I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. PC-18-51_03 (Whisper PID Infrastructure Improvements) Consider a request by Doucet & Associates, on behalf of Whisper Master Community Limited Partnership, for approval of a Final Plat for approximately 25.615 acres, more or less, out of the Joel Miner Survey, Abstract No. 321 and the William Ward Survey, Abstract No. 467, generally located east of IH-35, south of Yarrington Road, and west of Harris Hill Road. (A. Brake)

2. PC-19-15_02 (Paso Robles Phase 4B Preliminary Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Brookfield Residential, for a Preliminary Plat of approximately 82.835 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)

3. PC-19-18_04 (Lots 11 and 12, College Courts Addition) Consider a request by Acosta Holding Co., LLC, for approval of an Amending Plat for approximately 0.46 acres, more or less, described as Lot 11 and Lot 12, College Courts Addition, located at 116 East Holland Street. (A. Brake)

4. PC-19-39 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)

5. Consider approval of the minutes of the regular meeting of July 23, 2019.

PUBLIC HEARINGS

6. CUP-19-14 (Jackson Lane Multifamily) Hold a public hearing and consider a request by
Allan Nutt, on behalf of Omais Investments for a Conditional Use Permit for Multifamily Apartments located at 132 Jackson Lane. (W. Parrish)

7. PVC-18-01(Garza Ranch) Hold a public hearing and consider a request by I.T. Gonzalez on behalf of Claudia E Serna and Juan Angel Garza, for a plat variance to Section 3.4.3.1(B)(3), lot depth to with ratio, for a plat consisting of approximately 13.72 acres, located at 3030 Harris Hill Road. (W. Parrish)

NON-CONSENT AGENDA

8. PC-18-09 (Garza Ranch) Consider a request by I.T. Gonzalez on behalf of Claudia E Serna & Juan Angel Garza for a Final Plat of approximately 13.72 acres out of the Thomas G. McGehee Survey, Abstract No. 11, located at 3030 Harris Hill Road. (W. Parrish)

9. Receive an update and presentation on the Draft Strategic Housing Action Plan as part of the SMTX 4 All Housing Initiative. (A. Villalobos)

10. PC-18-34_03 (Trace PID Phase 2A, Esplanade Parkway) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace LLC, for approval of a Final Plat for approximately 3.527 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and William Moon Way. (A. Villalobos)

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

VII. Addendum

The following item was added after the agenda was posted on Thursday, August 8, 2019 at 11:05 a.m.
Item #10
PC-18-34_03 (Trace PID Phase 2A, Esplanade Parkway) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace LLC, for approval of a Final Plat for approximately 3.527 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and William Moon Way. (A. Villalobos)

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ______________ day of _____________________________
AGENDA CAPTION:
PC-18-51_03 (Whisper PID Infrastructure Improvements) Consider a request by Doucet & Associates, on behalf of Whisper Master Community Limited Partnership, for approval of a Final Plat for approximately 25.615 acres, more or less, out of the Joel Miner Survey, Abstract No. 321 and the William Ward Survey, Abstract No. 467, generally located east of IH-35, south of Yarrington Road, and west of Harris Hill Road. (A. Brake)

Meeting date: August 13, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: N/A

City Council Strategic Initiative: N/A

Comprehensive Plan Element (s): N/A
☐ Economic Development
☐ Environment & Resource Protection
☐ Land Use
☐ Neighborhoods & Housing
☐ Parks, Public Spaces & Facilities
☐ Transportation
☒ Not Applicable

Master Plan: N/A

Background Information:
The subject property lies east of IH-35 and is bounded by Yarrington Road to the north, Saddle Run Way to the south, and Harris Hill Road to the east. The right-of-way being established in this Final Plat was created as part of the Whisper Public Improvement District (PID) approved by City Council in October 2014 (Resolution 2014-149). Three new streets, Susurro Parkway, Fortuna Road, and Opportunity Boulevard will be constructed and dedicated to the City. City water and wastewater will be extended through the site and funded via the PID.

Staff has reviewed the request and found all requirements of Section 3.2.3.4 of the San Marcos Development Code have been met.

**Council Committee, Board/Commission Action:**

**Alternatives:**

**Recommendation:**
Approve as submitted.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 7/30/2019
## Summary

**Request:** Consideration of a Final Plat with right-of-way to be dedicated to the City as part of the Whisper Public Improvement District (PID).

**Applicant:** Doucet & Associates, Inc.  
7401B Hwy. 71 West  
Suite 160  
Austin, TX 78735

**Property Owner:** Whisper Master Community Limited Partnership  
9811 South IH 35  
Austin, TX 78744

**Parkland Required:** N/A  
**Utility Capacity:** By Developer

**Accessed from:** IH-35, Yarrington Road, and Harris Hill Road  
**New Street Names:** Susurro Parkway, Fortuna Road, and Opportunity Boulevard

## Notification

**Application:** N/A  
**Neighborhood Meeting:** N/A

**Published:** N/A  
**# of Participants:** N/A

**Posted:** N/A  
**Personal:** N/A

**Response:** None as of the date of this report

## Property Description

**Location:** East of IH-35, south of Yarrington Road, and west of Harris Hill Road

**Acreage:** 25.615 acres  
**PDD/DA/Other:** Whisper Public Improvement District (PID) (Resolution 2014-149) and Whisper PDD (Ord. # 2017-40)

**Existing Zoning:** Mixed Use and Heavy Commercial  
**Preferred Scenario:** Employment Area

**Proposed Use:** Right-of-Way

**CONA Neighborhood:** N/A  
**Sector:** 6

## Surrounding Area

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property</td>
<td>No Zoning - ETJ</td>
<td>Vacant</td>
<td>Area of Stability</td>
</tr>
<tr>
<td>South of Property</td>
<td>No Zoning - ETJ</td>
<td>Harris Hill Race Track</td>
<td>Area of Stability</td>
</tr>
<tr>
<td>East of Property</td>
<td>No Zoning - ETJ</td>
<td>Vacant</td>
<td>Area of Stability</td>
</tr>
<tr>
<td>West of Property</td>
<td>GC and HC</td>
<td>Vacant</td>
<td>Employment Area</td>
</tr>
</tbody>
</table>

## Staff Recommendation

<table>
<thead>
<tr>
<th>Approval as Submitted</th>
<th>Approval with Conditions / Alternate</th>
<th>Denial</th>
</tr>
</thead>
</table>

**Staff:** Alison Brake, CNU-A  
**Title:** Historic Preservation Officer and Planner  
**Date:** August 8, 2019
**Plat - Final**
**PC-18-51_03**

**Whisper PID Infrastructure Improvements**

**History**
The right-of-way being established in this Final Plat was created as part of the Whisper Public Improvement District (PID) approved by City Council in October 2014 (Resolution 2014-149). Three new streets, Susurro Parkway, Fortuna Road, and Opportunity Boulevard will be constructed and dedicated to the City. City water and wastewater will be extended through the site and funded via the PID.

**Additional Analysis**
All requirements of Section 3.2.3.4 of the Development Code have been met.

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria for Approval (Sec.3.2.3.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;</td>
</tr>
<tr>
<td>Neutral</td>
<td>Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;</td>
</tr>
<tr>
<td></td>
<td>Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;</td>
</tr>
<tr>
<td></td>
<td>The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and</td>
</tr>
<tr>
<td></td>
<td>The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov’t Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.</td>
</tr>
</tbody>
</table>
# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

**Updated:** March, 2018  
**Case #** PC-____-____-____

## CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant’s Name</th>
<th>Property Owner</th>
</tr>
</thead>
</table>
| Doucet & Associates, Inc.  
Joe Grasso, P.E., CPESC | Whisper Master Community Limited Partnership  
Robert McDonald, Ill |

<table>
<thead>
<tr>
<th>Applicant’s Mailing Address</th>
<th>Owner’s Mailing Address</th>
</tr>
</thead>
</table>
| 7401B Hwy. 71 W., Ste. 160  
Austin, TX 78735 | 9811 S. IH 35  
Austin, TX 78744 |

<table>
<thead>
<tr>
<th>Applicant’s Phone #</th>
<th>Owner’s Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>512-583-2600</td>
<td>512-280-5353</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant’s Email</th>
<th>Owner’s Email</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:jgrasso@doucetengineers.com">jgrasso@doucetengineers.com</a></td>
<td><a href="mailto:txrwmc3@yahoo.com">txrwmc3@yahoo.com</a></td>
</tr>
</tbody>
</table>

## PROPERTY INFORMATION

**Proposed Subdivision Name:** Whisper PID Infrastructure Improvements Plat

**Subject Property Address or General Location:** Whisper Hills Blvd. @ IH-35 NB

**Acres:** 25.615 ac (706.15 overall subdivision acreage)  
**Tax ID #:** R147984, R149611, R11270, R16592, R116610, R16597, R16599

**Located in:** □ City Limits  □ Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

<table>
<thead>
<tr>
<th>Type of Plat:</th>
<th>□ Final Subdivision Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Number of Lots:</td>
<td>7</td>
</tr>
<tr>
<td>Proposed Number of Lots:</td>
<td>0, 13,175 LF street</td>
</tr>
</tbody>
</table>

**Current Land Use:** Streets for Whisper PID  
**Proposed Land Use:** Streets for Whisper PID

## AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee $1,250 plus $100 per acre  
Technology Fee $11  
**MAXIMUM COST $2,511**

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

<table>
<thead>
<tr>
<th>To be completed by Staff:</th>
<th>Date Submitted:</th>
<th>5 Business Days from Submittal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completeness Review By:</td>
<td>Date:</td>
<td>Contact Date for Supplemental Info:</td>
</tr>
<tr>
<td>Supplemental Info Received (required w/in 5 days of contact):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application Returned to Applicant:</td>
<td>Application Accepted for Review:</td>
<td></td>
</tr>
<tr>
<td>Comments Due to Applicant:</td>
<td>Resubmittal Date:</td>
<td>P&amp;Z Meeting:</td>
</tr>
</tbody>
</table>

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG](http://WWW.MYGOVERNMENTONLINE.ORG)**

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat

☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application

☐ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: [Signature]

Date: 9/17/18

Printed Name: Joe Grasso, P.E., CPESC

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all plating requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and/or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: [Signature]

Date: 9/17/18

Printed Name: Joe Grasso, P.E., CPESC

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

☐ Two (2) mylars of the subdivision plat (Comal Co. requires White 20# Bond Paper)

☐ Recording Fee: $__________

☐ Reprinted Tax Receipt

☐ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

☐ If public improvements were deferred, Subdivision Improvement Agreement

☐ Subdivision Improvement Agreement recording fee: $__________

☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)

☐ Other recording fee: $__________

**Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.
ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Electric Service Provider  PEC
Applicable Utility Service Code(s)  A; D
Comments/Conditions  Adequate service is available to subject property. At time of final platting Pedernales Electric Cooperative will negotiate needed easements within subject property.

Signature of Electric Company Official

Title  Right of Way Agent  Date 06-10-16

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Gas Service Provider  CenterPoint Energy
Applicable Utility Service Code(s)

Comments/Conditions

Signature of Gas Company Official

Title  __________________________  Date  __________________________
ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Electric Service Provider  San Marcos Electric Utility

Applicable Utility Service Code(s)  

Comments/Conditions 

_______________________________________________________________________________

_______________________________________________________________________________

_______________________________________________________________________________

Signature of Electric Company Official 

Title  Date 

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Gas Service Provider  CenterPoint Energy

Applicable Utility Service Code(s)  A

Comments/Conditions 

_______________________________________________________________________________

_______________________________________________________________________________

_______________________________________________________________________________

Signature of Gas Company Official

Title  Operations Supervisor  Date 06/14/2016
**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:**

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

<table>
<thead>
<tr>
<th>Name of Water Service Provider</th>
<th>City of San Marcos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s)</td>
<td></td>
</tr>
<tr>
<td>Comments/Conditions</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Water Utility Official:  
Title:  
Date:  

<table>
<thead>
<tr>
<th>Name of Wastewater Service Provider</th>
<th>City of San Marcos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s)</td>
<td>C</td>
</tr>
<tr>
<td>OR, the use of either 1) a private wastewater treatment system, or 2) septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.</td>
<td></td>
</tr>
<tr>
<td>Comments/Conditions</td>
<td>Line extensions, system improvements by developer</td>
</tr>
<tr>
<td>Signature of City or County Wastewater Official:</td>
<td></td>
</tr>
<tr>
<td>Title:</td>
<td>Lloyd Juarez</td>
</tr>
<tr>
<td>Date:</td>
<td>June 16, 2016</td>
</tr>
</tbody>
</table>

**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:**

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

<table>
<thead>
<tr>
<th>Name of Telephone Service Provider</th>
<th>AT&amp;T</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s)</td>
<td></td>
</tr>
<tr>
<td>Comments/Conditions</td>
<td></td>
</tr>
</tbody>
</table>

| Signature of Telephone Company Official |  |
| Title: |  |
| Date: |  |

**SUBMITTAL REQUIREMENTS FOR ALL PLATS:**
PC-18-51_03 (Whisper PID Infrastructure Improvements)
Consider a request by Doucet & Associates, on behalf of Whisper Master Community Limited Partnership, for approval of a Final Plat for approximately 25.615 acres, more or less, out of the Joel Miner Survey, Abstract No. 321 and the William Ward Survey, Abstract No. 467, generally located east of IH-35, south of Yarrington Road, and west of Harris Hill Road. (A. Brake)
- +/- 25.615 acres

- Zoned Heavy Commercial and Mixed Use

- Proposes right-of-way funded by a PID to be dedicated to City
  - Three new streets proposed
Recommendation:

Staff has reviewed the request and recommends approval of PC-18-51_03.
AGENDA CAPTION:
PC-19-15_02 (Paso Robles Phase 4B Preliminary Plat) Consider a request by Pape-Dawson Engineers Inc., on behalf of Brookfield Residential, for a Preliminary Plat of approximately 82.835 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)

Meeting date: August 13, 2019

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.

Background Information:
The proposed lots are part of the Paso Robles Planned Development District “PDD” adopted in 2010 and have a base zoning district of Mixed Use “MU”. The proposed final plat includes 136 lots.

Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development. It is consistent with the development standards in the PDD.

Council Committee, Board/Commission Action:
N/A

Alternatives:
N/A

Recommendation:
Staff recommends approval of the preliminary plat.
Summary
Request: Consideration of a Preliminary Plat with 132 single family lots, three drainage/open space lots, and one private street lot.

Applicant: Pape-Dawson Engineers
10801 N Mopac Expy
Austin, TX 78759

Property Owner: Brookfield Residential
11501 Alterra Pkwy
Austin, TX 78758

Parkland Required: Dedicated in previous phases

Utility Capacity: Adequate / By Developer

Accessed from: Calming Agave Way

New Street Names: Bending Paintbrush Cove
Skipping Cedar Street
Singing Sumac Way
Soaring Bluestem Cove
Rising Yaupon Cove
Winding Yucca Lane

Notification
Application: N/A
Neighborhood Meeting: N/A
Published: N/A
# of Participants: N/A
Response: None as of the date of this report

Property Description
Location: Intersection of Calming Agave Way and Skipping Cedar Street
Acreage: 82.835 acres

Existing Zoning: Mixed Use “MU”
Preferred Scenario: Low Intensity

Proposed Use: Single Family Residential

CONA Neighborhood: N/A
Sector: 5

Surrounding Area

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
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<td>Single-Family</td>
</tr>
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<td>MU</td>
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<tr>
<td>East of Property:</td>
<td>MU</td>
<td>Single-Family</td>
</tr>
<tr>
<td>West of Property:</td>
<td>MU</td>
<td>Single-Family</td>
</tr>
</tbody>
</table>

Staff Recommendation

X Approval as Submitted Approval with Conditions / Alternate Denial

Staff: Tory Carpenter, CNU-A Title: Planner Date: July 19, 2019
<table>
<thead>
<tr>
<th><strong>History</strong></th>
<th></th>
</tr>
</thead>
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<tr>
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<td></td>
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</table>
### Evaluation Criteria for Approval (Sec.3.2.2.4)

<table>
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<td>If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;</td>
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<tr>
<td>Inconsistent</td>
<td>The plat conforms to all prior approvals or phasing plans for the development;</td>
</tr>
<tr>
<td>Neutral</td>
<td>The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and</td>
</tr>
<tr>
<td>Consistent</td>
<td>The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov’t Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.</td>
</tr>
</tbody>
</table>

*This plat is located within the City of San Marcos.*
July 26, 2019

City of San Marcos
Planning & Development Services
630 East Hopkins
San Marcos, Texas 78666

Re: City of San Marcos Development Services
Paso Robles Phase 4B – PC-19-15_02
Comment Response #3 Plat Review

Dear Mr. Carpenter:

We are providing the following responses to the comments issued on July 26, 2019 for the above referenced project:

1. Street name approval pending.

   Please see revised street names in the attached preliminary plat.

2. Winding Mesquite is not approved (conflicts with existing street names). Please use previously approved name or submit new name for approval.

   The previously approved street name, Charming Agave Way, has replaced Winding Mesquite Drive.

3. Singing Sumac pending coordinated approval from county.

   Acknowledged.

4. There are some minor conflicts listed below, several pre-approved names from 2018 are mixed up. Please clarify.

   - Daring Yucca not approved if using previously approved Daring Paintbrush
   - Blooming Paintbrush not approved if using previously approved Blooming Yucca
   - Charming Yaupon not approved if using Charming Redbud

   Please see revised street names.
Please contact me if you have any questions or need additional information concerning this response.

Sincerely,

Pape-Dawson Engineers, Inc.

[Signature]

Steve Crawford, P.E.
Senior Project Manager

H:\projects\50648M0\212 Preliminary\Documents\Plan Processing\City\3_Comment Response 3\CR #3.docx
# Preliminary Subdivision Plat, Replat or Concept Plat Application

**Case #: PC-____-____-____**

## Contact Information

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>PAPE-DAWSON ENGINEERS, INC.</th>
<th>Property Owner</th>
<th>CARMA PASO ROBLES, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>10801 N MOPAC EXPY</td>
<td>Owner’s Mailing Address</td>
<td>11501 ALTERRA PKWY</td>
</tr>
<tr>
<td></td>
<td>BLDG 3, STE 200</td>
<td></td>
<td>STE 100</td>
</tr>
<tr>
<td></td>
<td>AUSTIN, TX 78759</td>
<td></td>
<td>AUSTIN, TX 78758</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>(512) 454-8711</td>
<td>Owner’s Phone #</td>
<td>(512) 391-1330</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:SCRAFORD@PAPE-DAWSON.COM">SCRAFORD@PAPE-DAWSON.COM</a></td>
<td>Owner’s Email</td>
<td><a href="mailto:JESSICA.KING@BROOKFIELDRP.COM">JESSICA.KING@BROOKFIELDRP.COM</a></td>
</tr>
</tbody>
</table>

## Property Information

- **Proposed Subdivision Name:** PASO ROBLES (KISSING TREE) - PHASE 4B
- **Subject Property Address or General Location:** NORTHWEST OF THE INTERSECTION OF HUNTER RD AND CENTERPOINT RD
- **Acres:** 38.18
- **Tax ID #: R18824, R13086, R13082, R147699, R18826, R16075, R134280
- **Located in:** □ City Limits  □ Extraterritorial Jurisdiction (County)

## Description of Request

- **Type of Plat:** □ Preliminary Subdivision Plat  □ Replat  □ Concept Plat
- **Proposed Number of Lots:** 136  
- **Proposed Land Use:** SINGLE FAMILY RESIDENTIAL

## Authorization

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee $1,030 plus $100 per acre  
Technology Fee $12  
**MAXIMUM COST $2,512**

*Maximum Cost does not reflect specific / additional fees, as may be required for other plan review*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**Apply Online - [www.mygovernmentonline.org](http://www.mygovernmentonline.org)**

---

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat

☒ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application

☐ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: ___________________________ Date: 1/9/19
Printed Name: Steve Craford, P.E.

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: ___________________________ Date: 1/9/19
Printed Name: Steve Craford, P.E.

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

☐ Two (2) mylars of the subdivision plat (Comal Co. requires White 20# Bond Paper)

☐ Recording Fee: $___________

☐ Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

☐ If public improvements were deferred, Subdivision Improvement Agreement

☐ Subdivision Improvement Agreement recording fee: $___________

☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)

☐ Other recording fee: $___________

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.
I, ______________________________________ (owner) acknowledge that I am the rightful owner of the property located at Northwest of the intersection of Hunter Rd and Centerpoint Rd (address).

I hereby authorize ______________________________________ (agent name) to file this application for ______________________________________ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: ______________________________________ Date: 12/21/18
Printed Name: Jessica King

Signature of Agent: ______________________________________ Date: 1/7/19
Printed Name: Steve Crauford, P.E.
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and/or personal notice based on the type of application presented to the Planning Commission and/or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. **It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had they not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.**

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $88 plus an $12 technology fee.**

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $88 plus a $12 technology fee.**

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City’s Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: [Signature]
Date: 1/7/17
Print Name: STEVE CRAMER
GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service **is** currently available to the subject property
B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
D. Easement(s) are needed within the subject property

Name of Gas Service Provider: ________________________________
Applicable Utility Service Code(s): ____________________________
Comments / Conditions: ____________________________________

____________________________
Signature of Gas Company Official: ___________________________
Title: __________________________ Date: ____________

CenterPoint Energy
# Electric Utility Service Acknowledgement

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service *is* currently available to the subject property  
B. Adequate service *is not* currently available, but arrangements *have* been made to provide it  
C. Adequate service *is not* currently available, and arrangements *have not* been made to provide it  
D. Easement(s) are needed within the subject property

<table>
<thead>
<tr>
<th>Name of Electric Service Provider:</th>
<th>Pedernales Electric Cooperative, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s):</td>
<td>A</td>
</tr>
<tr>
<td>Comments / Conditions:</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Electric Company Official: [Signature]  
Title: Electric Distribution Designer  
Date: 01-08-19
WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service **is** currently available to the subject property
B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: **City of San Marcos**
Applicable Utility Service Code(s): **C**
OR, the use of either 1) __________ a private wastewater treatment system, or 2) ______ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: ________________________________________________________________

Wastewater utilities to be installed by development.

Signature of Wastewater Official: _______________
Title: ______ Wastewater Collections Manager _______ Date: __ January 4, 2019__
WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service **is** currently available to the subject property
B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
D. Easement(s) are needed within the subject property

<table>
<thead>
<tr>
<th>Name of Water Service Provider:</th>
<th>City of San Marcos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s):</td>
<td>7B</td>
</tr>
<tr>
<td>Comments / Conditions:</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Water Official: 

Title: Water Dept Manager

Date: 1-4-1819
| A. Adequate service **is** currently available to the subject property  
| B. Adequate service **is not** currently available, but arrangements **have** been made to provide it  
| C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it  
| D. Easement(s) are needed within the subject property  

| Name of Telephone Service Provider: | CenturyLink  
| Applicable Utility Service Code(s): | T125  

Comments / Conditions: The property lies within our serving area. CenturyLink anticipates it will be able to furnish data & telephone services requested in the manner prescribed by our rules & regulations. All new developments will be evaluated based on our anticipated ROI & positive economic impact.

Signature of Telephone Company Official: **Jason F. Spruill**

Title: **Engineer**  
Date: **1/7/19**
PC-19-15_02 (Paso Robles Phase 4B Preliminary Plat)
Consider a request by Pape-Dawson Engineers Inc., on behalf of Brookfield Residential, for a Preliminary Plat of approximately 82.835 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)
• +/- 82.835 acres

• Paso Robles PDD

• Located in a Low Intensity Zone as designated on the Preferred Scenario Map.
Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-19-15_02 as submitted.
AGENDA CAPTION:
PC-19-18_04 (Lots 11 and 12, College Courts Addition) Consider a request by Acosta Holding Co., LLC, for approval of an Amending Plat for approximately 0.46 acres, more or less, described as Lot 11 and Lot 12, College Courts Addition, located at 116 East Holland Street. (A. Brake)

Meeting date: August 13, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: N/A

City Council Strategic Initiative: N/A

Comprehensive Plan Element (s):
☐ Economic Development
☐ Environment & Resource Protection
☐ Land Use
☐ Neighborhoods & Housing
☐ Parks, Public Spaces & Facilities
☐ Transportation
☒ Not Applicable

Master Plan: N/A

Background Information:
The subject properties are a part of College Courts Addition, originally platted in 1948. The property owner is...
amending the interior lot line to better even out the acreage between the two lots in order to develop two single-family residences. A wastewater main line extension is required to bring wastewater service to the lot. The property owner has received a permit to construct the public improvements and will be posting surety in order to record the plat following approval.

Staff has reviewed the request and determined the requirements of Section 3.2.3.4 and Section 3.4.2 of the San Marcos Development Code have been met.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

Approve as submitted.
Plat – Amending with public improvements
PC-19-18_04

Amending Plat of Lots 11 and 12, College Courts Addition

Summary
Request: Consideration of an Amending Plat with two single family lots to amend an interior lot line.

Applicant: Acosta Holdings Company, LLC
9860 F.M. 967
Buda, TX 78610

Property Owner: Acosta Holdings Company, LLC
9860 F.M. 967
Buda, TX 78610

Parkland Required: N/A
Utility Capacity: By Developer

 Accessed from: Holland Street
New Street Names: N/A

Notification
Application: N/A
Published: N/A
# of Participants: N/A
Post: N/A
Personal: N/A
Response: None as of the date of this report.

Property Description
Location: 116 East Holland Street
Acreage: 0.46 acres

Existing Zoning: SF-6
PDD/DA/Other: N/A

Preferred Scenario: Existing Neighborhood

Proposed Use: Single Family Residences
CONA Neighborhood: Sessom Creek

Surrounding Area

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property: SF-6</td>
<td>Single Family</td>
<td>Existing Neighborhood</td>
</tr>
<tr>
<td>South of Property: SF-6</td>
<td>Single Family</td>
<td>Existing Neighborhood</td>
</tr>
<tr>
<td>East of Property: SF-6</td>
<td>Single Family</td>
<td>Existing Neighborhood</td>
</tr>
<tr>
<td>West of Property: SF-6</td>
<td>Single Family</td>
<td>Existing Neighborhood</td>
</tr>
</tbody>
</table>

Staff Recommendation

X Approval as Submitted

| Approval with Conditions / Alternate | Denial |

Staff: Alison Brake, CNU-A
Title: Historic Preservation Commission and Planner
Date: August 8, 2019
**History**

The subject properties are a part of College Courts Addition, originally platted in 1948. The property owner is amending the interior lot line to better even out the acreage between the two lots in order to develop two single-family residences. A wastewater main line extension is required to bring wastewater service to the lot. The property owner has received a permit to construct the public improvements and will be posting surety in order to record the plat following approval.

**Additional Analysis**

As public improvement construction plans are required, the plat must be approved by the Planning and Zoning Commission. All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria for Approval (Sec.3.2.3.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>N/A If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>N/A The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;</td>
</tr>
<tr>
<td>Neutral</td>
<td>N/A Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;</td>
</tr>
<tr>
<td>X</td>
<td>X Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;</td>
</tr>
<tr>
<td>X</td>
<td>X The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.</td>
</tr>
</tbody>
</table>
**PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION**

Updated: March, 2017

Case # PC-

**CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Acosta Holding Co., LLC</th>
<th>Property Owner</th>
<th>Acosta Holding Co., LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>9860 F.M. 967 Buda, TX 78610</td>
<td>Owner's Mailing Address</td>
<td>same</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>512-748-7803</td>
<td>Owner's Phone #</td>
<td>same</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:cmxcustom@aol.com">cmxcustom@aol.com</a></td>
<td>Owner's Email</td>
<td>same</td>
</tr>
</tbody>
</table>

**PROPERTY INFORMATION**

Proposed Subdivision Name: Lot 11-A and 12-A, Block 1, College Courts Addition

Subject Property Address or General Location: 116 E. Holland St., San Marcos, Texas

Acres: 0.46 Tax ID #: R 24486

Located in: City Limits Extraterritorial Jurisdiction (County)

**DESCRIPTION OF REQUEST**

Type of Plat: [ ] Preliminary Subdivision Plat [x] Replat [ ] Concept Plat

Proposed Number of Lots: 2 Proposed Land Use: Residential

**AUTHORIZATION**

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee $1,000 plus $50 per acre Technology Fee $11 **MAXIMUM COST $2.511**

Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

Applicant’s Signature: Claudio Maria Acosta Date: March 31, 2017

Printed Name: CLAUDIO MARIA ACOSTA

To be completed by Staff: Date Submitted: 5 Business Days from Submittal:

Completeness Review By: Date: Contact Date for Supplemental Info:

Supplemental Info Received (required within 5 days of contact):

Application Returned to Applicant: Application Accepted for Review:

Comments Due to Applicant: Resubmittal Date: P&Z Meeting:

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat

☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application

☒ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: ___________________________ Date: 3-31-2017
Printed Name: ___________________________

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: ___________________________ Date: 3-31-2017
Printed Name: ___________________________

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

☐ Two (2) mylars of the subdivision plat (Comal Co. requires White 20# Bond Paper)

☐ Recording Fee: $___________

☐ Reprinted Tax Receipt

☐ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

☐ If public improvements were deferred, Subdivision Improvement Agreement

☐ Subdivision Improvement Agreement recording fee: $___________

☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)

☐ Other recording fee: $___________

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.
AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Acosta Holding Co., LLC (owner) acknowledge that I am the rightful owner of the property located at 116 E. Holland St. (address).

