

**From:** Ashlee Saxon [REDACTED]  
**Sent:** Tuesday, September 26, 2023 9:21 AM  
**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission  
<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>  
**Subject:** [EXTERNAL] P&Z Meeting Agenda Packet - Agenda Item 9

Good morning,

Attached to this email are two documents that I would like to be submitted for tonight's planning and zoning meeting packet.

1. The first document is a current estimation of "rent by the bed" statistical data for the City of San Marcos.
2. The second document is a current estimation breakdown of "rent by the bed" figures – per complex – in the City of San Marcos. This is a working document – and some data needs to still be filed.

Thank you.

Best,  
Ashlee Saxon

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**City of San Marcos, Texas**  
**Rent-By-the-Bed/ Individual Lease/ Installment Housing Contract/**  
**“Student Housing” Apartment Complexes, Units, Beds, Double Occupancy Allowed (DOA)**

*Updated 31 August 2023*

<b>No.</b>	<b>Apartment Name</b>	<b>Address</b>	<b>Number of Units</b>	<b>Number of Beds</b>	<b>Number Available w/ DOA - ESTIMATE D*</b>
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1.	Arba /Aura /Aspen Heights		213 units	648 beds (DOA)	1296
2.	Aspire		310 units	583 or 754 beds	754+/-
3.	The Avenue		240 units	753 beds (DOA)	1000+/-
4.	Bishop’s Square		312 units	312 beds	312
5.	Cheatham Street Flats		143 units	234 beds (DOA)	500
6.	Cabana Beach		276 units	744 beds	744
7.	Capstone Cottages		Unknown	Unknown	Unknown
8.	Cottages of San Marcos		194 units	899 beds	899
9.	Castle Rock		816 units	816 beds	816
10.	Copper Beech		416 units	1238-1250 beds (DOA)	1500+/-
11.	The Curve		116 units	232 beds (DOA)	400
12.	Dakota Ranch		188 units	316 beds (DOA)	400
13.	The Edge		500 units	500 beds (DOA)	600

**City of San Marcos, Texas**  
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*Updated 31 August 2023*

<b>No.</b>	<b>Apartment Name</b>	<b>Address</b>	<b>Number of Units</b>	<b>Number of Beds</b>	<b>Number Available w/ DOA - ESTIMATE D*</b>
14.	Vie Lofts/ Ella Lofts/ 817 Lofts		252 units	252 beds (DOA)	500
15.	Elevation on Post		342 units	342 beds	342
16.	The Grove		192 units	504 beds	504
17.	The Haven on Thorpe		300+/- units	348 beds (DOA)	548
18.	The Heights		672 units	830 beds	830
19.	Hillside Ranch		962 units	962 beds (DOA)	1924
20.	Campus Trailhead / Iconic Village (See Vintage Pads & Campus Trailhead)		Unknown	Unknown	Unknown
21.	Vintage Pads (See Iconic Villages & Campus Trailhead)		207 units  A-J (10-12 buildings) – 1000 NLBJ (100 rooms 222 Ramsay Street 810 NLBJ-100  300 600 700 buildings (20+	343 (DOA)	450

**City of San Marcos, Texas**  
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*Updated 31 August 2023*

No.	Apartment Name	Address	Number of Units	Number of Beds	Number Available w/ DOA - ESTIMATE D*
			apartments each) 2 new buildings Another set of buildings		
22.	The Junction		152 units	488 beds (DOA)	976
23.	The Local		95 units	300 beds (DOA)	350 +/-
24.	The Lodge		696 units	696 beds (DOA)	725 +
25.	Logan Ridge		42 units	108 beds	108
26.	The Lyndon		233 units	515 beds (DOA)	515 +
27.	Millenium on Post		50 units	450 beds	450
28.	The Outpost		486 units	486 beds	486
<del>29.</del>	<del>The Parlor Hybrid Joint &amp; Individual</del>		<del>264 units</del>	<del>(264) Unknown beds</del>	<del>264 (Unknown DOA)</del>
30.	Peach Tree	1011 North LBJ	Unknowns	Unknown	Unknown
31.	The Pointe Comanche Street		96 units	304 beds (DOA)	500
32.	Red Point (The Woods)		291 units	945 beds (DOA)	1908



**City of San Marcos, Texas**  
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*Updated 31 August 2023*

<b>No.</b>	<b>Apartment Name</b>	<b>Address</b>	<b>Number of Units</b>	<b>Number of Beds</b>	<b>Number Available w/ DOA - ESTIMATE D*</b>
33.	The Retreat		780 units	780 beds	780
34.	Riverside Ranch		372 units	372 beds (DOA)	400
35.	Sanctuary Lofts		204 units	487 beds	487
36.	The Thompson		526 units	526 beds	526 +
37.	The Timbers		155 units	232 beds (DOA)	300
38.	Treehouse Apartments		138 units	138 beds (DOA)	175
39.	University Club		440 units	440 beds	440
40.	Uptown Square		316 units	512 beds (DOA)	540
41.	Village Green		182	Unknown	(Unknown DOA)
42.	Village on Telluride		1113 units	1113 beds (DOA)	1300+/-
43.	Villagio		180 units	490 beds	490
44.	The View on the Square		120	245 beds	(245)
45.	The Vistas		283 units	600 beds	600
46.	Vistas III/ Pointe II		106 units	310 beds	(310)
47.	Westfield		200 units	200 beds (DOA)	225
48.	San Marcos Lofts 1 141 W. Hopkins		166 units	240 beds	(240)

**City of San Marcos, Texas**  
**Rent-By-the-Bed/ Individual Lease/ Installment Housing Contract/**  
**“Student Housing” Apartment Complexes, Units, Beds, Double Occupancy Allowed (DOA)**

*Updated 31 August 2023*

No.	Apartment Name	Address	Number of Units	Number of Beds	Number Available w/ DOA - ESTIMATE D*
<del>49.</del>	<del>San Marcos Lofts 2</del>		<del>113 units</del>	<del>157 beds</del>	<del>(157)</del>
<del>50.</del>	<del>San Marcos Lofts 3</del>		<del>140 units</del>	<del>200 beds</del>	<del>(200)</del>
<del>51.</del>	<del>Proposed Downtown 75 Sylvan</del>		<del>299 units</del>	<del>Unknown (299)</del>	<del>(299)</del>
<del>52.</del>	<del>Proposed — By the River by old Broadway Bank</del>		<del>Unknown</del>	<del>Unknown</del>	<del>Unknown</del>
<del>53.</del>	<del>Proposed by Methodist Church and Little HEB</del>		<del>Unknown</del>	<del>Unknown</del>	<del>Unknown</del>
<del>54.</del>	<del>Proposed on Lindsey Street</del>		<del>Unknown</del>	<del>Unknown</del>	<del>Unknown</del>
<del>55.</del>	<del>Proposed on Alamo Street</del>		<del>800+</del>	<del>Unknown</del>	<del>Unknown</del>
			<b>Total units</b> <b>14,707</b>	<b>Total beds</b> <b>21,991</b>	Total Available with ESTIMATED Double Occupancy <b>27,659+/-</b>

### **RBB Statistics in San Marcos, Texas**

San Marcos is already **overbuilt** by roughly **6,308-12,309 beds** of Rent By the Bed (RBB) student-oriented housing.

**38,376 students** are currently enrolled (2023)

**22,685** students physically do not live in San Marcos and do not need RBBs:

**6,853** students in residence halls,

**1,456** in Round Rock,

**10,814** commuters,

**3,562** online only students,

**Unknown** number of students living in traditional housing

**15,691** is the maximum number of “student housing” beds San Marcos needs to be able to house every Sophomore, Junior, Senior, PhD, Masters, Post Grad student, married, graduate, veteran, and people living in traditional/ joint lease housing.

**21,999-ish** RBB beds are available now. At least **28,000ish** beds are available with double occupancy.

Source: TXST enrollment figures and multifamily status report

From: Arthur, Shawn D < >  
Sent: Tuesday, September 26, 2023 11:27 AM  
To: Planning Info  
Cc: P&Z Commission  
Subject: [EXTERNAL] Citizen Comment for P&Z Sept 26 Agenda Item 9 on PSA-23-02

To the planning and Zoning Commission,

I vehemently oppose the rezoning and subsequent development of the proposed "student housing" apartment complex in our beloved college city. This contentious project raises a multitude of concerns that deserve careful consideration and thorough examination.

First and foremost, the construction of such a sizable student housing complex in our densely populated college city threatens to exacerbate the existing issue of overcrowding. With an influx of students into the area, we risk overwhelming our community's infrastructure, including housing, public services, and utilities. This could result in a diminished quality of life for both residents and students alike, as the city's resources strain to accommodate this sudden surge in population.

Furthermore, the negative impact on transportation cannot be overstated. The increased student population will inevitably lead to higher demands on our already strained public transportation system, potentially resulting in even more traffic congestion, longer commute times, and a decreased overall efficiency in our transportation networks. This, in turn, could adversely affect the daily lives of not only residents but also commuters, including students and faculty.

In conclusion, while student housing is undoubtedly an essential part of any college town's infrastructure, it is crucial that we carefully consider the potential consequences of such development. Rather than hastily proceeding with this project, I implore our local authorities to engage in comprehensive discussions, involving all stakeholders, to find a balanced solution that benefits both the student population and the city's existing residents. This approach will ensure the sustainable growth of our college city while preserving its unique character and quality of life.

Thank you,

Shawn Arthur

Student at Texas State University

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From: Linda Huff < >  
Sent: Tuesday, September 26, 2023 12:08 PM  
To: Planning Info  
Subject: [EXTERNAL] PSA 23-02 Comment

My name is Linda Huff, I live at 702 Maury St. in San Marcos and I would like to express my opinion that the Preferred Scenario map should not be amended from “Existing Neighborhood” to “High Intensity-Downtown” for the following reasons:

The site contains high and medium priority classified historic structures that are part of the character of San Marcos. We have already altered and demolished too of these neighborhoods/blocks and I would not want to see any more removed. I understand there are other high intensity student housing units nearby and intermixed, however keeping even pockets of these historic neighborhoods intact has a large impact on the character of the town.

I am also opposed to the amendment as it increases the impermeable cover and allows for increases density in this ecological and hydrological sensitive San Marcos Watershed. Increased impervious cover can lead to increased pollutant concentrations.

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From: Jim and Jean Baggett < >  
Sent: Tuesday, September 26, 2023 1:53 PM  
To: Planning Info  
Subject: [EXTERNAL] Downtown Area Plan Modification

Hi Council Members,

At this next Council meeting, you will discuss and vote on the Downtown Area Plan. I was a member of the stakeholders who worked to create this future plan for the City. The staff and consultants listened well to our input in the making of this plan and it is reflected in the finished form.

After the plan had been agreed upon by all stakeholders, staff, and consultants P & Z wanted some changes made to the maps and grammar used in the document. But then they also added what I would term an addendum that speaks of the C. M. Allen plan to have parkland along this roadway in town.

This was never brought up or discussed by the stakeholders during the months we worked on this downtown plan.

I respectfully request that this portion of the plan be omitted and further information be obtained. This is a very big change that only has the approval of the P & Z subcommittee, no stakeholders or citizens weighed in on this change. This modification would affect the city long term and needs more conversations and plans before being passed by the Council.

Thank you for all you do for our City.

Jean Baggett

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From:

Sent:

To:

Cc:

Subject:

Attachments:

Ryan Patrick Perkins <

>

Thursday, October 5, 2023 1:21 PM

Planning Info

Garber, Jim; Pantalion, Joe; Reyes, Stephanie

[EXTERNAL] Case No. PSA-23-02

Screen Shot 2023-10-02 at 12.45.36 PM.png; Screen Shot 2023-10-02 at 12.46.27 PM.png

Ladies and Gentlemen of the Planning and Zoning Commission,

I am deeply troubled by the proposed Case No. PSA-23-02, to reclassify the North Lindsey Student Housing area from "Existing Neighborhood" to "High Intensity." I wish to draw your attention to the invaluable insights provided by the [My Historic SMTX City of San Marcos Historic Resources Survey Report](#), a meticulously researched document adopted by City Council in 2019 that should serve as our guiding light in this crucial decision-making process.

The My Historic SMTX survey report is a valuable and authoritative resource on the city's historic resources. It was the result of a \$80,000 investment by city and state taxpayers and represents a comprehensive and inclusive effort to identify, document, and recommend ways to preserve and protect the city's historic resources. The survey process was conducted by qualified professionals and involved extensive research, field surveys, and public outreach. The adoption of the report by all three vesting bodies within the City of San Marcos (the Historic Preservation Commission, Planning and Zoning Commission, and City Council) is a testament to the rigor of the survey process and the importance of these resources to the community. The report is a valuable tool for informing future planning and development decisions and essential reading for anyone who cares about preserving San Marcos' historic heritage. I urge you to carefully consider the findings of the report as you make decisions about the future of our city.

*Section VIII.B.2 of the report outlines the potential expansion of the existing Lindsey-Rogers local historic district, an area that encapsulates the essence of our city's architectural and cultural heritage. This proposed expansion area, with its Craftsman bungalows, Minimal Traditional, and Queen Anne-style houses, along with the Gothic Revival-influenced First Presbyterian Church on W. Hutchison Street, represents a unique and irreplaceable tapestry of our past.*

The report makes it abundantly clear that these structures are not just relics of a bygone era but living artifacts that contribute significantly to our city's identity. They are a testament to our architectural evolution and the historical context within which San Marcos developed. The evaluation of these resources, both high and medium preservation priority, underscores their importance in the larger historical narrative of our community.

What makes this proposal all the more concerning is the proximity of the potential "High Intensity" area to the existing neighborhood, and the Lindsey-Rogers local historic district across Moore Street. This adjacency is not coincidental; it is a testament to the shared history, architectural style, scale, and date of construction that bind these areas together. The fact that both areas developed concurrently in the early twentieth century further underscores their interconnectedness.

Approving the proposed amendment would not just be a departure from our commitment to preserving our city's diverse heritage; it would be a disavowal of our responsibility to future generations. The proposed amendment risks irreparably damaging the integrity of an existing neighborhood that encapsulates the very spirit of San Marcos. It would send a message that short-term gains for real-estate speculators and developers hold more value than the preservation of our cultural legacy.

In conclusion, I urge each member of this esteemed commission to consider the long-term implications of this decision. Let us not be swayed by high-intensity development at the cost of our city's soul. Let us stand united in our commitment to preserving our heritage, as outlined in the Historic Resources Survey Report. I implore you to reject Case No. PSA-23-02 and to uphold the values of cultural preservation that define the essence of our beloved San Marcos.

Thank you for your attention and for your dedication to the intellectual and cultural enrichment of our community.

Sincerely,  
Ryan Patrick Perkins

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**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Vision San Marcos - A River Runs Through Us

**Background Information:**

Applications for Preferred Scenario Amendments/ Comprehensive Plan Amendments are considered in accordance with Chapter 2, Article 4, Division 2 of the Land Development Code. The 1.13 acre tract of land is part of a wider 2.8 acre tract being proposed by the applicant for a student housing development (please refer to the attached Concept Plan for the complete site proposal) - a Preferred Scenario Amendment is not required for the remaining 1.67 acres as they are already designated as "High Intensity- Downtown". The application is accompanied by a Zoning Change to Character District 5-D (ZC-23-19), a Conditional Use Permit for Student Housing (CUP-23-22) and an Alternative Compliance request to increase the permitted height from 5 to 7 stories (AC-23-09) for the wider 2.8 acre site. These applications will be considered concurrently and will be subject to separate public hearings. The site is currently zoned for multifamily (MF-12 and MF-18) and contains several existing residential structures identified on the Historic Resources Survey; 419 North St is identified as "High Priority", and 409 North St and 413 Lindsey St are classified as "Medium Priority" on the survey. These structures would be subject to the City's Demolition Delay Ordinance. There are no lots which are zoned as Conventional Single Family within 200 ft of the property. As this Preferred Scenario Amendment application coincides with the City initiated Comprehensive Plan re-write, (VisionSMTX), the applicant has also requested that the property be designated as "Neighborhood-High" should the updated Comprehensive Plan be adopted before this amendment is finalized.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

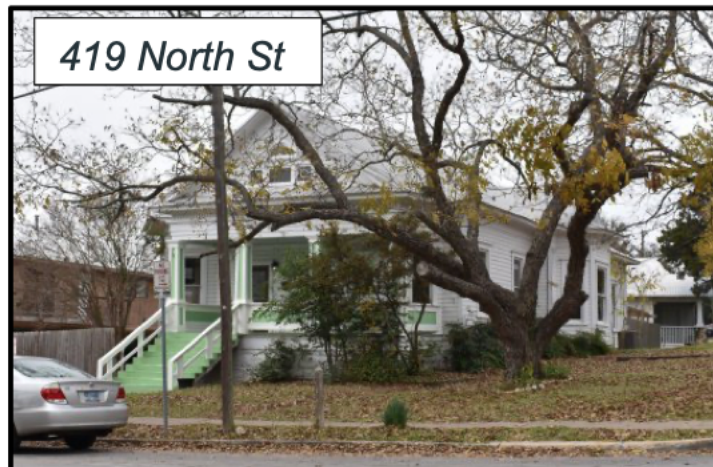
**Recommendation:**

Discussion item only.



# Historic Preservation

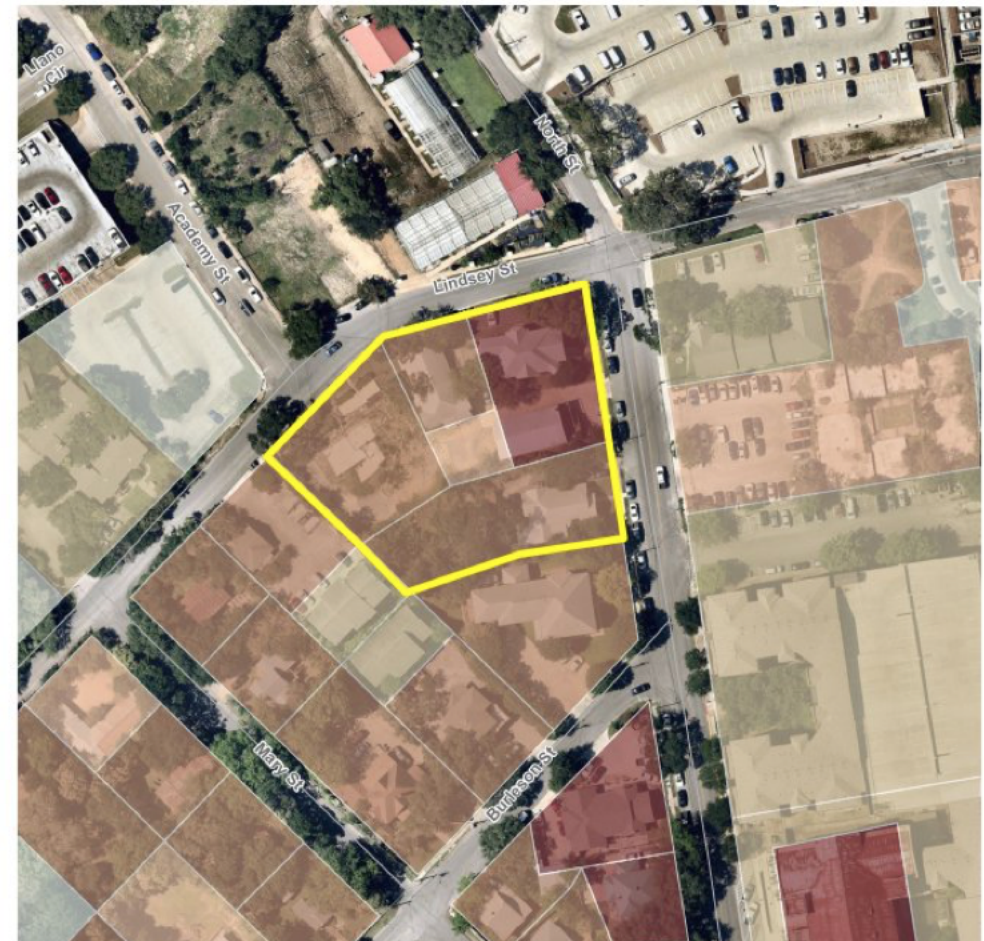
- Not located within a designated Historic District.
- 419 North St is marked as “High Priority” on the Historic Resources Survey. Property is an example of a 1900 Queen Anne style residence with original wooden features.
- 409 North St and 413 Lindsey classified as “Medium Priority” on the Historic Resources – both are examples of 1925 bungalows.



