

Cover Sheet

Documents Provided by Developer

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Shannon Mattingly	Property Owner	see attached multiple
Company	Drenner Group	Company	
Applicant's Mailing Address	2705 Bee Cave Road, Ste. 100, Austin, Texas 78746	Owner's Mailing Address	
Applicant's Phone #	830-807-2900	Owner's Phone #	
Applicant's Email	smattingly@drennergroupp.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): multiple properties (see Attached)

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 1.13 Tax ID #: R34773, R141054, R133230

Existing Preferred Scenario Designation: Existing neighborhood

Existing Zoning: MF 12, MF18, MF24 Existing Land Use(s): _____

DESCRIPTION OF REQUEST

Proposed Preferred Scenario Designation: High Intensity, Neighborhood-high (proposed plan)

Proposed Zoning: CD-5D Proposed Land Use(s): Student housing

Reason for the Change: Request to change high intensity in order to match the intensity of the existing zoning to multifamily

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,000 plus \$150 per acre

Technology Fee \$15

MAXIMUM COST \$5,015

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, see attached (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at

(address).

I hereby authorize _____ (agent name) on behalf of

(agent company) to file this application for

(application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

08/02/23

Print Name: _____

Shannon Mattingly

Form Updated March, 2023

PROPERTY OWNER AUTHORIZATION

1. Peggy Taylor

(owner name) on behalf of

(company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at

421/419 North St, San Marcos TX (address).

I hereby authorize Shannon Mattingly (agent name) on behalf of

Drenner Group (agent company) to file this application for

zoning, cup, psa and alternative compliance (application type), and, if necessary, to work with

the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Peggy Taylor

Date: 7-17-23

Printed Name, Title: Peggy Taylor

Signature of Agent: Shannon Mattingly

Date: 7-17-23

Printed Name, Title: Shannon Mattingly, Director

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

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

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

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

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

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, Daryl Burttschell (owner name) on behalf of

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

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

Signature of Owner:  Date: 7/17/23

Printed Name, Title: Daryl Burttschell

Signature of Agent:  Date: 7/17/23

Printed Name, Title: Shannon Mattingly

Form Updated October, 2019

DRENNER GROUP

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

September 5, 2023

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

Via Electronic Delivery

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

Dear Ms. Hernandez:

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

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

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

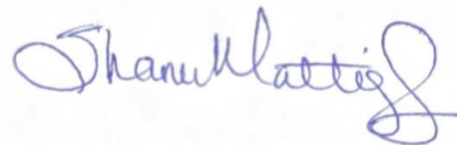
structure to accommodate the vehicles of the students. We commissioned a student housing evaluation to determine the parking utilization rates at comparable student housing properties located within one mile of the site. Our survey covered 10 properties that contained a total of 4,302 beds in 1,730 units.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

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

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

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

Very truly yours,



Shannon Mattingly

Preferred Scenario Exhibit and Parcel Information
McLain Multifamily



TRACT	Parcel Number	Property Owner	Mailing Address	Property Address	Lot	Block	Subdivision	Acreage	Preferred Scenario (Existing)	Existing Zoning	Proposed Zoning
A	R34773	Peggy and Brett Taylor	PO Box 40 Martindale, TX 78655-0040	421 Lindsey Street	Part of 10 & 11	14	Lindsey and Harvey Addition	0.301	Existing Neighborhood	MF-24	CD-5D
B	R141054	Peggy and Brett Taylor	PO Box 40 Martindale, TX 78655-0040	413 & 419 North Street	9-A	14	Lindsey and Harvey Addition	0.49	Existing Neighborhood	MF-18	CD-5D
C	R133230	Daryl Burttschell	2301 Willow Arbor San Marcos, TX 78666	499 North Street	4A	14	Lindsey and Harvey Addition	0.339	Existing Neighborhood	MF-12	CD-5D