I hereby authorize David C. Williamson - Byrn & Assoc (agent name) to serve as my agent to file this application for Replat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Claudio Marín Acosta Date: 3-31-2017
Printed Name: Claudio Marín Acosta

Signature of Agent: David C. Williamson Date: 3-31-2017
Printed Name: David C. Williamson

To be completed by Staff: Case #
<table>
<thead>
<tr>
<th>Items Required for Complete Submittal</th>
<th>Staff Verification &amp; Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Pre-application conference with staff is recommended Please call 512-393-8230 to schedule</td>
<td>□</td>
</tr>
<tr>
<td>□ Completed Application for Preliminary Subdivision or Concept Plat</td>
<td>□</td>
</tr>
<tr>
<td>□ Legislative Requirements Complete (i.e. zoning, land use, etc.)</td>
<td>□</td>
</tr>
<tr>
<td>□ Proof of record of ownership</td>
<td>□ Recorded deed</td>
</tr>
<tr>
<td>□ Current Tax Certificate</td>
<td>□ Showing no taxes owed</td>
</tr>
<tr>
<td>□ Names and addresses of property lien-holders (if applicable)</td>
<td>□</td>
</tr>
<tr>
<td>□ Watershed Protection Plan (must be approved prior to plat approval)</td>
<td>□ may be submitted concurrently</td>
</tr>
<tr>
<td>□ Traffic Impact Analysis Worksheet</td>
<td>□ for Commercial or 100+ Residential</td>
</tr>
<tr>
<td>□ Public Improvement Construction Plan (must be approved prior to plat approval)</td>
<td>□ may be submitted concurrently</td>
</tr>
<tr>
<td>□ Additional Acknowledgements (pgs 5-7 of application)</td>
<td>□</td>
</tr>
<tr>
<td>□ Notification Authorization</td>
<td>□</td>
</tr>
<tr>
<td>□ Agent’s authorization to represent the property owner</td>
<td>□</td>
</tr>
<tr>
<td>□ Application Filing Fee $1,000 + $50 per acre ($2,500 max)</td>
<td>□</td>
</tr>
<tr>
<td>□ Technology Fee $11</td>
<td>□</td>
</tr>
<tr>
<td>□ Specific &amp; Additional Fees as noted below</td>
<td>□</td>
</tr>
<tr>
<td>□ 1 digital and 5 18x24 hard copies of plat</td>
<td>□</td>
</tr>
<tr>
<td>□ For Concept Plats:</td>
<td>□</td>
</tr>
<tr>
<td>• Residential compatibility site plan, where applicable with an additional fee of $85</td>
<td>□</td>
</tr>
<tr>
<td>• Cluster development plan, where applicable with additional fee of $29 per acre ($100 min / $1,500 max)</td>
<td>□</td>
</tr>
<tr>
<td>□ For Replats with or without Vacation of Previously Recorded Plat:</td>
<td>□</td>
</tr>
<tr>
<td>• Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change</td>
<td>□</td>
</tr>
<tr>
<td>• With Vacation of Previously Recorded Plat fee of $168</td>
<td>□</td>
</tr>
<tr>
<td>• Replats which are not approved administratively have a maximum fee of $3,000</td>
<td>□</td>
</tr>
</tbody>
</table>
Subdivision plat with the following: (not required for Concept Plat)

- Minimum scale 1" = 200'
- Final layout prepared by a registered engineer or surveyor
- Vicinity map
- Scale and north arrow for plat and location map.
- Boundary lines, abstract/survey lines, corporate/jurisdiction boundaries
- Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within, intersecting or contiguous with subdivision.
- Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- List of proposed street names for all new streets, with County approval.
- Bearings and distances sufficient to locate the exact area proposed.
- All survey monuments including any required concrete monuments.
- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Name, location & recording info of all adjacent subdivisions or owners.
- Location of all existing property lines, lot/block numbers & date recorded parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer’s statement of the minimum permissible floor elevation.
- Notes declaring whether the land falls within designated watersheds, Edward’s Aquifer Zones and/or San Marcos River Corridor.
- Standard legend for interpretation of points and lines.
- Title block: name of subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; & location of property according to abstract/survey records
- Preamble (aka Owner’s Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.

Additional information may be required at the request of the Department
WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

Comments/Conditions:

Signature of Water Utility Official: [Signature]
Title: Water Dist Date: 3-24-17

Name of Wastewater Service Provider:

Applicable Utility Service Code(s):

OR, the use of either 1) _______ a private wastewater treatment system, or 2) _______ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions:

Signature of City or County Wastewater Official:

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Telephone Service Provider:

Applicable Utility Service Code(s):

Comments/Conditions:

Signature of Telephone Company Official:

Title: __________________ Date: __________________

Planning & Development Services • 630 E. Hopkins St • San Marcos, Texas 78666 • 512/393-8230 • FAX 885/759-2843
WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
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C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Water Service Provider

Applicable Utility Service Code(s)

Comments/Conditions

Signature of Water Utility Official: ___________________________ Date: ___________________________

Title: ___________________________ Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s) C

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions: Main line extension and service line install required. By developer.

Signature of City or County Wastewater Official: ___________________________ Date: March 30, 2017

Title: Wastewater Collections Manager

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Telephone Service Provider

Applicable Utility Service Code(s)

Comments/Conditions

Signature of Telephone Company Official

Title: ___________________________ Date: ___________________________

Planning & Development Services • 630 E. Hopkins St • San Marcos, Texas 78666 • 512/393-8230 • FAX 885/759-2843
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D. Need easement(s) within subject property

Name of Water Service Provider ____________________________________________

Applicable Utility Service Code(s) __________________________________________

Comments/Conditions ____________________________________________________

Signature of Water Utility Official: _________________________________________

Title: __________________________ Date: __________________________

Name of Wastewater Service Provider ______________________________________

Applicable Utility Service Code(s) __________________________________________

OR, the use of either 1) a private wastewater treatment system, or 2) septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions ____________________________________________________

Signature of City or County Wastewater Official: ______________________________

Title: __________________________ Date: __________________________

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:
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C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Telephone Service Provider CenturyLink

Applicable Utility Service Code(s) ______ A ______

Comments/Conditions ____________________________________________________

Signature of Telephone Company Official David Hogan

Title: __________________________ Date: 3/28/17

Planning & Development Services • 630 E. Hopkins St • San Marcos, Texas 78666 • 512/393-8230 • FAX 885/759-2843
ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Electric Service Provider  SAN MARCOS ELECTRIC UTILITY

Applicable Utility Service Code(s)  A

Comments/Conditions


Signature of Electric Company Official  [Signature]
Title  ELECT. ENGINEERING TECH.  Date  3/24/17

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Gas Service Provider

Applicable Utility Service Code(s)

Comments/Conditions


Signature of Gas Company Official

Title  Date  
ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Electric Service Provider _______________________________________

Applicable Utility Service Code(s) _____________________________________

Comments/Conditions _________________________________________________

_____________________________________________________________________

_____________________________________________________________________

Signature of Electric Company Official ________________________________

Title __________________ Date __________________

---

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Gas Service Provider CenterPoint Energy _________________________

Applicable Utility Service Code(s) A ___________________________________

Comments/Conditions Please contact Texas One-Call prior to excavating to check for live gas lines on property. If gas lines need to be abandoned contact CenterPoint Energy’s customer service at 800-427-7142

Signature of Gas Company Official ______________________________________

Title Operations Supervisor __________________ Date 03/27/2017
# TAX CERTIFICATE

**Issue Date:** 3/29/2017  
**Luanne Caraway Tax Assessor-Collector, Hays County**  
712 S. Stagecoach Trail  
San Marcos, TX 78666  
Ph: 512-393-5545  Fax: 512-393-5517

This certificate includes tax years up to 2016

**Entities to which this certificate applies:**  
- RSP - Special Road Dist  
- CSM - City Of San Marcos  
- SSM - San Marcos CISD  
- GHA - Hays County

## Property Information

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Quick-Ref ID</th>
<th>Value Information</th>
<th>Owner Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-1875-0100-01100-3</td>
<td>R24486</td>
<td>Land HS: $20,700.00</td>
<td>Owner ID: O0187396</td>
</tr>
<tr>
<td>116 W HOLLAND ST SAN MARCOS TX 78666</td>
<td></td>
<td>Land NHS: $0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Imp HS: $0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Imp NHS: $0.00</td>
<td></td>
</tr>
<tr>
<td>COLLEGE COURTS 42-148 W51 FT LOT 11, ALL 12 BLK 1 GEO#333110751320</td>
<td></td>
<td>Ag Mkt: $0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ag Use: $0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tim Mkt: $0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tim Use: $0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>HS Cap Adj: $0.00</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Assessed: $20,700.00</td>
<td></td>
</tr>
</tbody>
</table>

## Owner Information

- **Owner ID:** O0187396  
- **Property:** LA MONT WILLIAM & TAMMY  
- **Address:** 15848 N EVANS RD, SELMA, TX 78154-3826  
- **Ownership:** 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Year</th>
<th>Tax</th>
<th>Discount</th>
<th>P&amp;I</th>
<th>Atty Fee</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSM</td>
<td>2016</td>
<td>292.72</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>RSP</td>
<td>2016</td>
<td>9.07</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>GHA</td>
<td>2016</td>
<td>86.15</td>
<td>0.00</td>
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<td>0.00</td>
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<tr>
<td>CSM</td>
<td>2016</td>
<td>109.75</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Total for current bills if paid by 3/31/2017:** $0.00  
**Total due on all bills 3/31/2017:** $0.00  
- 2016 taxes paid for entity SSM $292.72  
- 2016 taxes paid for entity RSP $9.07  
- 2016 taxes paid for entity GHA $86.15  
- 2016 taxes paid for entity CSM $109.75  
**2016 Total Taxes Paid:** $497.69  
**Date of Last Payment:** 02/06/17

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.  
This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.

---

**Signature of Authorized Officer of the Tax Office**

- **Date of Issue:** 03/29/2017  
- **Requestor:** LA MONT WILLIAM & TAMMY  
- **Receipt:** SM-2017-987839  
- **Fee Paid:** $10.00  
- **Payer:** BYRN & ASSOC
REPRINTED TAX RECEIPT
Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545  Fax: 512-393-5517

Receipt Number: SM-2017-980143

Payor: INDEPENDENCE TITLE CO ()
113 N GUADALUPE ST
SAN MARCOS, TX  78666

Owner: LA MONT WILLIAM & TAMMY (O0187396) - 100%
15848 N EVANS RD
SELMA, TX 78154-3826

Quick Ref ID: R24486
Owner: LA MONT WILLIAM & TAMMY (O0187396) - 100%
Owner Address: 15848 N EVANS RD
SELMA, TX 78154-3826

Property: 11-1875-0100-01100-3
Legal Description: COLLEGE COURTS 42-148 W/61FT LOT 11, ALL 12 BLK 1 GEO#333110751320
Situs Address: 116 WHOLLAND ST SAN MARCOS TX 78666

<table>
<thead>
<tr>
<th>Tax Year/Taxing Unit</th>
<th>Taxable Value</th>
<th>Tax Rate</th>
<th>Levy</th>
<th>Tax Paid</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Marcos CISD</td>
<td>20,700</td>
<td>1.414100</td>
<td>292.72</td>
<td>292.72</td>
<td>292.72</td>
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<tr>
<td>Special Road Dist</td>
<td>20,700</td>
<td>0.043800</td>
<td>9.07</td>
<td>9.07</td>
<td>9.07</td>
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<tr>
<td>Hays County</td>
<td>20,700</td>
<td>0.416200</td>
<td>86.15</td>
<td>86.15</td>
<td>86.15</td>
</tr>
<tr>
<td>City Of San Marcos</td>
<td>20,700</td>
<td>0.530200</td>
<td>109.75</td>
<td>109.75</td>
<td>109.75</td>
</tr>
</tbody>
</table>

Total Payment Amount 497.69
Check Payment (Ref # 142502) Tendered 497.69
Total Tendered 497.69

Remaining Balance Due, including other fees, as of 3/29/2017 0.00

Date Paid: 02/06/2017
Effective Date: 01/31/2017
Station/Till: Luanne/Luanne's Till
Cashier: LuanneC
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: __31__, 2017

Grantor: WILLIAM M. LaMONT, JR. and TAMMY N. LaMONT

Grantor's Mailing Address:
15848 N Evans Road
Selma, TX 78154

Grantee: ACOSTA HOLDING COMPANY, LLC

Grantee's Mailing Address:
9600 FM 907
Buda, TX 78610

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1: Lot 12 and the Southwest one-half of Lot 11, Block 1, COLLEGE COURTS, INCORPORATED ADDITION to the City of San Marcos, according to the map or plat thereof recorded in Volume 141, page 56, Deed Records of Hays County, Texas, and being more particularly described as First Tract on Exhibit "A" attached hereto and made a part hereof.

Tract 2: Being a part of Lot 11, Block 1, COLLEGE COURTS, INCORPORATED ADDITION to the City of San Marcos, according to the map or plat thereof recorded in Volume 141, page 56, Deed Records of Hays County, Texas, and being more particularly described as Second Tract on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and
STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on 1/5/2017, by TAMMY N. LeMONT.

Notary Public, State of Texas
PC-19-18_04 (Lots 11 and 12, College Courts Addition)

Consider a request by Acosta Holding Co., LLC, for approval of an Amending Plat for approximately 0.46 acres, more or less, described as Lot 11 and Lot 12, College Courts Addition, located at 116 East Holland Street. (A. Brake)
• +/- 0.46 acres

• Zoned Single-Family

• Proposes amending an interior lot line to develop 2 single family lots
Recommendation:

Staff has reviewed the request and recommends approval of PC-19-18_04.
AGENDA CAPTION:
PC-19-39 (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)

Meeting date: August 13, 2019

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: N/A

City Council Strategic Initiative: N/A

Comprehensive Plan Element(s):
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☒ Not Applicable

Master Plan: N/A
Background Information:
The Master Plan for Cottonwood Creek Subdivision was originally approved by the Planning and Zoning Commission on May 28, 2002. Approval of the Master Plan may be extended for one-year periods by consent of the Commission. It was last renewed by the Planning & Zoning Commission in August 2018.

The Commission is charged with making the final decision regarding this proposed master plan extension. Because the last extension expires in August of this year, it is necessary to approve another extension at this meeting if the commission wishes to continue the Subdivision Master Plan. Your options are to grant consent to the extension of the Master Plan for another one-year period or to withhold consent.

Council Committee, Board/Commission Action:
N/A

Alternatives:
N/A

Recommendation:
Approval of the Master Plan Renewal.
**Summary**

**Request:** Renewal of a Master Plan with potential for 1,932 residential lots, 555 multifamily units, 208 duplex units,

**Applicant:** Ramsey Engineering, LLC 3206 Yellowpine Terrace Austin, TX 78757

**Property Owner:** Cottonwood Creek JDR, Ltd. 333 Cheatham Street San Marcos, TX 78666

**Parkland Required:** N/A

**Utility Capacity:** Adequate

**Utility Accessed from:** Rattler Road

**New Street Names:** NA

**Notification**

**Application:** N/A

**Neighborhood Meeting:** N/A

**Published:** N/A

**# of Participants:** N/A

**Posted:** N/A

**Personal:** N/A

**Response:** None as of the date of this report

**Property Description**

**Location:** Rattler Road at Highway 123

**Acreage:** 471.94

**PDD/DA/Other:** N/A

**Existing Zoning:** SF-6, DR, PH-ZL, TH, P, GC, MF-12, MF-18

**Preferred Scenario:** Low Intensity / Medium Intensity / Open Space

**Proposed Use:** Residential Subdivision

**CONA Neighborhood:** Cottonwood Creek

**Sector:** 5

**Surrounding Area**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
<td>ETJ</td>
<td>Vacant</td>
</tr>
<tr>
<td>South of Property:</td>
<td>ETJ</td>
<td>Vacant</td>
</tr>
<tr>
<td>East of Property:</td>
<td>ETJ</td>
<td>Vacant</td>
</tr>
<tr>
<td>West of Property:</td>
<td>P</td>
<td>San Marcos High School</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

| X | Approval as Submitted | Approval with Conditions / Alternate | Denial |

**Staff:** Tory Carpenter, CNU-A

**Title:** Planner

**Date:** August 8, 2018
**History**

The Master Plan for Cottonwood Creek Subdivision was originally approved by the Planning and Zoning Commission on May 28, 2002. Approval of the Master Plan may be extended for one-year periods by consent of the Commission. It was last renewed by the Planning & Zoning Commission in August 2018.

**Additional Analysis**

**The Commission's Responsibility**

The Commission is charged with making the final decision regarding this proposed master plan extension. Because the last extension expires in August of this year, it is necessary to approve another extension at this meeting if the commission wishes to continue the Subdivision Master Plan. Your options are to grant consent to the extension of the Master Plan for another one-year period or to withhold consent.

The commission shall not change the approved overall layout unless the subdivider agrees to the change or the commission finds that adherence to the previously approved overall layout will:

1. Hinder the orderly subdivision of land in the area in accordance with this chapter; or
2. Be detrimental to the public health, safety or general welfare
### Cottonwood Creek Subdivision

#### Phase 1, Section A

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Type</th>
<th>Corner</th>
<th>Size</th>
<th>Zoning</th>
<th>Adjacent Lot Numbers</th>
<th>Access</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
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<td>1</td>
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<td></td>
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<td>3</td>
<td>50x100</td>
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</table>

#### Phase 1, Section B

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Type</th>
<th>Corner</th>
<th>Size</th>
<th>Zoning</th>
<th>Adjacent Lot Numbers</th>
<th>Access</th>
<th>Notes</th>
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<td>3</td>
<td>50x100</td>
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</tr>
</tbody>
</table>

**Source:** City of Austin, Department of Development Services

**Ramsey Engineering:**
- Civil Engineering Consulting
- TBPE Firm No. F-12606
- 3206 Yellowpine Terrace, Austin, Texas 78757
- Cell: 512-650-6800
- ramsey-eng@att.net

**Date:**
- 8/1/19
# Preliminary Subdivision Plat, Replat OR Concept Plat Application

**Updated: October, 2018**

## Contact Information

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Ramsey Engineering, LLC</th>
<th>Property Owner</th>
<th>Cottonwood Creek JDR, LTD.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>3206 Yellowpine Terrace, Austin, Texas 78757</td>
<td>Owner's Mailing Address</td>
<td>333 Cheatham Street, San Marcos, Texas 78666</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>512-650-6800</td>
<td>Owner's Phone #</td>
<td>512-353-1776</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:sramseyeng@gmail.com">sramseyeng@gmail.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:jenny@randallmorris.com">jenny@randallmorris.com</a></td>
</tr>
</tbody>
</table>

## Property Information

- **Proposed Subdivision Name:** Cottonwood Creek
- **Subject Property Address or General Location:** SH 123 at Rattler Road
- **Acres:** 471.97
- **Tax ID #:** R14310; R70227; R135068; 67408 (Guadalupe County)
- **Located in:** ☑ City Limits  □ Extraterritorial Jurisdiction (County)

## Description of Request

- **Type of Plat:** ☑ Concept Plat  □ Preliminary Subdivision Plat  □ Replat
- **Proposed Number of Lots:** 2,852
- **Proposed Land Use:** Residential; Commercial; Public & Institutional; Parkland; Open Space

## Authorization

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

- **Filing Fee:** $1,030 plus $50 per acre
- **Technology Fee:** $12
- **MAXIMUM COST:** $2,512*

*Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**Apply Online - [WWW.MYGOVERNMENTONLINE.ORG](http://WWW.MYGOVERNMENTONLINE.ORG)**

---

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat

☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application

☐ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: N/A Date: 

Printed Name: 

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and/or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Stephen Ramsey, P.E. Date: 6/18/19

Printed Name: Stephen Ramsey, P.E.

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

☐ Two (2) mylars of the subdivision plat (Comal Co. requires White 20# Bond Paper)

☐ Recording Fee: $ 

☐ Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

☐ If public improvements were deferred, Subdivision Improvement Agreement

☐ Subdivision Improvement Agreement recording fee: $ 

☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)

☐ Other recording fee: $ 

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.
# Checklist for Preliminary Subdivision / Development Plat, Replat or Concept Plat

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department:

<table>
<thead>
<tr>
<th>Item</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-application conference with staff is recommended</td>
<td>Please call 512-393-8230 to schedule</td>
</tr>
<tr>
<td>Completed Application for Preliminary Subdivision, Replat or Concept Plat</td>
<td></td>
</tr>
<tr>
<td>Proof of record of ownership</td>
<td>Recorded deed</td>
</tr>
<tr>
<td>Tax Receipt indicating that taxes were paid prior to January 31st of the current year. (Tax Certificates required prior to recordation)</td>
<td>Showing no taxes owed</td>
</tr>
<tr>
<td>Names and addresses of property lien-holders (if applicable)</td>
<td>Not Applicable.</td>
</tr>
<tr>
<td>Watershed Protection Plan (must be approved prior to plat approval)</td>
<td>WPP2s Approved.</td>
</tr>
<tr>
<td>Public Improvement Construction Plan (must be approved prior to plat approval)</td>
<td>Not Applicable.</td>
</tr>
<tr>
<td>Utility Service Acknowledgements (see following pages)</td>
<td></td>
</tr>
<tr>
<td>Notification Authorization</td>
<td>Not Applicable.</td>
</tr>
<tr>
<td>Property Owner Authorization</td>
<td></td>
</tr>
<tr>
<td>Application Filing Fee $1,030 + $50 per acre ($2,500 max)</td>
<td></td>
</tr>
<tr>
<td>Technology Fee $12</td>
<td></td>
</tr>
<tr>
<td>Specific &amp; Additional Fees as noted below</td>
<td></td>
</tr>
<tr>
<td>CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet</td>
<td></td>
</tr>
<tr>
<td>For Concept Plats:</td>
<td></td>
</tr>
<tr>
<td>- Residential compatibility site plan, where applicable with an additional fee of $85</td>
<td></td>
</tr>
<tr>
<td>- Cluster development plan, where applicable with additional fee of $29 per acre ($100 min / $1,500 max)</td>
<td></td>
</tr>
<tr>
<td>For Replats with or without Vacation of Previously Recorded Plat:</td>
<td></td>
</tr>
<tr>
<td>- Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change</td>
<td></td>
</tr>
<tr>
<td>- With Vacation of Previously Recorded Plat fee of $173</td>
<td></td>
</tr>
<tr>
<td>- Replats which are not approved administratively have a maximum fee of $3,000</td>
<td></td>
</tr>
</tbody>
</table>
Subdivision plat with the following: (not required for Concept Plat)

- Minimum scale 1" = 200'
- Final layout prepared by a registered engineer or surveyor
- Vicinity map
- Scale and north arrow for plat and location map.
- Boundary lines, abstract/survey lines, corporate/jurisdiction boundaries
- Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within, intersecting or contiguous with subdivision.
- Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- List of proposed street names for all new streets, for City approval.
- Bearings and distances sufficient to locate the exact area proposed.
- All survey monuments including any required concrete monuments.
- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784
- Name, location & recording info of all adjacent subdivisions or owners.
- Location of all existing property lines, lot/block numbers & date recorded parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation.
- Notes declaring whether the land falls within designated watersheds, Edward's Aquifer Zones and/or San Marcos River Corridor.
- Standard legend for interpretation of points and lines.
- Title block: name of subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; & location of property according to abstract/survey records.
- Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature blocks for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.

""San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
I, Randall Morris, President (owner) acknowledge that I am the rightful owner of the property located at SH 123 at Rattler Road (address).

I hereby authorize Ramsey Engineering, LLC (agent name) to file this application for Subdivision Master Plan Annual Renewal (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: [Signature] Date: 6/24/19

Printed Name: Randall Morris, President

Signature of Agent: Stephen Ramsey, P.E. Date: 6/18/19

Printed Name: Stephen Ramsey, P.E.
PC-19-39 (Cottonwood Creek Master Plan)

Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, Ltd., for renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (T. Carpenter)
• +/- 471.94 acres

• Approved in 2002

• Located in a Low Intensity Zone as designated on the Preferred Scenario Map.
Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the applicable development codes and recommends approval of PC-19-39 as submitted.
AGENDA CAPTION:
Consider approval of the minutes of the regular meeting of July 23, 2019.
Meeting date: August 13, 2019

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, July 23, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present  8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Gabrielle Moore, and Commissioner Travis Kelsey

Absent  1 - Commissioner Betseygail Rand

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Rodrigo Amaya, 729 Gravel St., spoke against Item #5 on the agenda, CUP-19-18. He said in the Agreement for Placement of Notification Signs, the applicant is supposed to check the sign to make sure the public is aware of the meeting, and the notification sign was down. He said he has pictures from June 26, 2019 showing the sign down. He said he has not found any consequences for failure to comply with requirements of the agreement.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of June 25, 2019.

2. PC-18-49_03 (Cottonwood Creek Phase 3 Unit 3) Consider a request by Pape-Dawson Engineers Inc., on behalf of Continental Homes of Texas LP, for a Final Plat of approximately 16.22 acres, more or less, out of the Farnam Frye and Charles Henderson Surveys consisting of 60 residential lots. (T. Carpenter)

3. PC-19-14_03 (Halcyon) Consider a request by Steve Ramsey, on behalf of Halcyon Concepts, LP, for a Final Plat of approximately 20.246 acres out of the Nathanial Hubbard Survey, Abstract No. 230, located at the intersection of Hunter Road and West McCarty Lane. (W. Parrish)
4. PC-19-17 (Paso Robles Phase 5A-2) Consider a request by Pape-Dawson Engineers Inc., on behalf of Brookfield Residential, for a Final Plat of approximately 37.494 acres, more or less, out of the John Williams Survey, E. Burleson Survey, and Nathaniel Hubbard Survey consisting of 5 lots. (T. Carpenter)

A motion was made by Commissioner Gleason, seconded by Commissioner Baker, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Rand

PUBLIC HEARINGS

5. CUP-19-18 (Gravel St. Single Family) Hold a public hearing and consider a request by Greg Standard for a Conditional Use Permit for a single-family residence located at 734 Gravel Street (S. Caldwell)

Chair Garber opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

(Name inaudible) A man spoke in opposition of the item. He said a family member has property on Gravel St. He said all of the buildings in town are disturbing the natural flow of the water, and once we start altering it, we’re asking for problems. He said the Gravel St. area sees quite a bit of water through Purgatory Creek, and that if you alter the channel going through Purgatory Creek, more than one home site will be affected.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Moore, seconded by Commissioner Dillon, that CUP-19-18 (Gravel St. Single Family) be approved with the following conditions: 1.) The applicant shall submit an updated site plan at the time of permit. The site plan shall demonstrate all applicable standards of the San Marcos Land Development Code have been satisfied; 2.) The applicant shall submit a third-party engineering and flood modeling analysis for Engineering staff review at the time of permit; and 3.) The applicant shall work with the City to provide the necessary easement required for the
Purgatory Creek channel improvements project. The motion carried by the following vote:

For: 6 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner Moore and Commissioner Kelsey
Against: 2 - Commissioner Baker and Commissioner McCarty
Absent: 1 - Commissioner Rand

6. CUP-19-19 (JP’s San Marcos BBQ) Hold a public hearing and consider a request by Justin Pearson for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 2601 Hunter Road (S.Caldwell)

Chair Garber opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Baker, seconded by Commissioner Haverland, that CUP-19-19 (JP’s San Marcos BBQ) be approved with the following conditions: 1.) Permit is valid for three (3) years, provided standards are met; 2.) Hours of operation are limited to no later than 8 p.m.; 3.) Alcohol consumption is limited to inside the restaurant; and 4.) The permit is posted in the same area and manner as the Certificate of Occupancy.

The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Kelsey
Against: 0
Absent: 1 - Commissioner Rand

7. CUP-19-20 (Texas Bean & Brew House) Hold a public hearing and consider a request by Texas Bean & Brew House for a Conditional Use Permit to allow the sale and on premise consumption of beer and wine at 1328 North IH 35. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that CUP-19-20 (Texas Bean & Brew House) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided
standards are met, 2.) The permit shall be valid at the time of Certificate of Occupancy; and 3.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Rand

8. CUP-19-21 (One Time Tavern) Hold a public hearing and consider a request by One Time Tavern for a Conditional Use Permit to allow the sale and on premise consumption of mixed beverages at 1700 South IH 35. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Bill Dufour, representing One Time Tavern, spoke in favor of the item. He said the hours of operation would only be to 1 a.m. on Saturday night, which is what the TABC permit allows. He said Friday's hours of operation would be until 12 a.m.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that CUP-19-21 (One Time Tavern) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) The applicant shall not apply for a late hours TABC permit; 3.) No speakers or live music shall be allowed outdoors or in other unconditioned areas; 4.) The permit shall be valid at the time of Certificate of Occupancy; and 5.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Rand

NON-CONSENT AGENDA

9. Presentation and update from Staff regarding My Historic SMTX, the City’s historic resources survey. (A. Brake)

Alison Brake, Planner, gave an update on the Historic Resources Survey.
V. Question and Answer Session with Press and Public.

Diana Baker, 727 Belvin, asked how any recommendations in the Historic Resources Survey would be implemented. Staff advised that any recommendations would have to placed on a City Council agenda for consideration.

VI. Adjournment

The meeting was adjourned at 7:14 p.m.

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ________________________ day of ____________________________

_________________________________________________ Title:
_________________________________________________
AGENDA CAPTION:
CUP-19-14 (Jackson Lane Multifamily) Hold a public hearing and consider a request by Allan Nutt, on behalf of Omais Investments for a Conditional Use Permit for Multifamily Apartments located at 132 Jackson Lane. (W. Parrish)

Meeting date: August 13, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: NA
Account Number: NA
Funds Available: NA
Account Name: NA

Fiscal Note: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Background Information:
The applicant submitted a site plan in 2017, which was approved in May of 2018, and meets the VMU zoning district standards. This site plan involved demolishing the existing office building on the site and constructing a new mixed use building with ground floor commercial space fronting on Jackson Lane with residential above and behind (in the same building), and parking in the rear of the lot.

The applicant has submitted this Conditional Use Permit (CUP) in order attempt to save the existing office building, rather than demolish it. The applicant has proposed to build the multifamily portion in the far rear of the property. This requires a CUP for Multifamily (Apartments) in VMU, as only Loft Apartments (apartments above commercial) are allowed by right within VMU.

The applicant has proposed un-lofted multifamily units, located at the far rear of the property. Staff understands the applicants goal of saving the existing building, however, Staff believes that the proposed Multifamily could be built in a manner that achieves the intent of the VMU zoning district and still save the existing building.