PSA-23-02

North-Lindsey Street Student Housing Preferred  
Scenario Amendment - North St/Lindsey St

Historic  
Resources  
Survey



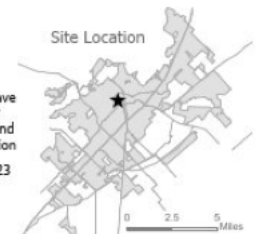
- Subject Property
- High
- Medium
- Low
- Low (not historic)
- Low (vacant)



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 8/29/2023

**SAN MARCOS** Planning and  
Development Services



**From:** Jared Chumsae <[REDACTED]>

**Sent:** Wednesday, January 31, 2024 11:18 AM

**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Planning & Zoning SMTX,

My name is Jared Chumsae. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause harm to the community. As you all know, not all development is "good" development. The proposed Lindsey St. Project is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students have reported numerous complaints about this RBB housing model. Students and San Martians alike deserve better housing not piecemeal, developer-friendly permits.

Please consider voting "no" to oppose the Lindsey St. Project.

Sincerely,

Jared Chumsae  
San Marcos Resident

From: Sharyl Ruiz <[REDACTED]>

Sent: Wednesday, January 31, 2024 11:00 AM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is [NAME]. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

Sent from my iPhone

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**From:** Ariana Ruiz <[REDACTED]>

**Sent:** Wednesday, January 31, 2024 10:56 AM

**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Ariana Ruiz. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

Signed,

Concerned Citizen and Alma Mater

-----Original Message-----

From: Frankie Mars <[REDACTED]>

Sent: Wednesday, January 31, 2024 9:35 AM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Frankie Mars. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

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**From:** Estevan Gonzalez <[REDACTED]>

**Sent:** Wednesday, January 31, 2024 9:10 AM

**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Estevan Gonzalez. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.



From: mik rodi <[REDACTED]>

Sent: Wednesday, January 31, 2024 9:13 AM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Mikayla. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. There is also research proving that San Marcos is overbuilt with student housing by approximately 8,000 beds. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

**From:** Brycen Greene <[REDACTED]>

**Sent:** Tuesday, January 30, 2024 7:49 PM

**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Brycen. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.



**Sent:** Tuesday, January 30, 2024 8:28 PM

**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Susie Ruiz. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

From: Aidil Nino <[REDACTED]>

Sent: Tuesday, January 30, 2024 8:16 PM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Aidil Nino. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

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-----Original Message-----

From: Diaz M <[REDACTED]>

Sent: Tuesday, January 30, 2024 7:42 PM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Maya Diaz. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

Sent from my iPhone

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

From: Isla Ruiz <[REDACTED]>

Sent: Tuesday, January 30, 2024 5:51 PM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Isla Ruiz. I am writing to you as a concerned community member about the Lindsey St. project to be built downtown of San Marcos.

I strongly oppose PSA-23-02 because this project will cause more harm to the community rather than aiding it. The proposed development is categorized as rent-by-the-bed student housing. RBB housing models are exploitative towards tenants by engaging in predatory practices. Living in a campus city allows residents to be more susceptible to being taken advantage of by corporate apartment complexes. Students and non-students alike are seeking affordable and diverse housing options, particularly given the limited availability of traditional complexes and long-term housing solutions.

Projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

Sent from my iPhone

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

From: Sam Benavides <[REDACTED]>

Sent: Wednesday, January 31, 2024 12:01 PM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>; P&Z Commission

<[P&ZCommission@sanmarcostx.gov](mailto:P&ZCommission@sanmarcostx.gov)>; Palacios, Yvonne <[YPalacios@sanmarcostx.gov](mailto:YPalacios@sanmarcostx.gov)>

Subject: [EXTERNAL] Vote NO and OPPOSE Lindsey/North Street "Student Housing" Development, PSA-23-02

To Whom It May Concern,

My name is Sam Benavides. I am writing to you as a concerned community member who lives just a block down from where the Lindsey St. project is to be built.

As someone who lives in the area, I am concerned about how this project will impact my neighborhood. Particularly, the affordability of living here. I feel very blessed to have found this humble home with affordable rent. I believe it's true that projects like this lead to an increase in pricing for all of the surrounding areas.

Additionally, projects such as the Lindsey St. Project will disturb downtown small businesses with heightened traffic in the area. The beauty of our downtown square will be overshadowed by a massive construction zone, which will result in the removal of properties. This will undoubtedly pose significant challenges to the vibrancy and economic vitality of our small town community. I urge you to consider all of these factors before voting on this application.

Please help preserve the charm of this quiet little neighborhood.

Respectfully,

Sam Benavides

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

From: TAG Team <[REDACTED]>  
Sent: Monday, February 26, 2024 8:15 PM  
To: Planning Info; P&Z Commission  
Cc: Agnew, William; Burleson, Michele; Case, David; lcostilla@sanmarcostx.gov; Garber, Jim; tkelsey@sanmarcostx.gov; Meeks, Amy; Spell, Griffin; Dunn, Maraya  
Subject: [EXTERNAL] To be included in P&Z Commission Package on 2.27.24 regarding Agenda Items 4, 5, 6, and 7  
Attachments: Online Petition.pdf; Online Petition Signatures - Living In San Marcos.xlsx - Online Petition Signatures - Li (1).pdf; Online Petition Signatures - Outside of San Marcos.xlsx - Online Petition Signatures - Li.pdf; Online Petition Signatures - Outside of Texas\_Missing State Entry.xlsx - petition\_signatures\_jobs\_374683.pdf; Online Petition Comments.xlsx - petition\_comments\_jobs\_37468313.pdf; Signed Petition - Owner (1).pdf; Signed Petitions - General Public (1).pdf; PSA23-02 Petitions (3).pdf; PSA23-02 Petitions (1) .pdf; Apartment Complexes - RBBs.pdf; Student Enrollment Numbers.pdf; Registered Rentals.pdf

Hello,

Please include the following attachments in the P&Z package for the February 27, 2024 meeting in regards to Agenda Items 4, 5, 6, and 7.

- Attached you will find:
- Online petition signatures from residents within San Marcos, outside of San Marcos but within Texas, and outside of Texas -- all in opposition of rezoning for PSA 23-02
  - Comments left by community members on our online petition -- a copy of said petition is also attached
  - TAG's most recent research, including RBB complex numbers, TXST student enrollment numbers, and a list of all long-term rental property addresses registered with the City of San Marcos, TX.

As you will see, we have a very large number of beds within off-campus student housing. We are currently overbuilt and need more housing options for the average San Marcos resident. In addition, hardly any of the current RBB, "student housing" complexes have their property addresses registered with the City as required by city ordinance. This poses a safety hazard in cases of emergency and keeps the community from accessing data surrounding these large complex owners and management companies.

The Tenants Advocacy Group urges you to vote "NO" to Agenda Items 4, 5, 6, and 7. We imagine a better San Marcos where everyone has diverse housing options and can act as a true community. There should be no more "students vs. the people." We are all a community. Please help us reach this vision -- give us time to work with you to correct housing issues that already exist in our city for all types of residents.

Sincerely,  
  
--  
[Emily Langley](#)  
Vice President  
Tenants Advocacy Group  
[REDACTED]

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

## Rent-by-the-Bed (RBB) Housing in San Marcos, TX

Apartment Name	Previous Names	Address	Phone Number	Registered?	Number of Beds	Confirmation Date	Source
Arba	Aura / Aspen Heights / Courts at Riverbend	1980 Aquarena Springs Dr.	(737) 758-3240	N	752	9.29.23	MFS Report - April 2023
Aspire	Concho Commons	101 Concho St.	(512) 975-4321	Y	583	9.29.23	MFS Report - April 2023
Avenue, The	Avalon / Blanco Shoals	1111 Avalon Avenue	(512) 216-6283	Y	753	9.28.23	MFS Report - April 2023
Bishop's Square		109 Craddock Ave	(512) 878-8728	Y	365	11.03.23	PBC - Macy
Cabana Beach		1250 Sadler Dr.	(512) 866-8301	Y	744	10.13.23	PBC - Leasing Office
Cheatham Street Flats		401 S. Guadalupe	(737) 227-5950	N	245	9.28.23	MFS Report - April 2023
College Town	Thorpe Lane Lofts, The Haven	1351 Thorpe Ln.	(512) 601-6178	N	348	9.28.23	MFS Report - April 2023
Copper Beech		1701 Mill Street	(512) 392-2820	Y	1238	9.28.23	MFS Report - April 2023
Cottages of San Marcos	Capstone Cottages	1415 Craddock Ave.	(512) 254-5636	N	899	9.28.23	MFS Report - April 2023
Dakota Ranch		1818 Ranch Rd. 12	(512) 682-9622	N	316	11.03.23	PBC - Joaquin
Edge, The		1740 Ranch Rd. 12	(512) 388-5956	N	553	11.03.23	PBC - Codie
Grove, The		1150 River Ridge Pkwy	(512) 392-3884	Y	504	10.13.23	PBC - Alexis Ford
Hillside Ranch Cottages		1350/1410 N LBJ Dr.	(737) 242-2189	N/N	947	10.24.23	PBC - Sadie
Leah Avenue Townhomes*	University Club	1441 Leah Ave.	(737) 373-3105	N	435	11.06.23	PBC - Tatiana
Local, The		210 N. Edward Gary	(737) 209-6024	N	344	9.28.23	MFS Report - April 2023
Logan Ridge		225 Ramsay St.	(512) 878-8845	N	108	11.03.23	PBC
Lyndon, The		200 Springtown Way	(726) 999-1001	Y	515	9.28.23	MFS Report - April 2023
Mirage, The	Castle Rock	1610 N I-35 San Marcos	(737) 213-1083	Y	816	11.04.23	PBC - Alyssa
Oasis, The	The Heights	1101 E. River Ridge Pkwy	(512) 392-8345	N	672	11.03.23	PBC - DJ
Outpost, The		1647 Post Rd.	(512) 717-5960	N	486	11.03.23	PBC - Anjelica
Peachtree Lofts*		1011 N. LBJ Dr.	(512) 878-2233	Y	30	9.28.23	MFS Report - April 2023
Pointe, The (Vistas II)		417 N. Comanche	(512) 766-5876	Y	344	9.28.23	MFS Report - April 2023
Redpoint	The Woods, The Woodlands of San Marcos	650 River Rd.	(512) 253-8090	N	945	9.28.23	MFS Report - April 2023
Retreat, The		512 Craddock Ave.	(512) 757-8980	N	780	9.28.23	MFS Report - April 2023
Sancutary Lofts		350 North St.	(512) 392-9066	N	480	11.03.23	PBC - Allie
Social, The		121 Craddock Ave.	(855) 592-5745	N	180	11.03.23	PBC - Annika
Thompson, The		1655 Mill St.	(512) 212-9330	N	524	11.03.23	PBC - Valentina
Timbers, The*		900 Peques St.	(737) 213-1118	N	253	11.03.23	PBC-McKenzie
Treehouse Apartments		800 N. LBJ	(737) 242-2193	N	205	11.03.23	PCB - Tyler
Uptown Square	Thorpe Lane Luxury Apartments	1354 Thorpe Ln.	(512) 667-9189	N	512	9.28.23	MFS Report - April 2023
Vie Lofts	Ella Lofts / 817 Lofts	817 Chestnut St.	(737) 202-3122	N	230	9.28.23	MFS Report - April 2023
View on the Square, The		228 S Guadalupe St.	(512) 738-8525	N	430	9.28.23	MFS Report - April 2023
Village on Telluride		201 Telluride	(855) 953-0981	N	1116	10.20.23	PBC
Villagio		1850 Aquarena Springs	(512) 878-8700	N	492	11.03.23	PBC - Leasing Manager
Vintage Pad, Campus Trailhead, Vintage Pads*	Iconic Village	222 Ramsay St./1000 N LBJ Dr.	(844) 757-1246/(512) 392-0121	Y/N	383	10.24.23	PBC - Kennedy
Vistas, The		401 N. Fredericksburg	(512) 667-7726	N	532	9.29.23	MFS Report - April 2023
Westfield		112 West Avenue	(512) 392-1100	N	280	10.13.23	PBC - Renee J.
					19339		
Elevation on Post		1629 Post Rd.	(512) 353-6691	N	340		
Junction, The		109 West Ave.	(512) 353-2234	N	490		
Lodge, The		1975 Aquarena Springs	(512) 649-4046	N	695		
					1525		
					20864		

**Apartment Name:** Currently known common name of the complex. Apartment names with an asterisk (formatted [Apartment Name]\*) offer both individual leases (RBB) and conventional leases (RBU).

**Previous Names:** All known previous complex names associated with the property.

**Address:** Property address. Some complexes are spread across multiple properties and will have more than one address.

**Phone Number:** Office phone number. Some complexes are spread across multiple properties and will have more than one phone number.

<b>Registered?:</b> Is the property address registered with the City of San Marcos, TX as a long-term rental property? Y = is registered. N = is not registered. This information was found via open records request on October 06, 2023.									
<b>Number of Beds:</b> Total number of beds existing at a complex only considering single occupancy. This is <i>not</i> the number of units. For example: A property may have 2 units with 4 beds each. The total number of beds on the property would be 8.									
<b>Confirmation Date:</b> The date in which the <i>Number of Beds</i> was confirmed.									
<b>Source:</b> Primary source from which the <i>Number of Beds</i> was pulled. MFS Report = Multi-Family Status Report as found on the City of San Marcos, TX website. PBC = Provided by Complex via phone call or email.									
<b>Other Notes:</b> There are currently 3 complexes in which the <i>Number of Beds</i> has not been confirmed with a primary source. We are waiting to hear back from the complexes' managers. These are listed at the bottom of the spreadsheet and are highlighted.									
<b>Export Date:</b> November 06, 2023									
<b>Original Reporting Citation:</b> This document was researched and created by the Tenants Advocacy Group (TAG) based in San Marcos, Texas. Email contact: tenantsadvocacygroup@gmail.com									



## Citizens' Comments on Online Petition in Opposition of Rezoning for PSA 23-02

Name	City	State	Postal Code	Country	Commented Date	Comment
Lisa Marie "LMC" Coppoletta	San Marcos	TX	78666	US	9/21/2023	"Encroaches on neighborhoods not comparable for the area. I am concerned about creating a sinkhole. Increased traffic will harm neighbors during construction and when tenants move in. This is different from what the community wants."
Nancy Moore	San Marcos	TX	78666	US	9/30/2023	"Where is the traffic report? Why is our city employees recommending this be changed to 7 stories? Where will the cars park for 900 plus beds when .7% parking spaces are being built? In surrounding neighborhoods for sure. We citizens have to speak up for this precious town-because we are in Trouble! This project has been worked on for 7 years!! Why have citizens only started hearing about this now? We as citizens can speak up NOW...City Council will be meeting in 2 days on Monday Oct. 2, 2023 and this is on their agenda. Please SHOW UP at 6pm to voice your opinions."
Mo Jennings				US	10/1/2023	"Protect the disappearing single family neighborhoods."
Roxy Chynoweth	San Marcos	TX	78666	US	10/1/2023	"I would like more parks and green areas for my children."
Nancy Elizabeth Ouellette	Cayuga	TX	75861	US	10/1/2023	"It would increase the dangers of an already congested traffic area; it's bad as it is with students and neighboring crosswalks helping people stay safe in a not so trustworthy corner as it is; people WILL be hurt. The vision of San Marcos will change drastically with more high risers blocking the Beaty, let alone "infecting the River" with construction runoff, NEO"
Nancy Elizabeth Ouellette	Cayuga	TX	75861	US	10/1/2023	"We need this to remain safe and cut down with the already congested area, keep our neighbors from eviction for the purpose of growth and profit. There are other areas where that plan would suit better away from the conjunction of the SMR."
Melissa Galvan	Minneapolis	MN	55430	US	10/2/2023	"I live in San Marcos and students shouldn't be targets. We need affordable housing even for San Marcos residents!!!!!"
Annette Mary Dever	San Marcos	TX	78666	US	10/2/2023	"Downtown SanMarcos roads are already congested, by adding another 918 student housing rooms will put another huge burden on the downtown area, let them build off other large land tracts around SanMarcos! Also, these student apartments, end up causing a lot of grief to surrounding the neighborhood. Hair Solution's & other neighbor's across from the Vistas on N Fredericksburg are Always having to clean up trash, beer cans, glass, etc!!!! Also, we have a huge shortage of family rentals in SanMarcos, PLEASE DO NOT ALLOW these developers to ruin our beautiful town!!!!"
Tara Joyce	san antonio	TX	78223	US	10/3/2023	"Not opposed to development or growth, but the destruction will only benefit a massive corporation. No plans for Greenspace. No Mixed Use. No affordability. Not accessible to families. Will overcharge students who don't know any better. Will likely be ugly and of poor build quality. Will likely structurally degrade existing buildings. Will increase traffic in the area. Will increase noise pollution. Will drive up costs of surrounding units. Will likely add runoff flooding to surrounding areas. Where will these people go? Where will anyone live who isn't a student? What community benefits from this monolith? If University employees can't live in town, if residents can't afford to stay and be invested in this town, what is our future? More apartments for more students, more water used, more heat island effects, more traffic- and no more San Marcos."
Vanesa Galvan	Houston		77035	US	10/6/2023	"regular people need someone where to live too, this is not affordable"
Destiny Johnson	Driftwood	TX	78719	US	10/8/2023	"I live in San Marcos and there is enough fucking traffic around downtown and student housing!!!!!"
Annie Clary	San Marcos	TX	78667	US	10/11/2023	"We don't need any more Apts in this town!! We are more than just a college town!! We have families and kids!!"
Diana Steinhagen	San Marcos	TX	78666	US	11/4/2023	"Save our neighborhoods!"
Richard Bishop	San Marcos	TX	78666	US	12/4/2023	"This property should be reserved for University facilities expansion only."
Lauren Goodley	San Marcos	TX	78766	US	12/5/2023	"The P&D board needs to support diverse and affordable housing for permanent residents of the city."
liz contreras	Austin	TX	78705	US	1/22/2024	"This is not what SM needs!!"

## Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
Emily Langley	San Marcos	TX	78666	US	9/19/2023
Kama Davis	San Marcos	TX	78666	US	9/20/2023
Erika Nielson	San Marcos	TX	78666	US	9/21/2023
Forrest Fulkerson	San Marcos	TX	78666	US	9/21/2023
Maxfield Sheridan Baker	San Marcos	TX	78666	US	9/21/2023
Sylvia Sandoval	San Marcos	TX	78666	US	9/21/2023
Joanna Tegtmeyer	San Marcos	TX	78666	US	9/21/2023
Preston Morrison	San Marcos	TX	78666	US	9/21/2023
Em Pomfret	San Marcos	TX	78666	US	9/21/2023
Zachary Pomfret	San Marcos	TX	78666	US	9/21/2023
Tamia Jacques	San Marcos	TX	78666	US	9/21/2023
Lamar Hankins	San Marcos	TX	78666	US	9/21/2023
June Hankins	San Marcos	TX	78666	US	9/21/2023
Dana Barber Smith	San Marcos	TX	78666	US	9/21/2023
Shannon FitzPatrick	San Marcos	TX	78666	US	9/21/2023
Kelsey Stromberg	San Marcos	TX	78666	US	9/21/2023
"LMC" Lisa Marie Coppoletta	San Marcos	TX	78666	US	9/21/2023
Lindsey Martinez	San Marcos	TX	78666	US	9/21/2023
Matthew Applewhite	San Marcos	TX	78666	US	9/21/2023
Denise Cortez	San Marcos	TX	78666	US	9/22/2023
Amerie Martinez	San Marcos	TX	78666	US	9/22/2023
Abigail Milam	San Marcos	TX	78666	US	9/22/2023
Jean Baggett	San Marcos	TX	78666	US	9/22/2023
Felicity Guajardo	San Marcos	TX	78666	US	9/22/2023
Mary Cauble	San Marcos	TX	78666	US	9/23/2023
Ashlee Saxon	San Marcos	TX	78666	US	9/23/2023
Linda Huff	San Marcos	TX	78666	US	9/26/2023
Douglas Beckett	San Marcos	TX	78666	US	9/28/2023
Natilee Saxon	San Marcos	TX	78666	US	9/28/2023
Hailee Saxon	San Marcos	TX	78666	US	9/28/2023
Fred Horner	San Marcos	TX	78666	US	9/28/2023

Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

Linda Hopson	San Marcos	TX	78666 US	9/29/2023
Erasmo Pompa	San Marcos	TX	78666 US	9/29/2023
Annie D	San Marcos	TX	78666 US	9/29/2023
Felix Juarez	San Marcos	TX	78666 US	9/30/2023
Beth Hawes	San Marcos	TX	78666 US	9/30/2023
Remy Stephens	San Marcos	TX	78666 US	9/30/2023
Nancy Moore	San Marcos	TX	78666 US	9/30/2023
Lisa Prewitt	San Marcos	TX	78666 US	9/30/2023
melinda reedy	San Marcos	TX	78666 US	9/30/2023
Jason Moore	San Marcos	TX	78666 US	9/30/2023
samuel james	San Marcos	TX	78666 US	9/30/2023
Zachary Franks	San Marcos	TX	78666 US	9/30/2023
Emily Harlan	San Marcos	TX	78656 US	9/30/2023
Phillip Phelps	San Marcos	TX	78131 US	9/30/2023
Anna Mason	San Marcos	TX	78666 US	10/1/2023
Jake Mann	San Marcos	TX	78666 US	10/1/2023
Catrina Ware	San Marcos	TX	78666 US	10/1/2023
Dylan Dever	San Marcos	TX	78666 US	10/1/2023
Victoria Rhemann	San Marcos	TX	78666 US	10/1/2023
Asunti Dempsey	San Marcos	TX	78666 US	10/1/2023
Anthony Shepherd	san marcos	TX	78666 US	10/1/2023
Emiliano Lopez	San Marcos	TX	78666 US	10/1/2023
Devin Kelley	San Marcos	TX	78666 US	10/1/2023
Juan Vera	San Marcos	TX	78666 US	10/1/2023
Jonathan Roppolo	San Marcos	TX	78666 US	10/1/2023
Lea Rice	San Marcos	TX	78666 US	10/1/2023
Ben Bond	San Marcos	TX	78666 US	10/1/2023
Savannah Sparks	San Marcos	TX	78666 US	10/1/2023
Bonnie Turner	San Marcos	TX	78666 US	10/1/2023
Matt Dobbs	San Marcos	TX	78666 US	10/1/2023
Catalina Lara	San Marcos	TX	78666 US	10/1/2023

Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

Maria Castro	San Marcos	TX	78666 US	10/1/2023
Lisa Pollok	San Marcos	TX	78666 US	10/1/2023
Adam Hamilton	San Marcos	TX	78666 US	10/1/2023
Emilie Jezisek	San Marcos	TX	78666 US	10/1/2023
James Thompson	San Marcos	TX	78666 US	10/1/2023
Carol Sampson	San Marcos	TX	78666 US	10/1/2023
Colby Machacek	San Marcos	TX	78666 US	10/1/2023
Bianca Monter	San Marcos	TX	78666 US	10/1/2023
Courtney Faver	San Marcos	TX	78666 US	10/1/2023
Susan Hales	San Marcos	TX	78666 US	10/1/2023
Alana Wegner	San Marcos	TX	78666 US	10/1/2023
william sampson	San Marcos	TX	78666 US	10/1/2023
Janis Patton	San Marcos	TX	78666 US	10/1/2023
Margaret Crittenden	San Marcos	TX	78666 US	10/1/2023
Tammy Idrogo	San Marcos	TX	78666 US	10/1/2023
Elena Mitchell	San Marcos	TX	78666 US	10/1/2023
Genevieve Scalan	San Marcos	TX	78666 US	10/1/2023
Joyce Sissom	San Marcos	TX	78666 US	10/1/2023
Logan Jones	San Marcos	TX	78666 US	10/1/2023
Sudan Palmer	San Marcos	TX	78666 US	10/1/2023
Ann Whitus	San Marcos	TX	78666 US	10/1/2023
Sulma Herrera	San Marcos	TX	78666 US	10/1/2023
Roxy Chynoweth	San Marcos	TX	78666 US	10/1/2023
Jennifer Bailey	San Marcos	TX	78666 US	10/1/2023
Jonathan Bailey	San Marcos	TX	78666 US	10/1/2023
Kate Ash	San Marcos	TX	78666 US	10/1/2023
maggey breakfield	San Marcos	TX	78666 US	10/1/2023
Will Sampson	San Marcos	TX	78666 US	10/1/2023
Sam Noble	San Marcos	TX	78746 US	10/1/2023
Paul Clifton	San Marcos	TX	78666 US	10/1/2023
Lori Jenkins	San Marcos	TX	78666 US	10/1/2023

Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

Ashley Tongate	San Marcos	TX	78666 US	10/1/2023
Ron Bowden	San Marcos	TX	78666 US	10/1/2023
Katherine Bercian	San Marcos	TX	78666 US	10/1/2023
Elizabeth Lesaicherre	San Marcos	TX	78666 US	10/1/2023
Barrie Wood	San Marcos	TX	78666 US	10/1/2023
Sherry Rowald	San Marcos	TX	78666 US	10/2/2023
Tyler Hopkins	San Marcos	TX	78666 US	10/2/2023
Amanda Elias	San Marcos	TX	78666 US	10/2/2023
Joseph Veech	San Marcos	TX	78666 US	10/2/2023
Dean Foster	San Marcos	TX	78666 US	10/2/2023
Carol Grimm	San Marcos	TX	78666 US	10/2/2023
Melissa Mooney	San Marcos	TX	78666 US	10/2/2023
Kaitlyn Ledesma	San Marcos	TX	78666 US	10/2/2023
Rosemary Miranda	San Marcos	TX	78666 US	10/2/2023
America Trevino	San Marcos	TX	78666 US	10/2/2023
Megan Araujo	San Marcos	TX	78666 US	10/2/2023
Michael A. Moore	San Marcos	TX	78666 US	10/2/2023
Taysia King	San Marcos	TX	78666 US	10/2/2023
Jay Simon	San Marcos	TX	78666 US	10/2/2023
Jen Mikiska	San Marcos	TX	78666 US	10/2/2023
Milena Moreno	San Marcos	TX	78666 US	10/2/2023
Rose Dansfiell	San Marcos	TX	78666 US	10/2/2023
Erin Broyles	San Marcos	TX	78666 US	10/2/2023
Annette Dever	San Marcos	TX	78666 US	10/2/2023
Gabrielle Giegling	San Marcos	TX	78666 US	10/2/2023
Marian Hathorne	San Marcos	TX	78666 US	10/2/2023
STEPHEN KOENIG	San Marcos	TX	78666 US	10/2/2023
Monica Lily	San Marcos	TX	78666 US	10/2/2023
Kyla Broyles	San Marcos	TX	78666 US	10/2/2023
barbara williamson	San Marcos	TX	78666 US	10/2/2023
Ramona Rodriguez	San Marcos	TX	78666 US	10/2/2023

Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

Mary Van Zant	San Marcos	TX	78666 US	10/2/2023
Karen Law	San Marcos	TX	78666 US	10/2/2023
brenna thompson	San Marcos	TX	78666 US	10/2/2023
Parker Brocail	San Marcos	TX	78666 US	10/3/2023
jennifer sawyer	San Marcos	TX	78666 US	10/3/2023
Graciela Torres	San Marcos	TX	78666 US	10/3/2023
alice robinson	San Marcos	TX	78666 US	10/3/2023
Alyssa Armstrong	San Marcos	TX	78666 US	10/3/2023
Mary Velasquez	San Marcos	TX	78666 US	10/3/2023
Nicole Schultz	San Marcos	TX	78666 US	10/3/2023
Jette Roberts	San Marcos	TX	78666 US	10/3/2023
Jeffrey Kester	San Marcos	TX	78666 US	10/3/2023
Tara Joyce	San Marcos	TX	78666 US	10/3/2023
Rebecca Clemons	San Marcos	TX	78666 US	10/3/2023
Dylan Gwinn	San Marcos	TX	78666 US	10/4/2023
Tevin Williams	San Marcos	TX	78666 US	10/5/2023
Vanesa Galvan	San Marcos	TX	78666 US	10/6/2023
Jacob Neeley	San Marcos	TX	78666 US	10/6/2023
Naidene Stewart	San Marcos	TX	78666 US	10/7/2023
Sierra Testerman	San Marcos	TX	78666 US	10/7/2023
Valerie Green	San Marcos	TX	78666 US	10/8/2023
Alison Hewig	San Marcos	TX	78666 US	10/8/2023
Alyssa Arnold	San Marcos	TX	78666 US	10/8/2023
tealyn marberry	San Marcos	TX	78666 US	10/8/2023
Russell Clark	San Marcos	TX	78666 US	10/9/2023
Eleanor Stewart	San Marcos	TX	78666 US	10/9/2023
Sherrill Baebler	San Marcos	TX	78666 US	10/9/2023
mikayla rodi	San Marcos	TX	78666 US	10/10/2023
Heather Bristow	San Marcos	TX	78666 US	10/10/2023
Gavin Gonzales	San Marcos	TX	78666 US	10/11/2023
Annie Clary	San Marcos	TX	78667 US	10/11/2023

Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

Austin Ault	San Marcos	TX	78666 US	10/11/2023
Madeleine Meeks	San Marcos	TX	78702 US	10/11/2023
Max Meeks	San Marcos	TX	78666 US	10/11/2023
Jeffrey Kyle Ault Jr	San Marcos	TX	78666 US	10/11/2023
Annie Werner	San Marcos	TX	78666 US	10/11/2023
Jane Rice	San Marcos	TX	78666 US	10/11/2023
Miranda Wachtler	San Marcos	TX	78666 US	10/11/2023
Diana Guzman	San Marcos	TX	78666 US	10/12/2023
Angela VandenBroek	San Marcos	TX	78666 US	10/12/2023
Rosemary Galloway	San Marcos	TX	78666 US	10/12/2023
Shelby Bork	San Marcos	TX	78666 US	10/12/2023
Kelly Keefer	San Marcos	TX	78666 US	10/12/2023
C Glesener	San Marcos	TX	78666 US	10/12/2023
Garrett Pringle	San Marcos	TX	78666 US	10/12/2023
Olga mena	San Marcos	TX	78666 US	10/12/2023
Ashley Iraheta	San Marcos	TX	78666 US	10/13/2023
Geraldine Sanchez	San Marcos	TX	78666 US	10/13/2023
Kristi L. Meccia	San Marcos	TX	78666 US	10/13/2023
Atom Von Arndt	San Marcos	TX	78666 US	10/13/2023
Destany Sanchez	San Marcos	TX	78666 US	10/15/2023
Melina Teufel	San Marcos	TX	78666 US	10/17/2023
Amya Scott	San Marcos	TX	78666 US	10/18/2023
LaClea Miles	San Marcos	TX	78666 US	10/18/2023
Tim Pagayon	San Marcos	TX	78666 US	10/18/2023
Kimberlie Lumsden	San Marcos	TX	78666 US	10/19/2023
Emilia Hurtado	San Marcos	TX	78666 US	10/19/2023
Emily Lapaglia	San Marcos	TX	78666 US	10/19/2023
Francis Doyle	San marcos	TX	78666 US	10/19/2023
Jared Chumsae	San Marcos	TX	78666 US	10/25/2023
brandon ferretti	San Marcos	TX	78666 US	10/28/2023
Crystal Fuller	San marcos	TX	78666 US	10/28/2023

Online Petition Signatures from San Marcos residents in opposition of rezoning for PSA 23-02

Diana Steinhagen	San Marcos	TX	78666 US	11/4/2023
Michele Breihan	San Marcos	TX	78666 US	11/9/2023
Cody Wallace	San Marcos	TX	78666 US	11/18/2023
Jasmine Wright	San marcos	TX	78666 US	12/1/2023
Michelle Winkler	San Marcos	TX	78666 US	12/3/2023
Richard Bishop	San Marcos	TX	78666 US	12/4/2023
Tara Spies Smith	San Marcos	TX	78666 US	12/4/2023
Lauren Goodley	San Marcos	TX	78666 US	12/5/2023
Victoria lambdin	San Marcos	TX	78666 US	12/5/2023
BRIAN ARCHER	San Marcos	TX	78666 US	12/5/2023
Steven Gil	San Marcos	TX	78666 US	12/11/2023
John Adams	San Marcos	TX	78666 US	1/21/2024
Andrea Villalpando	San Marcos	TX	78666 US	1/22/2024
Mark Cantu	San Marcos	TX	78666 US	1/22/2024
liz contreras	San Marcos	TX	78666 US	1/22/2024
Seth Norris	San Marcos	TX	78666 US	1/22/2024
Sean Jones	San Marcos	TX	78666 US	1/22/2024
Timothy Yoder	San Marcos	TX	78666 US	1/22/2024
Madeline Deskin	San Marcos	TX	78666 US	1/22/2024
Trent Huffaker	San Marcos	TX	78666 US	1/22/2024
Camryn Rico	San Marcos	TX	78666 US	1/22/2024
jo valenzuela	San Marcos	TX	78666 US	1/22/2024
Peyton Boaz	San Marcos	TX	78666 US	1/22/2024
Elle Cross	San Marcos	TX	78666 US	1/22/2024
Mary Edwards	San Marcos	TX	78666 US	1/22/2024
Kaitlyn Weston	San Marcos	TX	78666 US	1/23/2024
Pamela Steger	San Marcos	TX	78666 US	1/23/2024
Patrice Werner	San Marcos	TX	78666 US	1/25/2024



<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
Judy Waller	Athens	TX	75751	US	10/1/2023
Don Waller	Athens	TX	75751	US	10/1/2023
Carmen Macias	Austin	TX	78767	US	9/30/2023
Mike Martinez	Austin	TX	78701	US	10/1/2023
Kathryn Tucker	Austin	TX	78749	US	10/1/2023
Keith Green	Austin	TX	78723	US	10/1/2023
Hannah Carranco	Austin	TX	78702	US	10/3/2023
Seth Barnes	Austin	TX	78756	US	10/5/2023
Edwin Ault	Austin	TX	78702	US	10/11/2023
Jennifer Higgins	Austin	TX	78704	US	10/11/2023
ivette quin	Austin	TX	78704	US	10/18/2023
Alexandra Lofland	Austin	TX	78704	US	10/19/2023
Sean Rife	Austin	TX	78703	US	10/22/2023
Katherine Atwood	Beeville	TX	78102	US	10/1/2023
Bailey Neville	Buda	TX	78610	US	9/24/2023
Nancy Elizabeth Ouellette	Cayuga	TX	75861	US	10/1/2023
Jordan Miller	Dallas	TX	75204	US	10/2/2023
William Floyd	Dallas	TX	75205	US	10/11/2023
Mathias Dominguez	Dallas	TX	75220	US	1/22/2024
Destiny Johnson	Driftwood	TX	78719	US	10/8/2023
Philip Richardson	Flower Mound	TX	75028	US	10/1/2023
Hunter Day	Fort Worth	TX	76106	US	10/1/2023
Kelly Matlock	Fredericksburg	TX	78624	US	10/3/2023
karen brown	Houston	TX	77002	US	9/21/2023
Ashley Preston	Katy	TX	77450	US	10/3/2023
Erica Dorn	Kemp	TX	75143	US	10/2/2023
Isla Ruiz	Kyle	TX	78640	US	9/19/2023
Heather Aidala	Kyle	TX	78640	US	9/21/2023
Savannah Bryson	Kyle	TX	78640	US	10/3/2023
Adam White	Kyle	TX	78640	US	10/4/2023
Rodney van Oudekerke	Kyle	TX	78640	US	10/9/2023

Venesia Salazar	Kyle	TX	78640 US	1/23/2024
Dakota McCallister	Little Rock	TX	78666 US	9/23/2023
breah lachapelle	Missouri City	TX	77459 US	10/3/2023
Pete Mathew	New Braunfels	TX	78130 US	9/30/2023
Paul Boyd	New Braunfels	TX	78130 US	10/1/2023
Ally Galvan	North Richland Hills	TX	76182 US	10/2/2023
Daniel Blatney	North Richland Hills	TX	76182 US	10/2/2023
mykelti altier	Odessa	TX	79761 US	10/14/2023
Maddie Stafford	Pflugerville	TX	78660 US	10/12/2023
Cathy Dillon	San Antonio	TX	78210 US	9/22/2023
Joel Moore	San Antonio	TX	78203 US	9/29/2023
Joshua Clennan	San Antonio	TX	78216 US	10/1/2023
Charles Soechting	San Antonio	TX	78204 US	10/1/2023
Jaylyn Rodriguez	San Antonio	TX	78207 US	10/2/2023
Diane Sweet	San Antonio	TX	78228 US	10/2/2023
Haley Martinez	San Antonio	TX	78228 US	10/3/2023
Kelly Beck	San Antonio	TX	78207 US	10/4/2023
A N	San Antonio	TX	78203 US	1/21/2024
Nicole Bissonnette	Wimberley	TX	78676 US	10/1/2023

