

Cover Sheet

Documents Provided by Developer

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: March, 2023

CONTACT INFORMATION

| | | | |
|-----------------------------|---|-------------------------|---------------------------|
| Applicant's Name | Shannon Mattingly | Property Owner | See attached owners list. |
| Company | Drenner Group | Company | |
| Applicant's Mailing Address | 2705 Bee Caves Road, Ste. 100 Austin, TX 78746 | Owner's Mailing Address | |
| Applicant's Phone # | 830-643-9453 | Owner's Phone # | |
| Applicant's Email | smattingly@drennergroupp.com | Owner's Email | |

PROPERTY INFORMATION

Subject Property Address: 409 North Street, 413 & 419 North Street, 421 Lindsey Street

Zoning District: MF-24, MF-18, MF-12, CD-5

Tax ID #: R R34773, R141054, R133230, R32207, R155306, R53147

Legal Description: Lot See attached. Block _____ Subdivision _____

DESCRIPTION OF REQUEST

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

The applicant is requesting an alternative compliance to increase the height of their project from 5 to 7 stories for student housing and is proposing a multifamily student housing project that would be adjacent to the University. Would be accessible to campus without increasing traffic and creating sprawl in to the adjacent neighborhoods. The project is already zoned for multi-family and a portion of the property is already zoned CD-5. The project would provide a benefit to the University by providing much needed housing for students and would blend seamlessly into the University campus.

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 \$1,000*

Technology Fee \$15

TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750*

Technology Fee \$15

TOTAL COST \$765

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

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

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 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 \$150 plus a \$15 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 \$150 plus a \$15 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: _____



Date: 08/04/2023

Print Name: Shannon Mattingly

Form Updated March, 2023

DRENNER GROUP

Shannon Mattingly
direct dial: (512) 807-2904
smattingly@drennergroupp.com

October 13, 2023

Amanda Hernandez
Planning Director, City of San Marcos
630 East Hopkins
San Marcos, TX 78666

Via Electronic Delivery

Re: PSA 23-02, ZC 23-19, CUP 23-22, AC 23-09– Preferred Scenario Map Amendment, Rezoning, Conditional Use Permit and Alternative Compliance request applications for the approximately 2.557 acre property located at southeast corner of North and Lindsey Street in the City of San Marcos, Hays County, Texas (the “Property”)

Dear Ms. Hernandez:

As representatives of the owner of the Property, we respectfully submit the enclosed package that includes a Preferred Scenario Map Amendment Application, a Rezoning Application, a Conditional Use Permit Application for purpose-built student housing with a reduction in parking to 0.75 and an Alternative Compliance request to allow up to 7 stories. The Property consists of 2.557 acres and is located adjacent to Texas State University (the “University”) at the southeast corner of North Street and Lindsey Street in the City of San Marcos, Texas.

The purpose of these applications is to change the Preferred Scenario map for the Property from Existing Neighborhood to High Intensity per the currently adopted comprehensive plan or Neighborhood High per the proposed unadopted comprehensive plan. The Property is intended to be redeveloped with a student housing project. The Property is currently zoned multi-family and is surrounded by the University, other multi-family and sorority houses. The Property not adjacent to residential. Currently, 0.626 acres of the Property is zoned CD-5D. We are requesting that the remaining 1.931 acres of property be rezoned to CD-5D to have consistent zoning on all lots to accommodate a student housing project.

We believe that this location is ideal to accommodate the increased student population, and the need for student housing adjacent to the University. Therefore, we are requesting a CUP for purpose-built student housing and a reduction in parking spaces as part of the CUP. We recognize that most students will bring a car to campus, therefore we are proposing a parking

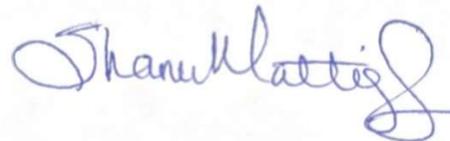
structure to accommodate the vehicles of the students. We commissioned a student housing evaluation to determine the parking utilization rates at comparable student housing properties located within one mile of the site. Our survey covered 10 properties that contained a total of 4,302 beds in 1,730 units. At these 10 properties, there are 3,230 parking spaces available to students. The average number of spaces per bed is 0.75 and the average vacancy rate is 10%, however, the majority of the vacant spaces are at the two most “overparked” projects, Sanctuary Lofts and Vie Lofts. Based on the current occupancy rates, the current ratio of spaces leased per leased bed is 0.69. Our project is proposing a parking ratio of 0.75, which has been determined to be more than we need to accommodate the project as a whole. The City’s recently adopted city-wide booting ordinance will also help to discourage students to park within the neighborhoods and the new proposed transit routes should also help to decrease traffic by allowing students an alternative to driving to get to areas outside of downtown. The adjacency to the University is an ideal location for this product type allowing students to walk across the street and be on campus.

We are also requesting an alternative compliance to increase the height of the project from 5 to 7 stories. This project is outside of the downtown area immediately adjacent to the University. We have provided a 3D rendering to show the height of the building as it related to surrounding properties. In order to serve the needs of the University student population given the limited number of sites that exist that are across from the University and not adjacent to single family, an increase in height is necessary to get the density to make the project beneficial for all.

This project is ideal, due to its location adjacent to campus, its proximity to services within the downtown area that are walkable. It will include an improved pedestrian experience with a well-connected network of streets to accommodate the increased walkability of students without the need to drive to class or to access their cars for work or to shop or access other services.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

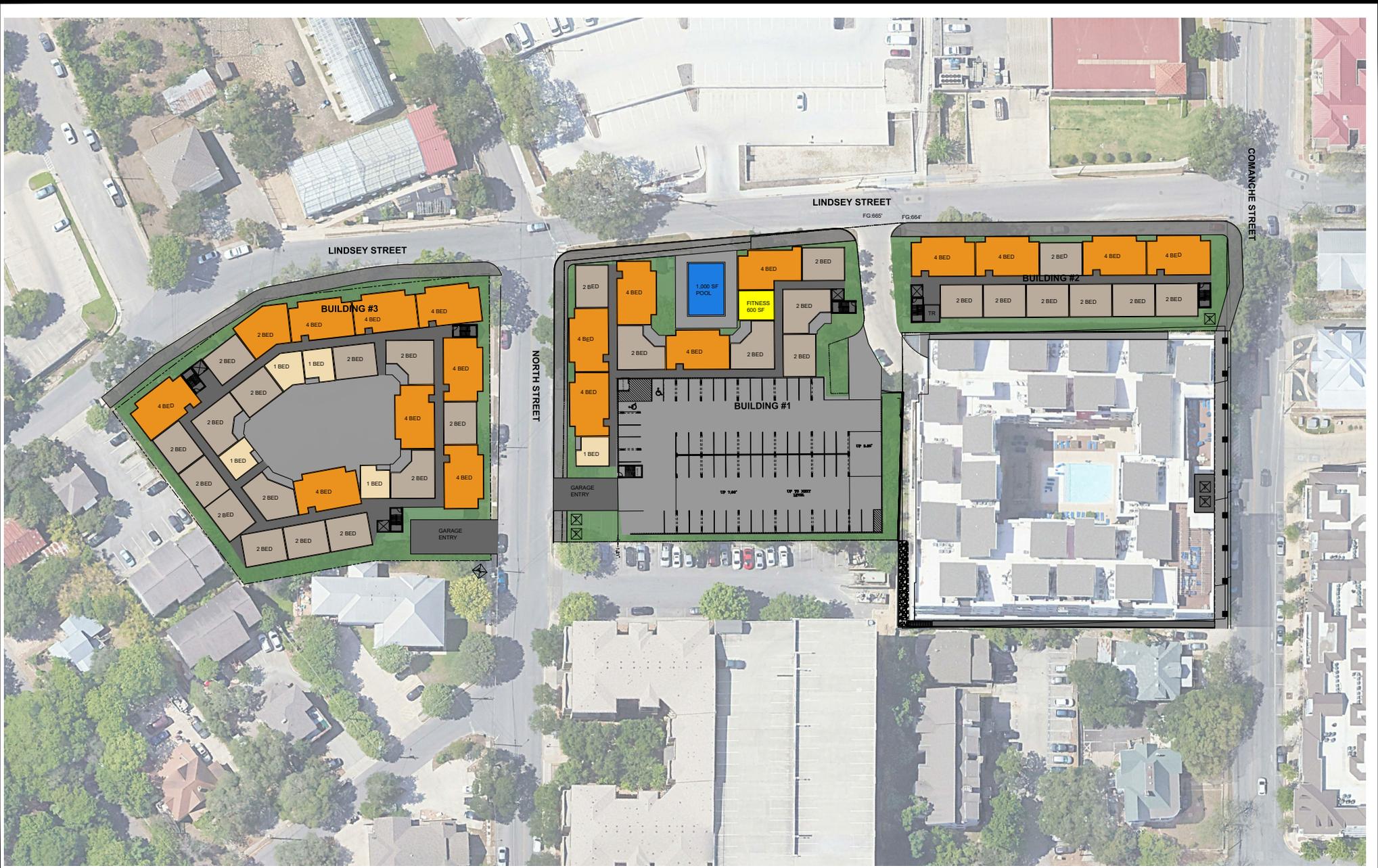
Very truly yours,



Shannon Mattingly

The McLain Student Housing Project Preferred Scenario Amendment

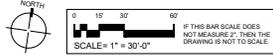




MCLAIN TRACT
SAN MARCOS, TX

KELLY GROSSMAN
ARCHITECTS, PLLC
300 ADDIE ROAD, SUITE 210, AUSTIN, TEXAS 78746, PH: +1 512 557 2387

SITE PLAN- FLOOR 1



| 7 STORY | | | | | | | | |
|---------|-------|------|-------|-------|-------|-------|--------|-----------|
| BLDG # | FLOOR | TYPE | A1 | B1 | B2 | D1 | TOTAL | # of BEDS |
| 1 | LL1 | IA | 0 | 1 | 1 | 1 | 3 | 8 |
| 1 | 1 | IA | 1 | 3 | 3 | 5 | 12 | 33 |
| 1 | 2 | IA | 2 | 3 | 3 | 5 | 13 | 34 |
| 1 | 3 | IIIA | 2 | 4 | 3 | 5 | 14 | 36 |
| 1 | 4 | IIIA | 2 | 4 | 3 | 5 | 14 | 36 |
| 1 | 5 | IIIA | 2 | 4 | 3 | 5 | 14 | 36 |
| 1 | 6 | IIIA | 2 | 4 | 3 | 5 | 14 | 36 |
| 1 | 7 | IIIA | 2 | 4 | 3 | 5 | 14 | 36 |
| | | | | | | | | |
| 2 | LL1 | IA | 0 | 1 | 0 | 2 | 3 | 10 |
| 2 | 1 | IA | 0 | 7 | 0 | 4 | 11 | 30 |
| 2 | 2 | IA | 0 | 7 | 0 | 4 | 11 | 30 |
| 2 | 3 | IIIA | 0 | 7 | 0 | 4 | 11 | 30 |
| 2 | 4 | IIIA | 0 | 7 | 0 | 4 | 11 | 30 |
| 2 | 5 | IIIA | 0 | 7 | 0 | 4 | 11 | 30 |
| 2 | 6 | IIIA | 0 | 7 | 0 | 4 | 11 | 30 |
| 2 | 7 | IIIA | 0 | 7 | 0 | 4 | 11 | 30 |
| | | | | | | | | |
| 3 | LL1 | IA | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 | 1 | IA | 4 | 9 | 3 | 6 | 22 | 52 |
| 3 | 2 | IA | 4 | 9 | 3 | 8 | 24 | 60 |
| 3 | 3 | IIIA | 4 | 10 | 5 | 8 | 27 | 66 |
| 3 | 5 | IIIA | 4 | 10 | 5 | 8 | 27 | 66 |
| 3 | 5 | IIIA | 4 | 10 | 5 | 8 | 27 | 66 |
| 3 | 6 | IIIA | 4 | 10 | 5 | 8 | 27 | 66 |
| 3 | 7 | IIIA | 4 | 10 | 5 | 8 | 27 | 66 |
| | | | | | | | | |
| TOTAL | | 0 | 41 | 145 | 53 | 120 | 359 | 917 |
| | | | 11.4% | 40.4% | 14.8% | 33.4% | 100.0% | |

| UNIT | TYPE | QTY | SF/UNIT | TOTAL SF |
|-----------------|------|-----|---------|----------|
| A1 | 1br | 41 | 600 | 24,600 |
| B1 | 2br | 145 | 900 | 130,500 |
| B2 | 2br | 53 | 1,000 | 53,000 |
| D1 | 4br | 120 | 1,400 | 168,000 |
| TOTAL | | 359 | | 376,100 |
| AVERAGE UNIT SF | | | | 1048 |

PARKING Target (.75 per Bed)

| UNIT | QTY | RATIO | SPACES |
|-------|-----|-------|--------|
| A1 | 41 | 0.75 | 30.75 |
| B1 | 290 | 0.75 | 217.5 |
| B2 | 106 | 0.75 | 79.5 |
| D1 | 480 | 0.75 | 360 |
| | | | |
| TOTAL | 917 | | 688 |

| | |
|---------------------------|-----|
| Open Air Garage #1 | 620 |
| Podium Garage #3 | 70 |
| TANDEM IN FRONT OF GARAGE | 0 |
| PARKING PROVIDED | 690 |

PARKING PER BED: 0.75

PROPERTY OWNER AUTHORIZATION

I, Peggy Taylor (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at 421/419 North St, San Marcos TX (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of Drenner Group (agent company) to file this application for zoning, CUP, PSA and alternative compliance (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: P Taylor Date: 7-17-23

Printed Name, Title: Peggy Taylor

Signature of Agent: [Signature] Date: 7-17-23

Printed Name, Title: Shannon Mattingly, Director

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, Peggy Taylor (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 413 Lindsay st, San Marcos TX (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of Drenner Group (agent company) to file this application for Zoning, CUP, PSA and alternative compliance (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 7-17-23
Printed Name, Title: Peggy Taylor

Signature of Agent: [Signature] Date: 7-17-23
Printed Name, Title: Shannon Mattingly, Director

Form Updated October, 2019

I, Daryl Burttschell (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 409 North Street, San Marcos, TX 78666 (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of Drenner Group (agent company) to file this application for Zoning, CUP, PSA, and Alternative Compliance (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  _____ Date: 7/17/23

Printed Name, Title: Daryl Burttschell

Signature of Agent:  _____ Date: 7/17/23

Printed Name, Title: Shannon Mattingly

PROPERTY OWNER AUTHORIZATION

I, Peggy Taylor (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 415 North st, San Marcos TX (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of Dreuner Group (agent company) to file this application for Zoning, CUP, PSD and alternative compliance (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Peggy Taylor Date: 7.17.23
Printed Name, Title: Peggy Taylor

Signature of Agent: Shannon Mattingly Date: 7.17.23
Printed Name, Title: Shannon Mattingly

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, MATTHEW KENYON (owner name) on behalf of
420 NORTH STREET, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
420 NORTH STREET, SAN MARCOS, TX (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of
Drenner Group (agent company) to file this application for
Zoning, CUP, PSD and alternative compliance (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 7/17/23
Printed Name, Title: MATTHEW KENYON, Managing Partner.

Signature of Agent: [Signature] Date: 7/17/23
Printed Name, Title: Shannon Mattingly, Director

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, Matthew Kenyon (owner name) on behalf of
435 N Comanche Street, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
435 N Comanche Street, San Marcos, TX (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of
Drenner Group (agent company) to file this application for
Zoning, COP, PSA, and alternative compliance (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 7/17/23

Printed Name, Title: MATTHEW KENYON, Managing Partner

Signature of Agent: [Signature] Date: 7/17/23

Printed Name, Title: Shannon Mattingly, Director

**Alternative Compliance Exhibit and Parcel Information
McLain Multifamily**



| TRACT | Parcel Number | Property Owner | Mailing Address | Property Address | Lot | Block | Subdivision | Acreage | Preferred Scenario (Existing) | Existing Zoning | Proposed Zoning |
|-------|---------------|------------------------------------|--|------------------------|-----------------|-------|-----------------------------|---------|-------------------------------|-----------------|-----------------|
| A | R34773 | Peggy and Brett Taylor | PO Box 40 Martindale, TX 78655-0040 | 421 Lindsey Street | Part of 10 & 11 | 14 | Lindsey and Harvey Addition | 0.301 | Existing Neighborhood | MF-24 | CD-5D |
| B | R141054 | Peggy and Brett Taylor | PO Box 40 Martindale, TX 78655-0040 | 413 & 419 North Street | 9-A | 14 | Lindsey and Harvey Addition | 0.49 | Existing Neighborhood | MF-18 | CD-5D |
| C | R133230 | Daryl Burttschell | 2301 Willow Arbor San Marcos, TX 78666 | 499 North Street | 4A | 14 | Lindsey and Harvey Addition | 0.339 | Existing Neighborhood | MF-12 | CD-5D |
| D | R32207 | Matt Kenyon | 4284 E. Cesar Chavez St Austin, TX 78702 | 420 North Street | 17A | | DP Hopkins | 0.3639 | High Intensity | MF-24 | CD-5D |
| E | R53147 | Matt Kenyon | 4284 E. Cesar Chavez St Austin, TX 78702 | 435 N. Comanche St | N 1/2 Lots 1-3 | 2 | PC Woods Addition | 0.473 | High Intensity | MF-24 | CD-5D |
| F | R155306 | Matt Kenyon (410 North Street LLC) | 6724 Perimeter Loop Road Suite 180 Dublin, OH 43017-3202 | 410 North Street | PT-1 | | Comanche II | 0.626 | High Intensity | CD-5D | CD-5D |

Tracts A-C

DESCRIPTION

DESCRIPTION OF A 1.139 ACRE TRACT OF LAND BEING ALL OF LOT 9-A BLOCK 14 OF THE LINDSEY AND HARVEY ADDITION AS RECORDED IN BOOK 17 PAGE 221 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN A GENERAL WARRANTY DEED WITH A VENDOR'S LIEN TO BRETT S. TAYLOR AND WIFE PEGGY J. TAYLOR AS RECORDED IN VOLUME 2180 PAGE 708 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF LOT 4A BLOCK 14 AS SHOWN ON THE AMENDED PLAT OF LOTS 3,4,5,10, & 11 BLOCK 14 OF THE LINDSEY AND HARVEY ADDITION AS RECORDED IN VOLUME 15 PAGE 308 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN TO DARYL BURTTSCHELL AND WIFE HEATHER BURTTSCHELL AS RECORDED IN VOLUME 3550 PAGE 883 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF A CALL 0.3141 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN TO BRETT S. TAYLOR AND WIFE PEGGY J. TAYLOR AS RECORDED IN VOLUME 1891 AND 294 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 1.139 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND DISTANCES BEING GRID BASED ON NAD83/2018 ADJUSTMENT TEXAS SOUTH CENTRAL ZONE 4204:

BEGINNING at a 1" iron pipe found at the southwest corner of the intersection of North Street (variable width right of way) with Lindsey Street (variable width right of way) and being the northeast corner of said Lot 9-A Lindsey and Harvey Addition;

THENCE departing the south right of way line of Lindsey Street and with the west right of way line of North Street being common with the east line of said Lot 9-A **S 08°43'23" E** for a distance of **136.02** feet to a ½" iron rod with cap stamped "Cardinal Surveying" set monumenting the southeast of said Lot 9-A and the northeast corner of Lot 4A Block 14

THENCE continuing with the said west right of way of North Street being common with the east line of said Lot 4A Block 14 **S 08°42'08" E** for a distance of **80.73** feet to a ½" iron rod with cap stamped "Cardinal Surveying" set monumenting the southeast corner of said Lot 4A Block 14 and the northeast corner of Lot 3A Block 14 as described in a Warranty Deed to the Delta Zeta Housing Corporation as recorded in Volume 1321 Page 56 of the Official Public Records of Hays County, Texas;

THENCE departing the said west right of way line of North Street with the south lines of Lot 4A Block 14 being common with the north lines of said Lot 3A Block 14 the following two (2) courses and distances;

1. **S 81°19'27" W** for a distance of **88.34** feet to an iron rod with cap found at the base of a stone wall,

2. **S 71°21'03" W** for a distance of **101.00** feet to an iron rod with cap found at the base of a stone wall, monumenting the northwest corner of Lot 3A and the southwest corner of Lot 4A, said iron rod with cap being in the east line of Lot 8 Block 14 as described in a General

Warranty Deed to 427 Lindsey Street Partnership LTD as recorded in Volume 1724 Page 523 of the Official Public Records of Hays county, Texas,

THENCE departing the said north line of Lot 3A with a line common to the east line of Lot 8 Block 14 **N 44°08'09" W** for a distance of **58.38** feet a ½" iron rod found monumenting the southwest corner of the said 0.3141 acre tract being part of Lots 10 and 11 Block 14 of the Lindsey and Harvey Addition as recorded in Book E Page 416 of the Deed Records of Hays County, Texas, and being the northwest corner of Lot 4A Block 14;

THENCE continuing with the said east line of Lot 8 Block 14 being common with the west line of the said 0.3141 acre tract **N 46°26'03" W** for a distance of **105.12** feet to a ½" inch iron rod found in the south right of way line of Lindsey Street monumenting the northeast corner of Lot 8 Block 14 and the northwest corner of the said 0.3141 acre tract

THENCE with the south right of way line of Lindsey Street being common with the north line of the 0.3141 acre tract **N 44°03'29" E** for a distance of **140.56** feet to a ½" iron rod with cap stamped "Cardinal Surveying" set monumenting the northeast corner of the 0.3141 acre tract and the northwest corner of said Lot 9-A;

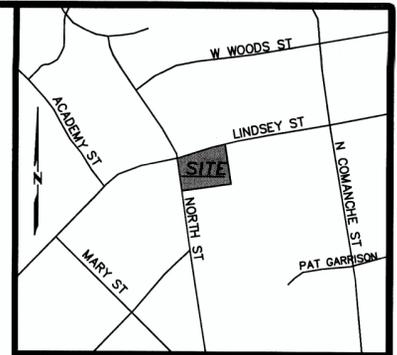
THENCE continuing with the said south right of way line of Lindsey Street being common with the north line of Lot 9-A **N 75°15'52" E** for a distance of **175.02** feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.139 acres of land more or less.