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff has reviewed the application with the criteria from Section 2.8.3.4 of the San Marcos Development Code and recommends denial of the application as submitted.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/2/2019
### Summary

**Request:** A Conditional Use Permit to allow Multifamily (Apartments) located at 132 Jackson Lane.

**Applicant:** Allan Nutt  
5121 Bee Cave Road  
Suite 202  
Austin, TX 78746  

**Property Owner:** Omais Investments  
828 Lago Vista Street  
San Marcos, TX 78666

**CUP Expiration:** N/A  
**Type of CUP:** Multifamily

**Units Per Acre:** 40  
**Proposed Unit Count:** 24

**Parking Required:** 35 (MF) / 20 (Office)  
**Parking Provided:** 60

### Notification

**Posted:** August 2, 2019  
**Personal:** August 2, 2019  
**Response:** None as of the date of this report

### Property Description

**Legal Description:** Lot 1, Block A, 132 Jackson Lane

**Location:** Near the intersection of Jackson Lane and Thorpe Lane

**Acreage:** 1.346 +/-  
**Central Business Area:** No

**Existing Zoning:** Vertical Mixed Use (VMU)  
**Preferred Scenario:** Midtown Medium Intensity Zone

**Existing Use:** Office  
**Proposed Use:** Multifamily / Office

**CONA Neighborhood:** Millview West  
**Sector:** 7

**Utility Capacity:** Adequate

### Surrounding Area

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
<td>MF-18/MF-24</td>
<td>Multifamily</td>
<td>Midtown High Intensity Zone</td>
</tr>
<tr>
<td>South of Property:</td>
<td>MF-18/MF-24</td>
<td>Multifamily / Single Family</td>
<td>Midtown High Intensity Zone</td>
</tr>
<tr>
<td>East of Property:</td>
<td>MF-18/MF-24</td>
<td>Multifamily</td>
<td>Midtown High Intensity Zone</td>
</tr>
<tr>
<td>West of Property:</td>
<td>MF-18/MF-24</td>
<td>Multifamily</td>
<td>Midtown High Intensity Zone</td>
</tr>
</tbody>
</table>
History
The owner was granted a rezoning for this property in 2016 from Office Professional (OP) to Vertical Mixed Use (VMU). The application for the 2016 rezoning stated that the owner intended to develop a mixed use residential project prior to the adoption of the San Marcos Development Code.

The applicant submitted a site plan in 2017, which was approved in May of 2018, and meets the VMU zoning district standards. This site plan involved demolishing the existing office building on the site and constructing a new mixed use building with ground floor commercial space fronting on Jackson Lane with residential above and behind (in the same building), and parking in the rear of the lot.

The applicant has submitted this Conditional Use Permit (CUP) in order attempt to save the existing office building, rather than demolish it. The applicant has proposed to build the multifamily portion in the far rear of the property. This requires a CUP for Multifamily (Apartments) in VMU, as only Loft Apartments (apartments above commercial) are allowed by right within VMU.

Additional Analysis
The code states that the following are key concepts within the Vertical Mixed Use District:

“(1) Residential uses in conjunction with non-residential activities, located above retail and office establishments along retail frontages)
(2) All types of residential uses, including single-family homes, townhouses, and loft-style multifamily units”

The applicant has proposed un-lofted multifamily units, located at the far rear of the property. Staff understands the applicants goal of saving the existing building, however, Staff believes that the proposed Multifamily could be built in a manner that achieves the intent of the VMU zoning district and still save the existing building.

Based on the proposed unit sizes, there appears to be ample room to wrap the multifamily units around the existing structure, or build some units on the opposite side of the existing driveway, adjacent to the street. Additionally, the proposed building is 3 stories tall, while the applicant is allowed to build up to 4 stories by right, which would reduce the size of the footprint needed to fit the units.

Staff has discussed these concerns with the applicant. The applicant did provide a site plan that included an option for two units above the existing building, but the remaining units stayed at the rear of the property.
Conditional Use Permit                                      132 Jackson Lane  
CUP-19-22                                                  Multifamily CUP

Comments from Other Departments  
Police  A fence should be required along the rear and side property lines and the parking lot should be well lit.
Fire  Ensure adequate access.
Public Services  No Concerns
Engineering  No Concerns

Staff Recommendation  
<table>
<thead>
<tr>
<th>Approval as Submitted</th>
<th>Approval with Conditions / Alternate</th>
<th>Denial</th>
</tr>
</thead>
</table>

Staff: Will Parrish  
Title: Planner  
Date: January 7, 2019

Evaluation  
| Consistent | Inconsistent | Neutral |

Criteria for Approval (Sec. 2.8.3.4)  
- The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.  
  Vision San Marcos states that diversified housing options should serve citizens with varying needs and interests, it also states that multifamily can be an appropriate use within High Intensity Zones.
- The proposed use is consistent with any adopted neighborhood character study for the area.  
  Studies were not complete at time of request.
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.  
  The proposed use of multifamily in the rear of the property is inconsistent with the intent of loft-style multifamily along street frontages.
- The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.  
  Adjacent multifamily projects are significantly closer to the street frontages, ranging between approximately 20-60 feet, while the proposed multifamily building would be located approximately 260 feet from the street frontage.
- The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.  
  This project dedicated Right-Of-Way during the platting process which will allow a greater turning radius for vehicles entering and exiting on Jackson Lane.
<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria for Approval (Sec. 2.8.3.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. The applicant proposed a screen wall at the frontage. While this would screen the parking area, it does not address the placement of the residential units.</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood. The request meets the standards of the VMU zoning district with the exception for the request for Multifamily (Apartments)</td>
</tr>
</tbody>
</table>
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/6/2019
2018 Approved Zoning Complaint
Site Plan
Applicant Request With Additional 2 Units Above Office
CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

CONTACT INFORMATION

Applicant's Name: Allan Hutt
Applicant's Mailing Address: 501 ESE CAYE Rd #200
Applicant's Phone #: 512.390.0390
Applicant's Email: allan@hutt.com

Property Owner: Olivia Investments
Owner's Mailing Address: 823 Lago Vista St.
San Marcos, TX 78666
Owner's Phone #: 512.271.5223
Owner's Email: hromans@hotmail.com

PROPERTY INFORMATION

Subject Property Address: 132 Jackson Lane
Zoning District: VMH
Legal Description: Lot 1 Block A Subdivision

Tax ID #: R 155042

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

SEE EXHIBIT "A" ATTACHED

PAYMENT OF FEES INCLUDED

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee $773* Technology Fee $12 TOTAL COST $785
Renewal/Amendment Filing Fee $412* Technology Fee $12 TOTAL COST $424

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
I, **OMAIS INVESTMENT** (owner) acknowledge that I am the rightful owner of the property located at **132 JACKSON LANE** (address).

I hereby authorize **ALLEN NUTT** (agent name) to file this application for **CONDITIONAL USE PERMIT** (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

<table>
<thead>
<tr>
<th>Signature of Property Owner:</th>
<th>Date: <strong>6-26-19</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>HASAN R. OMAIS</strong></td>
<td></td>
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<table>
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<tr>
<th>Signature of Agent:</th>
<th>Date: <strong>6/26/19</strong></th>
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<tr>
<td><strong>ALLEN NUTT</strong></td>
<td></td>
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<td><strong>ALLEN NUTT</strong></td>
<td></td>
</tr>
</tbody>
</table>
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. **It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place and have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.**

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $88 plus an $12 technology fee.**

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $88 plus a $12 technology fee.**

_I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City._

Signature: [Signature]  
Date: 6/26/19  
Print Name: [Print Name]

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
EXHIBIT “A”

We are requesting a Conditional Use Permit due to the fact that our standalone apartment building does not include any commercial uses below the residential use as required by the VMU zoning.

Our initial design for this site included 38 apartment development on 3 levels with 1950 sq ft of commercial space on the front of the building on the setback line of Jackson Lane. The total project sq ft was 32,538 sq ft with 11,073 sq ft on the first level. This put the commercial area on the first floor at 18% of the total sq ft for the first level. We believe that this design was in compliance with the current zoning ordinance. This design concept required the removal of the existing 4860 sq ft one story office building at the front of the lot.

In evaluating the construction cost of the 38 unit design, and particularly in light of demolishing a very serviceable office building and sending those materials to the land fill, we have designed an alternate plan that preserves and updates the office building. The new design consists of a remodeled office building in its current location at the front of the site and 24 apartment units at the rear of the site. The 24 units are on three levels and total 17,700 sq ft. In this design we are also able to re-use most of the existing parking for the office building.

In order to leave the parking toward the front of the site for the existing office and the new parking in front of the apartment building, we understand that the office building must have a width facing the street of at least 50% of the lot width. We are certainly willing to extend the width of the existing office building either thru a carefully designed wing wall or an extensive landscape visual buffer, or both, at the discretion of the Planning Commission. This will screen the existing and new parking from the street as required by the zoning ordinance.

The apartment building then is no longer a “loft” apartment by ordinance definition as it has no commercial uses on the first floor. It is designed as a standalone three story wood frame construction. Given the 4860 sq ft of commercial in the front office building versus the 1950 sq ft in the previous design, we feel that we have more than complied with the intent of the zoning ordinance.

The new design is a reduction in total sq ft as well as a reduction in impervious cover. Please let us know if there are any specific questions that we can answer.

Thanks!

Allan Nutt, AIA
Market Square Architects
CUP-19-22 (Jackson Lane Multi-family)

Hold a public hearing and consider a request by Allan Nutt, on behalf of Omais Investments, for a Conditional Use Permit for Multi-family Apartments located at 132 Jackson Lane. (W. Parrish)
Location:

• Property is located within the near the intersection of Thorpe Land and Jackson Lane

• Located within the Midtown High Intensity Zone as designated on the Preferred Scenario Map.
Context & History:

• Property is approximately 1.346 acres.

• Property was rezoned in 2016 from Office Professional (OP) to Vertical Mixed Use (VMU)

• VMU zoning allows Loft Apartments by right.

• Zoning compliant site plan approved in 2018.

• Requesting to build Multifamily (Apartments) at the rear of the property.
2018 Approved Zoning Complaint
Site Plan
Proposed Site Plan B
Recommendations:

Staff provides this request to the Commission for your consideration and recommends **Denial** of the Conditional Use Permit.
AGENDA CAPTION:
PVC-18-01(Garza Ranch) Hold a public hearing and consider a request by I.T. Gonzalez on behalf of Claudia E Serna and Juan Angel Garza, for a plat variance to Section 3.4.3.1(B)(3), lot depth to with ratio, for a plat consisting of approximately 13.72 acres, located at 3030 Harris Hill Road. (W. Parrish)

Meeting date: August 13, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.

Background Information:
The subject property is located at 3030 Harris Hill Road, adjacent to Harris Hill Raceway which is within the San Marcos Extra-Territorial Jurisdiction (ETJ). The proposed plat will create 1 commercial lot. The proposed plat is attached.

The applicant is requesting a variance to the requirement that lots not exceed a 3:1 width to length ratio, established in Section 3.6.3.1(B)(3) of the San Marcos Development Code. The proposed lots ratio is approximately 8:1.

This lot has already been developed without a plat. The property owner has worked with Staff to come into compliance with a Watershed Protection Plan, Plat, and Plat Variance.

This property will have 275 feet of frontage on the yet to be developed Loop 110. Additionally, the property owner is dedicating 42.5 feet along the side property line adjacent to Harris Hill Raceway in order to conform with the Transportation Master Plan.

Council Committee, Board/Commission Action:
N/A
PVC-18-01 Variance
Garza Ranch

Applicant Information:
Agent: I.T. Gonzalez
3501 Manor Road
Austin, TX 78723

Property Owners: Claudia Serna & Juan Garza
PO Box 2100
Kyle, TX 78640

Subdivision: Proposed subdivision of approximately 13.72 acres located at
3030 Harris Hill Road.

Applicant Request: The applicant is requesting a variance from Section
3.6.3.1(B)(3) of the San Marcos Land Development Code,
which states that lots may not exceed 3:1 lot depth to width
ratio.

Subject Property:
Summary: The proposed variance is associated with PC-18-09, Garza Ranch. The
proposed subdivision plat will establish 1 commercial lot in Hays
County.

Zoning: ETJ - NA

Preferred Scenario: Low Intensity Zone

Existing Use: Commercial Trucking

Proposed Use: Commercial Trucking

Background:

The subject property is located at 3030 Harris Hill Road, adjacent to Harris Hill Raceway which is within
the San Marcos Extra-Territorial Jurisdiction (ETJ). The proposed plat will create 1 commercial lot. The
proposed plat is attached.

The applicant is requesting a variance to the requirement that lots not exceed a 3:1 width to length ratio,
established in Section 3.6.3.1(B)(3) of the San Marcos Development Code. The proposed lots ratio is
approximately 8:1.

This lot has already been developed without a plat. The property owner has worked with Staff to come into
compliance with a Watershed Protection Plan, Plat, and Plat Variance.

This property will have 275 feet of frontage on the yet to be developed Loop 110. Additionally, the property
owner is dedicating 42.5 feet along the side property line adjacent to Harris Hill Raceway in order to
conform with the Transportation Master Plan.
Planning Department Analysis:

The requirements for adequate infrastructure and frontage on public streets is intended to allow the orderly development of land and prevent land locking property.

Mostyn Lane is currently a 60 foot wide access easement, which is wide enough to be accepted as a public street in the future without requiring additional dedication in order to serve the existing residences. Guadalupe County has reviewed the applicants request to accept Mostyn Lane as a public road, but if the County is able to accept Mostyn Lane, it will not be until at least the year 2020 due to budgetary restrictions.

In deciding the variance petition, the decision-maker shall apply the following criteria outlined in section 1.10.2.4(a). Staff has evaluated the request with regard to the criteria for subdivision variances:

1. **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Land Development Code to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land.**
   
   The property owner purchased and developed this property in a manner inconsistent with the development standards. They do not have the opportunity to purchase adjacent property in order to bring it into conformance. However, they in the future the property will have additional access to Loop 110 and they are dedicating a 42.5 foot wide strip of ROW along a side property line, which will allow this property to subdivide in a conforming manner in the future.

2. **The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner’s land.**
   
   The surrounding properties are subject to the same standards, but are not as narrow as this property.

3. **The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.**
   
   The current configuration of the land would require the applicant to build an adequate public road to meet the 3:1 width to ratio requirement in order to use the property for commercial use other than agriculture.

4. **Granting the variance petition will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.**
   
   Staff does not feel that there will be a detriment due to the fact that the property will have additional frontage on loop 110 in the future.

5. **Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Code, or adversely affect the rights of owners or residents of surrounding property.**
   
   Staff does not feel that there will be a detriment due to the fact that the property will have additional frontage on loop 110 in the future.

6. **The hardship or inequity suffered by petitioner is not caused wholly or in substantial part by the petitioner.**
   
   The hardship was caused by the way the property was sold, purchased, and developed.
7. The request for a variance is not based exclusively on the petitioner’s desire for increased financial gain from the property, or to reduce an existing financial hardship.

   This variance is not based exclusively on financial gain or hardship.

8. The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

   The future frontage on Loop 110 and the proposed dedication of future ROW make minimize the impact of the requested variance.

---

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this variance request. The City Charter delegates all platting variances to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve or deny this variance request.

---

Prepared By:

Will Parrish, CNU-A Planner August 8

Name Title Date
SUBDIVISION VARIANCE
APPLICATION FORM

Updated: March, 2017

Case #: PVC-

CONTACT INFORMATION

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<tr>
<th>Applicant's Name</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. T. Gonzalez</td>
<td>Claudia E Serna &amp; Juan Angel Garza</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Applicant's Mailing Address</th>
<th>Owner's Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3501 Manor Road, Austin, TX 78723</td>
<td>PO Box 2100, Kyle, TX 78640</td>
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<table>
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<tr>
<th>Applicant's Phone #</th>
<th>Owner's Phone #</th>
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<tr>
<td>512-447-7400 #11</td>
<td>956-622-1051</td>
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<th>Owner's Email</th>
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</thead>
<tbody>
<tr>
<td><a href="mailto:itgonz@swbell.net">itgonz@swbell.net</a></td>
<td><a href="mailto:serna.trucking@gmail.com">serna.trucking@gmail.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address (or general location): 3030 Harris Hill Road, San Marcos, Texas, 78666

Acres: 13.72

Tax ID #: R149861

Legal Description*: Lot Block Subdivision

*Metes & Bounds or survey indicating the outer boundary of the subject property is required if variance is to waive, in its entirety, either a required Subdivision Master Plan or a required plat.

DESCRIPTION OF REQUEST

Variance to Section: 6.7.2.1(1) of the Land Development Code, which requires:

a lot depth to lot width ratio of no more than 3:1.

Description of proposed variance: The lot depth to lot width ratio for the one lot subdivision is 6.96.

The lot depth is 2138' and the lot width is 307'.

AUTHORIZATION

All required application documents are attached. I understand the fees and the process for a subdivision variance and understand my responsibility to be present at meetings regarding this application.

Filing Fee $700 Technology Fee $11 TOTAL COST $781

Applicant's Signature: [Signature] Date: Nov. 27, 2017

Printed Name: I.T. Gonzalez

To be completed by Staff: Accepted By: Date Accepted: Proposed Meeting Date: Application Deadline: 
### SUBDIVISION VARIANCE CONSIDERATIONS

1) What special circumstances or conditions affect the subject property such that strict application of the provisions of the Land Development Code would create an unnecessary hardship or inequity upon the applicant or would deprive the applicant of the reasonable and beneficial use of the property?

   The tract of land to be platted has a length to width ratio of 6.9:1, which exceeds the specified 3:1 ratio. The standard rationale for the use of maximum depth to width ratios is to avoid access and circulation problems for a long narrow lot. Being a fairly large tract of 13.72 acres, these issues will not be a problem, as they would be as for example with 0.5 acre lots. With the large lot, the driveways will exceed what is specified in the driveway spacing criteria. And there will be no internal circulation problems.

2) Do the circumstances or conditions causing the hardship similarly affect all or most of the properties in the vicinity of the subject property?

   No, the situation causing the hardship is fairly unique for properties in the vicinity of the subject tract.

3) What substantial property right would not be preserved or enjoyed if the provisions of the Land Development Code were literally enforced?

   The owners would not be able to develop their property in a practical manner if the Land Development Code were literally enforced.

4) What effect, if any, would the variance have on the rights of owners or occupants of surrounding property, or on the public health, safety or general welfare?

   The rights of owners or occupants of surrounding property, or on the public health, safety or general welfare will not be affected in any adverse way if the variance being requested is granted.

5) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the provisions of the Land Development Code?

   Granting the requested variance will have no effect on the orderly subdivision of land in the area.

6) Is the hardship or inequity suffered by the applicant caused wholly or in substantial part by the property owner or applicant?

   The hardship or inequity is not caused by the property owner.
6) To what extent is the request for variance based upon a desire of the owner, occupant or applicant for increase financial gain from the property, or to reduce an existing financial hardship?

The owners request for variance is based upon their desire to use their property for commercial purposes. The variance would be needed for any type of commercial enterprise.

7) Is the degree of variance requested the minimum amount necessary to meet the needs of the applicant or property owner?

The variance being requested is the minimum that will work in this situation.

*Note for the Commission:
The following responses were provided by the applicant and may not be consistent with the Department staff report.
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Land Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. **It is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.**

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $85 plus an $11 technology fee.**

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I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _______________________________ Date: Nov 27, 2017

Print Name: I.T. Gonzalez, P.E.

To be completed by Staff: Case #: ____________________________

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Juan Angel Garza (owner) acknowledge that I am the rightful owner of the property located at 3030 Harris Hill Road, San Marcos, Texas 78666 (address).

I hereby authorize I T Gonzalez (agent name) to serve as my agent to file this application for variance (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: ___________________________ Date: 9/16/19
Printed Name: Juan Angel Garza

Signature of Agent: ___________________________ Date: Nov 27, 2019
Printed Name: I. T. Gonzalez, P.E.
I, Claudia E Serna (owner) acknowledge that I am the rightful owner of the property located at 3030 Harris Hill Road, San Marcos, Texas 78666 (address).

I hereby authorize I T Gonzalez (agent name) to serve as my agent to file this application for variance (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Claudia E Serna  Date: 9/6/17
Printed Name: Claudia E Serna

Signature of Agent: J T Gonzalez  Date: Nov 27, 2017
Printed Name: I T Gonzalez, P.E.
PVC-18-01 (Garza Ranch) Hold a public hearing and consider a request by I.T. Gonzalez on behalf of Claudia E Serna and Juan Angel Garza, for a plat variance to Section 3.4.3.1(B)(3), lot depth to with ratio, for a plat consisting of approximately 13.72 acres, located at 3030 Harris Hill Road. (W. Parrish)
Location:

• +/- 13.72 acres

• Located at 3030 Harris Hill Road

• Requires a Variance to section 3.6.3.1(B)(3) of the San Marcos Land Development Code, which states that lots should not exceed a depth to width ratio of 3:1.
Context and History:

- Property sold and developed without required platting.

- When discovered, property owner worked with Staff to come into compliance with Watershed Protection Plan, Plat, and Plat Variance.

- Depth to width ratio is almost 8:1

- Will have adequate frontage on future Loop 110 and additional ROW dedication along Harris Hill Raceway which will allow future subdivision of property.
The Commission's Responsibility:

• The Commission is charged with making the final decision regarding this variance request. The City Charter delegates all platting variances to the Planning and Zoning Commission.

• The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve or deny this variance request.
AGENDA CAPTION:
PC-18-09 (Garza Ranch) Consider a request by I.T. Gonzalez on behalf of Claudia E Serna & Juan Angel Garza for a Final Plat of approximately 13.72 acres out of the Thomas G. McGehee Survey, Abstract No. 11, located at 3030 Harris Hill Road. (W. Parrish)

Meeting date: August 13, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: NA
Account Number: NA
Funds Available: NA
Account Name: NA

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Background Information:
The subject property is approximately 13.72 acres. The property was purchased and developed prior to being platted. The applicant has worked with Staff to bring the site into compliance with a Watershed Protection Plan and going through the platting process. However the site is extremely elongated, requiring a variance.

Section 3.6.3.1(B)(3) of The San Marcos Development Code requires that lots not exceed a 3:1 lot depth to with ratio, this lot is almost 8:1 in depth to width ratio. The property owner does not own the property on either side of their tract, and the site has already been developed.

This Plat requires an approved variance to Section 3.6.3.1(B)(3) of the San Marcos Development Code before it meets the standard for approval (PVC-18-01).

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
If the Planning and Zoning Commission chooses to approve the plat variance (PVC-18-01) this plat will meet the Criteria for Approval set forth in Section 3.2.2.4 of the San Marcos Development Code.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/2/2019
**Summary**

Request: Consideration of a Final Plat consisting of approximately 13.72 acres.

Applicant: I.T. Gonzalez  
3501 Manor Road  
Austin, TX 78723  

Property Owner: Claudia Serna & Juan Garza  
PO Box 2100  
Kyle, TX 78640

Parkland Required: NA  
Utility Capacity: Adequate

Accessed from: Harris Hill Road  
New Street  
Names: NA

**Notification**

Application: N/A  
Neighborhood Meeting: N/A

Published: N/A  
# of Participants: N/A

Posted: N/A  
Personal: N/A

Response: None as of the date of this report.

**Property Description**

Location: 3030 Harris Hill Road

Acreage: 13.72 acres  
PDD/DA/Other: NA

Existing Zoning: NA  
Preferred Scenario: Low Intensity Zone

Proposed Use: Commercial Trucking

CONA Neighborhood: NA  
Sector: NA

**Surrounding Area**

<table>
<thead>
<tr>
<th>North of Property:</th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>ETJ / PDD</td>
<td>Agricultural / Vacant</td>
<td>Employment Zone</td>
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</table>

<table>
<thead>
<tr>
<th>South of Property:</th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
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</thead>
<tbody>
<tr>
<td>ETJ</td>
<td>Agricultural / Race Track</td>
<td>Low Intensity</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>East of Property:</th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>ETJ</td>
<td>Agricultural</td>
<td>Low Intensity</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>West of Property:</th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>ETJ</td>
<td>Race Track</td>
<td>Low Intensity</td>
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**Staff Recommendation**

<table>
<thead>
<tr>
<th>Approval as Submitted</th>
<th>Approval with Conditions / Alternate</th>
<th>Denial</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff: Will Parrish, CNU-A  
Title: Planner  
Date: December 4, 2018
**History**

The subject property is approximately 13.72 acres. The property was purchased and developed prior to being platted. The applicant has worked with Staff to bring the site into compliance with a Watershed Protection Plan and going through the platting process. However the site is extremely elongated, requiring a variance.

Section 3.6.3.1(B)(3) of The San Marcos Development Code requires that lots not exceed a 3:1 lot depth to with ratio, this lot is almost 8:1 in depth to width ratio. The property owner does not own the property on either side of their tract, and the site has already been developed.

**Additional Analysis**

This Plat requires an approved variance to Section 3.6.3.1(B)(3) of the San Marcos Development Code before it meets the standard for approval.

<table>
<thead>
<tr>
<th>Consistent</th>
<th>Inconsistent</th>
<th>Neutral</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Criteria for Approval (Sec.3.2.2.4)**

- If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply; *If the Planning and Zoning Commission approve the associated Plat Variance (PVC-18-01) then this section will be satisfied.*
- The plat conforms to all prior approvals or phasing plans for the development;
- The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and
- The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov’t Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.
## CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>I. T. Gonzalez</th>
<th>Property Owner</th>
<th>Claudia E Serna &amp; Juan Angel Garza</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>3501 Manor Road, Austin, TX 78723</td>
<td>Owner's Mailing Address</td>
<td>PO Box 2100 Kyle, TX 78640</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>512-447-7400 #11</td>
<td>Owner's Phone #</td>
<td>956-622-1051</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:itgonz@swbell.net">itgonz@swbell.net</a></td>
<td>Owner's Email</td>
<td><a href="mailto:serna.trucking@gmail.com">serna.trucking@gmail.com</a></td>
</tr>
</tbody>
</table>

## PROPERTY INFORMATION

- **Proposed Subdivision Name:** Garza Ranch
- **Subject Property Address or General Location:** 3030 Harris Hill Road, San Marcos, TX 78666
- **Acres:** 13.72
- **Tax ID #:** R149861
- **Located in:** ☑ City Limits  ☑ Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

- **Type of Plat:** ☑ Final Subdivision Plat  ☑ Final Development Plat
- **Current Number of Lots:** 0
- **Proposed Number of Lots:** 1
- **Current Land Use:** 1 residence & commercial (trucking)
- **Proposed Land Use:** 1 residence & commercial (trucking)

## AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

- **Filing Fee:** $1,250 plus $100 per acre
- **Technology Fee:** $11
- **MAXIMUM COST:** $2,511

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

- **To be completed by Staff:**
- **Date Submitted:**
  - **5 Business Days from Submittal:**
- **Completeness Review By:**
  - **Date:**
  - **Contact Date for Supplemental Info:**
- **Supplemental Info Received (required w/in 5 days of contact):**
- **Application Returned to Applicant:**
  - **Application Accepted for Review:**
- **Comments Due to Applicant:**
  - **Resubmittal Date:**
  - **P&Z Meeting:**

**APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/**

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat

☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application.

✓ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: [Signature] Date: 12-20-2017

Printed Name: I. T. Gonzalez

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: [Signature] Date: 12-20-2017

Printed Name: I. T. Gonzalez

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recording, following approval of a Plat application:

☐ Two (2) mylars of the subdivision plat (Comal Co. requires White 20# Bond Paper)

☐ Recording Fee: $________

☐ Reprinted Tax Receipt

☐ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

☐ If public improvements were deferred, Subdivision Improvement Agreement

☐ Subdivision Improvement Agreement recording fee: $________

☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)

☐ Other recording fee: $________

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recording and the County in which they are recorded. The total will be calculated upon approval.

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
I, Claudia E Serna (owner) acknowledge that I am the rightful owner of the property located at 3030 Harris Hill Road, San Marcos, Texas 78666 (address).

I hereby authorize I. T. Gonzalez, I. T. Gonzalez Engineers (agent name) to serve as my agent to file this application for final development plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Claudia E Serna Date: 11/3/18

Printed Name: Claudia E Serna

Signature of Agent: I. T. Gonzalez Date: 1-03-2018

Printed Name: I. T. Gonzalez

I. T. Gonzalez Engineers
I, Juan Angel Garza (owner) acknowledge that I am the rightful owner of the property located at 3030 Harris Hill Road, San Marcos, Texas 78666 (address).

I hereby authorize I. T. Gonzalez, I. T. Gonzalez Engineers (agent name) to serve as my agent to file this application for final development plat (application type), and to work with the Responsible Official/Department on my behalf throughout the process.

Signature of Property Owner: [Signature]
Date: 11/3/18
Printed Name: Juan Angel Garza

Signature of Agent: [Signature]
Date: 1/03/2018
Printed Name: I. T. Gonzalez
I. T. Gonzalez Engineers
### ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service *is* currently available to the subject property
- B. Adequate service *is not* currently available, but arrangements *have* been made to provide it
- C. Adequate service *is not* currently available, and arrangements *have not* been made to provide it
- D. Easement(s) are needed within the subject property

**Name of Electric Service Provider:** Pereyra's Electric Cooperative, Inc.

**Applicable Utility Service Code(s):** A

**Comments / Conditions:**

---

**Signature of Electric Company Official:** [Signature]

**Title:** Realty Specialist, Sr.

**Date:** 12/5/17
GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service **is** currently available to the subject property
B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
D. Easement(s) are needed within the subject property

Name of Gas Service Provider: ______________________________________________________
Applicable Utility Service Code(s): __________________________________________________
Comments / Conditions: ____________________________________________________________

OWNER DOES NOT WANT GAS SERVICE

______________________________________________________
Signature of Gas Company Official:

Title: _______________________________ Date: _______________________________
**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT**

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service *is* currently available to the subject property
B. Adequate service *is not* currently available, but arrangements *have* been made to provide it
C. Adequate service *is not* currently available, and arrangements *have not* been made to provide it
D. Easement(s) are needed within the subject property

<table>
<thead>
<tr>
<th>Name of Telephone Service Provider:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s):</td>
<td></td>
</tr>
<tr>
<td>Comments / Conditions:</td>
<td>owners do not use or want a land line</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature of Telephone Company Official:</td>
<td></td>
</tr>
<tr>
<td>Title:</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
</tbody>
</table>
## WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service **is** currently available to the subject property  
B. Adequate service **is not** currently available, but arrangements **have** been made to provide it  
C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it  
D. Easement(s) are needed within the subject property

Name of Water Service Provider: ____________________________________________

Applicable Utility Service Code(s): ________________________________________

Comments / Conditions: see attached acknowledgment form from Maxwell Water Supply Corporation

________________________________________

Signature of Water Official: _______________________________________________

Title: ___________________________ Date: ________________________________
WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

☐ Adequate service is currently available to the subject property
☐ Adequate service is not currently available, but arrangements have been made to provide it
☐ Adequate service is not currently available, and arrangements have not been made to provide it
☐ Easement(s) are needed within the subject property

Name of Water Service Provider: Maxwell USC
Applicable Utility Service Code(s): Water
Comments / Conditions: This is not a contract for water.

