

P+Z 09/22/20

From: [REDACTED]
Sent: Wednesday, September 16, 2020 4:59 PM
To: Planning Info
Subject: [EXTERNAL] Opposition to SF-6 Zoning at Steen Road

To Whom it May Concern,

Our names are Diane and Randall Osborne and we live at 1 Timbercrest Street here in San Marcos . We are aware of the proposal for zoning change from FD to SF-6 for Steen Road located off N. LBJ. We want to express our strongest opposition to this zoning change. We have two fundamental reasons for this.

First, Steen Road access off N LBJ is extremely dangerous. LBJ is narrow and crests a hill right at Steen Road. We hear near miss accidents constantly on this portion of the road - which is already very heavily trafficked with vehicles, buses and delivery trucks. We feel that added access to a development of houses from Steen Road would place additional strain on this already dangerous and highly trafficked portion of LBJ.

Second, we have experienced significant runoff damage to our home and our property in the time that we have owned it - we bought the house in 2002 - as a result of development already approved by the city (such as the Hillside Ranch Cottages). For several years after this development and the clearing of land behind us for development, we have experienced significant flooding as a result of changes to runoff patterns. To date, we have spent over \$30,000 out of pocket for alterations to the back of our property to further shunt this torrential flow away from the back of our house. This has been at our own expense because - according to the City - it is flooding and not their responsibility and - according to our insurance - it is runoff and not flooding and, therefore, not covered by any flooding insurance. We encourage any of you who are uncertain about this to stop by our house during a heavy rain and watch the waves of water come flowing down from up LBJ and gush away from our house because of the concrete work we have had to have done.

Any additional development in this area will alter these patterns, yet again, and result in significant damage to our property and, possibly, to our home.

Sincerely,

Randall and Diane Osborne
1 Timbercrest St.
home phone: 512-754-7295

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Burrell, Cesly

From: Steven Aycock
Sent: Monday, September 21, 2020 8:13 PM
To: Planning Info
Subject: [EXTERNAL] Fwd: Steen Rd Development

Planning and Zoning Commission

I have serious reservations concerning the Steen Road Zoning Change.

While I am not against development it must be done in a manner that takes many factors into consideration.

First, if the developer uses the SF6 zoning designation to place a house on 6,000 square foot lots (as seems to be the standard currently in San Marcos) the integrity of Tanglewood would be irreparably damaged. Having a high density neighborhood with only one point of egress would leave the residents of Timbercrest and Oak Ridge with an endless stream of traffic in their backyards.

Second, if this property is developed at the SF6 permissible 6,000 square foot lot level it would result in a very high level of impermeable surface over the 15.28 acres. This could potentially result in unacceptable levels of runoff into the Sink Creek drainage as well as possibly affecting homes on the bottom of Oak Ridge.

Finally, it is impossible to fully evaluate such a zoning change without seeing the developer's plans. If a one to two house per acre development is proposed, this might be acceptable from a neighborhood integrity and flooding perspective. If, however, a development of fifty or more homes is planned for this 15.28 acres I am very opposed and feel it would damage both the neighborhood and the Sink Creek drainage leading into the San Marcos River headwaters.

In the absence of a plan of development I oppose the zoning change.

Sincerely,

Steven M Aycock DDS

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Burrell, Cesly

From: Mattingly, Shannon
Sent: Monday, September 21, 2020 3:36 PM
To: Hernandez, Amanda; Burrell, Cesly
Subject: FW: [EXTERNAL] FW: case number ZC-20-12

From: [REDACTED]
Sent: Monday, September 21, 2020 3:31 PM
To: Planning Info <PlanningInfo@sanmarcostx.gov>
Subject: [EXTERNAL] FW: case number ZC-20-12

From: [REDACTED]
To: "planninginfo@sanmarcostx.gov"
Cc:
Sent: Sunday September 20 2020 9:03:09PM
Subject: case number ZC-20-12

Thanks for letting me express my wishes concerning the P & Z meeting scheduled for Tuesday September 22, 2020 case number ZC-20-12

I urge you to vote no on this request. Making this zoning change would eliminate all the wild life on this parcel of land. This is one of the last places in San Marcos where the wild life can live without being disturbed.

