I. **Call to Order**  
Meeting was called to order by Chair, Roland Saucedo, at 6:08 p.m.

II. **Roll Call**  
In attendance: Roland Saucedo, Robert Eby, Joe Cantu, Michael Vernon, Bobbie Garza-Hernandez, Darla Munoz and Larry Mock. Absentees are Michael Adams and Robert Dudolski.

III. **Citizen Comment Period**  
One Citizen by the name of Joe Cox who resides at 800 Franklin Drive sent an email the day of the meeting. Cox stated he had a conflict and could not make the meeting. Chair, Roland Saucedo, read the email out loud to all Commissioners. The email stated Cox is very much opposed to increasing the occupancy limitations.

IV. **Consider Acceptance of November 15, 2023, Meeting Minutes**  
MOTION made by Eby to approve. Seconded by Munoz. All in favor, none opposed, motion carried.

V. **Guest Speaker**  
Amanda Hernandez, Director of Planning and Development, gave a presentation on Vision SMTX Comprehensive Plan allowing the Commissioners to have a question and answers session after presentation. Hernandez discussed the role of the Comprehensive Plan to include looking into the future of San Marcos over the next twenty years, an umbrella document that integrates high level direction from past and current planning efforts, creates goals, policies & objectives around key topics important to the community, establishes the types of neighborhoods and districts we want that will accommodate projected population growth and guides regulatory documents like the San Marcos Development Code. The last time a comprehensive plan was approved was in 2013 and in 2020 the direction of the Council was to rewrite the Comprehensive Plan, Vision SMTX. Hernandez states it is important to update the plan every five to ten years so that way it stays relevant with the changes that are occurring in the community. Hernandez also discussed projected growth, accommodating our growth, plan elements and Policy framework, participants who have helped with the outreach Vision SMTX and what the process entails. Hernandez also informed the Commissioners that there will be an upcoming Survey that will summarize amendments made by the Planning and Zoning Commission and San Marcos City Council throughout the Plan adoption process. This Survey allows the public to identify concerns and propose specific changes. Hernandez explained the multiple ways citizens can participate. The Survey is one last outreach to the community and will last 3 weeks, starting February 2 – 23, 2024.

Garza-Hernandez asked if there was a document available that summarizes the changes that were made that is ready to be handed out. Hernandez responded “yes, it is in the City Council packet from last night,” January 16, 2024, but the Council has asked for some modifications prior to it going out with the survey. Saucedo asked if that packet could be sent to Palacios so she may send to all Commissioners. Hernandez asked if Saucedo could wait a week so all changes/modifications can be made. Garza-Hernandez asked several other questions including if the document was going to be translated into Spanish. Hernandez stated that
VI. Item up for Action/Discussion

The Commissioners were scheduled to review Occupancy Ordinance with the City Council Occupancy Ordinance sub – committee. Members of the sub – committee include Council member Mathew Mendoza, Council member Saul Gonzalez and Council member Alyssa Garza. No members were present so Saucedo tabled discussion until members were available. Commission moved on to discuss Rent by Bed Apartments and the major project on Lindsey St. and North St. Vernon asked if there were permits for this project. Hernandez stated the Planning and Development dept. has an application that is technically in process from the Developer for the Lindsey St and North St. project, but they are not at the state of permitting yet. Prior to them asking for permits for ‘moving dirt’ they must have approval for their zoning, and they must ask for specific use of student build housing. The property they are on can be multi-family but cannot be student housing without the approval of City Council and Planning Commission. If approved, then they would go to permitting. Munoz asked if the Developer has done a geological study for that property? Hernandez stated that the Planning and Zoning committee would typically not get into an environmental study. Saucedo asked if the Commission wanted to send a resolution to City Council. A vote to create a resolution was taken and concluded unanimously with 7 Yays. Second vote was taken to where Commission stands, whether oppose or agree for future Rent by the Bed Development and concluded unanimously with 7 Yays to oppose. Saucedo asked what the Commission would like to mention in the verbiage of the draft resolution. First, the Neighborhood Commission is fully opposed to anymore future development of Rent by the Bed projects. Secondly, the Commission would like the City Council to direct the City Managers office into looking into creating or appointing an entity that will monitor and hold accountable the current Developer Rent by the Bed projects that are already in place and any in the foreseeable future. Thirdly, the Neighborhood Commission agrees with the views of the Tenant’s Advocacy group and their testimonials and statements that have been made. Saucedo asked the Commission if there was anything else they were wanting to mention in this resolution. No Commissioners responded.