Signature of Water Official: [Signature]
Title: General Manager Date: 9-1-17
WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: N/A onsite wastewater facilities will be used

Applicable Utility Service Code(s): ________________________________________________

OR, the use of either 1) _______ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: __________________________________________________________

___________________________________________________________

Signature of Wastewater Official: ________________________________________________

Title: _______________________________ Date: __________________________
UTILITY CHECKLIST:

Prior to submitting this Application to the County, the Applicant is required to take a copy of the preliminary plan to each utility for its review and comment. All comments must be corrected prior to submission of the Application and preliminary plan to the County. If the requirement for a preliminary plan has been waived, the Applicant must follow the same procedure for the final plat.

NOTE TO UTILITY COMPANIES: Please sign this Checklist ONLY if all comments submitted by you to the Applicant have been addressed in full.

ELECTRIC UTILITY: Company Name: PEDERNALES ELECTRIC COMPANY
Date of Final Approval: 12/5/17
Signature: [Signature] Title: [Title]

**************************

TELEPHONE UTILITY: Company Name: NO LAND LINE USED OR WANTED BY OWNERS
Date of Final Approval: 
Signature: [Signature] Title: [Title]

**************************

WATER UTILITY (If Applicable): Company Name: MAXWELL WATER SUPPLY CORPORATION
Date of Final Approval: SEE ATTACHED COMMITMENT SHEET
Signature: [Signature] Title: [Title]

**************************

SEWER UTILITY (If Applicable): Company Name: N/A, APPROVED OSSF WILL BE USED
Date of Final Approval: 
Signature: [Signature] Title: [Title]

**************************

TEXAS DEPARTMENT OF TRANSPORTATION (If frontage on State-maintained roadway)
Date of Final Approval: N/A
Signature: [Signature] Title: [Title]
PC-18-09 (Garza Ranch) Consider a request by I.T. Gonzalez on behalf of Claudia E Serna & Juan Angel Garza for a Final Plat of approximately 13.72 acres out of the Thomas G. McGehee Survey, Abstract No. 11, located at 3030 Harris Hill Road. (W. Parrish)
Location:

• +/- 13.72 acres

• Located at 3030 Harris Hill Road

• Requires a Variance to section 3.6.3.1(B)(3) of the San Marcos Land Development Code, which states that lots should not exceed a depth to width ratio of 3:1.
Context and History:

- Property sold and developed without required platting.

- When discovered, property owner worked with Staff to come into compliance with Watershed Protection Plan, Plat, and Plat Variance.

- Depth to width ratio is almost 8:1

- Will have adequate frontage on future Loop 110 and additional ROW dedication along Harris Hill Raceway which will allow future subdivision of property.
AGENDA CAPTION:
Receive an update and presentation on the Draft Strategic Housing Action Plan as part of the SMTX 4 All Housing Initiative. (A. Villalobos)
Meeting date: August 13, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

Fiscal Note:
Prior Council Action: n/a

City Council Strategic Initiative:
Workforce Housing

Comprehensive Plan Element(s):
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☒ Land Use - Choose an item.
☒ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable

Master Plan:
Vision San Marcos - A River Runs Through Us

Background Information:
The City Council identified Workforce Housing as one of five strategic initiatives for two years in a row. In order to address this initiative a Workforce Housing Task Force has been formed to assist the City Council Workforce Housing Committee in developing a strategic action plan aimed at addressing the housing needs in San Marcos. The Task Force has worked in tandem with City Staff and local stakeholders, using current data from the San Marcos Housing Needs Assessment to understand housing challenges in San Marcos.

The Draft Strategic Housing Action Plan is now available. The Strategic Housing Action Plan represents a synthesis of the work of the Workforce Housing Task Force over the last 9 months to better understand housing in San Marcos and propose solutions to address the challenges faced by working families. The initial draft is a place to start in identifying solutions to this complex challenge. The Task Force is seeking public input to help transform this initial draft into the Task Force Recommended draft for City Council review this fall.

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

n/a
What is the Strategic Housing Action Plan?
The Housing Action Plan represents a synthesis of the work of the Workforce Housing Task Force over the last 9 months to better understand housing in San Marcos and propose solutions to address the challenges faced by working families in San Marcos.

Why create a Housing Action Plan?
The Housing Action Plan provides a framework for getting things done to address housing. It provides City Council with a consolidated document on steps and actions to help address housing affordability. It incorporates community and stakeholder input, and guidance from City Council to ensure the document reflects San Marcos' needs.

What's in the Draft?
The initial draft represents a place to start in identifying solutions to this complex challenge. In the draft, you'll find a summary of the SMTX 4 All Initiative, public input, our key housing needs, and goals, strategies, and actions needed to meaningfully address this challenge.

How will the plan be implemented?
Addressing housing will be an ongoing process in our community, but 5 key action items have been identified to begin addressing the most pressing needs immediately. These action items were selected to focus limited resources to provide the greatest benefit.

3-Year Implementation Plan

What's Next?
Now that the Draft is available, we are asking the community for feedback on the document. The Task Force will use this feedback to refine the document and present a final draft in August/September for City Council consideration.

Submit Your Comments!
Check out the Draft Strategic Housing Action Plan by visiting www.sanmarcos.konveio.com and submit comments directly in the document.
¡El Proyecto Estratégico de Acción de Vivienda!

¡Ya está disponible!

¿Qué le parece el plan de Acción Estratégico de Vivienda?

El Plan de Acción para la Vivienda representa un síntesis del trabajo de la Fuerza Laboral. Grupo de trabajo de vivienda en los últimos 9 meses para entender mejor la vivienda en San Marcos y proponen soluciones para abordar los desafíos que enfrenta Familias trabajadoras en San Marcos.

¿Por qué crear un plan de Acción de Vivienda?

El Plan de Acción para la Vivienda proporciona un marco para realizar los objetivos relacionados con las cosas dirijidas a la accion de vivienda. Proporciona ayuntamiento con un documento consolidado sobre los pasos y Acciones para ayudar a abordar la vivienda. asequibilidad. Incorpora comunidad y la opinión de los interesados, y la orientación de Ayuntamiento para garantizar el documento refleja las necesidades de San Marcos.

¿Qué hay en el plan?


¿Cómo se implementará el plan?

El direccionamiento de la vivienda será un continuo proceso en nuestra comunidad, conteniendo 5 acciones clave. Se han identificado artículos para comenzar. Atendiendo las necesidades más apremiantes inmediatamente. Estos elementos de acción fueron seleccionado para enfocar recursos limitados a Proporcionar el mayor beneficio.

¿Qué Sigue?

Ahora que el Proyecto está disponible, estamos preguntando a La comunidad para retroalimentación sobre el documento. El Grupo de trabajo utilizará esta información para reíñir El documento y presentar un borrador final en agosto / septiembre para la consideración del Ayuntamiento.

¡Envíe sus comentarios!

Considere El Proyecto de Acción Estratégica de Vivienda. Planee a continuación y háganos saber lo que piensa. Puede enviar comentarios directamente en el documento. www.sanmarcos.konveio.com
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From needs to strategies ........................................................................... 6

- **A**  Advance home maintenance and repair programs
- **B**  Implement lifecycle and diverse housing principles
- **C**  Focus on programs that create, preserve, and extend long term affordability and individual wealth creation
- **D**  Pre-approve residential development in strategic locations
- **E**  Remove regulatory and procedural barriers to encourage diverse and affordable housing
- **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

**Call to action** ......................................................................................... 13

**Provide your feedback** .......................................................................... 14
The City Council has identified Workforce Housing as one of the five Strategic Initiatives for two years in a row. A City Council Workforce Housing Committee was formed to further the goals of this initiative. In addition, a Housing Task Force was formed to assist the City Council Workforce Housing Committee in developing a strategic action plan aimed at addressing the housing needs in San Marcos. The Housing Task Force will work in tandem with City Staff and local stakeholders to address our housing challenges through the SMTX 4 ALL Housing Initiative.

Housing Task Force

- Chair: Laura Dupont, Corridor Title
- Vice Chair: Gloria Salazar, El Centro
- Ramika Adams, Calaboose Museum
- Melissa Nicewarner Daly, HomeAid
- Andrew Fernandez, SMCISD
- Dr. Thomas Longoria, Texas State
- Ruben Garza, Southside
- Will Holder, Ret. Trendmaker Homes
- Michael Nolen, McNabb & Co.
- Ryan Pearl, Amazon
- Roland Saucedo, Neighborhood Representative
- John Schawe, Frost Bank
- Jack Seaborne, Seaborne Architects
- Albert Sierra, SM Housing Authority
- Dr. Chris Smith, Texas State
- Caitlyn Strickland, Hays County
- Scott Turner, Brookfield
- Dr. Monica Valadez, SMCISD
- Robert Watts, Habitat for Humanity

Council Workforce Housing Committee

Members include Lisa Prewitt, Place 1, Melissa Derrick, Place 6, and Saul Gonzales, Place 2.

The Housing Needs Assessment was conducted by Root Policy Research to identify the most pertinent housing needs in San Marcos. The Housing Needs Assessment includes population levels and trends, household diversity, and economic health. In addition to the demographic and housing market analysis, the assessment includes the results from the Housing Choice Survey that included 2,000 respondents.

The interactive Needs Assessment can be viewed online at: http://sanmarcos.konveio.com/

Program Timeline

2018
- August: Project Launch / Assemble Housing Task Force
- October: Housing Choice Survey: 2000 regional residents participated

2019
- March: Draft Housing Needs Assessment - Root Policy Research
- May: Public Outreach Kick-Off
- June: Draft Strategic Action Plan
- July: Public Feedback on Action Plan
- September: Final Strategic Action Plan
What is the Strategic Housing Action Plan?

The Housing Action Plan represents a synthesis of the work of the Workforce Housing Task Force over the last 9 months to better understand housing in San Marcos and propose solutions to address the challenges faced by working families in San Marcos. The draft of the Strategic Housing Action Plan was released on June 17, 2019.

Why create a Housing Action Plan?

The Housing Action Plan provides a framework for getting things done to address housing. It provides City Council with a consolidated document on steps and actions to help address housing affordability. It incorporates community and stakeholder input, and guidance from City Council to ensure the document reflects San Marcos' needs.

What's in the Draft?

The initial draft represents a place to start in identifying solutions to this complex challenge. In the draft, you’ll find a summary of the SMTX 4 All Initiative, public input, our key housing needs, and goals, strategies, and actions needed to meaningfully address this challenge.

How will the plan be implemented?

3-Year Implementation Plan

Addressing housing will be an on-going process in our community, but key action items have been identified to begin addressing the most pressing needs immediately. These action items were selected to focus limited resources to provide the greatest benefit.

What's Next?

Now that the Draft is available, we are asking the community for feedback on the document. The Task Force will use this feedback to refine the document and present a final draft in August/September for City Council consideration.

This Community Conversation Toolkit is a summary of the Draft Action Plan. You can also access the full Action Plan and comment on the document at:

www.sanmarcos.konveio.com
DEFINING THE HOUSING CHALLENGE IN SAN MARCOS

2017 Population
63,071

ANNUAL GROWTH RATE BY AGE, 2010-2017

- **Children (8.5%)**
- **College Age (3%)**
- **Young Adult (7.9%)**
- **Middle Adult (5.6%)**
- **Boomers (6.1%)**
- **Seniors (6.3%)**

Despite a growing University, the college age growth rate is slower than for Young and Middle Age Adults.

Young and Middle Age Adults are growing the fastest. Future housing goals should focus on providing housing for these groups which include homes for families.

POVERTY RATE COMPARISONS

While San Marcos' poverty level decreases dramatically after adjusting for students, its adjusted poverty remains substantially higher than those of Austin MSA, San Antonio MSA and the rest of Texas.

<table>
<thead>
<tr>
<th>Area</th>
<th>Poverty Rate (all people)</th>
<th>Poverty Rate (excluding students)</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Marcos</td>
<td>35%</td>
<td>19%</td>
</tr>
<tr>
<td>Waco</td>
<td>26%</td>
<td>20%</td>
</tr>
<tr>
<td>College Station</td>
<td>32%</td>
<td>10%</td>
</tr>
<tr>
<td>Austin MSA</td>
<td>12%</td>
<td>10%</td>
</tr>
<tr>
<td>San Antonio MSA</td>
<td>15%</td>
<td>14%</td>
</tr>
<tr>
<td>Texas</td>
<td>16%</td>
<td>14%</td>
</tr>
</tbody>
</table>


OPTIONS FOR RENTERS WANTING TO BUY

5,000 Renters (31% of all renters) earned between $25,000 - $50,000 in 2017 and can afford a maximum home price of about $160,000.

However, only 94 homes (6% of all listed/sold homes) were listed or sold for $160,000 or less in 2017-2018. 24% of those were attached homes like condos or townhomes.

COST BURDENED - 2017

- **65%** of San Marcos renters are cost-burdened (9,700 renter households) compared to the state average of **44%** of renters.
- 65% of San Marcos renters are cost-burdened (9,700 renter households) compared to the state average of 44% of renters.

- Households paying >30% for housing are "cost burdened".
- Households paying >50% for housing are "severely cost burdened".

Housing costs = the rent or mortgage, plus taxes and utilities.

HOUSING AND RENTAL MARKET

- **Median Sale Price** Single Family Home (2017-18) = $256,000
- **Median Rent** (2017) = $966 in 2017, $622 in 1999

San Marcos is home to more renters (72%) than owners (28%).

55% increase in rent compared to a 37% increase in median income.

Source: Root Policy Research; 2017 5-year ACS
FROM NEEDS TO STRATEGIES

In order to address the community's housing challenges, it was important to first identify the key needs. The Housing Needs Assessment indicates the following core housing needs in San Marcos:

- We need additional affordable rentals for residents earning less than $25,000;
- We need to prevent displacement;
- We need homes priced near or below $200,000 and increased ownership product diversity; and
- We need to improve the condition and accessibility of existing housing stock.

A framework of 4 Goals, 6 Strategies and 23 Actions have been outlined in the Strategic Housing Action Plan to address these needs. This summary document is meant to provide an overview of the 6 strategies including:

A. ADVANCE HOME MAINTENANCE AND REPAIR PROGRAMS
B. IMPLEMENT LIFE CYCLE AND DIVERSE HOUSING PRINCIPLES
C. FOCUS ON PROGRAMS THAT CREATE, PRESERVE, AND EXTEND LONG TERM AFFORDABILITY AND INDIVIDUAL WEALTH CREATION
D. PRE-APPROVE RESIDENTIAL DEVELOPMENT IN STRATEGIC LOCATIONS
E. REMOVE REGULATORY AND PROCEDURAL BARRIERS TO ENCOURAGE DIVERSE AND AFFORDABLE HOUSING
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.

To learn more about these strategies and the associated actions, we encourage you to read and comment on the full draft Strategic Housing Action Plan online at sanmarcos.konveio.com.
DEFINING OUR CHALLENGE:

Housing suitable for small families, young couples, and non-student single individuals is in high demand, however, existing housing stock is in need of repairs or is in too poor of a condition to meet the desires of these groups.

Among non-student in-commuters who considered San Marcos, 1 in 3 chose to live elsewhere because:

"housing I could afford was lower quality and/or needed repairs/improvements"

Source: Housing Choice Survey, Root Policy Research

EXAMPLE CITY: SAN ANTONIO

San Antonio's Green & Healthy Homes program is intended to address and prevent housing-related health and safety hazards for homes older than 1978 and have a young child living in the home. The Minor Repair Program provides a one-time grant up to $25,000 for ADA and safety code repairs. The Owner-Occupied Rehabilitation Program helps low- to moderate-income households rehabilitate their non-code complaint home by offering a deferred forgivable loan. The Under 1 Roof Residential Roof Repair Program helps homeowners repair or replace roofs with energy efficient roofs through a one-time grant up to $14,000.

HOW TO MEASURE SUCCESS?

- # of households assisted through repair and rehabilitation programs (community partners, location, and demographics)
- # of renovation permits issued
- # of serious code violations and repeat offenders
- # of rentals on rental registry

STRAIGHT THOUGHTS:

How do we address the quality of rental properties? Rental properties in disrepair can make renters feel helpless. Enhanced code enforcement and a rental registry program can provide for more oversight into safe rental conditions.

What is needed to assist homeowners? A variety of different assistance programs and partnerships can be used to help homeowners get out from under an ever growing list of necessary home repairs such as rehabilitation and maintenance programs coupled with dedicated and stable funding sources.

Recommendations for this strategy? Include programs and policies that help people stay in and improve their current living situation, assist neglected renters, and enhance properties that are in disrepair.
DEFINING OUR CHALLENGE:

San Marcos has a shortage of units for residents earning less than $75,000. Contributing to this shortage in San Marcos is the difficulty in developing such units in residential neighborhoods in San Marcos due to lack of available zoning.

Results from the Housing Survey show that respondents, especially homeowners, are not inclined to agree that housing types other than single family homes are appropriate in their neighborhoods.

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Source: Housing Choice Survey, Root Policy Research</th>
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<tbody>
<tr>
<td>$180,500</td>
<td>Median price for attached homes in 2017-2018 (average 25 days on market)</td>
</tr>
<tr>
<td>$295,000</td>
<td>Median price for a detached home in 2017-2018 (average 74 days on market)</td>
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STRATEGY THOUGHTS:

**What is lifecycle housing?** Principles of lifecycle housing enable a diversity of housing types that respond to the evolving housing needs of residents as they age. This includes college students, young families, people with aging parents and seniors.

**How do we provide affordable and diverse housing options?** To do this, development processes and zoning codes must allow and encourage, rather than inhibit such uses. Key challenges with developing affordable housing often include cost of land, lot and unit size requirements, length permit processes, and neighborhood push-back.

**Recommendations for this strategy?** Expand zoning districts and the building types allowed within existing neighborhoods to support diverse housing products. Encourage diversity of housing in all new developments and assist builders willing to construct affordable infill housing products.

EXAMPLE CITY: GRAND RAPIDS, MI

In an effort to incentivize small scale development, the City of Grand Rapids is changing select standards for development site layout and building placement to encourage missing middle products and other options smaller than a large house.

- Reducing the minimum width for dwelling units from 18 feet to 14 feet;
- By-right development of two-family units in certain districts when located on a corner lot or within commercial or transit related areas;
- Removing minimum lot area requirements for multi-family residential;
- Allowing by-right construction of multifamily units with no more than four units per building in certain districts or when near commercial or transit; and
- Creating Design Guidelines to preserve the character of existing neighborhoods.

HOW WOULD WE MEASURE SUCCESS?

- # of lots rezoned to accommodate diverse housing types
- # of diverse housing types constructed, including: small lots single family, accessory dwelling units, townhomes, condos, all multifamily complexes up to a maximum of 24 units per project.
FOCUS ON PROGRAMS THAT CREATE, PRESERVE, AND EXTEND LONG TERM AFFORDABILITY + INDIVIDUAL WEALTH CREATION

DEFINING OUR CHALLENGE:

The city’s housing market is generally affordable for people earning more than $50,000 per year (depending on the type of housing they pursue). However, the 2017 median family income was $49,551 and median household income was $34,748. This means that homeownership in the current market is out of reach for many people in San Marcos.

Top reason non-student renters want to move?

To become homeowners

Reasons prospective buyers continue to rent even though they want to buy?

Housing not being affordable where they want to live, and lack of a down payment.

Nearly 50% of non-student renters who experienced displacement did so because their rent increased more than their ability to pay.

STRATEGY THOUGHTS:

How do we manage rising housing costs? Without the creation of long-term housing affordability, the impact of growing housing costs will continue to increase.

Recommendations for this strategy? This strategy includes a variety of programs and policies that support the preservation of affordability within neighborhoods, and help individuals access housing that might otherwise be out of reach.

What programs need to be created? A legal entity can be created to share in equity of housing as a means of keeping costs low for home buyers. Other programs, such as land banking, can help offset the cost and preserve land for future affordable housing. With a variety of potential solutions, it is recommend that a Community Advisory Group be created to help guide the long-term implementation of various programs.

EXAMPLE CITY: HOUSTON LAND BANK

Houston’s Land Bank acquires, flips, and sells properties in order to provide residents with an opportunity to build wealth through home ownership and leads to increased tax revenue to help fund public schools, the City, and Harris County programming.

- They provide new affordable homes to qualified buyers through a partnership.
- Builders can purchase lots at a discount to provide new affordable housing.
- They utilize investment, redevelopment, and contract partners to help achieve their mission.
- Citizens can stay up to date with the Land Bank through a transparent process.

HOW WOULD WE MEASURE SUCCESS?

- # of shared equity or land trust homes created
- # of households assisted through down payment assistance
- # of parcels land-banked and transitioned to housing.
- # of households assisted through other policies
- Inventory of City-owned parcels and their suitability for housing
DEFINING OUR CHALLENGE:
The city needs more housing to keep up with a growing population. Key needs include additional rentals affordable to people earning less than $25,000, family homes near or below $200,000, and increased ownership product diversity.

San Marcos is home to more renters (72%) than owners (28%).

As part of the Vision San Marcos Comprehensive Plan, the City identified a series of Intensity Zones where the majority of growth is anticipated over the next 30 years. It will be important to plan for and accommodate new residential development in these areas through zoning.

STRATEGY THOUGHTS:

How can we increase the amount of housing in San Marcos? A variety of regulatory and financial strategies can be used to allow, and even encourage, greater density and overall residential development in strategic areas.

What is an Opt-in overlay district? Opt-in overlay districts can be used to incentivize development of affordable housing while preserving the character of existing neighborhoods. These are areas where property owners can choose to "opt-in" to a certain zoning district that would allow the development of more housing in exchange for some level of affordability. Proactively zoning undeveloped and infill areas to allow for residential growth can help to reduce the time and complexity of development.

What is TIF? Tax Increment Financing is a set aside of increased property values that can be used towards the development of affordable housing. The formation of a TIF can help with on-going funding of housing in these key areas.

EXAMPLE CITY: AUSTIN, TX

Austin's University Neighborhood Overlay (UNO) zoning district is a mechanism to create a densely populated but livable pedestrian friendly environment near the University of Texas campus. The district proposed high density development while protecting the character of single-family neighborhoods adjacent to the district and incorporating affordability.

Student housing is provided for students but a large percentage of people live in the neighborhoods around campus. In an effort to preserve the character of existing neighborhoods, the City create this incentive-based overlay. The overlay provides an alternative set of development regulations (e.g., reduced parking, increased density) in exchange for affordable housing. As of December 2018, over 10,000 new units/bedrooms were built or approved, over $1 billion value of new buildings, and over $25 million annual tax revenue.

HOW WOULD WE MEASURE SUCCESS?

- # and type of development incentives utilized (and number of affordable units generated through incentives and level of affordability by AMI)
- Implementation of any zoning changes or overlays that facilitate diversity of housing choice.
DEFINING OUR CHALLENGE:

There is a shortage of units priced affordably for renters earning less than $25,000 per year. In addition, more homes priced near or below $200,000 are needed. Stakeholders identified families with household incomes of $60,000 to $80,000 to have the greatest unmet need for both rental and ownership products.

Families with children and large households may have a particularly difficult time finding affordable units. Only 7% of non-student apartments have 3+ bedrooms. The median rent for 3+ bedroom apartments is $1,300-$1,450.

STRATEGY THOUGHTS:

What impacts home pricing? Home pricing and timing of construction can be significantly impacted by regulatory requirements and approval procedures. Conversely, regulations can be intentionally written to encourage development of affordable and varying housing products.

Recommendations for this strategy? Include policies that remove barriers to the delivery of diverse and affordable housing. These include:

- adding to the list of permitted uses and adjusting development standards to encourage more diverse housing types.
- procedural and regulatory changes to create a clear path to a permitted development that helps the City address its growing housing challenges.

EXAMPLE CITY: EUGENE, OR

The Opportunity Village Eugene (OVE) is a tiny house community that will provide 22 tiny homes to people in need of affordable housing. The development is being created by Square One Villages, a non-profit organization.

As a pilot project, the City of Eugene provided a one-year lease for one acre of land to OVE for $1 per year. Funds for development of the site were raised by the local community and local architects and builders helped design and build some of the homes. The City is also providing some credit towards System Development Charges (impact fees) to help reduce costs.

OVE illustrates that with accommodating regulations; strategic partnerships; and a small amount of land; affordable, diverse housing products can be provided.

HOW WOULD WE MEASURE SUCCESS?

- # of manufactured or tiny home parks and/or expansion to capacity for manufactured homes due to zoning changes.
- # of Accessory dwelling units permitted
- # and type of publicly assisted units and when the affordability contract expires.
DEFINING OUR CHALLENGE:

San Marcos residents believe it is very important that there is a place for middle class families, public servants, residents living on fixed incomes, the retail workforce, first-time homebuyers, and low and moderate income families, in San Marcos.

While housing survey respondents indicated that providing a place for diverse people was important, San Marcos residents, especially homeowners, are not inclined to agree that housing types other than larger lot single family homes are appropriate in their neighborhoods.

STRATEGY THOUGHTS:

Achieving our housing goals. Addressing all of the key needs identified in the Housing Needs Assessment will require partnerships and community buy-in. If the City is going to truly accommodate lifecycle housing throughout the community, a targeted education campaign will be needed to help residents understand the value and need for different housing types. Being situated relatively close to other strong housing markets, it is also necessary to strategically target and market to the development community.

Recommendations for this strategy? Include programs that promote affordable needs and opportunities to the community, the development community, and potential residents through major employers.

EXAMPLE CITY: HOUSTON, TX

The City of Houston has seen home prices escalate beyond affordable levels for many entry level professionals. In an effort to increase awareness about the need for affordable home development and address community opposition and misconceptions, the Houston Housing and Community Development Department launched their "Can I Be Your Neighbor?" campaign.

The campaign includes a series of flyers in English and Spanish. Each flyer provides ideas and opportunities for people to participate passively and actively to help address the issue.

HOW WOULD WE MEASURE SUCCESS?

- # of marketing efforts and/or educational and engagement opportunities for residents.
CALL TO ACTION
There are many ways to get involved in the housing conversation:

ATTEND AN UPCOMING OPEN HOUSE
Join us for an informative open house on the housing needs in San Marcos and explore potential strategies identified by the Housing Task Force to begin addressing our affordability challenges in San Marcos.

Date: Wednesday, August 14  
Time: 5:30 - 7:30 p.m. and Presentation at 6:00 p.m.  
Location: San Marcos Activity Center, 501 East Hopkins Street.

TELL YOUR HOUSING STORY
Share your housing story at the Open House or online through a photo campaign. Stories like yours illustrate that housing should be for all people, in all places, for all generations. Visit the website below to participate.

HOST A COMMUNITY CONVERSATION
We invite community groups and stakeholders to host a Community Conversation with your neighborhood, school, or business associations to learn more and provide input for consideration by the Housing Task Force! Visit our website below to schedule a Community Conversation or email us at planninginfo@sanmarcostx.gov.

SHOW YOUR SUPPORT FOR THE SMTX 4 ALL HOUSING INITIATIVE

For more information visit www.sanmarcostx.gov/smtx4all
Please provide your input below! Tear out this sheet and hand it to your City or Task Force representative OR provide your input on social media by using the tag #smtx4all. If completing on your own you can email this page to us at planninginfo@sanmarcostx.gov or visit sanmarcostx.gov/smtx4all to fill out this form electronically.

1. The Strategic Housing Action Plan identifies 6 strategies to address our housing challenges. On a scale of 1 to 4, which strategies are most important? (circle below)

A. Advance Home Maintenance and Repair Programs

B. Implement Lifecycle and Diverse Housing Principles

C. Focus on Programs that Create, Preserve, and Extend Long Term Affordability and Individual Wealth Creation

D. Pre-Approve Residential Development in Strategic Locations

E. Remove Regulatory and Procedural Barriers to Encourage Diverse and Affordable Housing

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.

2. Do you think the City should adopt a Strategic Housing Action Plan? (circle below)
   A. Yes
   B. No

Why or Why Not?

3. Anything else you'd like to tell us?

4. Want to give more feedback? "Share Your Housing Story" on social media! Use the tag #smtx4all and post your housing story along with a picture or video. You'll receive a FREE SMTX 4 ALL T-SHIRT!

Here's some questions to get you thinking:

Why do you love living in San Marcos? What are your hopes for the future of housing in San Marcos? What makes a happy, healthy, and welcoming City? What's your take on our housing challenges?

For more information visit www.sanmarcostx.gov/smtx4all
SAN MARCOS STRATEGIC HOUSING ACTION PLAN:
ADDRESSING THE CONTINUUM OF HOUSING NEED
MAY 2019 - DRAFT
ACKNOWLEDGMENTS

WORKFORCE HOUSING TASK FORCE
- Chair: Laura Dupont, Corridor Title
- Vice Chair: Gloria Salazar, El Centro
- Ramika Adams, Calaboose Museum
- Melissa Nicewarner Daly, HomeAid
- Andrew Fernandez, SMCISD
- Dr. Thomas Longoria, Texas State
- Ruben Garza, Southside
- Will Holder, Ret. Trendmaker Homes
- Michael Nolen, McNabb & Co.
- Ryan Pearl, Amazon
- Roland Saucedo, Neighborhood Representative
- John Schawe, Frost Bank
- Jack Seaborne, Seaborne Architects
- Albert Sierra, SM Housing Authority
- Dr. Chris Smith, Texas State
- Caitlyn Strickland, Hays County
- Scott Turner, Brookfield
- Dr. Monica Valadez, SMCISD
- Robert Watts, Habitat for Humanity

CITY OF SAN MARCOS
- Bert Lumbreras, City Manager
- Steve Parker, Assistant City Manager
- Abigail Gilfillan, Planning Manager
- Andrea Villalobos, Senior Planner
- Stacy Brown, Housing and Community Development Manager
- Shannon Mattingly, Director of Planning and Development Services

CITY COUNCIL COMMITTEE
- Lisa Prewitt, Place 1, Mayor Pro-Tem
- Saul Gonzales, Place 2
- Melissa Derrick, Place 6

CITY COUNCIL
- Jane Hughson, Mayor
- Lisa Prewitt, Place 1, Mayor Pro-Tem
- Saul Gonzales, Place 2
- Ed Mihalkanin, Place 3
- Mark Rockeymoore, Place 4
- Jocabed “Joca” Marquez, Place 5
- Melissa Derrick, Place 6

CONSULTANT
- Lionheart Places, LLC
- Root Policy Research
COMMUNITY AND REGIONAL PARTNERS
The following community and regional partners are acknowledged for their incredible support meeting the housing needs of San Marcos residents.

