

Development Services-Planning
630 East Hopkins
San Marcos, TX 78666

08/13/18

Attn: Planning Zoning Commission, City Council of San Marcos, Will Parrish
RE: case number: ZC-18-10

To Planning Zoning Commission et al,

I am strongly opposed to the zoning change regarding case number ZC-18-10 (Windmill Addition, Lot 2, located at 128 Windmill Dr).

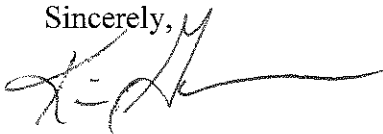
The rezoning will have numerous negative consequences for the neighborhood. The added traffic of more residents in a small neighborhood will definitely create more issues of overcrowded streets and speeding.

Also, more people residing in rental units brings more move-in/move-outs which creates more trash, debris, paint, cleaning chemicals, and repairs (leaving lumber, nails, screws, glass, etc). I have witnessed this and called the city regarding the trash and paint that is dumped into the land and ravine (soaking into the soil and eventually washing down to the San Marcos River).

The noise level will also be increased with more residents, autos and parties.

Please take all of the above facts into consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Gunnarson', with a long horizontal flourish extending to the right.

Kim Gunnarson

Monday, 13 August, 2018

While travelling out of state, we've been informed of an item on the P&Z agenda for this Tuesday, 14 August, 2018, that prompts this note.

Apparently a developer/property owner of a parcel on Windmill Street, behind ours on Ridgeway Drive, has requested a zoning change for that parcel. As we understand it, the developer's proposed zoning change would put their parcel in a zoning category that supports higher housing density than currently exists. We do not support any zoning change that would allow higher, rather than lower, housing density for that parcel.

This issue came before the P&Z a number of years ago and the request for a higher density designation was denied. P&Z's reasoning was that a transition zone needs to exist between single family homes along Ridgeway Dr. and the higher density development on the south side of Windmill Street.

We agreed with their reasoning and with their decision. There have been no changes in the area that warrant reversing P&Z's decision. That lower density buffer zoning category along the north side of Windmill is still required.

We do not support any zoning change that would increase housing density behind single family home owners along Ridgeway Drive or Canyon Street. It seems clear to us that a basis for a change in zoning density does not exist. The developer has no grounds to request a zoning change. We encourage the P&Z to deny this request, and adhere to the current zoning as it was recently adopted in the City code.

Respectfully,
Ryan & Jan Rudnicki
123 Ridgeway Drive
San Marcos, TX