I urge you to vote no on this request. Changing the density to 6 homes per acre would spoil the beauty of this property forever. All the developments in this area has no more than 4 homes per acre.

I urge you to vote no on this request. Putting this many houses in this area would overload the water system. We are having some pressure problems now.

I urge you to vote no on this request. Putting this many houses in this area would overload the road system. There is only one road in and 1 road out. In case of fire, the fire fighting equipment would have a real problem coming into this project. LBJ street is very busy now. I don't think it could handle the traffic generated by this increase in density.

I am not opposed to growth and property development. I am opposed to any density more than 4 homes per acre. I don't like the idea of leaving it up to the developer; He has no vested interest, he will be here today and gone by tomorrow.

George Gilbert 15 Timbercrest San Marcos, Tx 512-396-2313

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Burrell, Cesly

From: Saunders, Jane M
Sent: Sunday, September 20, 2020 9:26 PM
To: Planning Info
Subject: [EXTERNAL] Public Hearing September 22, 2020 Steen Road

Importance: High

Dear planning folks, I would like to participate in this hearing if at all possible. I live at 7 Timbercrest Street and am concerned that a congested neighborhood is going to be crammed into our peaceful and serene little community. We have already been **overtaken all around us by myriad students' families buying homes so that they can live in them while at the university** and the regular disruptions from those living near or on Craddock. I am worried we will see **more encroachment** with the introduction of homes built on small lots. I am also **worried about the infrastructure stresses** – already at a breaking point in terms of mobile phone service and the like – in an undeveloped property, as well as the disruption to our lives [traffic, noise, **particularly after living through the sewage/water switch out in our neighborhood** just a couple of years back].

This diminishes the hard work those of us who live in San Marcos permanently [and who have purchased and maintained our homes with plans to stay long-term] and seems likely to devalue our investments. Given that we are near the Sierra Ridge and the Spring Lake neighborhoods, one would think that builders might seek bigger footprints for homes to fit in with what is already here rather than building as many homes as possible in a tiny space. Is there no concern about environmental impact or disruption of the creek behind the zoned property?

I would like more information about how I can attend the meeting, including ZOOM information, times, and process.

I appreciate the guidance,

jane

Jane M. Saunders, Ph.D.
Associate Professor, Literacy
I'm an ALLY, are you?

Texas State University
Department of Curriculum and Instruction
601 University Drive
San Marcos, TX 78666

Web page: <http://jmsaunders.wp.txstate.edu/>

[830-481-3838](tel:830-481-3838) (m.)
[512-245-1512](tel:512-245-1512) (o.)

Kindness in words creates confidence. Kindness in thinking creates profoundness. Kindness in giving creates love.
-- Lao Tzu

If there be any truer measure of a man than by what he does, it must be by what he gives.
--Robert South

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Burrell, Cesly

From: [REDACTED]
Sent: Monday, September 21, 2020 11:16 AM
To: Parrish, Will; Planning Info
Cc: [REDACTED]
Subject: [EXTERNAL] Proposed Zoning Change ZC-20-12 (Steen Road)

Mr. Parrish -

As I mentioned in my telecon with you today, I have attempted to contact your Tory Carpenter, who I understand is the case manager & will not be back in the office until mid-October. I would appreciate if you could pass my thoughts regarding this proposed zoning change to the responsible person or persons regarding this issue prior to the next scheduled Planning & Zoning meeting.