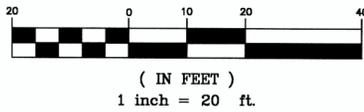
David Paul Carr
August 13, 2023

Tract D

PROPERTY ADDRESS:
420 NORTH STREET
SAN MARCOS, TEXAS 78666

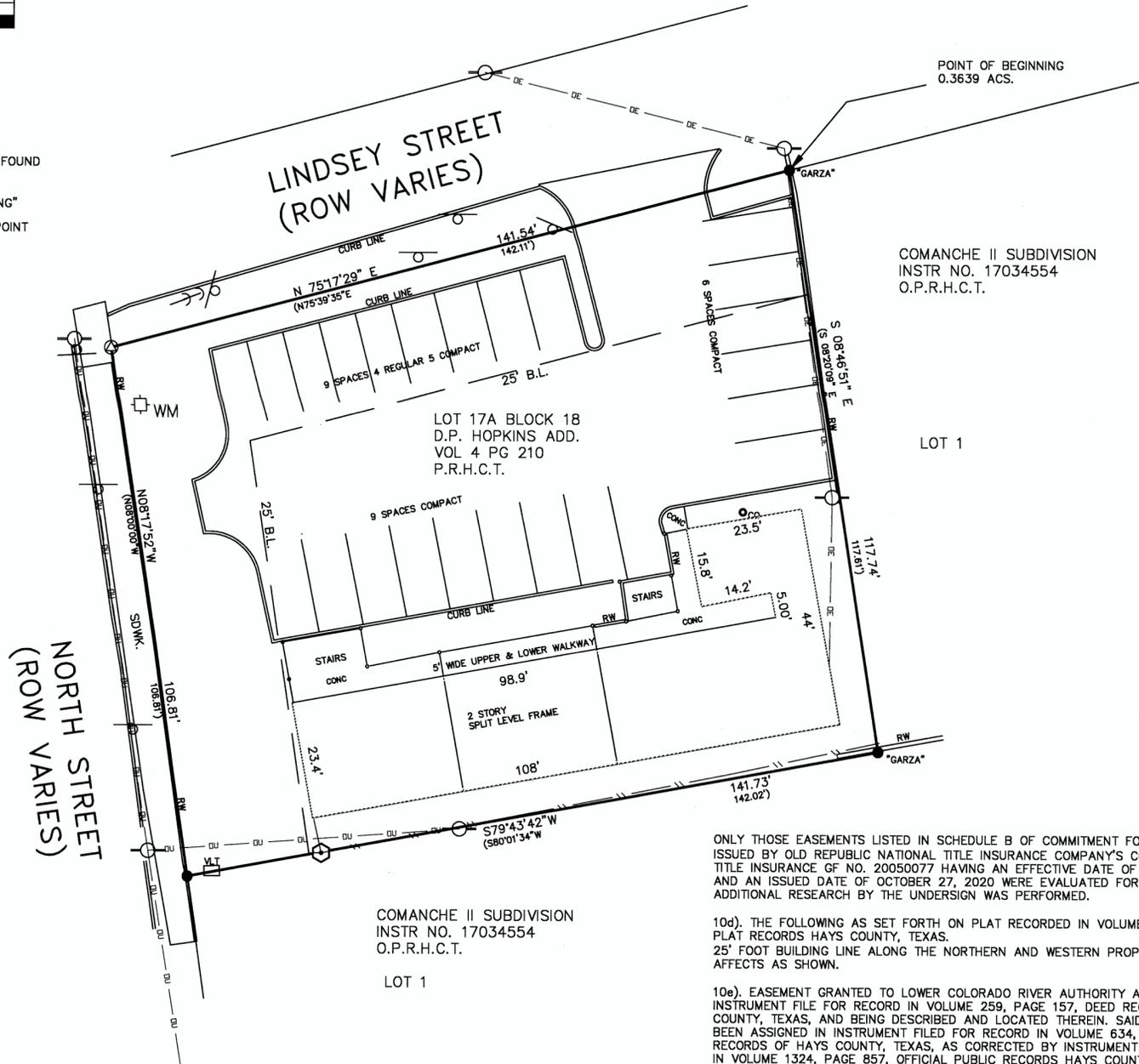


GRAPHIC SCALE



LEGEND

- IRON ROD FOUND
- IRON ROD W/ CAP "GARZA" FOUND
- ⊙ P.K. NAIL SET WITH SHINER MARKED "CARDINAL SURVEYING"
- △ PRIMARY SURVEY CONTROL POINT
- CLEAN OUT
- ⊕ WM WATER METER
- TELEPHONE MARKER
- PP POWER POLE
- DOWN GUY
- WOOD PICKET FENCE
- SIGN
- CONC. CONCRETE
- SDWK. SIDEWALK
- RW RETAINING WALL
- VLT TELEPHONE VAULT
- POST
- () PLAT CALLS
- B.L. 25' BUILDING LINE
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS



COMANCHE II SUBDIVISION
INSTR. NO. 17034554
O.P.R.H.C.T.

LOT 1

ONLY THOSE EASEMENTS LISTED IN SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 20050077 HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2020, AND AN ISSUED DATE OF OCTOBER 27, 2020 WERE EVALUATED FOR THIS SURVEY NO ADDITIONAL RESEARCH BY THE UNDERSIGN WAS PERFORMED.

10d). THE FOLLOWING AS SET FORTH ON PLAT RECORDED IN VOLUME 4, PAGE 210, PLAT RECORDS HAYS COUNTY, TEXAS.
25' FOOT BUILDING LINE ALONG THE NORTHERN AND WESTERN PROPERTY LINE(S). AFFECTS AS SHOWN.

10e). EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS SET FORTH IN INSTRUMENT FILE FOR RECORD IN VOLUME 259, PAGE 157, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN. SAID EASEMENT HAVING BEEN ASSIGNED IN INSTRUMENT FILED FOR RECORD IN VOLUME 634, PAGE 818, DEED RECORDS OF HAYS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1324, PAGE 857, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; AND ADDITIONALLY AFFECTED BY RELEASE OF EASEMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO. 13025691.
DOESN'T AFFECT.

10f). EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS SET FORTH IN INSTRUMENT FILE FOR RECORD IN VOLUME 278, PAGE 789, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN. SAID EASEMENT HAVING BEEN ASSIGNED IN INSTRUMENT FILED FOR RECORD IN VOLUME 634, PAGE 818, DEED RECORDS OF HAYS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1324, PAGE 857, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; AND ADDITIONALLY AFFECTED BY RELEASE OF EASEMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO. 13025690.
DOESN'T AFFECT.

10g). TERMS, CONDITIONS, STIPULATIONS, AND PROVISIONS CONTAINED IN LEASE AGREEMENT AS EVIDENCED BY MEMORANDUM FILED FOR RECORD IN VOLUME 286, PAGE 261, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOESN'T AFFECT.

BASIS OF BEARINGS IS GRID BASED ON GPS OBSERVATIONS FROM THE LEICA SMARTNET NAD 83/2011 ADJUSTMENT TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204.

DISTANCES SHOWN HEREON ARE SURFACE.

ACCORDING TO THE FEMA FLOOD MAP 48209C0389F DATED SEPTEMBER 2, 2005 THE SUBJECT TRACT LIES IN ZONE " X " UNSHADED AREA OF MINIMAL FLOOD HAZARD.

TO: 420 NORTH STREET LLC, RALPH C. HUTCHISON AND CAROL HUTCHISON (TRUSTEES OF THE HUTCHISON FAMILY TRUST), AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

I DAVID PAUL CARR DO HEREBY CERTIFY THAT THE FOREGOING MAP IS OF A SURVEY PERFORMED BY ME PERSONALLY IN NOVEMBER 2020, AND IT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF A CATEGORY 1A CONDITION II LAND TITLE SURVEY AS OUTLINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING PUBLISHED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO PROTRUSION INTO OR OUT OF THE SUBJECT TRACT UNLESS SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENT INTO OR OUT OF DEDICATED EASEMENTS UNLESS SHOWN HEREON.



David Paul Carr
DAVID PAUL CARR R.P.L.S. DATE 11-03-20
TEXAS REGISTRATION NO. 3997

DESCRIPTION

DESCRIPTION OF A 0.3639 (15,852 SQUARE FEET) TRACT OF LAND IN THE J.M. VERAMENDI SURVEY ABSTRACT 17 HAYS COUNTY, TEXAS, BEING LOT 17A BLOCK 18 OF THE D.P. HOPKINS ADDITION A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 210, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A DEED FROM FRANCIS AND LINDA HORNE TO COMANCHE STREET PARTNERS AS RECORDED IN VOLUME 408, PAGE 231, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.3639 (15,852 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID BASED ON THE TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204:

BEGINNING at an iron rod with aluminum cap stamped "GARZA" found in the top of a concrete retaining wall in the south margin of Lindsey Street having a variable width right of way, also being in a west line of Lot 1 of the COMANCHE II subdivision as recorded under Instrument Number 17034554 of the Official Public Records of Hays County, Texas, and monumenting the call northeast corner of Lot 17A Block 18 and of the herein described tract;

THENCE departing the said south margin of Lindsey Street with the said west line of Lot 1 being common with the east line of Lot 17A Block 18 and of the herein described tract S 08°46'51" E for a distance of 117.74 feet to an iron rod with aluminum cap stamped "GARZA" found in a concrete lined drainage ditch and being an "all" corner of Lot 1 of the said COMANCHE II subdivision, said iron rod with aluminum cap monumenting the southeast corner of Lot 17A Block 18 and of the herein described tract;

THENCE with a north line of said Lot 1 being common with the south line of Lot 17A Block 18 and of the herein described tract S 79°43'42" W for a distance of 141.73 feet to a 5/8" inch iron rod found in the top of a concrete retaining wall in the east margin of North Street having a variable width right of way, said 5/8" inch iron rod monumenting the northwest corner of Lot 1 and the southwest corner of Lot 17A Block 18 and of the herein described tract;

THENCE departing the said north line of Lot 1 and with the east margin of North Street being common with the west line of Lot 17A Block 18 and of the herein described tract N 08°17'52" W for a distance of 106.81 feet to a P.K. Nail with shiner stamped "CARDINAL SURVEYING" set in a concrete sidewalk, being in the south margin of Lindsey Street and monumenting the northwest corner of Lot 17A Block 18 and of the herein described tract;

THENCE with the said south margin of Lindsey Street being common with the north line of Lot 17A Block 18 and of the herein described tract N 75° 17' 29" E for a distance of 141.54 feet to the POINT OF BEGINNING of the herein described tract and containing 0.3639 (15,852 square feet) of land more or less.

| DATE | BY | REVISIONS |
|------|----|-----------|
| | | |
| | | |
| | | |
| | | |

Cardinal
Surveying  Mapping
David P. Carr, RPLS
TBPLS FIRM NO. 10194078

CATEGORY 1A CONDITION II LAND TITLE SURVEY
LOT 17A BLOCK 18 D.P. HOPKINS ADDITION
VOLUME 4 PAGE 210
PLAT RECORDS HAYS COUNTY, TEXAS

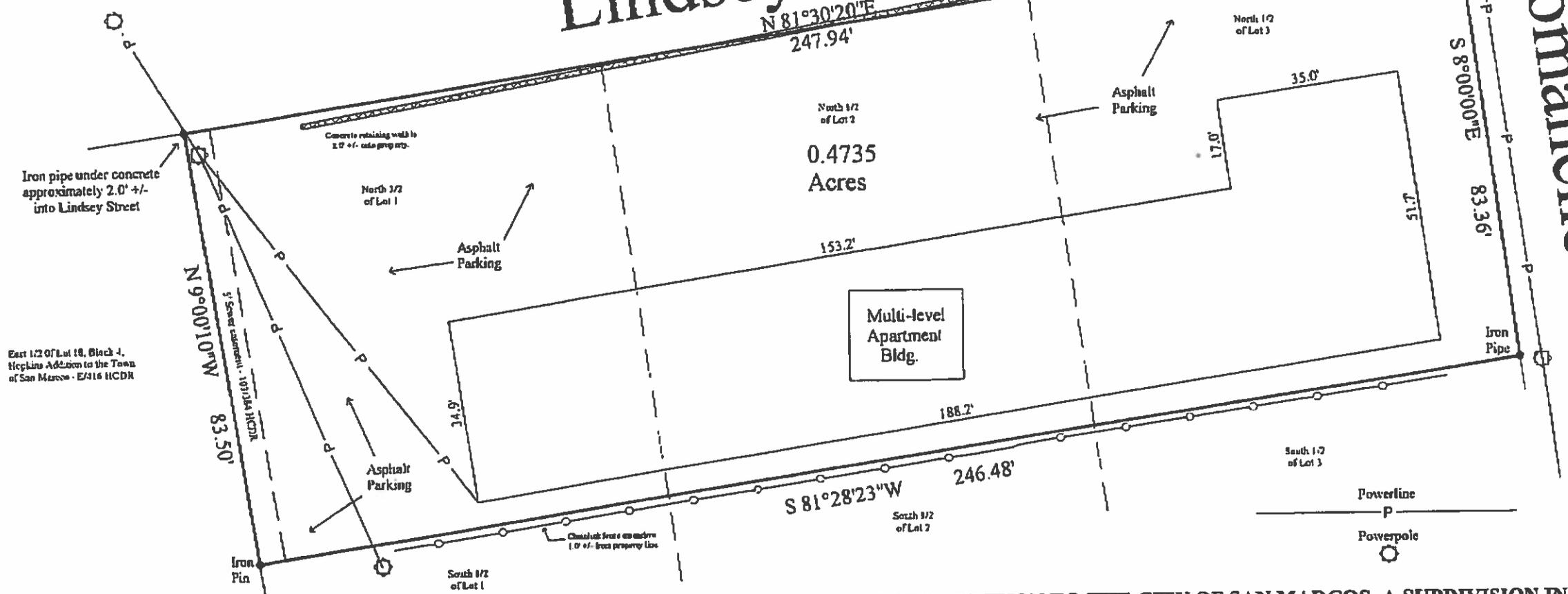
P. 02
TEL: 512 392 1671
HAYS CO. ABSTRACT
MAR. - 27:00 (MON) 14:20

Tract E

Lindsey Street

Comanche Street

1" = 25'



PLAT SHOWING SURVEY OF A 0.4735 ACRE TRACT OUT OF BLOCK 2 OF THE P. C. WOODS ADDITION TO THE CITY OF SAN MARCOS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME T, PAGE 80, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

FOR: Marjan Management LLC and The Hays County Abstract Company

GF: 20002132

DATE: March 8, 2000

ADDRESS: 436 North Comanche Street, San Marcos, Texas.

The undersigned does hereby certify that this is a Category 1A, Condition 2 survey and was made on the ground under my supervision of the property legally described hereon and is essentially correct and there are no visible discrepancies, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown.

Ronald N. Hayes
Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596

According to Map Panel 0193 E of the February 18, 1998 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area.

RONALD N. HAYES
900 CASCADES TRAIL
SAN MARCOS, TEXAS 78666
512-396-1478

HAYES ENGINEERING**Tract E**202 SUNFLOWER DRIVE
KYLE, TEXAS 78640Phone 512/396-1478
Fax 512/396-1196

March 14, 2000

**FIELD NOTES FOR
0.4735 ACRES OF LAND**

A tract of land containing 0.4735 acres out of Lots 1, 2 & 3, Block 2 of the P. C. Woods Addition to the City of San Marcos, a subdivision in Hays County, Texas as described in Volume T, Page 80, Hays County Deed Records, and being the same tract conveyed to W. C. Carson by Sunset Limited as recorded in Volume 252, Page 473, Hays County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin with a Pro-Tech cap found for the northeast corner of the herein described tract, and also being the northeast corner of Lot 1, Block 2, of the P. C. Woods Addition, and located at the intersection of the southeast ROW of Lindsey Street and the southwest ROW of Comanche Street;

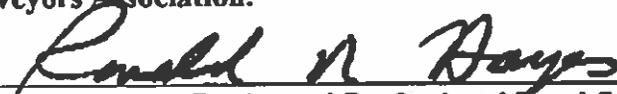
THENCE S 08° 00' 00" E, following the Comanche ROW, a distance of 83.36 feet to an iron pipe found for the southeast corner of this tract;

THENCE S 81° 28' 23" W, leaving the Comanche ROW, a distance of 246.48 feet to an iron pin found at the base of a concrete retaining wall for the southwest corner of this tract, and at 241.48 feet passing the east line of a 5' sewer easement of record in Volume 103, Page 384, Hays County Deed Records;

THENCE N 09° 00' 10" W, following the west line of the 5' sewer easement, a distance of 83.50 feet to an iron pipe found in concrete, located in the southeast ROW of Lindsey Street for the northwest corner of this tract and the northwest corner of Lot 3, Block 2, of the P. C. Woods Addition;

THENCE N 81° 30' 20" E, a distance of 247.94 feet to the **POINT OF BEGINNING**, containing 0.4735 acres.

This is to certify that this description of land represents an actual survey made by me on the ground under my supervision as shown on the accompanying plat and qualifies as a Category 1A, Condition 2 survey of the latest standards and specifications of the Texas Surveyors Association.

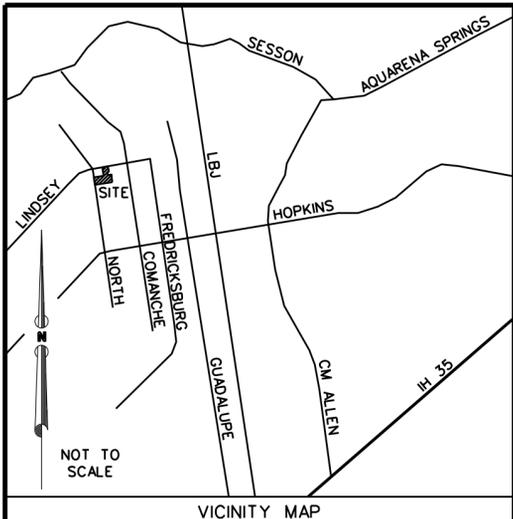

Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596



COMANCHE II SUBDIVISION
CITY OF SAN MARCOS, TEXAS

Tract F

COMANCHE II SUBDIVISION
CITY OF SAN MARCOS, TEXAS



LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- 3/4" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "BYRN SURVEY" FOUND UNLESS NOTED OTHERWISE
- ▲ MAG NAIL FOUND
- * X CUT IN CONCRETE FOUND
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
- ▲ MAG NAIL SET
- PRHCT - PLAT RECORDS HAYS COUNTY, TEXAS
- DRHCT - DEED RECORDS HAYS COUNTY, TEXAS
- OPRHCT - OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS

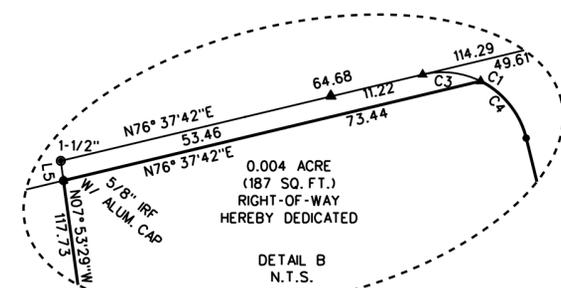
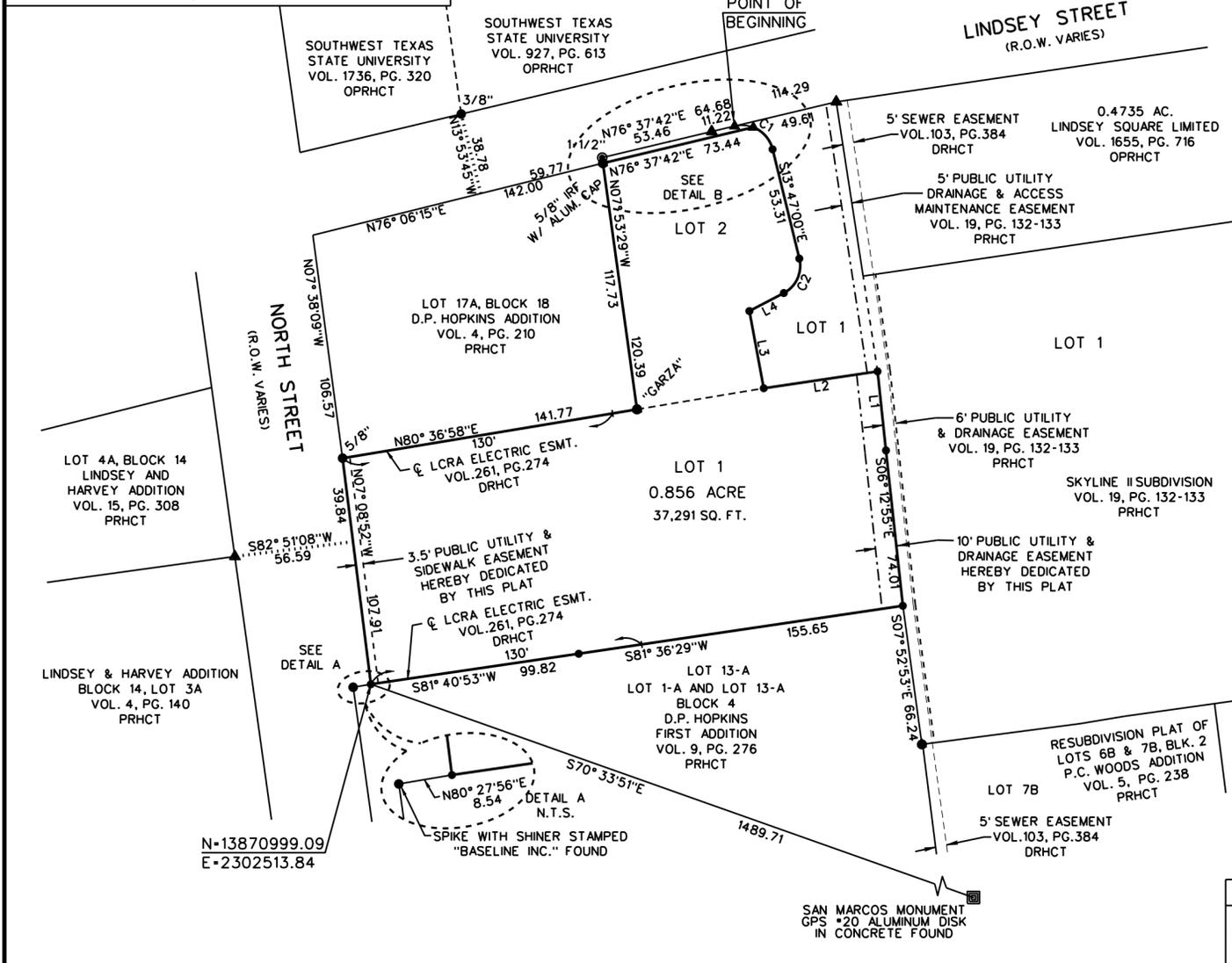
STEPHEN HAUG, MANAGER
417 N. COMANCHE PARTNERS, LLC
4801 SPICEWOOD SPRINGS, STE. 100
AUSTIN, TEXAS 78759

CLIFTON SEWARD, RPLS NO. 4337
STATE OF TEXAS
RAMSEY LAND SURVEYING
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
(512) 301-9398

JENNIFER M. GARCIA, P.E. NO. 106000
STATE OF TEXAS
KBGE ENGINEERING
105 W. RIVERSIDE DRIVE, SUITE 100
AUSTIN, TEXAS 78704
(512) 439-0400

PREPARED ON MARCH 07, 2017

J.M. VERAMENDI SURVEY ABSTRACT NO. 17
HAYS COUNTY, TEXAS



| CURVE | LENGTH | DELTA | RADIUS | DIRECTION | CHORD |
|-------|--------|-------------|--------|----------------|-------|
| C1 | 23.45 | 89° 35' 19" | 15.00 | S58° 34' 39" E | 21.14 |
| C2 | 19.30 | 76° 16' 14" | 14.50 | S24° 21' 07" W | 17.91 |
| C3 | 9.05 | 34° 34' 03" | 15.00 | S86° 05' 17" E | 8.91 |
| C4 | 14.40 | 55° 01' 16" | 15.00 | S41° 17' 38" E | 13.86 |

| LINE | DIRECTION | DISTANCE |
|------|----------------|----------|
| L1 | S06° 05' 47" E | 37.66 |
| L2 | N81° 36' 28" E | 54.66 |
| L3 | S10° 34' 01" E | 37.20 |
| L4 | S62° 29' 14" W | 18.44 |
| L5 | N07° 53' 29" W | 2.66 |

| AREA TABULATION | |
|--------------------------------------|-----------------------|
| LOT 1 - 0.856 ACRE | 37,291 SQ. FT. |
| RIGHT-OF-WAY DEDICATION - 0.004 ACRE | 187 SQ. FT. |
| TOTAL AREA - 0.860 ACRE | 37,478 SQ. FT. |

SURVEYOR'S CERTIFICATE:

THAT I, CLIFTON SEWARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

BEARING BASIS IS THE RESUBDIVISION PLAT OF LOTS 6B & 7B, BLK. 2, P.C. WOODS ADDITION RECORDED IN VOLUME 5, PAGE 238, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS SHOWN ON SKYLINE II SUBDIVISION, RECORDED IN VOLUME 19, PAGES 132 AND 133, PLAT RECORDS OF HAYS COUNTY, TEXAS.