DESCRIPTION

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

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

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

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

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

1. **S 81°19'27" W** for a distance of **88.34** feet to an iron rod with cap found at the base of a stone wall,
2. **S 71°21'03" W** for a distance of **101.00** feet to an iron rod with cap found at the base of a stone wall, monumenting the northwest corner of Lot 3A and the southwest corner of Lot 4A, said iron rod with cap being in the east line of Lot 8 Block 14 as described in a General

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

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

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

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

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



David Paul Carr
August 13, 2023

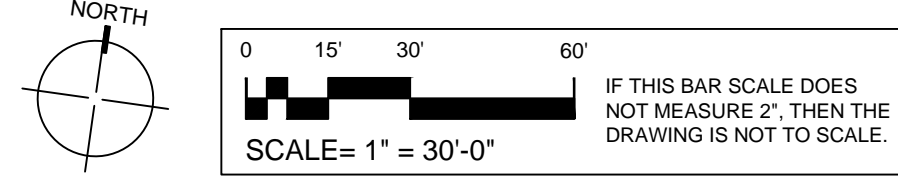
Indicative site plan only - not approved



MCLAIN TRACT
SAN MARCOS, TX

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
ARCHITECTS, L.L.C.
280 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 PH: +1.512.327.3397

SITE PLAN- FLOOR 1



7 STORY								
BLDG #	FLOOR	TYPE	A1	B1	B2	D1	TOTAL	# of BEDS
1	LL1	IA	0	1	1	1	3	8
1	1	IIIA	2	3	3	5	13	34
1	2	IIIA	2	4	3	5	14	36
1	3	IIIA	2	4	3	5	14	36
1	4	IIIA	2	4	3	5	14	36
1	5	IIIA	2	4	3	5	14	36
1	6	IIIA	2	4	3	5	14	36
1	7	IIIA	2	2	2	4	10	26
2	LL1	IA	0	4	0	2	6	16
2	1	IIIA	0	7	0	4	11	30
2	2	IIIA	0	7	0	4	11	30
2	3	IIIA	0	7	0	4	11	30
2	4	IIIA	0	7	0	4	11	30
2	5	IIIA	0	7	0	4	11	30
2	6	IIIA	0	7	0	4	11	30
2	7	IIIA	0	3	0	2	5	14
3	1	IA	4	10	4	8	26	64
3	2	IIIA	4	11	4	8	27	66
3	3	IIIA	4	11	4	8	27	66
3	5	IIIA	4	11	4	8	27	66
3	5	IIIA	4	11	4	8	27	66
3	6	IIIA	4	11	4	8	27	66
3	7	IIIA	4	11	4	8	27	66
TOTAL		0	42	151	49	119	361	918
			11.6%	41.8%	13.6%	33.0%	100.0%	

BLDGS 1&2
458 BEDS

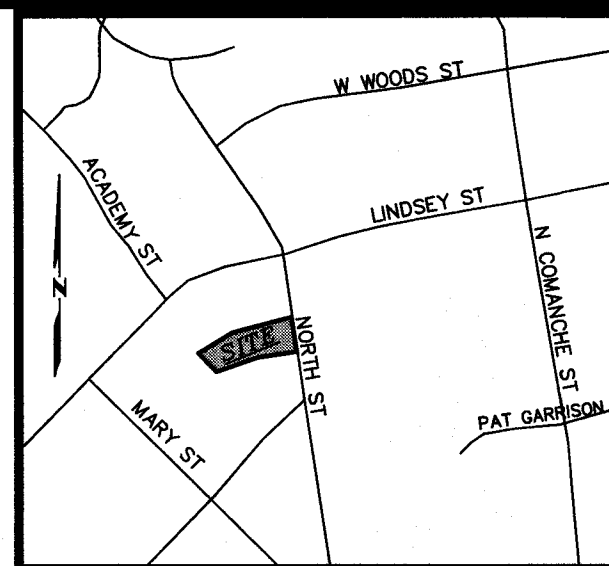
BLDG 3
460 BEDS
188 UNITS

UNIT	TYPE	QTY	SF/UNIT	TOTAL SF
A1	1br	42	600	25,200
B1	2br	151	900	135,900
B2	2br	49	1,000	49,000
D1	4br	119	1,400	166,600
TOTAL		361		210,100
AVERAGE UNIT SF				582

