



2020 General Election Candidate Questionnaire

Candidate Name: Mike Guevara

Office Sought: Texas House District 136

Political Affiliation: Republican

Candidate's Website (if applicable): www.ilikemikefortexas.com

Why are you running for this position?

Preserve the conservative values that have resulted in our current economic success but supporting a free market system. Fighting for the safety of our communities.

What do you believe are the three most critical issues facing the State of Texas and why?

1) public safety 2) Economy 3) Recovery from COVID 19 shut down, including education of our children

What do you believe are the three most critical issues facing your district and why?

Same as above. Part of my district is in Austin which just cut the funding to their police department by \$150,000,000.00.

If elected, what other items would you like to accomplish while in office?

Clarification of water rights for municipalities. Making the foster system more about the children. Keeping government out of business .

What do you believe is the role of the state in overseeing cities and counties, especially in regard to land use (zoning, permitting, etc)?

Zoning and subdivision regulation have been delegated to the cities and counties through Chapters 211 and 212 of the Local Government Code. Cities and counties should continue to be able to regulate these areas. The local elected officials, council member and county commissioners are the closest to their constituents so should have the most say in the development of their areas

Cities and Counties are authorized by the state to create a number of citizen-led boards and commissions. One of these boards is the Board of Adjustment, whose two primary objectives are to review and hear appeals to certain land-use decisions and make determinations for a variance to the code. In the past several years, it has become much more difficult for property owners to be granted

variances due to the lack of clarity surrounding the term "hardship." Would you support legislation to provide better clarity in the Board of Adjustment variance process to make it more predictable?

Yes

Additional Comments (Optional)

Board of Adjustments are interesting entities in that they are a quasi-judicial entity. Their rulings are not normally appealable to the elected officials. Better defined definitions allow city staff, developers and boards of adjustment to plan for development.

Some of our most valued treasures in Texas are the many historic sites and structures across our state. In Texas, cities are authorized by the state to designate structures as historic, including without landowner consent (requires a supermajority). However, when a historic district (multiple properties) is being formed, there is no remedy for an individual property owner to oppose being pulled into the historic district. In most instances if an individual property owner opposes being designated historic as part of a district it only requires a majority vote to create the district. Would you support legislation that defines a clear process for property owners to oppose being included in a historic district?

Yes, I am a strong believer in individual property rights.

What is your position on Project Connect?

As a Council member and resident of Cedar Park, I am not a fan of public transportation. Expanded public transportation, it should be mostly, if not totally, paid for by the users.

What other measures would you support to improve current and future mobility throughout our region?

Based on studies done by the City of Cedar Park, most of the residents do not want to pay more taxes for expanded public transportation.

Do you support the expansion and improvement of major roadways and highways in our region such as IH-35, US 183, and 360?

Yes

Why or why not? (Explanation of Position)

Yes, in Cedar Park, we have supported the expansion of 183 from MoPac to 620 and service roads on 183A.