- San Marcos Chamber of Commerce
- San Marcos Housing Authority
- Hays County
- San Marcos Consolidated Independent School District (SMCISD)
- Texas State University
- University Housing Group
- Downtown Association
- Council of Neighborhood Associations
- Neighborhood Commission
- Neighborhood Enhancement Team
- Homelessness Advocacy Group
- Main Street Advisory Committee
- Hays County Food Bank
- Hays Caldwell Womens Center
- Central Texas Medical Center
- Achieving Community Together (ACT)
- Habitat for Humanity
- Corridor Title

- El Centro
- Calaboose Museum
- HomeAid
- Southside
- Ret. Trendmaker Homes
- McNabb & Co.
- Amazon
- Frost Bank
- Seaborne Architects
- Brookfield
SAN MARCOS STRATEGIC HOUSING ACTION PLAN:
ADDRESSING THE CONTINUUM OF HOUSING NEED

MAY 2019 - DRAFT

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PLACEHOLDER FOR LETTER FROM MAYOR
INTRODUCTION AND BACKGROUND

One of the key elements in a strong community is a housing system that meets the wants and needs of the current and prospective residents. This section describes the San Marcos community and housing market, and identifies the community’s key housing needs.
WORKFORCE HOUSING STRATEGIC INITIATIVE

Each year, the City of San Marcos City Council selects five Strategic Initiatives that are the top priorities for the upcoming year. The Strategic Initiatives help to guide Staff efforts throughout the year and are used as a key guiding element during the development of the City’s annual budget.

Of the five Strategic Initiatives selected for fiscal year 2019, two relate to providing opportunities and housing for the diverse workforce in San Marcos (i.e., Workforce Development and Workforce Housing). Based on a continuing and growing need, Workforce Housing has been selected as a Strategic Initiative for two years in a row. The Workforce Housing Strategic Initiative aims to provide housing solutions for San Marcos residents earning up to 140 percent of the Area Median Income (AMI). Three desired Workforce Housing outcomes were identified to direct efforts throughout fiscal year (FY) 2019. These outcomes include:

- Assemble a workforce housing task force;
- Increase the rates of home ownership; and
- Maintain existing housing stock in safe conditions.

A Workforce Housing Task Force was formed to assist the City Council Workforce Housing Committee in developing a strategic action plan aimed at addressing the housing needs in San Marcos. By further defining the issues and developing a series of goals, strategies and actions, this San Marcos Strategic Housing Action Plan (Plan) is an essential step towards achieving the City’s desired outcomes.

SMTX 4 All focuses on initiatives that provide all homes, for all people, in all places, for generations.
The City of San Marcos has recognized that addressing housing challenges in the community is of utmost importance. In an effort to better understand the issues and challenges, the City commissioned Root Policy Research to conduct a thorough housing needs assessment in 2018-2019. This included a demographic and housing market analysis, as well as a detailed community survey which was completed by 2,000 respondents. The results of the San Marcos Housing Needs Assessment were then used as a basis for substantial public outreach to better understand the housing challenges in San Marcos. Through evaluation of the quantitative analysis and qualitative public input, a series of key needs rose to the surface. The Workforce Housing Task Force met numerous times over the course of 14 months to review and better understand the housing needs in the community. This Plan summarizes their efforts and the action plan that was created to address the community’s needs.

The Housing Needs Assessment provides an essential understanding of the housing challenges facing the community. Key takeaways from the Housing Needs Assessment are referenced throughout this Plan. For further detail and sources, reference the full Housing Needs Assessment in Appendix A.

### UNDERSTANDING HOUSING IN SAN MARCOS

#### POPULATION GROWTH

The city and greater Hays County are projected to grow rapidly over the next few decades. This trend, plus the growing cost of housing and the stagnant median household income in San Marcos means there will be a growing demand for all housing, but specifically housing affordable to the incomes in the community. One way to accommodate this demand is by encouraging a greater diversity of housing options to meet the needs of people across the income and age spectrum.

The city has a significant student population from Texas State University. While college age adults make up the largest portion (39%) of the population, the growth rate of this group has been the slowest (only 3% since 2010). This large population tends to be lower income and thus needs affordable housing options. However, when compared to other age groups, the number of units needed has stayed relatively similar since 2010. Young and middle age adults make up a smaller portion of the population (26% combined), but these groups are growing more rapidly. When surveyed, the largest contingents of prospective buyers who plan to buy a home are between the age of 25 and 44. Future housing goals should focus on providing opportunities for these groups.

Another rapidly growing age group is seniors. This age group is more likely to have additional accessibility needs in their home. Also, two in five resident survey respondents (seniors and otherwise) with disabilities and in-home accessibility needs (43%) currently live in housing that does not meet their accessibility needs. When asked, only 13 percent indicated that they thought they would be able to find a home in San Marcos that meets their household’s accessibility needs. It will be important to provide greater quantities of accessible housing options in the future.

#### POVERTY RATE

There are a total of 22,471 households in the city (41% family and 59% non-family households). More than half of these households earn less than $35,000 annually. Notably, 35 percent of San Marcos residents (including students) are below the poverty rate. While the number of residents below the poverty rate decreases to 19 percent when adjusting for students (typically little to no earnings), this is still substantially higher than those of Austin Metropolitan Statistical Area (MSA) (10%), San Antonio MSA (14%) and Texas (14%). For survey respondents with a household income of less than $25,000 annually, the cost of housing was the top consideration when choosing their current home. Providing lower cost housing options, both rental and owner-occupied, will be crucial for this portion of the population.
WHERE THE WORKFORCE LIVES
Over 25,000 people commute into San Marcos for work. In fact, most (79%) of the jobs in the city are filled by non-residents. The top two reasons in-commuters who considered living in San Marcos chose not to do so were that they couldn’t find an affordable home to buy and housing they could afford was lower quality/needed repairs. According to survey results and open house comments, current residents also noted the fair or poor condition of the housing stock in San Marcos. It will be important to improve the condition of the housing stock to meet the needs of current residents and provide higher-quality options for those who wish to move to San Marcos.

SAN MARCOS HOUSING STOCK
There are approximately 22,500 housing units in San Marcos. Most of the housing in the city is in the form of small apartment buildings (5 to 49 units) (38%) and single family detached houses (34%). Owner-occupied housing is primarily made up of single family detached homes (86%). Over the past 10 years (with the exception of 2018), multifamily housing development has outpaced single family development in the city. Based on residential building permits, a significant portion of the multifamily units being developed are geared towards students. Consequently, despite the rate of growth for multifamily housing in general, development of non-student product has not kept up with the demand based on population growth.

HOUSING COST BURDEN
Using the federal definition for affordability, households that are paying more than 30 percent of their monthly income on housing costs (i.e., rent/mortgage, taxes, utilities, HOA fees) are considered “cost burdened.” Households paying more than 50 percent of their monthly income on housing costs are “severely cost burdened.” Approximately 65 percent of San Marcos renters and 46 percent of homeowners are cost-burdened. Of that number, 40 percent of the renters and 17 percent of homeowners are severely cost burdened. Cost burdened households are much less able to financially support themselves in other areas of life (e.g., food and transportation). There is a great need for more diverse housing options to allow a greater percentage of the population access to housing that fits within their budget.
HOUSING AND RENTAL MARKET

San Marcos is home to more renters (72%) than homeowners (28%). Even with students removed from the calculation, owner occupancy only increases to 40 percent. Between 2017 and 2018, the median home sale price in San Marcos was approximately $256,000. The median home sale price of attached products was significantly lower than detached products, but there is a low supply of attached homes and they sell quickly. Stakeholders noted a high demand for single family homes below $200,000 that are not fixer-uppers.

Median rent in 2017 was $966 per month. This represents a significant increase (55%) in median monthly rent since 1999. The increase in median income during that same time frame (37%) has not kept pace. According to survey results, nearly one in five (18%) San Marcos renters experienced displacement—having to move from a home when they did not want to move—during the last five years. Nearly half of non-student renters who experienced displacement did so because the rent increased more than their ability to pay. Notably, 11 percent of resident survey respondents had a friend or family member living with them due to a lack of affordable rental housing. The increase in rental and owner-occupied housing in recent years has impacted a significant portion of the San Marcos community. As the growth of housing costs outpaces income growth, the need for lower cost rental and owner-occupied units becomes more and more urgent.

Figure 6: Housing and Rental Market

Median Sale Price Single Family Home (2017-18) = $256,000
Median Rent (2017) = $966 in 2017
$622 in 1999

Source: 2017 5-year ACS and Root Policy Research

Figure 7: Market Options for Renters Wanting to Buy

5,000 Renters (31% of all renters) earned $25,000 - $50,000 in 2017
and can afford a maximum home price of about $160,000

Only 94 homes (6% of all listed/sold homes) were listed or sold for $160,000, or less in 2017-2018. 24% of those were attached homes like condos or townhouses.

Source: 2017 5-year ACS and Root Policy Research

TRANSITIONING FROM RENTER TO OWNER

Half of non-student renter survey respondents indicated that they want to buy a home in the next five years but are unsure if they’ll be able to. Key reasons people continue to rent when they want to buy include housing not being affordable where they want to live and lack of a down payment. Based on home sale prices compared to the earnings of many renters, the housing market is still out of reach. As noted by stakeholders, survey respondents and the housing data analysis, there is a need for homes priced under $200,000.

Source: 2017 5-year ACS and Root Policy Research
THE CONTINUUM OF HOUSING

There is a strong need for a diversified housing market in San Marcos to meet the needs of varying incomes, age groups and household types. Based on the range of incomes in the community, housing needs range from rental units for those earning less than $25,000 per year to higher end, single family homes for people earning over $103,000 per year. When asked the level of importance they associate with providing housing for different groups, survey respondents indicated that it is very important to provide housing options for middle class families, public servants, residents on fixed incomes, retail workers, first-time homebuyers, and low- and moderate-income families. Residents were also asked whether or not different types of housing were appropriate in their neighborhood. Survey respondents were most comfortable with single family homes, small homes, housing for college students with families, and small lots in their neighborhood. Respondents felt that housing for seniors, other student housing, apartment buildings with one to nine units, and apartment buildings up to five stories located close to bus stops or major roads were best located in other neighborhoods. The Housing Needs Assessment and all of the public outreach highlighted the need for additional housing options in San Marcos. There is a need to clearly convey the benefits of diverse and affordable housing products to help mitigate existing neighborhood concern.

Figure 8: Rental Housing Gap: 2017-2018
- Between 2000 and 2017, the city lost 2,800 rentals affordable to households earning less than $25,000 per year due to price increases.
- At the same time, the city gained 2,230 residents earning less than $25,000.
- As a result, San Marcos has a shortage of 5,950 rental units priced affordably for renters earning less than $25,000 per year.

In San Marcos, the loss of affordable rentals and increase in low income households increased the gap between demand and supply of affordable rentals.

In San Marcos, this housing gap reflects:

- 3,190 Non-Student households
- 2,760 student renter households that do not receive financial assistance from parents to cover housing costs.

Options for Families:

- Only 7% of non-student apartments have 3+ bedrooms
- $1,300-$1,450 Median rent for 3 & 4 bedroom apartments

Rental Housing Gap

Based on the increase in housing and rental costs, as well as an increased number of low income households, the city’s rental housing gap has grown to 5,950 rental units priced affordably for renters earning less than $25,000 per year. In total, there were nearly 7,500 renter households in this income bracket in 2017. Considering a shortage of 5,950 rental units, this means nearly 80 percent of renters in this income bracket are unable to afford their housing costs. Over the last 20 years, this shortage has more than doubled. An estimated 2,760 of the 5,950 renters in the gap are students. The remaining 3,190 renters are not.

According to survey results, in the last year 71 percent of non-student renters reduced their spending to afford housing costs. Considering that renters make up the majority of households in San Marcos, this represents a large percentage of households that are needing to make changes in order to make ends meet.
FOR-SALE HOUSING GAP

San Marcos has experienced a substantial increase in home prices since 2000, with particularly sharp increases in the last five years. As previously noted, median income growth has not kept pace with median home sale prices. Based on the price points of for-sale housing in San Marcos, single family detached houses (median price of $295,000 in 2017-2018) are generally affordable for people earning at least $75,000 a year. Attached housing products (median price of $180,500 in 2017-2018) are generally affordable to people earning $50,000 or more per year. However, despite their affordability, attached products are in high demand and low supply, so they sell quickly. Based on public feedback, there is also high demand for housing suitable for small families, young couples and non-student single individuals.

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Max Affordable Home Price</th>
<th>Cumulative Housing Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>$25,000-$34,999</td>
<td>$112,271</td>
<td>-14%</td>
</tr>
<tr>
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<td>$160,388</td>
<td>-25%</td>
</tr>
<tr>
<td>$50,000-$74,999</td>
<td>$240,584</td>
<td>-3%</td>
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<tr>
<td>$75,000 - $99,999</td>
<td>$320,779</td>
<td>24%</td>
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<td>$481,172+</td>
<td>46%</td>
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</table>

Figures 10 and 11: For-Sale Housing Gap and Shortage of Missing Middle Products

The San Marcos Market is relatively affordable for renters earning more than $75,000 per year and manageable for renters earning between $50,000 and $75,000, assuming a willingness to consider attached housing options.

San Marcos is home to more renters (72%) than owners (28%). When considering only householders that are 25 years old or older (generally, the non-student population), the homeownership rate jumps to 40 percent.

Contributing to this shortage in San Marcos is the difficulty in developing such units in residential neighborhoods in San Marcos due to lack of available zoning.

Results from the Housing Survey show that respondents, especially homeowners, are not inclined to agree that housing types other than single family homes are appropriate in their neighborhoods.
TOP HOUSING NEEDS

Primary findings from the Housing Needs Assessment indicate the following core housing needs in San Marcos:1

**ADDITONAL AFFORDABLE RENTALS FOR RESIDENTS EARNING LESS THAN $25,000**

Between 2000 and 2017, the city lost 2,800 private market rentals affordable to households earning less than $25,000 per year due to price increases. At the same time, the city gained 2,230 more residents earning less than $25,000. The loss of affordable rentals and increase in low income households increased the gap between demand and supply of affordable rentals.

Currently, San Marcos has a shortage of 5,950 rental units priced affordably for renters earning less than $25,000 per year. Those households reflect about 3,190 non-student renter households and 2,760 student renters that do not receive financial assistance from parents to help cover housing costs.

Market indicators suggest that families with children and large households may have a particularly difficult time finding affordable rentals that meet their needs. Only 7 percent of non-student apartments have three or more bedrooms and median rent for three and four bedroom rentals is between $1,300 and $1,450.

**DISPLACEMENT PREVENTION**

According to survey results, in the past five years, nearly one in five (18%) San Marcos renters experienced displacement—having to move from a home when they did not want to move. The most common factors were rent increases, flood damage—including damage from the 2015 Flood—cost of utilities and landlord selling the home.

Overall, 11 percent of San Marcos residents—12 percent of homeowners and 10 percent of renters—who participated in the survey have a friend or family member living with them due to a lack of affordable rental housing.

In addition to a lack of affordable housing to rent or buy, stakeholders believe that bad credit and criminal history are barriers to securing housing. As shown in the resident survey, it is not unusual for residents to form large households or to live in multigenerational arrangements to manage housing costs or due to lack of available units. Occupancy limits make it difficult for these households to meet the need of their family and comply with this regulation.

---

FAMILY HOMES PRICED NEAR OR BELOW $200,000 AND INCREASED OWNERSHIP PRODUCT DIVERSITY

San Marcos has experienced substantial increase in home prices since 2000, with particularly sharp increases in the last five years. Median incomes, however, have not kept pace. In 2017-2018, San Marcos’ median sale price was $256,600—lower than the Austin metro and some surrounding communities, but still out of reach for many San Marcos residents. Stakeholders identified families with household incomes of $60,000 to $80,000 to have the greatest unmet affordable housing need, for both rental and ownership products. The ownership gaps analysis supports this, indicating a shortage of homes affordable to households earning $75,000 or less.

Increasing the variety of product types in San Marcos (smaller single family homes and single family attached products) may help meet this need. Attached homes in San Marcos sell for lower price points and they sell faster than detached homes on average, indicating relatively high demand for these more affordable alternative unit types. Median price for attached homes was $180,500 in 2017-2018, compared to $259,000 for detached homes and attached homes averaged 25 days on market before sale compared to 74 days for detached.

IMPROVE CONDITION AND ACCESSIBILITY OF EXISTING HOUSING STOCK

Overall about one-third of all renters and 9 percent of owners in the city said their home was in fair or poor condition. Though most residents do live in housing that is in good condition, the need for improvements has a disproportionate impact on vulnerable populations. For example, San Marcos families with children under the age of 18 who rent (49%) and renters whose household includes a member with a disability (44%) are more likely to assess their housing as in fair or poor condition than other groups.

Two in five San Marcos residents with disabilities and in-home accessibility needs (43%) live in housing that does not meet their accessibility needs. The most common accessibility improvements needed were ramps, grab bars in bathroom, and wider doorways.

Working to improve condition and accessibility will help serve existing residents, but also attract new residents to the city. Among non-student in-commuters who considered San Marcos, one in three chose to live elsewhere because the “housing I could afford [in San Marcos] was lower quality and/or needed repairs/improvements.”

As illustrated by survey results, San Marcos residents, especially homeowners, are not inclined to agree that housing types other than single family homes are appropriate in their neighborhoods. Stakeholders believe that much of the resistance among single family homeowners against more dense development is as a hedge against large student housing developments. As the City considers efforts to increase ownership product diversity and affordability, it will be essential to help convey the benefits of these products and mitigate existing neighborhood concerns.

FOR SALE

I think housing should be ... Market Driven

We need a lot more housing for people
HISTORY OF HOUSING INITIATIVES IN SAN MARCOS

VISION SAN MARCOS: A RIVER RUNS THROUGH US

The vision for neighborhoods and housing in San Marcos, as adopted in 2013 in the Vision San Marcos Comprehensive Plan, is, “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.”

The plan included goals to protect and enhance existing neighborhoods, maintain stable property values, create opportunities for student housing in appropriate areas, provide diversified housing options, and protect neighborhoods from blight and encroachment of incompatible land uses.

The Preferred Scenario Map adopted as part of the plan illustrates medium and high intensity growth areas which are intended to develop or redevelop over the next 30 years. Intensity zones are located in Downtown, Midtown, East Village, Medical District, Triangle, South End, Star Park, and Blanco Vista.

Following the Comprehensive Plan, the City adopted an Affordable / Workforce Housing Policy in 2014. This policy was implemented with Code SMTX and was the precursor to the new Development Code.

CODE SMTX

Following the Code SMTX process, the City of San Marcos adopted a new Development Code in 2018. The Code SMTX process was a four-year community collaboration intended to give the City a better tool kit for managing growth. The new Development Code applies the policies from the Vision San Marcos Comprehensive Plan about where and how the City will grow.

Some of the regulations in the new code could impact (positively or negatively) development of affordable housing in San Marcos. These include:

- Expanded opportunities for accessory dwelling units (positive impact).
- Neighborhood Density Districts and Character Districts allow for diverse housing products (positve impact), though few areas are currently zoned to allow this benefit to be realized.
- Low limit on unrelated occupants co-habitating (negative impact).

HOUSING REHABILITATION PROGRAMS

The City of San Marcos was hit by two historic flood events in 2015. These events caused tens of millions of dollars in damage, including damages to 35 businesses and 1,558 homes. The U.S. Department of Housing and Urban Development (HUD) awarded San Marcos $25 million through the HUD Community Development Block Grant - Disaster Recovery Program (CDBG-DR) to help address repairs.

In addition, the City receives CDBG program funds each year from HUD as an “entitlement” community. The City creates an Annual Action Plan each year to detail how funds will be allocated, who will benefit and to set specific goals. The City’s allocation in 2018 (Oct. 2018-Sept. 2019) was nearly $650,000. These funds are used to help address the City’s high priority needs (as defined in the 2015-2019 CDBG Consolidated Plan), one of which is affordable housing. Goals in the 2018 CDBG Action Plan included services such as owner-occupied housing rehabilitation, rental rehabilitation, first time homebuyer program, and land acquisition for affordable housing.

The total 5-year (2014-2018) investment in San Marcos housing rehabilitation programs funded by the CDBG and CDBG-DR has been $943,420. This included rehabilitation improvements to 50 homes.

2 San Marcos CDBG Disaster Recovery. “About the Program.” http://www.smtxfloodrecovery.com/27/About-the-Program
Workforce Housing has been identified as a Strategic Initiative by the San Marcos City Council for two years in a row. A City Council Workforce Housing Committee and a Workforce Housing Task Force were formed to further the goals of this initiative. The SMTX 4 All Housing Initiative is striving to facilitate all homes, for all people, in all places, for generations. This section summarizes the SMTX 4 All Housing Initiative process.
WORKFORCE HOUSING TASK FORCE

With more than 80 percent of San Marcos households earning less than the area median income, the City alone will not be able to create affordable housing opportunities for all. Commitment from community leaders, stakeholders and residents is crucial to the success of this initiative. A City Council Housing Committee and diverse Workforce Housing Task Force was created to work cooperatively and concurrently with City Staff and local stakeholders to create this Plan.

The Workforce Housing Task Force was made up of 19 community leaders representing diverse industries including governmental and educational agencies, major employers, the development community, neighborhood representatives, service providers, and the banking community. The full Workforce Housing Task Force met five times over the course of a 14-month period to develop goals, strategies and a prioritized action plan to address housing needs in San Marcos.

In addition to full Workforce Housing Task Force meetings, eight small working groups meetings were held to more thoroughly discuss:

- Preventing displacement;
- Long term housing affordability;
- Facilitating the creation of new housing;
- A public outreach plan; and
- Potential development code updates.

The Workforce Housing Task Force meetings are summarized on the following page. See Appendix B for additional information about each meeting.
The Workforce Housing Task Force met at key intervals throughout the planning process to identify, discuss, consolidate and ultimately prioritize the actions proposed in this Plan.

**TASK FORCE MTG. #1**  
**September 13, 2018**
Workforce Housing Task Force members were introduced to the Housing Initiative and process during the first meeting. Sean Garretson from Pegasus Planning and Development gave a presentation to educate and inspire the group. The vision and goals were discussed and members followed up after the meeting with an inventory of actions already taking place in San Marcos to support the housing goals.

**TASK FORCE MTG. #2**  
**December 13, 2018**
The Workforce Housing Task Force reviewed and discussed the existing conditions analysis from the Housing Needs Assessment during the second meeting. Considering this, they then brainstormed and prioritized potential strategies. Six of the eight small working group meetings were then held between the second and third full Workforce Housing Task Force meetings. Those meetings were used to further discuss and prioritize strategies.

**TASK FORCE MTG. #3**  
**March 14, 2019**
The third Workforce Housing Task Force meeting was used to review the housing market analysis from the Housing Needs Assessment. The group then discussed the results from the working group meetings. They alternated between large and small group discussions to identify “low hanging fruit” and the largest potential impact among the potential actions.

**TASK FORCE MTG. #4**  
**June 13, 2019**
The draft Strategic Housing Action Plan was reviewed and discussed during the fourth Workforce Housing Task Force meeting.

**TASK FORCE MTG. #5**  
**September 12, 2019**
The final draft Strategic Housing Action Plan was reviewed during the fifth Workforce Housing Task Force meeting.

**WORKING GROUPS**

**PREVENTING DISPLACEMENT - January 28 and February 27, 2019**
This working group met three times to reconfirm the plan goals; further understand the need for and potential methods to prevent displacement; review case studies; discuss a variety of potential strategies and consolidate them; identify potential partnerships, resources and funding sources that could be used to help prevent displacement; and review the draft plan.

**LONG TERM AFFORDABILITY - January 30 and February 25, 2019**
This working group met twice to reconfirm the plan goals; discuss the issue of long term affordability and different tools that can be used to address it; consolidate potential strategies into a single program-based strategy; review case studies; identify potential partnerships, resources and funding sources that could be used to support long term housing affordability in San Marcos; and review the draft plan.

**FACILITATE NEW HOUSING - January 28 and February 26, 2019**
This working group met twice to reconfirm the plan goals; review the definition of and methods to facilitate new workforce housing; consolidate numerous potential strategies; review case studies and identify what success would look like; identify potential partnerships, resources and funding sources; and review the draft plan.

**PUBLIC OUTREACH - April 3, 2019**
This working group created a public outreach plan which includes open houses, community conversations, “tell your housing story,” and awareness campaigns. They also reviewed the draft plan.

**DEVELOPMENT CODE AMENDMENTS - April 4, 2019**
This working group met to review and discuss potential code updates to encourage or require additional affordable and workforce housing. A Workforce Housing Task Force Development Code Report was created as a follow up to this meeting. The report describes proposed interim and comprehensive code amendments. Proposed interim amendments include updates such as providing a waiver of permitting fees as an incentive for projects that include affordability and exempting small lot and infill developments from the Lot Width to Depth requirements, among others. Proposed comprehensive code amendments include updates such as creating Opt-In Zoning District Overlays to allow property owners to opt-in to a more intense zoning district in exchange for a certain percentage of affordable units and modifying occupancy restrictions, among others. This group also reviewed the draft plan.
PUBLIC INPUT

This planning process included a variety of different public input opportunities with the goal of sharing the results from the Housing Needs Assessment and better understanding the housing challenges in San Marcos. In total, there were over 30 organizations reached, over 100 housing stories collected and over 25 social media posts.

COMMUNITY OPEN HOUSES

Two open houses were held during the planning process. The first, in May 2019, was used to gain public input on the state of housing in San Marcos, the role they believe the City should play in addressing housing affordability and the level of importance they associate with each plan goal. The open house boards were posted on the City’s website and people were able to submit additional feedback following the events. Ideas and concerns put forth by the public regarding the City’s four key housing needs included:

- Incentivizing the development of small to medium size homes and micro home communities;
- Support and provide accessible community services;
- Concern that maintenance and repair programs would be used by landlords to increase rental rates;
- Steer development towards the center of town versus the outskirts;
- Ensuring that new homes are not in floodprone areas;
- A first time home buyer program to help people buy both old and new homes;
- Taking care to preserve existing neighborhoods;
- Providing fixer-upper funding; and
- Incentivizing investment in a fixer-upper house;
- Among others.

The second open house, in August 2019, was used to present the draft final Plan and gain public feedback on the proposed strategies and actions. Key input received during this open house included:

- Key input to be determined
COMMUNITY CONVERSATIONS

A community conversation toolkit was also used by City staff, Workforce Housing Task Force members and others to facilitate community discussions about housing needs in San Marcos. Over 20 community conversation events were held with a wide variety of groups and organizations throughout the planning process (see Figure 12).

TELL YOUR HOUSING STORY CAMPAIGN

In an effort to raise awareness and open a housing dialogue in the community, a “Tell Your Housing Story” campaign was launched. People shared their housing stories by submitting a Google Form, sending an email or attending an open house. They were encouraged to submit a photo in, around, or near their home or neighborhood. The housing stories (seen throughout this plan and in Appendix C) helped to catalyze the housing discussion in the city by giving a face to the issue. Previous, current and prospective residents shared stories about their challenges and successes finding housing in San Marcos.

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Figure 12: Community Conversations

<table>
<thead>
<tr>
<th>ORGANIZATION / GROUP</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Housing Group</td>
<td>Local Realtor Breakfast Discussion</td>
</tr>
<tr>
<td>WIC Staff Meeting</td>
<td>Hays Caldwell Womens Center</td>
</tr>
<tr>
<td>SMCISD Cabinet</td>
<td>Chamber - Public Policy Forum</td>
</tr>
<tr>
<td>DTA Quality of Life Committee</td>
<td>CONA</td>
</tr>
<tr>
<td>Facebook</td>
<td>CTMC Leadership</td>
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<tr>
<td>SMCISD Parent Liaisons</td>
<td>Main Street Advisory Committee</td>
</tr>
<tr>
<td>Neighborhood Commission Open House</td>
<td>Neighborhood Enhancement Team</td>
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<tr>
<td>Homelessness Advocacy Group</td>
<td>ACT Ally Managers Meeting</td>
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<tr>
<td>City Council</td>
<td>HBA July Advocacy Forum</td>
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<tr>
<td>Hays County Food Bank Staff</td>
<td></td>
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<tr>
<td>Corridor Real Estate Group</td>
<td></td>
</tr>
<tr>
<td>Planning Commission</td>
<td></td>
</tr>
<tr>
<td>Hays County Food Bank Distribution</td>
<td></td>
</tr>
</tbody>
</table>

First, we shared a rental home off Holland with a friend who was still in school at Texas State. It was the best way for us (poor newlyweds) and our college student friend to find affordable housing. Once she graduated, we knew we wanted to start aggressively saving to buy in this area. That meant trying to find cheap housing in the interim. We ended up in a really poorly run, “updated” apartment complex east of I-35. It was less than ideal, but eventually we saved enough to buy the beautiful home we bought in Feb 2017. We love our location (just off Hunter) and our friendly, quiet neighborhood. San Marcos really feels like home for us two, non native Texans and we are thrilled to live here!

- ALLI
A happy and healthy neighborhood city is... Living in a home that is comfortable, safe, and community-centered.

“I love living in San Marcos because... It’s vibrant, active, diverse, and beautiful.”

“I chose my current home/apartment because... When I was trying to buy a home in San Marcos in 2006, we could not find a home big enough that we could afford. We ended up buying in Kyle because we were able to get more house for money. Now we want to downsize and come back to San Marcos.”

“I have been living in a studio with a roommate for 9 months. We each pay $450 a month which includes utilities. I am disabled and receive $841 a month, and I went to the housing authority for help. I was told there’s a 4 year waiting list! I asked about finding a house and a landlord that would be willing to work with me and was told the waiting list for that program is five years! I can’t afford to move but I can’t make it under these conditions. We absolutely need more affordable housing for seniors and disabled individuals.”

“Patricia”

“I think housing should be... Based on the changing needs of the community and incoming population, not on the views and wants of existing homeowners.”

“Serves the homeless...”

“In the future, I hope Housing in San Marcos is...”
In the future, I hope housing in San Marcos is... More affordable for low-income folks. There should be options for the average person. The university continues to buy up properties and build high-end apartments that are not in the budget for people. The city should stand up and put a moratorium on the universities and the level of the older homes to build offices and such. The citizens of San Marcos should demand a plan of some sort that gives them a voice in the process.

I think housing should be... Affordable for everyone. That rent and property taxes reflect the true wages that people are making. That all housing shouldn’t be only for high-end earners, but for regular 9 to 5, 40 hour a week workers.

