

**From:** [REDACTED]  
**To:** [Buck, Kaitlyn](#)  
**Subject:** [EXTERNAL] Objection to Case ZC-24-03  
**Date:** Wednesday, October 2, 2024 8:37:07 AM

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Dear Mr. Buck and San Marcos Planners,

I am writing to express opposition to the addition of another high-density apartment complex at the junction of Hunter Road and Quarry Spring Drive. There is already substantial traffic from the two apartment complexes East of Hunter Road. The proposed additional apartment complex will exacerbate already high traffic area with numerous and fatal accidents. The tremendous expansion of the Kissing Tree complex and high-speed traffic on Hunter Road has already created a dangerous situation in this area with many accidents in the area of Hunter/McCarty/Quarry Spring Drive. It is difficult for residents of our neighborhood to exit from the two Quarry Spring Drive outlets: Hunter Road and McCarty Road.

The land directly East and across from the intersection of Hunter Road and Quarry Spring Drive should, at best, be used for lower density housing—perhaps affordable homes or townhouses. The addition of another large apartment complex crammed on a small footprint on this stretch of road will require the addition of a traffic light at this intersection just to reduce the high-speed accidents. Nobody traveling NE on Hunter Road wants to see another traffic light a few thousand feet from the Hunter/McCarty light. Even the current traffic light, however, has not dramatically decreased the fatal high-speed collisions at this intersection.

Our own personal property is between these two intersections and backs up to Hunter Road. We hear and see excessive speeding on Hunter Road throughout the day but especially at night. SMPD needs to step up traffic enforcement irrespective of the decision made about this property. I believe a traffic study on Hunter Road is needed before any decisions are made about this property that would dramatically increase the traffic in this area.

Duane & Lois Knudson  
311 Quarry Spring Drive.

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## Buck, Kaitlyn

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**From:** Gary Springer [REDACTED]  
**Sent:** Saturday, September 28, 2024 2:31 PM  
**To:** Buck, Kaitlyn  
**Subject:** [EXTERNAL] Zoning change request/ case # ZC-24-03

Dear Ms. Buck,

In reference to Zoning change request/ case # ZC-24-03,  
I strongly object to this change.

I am a resident in the Quarry Spring subdivision.

Permitting this change would create an increase in traffic in the area  
and make Hunter Road even more difficult intersection to turn onto.

Sincerely,  
Gary Springer

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My name is John W Kneese and I own the  
properties  
at 101 Reimer Ave and 103 Reimer Ave  
and

I am in opposition to this zone change, for  
many different reasons.

John W Kneese

John W Kneese

25-24-03

## Buck, Kaitlyn

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**From:** Josie Lucio [REDACTED]  
**Sent:** Tuesday, October 1, 2024 1:41 PM  
**To:** Buck, Kaitlyn  
**Subject:** [EXTERNAL] Case number ZC-24-03

Good Afternoon,

We are residents in the Quarry Spring Subdivision. My husband and I have lived here for 18 years and enjoyed the serenity and quiet environment when we first joined the neighborhood. Because of the growth around us that is still expanding, our neighborhood is dealing with more population, more crime, more soliciting and a lot more traffic on Hunter Road.

We are against changing zoning for more businesses and apartments in our area. Hunter Road will not be able to handle additional cars, trucks, and commercial vehicles that are already doing damage to our roads, opening up danger to our safety, allowing more car accidents to happen, and increasing the longevity of time getting in and out of our neighborhood. There are times we cannot exit or enter our neighborhood without a very long waiting period. Also, cars are being led by their GPS to exit IH-35 to take Hunter Road when there are accidents on interstate IH-35.

Thus, we object or do not agree with a zone change.

Thank you.

Lucio's

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## Buck, Kaitlyn

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**From:** Patti Bedsole [REDACTED]  
**Sent:** Tuesday, October 1, 2024 11:28 AM  
**To:** Buck, Kaitlyn  
**Subject:** [EXTERNAL] ZC-24-33

Hello,

I am writing to OBJECT the PROPOSAL for construction of another apartment community at Hunter Rd and McCarty area.

A major factor is the traffic that we currently have at this intersection before adding another community. We have already had an enormous increase with Amazon employees and Kissing Tree. Then to top that off there are the trains passing on McCarty and at many times just stopping there backing traffic up down Hunter Road, McCarty and I35 access road.

Also the existing apartments have at least 5 registered sex offenders living there. Very concerning for those of us with children and/or grandchildren.

Then last but not least there is the noise factor. All day and night we hear cars peeling out at stoplight. It sounds like a racetrack. Train whistles are going off 24 hours a day. Even though there are signs posted saying just the opposite. The current noise factor is so disheartening that people are selling their homes. I can't fathom you are considering making this worse.

All of this affects our rights to live a fair and reasonable lifestyle in our homes and neighborhoods.

Please, please hear our objections to building another multi family community in our neighborhood on Hunter Road.

Thank you,  
Patricia Bedsole

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## Buck, Kaitlyn

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**From:** Steve Israel [REDACTED]  
**Sent:** Tuesday, October 1, 2024 6:48 AM  
**To:** Buck, Kaitlyn  
**Subject:** [EXTERNAL] Re: ZC-24-03

Hello

I am a resident of Quarry Springs across the street from this planned apartment complex.

Some thoughts:

Over the years, Hunter Road has become the I35 frontage road part2. Average speed of drivers on Hunter is 60+ mph. Making a left turn from our subdivision onto Hunter is very dangerous and often impossible to do because of the volume of traffic today and also the speed of drivers coming at you. Please consider these factors when making your decision to allow the complex to be built. If the complex is still going to be built, then a traffic light at Quarry Spring Drive and Hunter so people can leave our neighborhood safely.

thx

steve israel

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