagree with the opinions of our planning staff, most of whom live in "suburban nation" or on farms, about zoning issues for my neighborhood. I think it is critical that zoning changes not be "pre-approved", but rather work their way through the zoning process that allows for public comment, which often brings issues not previously considered to light. If a project is a really good idea and not damaging to surrounding residents, it likely will face little support (i.e., the projects on Thorpe Lane and Springtown Way). If there is controversy, well that needs to be heard. We live in America, not mainland China.*

I added a comment against **Strategy E**, Remove Regulatory and Procedural

Barriers to Encourage Diverse and Affordable Housing [like Tiny Homes], pp. 43-44.

*I am against Strategy E. Again, this is an inappropriate erosion of our rights as property owners. Again, this will put a terrible strain on neighborhood character in neighborhoods without an incorporated neighborhood association. Property values are determined by surrounding property. Quite frankly, many homeowners would not like to live next to a collection of "tiny homes." If there are some who don't mind, then that can be discovered by going through the normal P&Z and City Council process. "Clear path permitting" removes our rights as existing property owners.*

Page 46. I am in complete disagreement with **Strategy F**, and **I request that P&Z Commission and the City Council remove "Strategy F: Promote San Marcos as a place for all types of housing in all types of places for all types of people through a robust education and marketing campaign."** This is a very poor policy concept with many unintended consequences. To "build anything (to do with housing), anywhere, anytime" flies in the face of:

- a) planning and zoning principles and ignores prioritizing, traffic concerns, neighborhood and city aesthetics (like it or not, that matters to some people and, believe it or not, corporations wishing to relocate)
- b) desires and needs of existing residents (contrary to statements in this document, we do have rights, too),
- c) appropriate prohibition of development, even of affordable/workforce housing, in flood-risk areas (look what happened to East Houston with their "freedom" and how they are drowning in the freedom and will continue to do so now that a large part of East Houston is built on former swamp land- this is the sad consequence of so-called "market-driven housing". The builders are gone, the residents and city are left holding the bag.)

In addition, this statement is actually quite impossible and hypocritical because many areas of the city have homeowners associations and those areas will never take on their fair share of affordable/workforce housing.

This task force draft plan makes the statement, "While housing survey respondents indicated that providing diverse housing types was important, most did not want housing other than single family homes in their neighborhoods." What they fail to understand is that these two concepts are not incompatible. People don't want retrofitting of neighborhoods that have evolved over decades or even centuries to meet a current policy which may turn out to have poor consequences (remember "housing projects" of the 1960's- good intentions,

bad results). Let's put new development in new places. Is anyone complaining about development on Thorpe Lane? Why not follow that model. We are following through on the agreements the Vision San Marcos Comprehensive Plan. Recommendations of the task force should not supersede the goals of the Vision San Marcos Comprehensive plan:

### **“Neighborhoods & Housing**

[Neighborhoods and Housing Goals and Objectives \(PDF\)](#): We envision San Marcos to have a strong, more comprehensive foundation of safe stable neighborhoods while preserving and protecting the historical, cultural and natural identities of those neighborhoods.”

One of the placards held up by a young woman in the first part of the document states, "I'd like to buy a house to live in permanently in with my family, but it is difficult to compete with investors who buy the homes to rent out. I'm planning to try again next year."

I left a comment: *Yes, this is the problem that will not be solved by clear path pre-approval mechanisms. This is a BIG problem in my neighborhood. Home ownership is being eroded terribly for the next generation. We need young homeowners in our neighborhood, but all we are getting is real estate investors buying the houses with cash. I don't have much sympathy for these real estate investors. They prey on our neighborhood like vampires. Please don't make it easier for them!!*

Thank you for your attention. I appreciate the time and attention you devote to our city government.