CLIFTON SEWARD
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4337
RAMSEY LAND SURVEYING
TBPLS FIRM • 10033200
P.O. BOX 92768
AUSTIN, TX 78709
512-301-9398

ENGINEER'S CERTIFICATION:

I, JENNIFER M. GARCIA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0389F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY TEXAS AND INCORPORATED AREAS.

JENNIFER M. GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS NO. 106000
KBGE ENGINEERING
TBPE FIRM • 12802
105 W RIVERSIDE DRIVE, SUITE. 100
AUSTIN, TX 78704
512-439-0400

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____ BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

ENGINEERING AND CAPITAL IMPROVEMENTS _____ DATE _____

SHANNON MATTINGLY _____ DATE _____
DIRECTOR DEVELOPMENT SERVICES

RECORDING SECRETARY _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HAYS

I, LIZ O. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

BY
LIZ O. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

| | |
|------------|----------------------|
| DRAWN BY | CAR |
| CHECKED | CS/JACO |
| DATE | 03-07-17 |
| PROJECT NO | 1813-04 |
| DRAWING NO | 1813.1 |
| SHEET NO. | 1 OF 2 |
| FILENAME | 1813\FP\S\WESTFP.DGN |

COMANCHE II SUBDIVISION



RAMSEY LAND SURVEYING
TBPLS FIRM LICENSE NO. 10033200
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
cseward@rlsurveying.com

| NO | REVISIONS | DRN | CHK | DATE |
|----|-----------------------|-----|-----|----------|
| 3 | REVISED PER COMMENTS. | MCO | CS | 08/04/17 |
| 2 | REVISED PER COMMENTS. | MCO | CS | 06/05/17 |
| 1 | REVISED PER COMMENTS. | MCO | CS | 05/02/17 |

DRENNER GROUP

Shannon Mattingly
direct dial: (512) 807-2904
smattingly@drennergrou.com

January 12, 2024

Amanda Hernandez
Planning Director, City of San Marcos
630 East Hopkins
San Marcos, TX 78666

Via Electronic Delivery

Re: Updated PSA 23-02, ZC 23-19, CUP 23-22, AC 23-09– Preferred Scenario Map Amendment, Rezoning, Conditional Use Permit and Alternative Compliance request applications for the approximately 2.823-acre property located at the southeast corner of North and Lindsey Streets in the City of San Marcos, Hays County, Texas (the “Property”)

Dear Ms. Hernandez:

As representatives of the owner of the Property, we respectfully submit the enclosed package that includes no updates to the Preferred Scenario Map Amendment Application or the Rezoning Application. There are, however, amendments to the Conditional Use Permit Application for purpose-built student housing with a reduction in parking to 0.75. The developer will also provide 20 additional covered garage public parking spaces at the developer’s expense, (\$25K/space * 20 spaces = \$500,000) and will comply with the parking reduction fee identified in Division 2, Section 7.1.2.1,E,2 of the Land Development Code. The Alternative Compliance request has been amended to allow for up to 7 stories on the east side of North Street, however based on concerns from the neighbors, Planning Commission and City Council we have taken their suggestion and reduced the height on the west side to 5 stories, which will match what is allowed in CD-5D and is only 10-12 feet higher than what is currently allowed by right.

The purpose of these applications is to change the Preferred Scenario map for the Property from Existing Neighborhood to High Intensity per the currently adopted comprehensive plan or Neighborhood High per the proposed unadopted comprehensive plan. It is important to note that the proposed plan shows Neighborhood High on either side of our property and we would propose changing our property to be consistent with the surrounding properties in the new plan. The Property is intended to be redeveloped as a student housing project. The Property is currently zoned multi-family and is surrounded by the University, other multi-family and sorority houses. The Sanctuary Lofts and Vistas of San Marcos properties have been recently bought by Texas State University and will remove 1081 beds from non-University Housing availability. The Property is not adjacent to residential. Currently, a portion of the Property is

Documents Provided by Developer

zoned CD-5D. We are requesting that the remaining parcels identified be rezoned to CD-5D to have consistent zoning on all lots to accommodate a student housing project. It is important to note these properties are already entitled and can develop as multi-family projects by right.

We believe that this location is ideal to accommodate the increased student population, and the need for student housing adjacent to the University. By allowing more dense student housing at key locations, such as this, the city is helping solve many of the most commonly heard issues in the community such as: Avoiding “student sprawl” throughout the city and removing many cars and busses required for the daily commute to the University, therefore reducing traffic congestion and pollution. We are requesting a CUP for purpose-built student housing and a reduction in parking spaces as part of the CUP. We recognize that many students will bring a car to campus, therefore we are proposing a parking structure to accommodate the vehicles of the students. We commissioned an independent third-party parking study to determine the parking utilization rates at comparable student housing properties located within one mile of the site, and within walking distance to the University. Our survey covered 10 properties that contained a total of 4,302 beds in 1,730 units. At these 10 properties, there are 3,230 parking spaces available to students. The average number of spaces per bed is 0.70 and the average vacancy rate is 10%, however, the majority of the vacant spaces are at the two most “overparked” projects, Sanctuary Lofts and Vie Lofts. Based on the current occupancy rates, the current ratio of spaces leased per leased bed is 0.69. Our project is proposing a parking ratio of 0.75, plus 20 public parking spaces, which has been determined to be more than we need to accommodate the project as a whole. The City’s recently adopted city-wide booting ordinance will also help to discourage students from parking within the neighborhoods, and the new proposed transit routes will help to decrease traffic by allowing students an alternative to driving to get to areas outside of downtown. The adjacency to the University is an ideal location for this product type allowing students to walk across the street and be on campus. The project will accommodate 20 covered public parking spaces and additional indoor secured bike parking. In addition, the developer will provide bikes that can be checked out at no charge at any time to get around campus, thereby further reducing traffic concerns in the area. The Developer will also have a bike maintenance and repair shop on site.

We are also requesting an alternative compliance to increase the height of the project from 5 to 7 stories, only on the east side of North Street. This will allow a nice reduction in density from 7 stories on the East side of North Street to 5 stories for the building fronting directly on North Street to the west. The reduction in height will continue to the west to existing 3 story apartment project, and then on to 2 story single family homes.

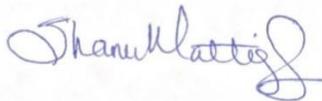
This project is outside of the downtown area immediately adjacent to the University. We have provided a 3D rendering to show the height of the building as it relates to surrounding properties. In order to serve the needs of the University’s student population and given the very limited number of sites that exist across from the University and not adjacent to single family, an increase in height is necessary to achieve the density to make the project beneficial for all. We have met with the Fire Chief and Fire Marshall and incorporated all of their recommendations to improve fire access to the site. We will be removing two older complexes as part of this project development, which were not required at the time of construction to meet the same current fire standards that exist today and are not currently sprinkled. Our proposal will include the first two stories be built with concrete and will then transition to wood construction.

This project is ideal, due to its proximity to the University as well as stores and services within the downtown area that are walkable. It will include an improved pedestrian experience with a well-connected network of streets to accommodate the increased pedestrian traffic, while reducing the number of cars on the road. Students will be able to attend class, get to work, shop or access other commonly used student services, all without accessing their cars.

After going through the first round of public input the developer has addressed the comments from the neighborhood meeting and has also addressed the criteria for requesting alternative compliance. These comments are attached on the following tables, as well as some additional renderings and an updated property summary.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Shannon Mattingly". The signature is written in a cursive style with a large, stylized initial 'S'.

Shannon Mattingly

**Conditional Use Permit Exhibit and Parcel Information
McLain Multifamily**



| TRACT | Parcel Number | Property Owner | Mailing Address | Property Address | Lot | Block | Subdivision | Acreage | Preferred Scenario (Existing) | Existing Zoning | Proposed Zoning |
|-------|---------------|------------------------------------|--|------------------------|-----------------|-------|-----------------------------|---------|-------------------------------|-----------------|-----------------|
| A | R34773 | Peggy and Brett Taylor | PO Box 40 Martindale, TX 78655-0040 | 421 Lindsey Street | Part of 10 & 11 | 14 | Lindsey and Harvey Addition | 0.301 | Existing Neighborhood | MF-24 | CD-5D |
| B | R141054 | Peggy and Brett Taylor | PO Box 40 Martindale, TX 78655-0040 | 413 & 419 North Street | 9-A | 14 | Lindsey and Harvey Addition | 0.49 | Existing Neighborhood | MF-18 | CD-5D |
| C | R133230 | Daryl Burttschell | 2301 Willow Arbor San Marcos, TX 78666 | 499 North Street | 4A | 14 | Lindsey and Harvey Addition | 0.339 | Existing Neighborhood | MF-12 | CD-5D |
| D | R32207 | Matt Kenyon | 4284 E. Cesar Chavez St Austin, TX 78702 | 420 North Street | 17A | | DP Hopkins | 0.3639 | High Intensity | MF-24 | CD-5D |
| E | R53147 | Matt Kenyon | 4284 E. Cesar Chavez St Austin, TX 78702 | 435 N. Comanche St | N 1/2 Lots 1-3 | 2 | PC Woods Addition | 0.473 | High Intensity | MF-24 | CD-5D |
| F | R155306 | Matt Kenyon (410 North Street LLC) | 6724 Perimeter Loop Road Suite 180 Dublin, OH 43017-3202 | 410 North Street | | 1 | Comanche II | 0.856 | High Intensity | CD-5D | CD-5D |

| Issue Identified | Project Response |
|--|--|
| Safety of student housing (structure) | Less safe, non-sprinkled units will be replaced with new, sprinkled units that meet current Building, Fire, Electrical, and Plumbing Codes. Met with the Fire Chief and Fire Marshall to discuss improved access to the site based on their recommendations. |
| Rent by the bed student housing contracts. | Individual housing contracts allow roommate matching. Students will only be placed with other students of the same gender. Lighting and access/egress will be designed to current Code standards and provide a safer environment than exists today. Rent by the bed protects students by |

making them responsible for only their payments and damages. They are not responsible as they would be in traditional apartments, for roommates moving out. Places risk on the developer. If a certain roommate leaves before the lease is over, or causes damage to their room, the other(s) do not become responsible for that student's payments, the loss is on the developer for the damage and loss of rent if they cannot release the bedroom.

Overbuilt student housing

Data shows there is a current (and rising) demand for student housing, even with the proposed Texas State University project. In an independent study done by Capital Market Research, it found that the current

occupancy rates are at 97% in student housing projects city-wide, and showing a current need for over 3,000 student housing beds. As of this week it has been brought to our attention that the University has purchased Sanctuary Lofts and the Vistas properties.

Parking

An independent parking study, as suggested by the city was conducted in 2023 and clearly identifies 0.7 as the appropriate ratio of parking spaces/beds. We are proposing to park our development at .75. An additional 20 spaces will be available for public parking and to help assist with commuter parking during school hours by allowing them off street parking. At over

| | |
|-------------------|--|
| | <p>\$25,000/parking space this will result in over a \$500,000 additional expense to the developer.</p> |
| Height | <p>While originally proposed to be all 7 stories, western 3 parcel heights have been reduced to 5 stories, as suggested.</p> |
| Flooding/Drainage | <p>Per the city planning and engineering departments this will all be addressed and enforced by the city code during the site development permitting process. It is important to note that the parking garage facility will utilize the current slope of the property but will not require further excavation.</p> |

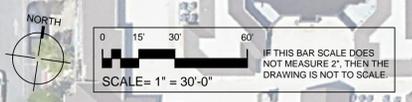
Historic Structures

We are currently in negotiations to have all 3 homes moved, if for some reason any or all of these falls through, we will immediately pursue moving the homes under the historic preservation guidelines.

Encroachment into Neighborhood

The height of the western 3 parcels has been reduced to 5 stories. Requested Preferred Scenario Amendment and Zoning Request are consistent with gradually decreasing density from the downtown area as noted above. The transition would go from 7 to 5 to 3. Noting that the current multifamily zoning allows for 4 stories by right and the current CD-5D allows for 5 by right.

Updated plans received January 2024 (indicative only)



MCLAIN TRACT
SAN MARCOS, TX

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
ARCHITECTS, L.L.C.

300 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78748 | PH: +1 512 327 3397

APPROXIMATE UNIT TOTALS:
750 BEDROOMS
300 UNITS
PARKING PROVIDED: 0.75 SPACES PER BED PLUS 20 PUBLIC SPACES
NOTE* ALL NUMBERS SUBJECT TO CHANGE BASED ON FINAL SITE PLAN APPROVAL

Updated plans received January 2024 (indicative only)



Alternative Compliance Findings

The City Council may allow additional stories in the CD5D... zoning districts, subject to the following:

1. The project is consistent with the objectives and guidelines from the City's Comprehensive Plan and Downtown Master Plan where applicable. **THE PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND DOWNTOWN MASTER PLAN.** ✓
2. ~~For a residential project, the additional stories provide an opportunity to include a minimum of 10% of the project as affordable housing.~~ **NOT APPLICABLE FOR STUDENT HOUSING PER CITY CODE** NA
3. ~~For a residential project, the additional stories provide an opportunity to include a minimum of 20% of the project as workforce housing.~~ **NOT APPLICABLE FOR STUDENT HOUSING PER CITY CODE** NA
4. The additional stories provide an opportunity for additional professional office or commercial space providing employment opportunities; -
5. The additional stories provide an opportunity to deliver a building that is rated a minimum of a silver in the LEED green building program; **PROJECT WILL BE LEED SILVER CERTIFIED** ✓
6. The additional stories provide an opportunity to include childcare within the facility; -
7. The additional stories provide an opportunity to add public parking in or adjacent to the downtown; **20 COVERED PUBLIC PARKING SPACES WILL BE PROVIDED.** ✓
8. The additional stories provide an opportunity to include onsite publicly accessible open space in excess of the open space required under Section 3.10.1.2. **APPROXIMATELY 5% OPEN SPACE WILL BE PROVIDED FOR PUBLIC USE** ✓
9. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines; - and
10. The project proposes architectural elements that mitigate any effects on adjacent properties or the pedestrian experience from the street level. **THE PROJECT HAS REDUCED THE HEIGHT ON THE EASTERN 3 PARCELS TO FACILITATE A BETTER PEDESTRIAN EXPERIENCE.** ✓

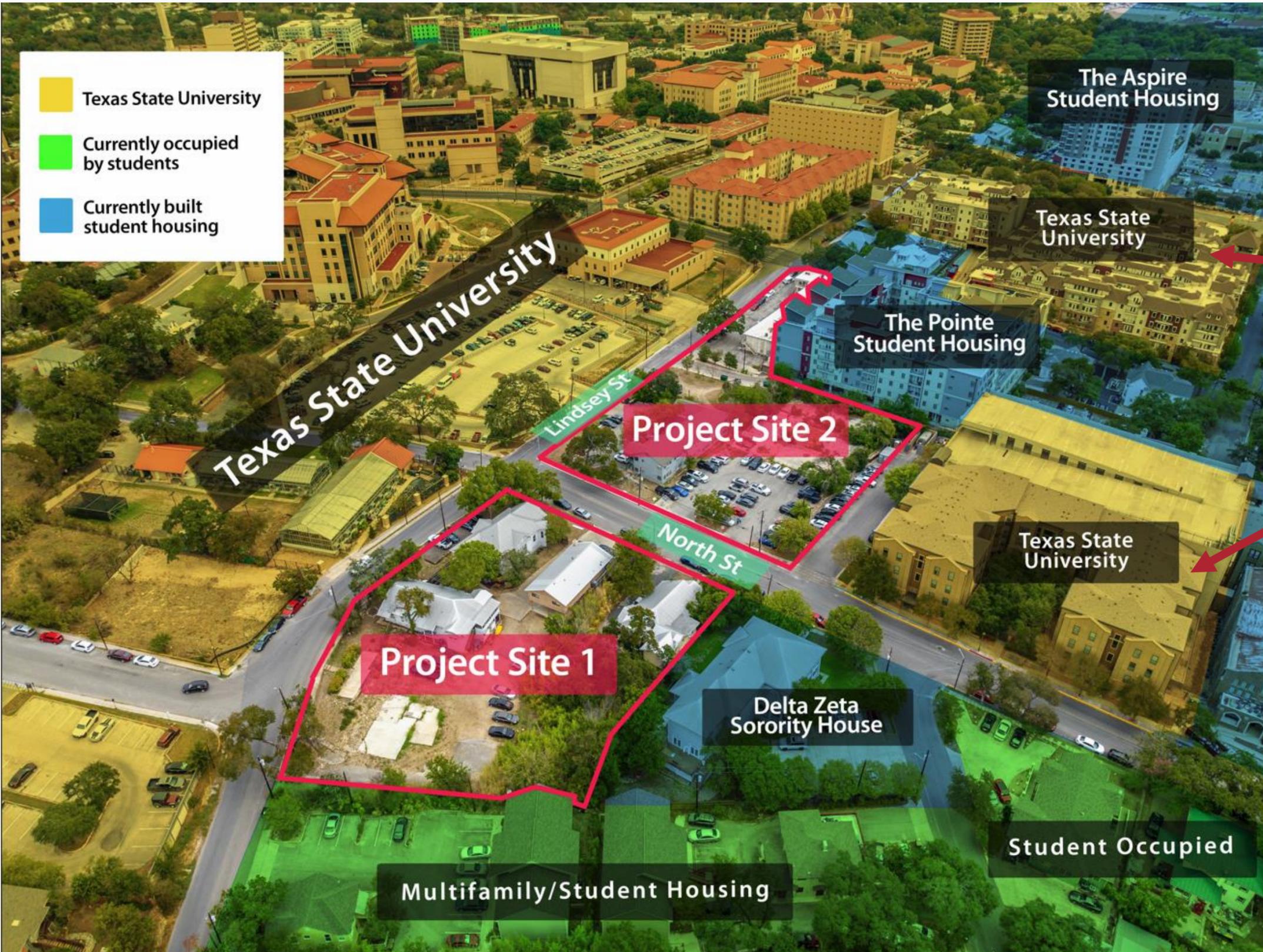
The McLain

Planning & Zoning Commission

Alternative Compliance Request (AC 23-09)

February 27, 2024

Site Aerial



COMMUNITY IMPACT

AUSTIN / SAN MARCOS - BUDA - KYLE / EDUCATION

Texas State University purchases downtown apartments for \$151 million



By Sierra Martin | 1:44 PM Feb 12, 2024 CST
Updated 1:44 PM Feb 12, 2024 CST



Texas State University has purchased two apartment buildings in downtown San Marcos to house an additional 1,086 students.

The Vista and Sanctuary Lofts were acquired by TXST in December, and the university took over management of the properties in January. The \$151 million purchase of the two properties was cheaper per-square-foot than building new dormitories, according to Bill Mattera, executive director of housing and residential life at TXST.

"The goal is just to offer more affordable housing for students and really lower the rates of these properties," Mattera said.

The big picture

He said that the growth of the freshman class over the past few years has caused a shortage in campus housing.

"Rents have increased by 40% in the San Marcos market, [TXST] has increased by 11%," Mattera said. "And so it's an opportunity to set up some affordable housing close to campus, but of the apartment variety."

About 90% of the property is already occupied by TXST students, but any occupant of **The Vistas** or **Sanctuary Lofts** that is not currently a student will be able to stay until the end of their lease but not have the ability to renew.

