

HOGAN-SCHNEIDER PROPERTIES, LTD

803 Mustang Ln.

San Marcos, TX 78666

October 2, 2018

Development Services-Planning

630 East Hopkins

San Marcos, TX 78666

RE: Case # ZC-18-16

Dear Planning Board Members,

As partners of Hogan-Schneider Properties, LTD we are writing to oppose the zoning change referenced above. Hogan-Schneider Properties, LTD owns property directly across Earle Street at 1404, 1406 and 1408 Earle. The Partnership also owns two properties in the next block above Baylor St. at 1509 and 1515 Earle. For many years we have been stakeholders in the Westover Addition and have several other properties just outside of the 400-foot radius on Baylor, Delmar and Clyde. We are very familiar with the problems which can occur if the density is increased from the current 6 single-family lots to ND-3 which will allow for 12 lots.

ND-3 zoning will double the number of housing units that can be built on the currently platted 6 lots. Each unit can have up to three bedrooms which will result in parking problems because the code only requires 2 parking spaces per unit. Where will the overflow parking go? Earle and Baylor Streets and most other streets in Westover are only 20 feet wide. This is 10 feet short of the current standard for streets in new developments. As it is now many people park on the street right of way along Earle and Baylor streets. After this property is developed there will be a side walk on that side of Earle Street and overflow parking will be forced to park in the street. The streets in and around this block are too narrow to accommodate all the overflow parking that will result from this higher density. If the lots are developed as single family there would be 25 feet setbacks from the street (instead of 15 feet for ND-3) which would allow for additional room for overflow parking in the longer driveways.

We don't believe there is adequate drainage in the Westover area to accommodate the higher density development in this area. In recent years there has already been flooding that has occurred at the corner of Earle and Columbia Streets directly down hill from this proposed zoning change. The ND-3 zoning will create more impervious surfaces than the current SF-6

which will result in more water runoff and even greater possibility of more flooding of homes in the area.

In summary, we are opposed to the zoning change for this property to ND-3. We would much rather see this property developed with its current SF-6 zoning for the above reasons and because it would be more in keeping with the surrounding neighborhood of primarily single family and duplex homes built on much larger lots than the lots proposed in ND-3. We agree with the need for lower cost housing which ND-3 zoning may provide, but not at the impairment and expense of an established neighborhood. ND-3 zoning should be located within new subdivisions that have adequate drainage for the density and 30 feet wide standard streets that can accommodate overflow parking.

We very much hope that these issues will be considered when deciding on this zoning change. Thank you for your attention to our letter.

Respectfully submitted by:

Laura and Joe Schneider,

Hogan-Schneider Properties, LTD

**From:** Jw Services <[jwservices512@gmail.com](mailto:jwservices512@gmail.com)>

**Sent:** Wednesday, October 3, 2018 9:50 PM

**To:** [hubercustomhomes2003@yahoo.com](mailto:hubercustomhomes2003@yahoo.com)

**Cc:** Council Members Mail Group <[CouncilMembers@sanmarcostx.gov](mailto:CouncilMembers@sanmarcostx.gov)>; [lajohosch@gmail.com](mailto:lajohosch@gmail.com)

**Subject:** [EXTERNAL] Planning and Zoning Case # ZC-18-16 Earle & Baylor

Dear Sir,

After meeting with you this evening at the property in question I have decided oppose your application for zoning change at Earle and Baylor and as I live on the opposite corner, I will urge my neighbors and the city to do the same.

I feel the added traffic and the noise will degrade the family neighborhood feeling we have here. As my family property here has public right away on my fence line on Baylor, "tenants," in the proposed 12 units (most likely college kids) would likely be parking there for weekend parties and such. The city employee who there as much confirmed this when you said, and I quote... "I can't control where people park." And the city employee just shrugged.

The city has wisely, in my view, built high rise units for students and there seems to be more of these in the pipeline and therefore student housing is in good supply already.

My home was purchase primarily as a location for my retirement and my neighbors across from me on Baylor have been retired for sometime as well.

You were certainly aware of the current zoning at the purchase of the lots. I think the current zoning is correct and my feeling is that single family homes or "spec homes" are a better fit for my neighborhood, my neighbors and me.

I urge you to withdrawal your proposal to build 12 units and build as the current zoning dictates.

Sincerely,  
Jeffrey W. Jones  
1500 earle st San Marcos, Texas 78666

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**From:** Jw Services <jwservices512@gmail.com>  
**Sent:** Monday, October 8, 2018 1:34 AM  
**To:** P&Z Commission <P&ZCommission@sanmarcostx.gov>  
**Cc:** Planning Info <PlanningInfo@sanmarcostx.gov>  
**Subject:** [EXTERNAL] Planning and Zoning Case # ZC-18-16 Earle & Baylor

Dear Commissioners,  
Please add this letter to packet for the case reference above.

On Sunday October 7 the developer of this site met with a number of people in our neighbor to discuss the case that comes before you on Tuesday the 9th. Here is a picture of what he said was his plan.

Most of our issues revolve around health and safety of the neighborhood in regard to parking, traffic and crime if he builds the 3bd 2 bath (another Sagewood if you will) as per his original statement on the meeting earlier in the with a city employee present.

It is my understanding that city allows a total of 6 six unrelated ppl in the 3/2 configured buildings which means a possible 24 more cars parked in the street than 2/2 configuration. The 3/2 configured units would be and overburden of infrastructure as there are no curbs.

The consensus after he left was few people believed him when he said he would only build 2bd & 2bath units as his "preliminary" plan suggests and that he was basically using the plan shown below to "hoodwink" the neighborhood.

Though others might be, I am not oppose to the construction of the 12 units in the 2/2 configuration he brought to our meeting, but I would be strongly opposed to 12 3/2 unit configuration he spoke of in the first meeting that would in essence create another Sagewood-like debacle.

Thank you for your attention.  
Jeff Jones  
1500 Earle San Marcos tx

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