My family has lived on Oak Ridge Drive for over 20 years and we now find is within 400 feet of the area of the proposed zoning change. I have several concerns regarding this proposed change:

- * Infrastructure - We would like assurances from the city and the developer that the infrastructure can truly support the proposed development. This includes the current water/sewer/drainage systems, as well as the electric and the 3rd party communication systems. With more residents in the area now working remotely due to the current pandemic, we have noticed a decrease in the reliability of the internet.
- * Proposed Potential Density of Development - Our neighborhood is an established one and we worry that the proposed development would bring excessive noise and all the other issues that may occur if the development maximizes the number of houses which would be allowed by the SF-6 designation. When additional student apartments were built between Holland Street and Elm Hill Ct, we also noticed an increase in nighttime noise from the direction of these apartments. We also remember the noise and traffic issues when high density housing was allowed to be built off of Craddock between N. LBJ and Old Ranch Road 12 over a decade ago.
- * Traffic - As shown on the plat provided in the city's 04Sep20 letter, that notified us of the proposed change, it appears the only entrance and exit to the area would be on N. LBJ between Oak Ridge/Nichols Drives and Timbercrest. N. LBJ in this area is very narrow. This is also pretty much a blind hill and we already notice the heavy traffic between Highland and Craddock from people currently using N. LBJ. We assume a lot of this N. LBJ traffic is from the student apartments on Craddock and Old Ranch Road 12 areas, either going to the university, or to avoid going through downtown to get to IH35 or the other side of San Marcos. This traffic concern also includes many personal observations of drivers failing to stop at the 4-way stop sign at the Oak Ridge/Nichols Drive intersection, as well as the stop sign on N. LBJ at the Timberwood Trl intersection. It is already dangerous to turn on to N. LBJ from Oak Ridge or Elm Hill Ct. or Timberwood Trl. because of the potential for accidents due to distracted drivers failing to stop at the stop signs. We cannot fathom what the traffic would be if the Steen Rd. development builds the maximum number of houses allowed by the SF-6 designation.

Thank you in advance.

Mary Ann and Robert Moerke
110 Oak Ridge Drive
San Marcos, TX 78666

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Burrell, Cesly

From: Dan Caldwell
Sent: Tuesday, September 22, 2020 9:37 AM
To: Planning Info
Subject: [EXTERNAL] ZC-20-12 Steen Road

Ms. Burrell,

Thank you for responding to my email request. My comments are as follows:

To the Honorable Commissioners:

My name is Dan Caldwell. My wife and I live at 3 Timbercrest, San Marcos Texas. We have lived in San Marcos for the last five years, having relocated from Florida.

We both love the Timbercrest area and the Tanglewood subdivision. The entire reason that we moved into this area is because it is relatively quiet and the neighborhoods are well established, and the homes are older, solid and well built.

We are being asked our opinion on a zoning change for the property behind our neighborhood from Future Development to Single Family 6. The reason I am opposed to any development in this area is simply due to lack of information.

I am an attorney, so I am well aware that development is what happens to vacant land, and the law always favors use of land over letting it stand vacant. However, in this case we have very little information on what may be constructed. While I have been able to take a cursory look into Lookout Partners (the party requesting the zoning change), I still have no idea what kind of development they have planned. Their website shows past developments of beautiful homes similar in scale and design to what already exists on Timbercrest, Oakridge and Tanglewood. But I still have many unanswered questions.

First, no land plans or concept site plan of any type has been provided to accompany this request for the zoning change. Therefore, my neighborhood and I are left to wonder, what will be built? Will a small neighborhood that fits in with the existing neighborhood be built, or will space be maximized with anywhere from sixty to eighty new homes be crammed in behind us, greatly increasing noise, congestion and traffic? Just because Lookout Partner's website highlights upscale developments, I don't have the ability to verify what kind of development they actually specialize in, and I have no idea what they plan to build here.

Has a traffic impact study been conducted? LBJ is already a fairly busy road, as many locals tend to use it as a way to go around downtown rather than drive through Hopkins. Several times a day I already hear the loud engines of busses, and the heavy base of private vehicles with their stereo turned up too loudly. How much increased noise and congestion will be created by turning Steen Road into the only entrance and exit into what could be a very large development? How will that impact safety for the motoring public?

Has a hydrology study been done to determine what impact the development will have on drainage and water flow? Will it be increased? Will my and my neighbors homes flood or experience significant erosion due to increased water runoff that occurs whenever one paves over vacant land? Will my neighbors and I be subject to losing part of our backyards to eminent domain for the installation of curb and gutter drainage to the new Steen Road?