Council members Garza and Mendoza arrived by Zoom and the discussion to review Occupancy Ordinance with the sub – committee group was resumed. Saucedo opened discussion. Saucedo confirmed City Councils final count/vote of 5 to 2 for increasing the Occupancy Ordinance up to three unrelated members living in one household. Hernandez chimed in and stated the change from 2 to 3 has already happened. The sub – committee’s vision is to see what other communities do, how they do it, how does it work for them, what processes they use for enforcement, etc. Saucedo informed the Commission that the number could change, and council can make an amendment to the Occupancy Ordinance although it has already been approved. Questions that were asked to the 2 present council members were how Council came up with their decision and why they made the decision they did. Council members discussed their recollection.
The Commission took a vote on whether they agreed on sending a resolution to City Council in reference to Occupancy Ordinance. The Commission voted unanimously with 7 Yays. A second vote was taken FOR or AGAINST the increase in Occupancy Ordinance from 2 - 3. The Commission voted unanimously with 7 Yays for AGAINST the increase and the Occupancy Ordinance remaining at 2 persons. The Commission voted to approve the Draft Recommendation Resolution, amending adding an ‘s’ to the word Person. The Commission voted unanimously with 7 Yays.

Carr reviewed the Draft ordinance for Short Term Rental and notified the Commission that they will be going to Council on January 30th work session to review all changes that were taking place and receive final comments.

VII. Reports

Vitality Coordinator, Tiffany Harris updated the Commission on happenings in the community. Harris informed the Commission of a Neighborhood Conversation taking place at Sunset Acres on Tuesday January 23, 2024, at 6 p.m. at Goodnight Middle School. CIP and the Utilities department will be available to speak on their upcoming projects. A Blanco Gardens public safety meeting was also held in October 2023 that was very well attended and great feedback was given by all residents who attended. Chief Standridge was also in attendance and agreed to do update meetings quarterly. Their next meeting is on February 15, 2024. Harris also informed the Commission that UNIVERCITY will be starting back up and will be taking applications. Classes will start in the middle of March through May. In reference to Neighborhood Conversations, four were held last year. This year, Neighborhood Conversations will be held for Sectors 3, 4, 9 and 6. Scheduling has not begun for these meetings.

Carr updated the Commission on the signage for Mexican American & Indigenous Cultural Heritage District. Carr stated the Information had been received from Commissioner Garza-Hernandez and he now just needed to know the number of signs needed and their locations. Saucedo informed Carr that it was decided that additional signs would be needed to install at each park location for each neighborhood.

VIII. Future Agenda Items

Commissioners would like to see a Recommendation Resolution for Rent by Bed apartments/Student purpose build housing. Commissioner Eby would like to discuss and consider a resolution for a prohibition on feeding deer.

IX. Question and Answer Session with Press and Public

None

X. Adjournment

MOTION was made by Saucedo and seconded by Munoz to adjourn the meeting at 8:56 p.m. All in favor, none opposed, motion carried.

The minutes for the January 17, 2024, meeting of the City of San Marcos, Texas Neighborhood Commission are respectfully submitted on February 21, 2023, by Yvonne Palacios, Staff Liaison, Neighborhood Enhancement.

Approved by:

Chair – Roland Saucedo