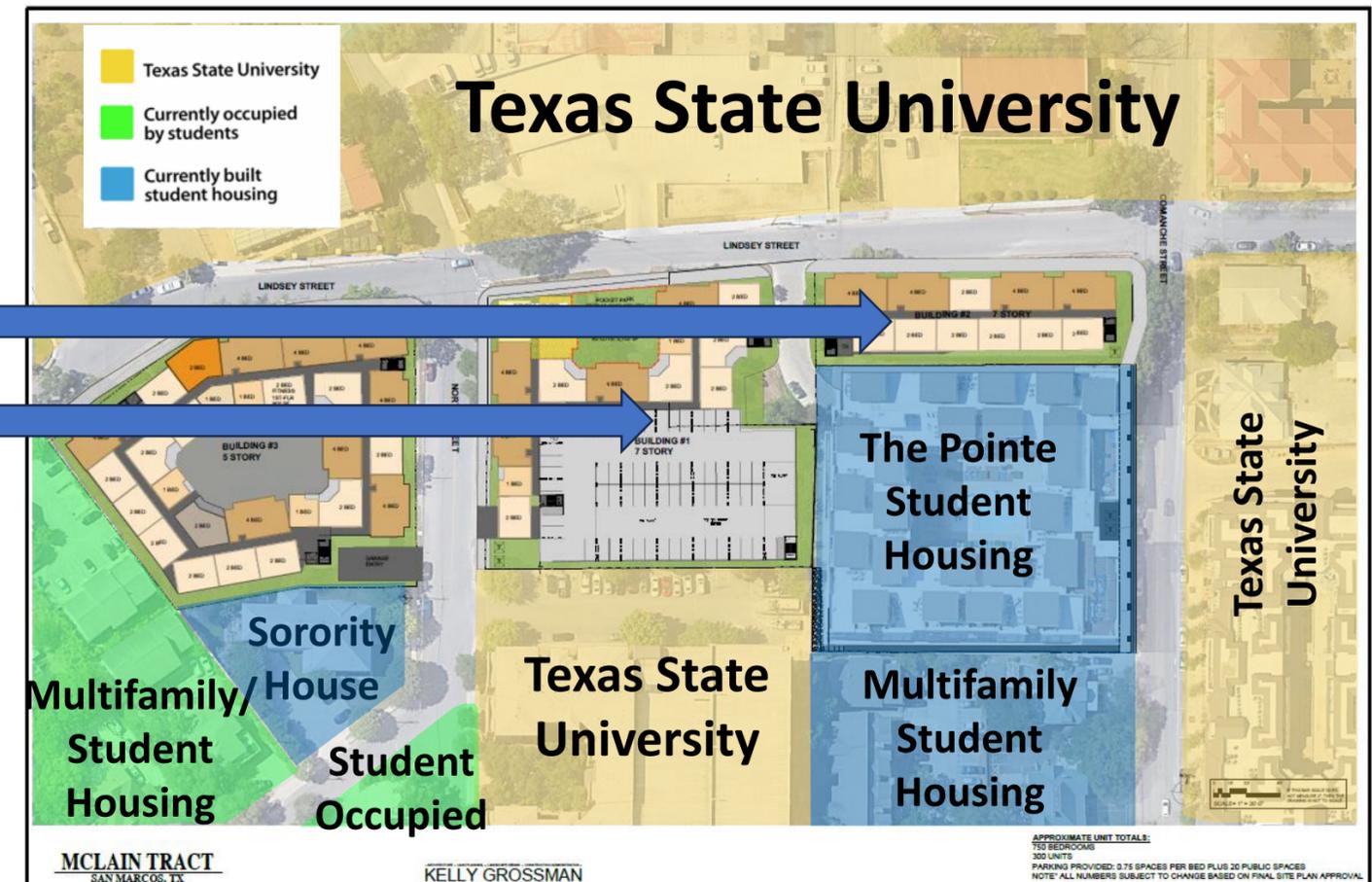
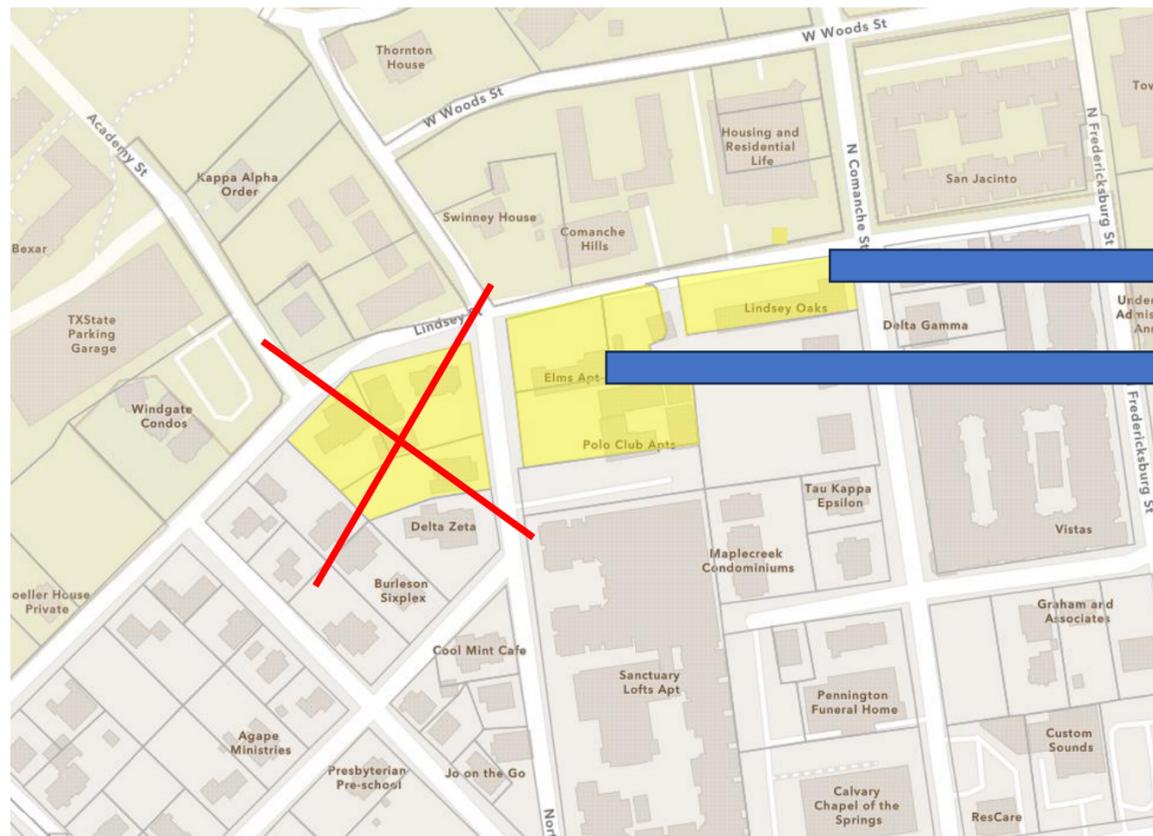
Request

Alternative Compliance Request:

- AC 23-09
- 3 parcels (**removed western 3 tracts**)
- Increase the permitted height from 5 to 7 stories
- Tract Size: 1.46 acres (**removed 1.13 acres**)

Case Summary:

- **Staff Recommendation: Partial Approval with Conditions**
- Application is submitted in conjunction with:
 - PSA 23-02
 - CUP 23-22
 - AC 23-09



Public Outreach and Participation

- Public Outreach Highlights

- Neighborhood Meetings were held on September 28, 2023 and January 31, 2024.
- Planning Commission hearing will be held on February 27, 2024
- Canvassing students on campus and non-students off campus in the downtown area

| Issue Identified | Project Response |
|---|---|
| Safety of student housing (structure) | Less safe, non-sprinkled units will be replaced with new, sprinkled units that meet current Building, Fire, Electrical, and Plumbing Codes. |
| Safety of student housing (rent by bed) | Individual housing contracts allow roommate matching. Students will only be placed with other students. Lighting and access/egress will be designed to current Code standards and provide a safer environment than exists today |
| Overbuilt student housing | Data shows there is a current (and rising) demand for student housing, even with proposed Texas State University project. University is currently purchasing existing student housing projects to support the need. |
| Parking | Parking study conducted in 2023 clearly identifies 0.7 as the appropriate ratio of parking spaces/beds. This project will park at .75 and will pay the mandated parking fee prescribed by Code. An additional 20 spaces will be available for public parking. |
| Height | While originally proposed to be all 7 stories, western 3 parcel heights have been reduced to 5 stories. |
| Flooding/Drainage | Impervious cover of eastern 3 parcels is almost 100%. Per Engineering Department, impervious cover on eastern 3 parcels will be addressed as part of Site Development Permit. |
| Historic Structures | Historic structures will not be demolished, they will be relocated. |
| Encroachment into Neighborhood | The height of the western 3 parcels has been reduced to 5 stories. Requested Preferred Scenario Amendment and Zoning Request are consistent with gradually decreasing density from downtown area. |

Petitions & Letters of Support (1200 Signatures in Support)

427 Lindsey Street Partnership, Ltd

1407 Brown Street, San Marcos, Texas 78666

Dear Members of City Council and/or Planning and Zoning Commission

I represent the owner of 427 & 431 Lindsey Street and 410 & 412 Burleson Street, San Marcos, TX 78666.

These properties connect from Lindsey Street on the north all the way to Burleson Street on the south and are directly adjoined to 413 & 421 Lindsey Street and 415 & 409 North Street making my property directly contiguous to the west of the new student housing project that Kenyon Companies is proposing on the corner of North Street and Lindsey Street.

The four properties owned by 427 Lindsey Street Partnership are multifamily/student housing and have been rented almost exclusively to students for many years.

I have been in contact with Kenyon Companies, and I am in support of the four (4) applications being submitted for these properties to enable them to be used as student housing. This includes the Preferred Scenario Amendment, the Zoning change to CD-5D, the Conditional Use for Student Housing, and the Alternative Compliance for an increase in height to 7 stories.

With such proximity to Campus, minimal site constraints, and a need for student housing near Campus, a project like this will benefit both the University and the City of San Marcos by:

- Enabling students to live closer to campus, which will remove traffic from other housing farther off Campus;
- Reducing the sprawl effect that can come with increased enrollment at Texas State
- Reducing vehicular traffic congestion, enabling them to access Campus and other routine services by bicycle or walking.

Thank you for considering this request.

Sincerely,



Allen E. Wise
President/Manager
Date: 10/20/23

PETITION OF SUPPORT

Preferred Scenario Amendment: PSA 23-02: From "Existing Neighborhood" to "High Density-Downtown" for Site 1
Rezoning Request: ZC 23-19: From "Multifamily MF-12/MF'18" to "Character District 5-D"
Conditional Use Permit: CUP 23-22: For Student Housing & Reduction in Parking to 0.75
Alternative Compliance Request: AC 23-09: Increase the permitted height from 5 to 7 stories

Project Description: The purpose of these applications is to change the Preferred Scenario map for both Sites from Existing Neighborhood to High Intensity-Downtown per the currently adopted Comprehensive Plan. **The Property is intended to be redeveloped with a student housing project with up to 917 beds.** The Property is currently zoned multi-family and is surrounded by the University, other multi-family and sorority houses. **The Property is not adjacent to residential.**

We believe that this location is ideal to accommodate the increased student population, and the need for student housing adjacent to the University. We recognize that most students will bring a car to campus, therefore we are proposing a parking structure to accommodate the vehicles of the students. Our project is proposing a parking ratio of 0.75, which has been determined to be more than we need to accommodate the project as a whole. **The adjacency to the University is an ideal location for this product type allowing students to walk across the street and be on campus.**

We are also requesting an alternative compliance to increase the height of the project from 5 to 7 stories. **This project is outside of the downtown area immediately adjacent to the University.** We have provided a 3D rendering to show the height of the building as it related to surrounding properties. **In order to serve the needs of the University student population given the limited number of sites that exist that are across from the University and not adjacent to single family, an increase in height is necessary to get the density to make the project beneficial for all.**



| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------|-------------|-------------------------|----------------|
| Campbell Burke | [Signature] | 2710 Bridge Trail | Y |
| Jayden Abolain | [Signature] | 1119 Super power dr | Y |
| Diana Anderson | [Signature] | 4112 W 10th Dr | Yes |
| EMILY MCDONALD | [Signature] | Arroyo | YES |
| LENA PINNACETA | [Signature] | 3350 E Palm Valley Blvd | Yes |
| Jacob Anderson | [Signature] | Jacob Anderson | Yes |
| Corinne Ward | [Signature] | FALLS HALLS | YES |
| Shelby Smith | [Signature] | Falls Hall | Yes |
| Kahira Patel | [Signature] | Jackson | Yes |
| Justin McDonald | [Signature] | 701 Moore St | Y |
| Ayanna Boyd | [Signature] | 701 Moore St | Y |
| Chloe Glenn | [Signature] | 701 Moore St. | Yes |
| Lulwa Cassin | [Signature] | 615 RAWSON BLVD | Yes |
| Terra Moran | [Signature] | Lanham | Yes |
| Bethel Salmon | [Signature] | Ezo | Yes |

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|-------------|------------------|----------------|
| Constance Wilbur | [Signature] | 100 GARDEN LN | N |
| Madison Kofee | [Signature] | 501 Mungion Lane | Y |
| Olivia Uno | [Signature] | 220 Ramon | Y |
| Victoria Dale | [Signature] | The Cottages | Y |
| DYAN RICHARDS | [Signature] | Cottages | Y |
| Joey Boyer | [Signature] | Quarrels | Y |
| Aaron Emerich | [Signature] | 103 East Mission | Y |
| Edwardo Flores | [Signature] | Tower Hall | Y |
| Cheryl Rivera | [Signature] | Blanco | Y |
| Amaya Grossard | [Signature] | The Villa Sig | Y |
| Xavier Ortega | [Signature] | bobcat village | Y |
| Geordie Ramos | [Signature] | Stony | Y |
| Kelli Ralph | [Signature] | Billardie | Y |
| LUISA | [Signature] | Castlerock sm | Y |
| Wendy Mithun | [Signature] | Copper Beach | Y |

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|-------------|-------------------------|----------------|
| Tyrell Peteria | [Signature] | 11549 Cypress Barn | Y |
| Sophy Pen | [Signature] | 631 Moore St | Y |
| Madison Cook | [Signature] | 631 Moore St | Y |
| Koki Yasuda | [Signature] | 631 Moore St | Y |
| Stella Kim | [Signature] | 511 Falls Hall | Y |
| Abi Johnson | [Signature] | 631 Moore St | Y |
| Brenda Thruvit | [Signature] | 951 Moore St | Y |
| Ponni | [Signature] | 233 Oaks | Y |
| Marcus | [Signature] | Aquavera Springs | Y |
| Ammol | [Signature] | Ramsey | Y |
| Alan Long | [Signature] | 401A Fredricking Street | Y |
| Nischhal | [Signature] | Aquavera Springs | Y |
| Esteliana Muechamoz | [Signature] | Cabana beach | Y |
| Shane | [Signature] | Leah Ave | Y |
| Drew Barber | [Signature] | 101 Concho St | Y |

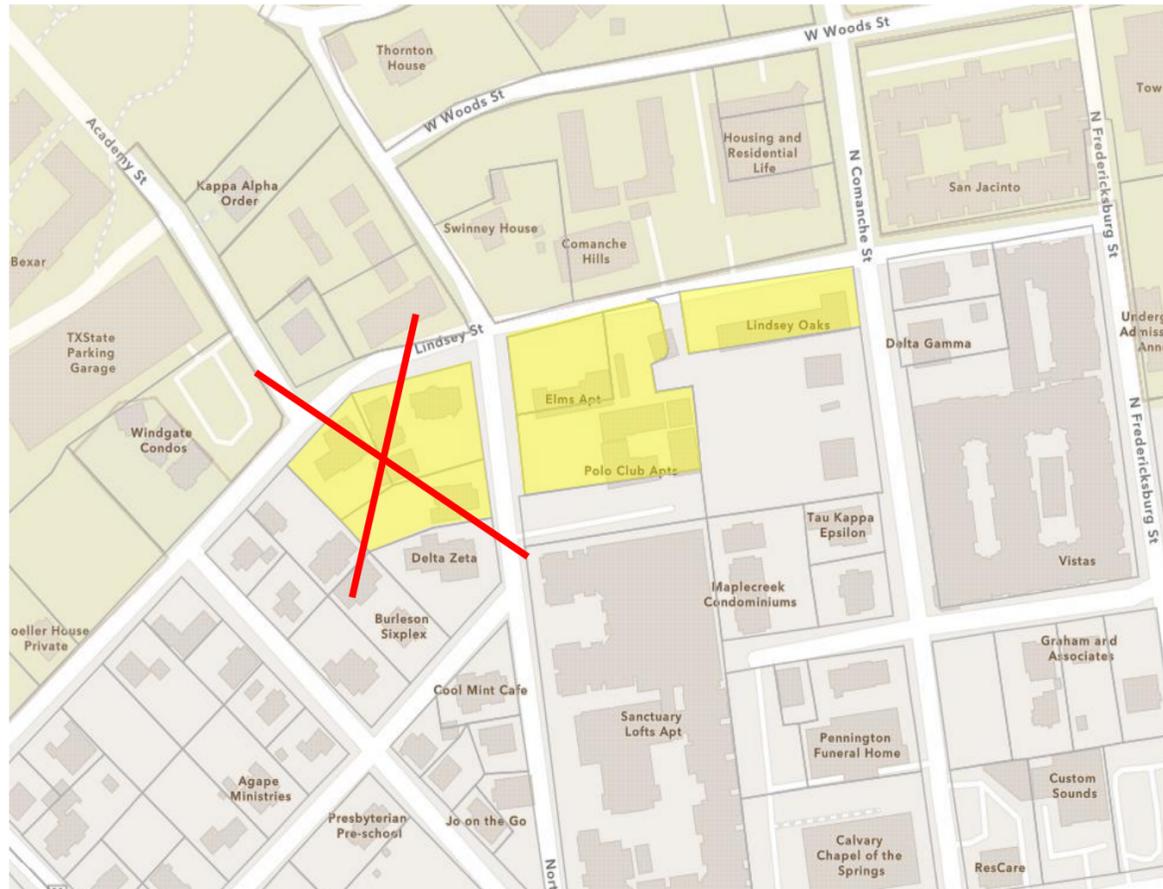
| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|-------------|----------------|----------------|
| Hannah Ayala | [Signature] | San Marcos, TX | Y |
| Levi Bastien | [Signature] | San Marcos, TX | Y |
| Christy Villanueva | [Signature] | San Marcos, TX | Y |
| MICHAEL MORALES | [Signature] | San Marcos, TX | Y |
| NORMAN LARSON | [Signature] | San Marcos, TX | Y |
| Rafael Pedroza | [Signature] | San Marcos, TX | Y |
| Mink Lee | [Signature] | San Marcos, TX | Y |
| ARUP AHMAD | [Signature] | SAN MARCOS, TX | Y |
| Isabel Ovarra | [Signature] | San Marcos, TX | Y |
| Liam Morrison | [Signature] | San Marcos, TX | Y |
| Maria Pejo | [Signature] | San Marcos, TX | Y |
| Spencer Chalge | [Signature] | San Marcos, TX | Y |
| Samantha | [Signature] | San Marcos, TX | X |
| Lozano Gie | [Signature] | Austin TX | Y |
| Granny Salazar | [Signature] | San Marcos TX | Y |

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|-------------|------------------|----------------|
| Dyan Pite | [Signature] | EZ O | Y |
| Emily Singleton | [Signature] | San Jac Hall | Y |
| Travis | [Signature] | Falls Hall | Y |
| Taura Villanueva | [Signature] | San Jacinto Hall | Y |
| Samuel Rich | [Signature] | Gallosia Hall | Y |
| Abby Mitchel | [Signature] | Blanco Hall | Y |
| TIA MEXER | [Signature] | SAN MARCOS HALL | Y |
| Makena Ja | [Signature] | San Marcos Hall | Y |
| Amyris Jara | [Signature] | Antelidia | Y |
| Daniela Belmonte | [Signature] | Butler hall | Y |
| Alexa Gutierrez | [Signature] | EZO | Y |
| Jessica Mather | [Signature] | Lanham hall | Y |
| Nia Ward | [Signature] | 201 Tenoride St | Y |
| Brooke Forsyth | [Signature] | 1415 Cradock Ave | Y |
| Bri Turner | [Signature] | gaillardia | Y |

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|-------------|---------------------|----------------|
| Yoshinori | [Signature] | 109 East Ave | Y |
| Esther Carbajal | [Signature] | Granada Ave 106 | Y |
| Angel Debrina | [Signature] | Sassulato | Y |
| Nick Merritt | [Signature] | 210N Edward Gary St | Y |
| Cat Quakenbush | [Signature] | 210N Edward Gary St | Y |
| Swaminath Ramo | [Signature] | 5013 Blue 104 | Y |
| Emily Sepp | [Signature] | Blanco Hall | Y |
| Ashley Roberts | [Signature] | Blanco Hall | Y |
| Amelia Lopez | [Signature] | Stena Zamora | Y |
| Amazilia Luisson | [Signature] | El Nazamora | Y |
| Margali Vasquez | [Signature] | River Oaks | Y |
| Rhovan N | [Signature] | Village | Y |
| Topini Gutta | [Signature] | Blue Oaks | Y |
| Taryn James | [Signature] | Sayers Hall | Y |
| Adrien | [Signature] | San Marcos Hall | Y |

Alternative Compliance Request

- Request:
 - Increase the permitted height from 5 to 7 stories on eastern 3 parcels only (**removed this request on western 3 parcels**)
- Height:
 - CD-5D Zoning Category allows 5 stories by right
 - James Street Housing Complex is 7 stories <500 ft from the site on Academy Street.
 - Project meets **87%** of applicable Alternative Compliance Findings



Alternative Compliance Findings

The City Council may allow additional stories in the CD-5D... zoning districts, subject to the following:

1. The project is consistent with the objectives and guidelines from the City's Comprehensive Plan and Downtown Master Plan where applicable. **THE PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.** ✓
- ~~2. For a residential project, the additional stories provide an opportunity to include a minimum of 10% of the project as affordable housing. **NOT APPLICABLE FOR STUDENT HOUSING**~~ NA
- ~~3. For a residential project, the additional stories provide an opportunity to include a minimum of 20% of the project as workforce housing. **NOT APPLICABLE FOR STUDENT HOUSING**~~ NA
4. The additional stories provide an opportunity for additional professional office or commercial space providing employment opportunities; ✓
5. The additional stories provide an opportunity to deliver a building that is rated a minimum of a silver in the LEED green building program; **PROJECT WILL BE LEED SILVER CERTIFIED** ✓
6. The additional stories provide an opportunity to include childcare within the facility; -
7. The additional stories provide an opportunity to add public parking in or adjacent to the downtown; 20 **PUBLIC PARKING SPACES WILL BE PROVIDED.** ✓
8. The additional stories provide an opportunity to include on-site publicly accessible open space in excess of the open space required under Section 3.10.1.2. **APPROXIMATELY 5% OPEN SPACE WILL BE PROVIDED** ✓
9. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines; and ✓
10. The project proposes architectural elements that mitigate any effects on adjacent properties or the pedestrian experience from the street level. **THE PROJECT HAS REDUCED THE HEIGHT ON THE EASTERN 3 PARCELS TO FACILITATE A BETTER PEDESTRIAN EXPERIENCE.** ✓

Alternative Compliance Request – Staff Conditions

1. The Alternative Compliance shall only be granted to the land to the east of North Street.
 - **Applicant Agrees**
2. The development shall be a minimum of a silver in the LEED green building program. Evidence of certification shall be required prior to the issuance of a Certificate of Occupancy.
 - **Applicant Agrees**
3. The development shall include a publicly accessible pocket park or plaza of at least 0.09 acres in size. The pocket park or plaza shall be provided in addition to any fee in lieu of parkland dedication (subject to Parks Board approval, if applicable) per Chapter 3, Division 10 of the Land Development Code. The park/ plaza shall include public seating.
 - **Applicant Agrees**
4. The development shall include 20 signed public parking spaces in addition to any other parking spaces required by the Land Development Code.
 - **Applicant Agrees**
5. The development shall comply with the activation and varied massing standards described in Chapter 4, Divisions 4 and 5 of the Land Development Code.
 - **Applicant Agrees**
6. Compliance with emergency radio communications systems in Chapter 5 of the International Fire Code is required.
 - **Applicant Agrees**

Tax Impacts of Project

Tax Value Lost to Sale of Sanctuary Lofts/Vistas to Texas State University (2023)

| Year | Taxing Unit | Tax Rate | Assessed Value | | Lost Tax Value |
|------|-----------------------|-----------|-----------------|---------------|----------------|
| | | | Sanctuary Lofts | Vistas | |
| 2023 | City of San Marcos | 0.603000% | \$ 33,319,599 | \$ 45,377,478 | \$ 474,543 |
| 2023 | Hays County | 0.287500% | \$ 33,319,599 | \$ 45,377,478 | \$ 226,254 |
| 2023 | San Marcos CISD | 0.991500% | \$ 33,319,599 | \$ 45,377,478 | \$ 780,282 |
| 2023 | Special Road District | 0.020000% | \$ 33,319,599 | \$ 45,377,478 | \$ 15,739 |
| 2023 | | | | | \$ 1,496,818 |



Tax Value Gained by McLain Project

| Year | Taxing Unit | Tax Rate | Assessed Value | | | | | | Lost Tax Value | Estimated Assessed Value - McLain | Gained Tax Value | Net Tax Value |
|------|-----------------------|-----------|----------------|---------------|--------------|------------|------------|------------|----------------|-----------------------------------|------------------|---------------|
| | | | 421 Lindsey | 413/419 North | 435 Comanche | 410 North | 420 North | 409 North | | | | |
| 2023 | City of San Marcos | 0.603000% | \$ 248,140 | \$ 968,915 | \$ 1,431,612 | \$ 244,720 | \$ 665,000 | \$ 579,110 | \$ 24,949 | \$ 65,262,107 | \$ 393,531 | \$ 368,581 |
| 2023 | Hays County | 0.287500% | \$ 248,140 | \$ 968,915 | \$ 1,431,612 | \$ 244,720 | \$ 665,000 | \$ 579,110 | \$ 11,895 | \$ 65,262,107 | \$ 187,629 | \$ 175,733 |
| 2023 | San Marcos CISD | 0.991500% | \$ 248,140 | \$ 968,915 | \$ 1,431,612 | \$ 244,720 | \$ 665,000 | \$ 579,110 | \$ 41,023 | \$ 65,262,107 | \$ 647,074 | \$ 606,051 |
| 2023 | Special Road District | 0.020000% | \$ 248,140 | \$ 968,915 | \$ 1,431,612 | \$ 244,720 | \$ 665,000 | \$ 579,110 | \$ 827 | \$ 65,262,107 | \$ 13,052 | \$ 12,225 |
| 2023 | | | | | | | | | \$ 78,695 | | \$ 1,241,285 | \$ 1,162,590 |

The Estimated Assessed Value for McLain is a general estimate based on current building plans and market conditions and not a projection for the Tax Assessor's office.