bldg			
		2	3
Garage	LL 2	52	98
	LL 1	48	98
	Level 1	52	0
	Level 2	52	0
	Level 3	52	0
	Level 4	52	0
	Level 5	52	0
	Level 6	52	0
	Level 7	52	0
	Level 8	52	0
PARKING PROVIDED		516	196
PARKING PER BED:		1.13	0.43

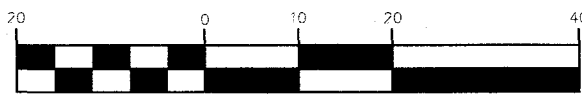
Overall
712 SPACES
0.78

PROPERTY ADDRESS:
409 NORTH STREET
SAN MARCOS, TEXAS 78666



NOT TO SCALE

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

DESCRIPTION

DESCRIPTION OF A 0.339 ACRE TRACT OF LAND BEING ALL OF LOT 4A, AS SHOWN ON THE AMENDED PLAT OF LOTS 3,4,5,10, & 11 BLOCK 14 OF THE LINDSEY AND HARVEY ADDITION AS RECORDED IN VOLUME 15 PAGE 308 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN TO DARYL BURTSCHELL AND WIFE HEATHER BURTSCHELL AS RECORDED IN VOLUME 3550 PAGE 883 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.339 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND DISTANCES BEING GRID BASED ON NAD83/2018 ADJUSTMENT TEXAS SOUTH CENTRAL ZONE 4204:

COMMENCING at a 1" iron pipe found at the southwest corner of the intersection of North Street (variable width right of way) with Lindsey Street (variable width right of way) and being the northeast corner of Lot 9-A Lindsey and Harvey Addition as recorded in Book 17 Page 221 of the Plat Records of Hays County, Texas, being the same tract as described in a General Warranty Deed with a Vendor's Lien to Brett S. Taylor and wife Peggy J. Taylor as recorded in Volume 2180 Page 708 of the Official Public Records of Hays County, Texas;

THENCE departing the south right of way line of Lindsey Street and with the west right of way line of North Street being common with the east line of said Lot 9-A S 08°43'23" E for a distance of 138.02 feet to a 1/2" iron rod with cap stamped "Cardinal Surveying" set monumenting the southeast of said Lot 9-A and the northeast corner of Lot 4A Block 14 and the POINT OF BEGINNING of the herein described tract;

THENCE continuing with the said west right of way of North Street being common with the east line of said Lot 4A S 08°42'08" E for a distance of 80.73 feet to a 1/2" iron rod with cap stamped "Cardinal Surveying" set monumenting the southeast of said Lot 4A and the northeast corner of Lot 3A Block 14 as described in a Warranty Deed to the Delta Zeta Housing Corporation as recorded in Volume 1321 Page 56 of the Official Public Records of Hays County, Texas;

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

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

2. S 71°21'03" W for a distance of 101.00 feet to an iron rod with cap found at the base of a stone wall, monumenting the northwest corner of Lot 3A and the southwest corner of Lot 4A and of the herein described tract, said iron rod with cap being in the east line of Lot 8 Block 14 as described in a General Warranty Deed to 427 Lindsey Street Partnership LTD as recorded in Volume 1724 Page 523 of the Official Public Records of Hays County, Texas;