James K. Baker

727 Belvin St.

San Marcos, Texas 78666

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**From:** [Joanna Farr](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Concerns  
**Date:** Monday, September 23, 2019 6:58:55 PM

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Dear Planning and Zoning Members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods.
- I do not want city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
- I object to waivers of impact fees and height maximum, in existing neighborhoods.
- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

Joanna (Farr) Tegtmeyer

Sent from my iPhone

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

**From:** [Griffin Spell](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Concerns about Workforce Housing Action Plan  
**Date:** Monday, September 23, 2019 2:29:39 PM

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Members of the Planning and Zoning Commission,

On Tuesday you will be considering a recommendation on the proposed *Workforce Housing Task Force Strategic Housing Action Plan*. While I believe our city needs to do more to provide good, affordable housing in San Marcos, **I am asking you to delay any vote on this proposal until your first meeting in November.** The full proposed action plan has only been available to the entire commission, and the public, for a few days. This is hardly enough time for anyone, even those well-versed in government policy, to digest a massive and far reaching action plan.

In particular I want to compare the proposed adoption schedule to the recent adoption of [My Historic SMTX](#), the city's new Historic Resources Survey. The first drafts of the survey were available in January 2019, well before any entity was being asked to give any sort of recommendation or consider adoption. The Planning & Zoning Commission was first given a presentation on July 23<sup>rd</sup>, but was not asked to vote on approval until August 27<sup>th</sup>, **giving the commission over a month to consider the survey before being asked to vote on it.** I am asking for the same standard to be applied to the Workforce Housing Action Plan; receive your presentation and have a dialogue on September 24<sup>th</sup>, but then give yourself, and the citizens of San Marcos, time to consider and learn more about the plan before casting a binding vote on the future of our city.

I will raise two specific concerns I have just based on a cursory review of the entire plan; the possibility of city-initiated upzoning of single-family homes, including those in historic neighborhoods, and a seriously lack of involvement from Texas State University. This is just scratching the surface of what all is included in the Workforce Housing Action Plan, and why a rushed vote on Tuesday could haunt us for years to come.

I believe an informed and educated vote on the Workforce Housing Action Plan, which comes from a comprehensive dialogue, is the least our city deserves. **I sincerely believe rushing through adoption of this plan on Tuesday would be a huge disservice to San Marcos.** We have seen recently the consequences of poor decisions made years ago by prior Planning & Zoning Commissions. Please don't make the same mistake twice.

Griffin Spell  
San Marcos

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**From:** [Nelwyn Moore](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Fw: Letter to be Sent Today.....  
**Date:** Tuesday, September 24, 2019 11:20:40 AM

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----- Forwarded Message -----

**From:** Amy Meeks <[amymmeeks@yahoo.com](mailto:amymmeeks@yahoo.com)>  
**To:** Amy Meeks <[amymmeeks@yahoo.com](mailto:amymmeeks@yahoo.com)>  
**Sent:** Monday, September 23, 2019, 9:27:09 AM CDT  
**Subject:** Letter to be Sent Today.....

Hi All,

Please send the below letter today to the P&Z Commissioners for tomorrow night's meeting. I have included the address below and one email to this address will get the letter to each commissioner.

This letter states some specific concerns we have with the strategies put forth by the Workforce Housing Task Force. We believe some of their strategies will create more problems as well as not provide affordable housing, which is the goal.

If you are able, please attend the meeting tomorrow night at 6 pm. at city hall. During the discussion of this item, you will be allowed to speak so please come prepared if you so desire.

Thank you for continuing to support our effort to develop San Marcos in the best way possible.

Happy Monday,

Amy

PLEASE SEND THE LETTER BELOW TO THIS ADDRESS:

[pandzcommission@sanmarcostx.gov](mailto:pandzcommission@sanmarcostx.gov)

Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods.
- I do not want city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
- I object to waivers of impact fees and height maximum, in existing neighborhoods.
- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious

**From:** [Marianne Moore](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Letter to P+Z  
**Date:** Monday, September 23, 2019 8:46:58 PM

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Dear Planning and Zoning members:

I support the following letter and concerns from Amy Meeks:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed areas of concern:

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods.
- I do not want city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
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- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

Marianne Moore  
2930 Summit Ridge Drive  
San Marcos TX 78666

[Sent from Yahoo Mail on Android](#)

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**From:** [karen brown](#)  
**To:** [P&Z Commission](#); [Case, Jamie Lee](#)  
**Subject:** [EXTERNAL] Objections SMTX 4 all  
**Date:** Monday, September 23, 2019 5:16:23 PM

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Dear Jamie Lee,

Will you make certain the P and Z members get the following email. I would really appreciate it. Thank you for your attention to this.