- Project nets an approximate \$368,500 increase in City tax revenues over today's situation.
- This recovers 77% of tax revenues lost by sale of Sanctuary Lofts and The Vistas to Texas State University.
- All taxing units achieve 77% tax revenue recovery with project.

Changes Since Initial Application

The Applicant has undertaken the following in response to meetings with Staff and concerned citizens since 2021:

- **Studies:** Applicant has commissioned studies to make data-driven decisions on proposed Alternative Compliance:
 - *Student Housing Parking Utilization Study*, Capitol Market Research (July 2023)
 - *Apartment Community Survey*, Capitol Market Research (September 2023)
 - *San Marcos Student Housing Market Research and Demand Analysis*, Capitol Market Research (November 2023)
 - *McLain Traffic Analysis Letter*, Carlson, Brigance & Doering, Inc. (February 2024)

The Applicant has incorporated the following changes and modifications in response to meetings with Staff and concerned citizens since 2021:

- **Height:** Applicant has reduced the height on the western parcels from 7 stories to 5 stories
- **Tenant Protections:** Applicant has addressed tenant protection issues by:
 - *Offering both “rent by the bedroom” leases and conventional apartment leases where the apartments may be rented in their entirety*
 - *Modifying lease documents to increase tenant protections*
 - *Committing to ensuring students are housed with students*
 - *Committing to providing a minimum of six (6) months’ notice to existing renters find other accommodations*
 - *Disaggregating parking space rental from bedroom rental.*
- **Parking:** Applicant has increased parking ratio from 0.7 to 0.75 spaces/room
- **Parking:** Applicant has added 20 public parking spaces
- **Open Space:** Applicant has added public open space to project, including plaza/public seating
- **Commercial Space:** Applicant has added a publicly accessible gym to the ground floor
- **Sustainability:** Applicant has committed to LEED Silver rating for project.

Summary – Alternative Compliance Request

1. To **mitigate and minimize Student Sprawl**, there is NO BETTER place for this Alternative Compliance Request than **ACROSS THE STREET FROM CAMPUS**
2. Staff is neutral on this Alternative Compliance Request and has proposed Approval with Conditions.
3. **The Applicant is in agreement with ALL Staff conditions.**
4. Applicant has **reduced the height from 7 stories to 5 stories** on the western parcels.
5. This eliminated the original Alternative Compliance Request from the 3 parcels to the west.
6. Texas State is constructing the **James Street Housing Complex <500 ft from the site** on Academy Street. It is **7 stories** tall.
7. The City will **replace approximately 77% of lost tax revenue** from that purchase through this Alternative Compliance Request.
8. Over **1200 students and non-students** have signed a petition in support of the Project.
9. Additional height will allow the Project to have **less impact** on City services and environment than smaller projects throughout the City.
10. Project is surrounded by multi-family, fraternity/sorority houses and University.
11. **Public Parking, Open Space, and Commercial Business** space included in Project.
12. **Project meets 87% of menu of applicable Alternative Compliance Findings** in Code.

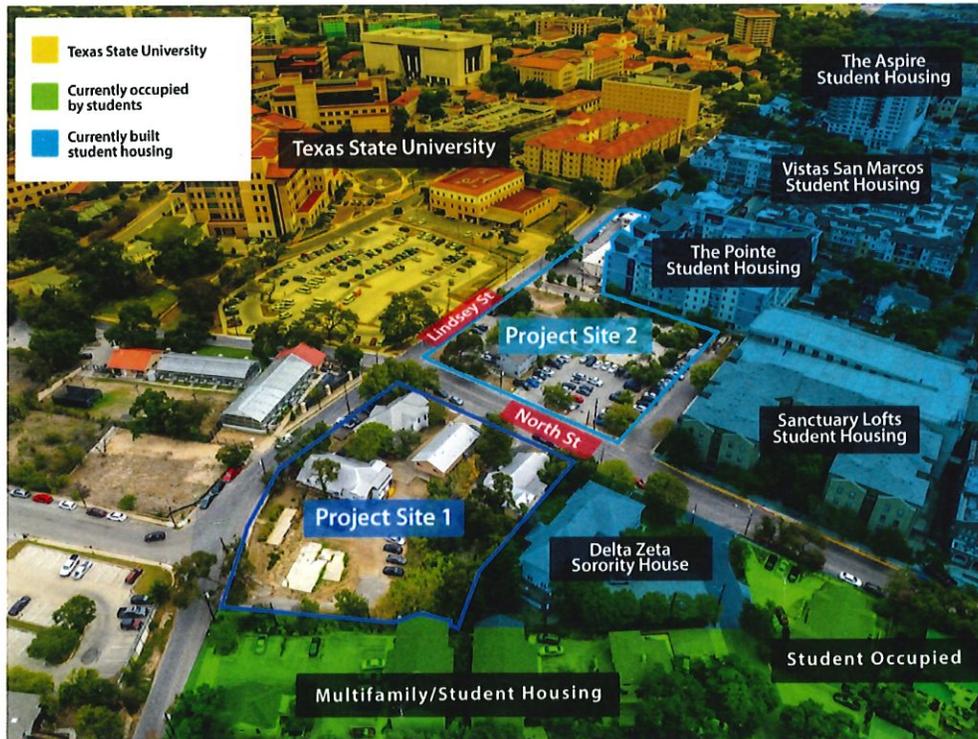
PETITION OF SUPPORT

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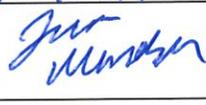
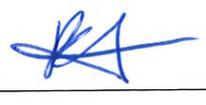
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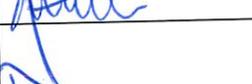
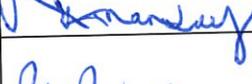
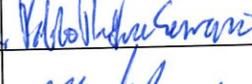
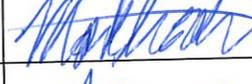
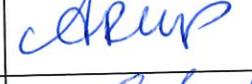
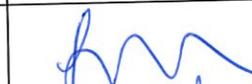
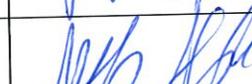
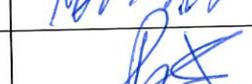
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DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|---------------------------------|-------------------|
| Campbell Burke |  | 2710 Buckeye trail | Y |
| Jayden Abolarin |  | 11519 Roper Manor dr | Y |
| Oliva Anderson |  | 611 N LB) DR | Yes |
| Emily McDonnell |  | Arnold | Yes |
| LEXI ESPIRITUETA |  | 323750 E PAIM VALLEY BLVD | yes |
| Jacob Mendes |  | Jacob.mendes@2005 @gmail.com | Yes |
| Corinne Ward |  | FALLS HALLS | yes |
| Shelby Smith |  | Falls Hall | yes |
| Katya Perez |  | Jackson | Yes |
| Justys McDonald |  | 701 Moore St | Y |
| Aiyanna Boyd |  | 701 Moore St | Y |
| Chase Glenn |  | 701 Moore St. | Yes |
| Iulwa GAZZAR |  | 615 RAWSON BLVD | Yes |
| Terry Mwanza |  | Lantana | Yes |
| Bethel Solomon |  | Ezo | Yes |

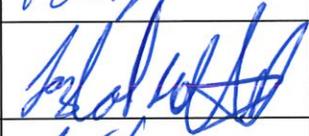
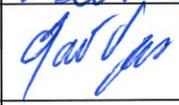
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|----------------|-------------------|
| Hannah Ajala |  | San Marcos, TX | Y |
| Teani Bashira |  | San Marcos, TX | Y |
| Chibby Uelenna |  | San Marcos, TX | Y |
| AREVAL MAJOR |  | San Marcos TX | Y |
| NATHAN LATINE |  | San Marcos TX | Y |
| Pablo Piedra Serran |  | San Marcos, TX | Y |
| Mark Leon |  | San Marcos, TX | Y |
| ARUP ACHAR JEE |  | SAN MARCOS, TX | Y |
| Isabel Ovarde |  | san marcos TX | Y |
| Lillian Morrison |  | San Marcos, TX | Y |
| Martina Aledo |  | San Marcos, TX | Y |
| Sirier Chalre |  | San Marcos, TX | Y |
| Samar Dhamala |  | San Marcos, TX | X |
| Icaro G |  | Austin TX | Y |
| Giovany Salora |  | San Marcos Tx | Y |

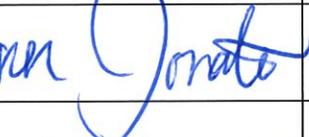
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|-----------|---------------|-------------------|
| Antan H. | | San Marcos | Y |
| Diego S | | San Marcos | Y |
| Ketan Boro | | San Marcos | Y |
| Angel S | | Acosta, Tx | Y |
| Ayanna Soto | | Kyle, Tx | Y |
| Aliya Soto | | Sanmarcos, TX | Y |
| Rulos Garcia | | Kyle, Tx | Y |
| Malik Emanuel | | Sanmarcos, Tx | Y |
| Maliki Howard | | San Marcos | Y |
| Miranda G | | San Marcos | Y |
| Leslie G. | | San Marcos | Y |
| Aric W. | | San Marcos | Y |
| Shyenne Williams | | Kyle, Tx | Y |
| Trinity McCollum | | Kyle, Tx | Y |
| | | | |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------|---|-----------------|-------------------|
| Abdul Adegbite |  | Towery | Yes |
| Daniel Olatunji |  | blanco | yes |
| Janis Duteil |  | College Inn | yes |
| Marley Murphy |  | Smith hall | yes |
| Luzo Bolka |  | San Marcos | yes |
| Rayn Benzalc |  | Sayers hall | yes |
| Benning Pass |  | Sayers Hall | yes |
| Dekawen Mwen |  | San Marcos Hall | Yes |
| Kenzie.A |  | Falls Hall | Yes |
| | | | |
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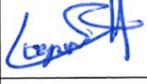
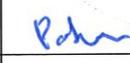
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|----------------|-------------------|
| Sachini |  | Leah Avenue | Y |
| Riya Crantam |  | Leah Ave. | Y |
| Jailen Towles |  | Blanco Hall | Y |
| Tristin Stuart |  | Austin TX | Y |
| Jonathan Gutierrez |  | San Marcos, TX | Y |
| Brianna Bushy |  | San Marcos, TX | Y |
| Erin Martinez | EM. | San Marcos, TX | Y |
| Maelynn Benavides |  | Sterry Hall | Y |
| Laura Estrada |  | San Marcos, TX | Y |
| Sofia Salk |  | San Marcos, TX | Y |
| Tatiana Sackett |  | San Marcos, TX | Y |
| Anari Bradford |  | San Marcos TX | Y |
| Morgan Shively |  | San Marcos TX | Y |
| Caroline Dobbs |  | San Marcos TX | Y |
| Kaylee Norman |  | San Marcos TX | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------|-----------------|----------------|-------------------|
| Taylor Bell | Taylor Bell | San Marcos, TX | Y |
| Alyanna Berado | Alyanna Berado | Seguin, TX | Y |
| Emma Yurko | Emma Yurko | San Marcos, TX | Y |
| Ashley Sherman | Ashley Sherman | San Marcos, TX | Y |
| Elizabeth Brock | Elizabeth B. | San Marcos, TX | Y |
| Danny Cates | D.C. | San Marcos, TX | Y |
| Laura Quiñones | Laura Quiñones | San Marcos, TX | Y |
| Christine Meade | Christine Meade | San Marcos, TX | Y |
| KS Uzuqban | K.S. | San Marcos, TX | Y |
| Joana D | Joana D | San Marcos, TX | Y |
| Deannye V | Deannye V | San Marcos, TX | Y |
| Madison S | Madison S | San Marcos, TX | Y |
| Malaki B | Malaki B | San Marcos, TX | Y |
| Taylor G. | Taylor G. | San Marcos, TX | Y |
| Julie D. | Julie D. | San Marcos, TX | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

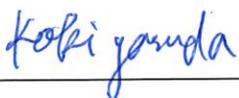
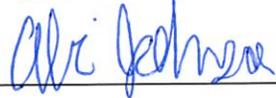
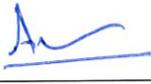
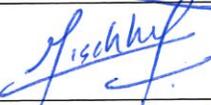
| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|-------------------------|-------------------|
| Mystique M |  | San Marcos, TX | Y |
| Landry Reed |  | San Marcos, TX | Y |
| Audrey Bavan |  | Jackson Hall | Y |
| Alexander Tourdain |  | FFF | Y |
| William M. |  | Bobcat Village | Y |
| Ghulam Khan |  | North Austin | Y |
| Cassandra Vasquez |  | Sayers Hall, San Marcos | Y |
| Kharson McKay |  | Cottages | Y |
| Chris Perryman |  | Blanco Hall | X |
| Chase Smeal |  | College Inn | Y |
| Logan Hoover |  | 21 Crestock | Y |
| Ethan Coe |  | Tower Hall | Y |
| ERIC GORDON |  | Tower Hall | Y |
| Patricia Torres |  | Stem Hall | Y |
| Marwin French |  | Arba | Y |

DATE: 11/8 (Use new Sheets for Each Date Signatures are obtained)

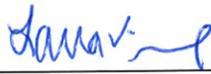
| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---------------|----------------------------------|-------------------|
| Cornell Wilson | | 100 WADSWORTH LN | N |
| Madison Lopez | | 301 Millington Lane | Y |
| Olivia Chao | | 320 Rasmussen | Y |
| Victoria Dale | | the cottages | Y |
| DYINDA RICKARD | | Cottages | Y |
| Joey Berger | | CHAPUSTE | Y |
| Aaron Emerich | Aaron Emerich | 103 EAST MIMOSA | Y |
| Eduarda Mares | Eduarda Mares | east mimosa circle Tower Hall | Y |
| Angel Rivera | | Blanco | Y |
| Anaya Broussard | | The Villagio | Y |
| Xavier Abeya | | bobcat village | Y |
| Ericka Ramos | | Stony | Y |
| Billi Ralph | | Billardia | Y |
| LUISA Moran | | Castlerock sm | Y |
| Wakelyn Mitchell | | Copper Beech | Y |

DATE: 11/8

(Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|---------------------------|-------------------|
| Tyrell Peterson |  | 11549 Cypress Barn | Y |
| Joseph Penn |  | 631 Moore St | Y |
| Madison COOK |  | 631 Moore St Sayers hall | Y |
| Koki Yasuda |  | 631 Moore st. Glan hall | Y |
| Stella Kim |  | 11 falls hall | Y |
| Abi Johnson |  | 631 Moore St | Y |
| Brodie Thuriot |  | 951 Moore St | Y |
| Ponni |  | 233, Oaks | Y |
| Marcos |  | Aquavena Springs | Y |
| Anmol |  | Ramgany. | Y |
| Adam Long |  | 401 A Fredrickburg Street | Y |
| Nischhal |  | Aquavena Springs | Y |
| Estefania Mucharrar |  | Cabana beach | Y |
| Ghane |  | Leah Ave | Y |
| Drew Barber |  | 101 Concho St | Y |

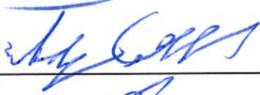
DATE: 11/7 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|---|-------------------|-------------------|
| Dylan Frye |  | EZ 0 | Y |
| Emily Singletary |  | San Jac Hall | Y |
| Jana Rivera |  | Falls Hall | Y |
| Laura Villarreal |  | San Jacinto Hall | Y |
| Samuel Rich |  | Gaillardia Hall | Y |
| Abbey Mitchell |  | Blanco Hall | Y |
| Tia Meyer |  | SAN MARCOS HALL | Y |
| Makena Ja |  | San Marcos Hall | Y |
| Amris Forcal |  | Gaillardia | Y |
| Daniela Belmontes |  | Butler hall | Y |
| Alexa Gutierrez |  | EZO | Y |
| Jessica Matthe |  | Lantana hall | Y |
| Nia Ward |  | 201 Telloride st | Y |
| Brooke Forsyth |  | 1415 Craddock Ave | Y |
| Bri Turner |  | gaillardia | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|-------------------|-----------------|-------------------|
| Adilene Rangel | Adilene Rangel | North St. | Y |
| Skyler Garza | Skyler Garza | Academy st | Y |
| Jayssa Vasquez | Jayssa Vasquez | Moore St | Y |
| Jayla Vasquez | Jayla Vasquez | Moore St. | Y |
| Audrey Gerardo | Audrey Gerardo | Edward gary st. | Y |
| Nerriah Thompson | Nerriah Thompson | moore st. | Y |
| ELISAH MUNDE | Elisah Munde | FAMBRUN LN | Y |
| Serena Salinas | Serena Salinas | Mill St. | Y |
| Ramiyah Brooks | Ramiyah Brooks | Moore st | Y |
| Brookelynn Matr | Brookelynn Matr | Moore st | Y |
| Tahmina Abdul | Tahmina Abdul | Moore st | Y |
| Nawal Graal | Nawal Graal | Moore st | Y |
| Aylin Almazan | Aylin Almazan | Moore St. | Y |
| Yamile Chino | Yamile Chino | Moore St. | Y |
| Rebecca Rodriguez | Rebecca Rodriguez | Holland | Y |

DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------|---|--------------------------|-------------------|
| Carson Cross |  | 18401 Deep well Dr. | Y |
| Quinton Ford |  | South Austin | Y |
| Nate Settin |  | 917 Sagewood trail | Y |
| VOPPAWNAKUP |  | 1350 N LBJ DR | Y |
| Rogelio Lucio |  | 247 Parkway DR | Y |
| Troy Conley |  | 322 White Willow | Y |
| Oscar Corraza |  | Ridgeline @ Fagers Ranch | Y |
| Maniela Penabaz |  | 101 fussell st | Y |
| Gizelle Reys |  | Cantana | Y |
| Cooper Fortner |  | tower hall | Y |
| William Patton |  | Edge Apts | Y |
| Florian Ploetz |  | Bobcat Village | Y |
| Maitte Rinaldi |  | Falls Hall | Y |
| Jassee Elmer |  | the villages | Y |
| Andra Garcia |  | Westfield | Y |

DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------|------------------------|-------------------------------------|-------------------|
| Jake Bram | <i>Jake Bram</i> | 441 N. Fredericksburg St. Vistas | ✓ |
| Elie Cox | <i>Elie Cox</i> | 2513 Seton Ave | Y |
| Brent Shanks | <i>Brent Shanks</i> | 622 Lipan Pk | Y |
| Josiva Gonzalez | <i>Josiva Gonzalez</i> | Verano Dr. | ✓ |
| Brianna Johnson | <i>Brianna Johnson</i> | Riva Ridge Cir. | Y |
| Jessine Perez | <i>Jessine Perez</i> | the vistas | Y |
| Asaac H | <i>Asaac H</i> | the vistas | Y |
| Emily Fille | <i>Emily Fille</i> | 490 Barnes Dr. | Y |
| Joel Scott | <i>Joel Scott</i> | 512 Cradden Ave | Y |
| Jaxon Carter | <i>Jaxon Carter</i> | Bobcat Village | Y |
| Kate McCall | <i>Kate McCall</i> | Gaillardia | Y |
| Haie Ponder | <i>Haie Ponder</i> | Blanco Hall | Y |
| Elaina Shellogg | <i>Elaina Shellogg</i> | Blanco Hall | Y |
| Jasmine Cooper | <i>Jasmine Cooper</i> | Blanco Hall | Y |
| Brianna Zu | <i>Brianna Zu</i> | Blanco Hall | Y |

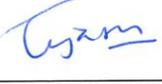
DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|--------------------|---------------------|-------------------|
| Ethan Beavers | Ethan Beavers | 1162 Green Rock Dr. | Y |
| Grace Mpinda | Grace Mpinda | 1701 Mill St | Y |
| Joseph Tova | Joseph Tova | 221 Telluride St | Y |
| Sudney Schmit | Sudney Schmit | Arba | Y |
| Julia hoodley | Julia hoodley | Aquasco | Y |
| Adanary Andrek | Adanary Andrek | Moore St | Y |
| Paola Costamano | Paola Costamano | Moore St | Y |
| Emma Avery | Emma Avery | moore St | Y |
| Cyres Davis | Cyres Davis | 3809 South Congress | Y |
| Daphne Garza | Daphne Garza | Peterson | Y |
| CHRISTOPHER SEGURA | CHRISTOPHER SEGURA | San Marcos HALL | N |
| Alek Johnson | Alek Johnson | Shallot Way | Y |
| Kurion Terrance | Kurion Terrance | Aquasco Springs Dr | Y |
| Joscelin Torres | Joscelin Torres | Lantana Hall | Y |
| Krysteen Vasquez | Krysteen Vasquez | sterry Hall | Y |

DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|---------------------|-------------------|
| Ashley Ortiz |  | College Inn | Y |
| Jalen Nevarez |  | Sagewood | Y |
| James Nevarez |  | Sagewood | Y |
| Sage Herrera |  | E70 Moore St | Y |
| Coraima Irma |  | E20 Moore St | Y |
| LILIANA EYSTER |  | OFF CAMPUS | Y |
| Mikah Kekuby |  | OFF campus | Y |
| Meh Mo |  | Laurel Hall | Y |
| Lynette Plasencia |  | ↑ | Y |
| Diana Gomez |  | 101 cricho ST | Y |
| Alejandra Flores |  | 200 spring town way | Y |
| Logan Pitts |  | 201 telluride st | Y |
| Fabiana Hodod |  | The Outpost | Y |
| Cristian Rodriguez |  | First Five | Y |
| Sathene Mandene |  | 915, West Avenue | Y |

DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|----------------------|-------------------|
| Manish |  | 109 West Ave | Y |
| Ester Carbajal |  | Gillardia Ave 166 | Y |
| Angel DePrizio |  | Scordato | Y |
| Nick Merritt |  | 210 N Edward Gary st | Y |
| Cat Quakenbush |  | 210 N Edward Gary st | Y |
| Savannah Reyna |  | 5013 blue 104 | Y |
| Emily Sapp |  | Blanco Hall | Y |
| Ashley Richards |  | Blanco Hall | Y |
| Amaya Zamora |  | Elena Zamora | Y |
| Amazya Gadison |  | Elena Zamora | Y |
| Molepalli Vasanthi |  | River Oaks | Y |
| Bhawan N |  | Vintage | Y |
| Teeswi Gutta |  | River Oaks | Y |
| Taryn James |  | Sayers hall | Y |
| Adrienne Bost |  | Lutzman 1211 | Y |