I visited San Marcos way back in 1990 and knew I wanted to go to school here. In 2002 my wishes came true and I moved here to attend Texas State. When I graduated, I did not want to leave because I loved it so much and it had become home for my daughters and I. When I was in school, I lived in Public Housing and eventually moved up and off assistance and have lived all around the city. I have always felt safe here and love the small town vibe you get. You can know everyone yet meet new people at every turn. I have seen San Marcos grow so much. There is something for everyone. However, if you need more. Austin & San Antonio are just a short drive away. I can’t imagine living anywhere else.

I hope that in the future, all families will have housing options that will fit their individual needs. Whether you’re a young couple just starting out, a family with children, a student, or a senior citizen, you should have access to the type of home that you need. This is the photo from when we closed on our house.

- LAUREN

- SUZANNE
GOALS AND IMPLEMENTATION FRAMEWORK

The Housing Needs Assessment and varied forms of public input over the last year highlighted the growing housing challenges in San Marcos. Potential solutions and strategies to address the issue are highly varied in terms of scale, level of difficulty, required resources and potential impact. Over the course of 14 months, the Workforce Housing Task Force, City Council Housing Committee and City staff brainstormed, vetted and ultimately developed four goals, six strategies, and 23 actions to steer the City’s efforts towards addressing the community’s four key housing needs. A series of metrics have been identified for tracking the City’s progress towards achieving its goals.
FROM NEEDS TO ACTION

Survey results reflect the importance to residents that the San Marcos housing stock be a true mix of housing types to accommodate the preferences and incomes of diverse residents and households. A balanced housing stock accommodates a full “life cycle community”—where there are housing options for each stage of life from career starters through centenarians—which in turn supports the local economy and contributes to San Marcos’ community culture. In order to address the community’s housing challenges, it was important to first identify the key needs. To address these needs, the Workforce Housing Task Force identified four overarching goals and a framework of strategies and actions. The Workforce Housing Task Force worked closely with the community through a series of public input and feedback sessions to improve and refine the goals, strategies and actions.

FIRST WE ASKED, “WHAT ARE OUR NEEDS?”

FOR RENT

WE NEED ADDITIONAL AFFORDABLE RENTALS FOR RESIDENTS EARNING LESS THAN $25,000.

WE NEED TO PREVENT DISPLACEMENT.

FOR SALE

WE NEED HOMES PRICED NEAR OR BELOW $200,000 AND INCREASED OWNERSHIP PRODUCT DIVERSITY.

WE NEED TO IMPROVE THE CONDITION AND ACCESSIBILITY OF EXISTING HOUSING STOCK.

THEN, WE ASKED, “HOW WILL WE ADDRESS THEM?”
In response to key community issues and needs, broad goals have been identified to describe the hopes for the future of housing in San Marcos. Each goal is a point towards which we strive.

### GOALS

1. **Expand opportunities for housing**
2. **Preserve and enhance existing housing stock**
3. **Leverage community and regional partners**
4. **Quantify and meet the housing need of current and future residents**

### STRATEGIES

- **A.** Advance home maintenance and repair programs.
- **B.** Implement lifecycle and diverse housing principles.
- **C.** Focus on programs that create, preserve and extend long term affordability and individual wealth creation.
- **D.** Pre-approve residential development in strategic locations.
- **E.** Remove regulatory and procedural barriers to encourage diverse and affordable housing.
- **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.

### ACTIONS

Specific actions are recommended to carry out each strategy. Actions include projects, programs, policies, plans or research.
SAN MARCOS HOUSING GOALS

EXPAND OPPORTUNITIES FOR HOUSING.

As part of the housing survey, San Marcos residents rated the importance they associate with a housing supply that is suitable for a number of different types of households. The ratings reflect the importance to residents that the San Marcos housing stock be a true mix of housing types accommodating the preferences and incomes of a diversity of residents and households. San Marcos has experienced a substantial increase in home prices since 2000, with particularly sharp increases in the last 5 years. Median incomes, however, have not kept pace. In 2017-2018, San Marcos’ median sale price was $256,600. Stakeholders identified families with household incomes of $60,000 to $80,000 to have the greatest unmet affordable housing need, for both rental and ownership products. This goal reflects the community desire and need for a more diverse housing market in the City of San Marcos.

ADDRESSING KEY NEEDS

- We need additional affordable rentals for residents earning less than $25,000.
- We need homes priced near or below $200,000 and increased ownership product diversity.

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Sources: Housing Choice Survey and Root Policy Research

PRESCRIBE AND ENHANCE EXISTING HOUSE STOCK.

Actions that help mitigate price increases and preserve both market-rate and publicly assisted housing affordability help preserve the culture and identity of the community itself. According to survey results, in the past five years, nearly one in five (18%) of renters experienced displacement — having to move from a home when they did not want to move. The most common factors were rent increases, flood damage, cost of utilities and their landlord selling the home.

ADDRESSING KEY NEEDS

- We need to prevent Displacement.
- We need to improve the condition and accessibility of existing housing stock.

Nearly 50% of non-student renters who experienced displacement did so because the rent increased more than their ability to pay.

Sources: Housing Choice Survey and Root Policy Research
LEVERAGE COMMUNITY AND REGIONAL PARTNERS.
The City cannot do this alone. Partnerships will be essential to addressing all key needs. Strategies to assist extremely low income households will require strong partnerships and multi-layered initiatives. The Workforce Housing Task Force has helped bring existing organizations together that share an interest in affordable housing. This plan will ensure that they are working together to tackle the community’s biggest challenges.

ADDRESSING KEY NEEDS

- We need Additional affordable rentals for residents earning less than $25,000.
- We need homes priced near or below $200,000 and increased ownership product diversity.
- We need to prevent Displacement.
- We need to Improve the condition and accessibility of existing housing stock.

QUANTIFY AND MEET THE HOUSING NEED OF CURRENT AND FUTURE RESIDENTS.
The City of San Marcos is currently home to over 63,000 people with a diversity of housing needs ranging from student housing to small families to adults with live-in parents to single seniors, among others. The population of greater Hays County is projected to grow at an average annual rate of 3.7 percent over the next 30 years. This goal reflects the need to quantify and meet the community’s evolving housing needs as residents age, families increase and decrease in size, and people move into and out of San Marcos.

ADDRESSING KEY NEEDS

- We need Additional affordable rentals for residents earning less than $25,000.
- We need homes priced near or below $200,000 and increased ownership product diversity.
- We need to prevent Displacement.
- We need to Improve the condition and accessibility of existing housing stock.

Sources: Texas Demographic Center and Root Policy Research
STRATEGY A
ADVANCE HOME MAINTENANCE AND REPAIR PROGRAMS

Improving the condition and accessibility of the existing housing stock is one of the City’s key housing needs. Nearly 30 percent of housing survey respondents indicated that their home was in poor or fair condition. Renters and low- to moderate-income households were more likely to report a home in poor or fair condition. Additionally, substandard housing was one of the key reasons that people looking to purchase a home chose to move to a different community rather than San Marcos. Helping people stay in their own home and keep it in good repair helps families and their communities. Homeownership helps families and individuals build savings over time. It strengthens communities and helps many kinds of businesses that support the local economy.

Rental properties in disrepair can make renters feel helpless. A rental registry program can be used to regulate and better control the quality of rental properties. Registration enables the City to locate property owners in the case of code violations and emergencies and ensures that property owners understand their obligation under City ordinances.

Of all the homeowners who rated their home in fair or poor condition in the survey, 73 percent could not afford to make necessary repairs. If this continues for months and even years, necessary repairs compound and can easily overwhelm a homeowner. A variety of different programs and partnerships, including programs geared towards homeowners needing to make repairs, dedicated maintenance funds, and partnerships with home maintenance businesses can be used to help homeowners get out from under an ever growing list of necessary home repairs. By assisting with funding, labor and connecting homeowners to key partners, struggling owners can get their home back to good working order.

The City can also increase code enforcement and strategically acquire vacant land or unoccupied structures to transition them to a positive public use or future affordable housing.

The recommendations for this strategy include programs and policies that help people stay in and improve their current living situation, assist neglected renters, and enhance properties that are in disrepair. On-going research of key metrics is essential to tracking the City’s progress over time.

<table>
<thead>
<tr>
<th>METRIC</th>
<th>2019 Baseline Condition: **</th>
<th>2019 Baseline Condition: **</th>
<th>2019 Baseline Condition: **</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households assisted through repair and rehabilitation programs (location and demographics).</td>
<td>**</td>
<td>**</td>
<td>**</td>
</tr>
<tr>
<td>Number of renovation permits issued.</td>
<td>**</td>
<td>**</td>
<td>**</td>
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<tr>
<td>Number of serious code violations and repeat offenders.</td>
<td>**</td>
<td>**</td>
<td>**</td>
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<tr>
<td>Number of rentals on rental registry.</td>
<td>**</td>
<td>**</td>
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</tr>
</tbody>
</table>

GOALS
2. Preserve and enhance existing housing stock
4. Quantify and meet the housing need of current and future residents
The City of San Antonio’s Neighborhood and Housing Services Department provides a variety of rehabilitation and reconstruction programs to help low income residents repair and maintain the houses they already own.1 Applicants must meet HUD Income guidelines and cannot exceed 80 percent of the Area Median Income. Some programs are offered citywide and others are district-specific. San Antonio’s citywide rehabilitation and reconstructions programs include:

- **Green & Healthy Homes.** This program is available to owners and landlords of residential properties. It is intended to address and prevent housing-related health and safety hazards such as fire hazards, lead-based paint and asthma triggers. The program is targeted towards houses built prior to 1978 which have a child age 5 or under living or spending at least 6 hours per week in the house.

- **Minor Repair Program.** This program is intended to address health and safety hazards, ADA modifications and code issues such as electrical and plumbing, windows and doors, and other items in need of repair. Assistance is provided in the form of a one-time grant up to $25,000.

- **Owner-Occupied Rehabilitation.** This program helps low- to moderate-income homeowners rehabilitate their substandard and non-code compliant residential property. Assistance is provided in the form of a deferred forgivable loan to cover the cost of the needed repairs.

- **Under 1 Roof Residential Roof Repair Program.** This program helps homeowners repair or replace worn roofs with an energy efficient roof. Assistance is provided in the form of a one-time grant up to $14,000.

1 City of San Antonio Neighborhood & Housing Services Department. Repair & Remediation Programs. https://www.sanantonio.gov/NHSD/Programs/Repair#228782761-citywide
## STRATEGY A: ADVANCE HOME MAINTENANCE AND REPAIR PROGRAMS

### ACTION PLAN

<table>
<thead>
<tr>
<th>ACTION</th>
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<tbody>
<tr>
<td>A.1</td>
<td>Rental Registry</td>
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<tr>
<td></td>
<td>Establish a rental registry program to promote the safety and well-being of all renters through health and safety standards and tenant-landlord counseling education.</td>
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<tr>
<td></td>
<td>Medium</td>
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</tr>
<tr>
<td>A.2</td>
<td>Owner Occupied Rehabilitation Programs</td>
</tr>
<tr>
<td></td>
<td>Expand existing housing rehabilitation programs including, but not limited to a revolving loan fund for owner occupied rehabilitation, major repairs and minor repairs.</td>
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<tr>
<td></td>
<td>Medium</td>
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<td></td>
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</tr>
<tr>
<td>A.3</td>
<td>Community Partnerships</td>
</tr>
<tr>
<td></td>
<td>Develop and promote social enterprises (a cause-driven business whose primary reason for being is to improve social objectives and serve the common good) within the community that assist residents with repairs, materials, design and labor on existing homes for low to moderate income residents.</td>
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<tr>
<td></td>
<td>High</td>
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<tr>
<td>A.4</td>
<td>Sustainable Funding Source</td>
</tr>
<tr>
<td></td>
<td>Create a dedicated and stable funding source for home maintenance and repair programs. This could include TIF fund allocations, small stipend from closing costs for new single-family homes, a fee-in-lieu program from new development requests, etc.</td>
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<tr>
<td></td>
<td>High</td>
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<tr>
<td>A.5</td>
<td>Enhanced Code Enforcement Efforts</td>
</tr>
<tr>
<td></td>
<td>If vacant land and/or unoccupied structures are too dilapidated to repair, consider obtaining the parcels and adding them to the land bank. The City should also increase enforcement efforts to address code violations in occupied structures prior to abandonment.</td>
</tr>
<tr>
<td></td>
<td>Medium</td>
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</tbody>
</table>
STRATEGY B
IMPLEMENT LIFECYCLE AND DIVERSE HOUSING PRINCIPLES

One of the City's key housing needs is to diversify housing options. This includes family homes priced near or below $200,000 and increased ownership product diversity.

The results of the housing survey indicated that the community thinks it is important to have a true mix of housing types to meet the needs of varying incomes, ages and household compositions. Lifecycle housing principles enable a diversity of housing types that respond to the evolving housing needs of residents as they age. This includes college students, young families, people with aging parents and seniors, among others.

Providing affordable and diverse housing options is partially predicated on development and zoning codes that allow and often incentivize, rather than inhibit, such uses. Key challenges with developing affordable housing often include the cost of land, lot and unit size requirements, lengthy permit processes, and neighborhood push-back. Recommendations for this strategy include policy and process changes to encourage development of diverse housing products. It also includes leveraging public lands to help offset the cost of developing affordable units. This reduction in cost can then be passed through to potential homebuyers.

GOALS
1. Expand opportunities for housing
4. Quantify and meet the housing need of current and future residents

METRIC
Number of lots rezoned to accommodate diverse housing types.

2019 Baseline Condition: ##

METRIC
Number of diverse housing types constructed, including: small lot single family, accessory dwelling units, townhomes, condominiums, all multi-unit complexes up to a maximum of 24 units per project.

2019 Baseline Condition: ##
## STRATEGY B: IMPLEMENT LIFECYCLE AND DIVERSE HOUSING PRINCIPLES

### ACTION PLAN

<table>
<thead>
<tr>
<th>ACTION</th>
<th>ACTION</th>
<th>DIFFICULTY</th>
<th>LEVEL OF EXPENSE</th>
<th>LEVEL OF IMPORTANCE</th>
<th>POTENTIAL PARTNERS</th>
<th>TYPE OF ACTION</th>
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<tbody>
<tr>
<td>B.1</td>
<td>Development Codes and Zoning</td>
<td>Medium</td>
<td>$</td>
<td>M</td>
<td>General Community Outreach, Small Scale Developers, Neighborhood Organizations</td>
<td>Policy / Plan</td>
</tr>
<tr>
<td></td>
<td>Support diverse and vibrant neighborhoods by expanding the types of zoning districts and building types allowed within existing neighborhoods. Use a community driven process with a focus on accommodating residents through all stages of life.</td>
<td></td>
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</tr>
<tr>
<td>B.2</td>
<td>Public Lands</td>
<td>Medium</td>
<td>$$</td>
<td>M</td>
<td>Public and Quasi-Public Partnerships, Neighborhoods, Development Partners</td>
<td>Program / Project</td>
</tr>
<tr>
<td></td>
<td>Leverage publicly owned lands for diverse affordable housing developments by taking a comprehensive inventory of land and its suitability for affordable housing development.</td>
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<tr>
<td>B.3</td>
<td>Infill Housing Assistance</td>
<td>Medium</td>
<td>$</td>
<td>M</td>
<td>Landowners and Developers within Strategic Locations</td>
<td>Program / Policy</td>
</tr>
<tr>
<td></td>
<td>Assist builders with 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.</td>
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</tbody>
</table>

### Figure 14: Case Study; Incentives for Small Scale Development (Grand Rapids, MI)

In an effort to incentivize small scale development, the City of Grand Rapids, Michigan is changing select standards for development site layout and building placement. The following four changes were also discussed with developers and will encourage development of “missing middle” housing products such as duplexes, quadruplexes and other options smaller than a large house.\(^1\)

- **Minimum unit width.** Reducing the minimum width for dwelling units from 18 feet to 14 feet.

- **By-right development of two-family units.** Allowing by-right construction of two-family residential developments in their Low Density Residential zone district when located on a corner parcel or within a specified distance of select commercial or transit related zones. Lot area and width requirements will be aligned with their single family residential requirements.

- **Minimum lot area.** Removing the minimum lot area requirement for multi-family residential developments.

- **By-right development of multi-family units.** Allowing by-right construction of multi-family units, with no more than four units per building, in their Low Density Residential zone district when located within a specified distance of select commercial or transit related zones, and when the development complies with form standards and maximum building footprint and width.

The City is also creating a Design Guidelines Manual to ensure that the character of existing neighborhoods is preserved.

---

\(^1\) [City of Grand Rapids. Housing NOW!](https://www.grandrapidsmi.gov/Government/Programs-and-Initiatives/Housing-NOW)

\(^2\) [https://www.apartments.com/campus-two-triplex-development-seattle-wa/r8we352/](https://www.apartments.com/campus-two-triplex-development-seattle-wa/r8we352/)
STRATEGY C

FOCUS ON PROGRAMS THAT CREATE, PRESERVE AND EXTEND LONG TERM AFFORDABILITY AND INDIVIDUAL WEALTH CREATION

A key housing need in the city is to prevent displacement. The city’s housing market is generally affordable for people earning more than $50,000 per year (depending on the type of housing they pursue). However, the 2017 median family income was $49,551 and median household income was $34,748. This means that homeownership in the current market is out of reach for many people in San Marcos.

Housing costs have been steadily increasing in San Marcos, with a significant increase in the last five years. Without the creation of programs targeted specifically towards long-term housing affordability, the impact of growing housing costs will continue to increase.

This strategy includes a variety of programs and policies that support the creation or preservation of affordable housing, or help individuals access housing that might be slightly out of their reach financially. A legal entity can be created to share in equity of housing as a means of keeping costs low for homebuyers. Other programs, such as land banking, can help to offset the cost and preserve land for future affordable housing. With a variety of potential solutions, it is recommended that a Community Advisory Group be created to help guide the long-term implementation of various programs.

METRIC

Number of parcels land-banked and number of parcels from land bank that are developed into affordable housing.

2019 Baseline Condition: ##

METRIC

Number of households assisted through other policies as implemented (e.g., tax exemptions).

2019 Baseline Condition: ##

METRIC

Number of shared equity or land trust homes created.

2019 Baseline Condition: ##

METRIC

Number of households assisted through down payment assistance.

2019 Baseline Condition: ##

METRIC

Inventory of City-owned parcels and whether they are suitable for affordable housing development.

2019 Baseline Condition: ##
Shared equity homeownership, or resale-restricted, owner-occupied programs are used to create permanently affordable housing options. A one-time public investment is used to offset the costs of housing. This makes the home affordable for a lower-income family. In return for purchasing a home at an affordable cost, the homeowners agree to limit their returns upon resale. In effect, homeowners “share” some of the proceeds from resale to pay the opportunity forward to the next qualified household who buys the home.¹

There are a variety of shared equity homeownership models, the most popular of which is community land trusts (CLTs). CLTs are often used to develop and steward affordable housing, commercial spaces and community gardens. The CLT is a nonprofit corporation that acts on behalf of the community. Land is held in a trust that is controlled by the community. The CLT leases land at a nominal price to a lower-income person so they are able to purchase the home at an affordable price.² When the owner sells the home, the sale amount is restricted to pass along the ownership opportunity to the next low-income homeowner. Shared equity models balance wealth building opportunities for low-income families with preserving the community’s investment.

---

Houston Land Bank’s (formerly known as the Land Assemblage Redevelopment Authority) mission is to “strategically acquire, dispose, and steward vacant, abandoned, and damaged properties into productive use to catalyze transformative community and economic development for the City of Houston.” The Houston Land Bank has brought over $37 million in property value back to the market since 2007. They work in neighborhoods that are in need of reinvestment. The cumulative effect of acquiring, flipping and selling properties has provided residents with an opportunity to build wealth through home ownership and led to increased tax revenue which helps to fund public schools, the City of Houston and Harris County programming.\(^1\)

Houston Land Bank offers programs for homebuyers, builders, partners and neighborhoods.\(^2\)

- **Homebuyers.** They provide new affordable houses to qualified buyers through a partnership with the City of Houston Housing and Community Development.
- **Builders.** Builders can purchase lots at a discount to provide new affordable housing.
- **Partners.** The Houston Land Bank utilizes investment, redevelopment and contract partners to help accomplish their mission.
- **Neighborhoods.** Citizens can stay up to date with the Houston Land Bank’s activities through transparent access to data and information.

\(^3\) Houston Land Bank. Property Inventory. http://houstonlandbank.org/property-inventory-and-historical-lot-home-sale/
\(^4\) Houston Land Bank. For Homebuyers. http://houstonlandbank.org/for-homebuyers/
### STRATEGY C: FOCUS ON PROGRAMS THAT CREATE, PRESERVE AND EXTEND LONG TERM AFFORDABILITY AND INDIVIDUAL WEALTH CREATION

### ACTION PLAN

<table>
<thead>
<tr>
<th>ACTION ID</th>
<th>ACTION</th>
<th>DIFFICULTY</th>
<th>LEVEL OF EXPENSE</th>
<th>LEVEL OF IMPORTANCE</th>
<th>POTENTIAL PARTNERS</th>
<th>TYPE OF ACTION</th>
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<tbody>
<tr>
<td>C.1</td>
<td>Community Advisory Group</td>
<td>Medium</td>
<td>$</td>
<td>L</td>
<td>City of San Marcos Planning &amp; Development Services Department, Neighborhood Residents and Advocates.</td>
<td>Program</td>
</tr>
<tr>
<td></td>
<td>Create a process by which a Community Advisory Group can be developed along with a detailed outline of their roles &amp; responsibilities. The Advisory Group will be tasked with implementation of and on-going administration of strategies within this plan. This will ensure on-going transparency and community involvement.</td>
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<tr>
<td>C.2</td>
<td>Stabilize Households</td>
<td>High</td>
<td>$$</td>
<td>M</td>
<td>Appraisal District, Hays County, School District, Neighborhood Organizations</td>
<td>Policy</td>
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<tr>
<td></td>
<td>Implement affordable housing tax and appraisal protection measures and work with partners to enhance awareness and resources around tenant rights and responsibilities.</td>
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<tr>
<td>C.3</td>
<td>Down Payment Assistance</td>
<td>Medium</td>
<td>$$</td>
<td>M</td>
<td>Business Community, Financial Institutions, Major Employers, CDBG Staff and Community Beneficiaries</td>
<td>Program</td>
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<tr>
<td></td>
<td>Expand down payment assistance and home buyer counseling programs by supporting public-private partnerships with financial institutions and major employers. Consider a shared-equity approach for longer-term affordability, where appropriate.</td>
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<tr>
<td>C.4</td>
<td>Land Banking</td>
<td>Medium</td>
<td>$$</td>
<td>M</td>
<td>Affordable Housing Developers</td>
<td>Program</td>
</tr>
<tr>
<td></td>
<td>Acquire public, vacant, flood prone, or dilapidated structures with the purpose of transitioning properties to a public use such as parkland or open space in flood prone areas and diverse types of affordable housing on suitable properties. This could include partnering with developers to expand affordable housing options in the City of San Marcos.</td>
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<td>C.5</td>
<td>Shared Equity</td>
<td>High</td>
<td>$$</td>
<td>M</td>
<td>Neighborhood Organizations, Appraisal District, School District</td>
<td>Program</td>
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<tr>
<td></td>
<td>Create a Community Land Trust or other forms of Shared Equity Ownership. Transition suitable land bank properties to permanently affordable housing through a public/private partnership with builders and a shared equity model.</td>
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<td>C.6</td>
<td>Legislative Adjustments</td>
<td>Medium</td>
<td>$</td>
<td>M</td>
<td>City of San Marcos Planning &amp; Development Services Department, Bickerstaff</td>
<td>Regulation</td>
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<td></td>
<td>Continue to work with partners to amend the State Law governing Land Bank and Land Trust Legislation. We need to ensure that the law is compatible and flexible to meet our local needs.</td>
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STRATEGY D
PRE-APPROVE RESIDENTIAL DEVELOPMENT IN STRATEGIC LOCATIONS

The city needs more housing. Key needs include additional rentals affordable to people earning less than $25,000, family homes near or below $200,000, and increased ownership product diversity. Rental units in San Marcos are currently concentrated near the University and along the northwest side of the I-35 corridor. Owner-occupied housing units are mostly concentrated northwest of I-35, away from the corridor, and near Stokes Park, just southeast of I-35. As part of the Vision San Marcos Comprehensive Plan, the City identified a series of Intensity Zones where the majority of growth is anticipated over the next 30 years. It will be important to plan for and accommodate new residential development in these areas.

There will need to be significantly more residential housing in San Marcos in the coming years. A variety of regulatory and financial strategies can be used to allow, and even encourage, greater density and overall residential development in strategic areas. Opt-in overlay districts can be used to incentivize development of affordable housing while preserving the character of existing neighborhoods. Proactively zoning undeveloped and infill areas to allow for residential growth can help to reduce the time and complexity of development. Allowing the formation of a TIF can help with on-going funding of housing in these key areas. The recommended actions for this strategy can work separately or together to encourage the development of diverse and affordable housing options for San Marcos residents.

METRIC
Number and type of development incentives utilized (and number of affordable units generated through incentives and level of affordability by AMI).
2019 Baseline Condition: ##

METRIC
Implementation of any zoning changes or overlays that facilitate diversity of housing choice.
2019 Baseline Condition: XX
SAN MARCOS STRATEGIC HOUSING ACTION PLAN

STRATEGY D: PRE-APPROVE RESIDENTIAL DEVELOPMENT IN STRATEGIC LOCATIONS.

ACTION PLAN

<table>
<thead>
<tr>
<th>ACTION</th>
<th>ACTION</th>
<th>DIFFICULTY</th>
<th>LEVEL OF EXPENSE</th>
<th>LEVEL OF IMPORTANCE</th>
<th>POTENTIAL PARTNERS</th>
<th>TYPE OF ACTION</th>
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<td>D.1</td>
<td>Opt-In Zoning Overlay Districts</td>
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<tr>
<td></td>
<td>Create Opt-In zoning districts in Intensity Zones that offer an option for increased density and fast tracked permitting in exchange for affordable housing and other community benefits important to those strategic locations.</td>
<td></td>
<td></td>
<td></td>
<td>Landowners and Developers within Strategic Locations</td>
<td>Policy / Program</td>
</tr>
<tr>
<td>D.2</td>
<td>Accommodate Growth through Appropriate Zoning</td>
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<td>The City should pro-actively zone both undeveloped and infill areas in accordance with the Comprehensive Plan to ensure that the capacity for residential growth is in excess of the anticipated population growth instead of relying on each individual project to request zoning.</td>
<td></td>
<td></td>
<td></td>
<td>Landowners within Strategic Locations</td>
<td>Policy</td>
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<tr>
<td>D.3</td>
<td>Tax Increment Financing</td>
<td>Medium</td>
<td>$$</td>
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<tr>
<td></td>
<td>Utilize Tax Increment Financing mechanisms in strategic growth areas from the Comprehensive Plan to ensure that affordability is included in growth areas.</td>
<td></td>
<td></td>
<td></td>
<td>Landowners within Strategic Locations</td>
<td>Policy / Program</td>
</tr>
</tbody>
</table>

Figure 17: Case Study; University Neighborhood Overlay Zoning (Austin, TX)

Austin’s University Neighborhood Overlay (UNO) zoning district was adopted in 2004. The purpose of the ordinance is to, “promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district.”

There are nearly 55,000 students and faculty at the University of Texas. Student housing is provided but a large percentage of people live in the neighborhoods around the campus. In an effort to preserve the character of less dense neighborhoods, the City created this incentive-based overlay. The overlay provides an alternative set of development regulations (e.g., reduced parking, significantly increased density), in exchange for affordable housing.

Thousands of apartments have been added to the area since the rezoning. As of December 2018, over 10,000 new units/bedrooms were built or approved, over $1 billion value of new buildings and over $25 million annual tax revenue.

STRATEGY E
REMOVE REGULATORY AND PROCEDURAL BARRIERS TO ENCOURAGE DIVERSE AND AFFORDABLE HOUSING

Two of the top needs identified in the Housing Needs Assessment were more affordable rental units and homes priced near or below $200,000. There will be a need for additional housing construction to help address this issue. Home pricing and timing of construction can be significantly impacted by regulatory requirements and approval procedures. Conversely, regulations can be intentionally written to encourage development of affordable and varying housing products.

The recommendations for this strategy include policies that remove barriers to the delivery of diverse and affordable housing. These include adding to the list of permitted uses and adjusting development standards to encourage more diverse housing types. These also include procedural and regulatory changes to create a clear path to a permitted development that helps the City address its growing housing challenges.

**METRIC**
**Number of manufactured or tiny home parks and/or expansion to capacity for manufactured homes due to zoning changes.**

2019 Baseline Condition: ##

**METRIC**
**Number of accessory dwelling units (ADUs) permitted.**

2019 Baseline Condition: ##

**METRIC**
**Number and type of publicly assisted units and when the affordability contracts expire.**

2019 Baseline Condition: ##
Opportunity Village Eugene (OVE) is a tiny house community that will provide 22 tiny homes to people in need of affordable housing. The development is being created by Square One Villages, a non-profit organization that creates self-managed communities of low-cost tiny homes. The residents selected for the property were either homeless or at very high risk of homelessness.1

As a pilot project, the City of Eugene provided a one-year lease for one acre of land to OVE for $1 per year.2 (This lease has since been extended). Funds for development of the site were then raised by the local community. Local architects and builders are providing in-kind services to design and build some of the houses. The City is also providing some credit towards System Development Charges (essentially impact fees) to help reduce costs.

Each home is designed as a permanent dwelling on a slab foundation. The homes each include living and sleeping areas, a kitchenette and bathroom. The homes will also be supported by a larger community building with common areas and facilities.

OVE illustrates that with accommodating regulations; strategic partnerships; and a small amount of land; affordable, diverse housing products can be provided.

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1 Square One Villages. Emerald Village Eugene Fact Sheet. https://www.squareonevillages.org/emerald
STRATEGY E: REMOVE REGULATORY AND PROCEDURAL BARRIERS TO ENCOURAGE DIVERSE AND AFFORDABLE HOUSING.