Has an environmental study been conducted? What wildlife will be affected and how?

If a project is planned, when is it scheduled to begin, and when is it scheduled to end?

Ultimately as a local property owner who resides within four hundred feet of this development, I must object to the zoning change and development. I cannot promise that I would be in agreement even if all of my above questions were answered. However, I definitely have to object based on the lack of information.

Thank you for your time.

Best Regards,

Dan Caldwell
3 Timbercrest
San Marcos, TX 78666

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Burrell, Cesly

From: Lee Stern
Sent: Friday, September 18, 2020 4:04 PM
To: Planning Info
Subject: [EXTERNAL] to be read, please, at ZC-20-12 meeting

Re ZC-20-12

We own land directly adjacent to the parcel being considered for rezoning. We object to rezoning this property for development for esthetic, environmental, and economic reasons.

The land is in the middle of a well-established neighborhood of single-family homes on large lots, called Tanglewood. This is still a fairly quiet residential area, though it was much quieter before Hillside Ranch II was built.

Hillside Ranch II's proponents argued that, although Tanglewood is zoned single family residential, apartments were already standing nearby, literally in shouting distance. In other words, the undesirable is already close; let us bring it closer. If the parcel in question is developed, next someone will want to build a gas station or convenience store on the adjoining parcel on LBJ. And it might then be allowed, if a poll of short-termers seems to support allowing a store close by.

A new development will be cheaper housing, much of which is been bought by people who live elsewhere, for their children to occupy for a few years while attending school. Afterward, it becomes rental property. This was the case with the house at 116 Oak Ridge, whose owners live in El Paso. After their students (and their friends) moved out, the house was rented to MANY members of a fraternity, in clear violation of city ordinances. On weekends, their visitors' cars lined the curbs for a block in either direction. Frequently, the cars were left for days on end, blocking fire hydrants, mail and other deliveries, and refuse collection.

Students and renters are short term, and most are not invested in their communities. Drive down Craddock to see examples of their sense of community or concern for their surroundings. Walk along LBJ, and ask homeowners how often their mailboxes have been run over, or their yards plowed by out-of-control vehicles.

San Marcos doesn't need more rentals. The future growth of university towns has never been more in question. Please see this article from The New York Times (link follows).

This parcel is unique and challenging terrain. It's very steep, and would require drastic digging and leveling. The area is riddled with holes, which may indicate a honeycomb of natural drains leading to the aquifer. Runoff from impervious surfaces would flow to Sink Creek.

The worst-case scenario for development of this lot would be for a builder to start, and not finish the project (like the long-delayed Ella or Vie Lofts apartments at Chestnut and LBJ) or to finish the project but leave unresolved issues (like the \$6 million in foundation repairs already needed to the new Ingram Hall on the Texas State campus, also built on similarly sloping terrain).

This town has seen its share of bad faith and poor planning from developers. For example, Hillside Ranch II was built so close to North LBJ that future widening or realignment of this street will most likely be taken from homeowners' lots on the opposite side of the street.

Not every "vacant" area needs to be filled with construction. The parcel under consideration would make a wonderful addition to a green belt. If the area became a park, or simply a walking trail open to the public, the slope toward Sink Creek would be a beautiful and valuable addition to the community. It would enhance the peace and beauty of its surroundings. It wouldn't require the infrastructure needed to add more buildings.

Sincerely,

Lee Elliott Stern

Oak Ridge Drive

<https://www.nytimes.com/2020/06/28/us/coronavirus-college-towns.html?searchResultPosition=8>

'We Could Be Feeling This for the Next Decade': Virus Hits College Towns

Opening bars and bringing back football teams have led to new outbreaks. Communities that evolved around campuses face potentially existential losses in population, jobs and revenue.

By Shawn Hubler

PRINT EDITION **For Homes Of Colleges, Bleak Future May Await** June 29, 2020, Page A6

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