



City of San Marcos Special Meeting Minutes
Neighborhood Commission
May 8, 2019 at 6:15 p.m.
Code Compliance Conference Room
630 E Hopkins (Neighborhood Enhancement Building)
San Marcos, Texas 78666

I. Call to Order

*Meeting was called to order by Chair **Lizbeth Dobbins** at 6:16 p.m.*

II. Roll Call

*In attendance: **Joe Cantu, Lizbeth Dobbins, Estella Enriquez, Michelle McWatters, Roland Saucedo, Shane Scott, and Cathy Dillon.** Absent: **Lupe Costilla, Kendra Wesson, Angie Ramirez, and Jennifer Katz.***

III. ITEMS FOR ACTION/DISCUSSION

- a) Consider approval of Recommendation Resolution 2019-001R, recommending the San Marcos City Council to advise the City Manager to look into the sidewalk plan and ensure clear communication amongst all City departments and all affected citizens involved in this project; in particular that Council be sensitive to sidewalks affecting our irreplaceable historic areas.

*Motion was made by **Roland Saucedo** and seconded by **Michelle McWatters** to approve as written. All in favor, none opposed, motion carried.*

- b) Consider approval of Recommendation Resolution 2019-002R, recommending the San Marcos City Council to review the density level and use of zoning regulations for neighborhood density – 3 (ND - 3) and neighborhood density – 3.5 (ND - 3.5)

*Motion was made by **Roland Saucedo** and seconded by **Cathy Dillon** to discuss.*

- Per **Roland Saucedo**, it was assumed that this particular resolution would go to both City Council and also Planning and Development Services Department.
- **Cathy Dillon** provided a hand out of additional input for proposed changes to the land development code for commissioners to take home, review and express their personal views as fitting to Planning & Development.

*Motion was made by **Roland Saucedo** and seconded by **Shane Scott** to amend Recommendation Resolution 2019-002R to reflect that final resolution be sent to both San Marcos City Council and Planning and Development Services Staff. All in favor, none opposed, motion carried.*

- c) Consider approval of Recommendation Resolution 2019-003R, recommending that the San Marcos City Council deny the zoning requests for 510 and 524 W. Hopkins due to citizen concerns and outcry against the zoning change.

*Motion was made by **Roland Saucedo** and seconded by **Estella Enriquez** to approve as written and further discussion was made:*

- Recap of rezoning request and the history behind it was provided by **Roland Saucedo**.

- **Joe Cantu** expressed his decision to not support the forwarding of the resolution to Council to deny the request because he believes the applicant is attempting to do the right thing by coming into compliance with City codes.
- **Michelle McWatters** stated she went to look at the parking situation and, despite what the owner indicated about sufficient parking, it does overflow into the street.
- **Roland Saucedo** advised that he initially supported the rezoning change request because it offers diverse housing. However, since the owner has owned this property for three years, made changes to the structure without the approval of the Historic Preservation Committee and is renting the two properties by the room, he does not feel the owner did his due diligence in checking City codes and that he has been asked to represent citizen concerns about the request.
- **Shane Scott** asked for clarification from **Roland Saucedo** as to how many people asked him to represent their concerns. **Roland Saucedo** indicated there were 16 individuals during a meeting with citizens at 524 W. Hopkins and in two subsequent emails. Further discussion was made regarding the number of people in the buffer zone and the surrounding multifamily units and apartments to 510 and 524 W. Hopkins.
- **Lizbeth Dobbins** stated that if the people behind this owner go high density, then he will be completely surrounded and he would be left with the only single family property, becoming nearly impossible for him to sell.
- **Michelle McWatters** indicated that supports the owner on that point since he is next to a liquor store and other apartments.
- **Roland Saucedo** clarified that the owner said he had no intentions of making his home larger or remodeling, that he was wanting to put an interior wall to separate apartments to be in compliance with occupancy restrictions.
- **Joe Cantu** expressed his appreciation for the additional input, but he strongly feels that it is not right to pick and choose who is allowed to do things, stating that the owner is surrounded by others doing the same thing that he is wanting to do and he is just trying to make it right.
- **Lizbeth Dobbins**, as chair, called for a show of hands for aye and no votes and any abstentions.

***Vote:** those in support of sending the resolution recommendation to Council to deny the request for rezoning were 3: Roland Saucedo, Estella Enriquez, and Cathy Dillon. Those opposed to sending the resolution recommendation to Council to deny the request for rezoning were 4: Shane Scott, Michelle McWatters, Joe Cantu, and Lizbeth Dobbins. Resolution does not move forward.*

IV. Adjournment

*Motion was made by **Roland Saucedo** and seconded by **Shane Scott** to adjourn the meeting at 6:50 p.m. All approved, none opposed, motion carried.*

The minutes for the May 8, 2019 meeting of the City of San Marcos, Texas Neighborhood Commission are respectfully submitted on May 15, 2019 by Tammy Strakos, Staff Liaison, Neighborhood Enhancement

Approved by: Lizbeth J. Dobbins
Chair or Vice Chair