## Online Petition Signatures in opposition of rezoning for PSA 23-02 (Miscellaneous)

Name	City	State	Postal Code	Country	Signed On
Angela Ritz	Fayetteville	AR	72703	US	1/4/2024
Veronica Aquino	San Francisco	CA	94124	US	10/19/2023
Danielle Mitchell	Pine	CO	80470	US	10/3/2023
odessa betancourt	Orlando	FL	32827	US	10/3/2023
Sami Diemert	Cambridge	MN	55008	US	10/19/2023
Melissa Galvan	Minneapolis	MN	55430	US	10/2/2023
jill angelichio	charlotte	NC	28204	US	1/4/2024
Clayton Granberry	Cherry Hill	NJ	8003	US	10/18/2023
Sydney Block	Glenshaw	PA	15116	US	10/3/2023
Cash Hornback	Albany		42602	US	10/1/2023
Tim Maurer	Anaheim		92808	US	1/23/2024
Quentin Harris	Atlanta		30344	US	9/23/2023
lala poop	Boston		2119	US	9/29/2023
Adam Kaluba	Burleson		76028	US	1/23/2024
G. Diane Matthews-Marcelin	Carson		90746	US	9/29/2023
Mikailah Wallace	Charlotte		28226	US	10/1/2023
Amy Stout	Chicago		60644	US	1/23/2024
Gwendolyn Clarke	Columbia		29209	US	1/5/2024
Peyton Jodie	Concord		95141	US	10/5/2023
alex walcott	Desert Hot Springs		92240	US	1/24/2024
Zachary Bivona	Flanders		7052	US	9/30/2023
Karina Botello	Hammond		46324	US	10/1/2023
Sophia Zuo	Irvine		92620	US	9/21/2023
Dominique Davis	Kansas City		66117	US	1/23/2024
Gordon Poston	Kingstree		29556	US	9/23/2023
Julianna Roberts	Lakeland		33810	US	9/30/2023
Fox Logan	Las Vegas		89119	US	1/24/2024
Wesley Orozco	Lynn		1902	US	9/21/2023
Luciano Carneiro	New York		10013	US	10/1/2023
Neil Sudhir	Plainview		11803	US	9/21/2023
Gail Cook	Portland		97209	US	9/29/2023

Online Petition Signatures in opposition of rezoning for PSA 23-02 (Miscellaneous)

Bonnie Judge	Salt Lake City	84105 US	9/30/2023
Abel A	Silver Spring	20901 US	9/29/2023
Claire Grant	Storrs	6269 US	9/21/2023
Alana Preziosi	Swedesboro	8085 US	1/23/2024
Raven Powell	Tampa	33604 US	9/23/2023
Joshua Davis	Tennessee	38004 US	10/1/2023
Esther Hernandez	Utuado	US	10/5/2023
Jacquelyn Coven	Valparaiso	46385 US	9/29/2023
Misbha Muzaffar	West Bloomfield	48322 US	10/1/2023
David Sickles	Willoughby	44094 US	1/24/2024
Yeo Agramonte	Worcester	1605 US	10/5/2023
Nicole Chan	聖蓋博	91776 US	10/1/2023
Mo Jennings		US	10/1/2023
Corey Cloud		US	10/2/2023



Started September 19, 2023

## Why this petition matters



Started by [Emily Langley](#)

A development application has been submitted to the planning and development department to build a **7-story, 918-bedroom, rent-by-the-bed, "student housing" apartment complex** on the south corners of Lindsey Street and North Street, generally a block from Joe's Café and Sanctuary Lofts. The property will house two parking garages. This is roughly the same capacity as the new dorm called "Hilltop" being built on the Texas State University campus.

The complex will be built on a 2.557-acre area and **will require all existing homes and businesses to be removed.**

Sign this petition to express your **opposition** to rezoning this area and to the construction of this complex as a resident of San Marcos, TX.



## Petition to Proposed Rezoning

A development application has been submitted to the planning and development department to build a **7-story, 918-bedroom, rent-by-the-bed, “student housing” apartment complex** on the south corners of Lindsey Street and North Street, generally a block from Joe’s Café and Sanctuary Lofts. The property will house **two parking garages**. This is roughly the same capacity as the new dorm called “Hilltop” being built on the Texas State University campus.

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To the San Marcos City Council and Planning and Zoning Commission:

We, the undersigned, protest the proposed rezoning of the following property: **\*see attached map\* from MF-12, MF-18, and MF-24 to CD-5D.**

[illegible]



## Petition to Proposed Rezoning

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[illegible]

Petition to Proposed Rezoning

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Printed Name	Signature/Date	Residence Address	Email Address	Current Student?
Lola Martin	Lola Martin 7/23/23	415 North St.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Juan Perez	George	413 Lindsay St		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ali Hobeissi	Mike Hobeissi	427 Lindsay St		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Kristina Villa	Kristina Villa	418 Burleson St		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No



## Long-Term Rental Registration with City of San Marcos, TX - 10.06.23

Property Address	Date Signed	Property Type	Property Owner First Name:	Property Owner Last Name:
501-507 W. San Antonio St.	1/2/2021	Multi-family Property	Todd	Derkacz
1507 post rd	1/2/2021	Multi-family Property	Samuel	Montoya
126 SCOTT ST	1/4/2021	Multi-family Property	YOUSSEF	OMAIS
205 SOUTH MITCHELL ST	1/4/2021	Multi-family Property	YOUSSEF	OMAIS
1112 ADVANCE ST	1/4/2021	Multi-family Property	YOUSSEF	OMAIS
206 Scott St	1/5/2021	Multi-family Property	Kevin	Badgett
1002/1004 Haynes	1/5/2021	Multi-family Property	Rhea	Berglund
1107/1109 Advance	1/5/2021	Multi-family Property	Mac	Ennis
904/906 Hazelton	1/5/2021	Multi-family Property	Anita	Braun
254 Trestle Tree	1/5/2021	Multi-family Property	Louis	Edeiken
1013 Chestnut C2	1/5/2021	Multi-family Property	David	Grey
305 Craddock	1/5/2021	Multi-family Property	David	Lundquist
807/809 Sagewood	1/5/2021	Multi-family Property	David	Lundquist
819/821 Sagewood	1/5/2021	Multi-family Property	David	Lundquist
939/941 Sagewood	1/5/2021	Multi-family Property	David	Lundquist
215 Ramsay St.	1/5/2021	Multi-family Property	Donald	Hofmann
217 Ramsay St.	1/5/2021	Multi-family Property	Donald	Hofmann
1644 Post Rd.	1/5/2021	Multi-family Property	Donald	Hofmann
1646 Post Rd.	1/5/2021	Multi-family Property	Donald	Hofmann
1006 Faris St.	1/5/2021	Multi-family Property	Donald	Hofmann
1008 Faris St.	1/5/2021	Multi-family Property	Donald	Hofmann
708/710 Allen	1/5/2021	Multi-family Property	Barbara	Law
1202 Thorpe Ln 310	1/5/2021	Multi-family Property	Eduardo	Plaza
262 Trestle Tree	1/5/2021	Multi-family Property	Jeff	Robinson
612 W Hopkins	1/5/2021	Multi-family Property	Brian	Scofield
897/899 Sagewood	1/5/2021	Multi-family Property	Craig	Trautman
133/135 Cedar Grove	1/5/2021	Multi-family Property	Craig	Trautman
124 Trestle Tree	1/5/2021	Multi-family Property	Jacques	Verron
240 Trestle Tree	1/5/2021	Multi-family Property	Everett	Wilkinson
1312 Dartmouth	1/5/2021	Multi-family Property	Angela	Zalewski
1104 Columbia	1/6/2021	Multi-family Property	Randy	Young

1318 Marlton	1/6/2021	Multi-family Property	Randy	Young
904 Bishop	1/6/2021	Multi-family Property	Randy	Young
401 N. Fredericksburg Street	1/6/2021	Multi-family Property	American Campus Communities	American Campus Communities
109 Craddock Ave	1/6/2021	Multi-family Property	Campus	Investors HSRE-SC, LLC
447 burleson	1/6/2021	Multi-family Property	Ronald	Hart
310 Pat Garrison St, Apt A4	1/6/2021	Multi-family Property	Thomas	Hodge
409 north	1/6/2021	Multi-family Property	daryl/heather	burttschell
1601 north interstate 35	1/6/2021	Multi-family Property	Mike	Patel
1309 Barbara Dr	3/6/2021	Multi-family Property	Fluorite	Property Holdings
315 Rachel Street	1/6/2021	Multi-family Property	Drake	Daughdrill
817-819 Allen	1/6/2021	Multi-family Property	Bruce	Lesikar
1628 Post Road	1/7/2021	Multi-family Property	Joe	Cavazos
214 E. San Antonio St.	1/7/2021	Multi-family Property	Robert	Hageman
1202 THORPE LANE, UNIT 207	1/7/2021	Multi-family Property	PAT GUNN	SPENCER
202 N. LBJ	1/7/2021	Multi-family Property	202 N LBJ Venture Group	202 N LBJ Venture Group
526 A&B burleson	1/7/2021	Multi-family Property	ann	roe
713/715 allen	1/7/2021	Multi-family Property	mike/pamela	armour
899/901 hillyer	1/7/2021	Multi-family Property	mike/pamela	armour
908 n. bishop a & b	1/7/2021	Multi-family Property	stephen	stewart
1206/1208 Hillyer	1/8/2021	Multi-family Property	KM Property Holdings	LLC
100 Jackman Street	1/8/2021	Multi-family Property	100 Jackman Steet	LLC
940/942 field	1/8/2021	Multi-family Property	Harris-Watkins	properties
1009/1011 hazelton	1/8/2021	Multi-family Property	mike/pamela	armour
113/115 hughson ct	1/8/2021	Multi-family Property	barbara	wolf
614 a & b mill st	1/8/2021	Multi-family Property	michelle	rossi
1909 pecan a,b,c,d	1/8/2021	Multi-family Property	michelle	rossi
101 Concho Street	1/12/2021	Multi-family Property	The Dinerstein	Co.
1805 Aquarena Springs Dr.	1/12/2021	Multi-family Property	Friedman Real Estate	N/A
1951 Hunter Rd, Leasing Office	1/12/2021	Multi-family Property	Oren	Blatt
1250 Sadler Dr	1/12/2021	Multi-family Property	Kara	Hill
1900 Aquarena Springs Dr.	1/12/2021	Multi-family Property	Eenhoorn	LLC
1115-1117 Marlton	1/12/2021	Multi-family Property	Judy	Allen
1004-1006 Earle	1/12/2021	Multi-family Property	Amber	Allen
1002-1004 Allen St	1/12/2021	Multi-family Property	Karen	Little

1102-1104 Hazelton	1/12/2021	Multi-family Property	Karen	Little
1103-1105 Marlton	1/12/2021	Multi-family Property	Karen	Little
1207-1209 Girard	1/12/2021	Multi-family Property	Karen	Little
809-811 Allen St	1/12/2021	Multi-family Property	Byron	Little
201 S. Mitchell St	1/12/2021	Multi-family Property	Mountain Laurel Investments, LLC	Lucy Johnson
813-815 Allen St	1/12/2021	Multi-family Property	Byron	Little
1004-1006 Girard	1/12/2021	Multi-family Property	Byron	Little
1008-1010 Girard	1/12/2021	Multi-family Property	Byon	Little
714 Owl Hollow	1/12/2021	Multi-family Property	Claudia	Valdez
838-840 Sagewood Trail	1/12/2021	Multi-family Property	Nick	Volmar
867-869 Sagewood Trail	1/12/2021	Multi-family Property	Nick	Volmar
902-904 Sagewood Trail	1/12/2021	Multi-family Property	Hai,	Shoichet
921-923 Sagewood Trail	1/12/2021	Multi-family Property	David	Mack
1002-1004 Hillyer St.	1/12/2021	Multi-family Property	Nishinder	Nijjar
Pecan Cove Apts. - 20105/20115 San Marcos Hwy- 708/710/712/714/724/726/728/730/742/7 44/746/748 Martindale Rd	1/12/2021	Multi-family Property	Howard	Hall
801 Hazelton	1/19/2021	Multi-family Property	Bob	Ogletree
803 Hazelton	1/19/2021	Multi-family Property	Bob	Ogletree
805 Hazelton	1/19/2021	Multi-family Property	Bob	Ogletree
807 hazelton	1/19/2021	Multi-family Property	Bob	Ogletree
809 hazelton	1/19/2021	Multi-family Property	Bob	Ogletree
811 hazelton	1/19/2021	Multi-family Property	bob	Ogletree
813 hazelton	1/19/2021	Multi-family Property	Bob	Ogletree
819 hazelton	1/19/2021	Multi-family Property	bob	Ogletree
820 hillyer	1/19/2021	Multi-family Property	bob	Ogletree
901/903 Allen St.	1/20/2021	Multi-family Property	Gary	Hargis
1451 Sadler Drive	1/21/2021	Multi-family Property	Liah	Chin
1701 MILL ST	1/21/2021	Multi-family Property	Copper Beech Townhome Communitites Twenty Nine	LLC
200 Springtown Way	1/21/2021	Multi-family Property	Cari	Luetge
1150 RIVER RIDGE PKWY	1/21/2021	Multi-family Property	Campus Crest at San Marcos	LP
100 uhland	1/25/2021	Multi-family Property	Bryan	Perez
1111 Avalon Avenue	1/25/2021	Multi-family Property	Park7 Group	N/A

885 Sagewood Trail	1/25/2021	Multi-family Property	Rahul	Patel
887 Sagewood Trail	1/25/2021	Multi-family Property	Rahul	Patel
3142 Douglas Fir Dr	1/25/2021	Multi-family Property	Asha	Makur
222 Ramsay St	1/25/2021	Multi-family Property	San Marcos Green Investor	LLC
3144 Douglas Fir Dr	1/25/2021	Multi-family Property	Asha	Makur
3146 Douglas Fir	1/25/2021	Multi-family Property	Asha	Makur
109 Crest Dr.	1/25/2021	Multi-family Property	Bettina	Schroeder
111 Crest Dr.	1/25/2021	Multi-family Property	Bettina	Schroeder
113 Crest Dr	1/25/2021	Multi-family Property	Bettina	Schroeder
115 Crest Dr.	1/25/2021	Multi-family Property	Bettina	Schroeder
501 Whitetail	1/25/2021	Multi-family Property	Rahul	Patel
421 W San Antonio St Unit L2	1/25/2021	Multi-family Property	Cynthia	Gibeaux
402 Deerwood Dr.	1/25/2021	Multi-family Property	David	Wilson
1011 N LBJ Dr.	1/25/2021	Multi-family Property	Don	Fry
1303 N Bishop St	1/25/2021	Multi-family Property	Jay	Olson
1305 Bishop St	1/25/2021	Multi-family Property	Jay	Olson
1624 Aquarena Springs Dr Apt E140	1/26/2021	Multi-family Property	Kay-Andrea	Engstrom
1013 Chestnut St Apt D3	1/26/2021	Multi-family Property	Charlotte	Knepp
1221 W Hopkins St Unit 5	1/26/2021	Multi-family Property	Louie	Carboni
910 Sagewood Trail	1/26/2021	Multi-family Property	Michael	Haines
912 Sagewood Trail	1/26/2021	Multi-family Property	Michael	Haines
879 Sagewood Trail	1/26/2021	Multi-family Property	Nathalie	Landesman
881 Sagewood Trail	1/26/2021	Multi-family Property	Nathalie	Landesman
421 W San Antonio St L3	1/26/2021	Multi-family Property	Mike	Masoni
1231 N LBJ Dr.	1/26/2021	Multi-family Property	Patrick	Gormley
1239 N LBJ	1/26/2021	Multi-family Property	Patrick	Gormley
100 cedargrove	1/26/2021	Multi-family Property	Phuong	Quach
102 Cedargrove	1/26/2021	Multi-family Property	Phuong	Quach
421 W San Antonio St D6	1/26/2021	Multi-family Property	Pierre	Flores
891 Sagewood Trail	1/26/2021	Multi-family Property	Rahul	Patel
893 Sagewood Trail	1/26/2021	Multi-family Property	Rahul	Patel
1013 Sagewood Trail	1/26/2021	Multi-family Property	Stephane	Dahan
1015 Sagewood Trail	1/26/2021	Multi-family Property	Stephane	Dahan
232 Craddock Ave	1/26/2021	Multi-family Property	Teresa	Geraldez

234 Craddock Ave	1/26/2021	Multi-family Property	Teresa	Geraldez
116 Cedargrove	1/26/2021	Multi-family Property	Travis	Colvin
118 Cedargrove	1/26/2021	Multi-family Property	Travis	Colvin
421 W San Antonio St C2	1/26/2021	Multi-family Property	Trisha	Phillips
417 N Comanche St	1/26/2021	Multi-family Property	Pointe San Marcos	Partners, LP
612 Mill St.	1/27/2021	Multi-family Property	Sabrina	Paul
1311 A & B Baylor Ave.	1/27/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1312 A & B Baylor Ave.	1/27/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1305-1307 Baylor Ave.	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1404 A & B Earle St.	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1406 A & B Earle Street	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1408 A & B Earle Street	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
104-106 Crest Drive	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
108-110 Crest Drive	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
112-114 Crest Drive	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1005-1007 Marlton Street	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
314-316 Craddock Street	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
1205-1207 MLK Dr.	1/28/2021	Multi-family Property	Hogan-Schneider	Properties, Ltd.
704 W Hopkins	1/31/2021	Multi-family Property	Matt	Akins
1610 N Interstate 35	2/3/2021	Multi-family Property	Allure	San Marcos LLC
1980 Aquarena Springs Dr,	2/4/2021	Multi-family Property	Alex	Katz
1400 Clarewood Drive	3/12/2021	Multi-family Property	Randy	Brimm
512 Lockhart Street	3/22/2021	Multi-family Property	Craig	Coffee
1537 Post Rd	3/26/2021	Multi-family Property	Eva or Miguel	Rosales
525 West Hutchison	4/1/2021	Multi-family Property	Linda	Mercer
215 RAMSAY STREET	1/17/2022	Multi-family Property	DONALD	HOFMANN
217 RAMSAY STREET	1/17/2022	Multi-family Property	DONALD	HOFMANN
1006 FARIS ST.	1/17/2022	Multi-family Property	DONALD	HOFMANN
1008 FARIS ST.	1/17/2022	Multi-family Property	DONALD	HOFMANN
1644 POST RD.	1/17/2022	Multi-family Property	DONALD	HOFMANN
1646 POST RD.	1/17/2022	Multi-family Property	DONALD	HOFMANN
1644 POST RD.	1/17/2022	Multi-family Property	DONALD	HOFMANN
104 Balinese Cove	5/2/2022	Multi-family Property	Lise	Ross
1028 Haynes St	8/3/2022	Multi-family Property	Brandi	Pumphrey