**ACTION PLAN**

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<th>ACTION</th>
<th>DIFFICULTY</th>
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<th>LEVEL OF IMPORTANCE</th>
<th>POTENTIAL PARTNERS</th>
<th>TYPE OF ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.1</td>
<td>Manufactured Homes</td>
<td>Medium</td>
<td>$</td>
<td>M</td>
<td>Landowners and Developers of Mixed-income or Affordable Communities.</td>
<td>Policy</td>
</tr>
<tr>
<td></td>
<td>Manufactured homes provide an opportunity to enter the housing market at a lower cost than conventional home. The City should look for additional opportunities to include or allow manufactured homes.</td>
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<tr>
<td>E.2</td>
<td>Tiny Homes</td>
<td>Low</td>
<td>$</td>
<td>M</td>
<td>Landowners and Developers of Mixed-income or Affordable Communities.</td>
<td>Policy</td>
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<td></td>
<td>The City should review and modify land-use and zoning regulations to encourage tiny home ownership and community development, as they provide opportunities for affordable home ownership. Additionally, tiny homes used as Accessory Dwelling Units can increase the number of affordable rentals in the community while allowing for residents to stay in their homes by providing opportunities for them to generate income.</td>
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<tr>
<td>E.3</td>
<td>Clear Path Permitting</td>
<td>Low</td>
<td>$</td>
<td>M</td>
<td>Landowners and Developers of Mixed-income or Affordable Communities.</td>
<td>Policy</td>
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<td></td>
<td>Minimize the time it takes to build mixed income or affordable communities with a clear path permitting process. This includes a dedicated case manager, pre review prior to formal submittal, priority in the review queue and priority inspections.</td>
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<tr>
<td>E.4</td>
<td>Remove Regulatory Barriers to Affordable Housing</td>
<td>Medium</td>
<td>$</td>
<td>M</td>
<td>Landowners and Developers of Mixed-income or Affordable Communities.</td>
<td>Policy</td>
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<tr>
<td></td>
<td>Remove regulatory barriers to affordable housing when developments include a percentage of affordability. Barriers may include: • Impact fees • Parking requirements • Height requirements • Maximum density • Requiring full site plan review for projects with 12 units or less • Material requirements • Permit fees</td>
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</tbody>
</table>
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

Addressing all of the key needs identified in the Housing Needs Assessment will require partnerships and community buy-in. 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. A resistance to large student housing developments may be part of the community’s sentiment. If the City is going to truly accommodate lifecycle housing throughout the community, a targeted education campaign will be needed to help residents understand the value and need for different housing types. Being situated relatively close to other strong housing markets, it is also necessary to strategically target and market to the development community.

The recommendations for this strategy include programs that promote affordable needs and opportunities to the community, the development community, and potential residents through major employers.

METRIC
Number of marketing efforts and/or educational and engagement opportunities for residents.

2019 Baseline Condition: ##
The City of Houston has seen home prices escalate beyond affordable levels for many entry level professionals. In an effort to increase awareness about the need for affordable home development and address community opposition and misconceptions, the Houston Housing and Community Development Department launched their “Can I Be Your Neighbor?” campaign. The campaign includes a series of flyers in English and Spanish (see excerpts above). Each flyer provides ideas and opportunities for people to participate passively and actively to help address the issue.1

Figure 19: Case Study; City of Houston SAY YES To Quality Homes for All Incomes, in All Areas!

The City of Houston has seen home prices escalate beyond affordable levels for many entry level professionals. In an effort to increase awareness about the need for affordable home development and address community opposition and misconceptions, the Houston Housing and Community Development Department launched their “Can I Be Your Neighbor?” campaign. The campaign includes a series of flyers in English and Spanish (see excerpts above). Each flyer provides ideas and opportunities for people to participate passively and actively to help address the issue.1

1  City of Houston. Housing and Community Development Department. SAY YES To Quality Homes For All Incomes, In All Areas! http://www.houstontx.gov/housing/SayYes/housing/SayYes/
THREE-YEAR ACTION PLAN

The housing challenges faced by the San Marcos community have been steadily growing over the years. This Plan includes 23 recommended actions to address the community’s housing needs. The following five actions have been prioritized into an initial three-year action plan. These actions have been identified as having the greatest potential for impact and options for near-term implementation. The successful implementation of these actions is predicated on the provision of additional resources (e.g., funding, staffing). Incremental implementation steps and necessary resources are listed in the table below. The prioritization and timeline for the remaining recommended actions will be further defined as the City implements the initial three-year action plan.

<table>
<thead>
<tr>
<th>ACTION ID</th>
<th>ACTION</th>
<th>RESOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.5</td>
<td>Shared Equity</td>
<td>Funding: Staffing: Other:</td>
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<td></td>
<td>Implementation Steps:</td>
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<td></td>
<td>1. Obtain legal advice on the creation of a land trust and other forms of shared equity.</td>
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<td></td>
<td>2. Set up the land trust.</td>
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<td></td>
<td>3. Determine the land that will be used for the first project of the land trust.</td>
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<tr>
<td>C.4</td>
<td>Land Banking</td>
<td>Funding: Staffing: Other:</td>
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<td>Implementation Steps:</td>
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<td></td>
<td>1. Review City-owned property and determine appropriateness for use as affordable housing.</td>
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<td>2. Identify properties that are appropriate for affordable housing in the tax-delinquent rolls.</td>
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<td></td>
<td>3. Identify properties that are appropriate for affordable housing owned by government and non-profit partners.</td>
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<tr>
<td>D.2</td>
<td>Accommodate Growth through Appropriate Zoning</td>
<td>Funding: Staffing: Other:</td>
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<td>Implementation Steps:</td>
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<td></td>
<td>1. Identify areas in Intensity Zones from the Comprehensive Plan that are vacant or underdeveloped and are appropriate for higher density zoning districts.</td>
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<td>2. Utilize a small area planning process in Existing Neighborhoods on the Comprehensive Plan to build community support for zoning districts that provide opportunities for additional diverse housing that fits into the neighborhood.</td>
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<td>3. Proceed with a rezoning in Intensity Zones while ensuring mixed incomes and diverse communities.</td>
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<td>A.4</td>
<td>Owner Occupied Rehabilitation</td>
<td>Funding: Staffing: Other:</td>
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<td></td>
<td>Implementation Steps:</td>
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<td></td>
<td>1. Expand existing housing rehabilitation programs including, but not limited to a revolving loan fund for both major and minor repairs.</td>
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</tbody>
</table>
CONCLUSION

SAN MARCOS’ GROWING HOUSING NEEDS

As identified and explained throughout this Plan, the San Marcos community has growing housing challenges. With the increasing cost of rent quickly outpacing the median income and median home sale prices continuing to escalate, the ability to enter and remain in the housing market is getting more and more challenging for current and prospective residents. The quality of the housing stock is decreasing as owners struggle to make ends meet, let alone make repairs to their home. According to survey results, nearly one in five renters had to move from a home when they did not want to. Access to quality, affordable and desirable homes is a key need for a thriving community. Providing a balanced housing stock that accommodates a full lifecycle community also supports the local economy and contributes to the culture that people love about San Marcos.

The goals, strategies and actions in this Plan have been identified as key steps towards addressing the housing challenges faced by the city. Full implementation of this Plan will take many years, additional resources, and the support and cooperation of numerous partners. While the City is not responsible for actual development of housing products, it can help to facilitate the process through programs, policies, regulatory changes, projects and strategic partnerships. It is crucial that the City’s administrative systems and regulatory framework support the goals established in this Plan. If not, they could inhibit its successful implementation.

HOW TO USE THIS PLAN

Initial implementation efforts of this Plan span the next three years. While this is a relatively short time frame, the quickly changing housing market and community demographics warrant regular review of the remaining recommended actions. Communities all over the country are struggling with housing challenges. Out of these challenges will likely come new strategies and innovative solutions. This Plan should be reviewed regularly and course corrected as needed. In order to track implementation efforts, the metrics laid out throughout the Plan should be tracked on an annual basis. Updated metrics should be publicly accessible on an interactive housing dashboard on the City’s website. As part of their work program, the Planning and Development Services Department should prepare an annual update for submittal and discussion with the City Council. Updated metrics and the status of implementation efforts should be included in these reports.

POTENTIAL PARTNERS

Implementation of this Plan will take coordinated effort from community leaders, appointed and elected officials, outside entities and agencies, and individual citizens. The City will need to partner with local, state and federal public and private partners to successfully address the housing challenges in San Marcos. Potential partners could include:

- San Marcos elected and appointed officials;
- City administration and staff;
- Workforce Housing Task Force members;
- Community Advisory Group (once created);
- Hays County;
- Hays Central Appraisal District;
- San Marcos Consolidated Independent School District;
- Texas State University;
- San Marcos Chamber of Commerce;
- Community Action of Central Texas;
- ACT Program;
- Tenant’s Council;
- Major employers;
- Real estate and development community;
- Home Builders Association;
- Financial institutions;
- Workforce development organizations;
- Non-profit sector;
- San Marcos neighborhoods; and
- Individual landowners, among others.
I visited San Marcos way back in 1990 and knew I wanted to go to school here. In 2002 my wishes came true and I moved here to attend TXST. When I graduated, I did not want to leave because I loved it so much and it had become home for my daughters and I. When I was in school, I lived in Public Housing, and eventually moved up off assistance and have lived all around the city. I have always felt safe here and love the small town vibe you get. You can know everyone yet meet new people at every turn. I have been here, San Marcos grow so much. There is something for everyone. However, if you need more, Austin & San Antonio are just a short drive away. I can’t imagine living anywhere else.

- SUZANNE

I hope that in the futures, all families will have housing options that will fit their individual needs. Whether you’re a young couple just starting out, a family with children, a student, or a senior citizen, you should have access to the type of home that you need. This is the photo from when we closed on our house.

- LAUREN

I think housing should be... Affordable for everyone. That rent and property taxes reflect the true wages that people are making. That all housing shouldn’t be only for high end earners, but for regular 9 to 5, 40 hour a week workers.

- AMANDA & ROBERT

In the future, I hope housing in San Marcos is... More “home-looking”. Diversity in design.

- ALLI

In the future, I hope housing in San Marcos is... More affordable for low income folks. There should be options for the average person. The university continues to buy up properties and build high end apartments that are not in the budget for people. The city should stand up and put a moratorium on the universities grab and level of the older homes to build offices and such. The citizens of San Marcos should demand a plan of some sort that gives them a voice in the process.

- SMTX4All
I love living in San Marcos because... It feels like home, San Marcos is like no other city I've ever been to. The people are welcoming, the river brings people together.

Some housing challenges I've experienced are...
- finding low-income housing not geared towards students.
- finding housing or programs geared towards people with problem rental histories.
- lack of "open" programs for lower income families.
- lack of programs for individuals with low income but no young children in the "house".

We need housing for the elderly and more accessible housing.

In the future, I hope housing in San Marcos is...

We need a lot more housing for people.

I think housing should be... Market Driven.

I think housing should be... Based on the changing needs of the community and incoming population, not on the views and wants of existing homeowners.
A happy and healthy neighborhood/city is... Living in a home that is comfortable, safe, and community-centered.

I love living in San Marcos because... It's vibrant, active, diverse, and beautiful!

I chose my current home/apartment because... When I was trying to buy a home in San Marcos in 2006, we could not find a home big enough that we could afford. We ended up buying in Kyle because we were able to get more house for money. Now we want to downsize and come back to San Marcos.

In the future, I hope housing in San Marcos is... affordable for our families so everyone can enjoy our beautiful community.

A happy and healthy neighborhood is... ONE WHERE ALL FAMILIES AND PEOPLE CAN THRIVE ACCORDING TO THEIR OWN DIVERSE DREAMS.

I chose my current home/apartment because... it was affordable with room to grow with an acre of land. We have to live multi-generationally because it is not affordable to live separately.

I chose my current home/apartment because... I found a rental property for $750 a month. We had previously rented from them because we were good tenants. They gave us a good price instead of $950 a month. Good neighbors and tenants come in all shapes and sizes.

Some housing challenges I've experienced are... Land is $$$

Some housing challenges I've experienced are... Quality is affordable as well as appealing (community)
A happy and healthy neighborhood/city is...
Walkable!

I think housing should be...
Affordable and available for all peoples. Rent and ownership!

Economically diverse.

I can ride my bike anywhere. It’s beautiful!

It was affordable! 2015

A River Runs through it and San Marcos is dedicated to keeping it flowing.
A happy and healthy neighborhood is... welcoming to all people in all stages of life.

I love living in San Marcos because... I like to float the river and be close to all you can eat sushi!

Some housing challenges I've experienced... I'd like to have a house to live in permanently or with my family, but it is difficult to compete with renters who buy the house to rent out. I'm planning to try again next year.

I think housing should be... accessible to all income groups in communities.

In the future, I hope housing in San Marcos is... diverse & accessible, close to public transportation.
**Community Conversation Feedback**

This spreadsheet includes comments from citizens provided at Community Conversations. Staff categorized these comments into 8 themes.

<table>
<thead>
<tr>
<th>Theme</th>
<th>Theme 2</th>
<th>Theme 3</th>
<th>Theme 4</th>
<th>Theme 5</th>
<th>Theme 6</th>
<th>Theme 7</th>
<th>Theme 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Comment written by citizen</td>
<td>Infill Housing</td>
<td>Meeting Housing Needs</td>
<td>Transportatio n</td>
<td>More Housing / Density / Diversity</td>
<td>Subsidized Housing / Partnerships</td>
<td>Tenants Rights</td>
<td>Event Feedback</td>
</tr>
<tr>
<td>The city must learn to properly balance the socially and environmentally negligent desires of the vocal few with the needs of communities that are absent from these processes and the distress signals of the ecosystems that support us but lack voices. Prioritizing infill housing opportunities across the entire city - not just greenfield development at the city limits where no one is there to complain - are a must to create opportunities for more accessible housing, improved quality of life, and public transportation-served living. The city also has an obligation to prioritize fiscally-responsible housing policies, and compact, connected development forms are the only long-term way to achieve this.</td>
<td>Should be in all places</td>
<td>Prioritize the needs of many over vocal few</td>
<td>Compact / Dense Housing is needed</td>
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<tr>
<td>When we were first married we qualified for housing. Thank you for housing/Section 8. As we got better paying jobs, we were able to afford a FHA home and met their guidelines.</td>
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<td>One thing that was mentioned was a lack of advertisement for the programs currently available to San Marcos residents. Maybe SMTX 4 All could get involved with local agencies.</td>
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<td>San Marcos is growing. We need to think about transportation and traffic.</td>
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<td>Make transportation more available and affordable.</td>
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<td>There are so many apartment complexes being built, and so many people want to live there, that others have no choice but to live in an apartment.</td>
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<td>We need to have more programs to help families get into houses, but we also need more types of options for home ownership.</td>
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<tr>
<td>We need to make sure there is affordable housing for all, especially more family housing.</td>
<td>Housing for all</td>
<td>More options for families</td>
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<tr>
<td>Everything! Continued excellent work! One aspect it would be great to further flesh out as part of this process is defining and communicating the challenge of building new housing stock that is affordable to residents making less than $25,000. The cost structure of even the most efficient new construction makes producing a unit that can rent for $650 nearly impossible. We need a combination of income growth, policy change to remove process costs and land waste, and probably some level of subsidy for the remaining gap (in that order). There is also education that would be helpful to discuss the effect of increasing supply at all price-point levels as it reduces the price pressure on older product that should be more affordable than it is in our community but pricing is driven up by the scarcity of housing overall.</td>
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<td>Very hopeful to see an increase in affordable housing</td>
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<td>Thank you! Monitor investors who are purchasing homes vs homeowners</td>
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<td>San Marcos is positioned to act differently, to act with dignity, to truly respond to all its members, both current and future. We have the opportunity to truly be a model for the nation on this critical issue.</td>
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<td>Affordable housing is an issue. I appreciate the meeting</td>
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<tr>
<td>Complete Comment written by citizen</td>
<td>Theme 1</td>
<td>Theme 2</td>
<td>Theme 3</td>
<td>Theme 4</td>
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<td>Theme 6</td>
<td>Theme 7</td>
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<tr>
<td>Why is the city allowing apartments to go up in already jammed packed places? (Cheatham st &amp; where Tutle Lumber Co. used to be. That is ridiculous!</td>
<td>Infill Housing</td>
<td>Meeting Housing Needs</td>
<td>Transportatio n</td>
<td>More Housing / Density / Diversity</td>
<td>More Housing / Density / Diversity</td>
<td>Subsidized Housing / Partnerships</td>
<td>Tenants Rights</td>
</tr>
<tr>
<td>Zoning codes need to change for housing in San Marcos- Homelessness issues need to be addressed New homeless shelter; besides south-side.</td>
<td>Downtown too dense</td>
<td>zoning codes should change to better meet needs</td>
<td>Need shelter for homeless</td>
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<tr>
<td>Fixed rent or rent ceiling caps to avoid escalating rental cost vs income</td>
<td>Rent caps to avoid escalating costs</td>
<td>Ability to Live and Work in SM</td>
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<td>Not being able to afford housing in sm has personally affected me and I would like to be able to move back but need an affordable alternative.</td>
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<tr>
<td>Thank you for coming, I appreciate this information and data.</td>
<td>Thank You / Appreciate Information</td>
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<tr>
<td>Great Presentation</td>
<td>Great Presentation</td>
<td>Incentivize new development / More flexible zoning</td>
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<td>- Incentive programs for developers and builders</td>
<td>More Flexible with ADU's</td>
<td>More Flexible with ADU's</td>
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<td>- More flexibility w/ rezoning and restrictions</td>
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<td>- Maybe more flexibility w/ ADU requirements</td>
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<tr>
<td>Please let SUPO know if you ever need help with outreach for the plan. I think the group would be interested in the completed plan as well as a case study for proactive intervention. Additionally, please let me know if you are in need of an intern to help with the project. You can contact me by email or phone. <a href="mailto:slh290@txstate.edu">slh290@txstate.edu</a> 512-815-6572</td>
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<tr>
<td>Investors buy up most of the existing affordable housing to rent out, leaving few options for residents. How can we address this?</td>
<td>Investors buy up housing options</td>
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<tr>
<td>If the city wants the market to create more diverse housing types they should be incentives to do so.</td>
<td>Incentivize diverse housing</td>
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<tr>
<td>Hi this is LMC ive spent 30 years protecting everyone's house and the city came for mine</td>
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<td>My husband and I went to school at TXST and love this town! We have such a heart for the college students and the community at large. We currently serve as missionaries to the university and strive for building relationships with the community!</td>
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<td>Family of 6. Finding an affordable home for my family to be comfortable in. Space is a huge deal with us, although we love our duplex on Lockhart St. Our neighbor is the sweetest and we look out for one another. He's been living there for 10 years, since we've lived here we have yet have been able to find an affordable family home. We've decided to stay in our 2 bedroom with our 4 children and just making it work, we plan on saving up to buy some land so the kids can have affordable living spaces when they get older. We love San Marcos, we love our neighbors, our library, our schools and all the other activities that goes on around here. My boys mowe lawns in the area with hope to expand their business as they get older. With me being a stay at home momma bear, and living on one income it's tough. Everytime we search the internet for a bigger affordable home we find most rentals being rented out by the rooms. Making college kids pay per room rather than splitting a solid rent fee makes it tough on allot of us.</td>
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<td>My housing story is that l worked very hard for 25+ years and saved up money for a down payment to buy a home. I decided to buy a house in San Marcos because I could not afford to buy a house in Austin where I had lived since 1990. I love San Marcos because it has a small town feel. I hope that SM does not start looking like Austin any time soon.</td>
<td>More options for families</td>
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<td>Rising costs pushing people out</td>
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</table>
I came to San Marcos as a student nearly 20 years ago, and I hope I never leave. I love it here. San Marcos is my people. San Marcos is my place. I bought a new home in Blanco Vista in 2010, more or less peak recession. After living there for nearly 9 years, I’ve found that my heart is in downtown and purchased a 1930s home in desperate need of love in Dunbar to renovate. I love the funky character of the surrounding downtown neighborhoods. I like rich & poor near each other. I like cultural variety. My home is nearing completion, and I can’t wait to move in.

The important part of this story is why I purchased it... I will conceivably be able to ride my bike to work (though some safer infrastructure would be nice). We can easily ride our bikes to the CBD, university, university athletic events, library, river/parks, etc. We are having a kid soon, and I’m excited that she’ll get to grow up in that environment. I can do things without the required blessing of a HOA or HOA dues. I can have a home with real character and history.

The second reason is that the property is large enough to subdivide. Both my parents and my inlaws are aging. I would very much like to have them live on our property in an accessory dwelling or on an adjacent lot. This is because it makes it easy for me to care for them as they age, and there is enough around and nearby (even groceries!) that taking away the car keys won’t be a big deal. Medical services are also nearby.

The third reason is what I THOUGHT CodeSMTX was going to do. I thought it was going to actually encourage housing diversity. It has codes for more diverse housing types (though they have some impediments that I won’t bore you with right now), but it is increasingly apparent that San Marcos likes the IDEA of addressing housing affordability & diversity but is fundamentally NIMBY and unwilling to actually do anything for it. Study rather than do, and kick the can onward. Decision makers appear fearful of any change, not realizing that the failure to change is actually exacerbating the issues of housing affordability and displacement. Approving rezonings like this would allow me to help provide affordable housing for rental or purchase in addition to caring for my parents in the future. Household sizes are small in San Marcos, and the national trend is shrinking household sizes. People don’t need large homes and don’t need large lots. I want to help be part of that solution, as these smaller cottages would be far more affordable. What’s more, the people living in them could reduce or eliminate their transportation costs given proximity to major employers and services.

I want more neighbors. I want more housing diversity. I want San Marcos to stop the red herrings regarding students with every zoning case other than basic suburban single-family homes. I want San Marcos to recognize that the most environmentally conscious approach to growth is to encourage infill development rather than auto-centric neighborhoods with fertilizer-filled suburban yards on the fringe. There is gentrification, but with good policies and zoning you can have “gentle-fication” in which the neighborhood can improve and current & future residents lives can be enriched without displacement. I want San Marcos to focus on the real causes of displacement, which fundamentally come down to wage stagnation. A household making $45,000 or less (honestly $60,000 or less, given escalating home prices & transportation costs) has and will always struggle to achieve home ownership and stability.
# Community Conversation Feedback

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### Complete Comment written by citizen

My husband and I moved to San Marcos in July 2015. First, we shared a rental home off Holland with a friend who was still in school at Texas State. It was the best way for us (poor newlyweds) and our college student friend to find affordable housing. Once she graduated, we knew we wanted to start aggressively saving to buy in this area. That meant trying to find cheap housing in the interim. We ended up in a really poorly run, “updated” apartment complex east of I-35. It was less than ideal, but eventually we saved enough to buy the beautiful home we bought in Feb 2017. We love our location (just off Hunter) and our friendly, quiet neighborhood. San Marcos really feels like home for us two, non native Texans and we are thrilled to live here!

There is a segment of the SM population who are single older women with no family members left. We want simple, affordable places to live since we’re on a fixed income, places quiet and peaceful. We don’t need fancy gyms, programmed activities, shiny equipment, upscale furnishings or swimming pools. I’m a native San Martian and am appalled at the housing choices available for someone in my situation. The rents have been pushed out of reach. I want to keep living here and die here, but it’s almost impossible now, and die here, but palled at the housing choices for someone in my situation. I want to stay here and die here, but the rents are way too high (due to this city letting the university take over and pushing rents out of reach.)

As a retired person, I’ve found that San Marcos is being ruined by the glut of student housing that permeates the landscape, while not offering a wider range of prices and options for people of all ages. I’m single, with no local family except a daughter who doesn’t live with me or provide support. I’m currently looking for an apartment for myself and am shocked by the outright greed of landlords here. I grew up in Houston and never saw anything there like the money-grabbing that goes on here. I hate to talk badly about San Marcos because I hope to stay here, but the city must do something quickly to keep San Marcos from turning into a city of under-40 white kids, serviced by low income workers having to commute from miles away.

I have been living in a studio with a roommate for 9 months. We each pay $450 a month which includes utilities. I am disabled and receive $881 a month, and I went to the housing authority for help. I was told there’s a FOUR YEAR waiting list! I asked about finding a house and a landlord that would be willing to work with me and was told the waiting list for that program is FIVE YEARS! I can’t afford to move but I can’t make it under these conditions. We absolutely need more affordable housing for seniors and disabled individuals.

Options for elderly on fixed incomes

Options for elderly on fixed incomes

Options for elderly on fixed incomes
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<td>I moved here about 2 years ago from Midland, TX where rent is outrageous. I loved the college town vibe, the river and outdoor activities it brings. Affordable housing was extremely hard to find for my family of 3 kids and 1 adult. Rent of course was an issue, but it was more of finding a place amidst all the student-oriented housing. It has gotten worse in my opinion. All of the new apartment complexes built on my side of town in the last 2 years all proudly display banners listing it as student housing. I grew up in a college town, I know its to be expected, but if we want families to populate our schools, we need to create, regulate, and monitor a separate housing 'identity', for lack of a better word, for student and non-student housing. I almost decided on another town altogether because it felt like everything was either student apartments or homes that were rented by the room. Of the handful of homes rented as a whole, none were affordably priced for a public service professional. The only reason I found a place to rent was that I came across a pdf on the housing authority website that listed tax credit apartment complexes that have a slightly lower rent that specifically stated students were not allowed. I'm so glad I did because I love living here in San Marcos. I know it is a great place to raise my family. Schools are good, activities plentiful, shopping nearby, all of the charm with less of the big city traffic. I just wish I could afford a house on my side of town, but public service comes with its price. I will never have an income high enough to buy a home without being 'severely burdened' according to your study, and I read all 96 pages looking for opportunities and hope/flaws in the study. For that reason, I will probably be moving into a bigger 3 bedroom apartment where I will live until my kids move out in 15 years 15 years I could have paid on a mortgage for more than $14,000 a year for a total of more than $200,000, so close to current median home price, but not close enough to buy now on my salary. The irony.</td>
<td>Infill Housing</td>
<td>Meeting Housing Needs</td>
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<tr>
<td>My story is that I fought for four years for Code SMTX to protect Heritage Live Oaks and now the city staff want to place a five feet sidewalk that has never been discussed in the public forum off a stealth program called GAP Complete Streets which will kill my live oaks bringing the criminal element closer to my front door and will flood out the block. My story is that the city has not followed thru with the Code SMTX promises of Neighborhood Character Studies and in the process of the city launching affordable housing it is about to impact those with affordable housing. My story is that the city needs to complete the projects it starts like the Neighborhood Character Studies and Historical Resources Survey and Plan process. My story is that the city picks up to many feel good initiatives and never finishes what it started. My story the Deep State City Staff are not listening to my neighbors over this sidewalk and they are not listening to our concerns about density, hence the need for Neighborhood Character Studies. My story is that the city really does not care about my story because city staff have not lifted a finger to help or refuse to stop the Belvin Street Sidewalk Project. That rezoning by city staff for affordable housing on MaGehee Street is highly irresponsible because it will ruin the quality of life of the residents already on that block and flood them out. My story is that the city never finishes what it started.</td>
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<td><strong>After the May flood of 2015, when I lost all of my belongings during the flooding, my landlord kept my security deposit. I could not prove how much I had paid as a security deposit so she did not reimburse any of it. She also accepted assistance from local churches and organizations who assisted her with work on her property under the pretense of assisting a single mother of three return to the home after improvements were made. Instead of allowing our family to move back into the home after it was remodeled, she raised the rent and rented the house to someone else. We were not reimbursed for the work we did when we and our neighbors removed the mud drenched carpet to protect the floors and helped clean the house. Despite our efforts, and the efforts of local charities, to help her get the house prepared to rent again, she did not reimburse us for our time. There were no protections for me except to take her to civil court. She was a respected business owner, and I was a single working mother in college. I did not have the resources to take her to civil court and she refused to give me a copy of our lease agreement after mine was destroyed in the flood. There should be protections in place for those who rent and there should be a website where complaints can be made about these issues and cases like this can be reviewed.</strong></td>
<td>Infill Housing</td>
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<td><strong>After the October 2015 flood, I rented a house. The landlord had recently raised the rent from $1025 to $1175. The family that was living in that house moved out because of the rent increase. I rented it in December for $1175 per month. Midway through the year, he broke our contract and raised the rent by $100 without notifying me. When I discovered the change, he stated that he would keep the rent at the $1175, but would increase it in December when my lease ended. He raised the rent to $1300. I was a single mother of three, a college student and was working at the time, but could no longer afford the rent. My family moved into a motel room, I worked 60 hours per week while finishing college and could not afford housing in San Marcos. The apartment managers require proof of income that proves that the income for the household is three times the cost of rent. So, a 2 bedroom duplex at $750 was not accessible to my family because I would need $2250 per month income. My income was a few hundred less than that. Instead, I paid $1100 per month for a motel room until I was finally able to get public housing assistance and finish college that spring. My family lived in a motel for 6 months while waiting to get assistance through public housing because of the long waiting lists and we still live in an area prone to flooding. These low income apartments also flooded in 2015. Although I am moving forward, and will hopefully be living out of the flood zone soon, the uncertainty of housing for low income families takes an emotional toll and financial toll. San Marcos needs more low income options that are stable and not prone to flooding. There also need to be efforts made to cap how much rent can be raised, especially after a flood or crisis. There are efforts being made to help alleviate the housing problems, but I fear there needs to be much more progress that includes holding landlords accountable and protects the lower income members of our community.</strong></td>
<td>Need more resources and protections for renters.</td>
<td>Need more options for low income housing that is secure and not prone to flooding</td>
<td>Need options for all types of people</td>
<td>Need options for all types of people</td>
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<td><strong>I hope that in the futures, all families will have housing options that will fit their individual needs. Whether you're a young couple just starting out, a family with children, a student, or a senior citizen, you should have access to the type of home that you need.</strong></td>
<td>More housing options close to town</td>
<td>More types of housing for single people in town</td>
<td>More housing options close to town</td>
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<td><strong>During my time as a resident of San Marcos I lived in apartments, town homes and a single wide trailer. I moved around a lot due to the every rising costs of housing in our community. 2.5 years ago I purchased my home, in large part, because it was cheaper to pay mortgage, insurance and do my own repairs that it was to live in a decent apartment as a single person with 2 dogs. I loved my apartment life, it was close to everything I needed in town. Now living on the outskirts of town my housing is much more affordable but all of the things I loved about San Marcos require a car ride, instead of being within walking distance or public transport. I am excited to see how this goes and what becomes of this initiative!</strong></td>
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<tr>
<td>I spent many years in San Marcos, mainly in apartments, and I just love the young, vibrant life of the town and all the options of places to live. I visited San Marcos way back in 1990 and knew I wanted to go to school here. In 2002 my wishes came true and I moved here to attend TxState. When I graduated, I did not want to leave because I loved it so much and it had become home for my daughters and I. When I was in school, I lived in Public Housing, and eventually moved up and off assistance and have lived all around the city. I have always felt safe here and love the small town vibe you get. You can know everyone yet meet new people at every turn. I have seen San Marcos grow so much. There is something for everyone. However, if you need more, Austin &amp; San Antonio are just a short drive away. I can't imagine living anywhere else. #sanmartianforlife</td>
<td>Happy with apartment life</td>
<td>Meet Housing Needs</td>
<td>Transportatio n</td>
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<td>I have rented for all eight years that I have lived in San Marcos. I love living in town; riding bikes with friends to the river, catching live music downtown, meeting friends for brunch at one of the many amazing local restaurants. And it's all 10 minutes away from wherever you are! I have finally reached a point where I am ready to consider becoming a first-time home buyer, and I have always imagined I would settle down here in San Marcos. However, with the skyrocketing home values, it seems that purchasing a reasonable starter home in town is no longer a possibility for individuals/families earning an average, or even slightly above-average income.</td>
<td>Something for everyone</td>
<td>Meet Housing Needs</td>
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<td>I've lived in a variety of housing types in San Marcos, all with their own positives and negatives, but I truly love living in San Marcos!</td>
<td>Meet Housing Needs</td>
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<td>It would be nice if the city wouldn't let the university dictate the rents and housing while shutting long term residents out.</td>
<td>Meet Housing Needs</td>
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<tr>
<td>It's a single family home, but it could be so much more while still maintaining the historic home and respecting the character.</td>
<td>Meet Housing Needs</td>
<td>Transportatio n</td>
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<td>A single family home could offer so many more opportunities while respecting the character</td>
<td>Meet Housing Needs</td>
<td>Transportatio n</td>
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<td>Don't put price caps on development. The market will dry up. Basic Economics</td>
<td>Meet Housing Needs</td>
<td>Transportatio n</td>
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<tr>
<td>A happy healthy neighborhood is ... A skilled and educated workforce / Strong code enforcement / Access to basic services / Affordable taxes / Excellent schools / Infrastructure is maintained - throughout the City / zoned for use with few variances</td>
<td>Meet Housing Needs</td>
<td>Transportatio n</td>
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<td>In the future, I hope housing in San Marcos is ... I look forward to seeing some of the early 50's housing torn down - that seems to stay in a state of disrepair / Crack down on the the duplexes that are a mess and have lots of weeds and unmowed grass</td>
<td>Meet Housing Needs</td>
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<td>I love living in San Marcos because .... of the University environment - academics, lecturers, sports, and fine arts</td>
<td>Meet Housing Needs</td>
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<td>In the future, I hope housing in San Marcos is... headed toward recovering affordability and preserving neighborhood communities / decreasing displacement</td>
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<td>A happy and healthy neighborhood! City is ... One where all families and people can thrive according to their own diverse dreams.</td>
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<td>Some Housing Challenges I've experienced are ... Quality vs. Affordability as well as appeal.</td>
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<td>In the future, I hope housing in San Marcos is ... Diverse and Inclusive</td>
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<td>I love living in San Marcos because because I like to float the river and be close to all you can eat sushi</td>
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<td>In the future, I hope housing in San Marcos is ... affordable for our families so everyone can enjoy our beautiful community</td>
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<td>A happy and healthy neighborhood / city is ... One where residents own their homes and condos and actively participate in keeping their neighborhood healthy by volunteering to help those in the neighborhood who become in need of assistance, marketing their neighborhood, and modeling their pride.</td>
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<tr>
<td>I hope we don't water down code / ordinances just to incentivize developers (e.g. variances on drainage, codes, and flood control) / I hope we don't spend tax dollars on subsidizing home purchases. If you can't afford it, find somewhere else. That's just economics.</td>
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<td>I chose my current home/apartment because... it's in a highly sought community with appreciating values and has sweet neighbors who maintain their property / home.</td>
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<td>I think housing should be ... accessible to all income groups and communities / close to essential amenities / an issue with extensive community outreach / diverse and varied.</td>
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<td>Some housing challenges I've experienced are ... lost bid to an investor with bid substantially over the asking price</td>
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<td>Some housing challenge I've experienced are ... I'd like to buy a home to live in permanently 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.</td>
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<td>A Happy Health Neighborhood is ... Living in a home that is comfortable, safe and community - centered</td>
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<td>Some housing challenges I've experienced are ... giving out social security number to apply for an apartment then became the victim of identity theft. Flooded twice in 2015</td>
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<td>Some housing challenges I've experienced are ... need housing for the elderly and more accessible housing</td>
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<td>In the future, I hope housing in San Marcos is ... We need more housing for people</td>
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<tr>
<td>Some housing challenges I've experienced are ... finding low income housing not geared towards students / finding housing or programs geared towards people with problem rental histories / lack of &quot;open&quot; programs for lower income families / lack of programs for individuals with low income but no young children in the home.</td>
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<td>Low cost housing not geared towards students</td>
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</tbody>
</table>