DATE: 10/31 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|-------------------|-----------------------|-------------------|
| Enrique Arteaga | Enrique Arteaga | Blanco Hall | Y |
| Nessa K | Nessa K | blanco | Y |
| Aiden Rich | Aiden Rich | Blanco | Y |
| Damian Rivera | Damian | Blanco | Y |
| Jurrett Hernandez | Jurrett Hernandez | Blanco | Y |
| Sulton Gwoss | Sulton Gwoss | First Five | Y |
| Jada Adams | Jada Adams | First five | Y |
| Vanessa Isikali | Vanessa Isikali | first five | Y |
| Jacob Singer | Jacob Singer | 117 West Ave | Y |
| Jacob Awtrey | Jacob Awtrey | 1101 River Ridge Prky | Y |
| Andres Herrera | Andres Herrera | 1722 | Y |
| Stephen Brown | Stephen Brown | Bushmillus ct | Y |
| Jake Garcia | Jake Garcia | Blanco Hall | Y |
| Emily Hernandez | Emily Hernandez | Blanco Hall | Y |
| Tarynn Vasquez | Tarynn Vasquez | Blanco Hall | Y |

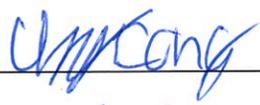
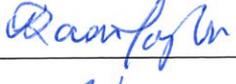
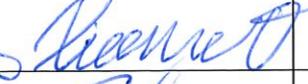
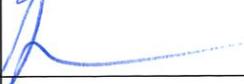
DATE: 10/31 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|-----------|-------------------------------|-------------------|
| Dominique | | Canyon Lake, TX | Y |
| Kathryn Peeler | | Spring Road | Y |
| Colby Graham | | Guadalupe Dr | Y |
| Joe Pucio | | Guadalupe Dr | Y |
| Nemesio Vigil | | Cooler beach | Y |
| Emily Stubbet | | 10505 S135 | Y |
| Selena Ramirez | | 1305 Conway Dr. | Y |
| Dominique Alfaro | | 5907 Barbarrosa Rd, Seguin TX | Y |
| Alessandra Dewenter | | 100 Llano circle | Y |
| Staci Islas | | I-35 Mill St | Y |
| NANCY ESTRADA | | 103 PURPLE HEART DR | Y |
| Westlee Crawford | | Moore st First Five Freedom | Y |
| Jalen Watkins | | Elena Zamora | Y |
| Mercedes Porter | | Blanco Hall | Y |
| Caitlin Youm | | First Five Freedom | Y |

DATE: 10/31 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|--------------------|----------------|-------------------|
| Marina Dorado-Small | Mina Dorado-Small | Bobcat village | Y |
| Gabriella Kraus | Gabriella Kraus | Lantana Hall | Y |
| Jasmine Ybarra | Jasmine Ybarra | The cottages | Y |
| Abrianna Licita | Abrianna Licita | Redpoint | Y |
| Natalie Fernandez | Natalie Fernandez | Lantana Hall | Y |
| Dylan Armstrong | Dylan Armstrong | The Thompson | Y |
| Jose Zapata | Jose Zapata | North Austin | Y |
| Makhi Falkquay | Makhi Falkquay | collegetown | Y |
| Kerrington Johnson | Kerrington Johnson | collegetown | Y |
| Amanda Jones | Amanda Jones | Round Rock | Y |
| Chazz Spiers | Chazz Spiers | San Marcos | Y |
| Abby Noel | Abby Noel | San Marcos | Y |
| Luke Herrington | Luke Herrington | Red Point | Y |
| Dawson Weiss | D.W. | C-stat | Y |
| Jeff Holst | JH | The Parlor | ✓ |

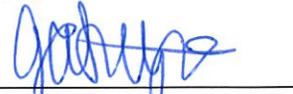
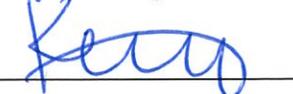
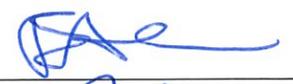
DATE: 10/30 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|----------------|-------------------|
| Nicholas Moxam |  | Blanco | Y |
| Lily Landry |  | Bobcat Village | Y |
| Tyler Drake |  | Bobcat Village | Y |
| Izzy Long |  | first five | Y |
| Bridget Holt |  | Butler Hall | Y |
| Elsie Krizer |  | Laurel Hall | Y |
| Layla Sullivan |  | Butler hall | Y |
| Reese Brecker |  | Butler | Y |
| Alyssa Hernandez |  | Lantana | Y |
| Daria ARSTO |  | COPPER BECH | Y |
| Raen Taylor |  | redpoint | Y |
| Xianna Antivero |  | Lantana | Y |
| Josh Parks |  | Blanco River | Y |
| Jessica Day |  | Edward | Y |
| Eli Campbell |  | Sterry | Y |

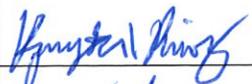
DATE: 10/27 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|-----------------------------|--------------------------|-------------------|
| Jake Jackson | Jake Jackson | 500 N. Edward Gary St | Yes |
| Jaya Taylor | Jaya Taylor | 500 N. Edward Gary St | Yes |
| Ashley Arroyo | Ashley Arroyo | 1740 Old Rm Rd 12 | Yes |
| Haverah Martin | Haverah Martin | Lantana | Yes |
| Jacqueline Diaz | Jacqueline Diaz | 1250 Sadler Dr. | yes |
| Michalene Dillard | M. Dillard | 1250 Sadler Dr. | yes |
| Trevor Grubbs | Trevor Grubbs | 1250 Sadler Dr. | yes |
| Clayton Harris | Clayton Harris | 1250 Sadler Dr. | yes |
| Alyssa Angelis | Alyssa Angelis | 1250 Sadler Dr | Yes |
| Sophie Schuchman | Sophie | 11320 Vicidian way | yes |
| Kathryn Castillo | Kathryn Castillo | 102 Tomas Rivera | yes |
| Makya Edward | Makya Edward | 101 Concho St | Yes |
| Marion Wellman | Marion Wellman | 2404 Indian Creek Rd | Yes |
| Jules Maza | Jules Maza | 101 Concho St | Yes |
| Copeland Gathwahl | Copeland Gathwahl | maxwell 78655 | N |

DATE: 10/24 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|-------------------------------|-------------------|
| Aidan Hensel |  | 650 River Rd | Y |
| Harley Krogolik |  | 650 river road | Y |
| Ryan caravan |  | 650 RIVER road | Y |
| Jordain Kinchen |  | 13512 Gilwell Dr Austin tx | Y |
| Grady Gasca |  | 650 RIVER RD | Y |
| Katie Garcia |  | 1415 Craddock Ave | Y |
| Ayesha Nelson |  | me redman | Y |
| Tokpe Omolunwa |  | edward gary street | Y |
| Nasya Piek-Gbandawa |  | Sterry Hall | Y |
| Brooke Brawner |  | Banco hall | Y |
| Karen Martinez |  | Blanco hall | Y |
| EDEN MARSHALL |  | STERRY HALL B | Y |
| Marek Fogus |  | 609 edward gary st | Y |
| Victoria Hale |  | 650 River dr | Y |
| Hallee D |  | Sterry Hall | Y |

DATE: 10/24 (Use new Sheets for Each Date Signatures are obtained)

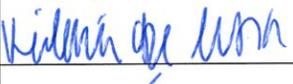
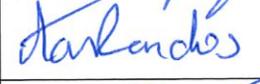
| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------------------|---|----------------------|-------------------|
| Risa Martinez |  | 160 Clearview Circle | Y |
| Zayne Imeri |  | 590 River Road | Y |
| Katie Fisher |  | 650 River Rd. | Y |
| Aiyana Reeves |  | 650 River Rd. | Y |
| Robert Davis |  | Sterry | Y |
| AADIN ZEESHAN |  | BUTLER | Y |
| Kaula Ramirez |  | Lantana | Y |
| Chris Lamar |  | Redpoint | Y |
| Cassidy Munson |  | 2 The Local | Y |
| Valeria Rodriguez |  | Jackson Hall | Y |
| Christina Hernandez | _____ | _____ | Y |
| Kristal Ruiz |  | Sterry hall | Y |
| Siobhan Anderson |  | 317 Caddock Ave | N |
| Diana Polan |  | 1334 N Interstate 35 | N |
| Victoria Rangel |  | Redpoint | Y |

DATE: 10/24 (Use new Sheets for Each Date Signatures are obtained)

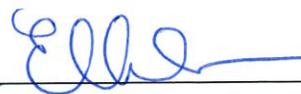
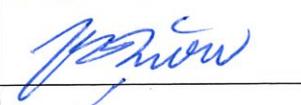
| Printed Name | Signature | Address | Student? (Y/N) |
|------------------------------|------------|-------------------------------|-------------------|
| Sam Garrison | Sam Gie | 6000 W Summit Dr. | Y |
| MiKeya Jordan | MiKeya J. | Retama Hall | Y |
| Matthew Haynie | MH | 714 Allen St | Y |
| Tyler Ziccardi | Tyler | 512 Craddock Ave | Y |
| Roy Ramirez | Roy | 4250 Sunrise Cove | Y |
| Kaylin York | Kaylin | 7805 Swindon | Y |
| Jacquelyn S | JQS | 207 W Bay | Yes |
| Kennedy V | Kenny | More st | Yes |
| I See her number 50402000 | I See | 1117 Armerdillo rd | Y |
| Greyson Ramirez | Greyson | Academy St | Y |
| Addi Peters | AP | 1410 Hillside Ranch | Y |
| Julia Agu | JA | 1850 Aquavarena Springs Dr | Y |
| Joe Leira | Joe | South Av 5111 | Y |
| Nyah Adler | Nyah Adler | Redpoint 650 River Rd. | Y |
| Alyssa Pearson | Alyssa | Redpoint | yes |

DATE: 10/24

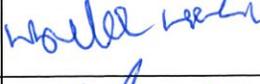
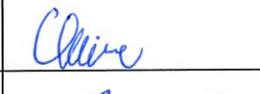
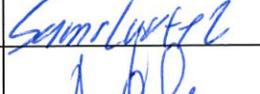
(Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|---|-------------------------|-------------------|
| Joshua Bevil |  | 1101 River Ridge | Y |
| Monica Castro |  | Lantana Hall | Y |
| Morgan Martin |  | 512 Craddock Ave. | Y |
| Jake Otky |  | 402 N Fredericksburg St | Y |
| Emilio Potherson |  | Onatogus | X |
| Karelyn Trumm |  | Chenango | Y |
| Mercee Roark |  | Blanco Hall | Y |
| Ben Sokoff |  | 3400 Cromwell Dr | Y |
| Regis Barber Jr |  | 1830 Aquiana Springs Dr | Y |
| Helani De Luna |  | 1415 Craddock Ave | Y |
| Michelle Perez |  | Redpoint San Marcos | Y |
| Ian Pranchos |  | Redpoint San Marcos | Y |
| Josiah Parker |  | Redpoint | Y |
| Dawson McElroy |  | 225 Ramsay St. | Y |
| Jazmyne Hawthorne |  | Redpoint San Marco | Y |

DATE: 10/23 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|-----------------------|-------------------|
| Ellen Salem |  | 10725 Pointe View Dr | N |
| Abigail Riquelme |  | 102 MOSSCLIFF Circle | Y |
| Paige Keller |  | 102 MOSSCLIFF Circle | Y |
| Pantón Burgess |  | 102 MOSSCLIFF Circle | Y |
| Kendall Altstadt |  | 102 MOSSCLIFF Circle | Y |
| Alex Beyerlein |  | 102 Mosscliff Circle | Y |
| Kelsey Davie |  | 102 Mosscliff Circle | Y |
| Graciela Castillo |  | 650 River Rd | Y |
| Hayden Zehn |  | 650 River Rd | Y |
| Cassandra Sullivan |  | 650 River Rd | Y |
| Dylan Suroso |  | 650 River Rd | Y |
| Karyme Flores |  | 650 River Rd | Y |
| Ana Perez |  | 1301 Aquivera Springs | Y |
| Katelynn Simer |  | 1301 Aquivera Springs | Y |
| Chris Hernandez |  | 1980 Aquivera Spring | Y |

DATE: 10/25 (Use new Sheets for Each Date Signatures are obtained)

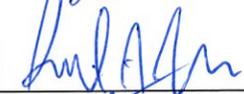
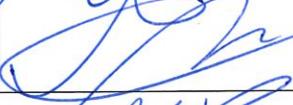
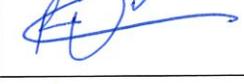
| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|------------------------------|-------------------|
| Jasmine Gonzalez |  | 650 river rd | Y |
| Eileen M. |  | 805 mill st. | Y |
| Hailee H |  | 501 north edward gary | Y |
| Michaela L. |  | 501 N Edward gary | Y |
| Claire T. |  | Laurel Hall | Y |
| Aidan C. |  | 210 Amberwood | Y |
| Pamelle C. |  | 650 river road | Y |
| Samir C. |  | 1750 Sauter Dr | Y |
| Adarsh G. |  | 1900 Aquanena Springs Dr | Y |
| Kshitiz B |  | 1400 Aquanena Springs Dr | Y |
| Prabeh S. |  | 1900 Aquanena Springs Dr | Y |
| Frank Belera |  | 1010 NI-35, San Marcos TX | Y |
| Leslie D |  | 1616 N-135 San Marcos | Y |
| Mia Jimenez |  | 650 River Rd | Y |
| Yvette Merchana |  | 650 River Rd | Y |

SAT 10/21

DATE: ~~10/21~~ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|------------------------|----------------------|-------------------|
| Dena Linton | <i>denalinton</i> | 1410 N LBJ DR | Y |
| Rylie Reed | <i>Rylie Reed</i> | 1410 N LBJ DRIVE | Y |
| CORBYN DAVIS | <i>Corbyn Davis</i> | 1410 N LBJ Dr. | Y |
| Sarah Chambers | <i>Sarah Chambers</i> | 1410 N LBJ | Y |
| Kaydee Lowe | <i>K Lowe</i> | Cedargrove St. | ✓ |
| Hannah O'Connor | <i>Hannah O'Connor</i> | CRADDOCK | Yes |
| Lila Hamilton | <i>Lila</i> | cedargrove | Y |
| Kaitlyn Ranft | <i>Kranft</i> | craddock cedargrove | X |
| Charlie Cross | <i>Charlie Cross</i> | 250 Hummingbird way | Y |
| Josh Rutledge | <i>Josh</i> | Cedar Grove | Y |
| Jagger Roland | <i>Jagger</i> | 201 Telluride street | Y |
| Cate Robertson | <i>Cate</i> | 201 telluride ct | Y |
| Michelle Jacques | <i>M Jacques</i> | The Thompson | Y |
| Veronica Murphy | <i>V Murphy</i> | 1655 Mill street | Y |
| Tyson Hather | <i>Tyson Hather</i> | 1410 N LBJ | Y |

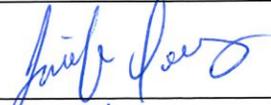
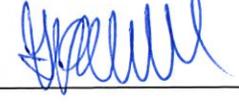
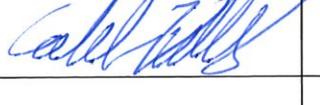
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|----------------|---|---------------------------------|-------------------|
| Andrew Salem |  | A05021794 | Y |
| Holden Stocum |  | A05034911 | Y |
| Bryan Garza |  | A050 27736 A0503547 | Y |
| Ethan Garcia |  | 2212 Old Ranch Rd 12 | Y |
| Rachel Black |  | A04874651 | Y |
| Lauren Reese |  | A04888047 | Y |
| Taylor Vickers |  | A04923410 | Y |
| David Villanar |  | A05041940 | Y |
| Jane Martinez |  | A04241840 | Y |
| NICK Santan |  | A0641231 | Y |
| Miguel Loza |  | A0645307 | Y |
| Alan Ruffin |  | 420 W. Street | |
| Aymie Pabe |  | 435 Comanche | Y |
| Rafael Fajardo |  | 420 W Street | Y |
| Julio J |  | 221 301 N LBJ Dr. | Y |

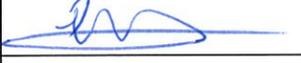
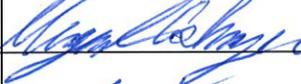
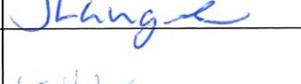
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------------|-------------------|-----------------------------------|-------------------|
| Haden Glaze | Haden Glaze | 201 Telluride St | Y |
| Jonathan Minjarez | Jonathan Minjarez | 2303 Sunchase Blvd | Y |
| Mered Salinas | Mered Salinas | 691 Moore St | Y |
| Ariana Garcia Alvarez | Ariana G Alvarez | 691 Moore St | Y |
| Angelina Castillo | Angelina | 631 Moore St | Y |
| Cindy Palomino-Cruz | Cindy | 631 Moore St | Y |
| Isabella Jones | Isabella Jones | New Braunfels, TX | Y |
| Amya Broussard | Amya Broussard | Aquaviva Springs San Marcos TX | Y |
| Jenna Parker | Jenna Parker | 631 Moore St | Y |
| Ethan Fountain | Ethan Fountain | 18101 Copper Beach | Y |
| Sarah Hutton | Sarah Hutton | 2302 Trace Chain Dr. | Y |
| Alexandro Sandoza | Alexandro Sandoza | 2703 Winterton Trail. | Y |
| Sebastian Lujan | Sebastian Lujan | 667 N Edwards St. | Y |
| Perzeus Cruz | Perzeus Cruz | 714 N Comanche St | Y |
| Hillary Guerra | Hillary Guerra | 714 N Comanche St | Y |

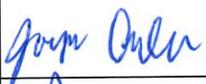
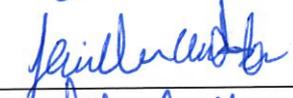
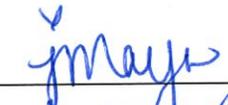
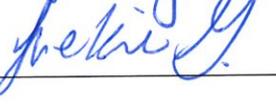
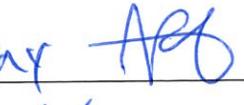
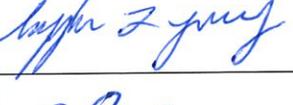
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|-----------------|-------------------|
| Addison Ashenfelter |  | San Marcos | Y |
| Kaitlyn Barahona |  | | Y |
| Jennifer Perez |  | SM | Y |
| Hayden Cox |  | San Marcos | Y |
| Joseph Castillo | Joseph L. | San Marcos | Y |
| Matt Richardson |  | San Marcos | Y |
| Grace Powell |  | SAN MARCOS | Y |
| Ariana Velez |  | San Marcos | Y |
| Lindsay Schmitt | Lindsay W. | San Marcos | Y |
| Riley Mills |  | San Marcos | Y |
| Caleb Kelly |  | San Marcos | Y |
| Chelsea Rodriguez | Chelsea Rodriguez | San Marcos | Y |
| Sofia Dodd | Sofia Dodd | San Marcos | Y |
| Brandon Laurel |  | First 5 Freedom | Y |
| Joselyn Medina |  | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|------------------------|-------------------|
| Cotton Burnett |  | 1415 Cratford | Y |
| Nick Gammal |  | 1415 Cratford | Y |
| Heinz Landeck |  | 115 Silver Maple | Y |
| Benedict Kaszoki |  | San Marcos | Y |
| Ardyn Buchanan |  | San Marcos | Y |
| Eden Fekle |  | San Marcos | Y |
| Sofia DiCristofano |  | San Marcos | Y |
| Cassie Ledcom |  | San Marcos | Y |
| Miguel Colunga |  | San Marcos | Y |
| Victor Ferguson |  | San Marcos | Y |
| Bella Michaels |  | 302 Student Center Dr. | Y |
| Joshua Lange |  | 302 Student Center Dr. | Y |
| Ethan T |  | San Marcos | Y |
| Mario D |  | San Marcos | Y |
| Camille P. |  | San Marcos | Y |

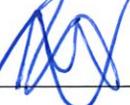
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------|---|------------------------|-------------------|
| Kylie Montreal |  | Sanmarcos | yes |
| Jocelyn Chimera |  | San marcos | yes |
| Coral Franco |  | San Marcos | yes |
| Jason Soto |  | San Marcos | Yes |
| Jarden Anderson |  | The View on the Square | yes |
| Caleb Cullen |  | Sanmarcos | yes |
| Durable Ely |  | San Marcos | yes |
| Alonzo Hason |  | San Marcos | Yes |
| Jabriah Maya |  | san marcos | yes |
| Jackie Tromet |  | Sanmarcos | yes |
| Luciana Soria |  | San marcos | Yes. |
| Aaron Galloway |  | San marcos | yes |
| Sapphire Young |  | San Marcos | Yes |
| Esther Ave |  | San Marcos | yes |
| Iliana Casare |  | san marcos | yes |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|------------|-------------------|
| Julissa Martinez |  | San Marcos | Yes |
| Clearra Shelton |  | San Marcos | Yes |
| Rejorice Ogburn |  | San Marcos | Yes |
| Bryce Anderson |  | San Marcos | Yes |
| Zack Shanna |  | San Marcos | Yes |
| LAREN SMITH |  | SAN MARCOS | Yes |
| Darcee Stone |  | San marcos | Yes |
| Libby Schmitt |  | San marcos | Yes |
| Yates Barker |  | San marcos | Yes |
| Marcus Wagner |  | San Marcos | Yes |
| Kevin Thai |  | San marcos | Yes |
| Caleb B |  | San marcos | Yes |
| Emilee G |  | San Marcos | Y |
| Kate G |  | San marcos | yes |
| Johnny D |  | San marcos | yes |

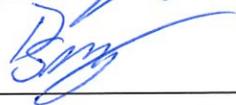
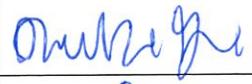
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|--------------------------------|-------------------|
| Kylie Toups |  | Blanco hall | ✓ |
| Valeria Sava |  | Blanco hall | yes |
| Kingslea Burnell |  | Falls Hall | yes |
| Dylan Sitzer |  | Blanco hall | yes |
| Maya Makupsan |  | Falls | yes |
| Samira Hutton |  | Blanco Hall | yes. |
| Chris Kick |  | off campus | yes |
| Jordan Mitchell |  | San Marcos | yes |
| Tate Jackson |  | Cottage College Inn | yes |
| Natalie Leal |  | Conway Dr | yes |
| Thienta Nguyen |  | Blanco Hall | yes |
| Cameron King |  | San Marcos | yes |
| Curtis |  | San Marcos | yes |
| Miguel P |  | San Marcos | yes |
| Anael v. |  | San Marcos | yes |