234 Trestle Tree	8/4/2022	Multi-family Property	Ronald	Friehauf
133 Coers Dr	8/4/2022	Multi-family Property	Cayce	Weems
129 Coers Dr	8/4/2022	Multi-family Property	Cayce	Weems
141 Coers Dr	8/4/2022	Multi-family Property	Cayce	Weems
137 Coers Dr	8/4/2022	Multi-family Property	Cayce	Weems
145 Coers Dr	8/3/2022	Multi-family Property	Cayce Weems	Weems
2601 Hunter Road	11/17/2022	Multi-family Property	Ian	Skiles
1401 Clyde Street	11/17/2022	Multi-family Property	Ian	Skiles
508 W. San Antonio Street	11/17/2022	Multi-family Property	Ian	Skiles
1013 Chestnut Street	11/17/2022	Multi-family Property	Ian	Skiles
705/707 ALLEN STREET	11/28/2022	Multi-family Property	Ian	Skiles
105/107 CREST CIRCLE	11/28/2022	Multi-family Property	Ian	Skiles
1021 CHESTNUT STREET	11/28/2022	Multi-family Property	Ian	Skiles
1602-1606 MILL STREET	11/28/2022	Multi-family Property	Ian	Skiles
421 W. SAN ANTONIO STREET UNIT E4	11/28/2022	Multi-family Property	Ian	Skiles
1224 N. LBJ DRIVE	11/29/2022	Multi-family Property	Ian	Skiles
737 OSCAR SMITH	11/29/2022	Multi-family Property	MATT	ELLISON
130 JACKSON LANE	11/29/2022	Multi-family Property	EDGAR	GREENLAND
240/242 CRADDOCK AVENUE	11/29/2022	Multi-family Property	HUGHSON INVESTMENTS	LIMITED
410/412 HUGHSON	11/29/2022	Multi-family Property	HUGHSON INVESTMENTS	LIMITED
908/910 ALLEN STREET	11/29/2022	Multi-family Property	HUGHSON INVESTMENTS	LIMITED
1000 A & B COLUMBIA	11/29/2022	Multi-family Property	HUGHSON INVESTMENTS	LIMITED
1318 A & B HAZELTON	11/29/2022	Multi-family Property	HUGHSON INVESTMENTS	LIMITED
1630 POST ROAD	11/29/2022	Multi-family Property	THOMAS	KREUZER
435 N. COMANCHE STREET	11/29/2022	Multi-family Property	435 N. COMANCHE STREET	LLC
234 Trestle Tree	12/5/2022	Multi-family Property	Ronald	Friehauf
1105 DARTMOUTH	12/23/2022	Multi-family Property	Ian	Skiles
1624 AQUARENA DRIVE UNIT 147	12/23/2022	Multi-family Property	Ian	Skiles
801/803 SAGEWOOD TRAIL	12/23/2022	Multi-family Property	Ian	Skiles
113/115 CEDAR GROVE	12/23/2022	Multi-family Property	Ian	Skiles
827/831 W. HOPKINS STREET	12/23/2022	Multi-family Property	Ian	Skiles
100 N Edward Gary	12/23/2022	Multi-family Property	THOMAS	KREUZER
117/119 CEDAR GROVE	12/23/2022	Multi-family Property	BRIAN	ROLLEY
102/104 LBJ COVE	12/23/2022	Multi-family Property	Ian	Skiles

602 BRACEWOOD CIRCLE	12/23/2022	Multi-family Property	GARY	TITTLE
1314 HAZELTON STREET	12/23/2022	Multi-family Property	GARY	TITTLE
622 MILL STREET	12/23/2022	Multi-family Property	DAVID	WATTS
430 LINDSEY STREET	12/23/2022	Multi-family Property	Ian	Skiles
2210 RIVER ROAD	12/23/2022	Multi-family Property	SHERYL	BOYD
810/814 ALLEN STREET	12/23/2022	Multi-family Property	SHERYL	BOYD
1013 - 1015 Haynes Street	1/6/2023	Multi-family Property	carissa	holmes
215 Ramsay St.	1/9/2023	Multi-family Property	Donald	Hofmann
217 Ramsay St.	1/9/2023	Multi-family Property	Donald	Hofmann
217 Ramsay St.	1/9/2023	Multi-family Property	Donald	Hofmann
1006 Faris St.	1/9/2023	Multi-family Property	Donald	Hofmann
1008 Faris St.	1/9/2023	Multi-family Property	Donald	Hofmann
1644 Post Rd.	1/9/2023	Multi-family Property	Donald	Hofmann
1646 Post Rd.	1/9/2023	Multi-family Property	Donald	Hofmann
1640P Post Rd.	2/17/2023	Multi-family Property	Keith and Emily	Garcia
811 Bracewood Circle	7/5/2023	Multi-family Property	HongHao	Truong
1204/1206 Furman Ave	8/16/2023	Multi-family Property	Michael and Vicky	McCown
302 W San Antonio	9/15/2023	Multi-family Property	Allen Family Trust	Allen
302 W San Antonio St	10/4/2023	Multi-family Property	The Allen Family Trust	The Allen Family Trust
109 Tulip Garden Trail	1/2/2021	Single Family Home	Caroline	Rogers
317 Hay Barn St	1/2/2021	Single Family Home	Christina	Reynolds
110 Rush Haven	1/2/2021	Single Family Home	SMTX	Property Management
242 mossycup	1/2/2021	Single Family Home	Michael	Criswell
807 Barbara Drive	1/2/2021	Single Family Home	Gates Living Trust	Gates
209 Second St	1/2/2021	Single Family Home	Bernie	Bowden
1505 Post Rd	1/2/2021	Single Family Home	Bernie	Bowden
306 Newberry Trail	1/2/2021	Single Family Home	Derek	Parker
508 Franklin Drive	1/1/2021	Single Family Home	Chris	Parker
524 Parkdale Drive	1/2/2021	Single Family Home	Derek	Parker
229 Trestle Tree	1/2/2021	Single Family Home	Rob	Baxter
1203 Columbia Ave.	1/3/2021	Single Family Home	robert	zook
102 Autumn Cove	1/3/2021	Single Family Home	robert	zook
1913 Lisa Lane	1/3/2021	Single Family Home	robert	zook
59 Lisa Lane	1/3/2021	Single Family Home	robert	zook

14 Grant Court	1/3/2021	Single Family Home	robert	zook
1312 Academy Street	1/3/2021	Single Family Home	robert	zook
931 Cheatham Street	1/3/2021	Single Family Home	Scott	Gordon
324 Ellis St.	1/3/2021	Single Family Home	Scott	Gordon
307 Riverside Drive	1/3/2021	Single Family Home	Catherine C & Timothy M	Wilsford
1910 Lisa Ln	1/3/2021	Single Family Home	Julio	Dix
117 Linden Lane	1/4/2021	Single Family Home	MARIMBA PROPERTY HOLDING LLC	117 LINDEN LN SERIES
107 Wild Plum	1/4/2021	Single Family Home	MARIMBA PROPERTY HOLDING LLC	107 WILD PLUM SERIES
117 LINDEN LANE	1/4/2021	Single Family Home	MARIMBA PROPERTY HOLDING LLC	117 LINDEN LN SERIES
104 Riverside Dr.	1/4/2021	Single Family Home	Tammy	Bingham
1421 Highland Drive	1/4/2021	Single Family Home	Mark	Heaps
1421 Highland Drive	1/4/2021	Single Family Home	Mark	Heaps
114 Cloverleaf	1/4/2021	Single Family Home	Ray	Rhoten
106 espada	1/4/2021	Single Family Home	Cobia	Corporation
115 azolar	1/4/2021	Single Family Home	Cobia	Corporation
240 capistrano	1/4/2021	Single Family Home	Equity	Trust
1113 Debbie Court	1/4/2021	Single Family Home	Antoinette	Wagner
740 W San Antonio St	1/4/2021	Single Family Home	Larry	Burkham
316 Knox St.	1/4/2021	Single Family Home	JOY	JUNGERS
2003 Castle Creek Drive	1/4/2021	Single Family Home	Ross	McEwen
328 Armstrong St	1/4/2021	Single Family Home	Guadalupe	Picasio
181 Lake Gln	1/4/2021	Single Family Home	Dora	Monroy
134 Park In	1/4/2021	Single Family Home	trish	hatley
405 Teron Dr	1/4/2021	Single Family Home	Michael	Sporer
601 Teron Dr	1/4/2021	Single Family Home	Michael	Sporer
1007 Earle St	1/2/2021	Single Family Home	Youssef	Omais
1011 Earle St	1/4/2021	Single Family Home	Youssef	Omais
1015 Earle St	4/4/2021	Single Family Home	Youssef	Omais
1011 Furman St	1/4/2021	Single Family Home	Youssef	Omais
1206 Debbie Court	1/4/2021	Single Family Home	Youssef	Omais
904 Craddock Lane	1/4/2021	Single Family Home	Youssef	Omais
1708 Hamilton	1/4/2021	Single Family Home	Youssef	Omais
1702 HAMILTON ST	1/4/2021	Single Family Home	YOUSSEF	OM AIS



808 OREGON ST	1/4/2021	Single Family Home	YOUSSEF	OMAIS
2025 CASTLE GATE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1923 CASTLE GATE CIRCLE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1908 CASTLE GATE CIRCLE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1904 CASTLE GATE CIRCLE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1924 NEVADA ST	1/4/2021	Single Family Home	YOUSSEF	OMAIS
2012 NEVADA ST	1/4/2021	Single Family Home	YOUSSEF	OMAIS
2013 NEVADA ST	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1933 LISA LANE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
2001 LISA LANE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
2003 LISA LANE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
2003 RAMONA CIRCLE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1803 RAMONA CIRCLE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
1803 RAMONA CIRCLE	1/4/2021	Single Family Home	HODDAR	GHARIB
1715 RAMONA CIRCLE	1/4/2021	Single Family Home	YOUSSEF	OMAIS
617 Blanco St.	1/3/2021	Single Family Home	Donna	Thayer
719 1/2 Belvin St.	1/5/2021	Single Family Home	LeAnne	Smith
413 Hunters Hill Drive	1/5/2021	Single Family Home	Saba	Nasr
1140 Gravel St	1/5/2021	Single Family Home	Jeffrey	Reeb
118 Wild Plum	1/5/2021	Single Family Home	Shawn	Adams
2104 Lancaster	1/5/2021	Single Family Home	Katie	Bertelsen
1501 Furman	1/5/2021	Single Family Home	Bob	Bolton
618 Clyde Ct	1/5/2021	Single Family Home	Dan	Drake
2031 Nevada	1/5/2021	Single Family Home	David	Weyman
900 Hillyer	1/5/2021	Single Family Home	Weyman	David
1517 Owens Street	1/5/2021	Single Family Home	Laura	Mayfield
700 Franklin	1/5/2021	Single Family Home	Randy	Ennis
208 Mary Max	1/5/2021	Single Family Home	Randy	Ennis
2528 Missum	1/5/2021	Single Family Home	Randy	Ennis
114 N Bishop	1/5/2021	Single Family Home	Meredith	Furstenfeld
217 Quail Creek	1/5/2021	Single Family Home	Meredith	Furstenfeld
122 Linden	1/5/2021	Single Family Home	Derek	Head
1120 Mira Loma	1/5/2021	Single Family Home	Jacqueline	Hines
1405 Sunflower	1/5/2021	Single Family Home	David	Hinton

1517 Old RR 12	1/5/2021	Single Family Home	Donald	Hofmann
813 W. Bluebonnet	1/5/2021	Single Family Home	Donald	Hofmann
106 Riviera	1/5/2021	Single Family Home	Richard	Jamison
306 Mill	1/5/2021	Single Family Home	Jim	Gonzales
1028 Sycamore	1/5/2021	Single Family Home	Theresa	Neil
608 Dale	1/5/2021	Single Family Home	Erin	Obrien
3005 Jacob's Ct	1/5/2021	Single Family Home	Mike	Parrott
105 Autumn Cv	1/5/2021	Single Family Home	Wendell	Pyles
773 Clearview Circle	1/5/2021	Single Family Home	Richard	Robles
201 Rock Bluff	1/5/2021	Single Family Home	Wendell	Pyles
709 Country Estates	1/5/2021	Single Family Home	David	Roberts
620 Rogers	1/5/2021	Single Family Home	Misty	Sailors
2010 Ramona	1/5/2021	Single Family Home	Stacey	Salcher
813 Arizona St	1/5/2021	Single Family Home	John	Thomaides
115 Nichols	1/5/2021	Single Family Home	Pari	Sandage
305 Encino	1/5/2021	Single Family Home	Velma	Gonzales
102 E Mimosa	1/5/2021	Single Family Home	Satish	Skariah
1416 Owens	1/5/2021	Single Family Home	Brad	Smith
2008 CASTLE CREEK DR	1/5/2021	Single Family Home	Billy	Stokes
1328 Chestnut	1/5/2021	Single Family Home	Maeghen	Strahm
176 Valero	1/5/2021	Single Family Home	Nathan	Triesch
107 Elm Hill	1/5/2021	Single Family Home	Matha	Ullrich
308 Perry Street	1/6/2021	Single Family Home	Jordyn	Campbell
910 Overcup	1/5/2021	Single Family Home	Qian	Yu
301 Armstrong	1/5/2021	Single Family Home	Double O	Properties
302 Armstrong	1/5/2021	Single Family Home	Double O	Properties
2018 Hearthstone Dr	1/5/2021	Single Family Home	Pablo	Videtta
112 Canyon	1/5/2021	Single Family Home	Double O	Properties
707 Mckie	1/5/2021	Single Family Home	Double O	Properties
2010 Ramona Circle	1/5/2021	Single Family Home	Stacey	Cole
1321 Franklin Drive	1/5/2021	Single Family Home	Bahram	Asiabanpour
265 Cordero Drive	1/5/2021	Single Family Home	Brian	Bloch
2110 Stonehaven	1/5/2021	Single Family Home	Bahram	Asiabanpour
139 Mary Max Ciircle	1/5/2021	Single Family Home	Bahram	Asiabanpour

151 Lake Gln	1/5/2021	Single Family Home	Manish	Kumar
151 Lake Gln	1/5/2021	Single Family Home	Manish	Kumar
605 Burleson	1/5/2021	Single Family Home	Alta	Jafari
126 Friendship Oak Drive	1/5/2021	Single Family Home	Catarina	Guerra
1513 Marlton St	1/6/2021	Single Family Home	Lynny Davis	Moore
216 Mary Max Cir	1/6/2021	Single Family Home	Lynny Davis	Moore
1019 MLK	1/6/2021	Single Family Home	ROBERT	WALCH
1025 MLK	1/6/2021	Single Family Home	ROBERT	WALCH
1110 JONES	1/6/2021	Single Family Home	ROBERT	WALCH
1106 JONES	1/6/2021	Single Family Home	ROBERT	WALCH
400 PICASSO	1/6/2021	Single Family Home	ROBERT	WALCH
509 VALLEY	1/6/2021	Single Family Home	ROBERT	WALCH
309 LEE	1/6/2021	Single Family Home	ROBERT	WALCH
117 W GROVE	1/6/2021	Single Family Home	ROBERT	WALCH
103 Friendship Oak Dr	1/6/2021	Single Family Home	Brianna	Larson
2009 Ridge View Drive	1/6/2021	Single Family Home	MA TERESA	BAUTISTA
100 Grant Court	1/6/2021	Single Family Home	Matthew	Hufnagel
517 Harvey Street	12/6/2021	Single Family Home	Jonny	Scalise
1515 Owens St.	1/6/2021	Single Family Home	Fred	Foster
149 FORT GRIFFIN DR	1/6/2021	Single Family Home	GILBERT	DOMINGUEZ
421 W San Antonio St.	1/6/2021	Single Family Home	Shane and Cathy	Sullins
822 Hillyer Street	1/6/2021	Single Family Home	Bob	Ogletree
1054 sycamore	1/6/2021	Single Family Home	tobi	GUERRERO
956 Sycamore	1/6/2021	Single Family Home	ronald	hart
1413 marlton	1/6/2021	Single Family Home	ronald	hart
1415 marlton	1/6/2021	Single Family Home	ronald	hart
109 second street	1/6/2021	Single Family Home	ronald	hart
702 Oregon	1/6/2021	Single Family Home	Jaime & Yvonne	Perez
139 Dolly Street	1/1/2021	Single Family Home	LMRM LLC	LMRM LLC
44 clark	1/6/2021	Single Family Home	frances	horne
42 clark	1/6/2021	Single Family Home	frances	horne
100 Mandalay	1/6/2021	Single Family Home	frances	horne
105 elm hill	1/6/2021	Single Family Home	frances	horne
105 w. mimosa	1/6/2021	Single Family Home	carlton	kincaid

116 oakridge	1/6/2021	Single Family Home	las frentes ranch ltd	las frentes ranch ltd
827 Old Ranch Road 12	1/6/2021	Single Family Home	Thomas	Hodge
154 Fort Griffin Dr.	1/6/2021	Single Family Home	Panida	Trevino
129 riverside	1/6/2021	Single Family Home	Hebert	mcminn
139 dolly	1/6/2021	Single Family Home	Imrm,	llc
142 holland	1/6/2021	Single Family Home	frances	horne
148 holland	1/6/2021	Single Family Home	frances	horne
202 PARKER DR	1/6/2021	Single Family Home	edward	suarez
202 walnut	1/6/2021	Single Family Home	frances	horne
205 orchard	1/6/2021	Single Family Home	frances	horne
207 orchard	1/6/2021	Single Family Home	frances	horne
120 Lafitte Unit 102	1/6/2021	Single Family Home	Byron	Couch
208 harvard	1/6/2021	Single Family Home	gilbert	fulmer
209 orchard	1/6/2021	Single Family Home	frances	horne
212 valero	1/6/2021	Single Family Home	raphael	oosterhuis
230 sessom	1/6/2021	Single Family Home	frances	horne
1051 Sycamore	1/6/2021	Single Family Home	roland	GUERRERO
234 sessom	1/6/2021	Single Family Home	frances	horne
240 sessom	1/6/2021	Single Family Home	frances	horne
927 cheatham	1/6/2021	Single Family Home	roland	GUERRERO
244 sessom	1/6/2021	Single Family Home	frances	horne
1250 Progress	1/6/2021	Single Family Home	roland	GUERRERO
307 orchard	1/6/2021	Single Family Home	frances	horne
407 Mill Street	1/6/2021	Single Family Home	roland	GUERRERO
309 orchard	1/6/2021	Single Family Home	frances	horne
317 yale	1/6/2021	Single Family Home	frances	horne
128 Sage Meadows Dr.	1/6/2021	Single Family Home	Clifford	Fick
708 Uhland rd.	1/6/2021	Single Family Home	Henry	Bolton
1519 Owens St	1/6/2021	Single Family Home	Gary	Pigg
701 Crystal Cove	1/6/2021	Single Family Home	Ed Martin and Lauren	Sorell
106 W. Hillcrest	1/6/2021	Single Family Home	Ed Martin and Lauren	Sorell
1422 N. LBJ	1/6/2021	Single Family Home	Ed Martin and Lauren	Sorell
901 Barbara Street	1/6/2021	Single Family Home	Steven	Saxon
131 Nichols	1/6/2021	Single Family Home	Ed Martin and Lauren	Sorell