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Dear Planning and Zoning Members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. And we desperately need affordable housing for families in San Marcos. However, the report discusses strategies to help implement affordable housing some of which may violate the Comprehensive Plan that was completed a few years ago. Some of my issues are below.

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods by building apartment complexes in them or multiple duplexes on lots that will not be suitable to families.
- I oppose city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
- I object to waivers of impact fees and height maximum, in existing neighborhoods.
- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Generally large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

I hope you will consider altering the strategies that contain these issues and thank you for serving the community by being on the Commission.

Sincerely,

Dr. Karen Brown

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**From:** [Karl BrownMy Number](#)  
**To:** [P&Z Commission](#); [Case, Jamie Lee](#)  
**Subject:** [EXTERNAL] Objections to SMTX4All  
**Date:** Monday, September 23, 2019 3:06:24 PM

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Dear Jamie Lee,

Please send the email below to the P&Z Commissioners. Many thanks.

Karl W. Brown  
834 W. Hopkins St.  
San Marcos, Texas 78666

Dear Planning and Zoning Members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

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- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

Karl W. Brown  
834 W. Hopkins St.  
San Marcos, Texas 78666



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**From:** [Atty Kama Davis](#)  
**To:** [P&Z Commission](#); [Case, Jamie Lee](#)  
**Subject:** [EXTERNAL] Objections to specifics in SMTX 4 All  
**Date:** Monday, September 23, 2019 2:30:23 PM

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Jamie Lee,

Can you make sure the P&Z Commissioners receive the email below? Thank you.

---

Dear Planning and Zoning Members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

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Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

Kind regards,  
Kama Davis  
Sent from my iPhone

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**From:** [Ryan Patrick Perkins](#)  
**To:** [P&Z Commission](#)  
**Cc:** [Council Members Mail Group](#)  
**Subject:** [EXTERNAL] SMTX 4 ALL Affordable Housing.  
**Date:** Tuesday, September 24, 2019 10:43:33 AM

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Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing.

However, the report discusses strategies to help implement affordable housing some of which, in the opinion of many citizens, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
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- I do not want city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
- I object to waivers of impact fees and height maximum, in existing neighborhoods.
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- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider Historic Preservation as another sound redevelopment strategy, and altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,  
Ryan Patrick Perkins  
727 West Hopkins Street

cc: City Council

ZONED OUT is an independently funded half-hour investigative documentary that explores both the practical ramifications of upzoning and the underlying economic and political forces driving the process. It is told through the lives of current residents. <https://youtu.be/qsYOurWEoSc>

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Inline image

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**From:** [Farr, Gerald G](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] SMTX 4 ALL Recommendationso  
**Date:** Monday, September 23, 2019 4:35:41 PM

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Dear Planning and Zoning Members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

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- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

Gerald Farr

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**From:** [Paul Murray](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] SMTX 4 All  
**Date:** Monday, September 23, 2019 5:42:33 PM

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Dear Commissioners,

There are two sides to affordability. What things cost is one side. That is all this plan can address. The other side is what people have to spend. As much of the information provided makes clear, housing prices have gone up faster than wages. Why that is is unclear. Part of it I believe is that real estate is seen as much more of an investment opportunity now than in the past. It is not only stocks and bonds any more.

I believe what we are experiencing in the US housing market is another example of a market failure. It provides high-end housing quite well, while failing the middle and lower classes. I fear that whatever moves we make will fail, too. The assumption that higher density leads to lower prices is intuitive, but there is more going on than simple supply/demand. The private sector builds housing and is profit-driven. If enough housing were built to actually stop the increase in prices, the profits will decline, too, and so will the building of new housing. Builders build and developer develop to maximize profits. I fear all we will get for our efforts will be expensive housing, closer together.

Nevertheless I applaud this effort. We must try to fix the problem, though I think it must be fixed at a higher level of government. Having said all that, I have concerns with this plan:

Concerning action ids A.1 and A.5, I really hope rental registration and code enforcement can be improved. Three of the biggest problems in San Marcos are No Enforcement, No Enforcement, and No Enforcement. From parking to codes, the rules are too often ignored, with no consequences.