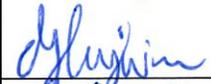
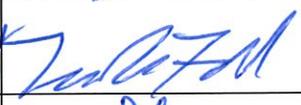
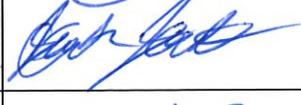
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------------|-----------------|--------------------------------|-------------------|
| Amahis M | Amahis | 819 Leadtree loop | Y |
| Leah Loza | Leah Loza | Jackson Hall | (Y/N) |
| Bright E | Leah | San marcos | Y |
| Amahis Sada | Amahis | San marcos | Y |
| Romaine George | Romaine | San marcos | Y |
| Isaac Scott | Isaac | San marcos | Y |
| Chioma Okonkwo | Chioma | San marcos | Y |
| Aaron Dixon | Aaron | San marcos | Y |
| Sydney Toliver | Sydney | 650 River Rd San Marcos, TX | Y |
| Jennie Nwakibu | Jennie | San Marcos | Y |
| Yarely Perez | Yarely Perez | Bobcat village | Y |
| Jack Flores | Jack | 512 Craddock Ave | Y |
| Bryan Saeed | Bryan | 512 Craddock AVE | Y |
| Kyle Gussert | Kyle | 512 Craddock Ave | Y |
| Julianna Alfaro | Julianna | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|----------------|-------------------|
| Nathan Reyes |  | San Marcos, Tx | Y |
| Steve Johnson |  | San Marcos, TX | Y |
| Alex Benjamin |  | San Marcos, TX | Y |
| Kaitlan Guerra |  | San Marcos, TX | Y |
| Sara Sanchez-Garcia |  | San Marcos, TX | Y |
| Allison Johnson |  | San Marcos, TX | Y |
| Stoane McMinn |  | SAN MARCOS, TX | Y |
| Juan Manjaras |  | San Marcos, Tx | Y |
| Dominic Snyder |  | San Marcos, TX | Y |
| Isaac Leal |  | San Marcos, Tx | Y |
| Kyra Rodriguez |  | San Marcos, TX | Y |
| Cristian Cruz |  | San Marcos, TX | Y |
| Obad Azecitia |  | San Marcos, TX | Y |
| Rubi Garcia |  | Buda, TX | Y |
| Joselynn Santella |  | San Marcos, TX | Y |

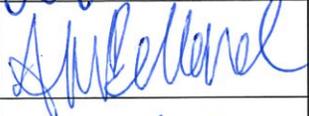
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---|---|----------------|-------------------|
| Haley Pool |  | SAN MARCOS TX | Y |
| Dylan Swinn |  | San marcos tx | Y |
| Alexia Mitchell |  | San Marcos, TX | Y |
| London Floyd |  | San Marcos, TX | Y |
| Makayla Starnes |  | San Marcos, TX | Y |
| Cooper Bensten |  | San Marcos | Y |
|  Jack Ford |  | San Marcos, TX | Y |
| Aiden Jahn |  | S.M., TX | Y |
| Reuben Olmedo |  | SM, TX | Y |
| Brianna Sharp |  | San Marcos, TX | Y |
| Teron Cody |  | San Marcos, TX | Y |
| Kaiven Curran |  | San marcos, TX | Y |
| Huyen Hernandez |  | San marcos | Y |
| Jackie Bover |  | San marcos, TX | Y |
| Brooklynne Bover |  | SAN MARCOS, TX | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|------------|-------------------|
| Kaleb Mendez |  | San Marcos | Y |
| Daritza Mascon |  | San Marcos | Y |
| Abdul Adegbite |  | San Marcos | Y |
| Amara Sika |  | San Marcos | Y |
| Tyler Christmas |  | San Marcos | Y |
| Leo Rosales |  | San Marcos | Y |
| Madison Sheeman |  | San Marcos | Y |
| Chloe Hacker |  | San Marcos | Y |
| Amerali Cornelio |  | San Marcos | Y |
| Athiana Arrado |  | San Marcos | Y |
| Luke Miller |  | San Marcos | Y |
| Nasira Gascon |  | San Marcos | Y |
| Ayanna Soto |  | San Marcos | Y |
| Abigail Mean |  | San Marcos | Y |
| Manuel Smeez |  | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------------|---|---------------------|-------------------|
| Maradiz Zobek |  | Apartments - Austin | Y |
| Journey McDaniel |  | San Marcos | Y |
| Julian W |  | Elena Zamora o'shea | Y |
| Brooklyn Tanner |  | San Marcos, Tx | Y |
| Christian Hoffman |  | San Marcos | Y |
| Brandon Johnson |  | San Marcos | Y |
| Fernando Arice |  | San Marcos TX | Y |
| Serena Rodrigues |  | San Marcos TX | Y |
| Jesus Silva |  | San Marcos Tx | Y |
| Ingrid Garza |  | San Marcos, Tx | Y |
| Brittany Veerquist |  | San Marcos TX | Y |
| Hector Igbileionwo |  | San Marcos TX | Y |
| Anna Bella Bellard |  | San Marcos TX | Y |
| Mary Paedel |  | San Marcos, TX | Y |
| Brody Brod |  | San Marcos, TX | Y |

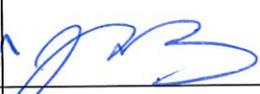
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---------------------|-------------------|-------------------|
| Brayan Garcia | Brayan Garcia | San Marcos, Texas | Y |
| Isaiah Cole-Odoos | Isaiah Cole-Odoos | San Marcos, Texas | Y |
| Emmanuel Pappas | Emmanuel Pappas | San Marcos, Texas | Y |
| Sean Dalton | Sean Dalton | San Marcos, Tx | Y |
| David Pelley | David Pelley | San Marcos, Tx | Y |
| Christian Medina | Christian Medina | San Marcos, Tx | Y |
| Kyle Brown | Kyle Brown | San Marcos Tx | Y |
| Michael Torres | Michael Torres | San Marcos, TX | Y |
| Deena Reinikka | Deena Reinikka | San Marcos TX | yes ^o |
| Phillip Webber | Phillip Webber | San Marcos Tx | Y |
| Sarah Ricardo | Sarah Ricardo | San Marcos Tx | Y |
| Carlos Munoz | Carlos Munoz | San Marcos tx | Y |
| Austin Jones | Austin Jones | San Marcos TX | Y |
| Angel Negron Torres | Angel Negron Torres | San Marcos Tx | Yes |
| Kaitley Tucker | Kaitley Tucker | San Marcos Tx | yes |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|----------------|------------|-------------------|
| Omolayo Adesina | Omolayo A. | San Marcos | Y |
| Cameron Jones | C Jones | San Marcos | Y |
| Sebastian Sapata | Sebastian | San Marcos | Y |
| Denise Reyes | Denise | San Marcos | Y |
| Kobe Childress | Kobe Childress | San Marcos | Y |
| Joseph Tedit | Joseph Tedit | San Marcos | Y |
| Quinn Faircloth | Quinn | San Marcos | Y |
| Lacey Cooper | Lacey Cooper | San Marcos | Y |
| Colby State | Colby State | San Marcos | Y |
| Jacob Taylor | Jacob Taylor | San Marcos | Y |
| Xavier Jaquez | Xavier Jaquez | San Marcos | Y |
| Dylan Hall | Dylan Hall | San Marcos | Y |
| Courtney Hall | Courtney Hall | Buda | Y |
| Amelia Jolley | Amelia Jolley | San Marcos | Y |
| Aaliyah Gomez | Aaliyah Gomez | San Marcos | Y |

DATE: 10/23 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|---|-------------------------------|-------------------|
| Jose Torres |  | Arba, San Marcos | Y |
| Kaylee Garcia |  | Redpoint | Y |
| Emma Passe |  | redpoint | Y |
| Jaelyn Bautista |  | redpoint | Y |
| Ayden C. |  | Redpoint | Y |
| Izzy Enriquez |  | Redpoint | Y |
| Kaylee Krimm |  | Copper Beach | Y |
| Samuel Lillbridge |  | Uptown Square | Y |
| Arianna Gonzalez |  | Falls/Sayers | Y |
| Kendall Berry |  | Red Parlor | Y |
| Nate Sandidge |  | The Outpost | Y |
| Lauren Rodee |  | Redpoint | Y |
| Michelle Delgado |  | 130 Cliff Ave, SATEX 78214 | Y |
| Cristina Alvarado |  | South Austin | Y |
| Megan Feibelman |  | Highway 123 | Y |

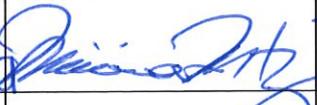
DATE: 10/23 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|-----------------|--|-------------------|
| Tatiana Velasco | Tatu Velasco | 102 Mosscliff Cir San Marcos, TX 78666 | Y |
| Olivia Romaine | Olivia Romaine | 102 Mosscliff Circle | yes |
| Rachel Lassila | Rachd L. | Zeta House [↑] 102 Mosscliff Circ. | yes |
| Averi Vochim | ami yu | 102 Mosscliff Cir San Marcos, TX 78666 | Y |
| Sadie Villegas | Sadie | The Zeta House | Yes |
| Tia Meyer | Tia Meyer | Zeta House | Y |
| Leslie Flores | Leslie Flores | Boba Village Zeta House | yes |
| Laira Couther | Laira Couther | 102 Mosscliff Cir. | yes |
| Grace Wilson | Grace Wilson | 102 Mosscliff Circle | yes |
| ✓ Gia Ewell | Gia Ewell | 102 Moss Cliff Circle | yes! |
| Isabella Barakoua | IB | 102 Mosscliff circle | yes |
| Madeline Layton | Madeline Layton | 6120 Louisville Dr. Lubbock TX 79413 | yes! |
| Bella Rodriguez | Bella Rodriguez | 102 Mosscliff Circle | yes! |
| Kynlee Brown | Kynlee Brown | 102 Mosscliff circle | Y |
| JACKIE NGUYEN | Jackie N. | 102 MOSSLIFFE CIRCLE | Y |

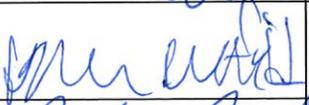
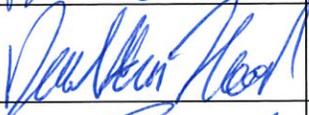
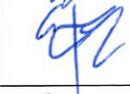
DATE: Sun 10/22 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|-----------|---------------------|-------------------|
| Kyle eaves | | lady bag Lane 78655 | N |
| Bradley | | Shanda | ✓ |
| Evangelina Yano | | 1007 Spamore | N |
| Pat Pankatz | | Kyle | ✓ |
| DENNIS NITSCH | | New BRAUNfels | N |
| ALAN Riley | | 2008 Ramona 78666 | N |
| NOSSE KARAMOKO | | Craddock | Y |
| Taylor Overby | | Butler hall | Y |
| Emma Scheurer | | Butler Hall | Y |
| Mallory Batista | | BUTLER HALL | Y |
| Julian Rodriguez | | Sans Marcos | N |
| Ally Pinyear | | Horsemint | Y |
| Reylan Horton | | 9565 Garrisonway | Y |
| Andrew Vineski | | Eland Dr | Y |
| Hannah Zuniga | | Aquavento | Y |

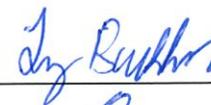
DATE: 10/22 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|--|-------------------|
| Kaylee Boggan | Kaylee Boggan | 1951 Hunter Rd San Marcos, TX 78666 | N |
| |  | 2421 Moor Street | Y |
| Mark M. | M.M. | 1008 Barbaro Rd | N |
| Ethan Colunga |  | 616 N. LB5 Dr. | Y |
| Katelyn Rukal |  | 611 LB5 Dr. | Y |
| Abbie Lasseter | Abbie Lasseter | W. COIL ST RT | N |
| Cate Niegros |  | 1803 Aquarena Springs Dr | Y |
| Patrick Stewart | P. Stewart | 618 El Rio Street #228 78666 | N |
| Raige Henderson |  | 618 El Rio Street, 228 78666 | N |
| Pamela Angino | Pamela Angino | 130 Oak Meadows Univ. City, TX | N |
| Helena Hinojos | Helena Hinojos | 130 Oak Meadows Univ. City, TX | N |
| Miriam Gongora |  | Thistle lane, Maxwell TX | N |
| Fernando Gongora |  | → | N |
| Karla Elbitto | Karla Elbitto | 611 N. LB5 Dr. 78666 | Y |
| Lilli Shank | Lilli Shank | 101 Concho St | Y |

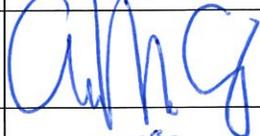
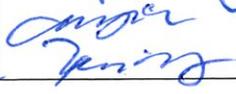
DATE: 10/22 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------------|---|----------------------------------|-------------------|
| madeline Brock-Holmes |  | Butler Hall | Y |
| Anastasi Cantu |  | Ranch Road 12 | Y |
| Kyle Walford |  | The Retreat | Y |
| Dalton Head |  | The Pointe | Y |
| Ryan Copeland |  | 1805 Mr. Copper beach | Y |
| Alondra Calderon |  | Linda Dr. | Y |
| Meg Bednarc |  | Littlelock AR | Y |
| Joshua Mejia |  | Sayers Hall | Y |
| Austin Bell |  | Sayers hall | Y |
| Celeste Montoya |  | Lantana | Y |
| Mikayla Givens |  | Lantana | Y |
| Sydney Chase |  | Butler | Y |
| Veronica Kolar |  | Bobcat Village | Y |
| Eljan Paige |  | 1111 Avalon Avenue | Y |
| Laura Garcia |  | Chautauque | Y |

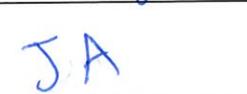
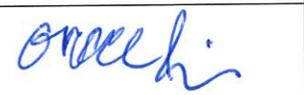
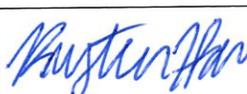
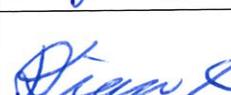
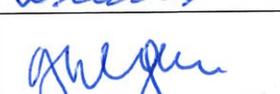
DATE: 10/22 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------------|---|------------------------|-------------------|
| Manuel Mochine Torres |  | 606 Fiddle st | Y |
| Collin Foyringer |  | Baillardin Hall | Y |
| EVAN MASCORRO | emascorro | Gaillardia Hall | Y |
| Matt Welch |  | 311 craddock | Y |
| Ty Buchholz |  | Sterry Hall | Y |
| Oscar Melchor |  | Sterry Hall | Y |
| Sandra Francisco |  | Lantana | Y |
| Makenzie Mason |  | Sterry Hall | Y |
| Dallas Sillman | Dsillman | Butler | Y |
| Mark Lee |  | Butler | Y |
| Jaden melcaded |  | Butler | Y |
| Chris Rault | CHRIS RAULT | Brogden Hall | Y |
| David Anila |  | 1150E River Kidge Pkwy | Y |
| Christian Torres |  | Sterry hall | Y |
| Ciara sauc |  | Aspire | Y |

DATE: 10/23 (Use new Sheets for Each Date Signatures are obtained)

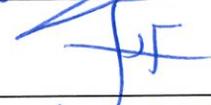
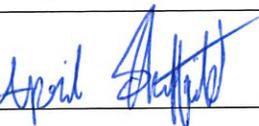
| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|---|------------------------------------|-------------------|
| Avery Adams |  | 1301 Aguarana Spr. Dr | Y |
| Joseph Greer |  | 250 Hummingbird way | Y |
| Tag Humble | T.H. | Spice Wood, TX | N |
| Trey Sofia |  | Lakeway, TX | Y |
| Ethan Hopke |  | Spice wood, Tx | yes |
| Hudson Sauer |  | 2410 8000 Rockwood Lane | yes |
| Austin Groeschel |  | 3112 Santa Carla | yes |
| Philip Salem |  | 3007 Pinnacle RD. | N (alvin) |
| Oelin Jam |  | North Austin | Y. |
| Kayli Solis | Kayli S. | Serry Hall | Y |
| Stefani Guzman |  | Castlerock | Y |
| Sarah Spang |  | San Marcos Hall | yes |
| Izzy Morse |  | San Marcos Hall | Y |
| Alex Gonzalez |  | San Marcos Hall | Y |
| Alysa Ramirez |  | 109 West Ave | Y |

DATE: 10/23 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|-------------------------|-------------------|
| Shelby Calbraith |  | 401 N Fredricksburg St. | Y |
| Natalie McDonald |  | 101 Concho St | Y |
| Hannah Babineaux |  | 1410 N LB5 Dr | Y |
| Keiana Albert |  | 3803 Hawkshead dr. | Y |
| Jordan Crosswhite |  | 350 North St | yes |
| Grace Capell |  | 117 china berry Bend | yes |
| Hyndall Froschetti |  | 101 Concho st | yes |
| Megan Miller |  | 1701 Mill street | yes! |
| Audrey Low |  | 102 mosscliff Cir Gr. | yay |
| Jordan Acala | JA | 102 mosscliff Circle | yes! |
| Grace Shivers |  | 102 mosscliff circle | yes |
| Kirsten Hamerth |  | 1415 Gaddock Ave, Sanmo | yes. |
| Diana Rodriguez |  | 1441 Leah Ave | yes |
| Grace Mcgowan |  | 109 West Avenue | yes! |
| Sarah Cutrer |  | 205 W St | yes |

DATE: 10/24

(Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|----------------------|---|---------------------|-------------------|
| Jacoryia Jackson |  | Redpoint San Marcos | Y |
| Mellik Boudoin |  | Arba San Marcos | Y |
| Jessica Rodriguez |  | Red point | Y |
| Paradis Lahanti Ford |  | The view | Y |
| Addison Hill |  | Redpoint SM | Y |
| Elissa Atkinson |  | Lisa Lane | Y |
| Hunter Smith |  | Chestnut St | Y |
| CONNOR SIMS |  | COTTAGES | Y |
| Bianca Gonzalez |  | 650 River Rd | Y |
| Katherine Rodriguez |  | Kyle Tr | Y |
| Regina Mathias |  | Blanco Hall | Y |
| Joseph Clark |  | Redpoint | Y |
| April Sheffield |  | Leah Townhomes | Y |
| Alyana Imperial |  | The Avenue | Y |
| Kaylee Winkley |  | The Edge | Y |

DATE: 10/22 (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------------|-----------|------------------------------|-------------------|
| Emily Moxley | | Drapers Cove | Yes |
| Amber Ramirez | | Lantana | yes |
| Amber Ramirez | | San Antonio | No (Alumni) |
| Griselle Sotero | | Butler Hall | Yes |
| Amani Collins | | Sterry Hall | No |
| Nina Ruffalo | | Sterry hall | Yes |
| Kayla S. | | Sterry hall | yes |
| Chris Miller | | San Jacinto Hall | Yes |
| Lyla Keizer | | Sterry | Y |
| Kenadi Lodree | | Sterry | yes |
| Mirella Fernandez | | 201 telluride | Y |
| LORALEI VERGARA | | 201 Telluride | Y |
| Brandon Custillon | | 154 Pecanwood North, Kyle | Yes |
| Emmanuel Valdez | | Austin | Yes |
| P Miller Cerver | | Blanco | yes |

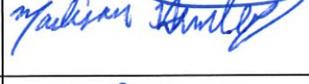
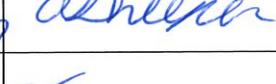
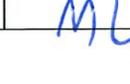
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|----------------|---|-----------------------|-------------------|
| EVA HALL |  | 54100 purgatory creek | Y (graduate) |
| Brooke Lamb |  | Happins st | Y |
| Chelsea Barr |  | 512 crockett ave | Y |
| Mia Hernandez |  | 903 sagewood tr | Y |
| Jacob Soder |  | 1500e S ISS | Y |
| Isaac Senquiz |  | 228 S Guadalupe st | Y |
| Zabena Ramirez |  | 228 S guadalupe st | Y |
| | | | |
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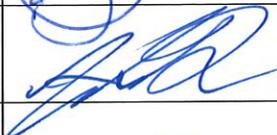
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|--------------|------------|-------------------|
| Logan B. | | San Marcos | X |
| Eva Miralles | Eva Miralles | San Mo | Yes |
| LeAna Lynch | Leana Lynch | San Marcos | yes |
| Shunelle Birch | | San Marcos | Yes |
| Joshua Diaz | | San Marcos | yes |
| Levon Fields | | San Marcos | Yes |
| Emmanuel Aibuedefe | | San Marcos | Yes |
| Leah Richards | | SAN MARCOS | yes |
| Fawaz Gburemossi | | San Marcos | Yes |
| Dayana Saavedra | | SAN MARCOS | yes |
| Cameron Jamstey | | San Marcos | Yes |
| Noah Ferraro | | San Marcos | Yes |
| Adam Sanders | | San Marcos | Yes |
| Lukas Todd | | San Marcos | Yes |
| Ivana Gonzalez | Ivana Joz | San Marcos | Yes |

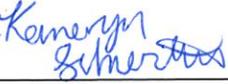
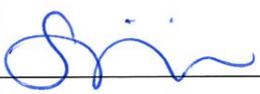
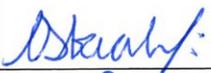
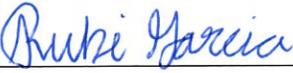
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|------------|-------------------|
| RYAN ELDREDGE |  | SAN MARCOS | Y |
| TOM BROWN |  | SAN MARCOS | Yes |
| Avery Weitz |  | SAN MARCOS | Y |
| Anthony Soloreano |  | AUSTIN | Y |
| Michael Peterson |  | SAN MARCOS | Yes |
| Terko Moorhaj |  | SAN MARCOS | Y |
| Hailey Mars |  | SAN MARCOS | Yes |
| Sana Sanchez-Garcia |  | SAN MARCOS | yes |
| Maddie Hunter |  | SAN MARCOS | yes |
| Hermirio Castelan |  | SAN MARCOS | Yes |
| Samuel [unclear] |  | SAN MARCOS | Y |
| Ashley [unclear] |  | SAN MARCOS | Yes |
| Joel Betancourt |  | SAN MARCOS | Y |
| Benjamin Miranda |  | SAN MARCOS | Y |
| Marquel Lora |  | SAN MARCOS | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|---------------------|---|---------------------------|-------------------|
| Drew Dunson |  | San Marcos, TX | Y |
| Faraz Mohi |  | San Mo, TX | Y |
| Amelia Cabrera |  | San Marcos, TX | Y |
| Angel Negron Torres |  | San Marcos, TX | Y |
| Manna Truick |  | Austin, TX | Y |
| Christian Vasquez |  | San Antonio, TX | Y |
| Kennedy Banno |  | San Marcos, TX | Y |
| Zethan Pierce |  | Dorm | Y |
| Bobbie Morgan |  | San Marcos | Y |
| Charan |  | San Marcos, TX | Y |
| Pranci | Pranci | San Marcos, TX | Y |
| Xhekli Duraj |  | New Braunfels, TX | Y |
| Hector Pascon |  | 109 Craddock Ave S Marcos | Y |
| Sean Agyei |  | 1740 ranch rd | Y |
| Victoria Goodwin |  | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

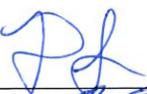
| Printed Name | Signature | Address | Student? (Y/N) |
|----------------------|---|--|-------------------|
| Phillip Salinas |  | San Marcos | Y |
| Raiko Moreles |  | 1975 San Marcos ^{Everina Spring} | Y |
| Demarcus Brown |  | San Marcos | Y |
| Trise Castillo |  | San Marcos | Y |
| Giselle Lopez |  | San Marcos | Y |
| Terra Mwaura |  | San Marcos | Y |
| Kameryn Schwertha |  | San Marcos | Y |
| Kamdyn Bennett |  | San San mo | Y |
| Cienna Ortiz |  | San Marcos | Y |
| Sanja Williams |  | San mo | Y |
| Isbaah Charania |  | San Mo | Y |
| Waida G |  | San Marcos | Y |
| Fijini Folorunwa Awe |  | San Marcos, TEXAS | Y |
| Rubi Garcia |  | Buda, Texas | Y |
| Aliya Soto |  | San Marcos, TX | |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