- Investors buying homes before homeowners
- Competition from investors
- Flooding
### Community Conversation Feedback

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<tbody>
<tr>
<td>I love living in San Marcos because... it feels like home. San Marcos is like no other city I've ever been to. The people are welcoming, the river brings people together.</td>
<td>Housing for all</td>
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<td>In the future, I hope housing in San Marcos is for homeless people</td>
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<td>In the future, I hope housing in San Marcos is... more affordable for low income folks. There should be options for the average person. The university continues to buy up properties and build high end apartments that are not in the budget for people. The City should stand up and put a moratorium on the Universities grab and level of the older homes to build offices and such. The citizens of San Marcos should demand a plan of some sort that gives them a voice in the process.</td>
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<tr>
<td>I think housing should be ... affordable for everyone. That rent and property taxes reflect the true wages that people are making. That all housing shouldn't be only for high end earners but for regular 9 to 5, 40 hr. / week workers.</td>
<td>Housing for all</td>
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<tr>
<td>I think housing should be .. a little more diverse - I am not a student or retired senior (for nursing home ) it's hard to find single family housing - not an apartment - I have handicapped relatives limited income and mobility issues.</td>
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<tr>
<td>Some housing challenges I've experienced are ... affordable housing (houses, not apartments) has been difficult to find for my family that contains adequate # of rooms and space. / Finding affordable housing safe streets that contain sidewalks, stop signs or other means of safe accommodations has been difficult to find. / sky-rocketing rent prices on a year to year basis puts financial strains on our family. The majority of our income goes to rent. / Housing that is pet-friendly with no breed or weight restrictions is almost impossible to find.</td>
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<td>Some housing challenges I've experienced are .... lack of traditional apartment housing</td>
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<td>I love living in San Marcos because ... of the river and the small community</td>
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<td>I love living in San Marcos because it's my hometown, my favorite thing is SWT and Aquarena</td>
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<tr>
<td>In the future I hope housing in San Marcos is more &quot;home - looking&quot; diversity in design</td>
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<td>I chose my current home/apartment because .. I was living in a dilapidated trailer and needed to leave that situation. Now, I am a disabled Veteran barely making ends meat. I have a degree, yet have been unemployed since November 2016</td>
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<tr>
<td>Some housing challenges I've experienced are .... Too much student housing and housing for families is hard to find.</td>
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<td>In the future, I hope housing in San Marcos is... Hoping for more shelters for homeless.</td>
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<tr>
<td>A happy and healthy neighborhood / city is ... Affordable, good housing with safe streets and sidewalks for children and families to be able to use / Pet-friendly housing with no breed or weight restrictions, Housing that is not just apartments, but housing for families with yards.</td>
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<tr>
<td>In the future , I hope housing in San Marcos is ... is not all catered to students only</td>
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<tr>
<td>A happy and healthy neighborhood / city is.... Diverse products inhabiting diverse human beings where the neighborhood store is just a short walk or bike ride away.</td>
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</tr>
</tbody>
</table>
## Community Conversation Feedback

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<th>Theme 7</th>
<th>Theme 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>I chose my current home / apartment because... it was a perfect combination of space and yard for myself and my daughter and it felt safe as I am a single mother.</td>
<td>Infill Housing</td>
<td>Meeting Housing Needs</td>
<td>Transportatio n</td>
<td>More Housing / Density / Diversity</td>
<td>Subsidized Housing / Partnerships</td>
<td>Tenants Rights</td>
<td>Event Feedback</td>
<td>Other</td>
</tr>
<tr>
<td>I chose my current home / apartment because ... it was affordable and there were trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Need larger homes for families</td>
<td></td>
<td></td>
<td>Safety</td>
</tr>
<tr>
<td>I chose my current home/apartment because... When I was trying to buy a home in San Marcos in 2006 we could not find a home big enough that we could afford. We ended up buying in Kyle because we were able to get more house for the money. We want to downsize and come back to San Marcos</td>
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<tr>
<td>I love living in San Marcos because it is vibrant, active, diverse and beautiful</td>
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<td>Add housing based on community needs not desires of homeowners</td>
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<tr>
<td>I think housing should be based on the changing needs of the community and incoming population, not on the views and wants of existing homeowners</td>
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<tr>
<td>I think housing should be market driven</td>
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<td>Less restrictions on adding more housing</td>
</tr>
<tr>
<td>I found a rental property for $750 a month. We has previously rented from them and because we were good tenants they gave us a good price; instead of $950 a month. Good neighbors and tenants come in all shapes and sizes!</td>
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<td></td>
<td>Walkability</td>
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<tr>
<td>A happy and healthy neighborhood / city is walkable</td>
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<td></td>
<td>Housing for all</td>
</tr>
<tr>
<td>I think housing should be affordable and available for all peoples rent and ownership</td>
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<td></td>
<td>multi-generational living</td>
</tr>
<tr>
<td>I chose my current home/apartment because it was affordable with room to grow with an acre of land. We have to live multi-generationally because it is not affordable to live separately.</td>
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<tr>
<td>I think housing should be an affordable right with diverse neighborhoods</td>
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<td></td>
<td>Housing is a right</td>
<td></td>
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<td>Diversity</td>
</tr>
<tr>
<td>In the future, I hope housing in San Marcos is considered for everyone with creative options to grow into. I hope San Marcos can be the City that gets it right and example for everyone.</td>
<td></td>
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<td></td>
<td>Housing for all</td>
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<td></td>
<td>Creative housing types to grow into</td>
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<tr>
<td>I love living in San Marcos because it's safe and everyone is nice!</td>
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<td>Housing for all</td>
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<tr>
<td>A happy healthy neighborhood/city is inclusive to all people in all stages of life</td>
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<tr>
<td>In the future, I hope housing in San Marcos is diverse &amp; accessible active &amp; public to transportation</td>
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<td></td>
<td>Housing for all</td>
<td></td>
<td></td>
<td>Public transportation easily accessible</td>
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<tr>
<td>I love living in San Marcos because the people here encourage environmental quality as well as a genuine care for how we are all living</td>
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<td>The people and the attitudes</td>
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<tr>
<td>I love living in San Marcos because I can ride my bike anywhere and it is beautiful</td>
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<td>Bikable</td>
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<td>I chose my current home/apartment because it was affordable</td>
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<td>Affordability</td>
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<td>I love living in San Marcos because a river runs through it and San Martians are devoted to keeping it flowing</td>
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<td>The people and the location</td>
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<tr>
<td>In the future, I hope housing in San Marcos is compact, connected and within existing city limits</td>
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<td>Able to get around easier public transport as well as biking and walking</td>
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<tr>
<td>I love living in San Marcos because it is filled with awesome people with awesome values</td>
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<td>The people and the attitudes</td>
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<td>Meeting Housing Needs</td>
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<td>Transportation</td>
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<td>More Housing / Diversity</td>
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A happy and healthy neighborhood/city is economically diverse

Housing for all

Total: 7 45 14 25 12 8 9 12 132
Presentation Outline

1. Project Overview
2. Why is Housing Important?
3. Needs Analysis Findings
4. Draft Strategic Housing Action Plan
5. Public Outreach

SMTX 4 All
Homes • People • Places • Generations
OUTCOMES

WORKFORCE HOUSING STRATEGIC INITIATIVE

- Assemble a Workforce Housing Task Force
- Increase the Rates of Home Ownership
- Maintain Existing Housing Stock in Safe Conditions
**Project Launches**
- Task Force Goals
- Initiate Needs Assessment

**November**

**Housing Choice Survey**
- 2000 participants
- Working Groups
- Refine Goals

**January**

**Data Brief and Gaps Analysis**
- Refine Strategies
- Actions

**March**

**Needs Assessment**
- Development Code Amendments
- Public Outreach Strategy

**May**

**Public Outreach**
- Open House
- Community Conversations
- Housing Story
THE CONTINUUM OF HOUSING

Create different strategies to address housing challenges within each income bracket.

San Marcos Income Thresholds
Area Median Income (AMI) = Austin / Round Rock MSA

- **Market Rate**: 10% of households earn 121% AMI or above ($103,000)
- **Extremely Low Income**: 38% of households earn 30% of AMI or less (< $25,800)
- **Very Low Income**: 24% of households earn 30% - 50% ($25,800 - $43,000)
- **Low Income**: 15% of households earn 50% - 80% ($43,000 - $68,800)
- **Median Income “Workforce”**: 13% of households earn 80% - 120% ($68,800 - $103,000)

SMTX 4 All
Homes • People • Places • Generations
Five Working Groups:

- Preventing Displacement
- Facilitating New Housing
- Long Term Affordability
- Development Code Amendments
- Public Outreach
Strategic Initiative

Assemble a Workforce Housing Task Force

Increase the Rates of Home Ownership

Maintain Existing Housing Stock in Safe Conditions

Task Force Refinement

Task Force Goals

Leverage Community and Regional Partners

Expand Opportunities for Housing

Preserve and Enhance Existing Housing Stock

Quantify and meet the needs of existing and future residents.

I think housing should be based on the changing needs of the community and inquiring population, not on the views and wants of existing home owners.
WHY IS IT IMPORTANT?
San Marcos CISD Teachers $50,862

% Homes Sold for Less than $150,000

57% in 2011

11% in 2017

Market Options for Renters Wanting to Buy

Median Rent (1999) = $622
Median Rent (2017) = $966
Median Sale Price (2017) = $256,000
Cost Burdened Owners and Renters - 2017

Households paying > 30% for housing are cost burdened.

- Owners with a mortgage: 10% Severe Cost Burden, 17% Cost Burden
- Owners without a mortgage: 7% Severe Cost Burden, 12% Cost Burden
- Renters: 40% Severe Cost Burden, 25% Cost Burden

Households paying > 50% for housing are severely cost burdened.
San Marcos residents believe it is very important that there is a place for middle class families, public servants, residents living on fixed incomes, the retail workforce, first-time homebuyers, and low and moderate income families, in San Marcos.

- San Marcos Housing Needs Assessment
UNDERSTANDING OUR HOUSING CHALLENGES:

HOUSING NEEDS ASSESSMENT

SMTX4All
Homes • People • Places • Generations
KEY FINDINGS

1. WE NEED ADDITIONAL AFFORDABLE RENTALS FOR RESIDENTS EARNING LESS THAN $25,000

2. WE NEED TO PREVENT DISPLACEMENT

3. WE NEED HOMES PRICED NEAR OR BELOW $200,000 AND INCREASED OWNERSHIP PRODUCT DIVERSITY

4. WE NEED TO IMPROVE THE CONDITION AND ACCESSIBILITY OF EXISTING HOUSING STOCK
I love living in San Marcos because... It feels like home. San Marcos is like no other city I've ever been to. The people are welcoming, the river brings people together.

My husband and I went to school at TXST and love this town! We have such a heart for the college students and the community at large. We currently serve as missionaries to the university and strive for building relationships with the community!

- Amanda & Robert
1 ADVANCE HOME MAINTENANCE AND REPAIR PROGRAMS

Help people stay in and improve their current living situation, assist neglected renters, and enhance properties in disrepair.

- Among non-student commuters who considered San Marcos, **1 in 3** chose to live elsewhere because:

  "housing I could afford was lower quality and/or needed repairs/improvements"

2 IMPLEMENT LIFECYCLE AND DIVERSE HOUSING PRINCIPLES

Support diverse housing products. Encourage diversity of housing in new developments and assist builders willing to construct affordable infill products.

- Shortage of units for residents earning less than $75,000.
- Difficulty in developing such units in residential neighborhoods in San Marcos due to lack of available zoning.
FOCUS ON PROGRAMS THAT CREATE, PRESERVE, AND EXTEND LONG TERM AFFORDABILITY AND INDIVIDUAL WEALTH CREATION.

Support the preservation of affordability within neighborhoods through programs such as Shared Equity and Land Banks.

- Nearly 50% of non-student renters who experienced displacement did so because their rent increased more than their ability to pay.

PRE-APPROVE RESIDENTIAL DEVELOPMENT IN STRATEGIC LOCATIONS.

Support diverse housing products. Encourage diversity of housing in new developments and assist builders willing to construct affordable infill products.

- San Marcos is home to more renters (72%) than owners (28%)
- Need for family homes priced near or below $200,000
5. Remove regulatory and procedural barriers to encourage diverse and affordable housing.

- Shortage of affordable units for renters earning less than $25,000 per year
- Family Homes: Median rent for a 3+ bedroom apartment = $1,300 - $1,400

6. 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.

While housing survey respondents indicated that providing a place for diverse people was important, San Marcos residents, especially homeowners, are not inclined to agree that housing types other than larger lot single family homes are appropriate in their neighborhoods.
Community Conversations

- SUPO
- WIC Staff
- SMCISD Cabinet
- Downtown Association
- Facebook Live
- SMCISD Parent Liaisons
- Neighborhood Commission Open House
- Homeless Advocacy Group
- Food Bank Staff
- Corridor Real Estate
- Food Bank Distribution
- Local Realtor
- Hays Caldwell Women's Center
- Chamber - Public Policy
- Council of Neighborhood Associations

- CTMC Leadership Team
- Main Street Advisory Committee
- Neighborhood Enhancement Staff
- League of Women Voters - Public Meeting
- Lions Club
- Sustainable Placemakers
- Homebuilders Association Advocacy Forum
- Neighborhood Commission
- Reclaim Dunbar Leadership
- Rotary Club
- Facebook Live (#2)
- Heritage Association
- SMCISD Back to School Convocation

Conversations: 29
Individuals: 450
131 Written Comments

8 Themes

Meeting Community Housing Needs
Increased Housing / Density / Diversity
Transportation / Location
Subsidized Housing / Partners
Other: Jobs / Homelessness / Flooding
Event Feedback
Tenants Rights
Infill Housing
Draft Housing Action Plan
- Task Force Review
- Council Committee Review

Public Feedback
- Open House
- Community Conversations
- Housing Story

Final Housing Action Plan
- Task Force Final Recommendation

City Council Adoption

Implementation
City of San Marcos

Workforce Housing Task Force

OPEN HOUSE

Please join us for an informative open house on the housing needs in San Marcos and potential strategies identified by the Housing Task Force to begin addressing our affordability challenges in San Marcos.

Date: Wednesday, August 14
Time: 5:30 - 7:30 p.m.
A presentation will begin at 6 p.m.
Location: San Marcos Activity Center; 501 E Hopkins Street

We want to hear from you!

Tell us your thoughts on the Draft Strategic Housing Action Plan and the proposed solutions by visiting:

www.sanmarcostx.gov/smtx4all

Share Your Housing Story!
Share your housing story at the Open House.

School Supply Drive!
Benefiting SMCISD teachers. Bring one of the following items to receive a free T-shirt!
- backpacks
- crayons
- yellow pencils
- pink erasers
- glue sticks
- dry-board markers
- facial tissues
AGENDA CAPTION:
PC-18-34_03 (Trace PID Phase 2A, Esplanade Parkway) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace LLC, for approval of a Final Plat for approximately 3.527 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and William Moon Way. (A. Villalobos)
Meeting date:  August 13, 2019

Department:  Planning and Development Services

Amount & Source of Funding
Funds Required:  n/a
Account Number:  n/a
Funds Available:  n/a
Account Name:  n/a

Fiscal Note:
Prior Council Action:  n/a

City Council Strategic Initiative:
N/A

Comprehensive Plan Element (s):
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☒ Land Use - Direct Growth, Compatible with Surrounding Uses
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable

Master Plan:
Vision San Marcos - A River Runs Through Us
**Background Information:**
The proposed plat is part of the Trace Planned Development District (PDD). Surety for the construction of these roadways and associated public utilities have been sufficiently provided through reimbursements from the Trace Public Improvement District (PID) created in Resolution No. 2015-145R.

**Council Committee, Board/Commission Action:**
n/a

**Alternatives:**
n/a

**Recommendation:**
Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code as well as Ordinance 2015-042 and recommends **approval** of PC-18-34_03.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
**Summary**

**Request:** Consideration of a Final Plat for the development of a portion of Esplanade Parkway

**Applicant:** Caren Williams-Murch  
2 Venture Ste 350  
Irvine, CA 92618

**Property Owner:** Highpoint Trace, LLC  
2 Venture Ste 350  
Irvine, CA 92618

**Parkland Required:** Satisfied through PDD  
**Utility Capacity:** Adequate / By Developer

**Accessed from:** Esplanade Parkway  
**New Street Names:** N/A

**Notification**

**Application:** N/A  
**Neighborhood Meeting:** N/A

**Published:** N/A  
**# of Participants:** N/A

**Posted:** N/A  
**Personal:** N/A

**Response:** None as of the date of this report.

**Property Description**

**Location:** Intersection of Esplanade Parkway and William Moon Way

**Acreage:** 3.527 acres  
**PDD/DA/Other:** Ord. # 2015-042

**Existing Zoning:** Single Family “SF-6”  
**Preferred Scenario:** Area of Stability

**Proposed Use:** N/A Transportation

**CONA Neighborhood:** N/A  
**Sector:** 5

**Surrounding Area**

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
<td>Single Family “SF-6”</td>
<td>Single Family</td>
<td>Area of Stability</td>
</tr>
<tr>
<td>South of Property:</td>
<td>Single Family “SF-6”</td>
<td>Single Family</td>
<td>Area of Stability</td>
</tr>
<tr>
<td>East of Property:</td>
<td>Single Family “SF-6”</td>
<td>Single Family</td>
<td>Area of Stability</td>
</tr>
<tr>
<td>West of Property:</td>
<td>Single Family “SF-6” and Public “P”</td>
<td>Single Family / Parkland</td>
<td>Area of Stability</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

<table>
<thead>
<tr>
<th>Action</th>
<th>Approval of the Final Plat</th>
<th>Approval with Conditions / Alternate</th>
<th>Denial</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong></td>
<td>Staff: Andrea Villalobos, CNU-A</td>
<td>Title: Senior Planner</td>
<td>Date: August 8, 2019</td>
</tr>
</tbody>
</table>

**History**

The proposed plat is part of the Trace Planned Development District (PDD). Surety for the construction of these roadways and associated public utilities have been sufficiently provided through reimbursements from the Trace Public Improvement District (PID) created in Resolution No. 2015-145R. License Agreements for landscaping within the right-of-way will also be recorded alongside this plat.

**Additional Analysis**

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.
### Criteria for Approval (Sec. 3.2.3.4)

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;</td>
</tr>
<tr>
<td>Neutral</td>
<td>Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official; <em>Surety for construction of Public Improvements has been fulfilled through the Trace Public Improvement District (PID).</em></td>
</tr>
<tr>
<td>X</td>
<td>Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1; <em>Surety for construction of Public Improvements has been fulfilled through the Trace Public Improvement District (PID).</em></td>
</tr>
<tr>
<td>X</td>
<td>The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and</td>
</tr>
<tr>
<td>X</td>
<td>The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.</td>
</tr>
<tr>
<td>TABLE 1</td>
<td>TABLE 2</td>
</tr>
<tr>
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<td></td>
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</tr>
</tbody>
</table>

**TRACE SUBDIVISION**
**PID PHASE 2A ESPLANADE PARKWAY**
**FINAL PLAT**
July 2, 2018

City of San Marcos
630 East Hopkins Street
San Marcos, Texas 78666
Attn: Steve Parker, Assistant City Manager

Re: Trace Project – Security for Subdivision Improvement Agreements

Dear Mr. Parker:

This letter is being provided to the City of San Marcos ("City") by Highpointe Trace, LLC ("Highpointe"), in connection with those certain City of San Marcos Subdivision Improvement Agreements pertaining to the following Planning Department Case Nos.: (i) PC 18-31_03 (School site) and PC 18-10_03 (PA 2A Sec B), (ii) PC 18-31_03 (School site) and PC 18-13_03 (Wm Moon Way and Snowbell Street), and (iii) PC 18-31_03 (School site) and PC 18-34_03 (PID 2A Esplanade Parkway) (collectively, the "Improvement Agreements").

By its signature below, the City hereby acknowledges and agrees that the City's right to receive reimbursements from the Trace Public Improvement District created by the City pursuant to Resolution No. 2015-145R approved October 20, 2015 (the "PID") in accordance with the PID governing documents constitutes sufficient and adequate "Security" pursuant to Section 5 of each of the Improvement Agreements.

If the foregoing meets with your approval, please execute and date this letter where indicated below and return same to my attention at your earliest convenience. Thank you for your cooperation.

HIGHPOINTE TRACE, LLC,
a California limited liability company
By: Highpointe Posey Road, L.P., a California Limited partnership, Its Managing Member
By: Highpointe Investments, Inc., a California corporation, Its General Partner

By: _____________________________
Timothy D. England, SVP

THE FOREGOING IS ACKNOWLEDGED AND AGREED TO:

CITY OF SAN MARCOS:

By: _____________________________
Steve Parker, Assistant City Manager

Date: July ___, 2018

HIGHPOINTE COMMUNITIES

2 Venture, Suite 350 | Irvine CA 92618
(P) 949 472-0800
FINAL SUBDIVISION / DEVELOPMENT
PLAT APPLICATION FORM

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Caren L. Williams-Murch</th>
<th>Property Owner</th>
<th>Highpointe Trace, LLC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>2 Venture Suite 350 Irvine CA 92618</td>
<td>Owner's Mailing Address</td>
<td>2 Venture Suite 350 Irvine CA 92618</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>(512) 757-7006</td>
<td>Owner's Phone #</td>
<td>(949) 472-0174</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:caren.williams@highpointeinc.com">caren.williams@highpointeinc.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:tim.england@highpointeinc.com">tim.england@highpointeinc.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Proposed Subdivision Name: Trace Subdivision

Subject Property Address or General Location: 5818 S. Old Bastrop Hwy.

Acres: 3.527 acres       Tax ID #: R 18657

Located in: x City Limits    □ Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat:   □ Final Subdivision Plat   □ Final Development Plat

Current Number of Lots: 0          Current Land Use: Undeveloped

Proposed Number of Lots: 6          Proposed Land Use: Residential

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee $1,250 plus $100 per acre       Technology Fee $11       MAXIMUM COST $2,511

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

To be completed by Staff: Date Submitted: ____________ 5 Business Days from Submittal: ____________

Completeness Review By: _________ Date: ____________ Contact Date for Supplemental Info: ____________

Supplemental Info Received (required w/in 5 days of contact): ____________________________

Application Returned to Applicant: ____________ Application Accepted for Review: ____________

Comments Due to Applicant: ____________ Resubmittal Date: ____________ P&Z Meeting: ____________

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
## SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- □ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- □ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- □ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: ___________________________ Date: ____________
Printed Name: ___________________________

## WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and/or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: ___________________________ Date: ____________
Printed Name: ___________________________

## RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- □ Two (2) mylars of the subdivision plat *(Comal Co. requires White 20# Bond Paper)*
- □ Recording Fee: $___________
- □ Reprinted Tax Receipt
- □ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- □ If public improvements were deferred, Subdivision Improvement Agreement
- □ Subdivision Improvement Agreement recording fee: $___________
- □ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- □ Other recording fee: $___________

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.
Highpointe Trace, LLC (owner) acknowledges that it is the rightful owner of the property located at 5818 S. Old Bastrop Hwy, San Marcos, TX 78666. (address).

I hereby authorize ________________ (agent name) to serve as my agent to file this application for ______ W.P.P. - Phase 2 and P.I.C.P. ______ (permit type), and to work with the Responsible Official / Department on my behalf throughout the process.

HIGHPOINTE TRACE, LLC,
a California limited liability company

By: Highpointe Posey, L.P., a California limited partnership, Its Managing Member

By: Highpointe Investments, Inc.,
a California corporation, Its General Partner

By: ___________________________ Date: 12/5/17

Timothy D. England, SVP

Signature of Agent: ___________________________ Date: 5/23/18

Printed Name: Nicholas G. Kehl, P.E.

To be completed by Staff: Permit # ____________.
ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedernales Electric Cooperative

Applicable Utility Service Code(s): ____________________________

Comments / Conditions: ____________________________

________________________________________________________

Signature of Electric Company Official: ____________________________

Title: ELEC. DISTRIBUTION DELEGEE Date: 5/3/2018
GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service *is* currently available to the subject property
B. Adequate service *is not* currently available, but arrangements *have* been made to provide it
C. Adequate service *is not* currently available, and arrangements *have not* been made to provide it
D. Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): B

Comments / Conditions: 

______________________________________________________________

Signature of Gas Company Official: Devin Kleinfelder
Title: Senior Marketing Consultant                          Date: 5/8/2018
TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Easement(s) are needed within the subject property

Name of Telephone Service Provider: CenturyLink
Applicable Utility Service Code(s): 
Comments / Conditions: Property is under construction.

Signature of Telephone Company Official: 
Title: E LC monson Date: 5/18/18
WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos
Applicable Utility Service Code(s):
Comments / Conditions: Line extensions required

Signature of Water Official:
Title: Water Diet Manager
Date: 8–8–18
WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: Underwater infrastructure to be constructed by developer.

Signature of Wastewater Official: [Signature]
Title: Wastewater Coll. Mgr. Date: 3-8-18
Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace LLC, for approval of a Final Plat for approximately 3.527 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the intersection of Esplanade Parkway and William Moon Way. (A. Villalobos)
Location:

- +/- 3.527 acres

- Zoned Planned Development District “PDD”, with a base zoning of Single-Family “SF-6”

- 1 residential roadways proposed: Esplanade Parkway

- Surety for Public Improvements has been fulfilled through the Trace PID

- License Agreements for landscape improvements in the Right-of-way.
Recommendation:

Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code as well as Ordinance 2015-042 and recommends approval of PC-18-34_03.