128 Nichols	1/6/2021	Single Family Home	Ed Martin and Lauren	Sorell
900 N. Bishop	1/6/2021	Single Family Home	Don	Graham
403 Blanco	1/6/2021	Single Family Home	Don	Graham
1306 Alamo	1/6/2021	Single Family Home	Alamo Daybreak	Alamo Daybreak
403 Blanco	1/6/2021	Single Family Home	Don	Graham
618 Dartmouth St.	1/6/2021	Single Family Home	Emily	Porter
903 Bishop	1/6/2021	Single Family Home	Tracy	Derr
306 Oakdale	1/6/2021	Single Family Home	Bruce	Lesikar
Trestle Tree	1/6/2021	Single Family Home	Joshua	Sutherlun
1128 OVERLOOK WAY	1/6/2021	Single Family Home	DAVID	PRANGNELL
310 pat garrison b11	1/7/2021	Single Family Home	Brian	Frizzell
524 C.M. Allen pkwy	1/6/2021	Single Family Home	eva	rodriguez
525 McGehee	1/6/2021	Single Family Home	eva	rodriguez
400 lee	1/6/2021	Single Family Home	eva	rodriguez
1225 Hilltop	1/7/2021	Single Family Home	Laura&Armida	Galaviz&Gonzalez
524 C.M. Allen pkwy	1/6/2021	Single Family Home	eva	rodriguez
339 lee	1/6/2021	Single Family Home	eva	rodriguez
1504 Marlton	1/7/2021	Single Family Home	Laura&Armida	Galaviz&Gonzalez
945 Haynes St.	1/7/2021	Single Family Home	Donna	Thayer
331 Lee	1/6/2021	Single Family Home	eva	rodriguez
334 Lee	1/6/2021	Single Family Home	eva	rodriguez
112 Riviera st	1/7/2021	Single Family Home	Jason	Daniel
328 Lee	1/6/2021	Single Family Home	eva	rodriguez
608 McGehee	1/6/2021	Single Family Home	eva	rodriguez
503 Mckie	1/6/2021	Single Family Home	eva	rodriguez
1017 Cheatham	1/6/2021	Single Family Home	eva	rodriguez
1115 Sycamore	1/6/2021	Single Family Home	eva	rodriguez
315 Ellis	1/6/2021	Single Family Home	eva	rodriguez
313 Ellis	1/6/2021	Single Family Home	eva	rodriguez
1211 N Bishop	1/6/2021	Single Family Home	eva	Rodriguez
912 Dartmouth Ave	1/7/2021	Single Family Home	Emily	Watson
500 franklin	1/7/2021	Single Family Home	ling/michael	pendry
621 dartmouth	1/7/2021	Single Family Home	dan	price
703 allen	1/7/2021	Single Family Home	darlene	schmidt

704 dartmouth	1/7/2021	Single Family Home	amanda	johnson
708 Clearview	1/7/2021	Single Family Home	pinfan	zhu
240 Trestle Tree	1/7/2021	Single Family Home	Everett	Wilkinson
719 burleson	1/7/2021	Single Family Home	rancho mula oso	401k
907 bluebonnet	1/7/2021	Single Family Home	fortune properties	series llc
102 Alford Street	1/7/2021	Single Family Home	Chase	Fuller
103 West Laurel Lane	1/7/2021	Single Family Home	John	Meeks
129 Chaparral Street	1/7/2021	Single Family Home	James & Monica	Stewart
106 Eastwood Street	1/7/2021	Single Family Home	Gerald (Jerry) & Linda	Cochran
1112 Cimarron Ct	1/7/2021	Single Family Home	Franklin	Zhan
1116 Cimarron Ct	1/7/2021	Single Family Home	Franklin	Zhan
1100 Debbit Ct	1/7/2021	Single Family Home	Franklin	Zhan
105 Cypress Ct	1/7/2021	Single Family Home	Franklin	Zhan
88 Elm Hill Ct	1/7/2021	Single Family Home	Franklin	Zhan
4013 Monterrey Oaks	1/7/2021	Single Family Home	James	Williams
121 Lafitte Dr 101	1/7/2021	Single Family Home	Gary	Koss
504 Candlelight Lane	1/7/2021	Single Family Home	Richard	Gonzales
819 Old Ranch Rd 12	1/8/2021	Single Family Home	Richard	Zeolla
1202 Thorpe Lane #215	1/8/2021	Single Family Home	Richard	Zeolla
202 Scott St	1/8/2021	Single Family Home	Richard	Zeolla
903 Conway	1/8/2021	Single Family Home	Beatrice	Gressett
1213 Conway	1/8/2021	Single Family Home	Bea	Gressett
1133 Hilltop Drive	1/8/2021	Single Family Home	Benjamin	Dean
630 East Hopkins Blvd	1/8/2021	Single Family Home	Gregory	Carr
202 W MLK Street	1/8/2021	Single Family Home	Santa Margarita Properties	SMP
1017 Cheatham	1/7/2021	Single Family Home	Eva	Rodriguez
914 n. lbj	1/8/2021	Single Family Home	frances	horne
920 n. lbj	1/8/2021	Single Family Home	frances	horne
1008 academy	1/8/2021	Single Family Home	frances	horne
1008 alamo	1/8/2021	Single Family Home	frances	horne
1010 academy	1/8/2021	Single Family Home	frances	horne
1012 academy	1/8/2021	Single Family Home	frances	horne
1114 academy	1/8/2021	Single Family Home	frances	horne
1116 academy	1/8/2021	Single Family Home	frances	horne

1125 mira loma	1/8/2021	Single Family Home	pinfan	zhu
1140 hilltop	1/8/2021	Single Family Home	pinfan	zhu
1201 haynes	1/8/2021	Single Family Home	warner family	llc
1318 prospect	1/8/2021	Single Family Home	dean/iris	leber
1425 river rd	1/8/2021	Single Family Home	paul	borreson
2301 rattler rd	1/8/2021	Single Family Home	judy	telford
206 Calixto Ct	1/8/2021	Single Family Home	Colin	Bloch
327 Lee	1/8/2021	Single Family Home	Antonio	Rodriguez
1012 Dailey	1/8/2021	Single Family Home	Antonio	Rodriguez
105 Windfield Path	1/8/2021	Single Family Home	Haley	Long
715 Blanco St.	1/8/2021	Single Family Home	Robin	Kelley
1009 Faris St	1/8/2021	Single Family Home	Ami	Davis
202 Patricia	1/9/2021	Single Family Home	Nora	Ovalle (Trust)
1600 Mockingbird Drive	1/9/2021	Single Family Home	Daniel	Johns
101 Salas Drive	1/9/2021	Single Family Home	Daniel	Johns
1439 Highland Dr	1/9/2021	Single Family Home	McKenna	Welsh
2014 Stonehaven	1/9/2021	Single Family Home	Vernon	Huxoll
207 wainscot oak way	1/8/2021	Single Family Home	Nicole	Negron
1605 Lancaster	1/11/2021	Single Family Home	Don	DeMartino
2021 Ridge View Dr	1/11/2021	Single Family Home	Cody	Blake
243 Rush Haven Dr.	1/12/2021	Single Family Home	Darren	Watson
103 Blanco St	1/12/2021	Single Family Home	Andrea	Murdock McDaniel
104 Azolar St.	1/12/2021	Single Family Home	Jill	Naponelli
106 Preston Trail	1/12/2021	Single Family Home	Columbus	Floyd
517 Bishop	1/12/2021	Single Family Home	Judy	Allen
105 Mandalay	1/12/2021	Single Family Home	Judy	Allen
1322 W. San Antonio St	1/12/2021	Single Family Home	Amber	Allen
1607 Girard	1/12/2021	Single Family Home	Karen	Little
907 Lewis St	1/12/2021	Single Family Home	Byron	Little
120 Armstead	1/12/2021	Single Family Home	Byron	Little
205 Tallow Trail	1/12/2021	Single Family Home	Darren	Watson
617 Blanco St	1/12/2021	Single Family Home	Donna	Thayer
1405 Meadow Parkway	1/12/2021	Single Family Home	Sebastian	Solari
1929 Stonehaven	1/12/2021	Single Family Home	Dallas	Lee

108 Miliigan Dr #101	1/14/2021	Single Family Home	Robert	Ochoa
1804 Lancaster Street	1/13/2021	Single Family Home	Vaughn	Thayer
1414 OWENS STREET	1/13/2021	Single Family Home	JOSHUA	RANDOW
1516 OWENS STREET	1/13/2021	Single Family Home	JOSHUA	RANDOW
1203 W. San Antonio Street	1/14/2021	Single Family Home	Shirley	Ogletree
818 Perkins Street	1/1/1951	Single Family Home	Shirley	Ogletree
416 Capistrano Drive	1/14/2021	Single Family Home	Roger	Navarro
240 Newberry Trail	1/14/2021	Single Family Home	Erica	Porter
144 Coers	1/15/2021	Single Family Home	Latif	Piri
122 Gambel Oak Way	1/15/2021	Single Family Home	Alice	Colvin
126 Gambel Oak Way	1/15/2021	Single Family Home	Alice	Colvin
212 Riverside Drive	1/15/2021	Single Family Home	Thomas	Broxson
208 Teron Dr	1/18/2021	Single Family Home	Leonel	Robles HernÃndez
136 Wainscot Oak Way	1/18/2021	Single Family Home	Thomas	Shepherd
817 Dancing Oak Ln.	1/19/2021	Single Family Home	Dorlan	Johnson
545 W Hopkins Street	1/19/2021	Single Family Home	Barrie	Breed
121 Trestle Tree	1/19/2021	Single Family Home	Barrie	Breed
221 Trestle Tree	1/19/2021	Single Family Home	Barrie	Breed
1033 Esplanade Pkwy	1/19/2021	Single Family Home	Wesley	Olive
822 Hillyer	1/19/2021	Single Family Home	bob	Ogletree
901 hamilton	1/19/2021	Single Family Home	Bob	Ogletree
216 Jumping Laurel Street	1/19/2021	Single Family Home	Jack & Deborah	Pryor
416 Railroad Street	1/20/2021	Single Family Home	ryan	young
217 Bishop St	1/20/2021	Single Family Home	Gary	Hargis
145 Michaelis Unit A	1/25/2021	Single Family Home	Asha	Makur
1609 Mockingbird Dr.	1/25/2021	Single Family Home	Brett & Leslie	Burich
242 Mossycup Dr.	1/25/2021	Single Family Home	Chad	Criswell
1501 Harris Hill Rd	1/25/2021	Single Family Home	Clyde	Gooding
1405 Harris Hill Rd.	1/25/2021	Single Family Home	Clyde	Gooding
1503 Harris Hill Rd.	1/25/2021	Single Family Home	Clyde	Gooding
1505 Harris Hill Rd.	1/25/2021	Single Family Home	Clyde	Gooding
1403 Harris Hill Rd.	1/25/2021	Single Family Home	Clyde	Gooding
314 Deerwood Dr.	1/25/2021	Single Family Home	David	Wilson
606 Deerwood Dr.	1/25/2021	Single Family Home	David	Wilson



208 Valero Dr.	1/25/2021	Single Family Home	Gabe	Powell
267 Cordero Dr	1/25/2021	Single Family Home	Jack & Sheri	Kinney
813 Old Ranch Road 12	1/25/2021	Single Family Home	James	Boyd
308 Perry St	1/26/2021	Single Family Home	Jordyn	Campbell
102 Rush Haven	1/26/2021	Single Family Home	Joyce	Batcheller
121 Park Lane	1/26/2021	Single Family Home	Louie	Carboni
1909 Nevada St.	1/26/2021	Single Family Home	Margret	Bamford
1750 N Bishop St.	1/26/2021	Single Family Home	Mason	Credit
1437 Meadow Pkwy	1/26/2021	Single Family Home	Mike & Barbra	Paris
1601 Post Road	1/26/2021	Single Family Home	Patrick	Cremin
100 Robin Way	1/26/2021	Single Family Home	Rachel	Nelson
1669 Posey Rd	1/26/2021	Single Family Home	Ryan	Harrell
119 Mary Max	1/26/2021	Single Family Home	Arjen	Foreman
616 Alabama St.	1/26/2021	Single Family Home	Wade & Kathryn	Skrobarczyk
145 Pincea Place	1/26/2021	Single Family Home	Zeyar	Htut
1019 Sagewood Trail	1/27/2021	Single Family Home	Jonathan	Welch
1021 Sagewood Trail	1/27/2021	Single Family Home	Jonathan	Welch
905 N LBJ Drive	2/1/2021	Single Family Home	Carson Diversified Land	LP
213 Dieter Drive	1/31/2021	Single Family Home	Mark	Johnston
236 Lance Trail	1/31/2021	Single Family Home	Mark	Johnston
1004 Hazelton	2/3/2021	Single Family Home	Fred & Cynthia	Huey
112 Dolly	2/3/2021	Single Family Home	Daniela	DeJongh
108 Lance Trail	2/9/2021	Single Family Home	Nahum	Melendez
518 Silo Steet	2/12/2021	Single Family Home	William	Romano
156 Baker Creek Loop	2/16/2021	Single Family Home	Salvador	Pizano
1406 Sunflower Lane	2/16/2021	Single Family Home	Salvador	Pizano
825 Sagewood Trail	2/16/2021	Single Family Home	Sharon	Mooney
827 Sagewood Trail	2/16/2021	Single Family Home	Sharon	Mooney
832 Sagewood Trail	2/16/2021	Single Family Home	Sharon	Mooney
834 Sagewood Trail	2/16/2021	Single Family Home	Sharon	Mooney
1509 Earle Street	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.
1515 Earle St.	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd
1408 Clyde St.	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.
1410 Clyde St.	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.

1414 Clyde St	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.
1417 Franklin Dr	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.
1309 Baylor Ave.	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.
1310 Baylor Avenue	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd
1302 Delmar St	3/5/2021	Single Family Home	Hogan-Schneider	Properties, Ltd.
208 Cazador Dr	3/7/2021	Single Family Home	Rylan & Lacy	Gilley
205 Hoya In	3/23/2021	Single Family Home	Dillon	Gerald
506 Alabama	4/5/2021	Single Family Home	Sharon	Peters
317 Armstrong	4/5/2021	Single Family Home	Sharon	Peters
519 Candlelight	4/5/2021	Single Family Home	Sharon	Peters
2002 Castle Creek Dr	4/5/2021	Single Family Home	Sharon	Peters
207 Cazador	4/5/2021	Single Family Home	Sharon	Peters
602 Clyde Ct	4/5/2021	Single Family Home	Sharon	Peters
810 Conway	4/5/2021	Single Family Home	Sharon	Peters
1260 Hilltop	4/5/2021	Single Family Home	Sharon	Peters
202 Linda Dr	4/5/2021	Single Family Home	Sharon	Peters
103 Lockwood	4/5/2021	Single Family Home	Sharon	Peters
1206 N Barbara	4/5/2021	Single Family Home	Sharon	Peters
512 Parkdale	4/5/2021	Single Family Home	Sharon	Peters
521 Parkdale	4/5/2021	Single Family Home	Sharon	Peters
1601 Parkview	4/5/2021	Single Family Home	Sharon	Peters
421 Roosevelt	4/5/2021	Single Family Home	Sharon	Peters
325 Sherbarb	4/5/2021	Single Family Home	Sharon	Peters
200 Sherwood	4/5/2021	Single Family Home	Sharon	Peters
117 Thurman	4/5/2021	Single Family Home	Sharon	Peters
119 Thurman	4/5/2021	Single Family Home	Sharon	Peters
1420 W Hopkins	4/5/2021	Single Family Home	Sharon	Peters
517 Parkdale	4/5/2021	Single Family Home	Sharon	Peters
1106 Franklin Drive	4/8/2021	Single Family Home	Equity Trust Company	fbo Dale Van Sickle IRA
511 Uhland Road	4/8/2021	Single Family Home	River Road	Irrevocable Trust
908 Dancing Oak Ln	4/9/2021	Single Family Home	Harold	Smith
1004 Clyde Street	4/12/2021	Single Family Home	Joseph	Montemayor
2009 LISA LN	4/30/2021	Single Family Home	Greg	Blackburn
1030 Field Street	5/28/2021	Single Family Home	Lee	Kenyon

1026 Field Street	5/28/2021	Single Family Home	Lee	Kenyon
1134 West Hopkins Street	5/28/2021	Single Family Home	Lee	Kenyon
1003 Sycamore Street	6/1/2021	Single Family Home	Lee	Kenyon
1104 Cheatham Street	6/1/2021	Single Family Home	Lee	Kenyon
2020 Meadowview	1/1/2021	Single Family Home	Eva	Shekarforoosh
726	1/1/2021	Single Family Home	Eva	Shekarforoosh
109 Riding Plum	6/14/2021	Single Family Home	DeLisa	Hutchison
111 Buena Vista	6/21/2021	Single Family Home	Amber	Novak
118 Elm Hill Ct	7/1/2021	Single Family Home	William	Vasko
123 Friendship Oak Drive	8/4/2021	Single Family Home	HP Texas I	LLC
817 Dancing Oak Lane	12/1/2021	Single Family Home	Dorlan and Valerie	Johnson
413 Hunters Hill Drive	12/5/2021	Single Family Home	Saba	Nasr
1104 Girard	12/6/2021	Single Family Home	Amanda	Shaw
123 Friendship Oak Drive	12/13/2021	Single Family Home	HP Texas I	LLC
2009 LISA LN	12/16/2021	Single Family Home	Greg	Blackburn
524 Parkdale Dr	12/16/2021	Single Family Home	MaryAnn	Parker
306 Newberry Trail	12/16/2021	Single Family Home	MaryAnn	Parker
917 Haynes Street	12/16/2021	Single Family Home	Benjamin	Rogers
100 Grant Ct.	12/17/2021	Single Family Home	Matthew	Hufnagel
114 Wainscot Oak Way	12/20/2021	Single Family Home	The Journey to Investment	fbo Denise Lee
518 Silo St	12/22/2021	Single Family Home	William	Romano
265 Cordero Drive	12/29/2021	Single Family Home	Brian	Bloch
240 Trestle Tree	1/2/2022	Single Family Home	Wilkinson Investments LLC	Wilkinson
1919 Castle Gate	1/5/2022	Single Family Home	Scott	Rhodes
323 Durango St	1/6/2022	Single Family Home	Monica	de la Garza-Conness
1104 Girard	1/13/2022	Single Family Home	Amanda	Shaw
709 Railroad	1/14/2022	Single Family Home	Kelly	Smith
813 W. BLUEBONNET DR.	1/17/2022	Single Family Home	DONALD	HOFMANN
525 Hunters Hill Drive	2/7/2022	Single Family Home	Robert	Zook
1312 Academy Street	2/7/2022	Single Family Home	Robert	Zook
104 Grant Court	2/7/2022	Single Family Home	Robert	Zook
2059 Lisa Lane	2/7/2022	Single Family Home	Robert	Zook
1203 Columbia Avenue	2/7/2022	Single Family Home	Robert	Zook
337 Fremont dr	2/18/2022	Single Family Home	Continental	Homes