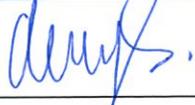
| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------------|-----------|---|-------------------|
| Preston Rawlings | | 3206 Ave K ^{San Marcos TX} | Y |
| Brandon Sosa | | 2617 Wofford rd ^{Bay City TX} | Y |
| Taylor Godfrey | | 1701 Mill Street ^{San Marcos TX 78666} | Y |
| Toby Bethel | | 1441 Leah ave | Y |
| Alejandro Garza | | 1440 Ol ranch road | Y |
| Donke Gibson | | Jackson hall | Y |
| Elvis Bamba | | E20 | Y |
| Arnon Whiggoz | | 820 | Y |
| Lorenzo Williams | X | San Marcos TX | Y |
| David Valles | | 6507 Orange Blossom | Y |
| Kef Kellam | | 101 Conch St | Y |
| Raymond Thompson | | San Marcos | Y |
| Tyreek Brenner-Williams | T.B.W. | San Marcos | Y |
| Isiah Gagan | | San Marcos | Y |
| Nivian Aguilar | | San Marcos | Y |

h

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|----------------|---|-------------|-------------------|
| Bethel Solano |  | San marcos | Y |
| Adeloye Adesun |  | SUN MARCO S | Y |
| Paula Dang |  | San Marcos | Y |
| Sara Hoang |  | SAN MARCOS | Y |
| Kiara Arz |  | San Marcos | Y |
| Michellele |  | San Marco | Y |
| Clael |  | San Marcos | Y |
| John Zamora |  | San Marcos | Y |
| Kenneth Vand |  | San Marcos | Y |
| Kenneth T. |  | San Marcos | X |
| Aaron D. |  | SAN MARCOS | Y |
| Fatima C. |  | San Marcos | Y |
| Jack ✓ |  | San Marcos | Y |
| Drew S. |  | San Marcos | Y |
| O'Wesley |  | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------|---|------------|-------------------|
| Abby S |  | San Marcos | Y |
| Nick R |  | San Marcos | Y |
| Austin A |  | San Marcos | Y |
| Taliya T. | Taliya Tuer | San Marcos | Y |
| Faizol O. |  | San Marcos | Y |
| Johnpaul O. |  | San Marcos | Y |
| Onene G. | Onene G. | San Marcos | Y |
| Bryan C. |  | San Marcos | Y |
| Bryan W. |  | San Marcos | Y |
| Taylor P. | Taylor Payne | San Marcos | Y |
| Millic M |  | San Marcos | Y |
| Angela D |  | San Marcos | Y |
| Caleb G. |  | San Marcos | Y |
| Mark M. |  | San Marcos | Y |
| Oscar G. |  | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|------------------|------------|-------------------|
| Ella L | Elyscomb | San Marcos | Y |
| Vincenz D | | San Marcos | Y |
| Matthew M | Mat | San Marcos | Y |
| Malakhi Washington | Mal | San Marcos | Y |
| Marquette Sublet | MS | San Marcos | Y |
| Tyler Black | | San Marcos | Y |
| Julia Trimble | | San Marcos | Y |
| Noah Strate | Noah Strate | San Marcos | Y |
| Danielle Sloan | Danielle Sloan | San Marcos | Y |
| Arianna Craft | Arianna Craft | San Marcos | Y |
| Caitlyn McElmore | Caitlyn McElmore | San Marcos | Y |
| Sarah Hartline | Sarah H | San Marcos | Y |
| Malik Bennett | Malik B | San Marcos | Y |
| Cesar Hernandez | CH | San Marcos | Y |
| Aegle Rinwan | AR | San Marcos | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------|-------------------|---------------|-------------------|
| Camille Alvarez | Camille Alvarez | 701 Moore St. | Y |
| Ash Wolf | Ash Wolf | 701 Moore St. | Y |
| Abigail Parker | Abigail Parker | 701 Moore St. | Y |
| Chloe Rivera | Chloe Rivera | 701 Moore St. | Y |
| Kendall Zimmerman | Kendall Zimmerman | Perm | Y |
| Conor Conion | Conor Conion | Perm | Y |
| Fabrana Holod | Fabrana Holod | The Outpost | Y |
| Elizabeth Payne | Elizabeth Payne | 701 Moore St | Y |
| Sabrina Adamson | Sabrina Adamson | 701 Moore St | Y |
| Ava Alameda | Ava Alameda | 701 Moore St | Y |
| Chloe El-katsna'i | Chloe El-katsna'i | N LBJ drive | Y |
| Indiana Fairhurst | Indiana Fairhurst | 101 Concho St | Y |
| Jay Bauer | Jay Bauer | 701 Moore St. | Y |
| Melissa Rodriguez | Melissa Rodriguez | 701 Moore St | Y |
| Emily Hurton | Emily Hurton | 1655 Mill St. | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|--------------------|---|-----------------------|-------------------|
| Ria Marsh |  | 101 Concho St | Y |
| Lizette Monsivais |  | 1740 Old Ranch Rd 12 | Y |
| Prabin Dhital |  | 400 w. Anderson lane | Y |
| Caden Puetz |  | 409 N Edward Gary St | Y |
| JOHN VILLAREAL |  | 409 N EDWARD GARY ST | Y |
| McKenzie Rodriguez |  | 409 N Edward Gary St. | Y |
| Callen Greath |  | San Marcos | Y |
| Luke Ferguson |  | Messquite Hall | Y |
| Adam Jackson |  | 227 Windmill hill | Y |
| Mya Peyton |  | 109 west Avenue | Y |
| TJ Ross |  | San Marcos | Y |
| Julian Aleman |  | Outpost | Y |
| Lane Blakley |  | 425 Birmeisdoerfer | Y |
| Tyler Kutac |  | Outpost | Y |
| OHIO BENIO |  | LB5 | Y |

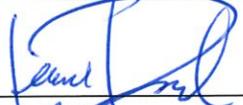
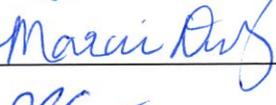
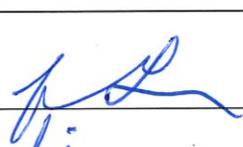
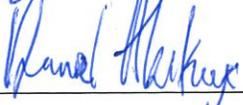
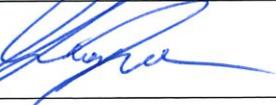
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------------|-------------------------|--|-------------------|
| Rachael Marker | Rachael Marker | 301 University Drive | Y |
| Anarosa Villatoro-Peges | Anarosa Villatoro-Peges | Butter Hall | Y |
| Mitchell Weiss | Mitchell Weiss | 951 Marlton ^{First Five Freedom Hall} | Y |
| Miguel Gonzalez | Miguel Gonzalez | LBS | Y |
| Katie Hernandez | Katie Hernandez | 417 N. Comanche Street | Y |
| Leah Consalves | L. Consalves | 417 N. Comanche Street | Y |
| Hollie Hernandez | Hollie Hernandez | 417 N. Comanche St | Y |
| Ethan Grinn | Ethan Grinn | N. LBJ | Y |
| Simon Kosti | Simon Kosti | LOS | Y |
| Wagner | Wagner | awc | Y |
| Cameron Salisbury | Cameron Salisbury | 1700 1700 Cheefah CV | Y |
| Robyn Garcia | Robyn Garcia | The Ark | Y |
| Darius Dowdy | Darius Dowdy | Seymour, TX | Y |
| Zackery Rader | Zackery Rader | Bobcat Village | Y |
| Taylor Smith | Taylor Smith | 701 Moor Z St | Y |

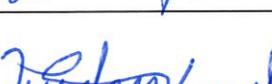
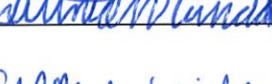
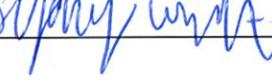
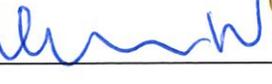
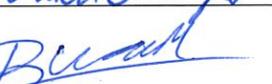
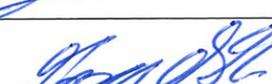
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|------------------|-----------|---------------------|-------------------|
| Pablo Pedro S. | | Dale, TX | Y |
| Justin Ortega | | Dale, TX | Y |
| Santiago Ayala | | Lockhart TX | Y |
| Julian Perez | | Lockhart TX | Y |
| Andrew Carter | | San Marcos, TX | Y |
| Colton Reynolds | | San Marcos, TX | Y |
| Marcelino Zuniga | | San Marcos, TX | Y |
| Tashawn Matthews | | San Marcos, TX | Y |
| Kiamcen Acavido | | 310 Pat Garrison st | Y |
| Melanie Martinez | | austin tx | Y |
| Chabon Gonzalez | | Austin TX | Y |
| Kyle Gussert | | San Marcos, TX | Y |
| Chen Thany | | San Marcos, TX | Y |
| Fair | | San Marcos, TX | Y |
| Walter | | San Marcos, TX | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-----------------------------|---|------------------|-------------------|
| Tera Reed |  | San Marcos, TX | Y |
| Bryant Green |  | San Marcos TX | Y |
| Haneen Abbani |  | San Marcos TX | Y |
| Santos Lacener |  | San Marcos Tx | Y |
| Marcie Doo |  | Sanmarcos TX | Y |
| Matthew Schooner |  | Harlingen Tx | N |
| Arota Ayca |  | San Marcos Texas | Y |
| Britney Grimmonde |  | San Marcos | Y |
| Kevin Rosario |  | San Marcos | Y |
| Frances Langan |  | San Marcos | Y |
| Ainela Barron |  | San Marcos, TX | Y |
| Daniel Abikoye |  | Castle rock | Y |
| Toy Olowofela |  | Castle rock | Y |
| Giselle Reynolds |  | San Marcos | Y |
| Sydney Coode |  | San Marcos, TX | Y |

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

| Printed Name | Signature | Address | Student? (Y/N) |
|-------------------------------|---|---|-------------------|
| Roberto Ramon |  | 1818 Pedernales Old Ranch Rd | Y |
| Brandon Garcia |  | San Marcos, TX | Y |
| Amala Minas |  | Sterrin | Y |
| Vannesa Fivera |  | Sterry Hall | Y |
| Quinton Canada |  | 1415 Craddock Ave | Y |
| Sydney Wright |  | San mo Hall | Y |
| Jadyn Jope |  | San Marcos Hall | Y |
| Alexis Williams |  | Jackson Hall | Y |
| Kadence Capistran |  | The local downtown | X |
| Miseta Carbajal |  | The local downtown | Y |
| Brianny Ward |  | New Brauntels, Tx | Y |
| Miguel Santiago Morales Gomez |  | Tower Hall | Y |
| Mary Munoz Rodriguez |  | Round Rock | Y |
| Julian Vozquez |  | Lockhart | Y |
| Miszen Parajuli |  | Leah Ave | Y |

DRENNER GROUP

Shannon Mattingly
direct dial: (512) 807-2904
smattingly@drennergroupp.com

March 15, 2024

Mayor and City Council
City of San Marcos
630 East Hopkins
San Marcos, TX 78666

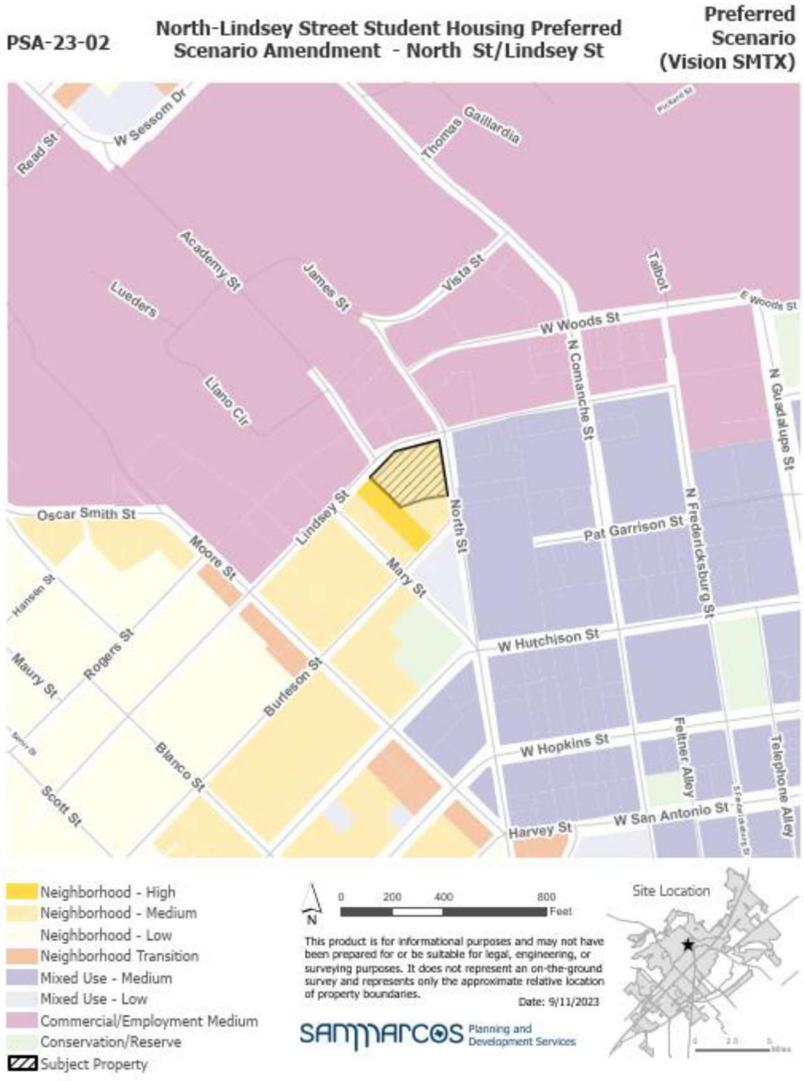
Via Electronic Delivery

Re: PSA 23-02, ZC 23-19, CUP 23-22, AC 23-09 – Preferred Scenario Map Amendment, Rezoning, Conditional Use Permit and Alternative Compliance request applications for the approximately 2.557-acre property located at the corner of North and Lindsey Street in the City of San Marcos, Hays County, Texas (the “Property”)

Dear Mayor and City Council:

We represent The McLain Student and Conventional Housing project and would like to provide some additional information for your consideration as you prepare and review for our upcoming Preferred Scenario Amendment and associated cases. As you are aware we have submitted a Preferred Scenario Map Amendment Application, a Rezoning Application, a Conditional Use Permit Application for purpose-built student housing (Modified to the east side only) and an Alternative Compliance request to allow up to 7 stories (modified to the east side only). The Property consists of 2.557 acres and is located adjacent to Texas State University (the “University”) at the corner of North Street and Lindsey Street in the City of San Marcos, Texas.

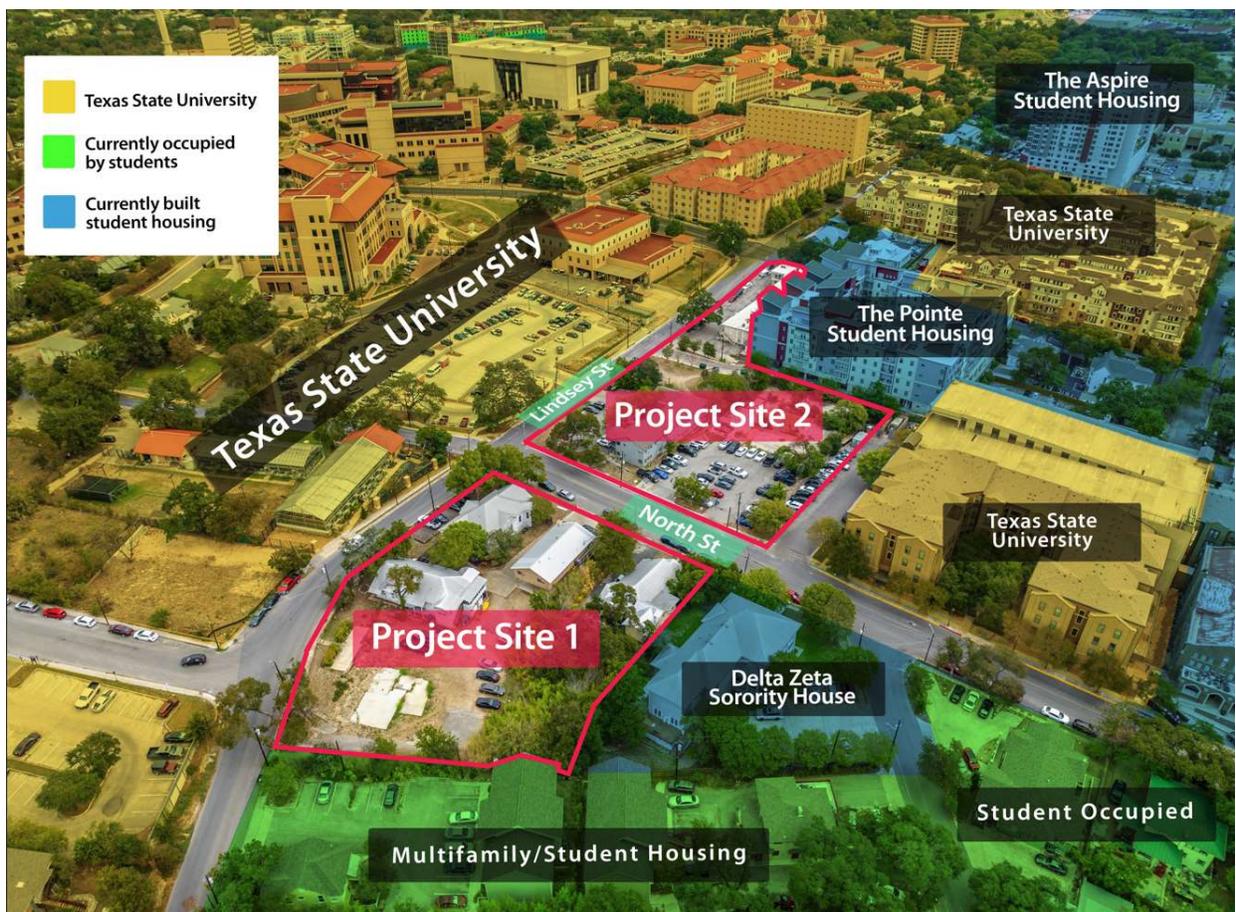
The purpose of these applications is to change the Preferred Scenario map for the Property from Existing Neighborhood to High Intensity per the currently adopted comprehensive plan or Mixed-Use Medium per the proposed unadopted comprehensive plan. Although, the new Comprehensive Plan has not been adopted yet, you can see below what is currently proposed would transition from mixed use medium (purple) to neighborhood medium (lighter yellow) and then back to neighborhood high (darker yellow) before going back down to neighborhood medium. We would like to propose that the map be modified to allow for this transition from mixed use to neighborhood high density and then down to neighborhood medium. These properties are identified below:



In addition, the Developer would like to address some of the concerns we have heard from the neighborhood and Planning Commission. We would like to offer the following restrictions on the west side of North Street properties that are associated with the PSA. The developer is proposing to put restrictive covenants on the property in order to give the City the assurances that the restrictions could be enforced. These restrictions would be adopted with the CD-5D zoning. These properties will no longer need a purpose-built student housing CUP or the alternative compliance based on the proposed modifications listed below:

- Restrict the property to a 4-story maximum in height. (CD-5D allows 5-story)
- Put only traditional multifamily on these lots.
 - Would NOT do rent by the bedroom leases.
 - Would ONLY do a conventional lease. (Leasing by the unit)
 - Design units for individuals and families.
 - Build only 1-, 2-, and 3-bedroom units. NO 4-bedroom units would be built. (PBSH CUP allows 4-bedroom)
 - Market to University staff and faculty as well as families and non-students.
 - Reduce the impervious cover from 100% to 80%.
 - Allow the use of all amenities for all residents.

All of the Property is **currently** zoned multi-family with an allowed height of 4 and 5 story and is surrounded by the University, other multi-family and sorority houses. The Property is not adjacent to residential. Currently, 0.626 acres of the Property is currently zoned CD-5D. We are requesting that the remaining 1.931 acres of property be rezoned to CD-5D to have consistent zoning on all lots to accommodate this project with restrictive covenants on the west side (Project Site 1 below). San Marcos has previously utilized restrictive covenants on numerous projects (Whisper, Balcones, etc) to alter development requirements. This practice is consistent with the published opinion of the Attorney General.



We believe that this location is ideal to accommodate the increased student population, and the need for student housing adjacent to the University but also recognize that there might be staff and faculty of the University that would benefit from a traditional multi-family project adjacent the University. Therefore, we are modifying our request to only seek a CUP for purpose-built student housing on the property located to the west of North Street (Project Site 2). The Planning Commission recommended in favor of the entire site but we believe that a transition to traditional multifamily to the west of North Street would prove beneficial. The adjacency to the

University is an ideal location for this product type allowing students, staff and faculty to walk across the street and be on campus.

We are also requesting an alternative compliance to increase the height of the project from 5 to 7 stories on the east side of North Street. We have provided a 3D rendering below to show the height of the building as it relates to surrounding properties. It's important to note that we removed the alternative compliance from the west side properties and are only seeking to go to 7 stories on the east side, where we are surrounded by other buildings that range from 6 to 14 stories, including a new University project that is 7 stories within 500 feet of our site.



The allowance for 7 stories on the east side of North Street is imperative to the financial viability of the project. This height will allow us to reduce the height on the west side parcels and develop a conventional multi-family site. Some other requirements provided for with the alternative compliance are as follows:

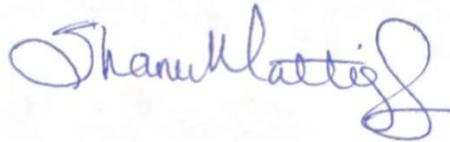
- The project will be LEED Silver certified.
- 20 additional public parking spaces will be provided in addition to the required parking to be met per the Land Development Code.
- An additional 5% open space will be provided above the normal parkland requirements, which will include a plaza/public seating.
- Will include a publicly accessible gym on the ground floor.
- Will include a bicycle maintenance and repair and extra bicycles available to be checked out by residents as needed.

This project is ideal, due to its location adjacent to campus, its proximity to shopping and services within the downtown area that are walkable. It will include an improved pedestrian experience with a well-connected network of streets to accommodate the increased walkability of students without the need to drive to class or to access their cars for work or to shop or access other services.

Staff have recommended approval of our project with certain conditions. The one condition that we would like to have modified is the request not to charge for parking. It is consistent with projects of this type to charge a fee for parking in order to recoup the overall cost of building the parking garage. We would like to have that condition removed as we want to make sure we are transparent in our request and don't want to penalize people who don't bring a car. Residents that do not bring a car will not have the cost of parking which would otherwise be incorporated into the lease.

Please let me know if you would like any additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Shannon Mattingly". The signature is written in a cursive style with a large, looping initial "S".

Shannon Mattingly