B.1 ignores the fact that our housing development is highly influenced by the student rental market. What may work elsewhere is distorted by student rentals. I love the idea of "accommodating residents through all stages of life," but fear that in this town the stages are from freshman year to grad school.

B.3 is asking for trouble. "Fee waivers, clear-path permitting, and regulatory incentives like reduced parking or additional units in exchange for permanently affordable housing in pre-identified infill sites" will attract builders, but will they actually build what we want them to build, and for everyone in all stages of life? Figure 17 is presented as a case study, but it appears to be in implementation. Did it work as designed? Consider the lack of enforcement in our town. Show us that the city can keep the trash cans off the street, cars out of front yards and pick the other low-hanging fruit, and then this might be viable. I understand the thinking here, but have to oppose this because I simply don't think it will work here.

D.1, Opt-in Zoning I think is a good idea as long as it absolutely remains only in Intensity Zones.

I worry about D.2 meaning that the city will be initiating re-zoning. How many times did we hear that was not going to happen while we were working on the new LDC? It is

still a bad idea, even for lower cost housing.

E.3 and E.4 sound like repeats of B.3. Builders will be happy to take all the waivers they can get, but will we get what we want?

E.1 encourages manufactures homes. Having lived in one and lost money on it, finding it nearly impossible to sell, I oppose this. Unless they can be better built, more attractive and retain their value, just say no.

E.2 encourages tiny houses. Presumably for tiny people. This looks like a fad that solves nothing. Tiny homes need to be better defined. I may have lived in one and not known it. Tiny thumbs down.

As I wrote above, I support the effort though I believe we can't fix this problem at the municipal level. I worry that we will cause problems without fixing anything.

Thank you for serving, and thank you for your hard work.

Paul Murray  
San Marcos

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**From:** [Amy Meeks](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Strategies of Workforce Housing Task Force  
**Date:** Monday, September 23, 2019 9:39:46 AM

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Dear Planning and Zoning Commissioners:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

- I object to opt-in zoning in existing neighborhoods.
- I do not want increased density in existing neighborhoods.
- I do not want city initiated zoning.
- I do not want waivers for parking or for increased density in existing neighborhoods.
- I object to waivers of impact fees and height maximum, in existing neighborhoods.
- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Sincerely,

Amy Meeks

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**From:** [Ellie Stewart](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] WORK FORCE HOUSING TASK FORCE  
**Date:** Monday, September 23, 2019 9:54:25 AM

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Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

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- I do not want increased density in existing neighborhoods.
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- I object to waivers of impact fees and height maximum, in existing neighborhoods.
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Sincerely,

Ellie Stewart

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**From:** [Lea Rice](#)  
**To:** [P&Z Commission](#)  
**Subject:** [EXTERNAL] Workforce Housing Task Force Concerns  
**Date:** Monday, September 23, 2019 8:04:23 PM

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Dear Planning and Zoning members:

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

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- Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.
- Large lots should not be cut up into small lots in existing neighborhoods.
- Tiny homes need to be defined more closely.

Please consider altering the strategies that contain these areas of concern and thank you for serving on the Commission.

Please save the small town appeal of San Marcos! Please protect existing

neighborhoods from becoming something they do not want.

Sincerely,

Lea Rice  
104 West Lane  
San Marcos, TX 78666

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**From:** [Case, Jamie Lee](#)  
**To:** [P&Z Commission](#)  
**Subject:** FW: [EXTERNAL] Fwd: Objections to specifics in SMTX 4 All  
**Date:** Tuesday, September 24, 2019 9:15:11 AM

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**[Jamie Lee Case, TRMC](#)**

City Clerk | City Clerk  
630 E Hopkins, San Marcos, TX 78666  
512.393.8089

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**From:** Ron B <ron.bowden@gmail.com>  
**Sent:** Tuesday, September 24, 2019 9:13 AM  
**To:** Case, Jamie Lee <JCase@sanmarcostx.gov>  
**Subject:** [EXTERNAL] Fwd: Objections to specifics in SMTX 4 All

Dear Ms. Case,

The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:

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Sincerely,

Ron Bowden

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