



Neighborhood Commission Regular Meeting Minutes

October 18, 2023, at 6:00 p.m.

Neighborhood Enhancement – Virtual Zoom
630 E Hopkins, Bldg. 5, San Marcos, Texas 78666

I. Call to Order

Meeting was called to order by Chair, **Roland Saucedo**, at 6:18 p.m.

II. Roll Call

In attendance: Roland Saucedo, James Cruz, Robert Eby, Joe Cantu, Michael Adams, Michael Vernon, Bobbie Garza-Hernandez, Robert Dudolski and Darla Munoz. Absentees: Larry Mock.

III. Citizen Comment Period

Ashlee Saxon sent email to be read during Citizen Comment Period. She could not attend so Saucedo read email out loud. Saxon is a founding member of a newly formed community organization called TAG (Tenants Advocacy Group). They are strongly urging the board to vote against the Project PSA-23-02 student housing build on the corner of North & Lindsey Street. There are several reasons why TAG and the members of the San Marcos community recommend voting against the project. First, building the complex will continue to allow more "Rent-by-the-Bed" individual leasing models that are extremely predatory towards students and non-student renters. Second, TAG has networked and acquired more than 250 online signatures focused in the San Marcos area against the development and 13 paper signatures with the majority being students. Lastly, there are over 40 student housing complexes in the San Marcos area that primarily cater to students. San Marcos residents want more diverse housing options that are not "Rent-by-the-Bed" individual leasing.

IV. Consider Acceptance of September 20, 2023, Meeting Minutes

MOTION made by Adams to approve. Seconded by Cantu, Darla Munoz abstained. All in favor, none opposed, motion carried.

V. Guest Speaker

Julia Cleary, Senior Planner from Planning and Development Dept. presented on the Preferred Scenario Amendment at Lindsey & North St. Shannon Mattingly, representative for the Developer, Drenner Group, was also on hand to answer questions. Prior to starting her presentation Cleary stated that the applicant has postponed a series of future meetings and several permit applications. The applicant asked to postpone the Neighborhood Commission meeting as well, but the applicant was too late in their requests to cancel. Prior to postponement, The Developer request to amend the Preferred Scenario map from "Existing Neighborhood" to "High Intensity" for 1.13 +/- acres of land generally located southwest of the intersection between Lindsey St. and North St. Cleary stated the property currently contains 4 separate residential structures and has surrounding land uses to include Texas State Campus, Multifamily, Residential (sorority house) and Residential (house). There are 3 residential homes that are on the Historic Resource Survey. One is marked "High Priority" on 419 North St. and the other 2 are marked "Medium Priority" on 409 North St. and 413 Lindsey St.

Saucedo asked for clarification on which sections the Developer owns. Mattingly responded and stated the Developer owns 2 of the 3 sections that are currently in the Concept plan. The third area is under contract by the Developer, but he has not closed on that yet. Saucedo also

asked for clarification on the 3 addresses that are listed and marked as High and Medium priority on the Historic Resource Survey. Mattingly stated the Developer does not intend to demo these structures. He is working on making sure they can be moved and re located to a different area of the community. Mattingly stated that as part of the conditional use permit, the Developer would be looking to move the structures within the City Limits at his expense. Saucedo asked the Board if anyone else had questions. There was no response. Saucedo continued to ask several important questions. All were answered by Mattingly. Again, Saucedo asked if anyone had any questions for Shannon Mattingly. No response.

VI. Welcome Newly Appointed Commissioner

Saucedo welcomed newly appointed Commissioner, Darla Munoz. She will be the Commissioner for Sector 1.

VII. Item up for Action/Discussion

The Board discussed and agreed to cancel the December meeting due to the Holidays. Munoz abstained. All in favor, none opposed, motion carried.

Saucedo gave a quick overview of the Commissioner Bylaws. Next agenda item was to review and discuss the Occupancy Ordinance. Because so much time had been spent on the presentation for the Preferred Scenario Plan, Saucedo stated to the Board that he would like to postpone this item in consideration of everyone's time. A vote was taken,

Garza-Hernandez asked if there was a way for us to propose to council to postpone until the Neighborhood Commission could have time to discuss and review. Saucedo stated that in the past, when a resolution could not be submitted on time, the Chair was able to speak at Council meetings during Citizen Comment period on behalf of the Board/Commission. A couple of suggestions were made by Saucedo. First, to postpone the reviewing of the Occupancy Ordinance until November meeting, secondly, to take a vote whether Roland, as Chair of Neighborhood Commission, will go in front of Council to ask if they will postpone their vote or any further discussions until the Neighborhood Commissioners have had ample time to reach out to their perspective constituents. A vote was taken to postpone discussion until November. There were 6 Nays and 2 Yeas, 1 Commissioner did not vote since they had to leave the meeting early. All in favor, none opposed, motion carried.

Prior to a vote being taken for Roland to go on behalf of the Neighborhood Commission to ask City Council to postpone any further discussions or votes on the Occupancy Ordinance, Saucedo asked the Commission if anyone had any questions on the current occupancy ordinance and its effect on legacy neighborhoods and single-family homes. Eby asked what the state requirements would be. Saucedo responded by saying we would not know but whatever it would be set as, we could not change. No one could enforce any different. A vote was taken for Roland to speak at the next Council meeting. 8 Yeas, 0 Nays, 1 Commissioner did not vote since they had to leave the meeting early. All in favor, none opposed, motion carried.

VIII. Reports

Tiffany Harris, Vitality Coordinator, spoke about the Neighborhood Conversation that took place on October 5th at Crocket Elementary. She stated it was very well attended and all were very engaged in the meeting. Chief Standridge gave a great presentation and CIP projects were also discussed. Harris informed the Board on the Blanco Gardens Safety Meeting that was brought about due to Councilman Gleason personal experiences and his

neighbors had expressed concerns about continued and increasing crime in that area. Chief Standridge committed to having a follow up meeting in 3 months with the Blanco Gardens citizens. One of the main concerns is lighting in the neighborhood. A lighting survey will be completed by Jesse Saavedra. Harris also informed the Board of a tentative November 16th date for the next Neighborhood Conversation for Sector 7. Commissioner Vernon stated he would like to be present when the lighting survey takes place since he represents that neighborhood.

Commissioners Saucedo and Garza-Hernandez gave an update on the Mexican American and Indigenous Cultural Heritage District Street signage. Garza-Hernandez stated they had a meeting on September 26th with several members of Barrio Del Pescado who were in attendance. A discussion was held on what they wanted symbolized on their sign and the decision was made on the narrative and the logo. Saucedo asked Garza-Hernandez to send the final renderings to Greg for installation, locations and creation dates.

IX. Future Agenda Items

All Board Members agreed that the Occupancy Ordinance should be talked about in further detail. The possibility of having Kelly Eby speak on the Grant from the US Forest Service that was received by City of San Marcos.

X. Question and Answer Session with Press and Public

None

XI. Adjournment

MOTION was made by Adam and seconded by Munoz to adjourn the meeting at 7:54 p.m. All in favor, none opposed, motion carried.

The minutes for the October 18, 2023, meeting of the City of San Marcos, Texas Neighborhood Commission are respectfully submitted on November 15, 2023, by Yvonne Palacios, Staff Liaison, Neighborhood Enhancement.

Approved by


Chair – Roland Saucedo