336 Fremont Dr	3/4/2022	Single Family Home	DHIR-	Millbrook Park, LLC.
313 Drawing Maple St	3/11/2022	Single Family Home	Patricia	Caruso
148 Emerald Garden	5/2/2022	Single Family Home	Lise	Ross
104 Laurel Ridge	5/12/2022	Single Family Home	Jon	Brieger
129 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
312 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
113 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
316 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
237 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
121 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
341 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
345 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
105 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
313 Fremont	5/22/2022	Single Family Home	DHI	Residential
340 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
233 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
308 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
332 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
317 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
312 Mulholand Road	5/22/2022	Single Family Home	DHI	Residential
344 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
321 Mulholand Road	5/22/2022	Single Family Home	DHI	Residential
329 Fremont Drive	5/22/2022	Single Family Home	DHI	Residential
333 Mulholand	5/22/2022	Single Family Home	DHI	Residential
213 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
229 Wilshire Road	5/22/2022	Single Family Home	DHI	Residential
345 Mulholand Road	5/22/2022	Single Family Home	DHI	Residential
220 Jumping Laurel St.	5/23/2022	Single Family Home	William	Valutis
232 Sowing Oak Dr	6/3/2022	Single Family Home	Mary	Mavroudas
1814 Ramona Circle	7/3/2022	Single Family Home	Andrew	Cost
1113 Allen Street	7/7/2022	Single Family Home	James	Witcher
118 Elm Hill Court	7/31/2022	Single Family Home	Tila	Wei
353 Fremont Drive	8/6/2022	Single Family Home	DHI	Residential
324 Fremont Drive	8/6/2022	Single Family Home	DHI	Residential

305 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
309 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
317 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
325 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
329 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
333 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
341 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
345 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
304 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
308 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
316 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
320 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
324 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
328 Mulholand road	8/6/2022	Single Family Home	DHI	Residential
336 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
344 Mulholand Road	8/6/2022	Single Family Home	DHI	Residential
305 Robertson	8/6/2022	Single Family Home	DHI	Residential
313 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
321 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
345 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
312 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
328 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
340 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
344 Robertson Road	8/6/2022	Single Family Home	DHI	Residential
117 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
133 Wilshire	8/6/2022	Single Family Home	DHI	Residential
205 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
209 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
221 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
225 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
241 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
245 Wilshire Road	8/6/2022	Single Family Home	DHI	Residential
332 Mulholand Road	8/8/2022	Single Family Home	DHI	Residential
309 Robertson Road	8/8/2022	Single Family Home	DHI	Residential

312 Mill Street	8/9/2022	Single Family Home	Mark	Nicola
113 Ace Lane Unit 101	8/23/2022	Single Family Home	Julia	Reese
404 Blueoak Blvd	9/8/2022	Single Family Home	Ambika	Tirupathi
375 Mica Trail	9/12/2022	Single Family Home	Kevin	Johnson
109 Wilshire Road	10/13/2022	Single Family Home	DHI	Residential
137 Wilshire	10/13/2022	Single Family Home	DHI	Residential
304 Fremont Drive	10/13/2022	Single Family Home	DHI	Residential
304 Robertson Road	10/13/2022	Single Family Home	DHI	Residential
308 Robertson Road	10/13/2022	Single Family Home	DHI	Residential
309 Fremont Drive	10/13/2022	Single Family Home	DHI	Residential
313 Mulholand Road	10/13/2022	Single Family Home	DHI	Residential
313 Mulholand Road	10/13/2022	Single Family Home	DHI	Residential
313 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
316 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
317 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
320 Fremont Drive	10/14/2022	Single Family Home	DHI	Residential
320 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
324 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
325 Fremont Drive	10/14/2022	Single Family Home	DHI	Residential
325 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
329 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
333 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
336 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
337 Mulholand Road	10/14/2022	Single Family Home	DHI	Residential
337 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
340 Mulholand Road	10/14/2022	Single Family Home	DHI	Residential
341 Robertson Road	10/14/2022	Single Family Home	DHI	Residential
349 Fremont Drive	10/14/2022	Single Family Home	DHI	Residential
810 Bishop Street	11/17/2022	Single Family Home	Mike	Gossett
1326 W. Hopkins	11/17/2022	Single Family Home	Ian	Skiles
104 Balinese Cove #101	11/19/2022	Single Family Home	Lise	Ross
104 Balinese Cove #102	11/19/2022	Single Family Home	Lise	Ross
148 Emerald Garden	11/19/2022	Single Family Home	Lise	Ross
123 Friendship Oak Drive	11/22/2022	Single Family Home	SFR Texas Sub 2021-2	LLC

240 Trestle Tree	11/25/2022	Single Family Home	Everett	Wilkinson
1407 HILLIER	11/28/2022	Single Family Home	Ian	Skiles
840 S. LOOP STREET	11/28/2022	Single Family Home	Ian	Skiles
706 Harwood Drive	11/29/2022	Single Family Home	Karista	Martinez
911 CHEATHAM STREET	11/29/2022	Single Family Home	BONNIE	FLEMMING
915 CHEATHAM STREET	11/29/2022	Single Family Home	BONNIE	FLEMMING
128 RIVIERA	11/29/2022	Single Family Home	JAMES	HARRISON
4904 OLD BASTROP HWY	11/29/2022	Single Family Home	BETTY	MAYFIELD
112 Escondido	12/5/2022	Single Family Home	Phong	Le
413 Hunters Hill Drive	12/5/2022	Single Family Home	Saba	Nasr
250 Shelley Lane	12/7/2022	Single Family Home	Luz Marie	Hernandez
250 Shelley Lane,	12/9/2022	Single Family Home	Luz Marie	Hernandez
2009 LISA LN	12/15/2022	Single Family Home	Greg	Blackburn
917 Haynes Street	12/15/2022	Single Family Home	Benjamin	Rogers
2001 PECAN STREET	12/23/2022	Single Family Home	Ian	Skiles
109 SUTTLES AVENUE	12/23/2022	Single Family Home	Ian	Skiles
1302 BARBARA DRIVE	12/23/2022	Single Family Home	Ian	Skiles
609 BARBARA DRIVE	12/23/2022	Single Family Home	Ian	Skiles
1614 MOCKINGBIRD DRIVE	12/23/2022	Single Family Home	Ian	Skiles
1034 SYCAMORE STREET	12/23/2022	Single Family Home	Ian	Skiles
1044 SYCAMORE STREET	12/23/2022	Single Family Home	Ian	Skiles
1142 SYCAMORE STREET	12/23/2022	Single Family Home	Ian	Skiles
1202 W. SAN ANTONIO STREET	12/23/2022	Single Family Home	NANCY	SCOTT
2013 LISA LANE	12/23/2022	Single Family Home	DR. HOLLAND	ST. JOHN
624 MILL STREET	12/23/2022	Single Family Home	DR. HOLLAND	ST. JOHN
809 CONWAY DRIVE	12/23/2022	Single Family Home	DR. HOLLAND	ST. JOHN
104 SUMMERWOOD CIRCLE	12/23/2022	Single Family Home	WILLIAM	TAYLOR
1750 RIVER ROAD	12/23/2022	Single Family Home	THOMAS	KREUZER
2008 NORTHVIEW DRIVE	12/23/2022	Single Family Home	DUANE	THOMASON
210 EBONY STREET	12/23/2022	Single Family Home	STEPHEN	TITTLE
708 GEORGIA STREET	12/23/2022	Single Family Home	STEPHEN	TITTLE
104 EASTWOOD STREET	12/23/2022	Single Family Home	Ian	Skiles
906 CHESTNUT STREET	12/23/2022	Single Family Home	EMILY	HOFFMANN
729 OSCAR SMITH AVENUE	12/23/2022	Single Family Home	SHERYL	BOYD

5600 IH35 SOUTH	12/23/2022	Single Family Home	SHERYL	BOYD
100 Grant Court	12/28/2022	Single Family Home	Matthew	Hufnagel
323 Durango St.	12/28/2022	Single Family Home	Monica	de la Garza-Conness
265 Cordero Drive	12/31/2022	Single Family Home	Brian	Bloch
709 Railroad	1/3/2023	Single Family Home	Kelly	Smith
212 Patricia Drive	1/8/2023	Single Family Home	Ngoc	Nguyen
400 S. LBJ	1/9/2023	Single Family Home	Donald	Hofmann
813 W. Bluebonnet Dr.	1/9/2023	Single Family Home	Donald	Hofmann
709 Railroad	1/31/2023	Single Family Home	Kelly	Smith
348 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
161 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
242 Geode Glen	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
131 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
141 Mica Trail	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
518 Silo St	2/6/2023	Single Family Home	William	Romano
353 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
383 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
423 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
417 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
177 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
155 Citrine Crest	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
182 Geode Glen	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
117 Citrine Crest	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
393 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
125 Mica Trail	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
385 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
117 Mica Trail	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
215 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
288 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
345 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
453 Soapstone Pass	2/6/2023	Single Family Home	Upward America	Central Property Owner LP
1401 Meadow Parkway	2/6/2023	Single Family Home	Scott and Nancy	Manshum
214 Whipporwill lane	3/6/2023	Single Family Home	Janet	Schiffhauer
722 Easton Drive	4/19/2023	Single Family Home	jimish	shah



406 Parkside Dr	4/19/2023	Single Family Home	Yihong	Yuan
161 Gray Wolf Dr	4/20/2023	Single Family Home	Renante	Gonzales
149 Gray Wolf Dr	4/20/2023	Single Family Home	Renante	Gonzales
131 Lt. John Decker Drive	4/24/2023	Single Family Home	Dusshyant	Vangalla
214 Goldenrod Dr	4/29/2023	Single Family Home	Venkata	Tanguturi
1101 Cimarron Ct	5/4/2023	Single Family Home	Fergus	Emmett
219 whipporwill lane	5/17/2023	Single Family Home	Rinki	Tomar flory
4098 Biscotti Pl	5/17/2023	Single Family Home	Aileen	Asi
120 Lafitte Unit 102	6/16/2023	Single Family Home	Byron	Couch
240 Trestle Tree	6/22/2023	Single Family Home	Everett & Sharon	Wilkinson
113 Ace Ln Unit 101	6/24/2023	Single Family Home	James	Reese
1202 Thorpe Lane #302	8/5/2023	Single Family Home	Brett & Deon	Blang
404 Flying Orchid Dr	8/28/2023	Single Family Home	Barbara	Coleman
209 Bolivar #102	9/25/2023	Single Family Home	Patricia	McKay
1202 Thorpe Lane #701	1/12/2021	Single Family Home,Multi-family Property	Donna	Akina
139 Wainscot Oak Way	11/30/2022	Single Family Home,Multi-family Property	Kjirsten	Humphrey
630 East Hopkins Blvd	12/31/2020		Greg	Carr
620 Columbia	1/2/2021		Todd	Derkacz
1402 brown street	1/2/2021		briggs	curtis
320 Ellis St	1/3/2021		Scott	Gordon
123 Wilson	1/5/2021		Brady	Pasemann
306 Orchard St	1/5/2021		Robert	Stewart
1416 W Hopkins	1/5/2021		Jim	Hoffman
616 LARUE	1/5/2021		John	Hyink
1401 Girard St	1/6/2021		Lynny Davis	Moore
1425 Highland	1/6/2021		Ed Martin and Lauren	Sorell
350 North Street	1/7/2021		American Campus	American Campus
141 tallow trl	1/8/2021		Damon	Williams
153 Tallow Trl	1/8/2021		James	Williams
736 Clearview Clr	1/8/2021		James	Williams
1114 Barbara Dr	1/8/2021		James	Williams
1202/1204 Hillyer	1/8/2021		KM Property Holdings	LLC
1014 academy	1/8/2021		frances	horne

**City of San Marcos**  
**Protest to Proposed Rezoning**

A development application has been submitted to the planning and development department to build a **7-story, 918-bedroom, rent-by-the-bed, “student housing” apartment complex** on the south corners of Lindsey Street and North Street, generally a block from Joe’s Café and Sanctuary Lofts. The property will house **two parking garages**. This is roughly the same capacity as the new dorm called “Hilltop” being built on the Texas State University campus.

The complex will be built on a 2.557-acre area and **will require all existing homes and businesses to be removed.**

Sign this petition to express your **opposition** to rezoning this area and to the construction of this complex.

To the San Marcos City Council:

We, the undersigned, protest the proposed rezoning of the following property: **\*see attached map\*** from MF-12, MF-18, and MF-24 to CD-5D.

[illegible]

**Circulator's Statement:** I circulated this petition, and all of the signatures were placed on it in my presence.

Signature: Emily Langley Printed Name: Emily Langley Date: 9/23/23

FOR CITY CLERK'S USE ONLY

Petition received on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_. \_\_\_\_\_  
City clerk/deputy city clerk

### Petition to Proposed Rezoning


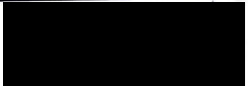
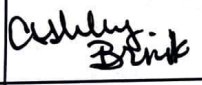






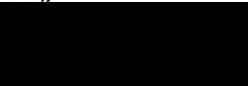






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The complex will be built on a 2.557-acre area and **will require all existing homes and businesses to be removed.**

Sign this petition to express your **opposition** to rezoning this area and to the construction of this complex as a resident of San Marcos, TX.

To the San Marcos City Council and Planning and Zoning Commission:

We, the undersigned, protest the proposed rezoning of the following property: **\*see attached map\*** from MF-12, MF-18, and MF-24 to CD-5D.

Printed Name	Signature/Date	Residence Address	Email Address	Current Student?
Manal Momin		1647 Post Rd. Apt 4104 San Marcos, TX, 78666		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ashley Brink		139 Callado Cir San, marcos TX 78666		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Jaylan merchant		1476 E mccarty lane, San marcos		<input type="checkbox"/> Yes <input type="checkbox"/> No
Christazia Brown		116 37 Post Rd San marcos, TX		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Madison Lujan-Eckert		817 Chestnut St San Marcos, TX		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Kate Ramsey		109 West Ave, APT 523 San Marcos, TX		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Taylor Belluomini		109 west Ave, APT 523 San Marcos, TX		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Angela Quintanilla		109 west ave, APT - 523 San marcos, TX		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No





From **TXST Office of Institutional Research**:

"My director tells me it is believed that number of students living in San Marcos is close to 20,000."

There are 7,235 students in residence halls.

This leaves about **12,765 students who need other housing in San Marcos, TX.**

We **currently have 20,864** beds in RBB, student housing alone, not considering double occupancy allowance.

This means we are **overbuilt** by about **8,000 beds** in student housing.

Relevant enrollment numbers provided by TXST Office of Institutional Research:

38,810 students currently enrolled (Fall 2023)

7,235 students in residence halls

780 Round Rock only

3,045 online only

From: Camille Phillips <[REDACTED]>  
Sent: Monday, February 26, 2024 8:49 PM  
To: Planning Info  
Subject: [EXTERNAL] For the members of the Planning and Zoning Commission. Feb. 27  
Attachments: Student enrollment a.png; Student enrollment b.png; Multi-Family Status Report - April 2023\_202306131556175257.pdf

Follow Up Flag: Follow up  
Flag Status: Completed

Dear Members of the Planning and Zoning Commission,

Thank you for your service.

Please deny everything related to the proposed Lindsey Street and North Street development: ZC-23-19, PSA-23-02, CUP-23-22, and AC-23-09.

1. San Marcos does not need any more apartments.

Attached is a spreadsheet from the city titled "Multi-Family Project Status Report April 2023."

According to this report, about 26,703 new apartment bedrooms have been added in San Marcos since 2012.

Today, Feb. 26, I checked the industry website called [www.apartments.com](http://www.apartments.com).

It showed 2,320 vacant apartments in San Marcos today.

2. Texas State University is growing very slowly.

San Marcos already has enough apartments to meet the housing needs of the student population.

The university website displays enrollment numbers at [www.ir.txstate.edu](http://www.ir.txstate.edu). The "ir" in the URL refers to "Institutional Research."

Here are the total enrollment numbers:

2021 37,864  
2022 38,171  
2023 38,722

Screen shots from the university website are attached.

Thank you.

Camille Phillips

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

Multi Family Project Status Report - April 2023						
Multi Family Projects Currently Under Construction, Being Considered Or Completed since 2012						
CONSTRUCTION VALUE = Construction dollar amount provided by applicant at time of submittal.						
LIHTC - Low Income Housing Tax Credit Project						
Project Name	Status	Location	Units	Bedrooms	Construction Value	Developer
<b>Under Construction</b>						
UNDER CONSTRUCTION = Construction Permit (site and/or building permit) has been submitted for project. Physical construction may or may not have started.						
Riverstone	Under Construction- est. 2023	1420 Wonder World	336	816	\$ 40,000,000	WW Multifamily LP
Lantana on Bastrop	Under Construction- est. 2023	S Old Bastrop/Rattler Rd	216	434	\$ 19,090,027	Mission DG LTD
Redwood Apartments	Under Construction- est. 2023	105 Pavonia Ct	296	732	\$ 27,380,000	LDG Development
Villas del San Xavier	Under Construction- est. 2023	2621 S IH35	156	216	\$ 9,734,000	GML Senior Affordable Housing, LLC
Oslo at San Marcos	Under Construction- est 2023	1560 S IH35	93	93	\$ 7,000,000	EVCO Development Inc
Iconic Village (Rebuild)	Under Construction- est. 2023	222 Ramsay	60	138	\$ 8,500,000	San Marcos Green Investors, LLC
Fuze 512	Under Construction- est. 2023	1850 Redwood	384	570	\$ 39,968,200	Zekelman Property II, LLC
The Dylan	Under Construction- est. 2023	231 WINDSOR DR	249	350	\$ 30,000,000	Kalterra Capital Partners
Legacy Square	Under Construction - est. 2023	2519 Redwood	210	292	\$ 27,171,215	Legacy Square Apartments LP
LIV At Whisper Hills	Under Construction- est. 2024	702 Celebration Way	267	342	\$ 35,385,600	CLX Whisper Land LLC
Vantage San Marcos	Under Construction- est. 2024	3625 Hwy 123	288	420	\$ 28,000,000	Vantage Communities
The River Mill Apts	Under Construction - est. 2024	745 River Rd	180	270	\$ 19,800,000	Kavi River Rd LLC
Landing at Whisper	Under Construction- est. 2024	Sussuro pkwy & Yarrington Rd	244	n/a	\$ 38,000,000	Estage Multifamily
Whispering Oaks Apartments	Under Construction- est. n/a	300blk Opportunity blvd	n/a	n/a	n/a	n/a
Century Communities	Under Construction- est. 2024	N HWY 123 & Rattler Rd	64	n/a	n/a	Steve Sherril
Whispering Pointe	Under Construction- est. n/a	1700BLK HARRIS HILL RD	240	448	\$ 33,017,310	Jeffrey Kittle
La Cima Multi-family	Under Construction- est. 2024	216 FLINT RIDGE RD	304	450	\$ 47,782,835	La Cima Commercial LP
Kissing Tree Multi-family	Under Construction- est. n/a	HUNTER RD	297	429	\$ 40,000,000	Kalterra
Sendero at Trace	Under Construction- est. 2024	Van Horn Trace Rd	399	549	\$ 57,746,285	High Pointe Sendero LLC
Green Spring	Under Construction- est. n/a	1654 POST RD	74	148	\$ 7,000,000	Orion Green Springs Holdings TX, LLC
i800 Apartments	Under Construction- est. 2024	508 Labrador	330	864	\$ 33,540,973	Kost Properties, Ltd.
Alta Centerpoint	Under Construction- est. 2024	502 Commercil Loop	330	474	\$ 38,252,669	CRP/WP Alta Center Point Owner, LLC
Parchaus	Under Construction- est. 2024	Center point rd	288	612	\$ 34,260,000	parcHAUS CENTERPOINT,LP
Bridgemoore	Under Construction- est. 2024	1545 Cottonwood Pkwy	n/a	n/a	n/a	Cottonwood Seniors LP
The Merriman	Under Construction- est. 2024	1250 Wonder World Dr	313	444	n/a	Long View Equity
TWG Hunter Point Apartments	Under Construction- est. 2024	Center Point rd	210	n/a	n/a	TWG San Marcos, LLC
The Springs	Under Construction- est. 2024	19714 Aquarena	300	n/a	n/a	Interpark San Marcos, LTD
Fortuna Apts	Under Construction- est. 2024	1200blk Fortuna rd	336	581	n/a	WGC
Paradise at Riverwalk	Under Construction- est. 2024	400blk Riverwalk Dr	504	n/a	n/a	Helu Development LLC
The Heritage at Cottonwood	Under Construction- est. 2024	4500 hwy 123	233	444	\$ 33,500,000	Legacy Multifamily Development, LLC
		<b>Total Under Construction</b>	<b>7,201</b>	<b>10,116</b>	<b>\$ 655,129,114</b>	
<b>Under Consideration</b>						
UNDER CONSIDERATION = A development application for a known or proposed project (pre or post entitlement) has been formally submitted to the City as of April 10th, 2023.						
Las Colinas	Under Consideration	5225 S IH35	540	n/a	n/a	Las Colinas San Marcos Phase 1 LLC
		<b>Total Under Consideration</b>	<b>540</b>	<b>-</b>	<b>\$ -</b>	
		<b>Total Under Construction/Consideration</b>	<b>7,741</b>	<b>10,116</b>	<b>\$ 655,129,114</b>	
<b>Completed</b>						
Aspen Heights II	Completed Fall 2012	301 Telluride	172	508	\$ 21,000,000	Aspen Heights - www.myaspenheights.com
Retreat at San Marcos	Completed Fall 2012	512 Craddock Ave.	187	780	\$ 17,270,000	Landmark Properties - www.landmark-properties.com



Project Name	Status	Location	Units	Bedrooms	Construction Value	Developer
Hillside Ranch Phase 1 Expansion #1	Completed Fall 2012	1350 N. LBJ Dr.	88	104	\$ 1,230,000	Gem Realty Capital, Inc. - gemrc.com
Copper Beech	Completed Fall 2012	1701 Mill St.	416	1,238	\$ 24,500,000	Copper Beech Townhome Communities, LLC - cbeech.com
Peachtree Lofts	Completed Summer 2013	1011 N. LBJ Dr.	15	30	\$ 4,000,000	Fry Ventures, LLC
Vistas Apartments	Completed Fall 2013	401 N. Fredericksburg	257	532	\$ 21,000,000	Skyline Builders - skylinebuilders.net
Millenium Apartments (Previously Royal Lane)	Completed Fall 2013	1651 Post Rd.	51	154	\$ 3,500,000	R H Tucker Investments, LLC
Hillside Ranch Phase 2	Completed Fall 2013	1410 N. LBJ	130	390	\$ 6,435,000	Gem Realty Capital, Inc. - gemrc.com
The Avenue Apartments (Previously Avalon/Blanco Shoals)	Completed Fall 2013	2301 N. IH 35/1111 Avalon Avenue	240	753	\$ 21,000,000	Park7 Group - park7group.com
Wildwood of San Marcos	Completed Fall 2013	1653 Mill St.	132	508	\$ 9,340,000	Dovetail - thedovetailcompanies.com
Parkway Falls Apartments (Previously Mockingbird Hill)	Completed Summer 2014	1811 Medical Parkway	192	264	\$ 8,900,000	Forrest Development
The Cottages of San Marcos	Completed Spring 2015	1415 Craddock Avenue	194	899	\$ 19,900,000	Capstone Collegiate Communities - capstonecompanies.com
Courts at Riverbend (Aspen Heights)	Completed Spring 2015	1980 Aquarena Springs Dr.	240	752	\$ 15,400,000	The Jaymor Group - jaymorgroup.com
Sienna Pointe	Completed Spring 2015	2913 Hunter Road	228	540	\$ 15,900,000	Capital Area Housing Financial Corporation - cahfc.org
Uptown (Previously Thorpe Lane Luxury Apartments)	Completed Fall 2015	1354 Thorpe Ln	316	512	\$24,600,000	Casey Development, LTD - caseydev.com
Green Spring Village	Completed Summer 2015	1654 Post Rd.	32	52	\$ 2,500,000	Genesis Construtech LLC
165 Lofts	Completed Summer 2015	165 S Guadalupe	10	25	\$ 434,600	Alpante/Albacin Investments
The Woods (Previously The Woodlands of San Marcos)	Completed Fall 2016	650 River Rd	291	945	\$ 18,500,000	Dovetail - thedovetailcompanies.com
Ella Lofts (Previously 8 Seventeen Lofts)	Completed Fall 2016	817 Chestnut St	76	230	\$ 12,200,000	SFG San Marcos -1, LLC
524 Condos	Completed Fall 2017	524 S LBJ	5	9	\$ 350,000	Gloria & Edward Suarez
Residences at San Marcos	Completed Fall 2018	1271 Sadler Dr	240	351	\$ 17,302,282	Covenant Development LLC
Hillside Ranch Phase 1 Expansion #2	Completed Fall 2017	1350 N. LBJ Dr.	15	69	\$ 1,233,333	Gem Realty Capital, Inc. - gemrc.com
The Local	Completed Spring 2019	210 N Edward Gary	95	344	\$ 17,750,000	Carson Diversified Properties 2, LLC
The Pointe (Vistas II)	Completed Spring 2018	417 N Comanche	124	344	\$ 11,760,000	417 N. Comanche Partners, LLC
Fitzroy	Completed Spring 2020	1451 Sadler Dr	146	254	\$ 17,000,000	Sadler Road MF JF, LP
The Lyndon	Completed Fall 2019	200 Springtown Way	233	515	\$ 34,000,000	Endeavor Real Estate Group
Ladybird Lane Apartments	TCO Fall 2019	311 Craddock Ave	7	12	\$ 790,000	JB Chisum Company
McCarty Commons	Completed Spring 2020	1476 E McCarty	249	363	\$ 25,000,000	SLF II, McCarty, LP
Haven at Thorpe Lane (Previously Thorpe Lane Lofts)	Completed Winter 2020	1351 Thorpe Ln	174	348	\$ 15,000,000	Arris Real Estate Partners
Cheatham Street Flats	Completed Summer 2020	401 S Guadalupe	120	245	\$ 15,500,000	Cheatham Street Flats LLC
Mission Trails at El Camino Real	Completed Winter 2021	3085 Hwy 123	352	800	\$ 37,376,100	Michaels Development Company
San Marcos Lofts 1 (Parlor North)	Completed Spring 2022	141 W Hopkins St	166	240	\$ 15,000,000	Schenk Realty
San Marcos Lofts 2 (Parlor South)	Completed Spring 2022	205 w San Antonio	113	157	\$ 15,000,000	Schenk Realty
Fredericksburg Apartments	Completed Spring 2021	140 S Fredericksburg	14	21	\$ 1,500,000	Rudi & Rene. LLC
Concho Commons	Completed Winter 2020	101 Concho St.	310	583	\$ 47,550,000	Casey Development, LTD - caseydev.com
Investcor	Completed Winter 2020	802 Leah	92	106	\$ 10,000,000	Investcor Development
Stonecreek Grande/San Marcos Grande	Completed Winter 2021	490 Barnes	267	376	\$ 25,844,341	CLX Ventures
The View on the Square (Previously Tuttle Lumber Mixed Use Project)	Completed Fall 2022	228 S Guadalupe St	136	430	\$ 22,250,000	JSDI Celmark LTD
301 LBJ Mixed Use (Nichols Tire)	TCO Spring 2022	301 S LBJ	8	10	\$ 1,750,000	Wood & Thomason
Hawthorne Blanco Riverwalk	Completed Fall 2022	191 Cotter	252	420	\$ 22,428,000	Hawthorne at Blanco Riverwalk LLC
The Reserves	TCO Spring 2022	4210 Hwy 123	376	768	\$ 35,000,000	786 Cottonwood Creek, LLC
Emerson at Trace/Highpointe	TCO Fall 2022	618 El Rio St	326	478	\$ 28,056,735	JOQ San Marcos, Ventures, L.P.
Lively Lane Condos	Completed Fall 2022	1909 Dutton	11	27	\$ 2,000,000	Carson Hayco Holdings, LP
Oaks Motel Conversion	TCO Fall 2022	1635 Aquarena Springs	101	101	\$ 525,000	Teeple Partners, INC
		<b>Total Completed</b>	<b>7,199</b>	<b>16,587</b>	<b>\$ 667,575,391</b>	

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Office of the President

Data, Analytics, & Institutional Research

Texas State / Office of the President / Data, Analytics, & Institutional Research / Student Data / Public Student Reports / **Student Enrollment by Level**

STUDENT ENROLLMENT BY LEVEL

This report details student enrollment over the past several years broken down by student level. The data displayed can be filtered by gender, race/ethnicity, major, and many additional variables by using the options provided.

?

Enrollment by Level

Demographics

Geographic Origin

Enrollment by Program

Custom Crosstab

Custom Trend Chart

University Enrollment

Enrollment by Level

TEXAS STATE INSTITUTIONAL RESEARCH

Customize the display by choosing an option for "Display Values as" and "Display Years as". To narrow the group of students, you can filter your selection based on the options available below. As you make your selections, the table and chart will display the number of students you have selected from each year and semester.

Semester

Display Years As

Measure to Show

Gender

Ethnicity

Student Type

Status

1 Tab

Collected Links

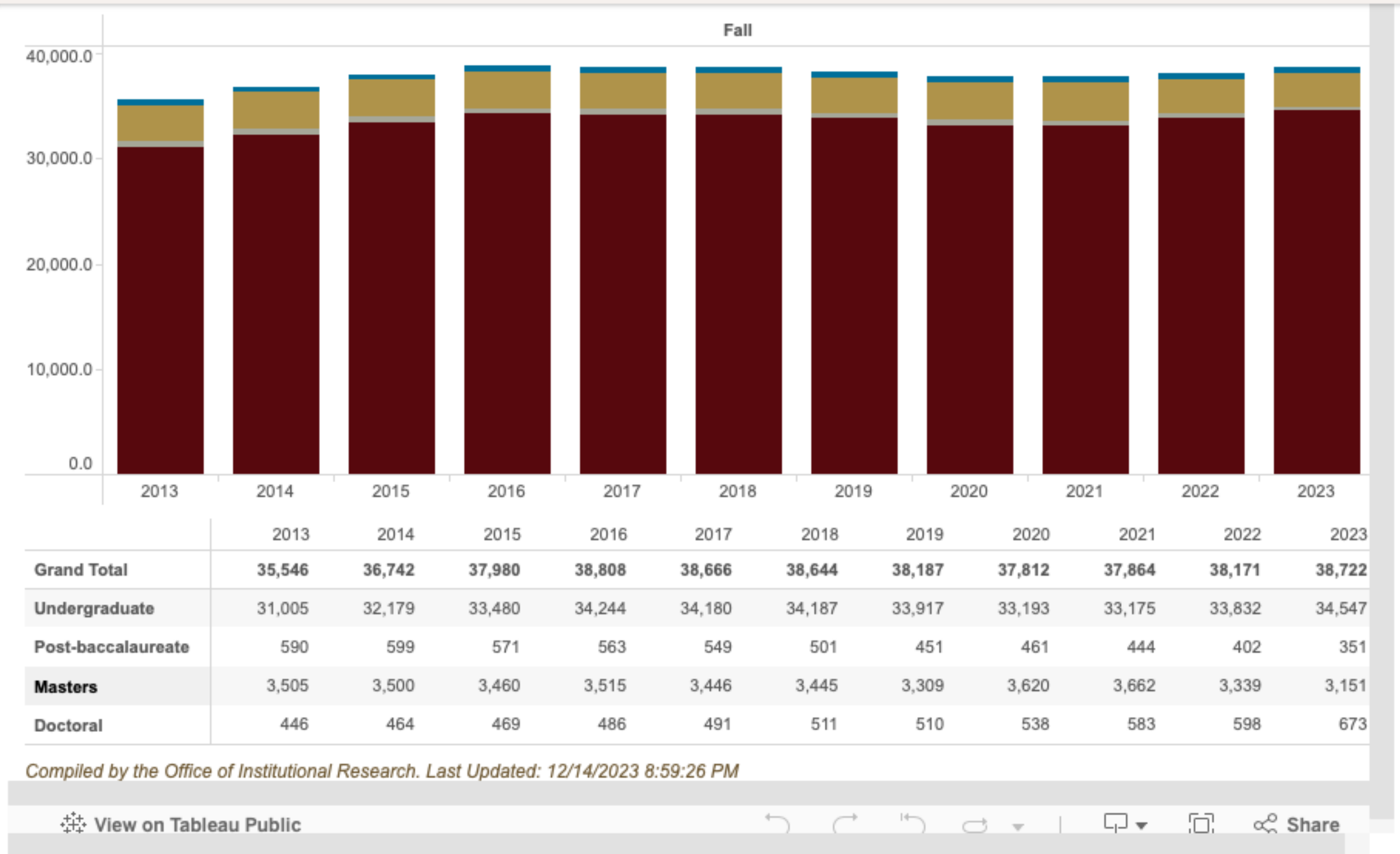
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Other Resources



From: Ryan Patrick Perkins <[REDACTED]>  
Sent: Monday, February 26, 2024 3:39 PM  
To: Planning Info  
Cc: Garber, Jim; Pantalion, Joe; Reyes, Stephanie  
Subject: [EXTERNAL] Re: Case No. PSA-23-02

To whom it may concern:

I am making sure these comments find their way to the Planning and Zoning Commission before their meeting re: *Case No. PSA-23-02, to reclassify the North Lindsey Student Housing area from "Existing Neighborhood" to "High Intensity."*

This application, submitted by the most recent former City of San Marcos Planning Director on behalf of developers, raises ethical concerns that we cannot ignore.

But the heart of my opposition lies in the transformation of a peaceful "Existing Neighborhood" into a "High Intensity" zone. This threatens the scale, massing, and character adjacent to a long-standing neighborhood of stability. The neighborhood's roots, intertwined with Craftsman bungalows, Minimal Traditional, and Queen Anne-style houses, should not be disrupted by an abrupt shift in intensity.

Moreover, the City of San Marcos Historic Resources Survey, adopted unanimously in 2019, recommends an expansion of the existing Lindsey-Rogers local historic district. This proposed expansion, encompassing an area steeped in the history of our early twentieth-century neighborhood, is under threat from this application.

We must protect the integrity and significance of our heritage, as indicated by the survey results and the unanimous support of the City Council, Planning and Zoning Commission, and Historic Preservation Commission.

Let us unite against this encroachment on our history, our homes, and our community. Our collective voice can be the beacon that preserves the feeling of an intact neighborhood. Stand with me, stand with us, and let our opposition be heard loud and clear – we will not compromise the essence of our community for the sake of short-term development and investor gains.

(Please see below email to P&Z dated October 5, 2023 for more detailed analysis.)

Thank you,  
Ryan Patrick Perkins  
Former Chairman of The City of San Marcos Historic Preservation Commission (2020-2023)

On Thu, Oct 5, 2023 at 1:21 PM Ryan Patrick Perkins <[REDACTED]> wrote:

Ladies and Gentlemen of the Planning and Zoning Commission,

I am deeply troubled by the proposed Case No. PSA-23-02, to reclassify the North Lindsey Student Housing area from "Existing Neighborhood" to "High Intensity." I wish to draw your attention to the invaluable insights provided by the [My Historic SMTX City of San Marcos Historic Resources Survey Report](#), a meticulously researched document adopted by City Council in 2019 that should serve as our guiding light in this crucial decision-making process.

The My Historic SMTX survey report is a valuable and authoritative resource on the city's historic resources. It was the result of a \$80,000 investment by city and state taxpayers and represents a comprehensive and inclusive effort to identify, document, and recommend ways to preserve and protect the city's historic resources. The survey process was conducted by qualified professionals and involved extensive research, field surveys, and public outreach. The adoption of the report by all three vesting bodies within the City of San Marcos (the Historic Preservation Commission, Planning and Zoning Commission, and City Council) is a testament to the rigor of the survey process and the importance of these resources to the community. The report is a valuable tool for informing future planning and development decisions and essential reading for anyone who cares about preserving San Marcos' historic heritage. I urge you to carefully consider the findings of the report as you make decisions about the future of our city.

*Section VIII.B.2 of the report outlines the potential expansion of the existing Lindsey-Rogers local historic district, an area that encapsulates the essence of our city's architectural and cultural heritage. This proposed expansion area, with its Craftsman bungalows, Minimal Traditional, and Queen Anne-style houses, along with the Gothic Revival-influenced First Presbyterian Church on W. Hutchison Street, represents a unique and irreplaceable tapestry of our past.*

The report makes it abundantly clear that these structures are not just relics of a bygone era but living artifacts that contribute significantly to our city's identity. They are a testament to our architectural evolution and the historical context within which San Marcos developed. The evaluation of these resources, both high and medium preservation priority, underscores their importance in the larger historical narrative of our community.

What makes this proposal all the more concerning is the proximity of the potential "High Intensity" area to the existing neighborhood, and the Lindsey-Rogers local historic district across Moore Street. This adjacency is not coincidental; it is a testament to the shared history, architectural style, scale, and date of construction that bind these areas together. The fact that both areas developed concurrently in the early twentieth century further underscores their interconnectedness.

Approving the proposed amendment would not just be a departure from our commitment to preserving our city's diverse heritage; it would be a disavowal of our responsibility to future generations. The proposed amendment risks irreparably damaging the integrity of an existing neighborhood that encapsulates the very spirit of San Marcos. It would send a message that short-term gains for real-estate speculators and developers hold more value than the preservation of our cultural legacy.

In conclusion, I urge each member of this esteemed commission to consider the long-term implications of this decision. Let us not be swayed by high-intensity development at the cost of our city's soul. Let us stand united in our commitment to preserving our heritage, as outlined in the Historic Resources Survey Report. I implore you to reject Case No. PSA-23-02 and to uphold the values of cultural preservation that define the essence of our beloved San Marcos.

Thank you for your attention and for your dedication to the intellectual and cultural enrichment of our community.

Sincerely,  
Ryan Patrick Perkins  
[REDACTED]

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Report Phishing button above if you think this email is malicious .

**From:** Catherine Kenner <[REDACTED]>  
**Sent:** Thursday, March 7, 2024 12:29 AM  
**To:** Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>  
**Subject:** [EXTERNAL] Opposition to item PSA-23-02

To the Planning and Zoning Commission,

I oppose the development of the proposed "student housing" apartment complex on the south corners of North and Lindsey Street.

The housing being proposed will displace the people already living in that area that are in need of affordable housing and may not be able to find another location that fits their financial and location needs. The construction needs to tear down all residences and then construct a seven story apartment complex will be massive, and the noise and road blockages will create immense traffic and issues for any surrounding residents. As a resident of San Marcos I wholeheartedly oppose the proposed Lindsey Street Housing.

Thank you.

Catherine Kenner