THENCE departing the said north line of Lot 3A with a line common to the east line of Lot 8 Block 14 N 44°08'09" W for a distance of 58.38 feet to a 1/2" iron rod found monumenting the southwest corner of a call 0.3141 acre tract being part of Lots 10 and 11 Block 14 of the Lindsey and Harvey Addition as recorded in Book E Page 416 of the Deed Records of Hays County, Texas and being fully described in a Warranty with Vendor's Lien to Brett S. Taylor and wife Peggy J. Taylor as recorded in Volume 1891 Page 294 of the Official Public Records of Hays County, Texas, and being northwest corner of Lot 4A and of the herein described tract;

THENCE departing the east line of said Lot 8 Block 14 with the south line of the part of Lots 10 and 11 Block 14 being common with the north line of Lot 4A and of the herein described tract N 58°11'26" E for a distance of 91.01 feet to a 1/2" iron rod found monumenting the southwest corner of the aforementioned Lot 9A and the southeast corner of said Lots 10 and 11 Block 14, and being an angle point in the north line of Lot 4A;

THENCE with the south line of said Lot 9A being common with a north line of Lot 4A N 75°09'07" E for a distance of 138.76 feet to the POINT OF BEGINNING of the herein described tract and containing 0.339 acres of land more or less.

SURVEY NOTES:

BASIS OF BEARINGS IS GRID BASED ON GPS OBSERVATIONS FROM THE LEICA SMARTNET NAD 83/2018 ADJUSTMENT TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. DISTANCES & COORDINATES SHOWN HEREON ARE GRID.

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

NO TITLE COMMITMENT FURNISHED AT THE TIME OF THE SURVEY.

LINDSEY & HARVEY ADDITION
VOLUME E, PAGE 416
D.R.H.C.T.

LOT 9-A LINDSEY & HARVEY ADDITION
BOOK 17, PAGE 221
P.R.H.C.T.

BRETT S. TAYLOR & PEGGY J. TAYLOR
VOLUME 2180, PAGE 708
O.P.R.H.C.T.

BRETT S. TAYLOR & PEGGY J. TAYLOR
VOLUME 1891, PAGE 294
O.P.R.H.C.T.

PART OF LOTS 10 & 11 BLOCK 14

88.33' / 90.89'
91.01'

(N 58°49'51" E
N 58°11'26" E

AMENDING PLAT
LOTS 3,4,5,10 & 11 BLOCK 14
LINDSEY & HARVEY ADDITION
VOLUME 15, PAGE 308
P.R.H.C.T.

LOT 4A
0.339 ACRES

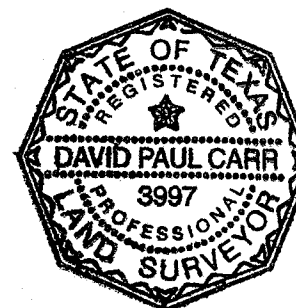
WARRANTY DEED W/VENDOR'S LIEN
DARYL BURTSCHELL & HEATHER BURTSCHELL
VOLUME 3550, PAGE 883
O.P.R.H.C.T.

427 LINDSEY STREET PARTNERSHIP LTD
VOLUME 1724, PAGE 523
O.P.R.H.C.T.

S 71°21'03" W
S 72°08'36" W

DELTA ZETA HOUSING CORP
VOLUME 1321, PAGE 56
O.P.R.H.C.T.

LOT 3A BLOCK 14



TO: MATT KENYON, DARYL BURTSCHELL AND WIFE HEATHER BURTSCHELL:

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

David Paul Carr
DAVID PAUL CARR R.P.L.S.
TEXAS REGISTRATION NO. 3997

Aug 3 2023
DATE

Cardinal
Surveying Mapping
TBPELS FIRM No. 10194078

1405 Knoll Ridge Drive
Cedar Park, Texas 78613
(512) 284-5705
carrdp@gmail.com

CATEGORY 1A CONDITION II LAND TITLE SURVEY
LOT 4A BLOCK 14 LINDSEY & HARVEY ADDITION
VOLUME 15 PAGE 308
PLAT RECORDS HAYS COUNTY, TEXAS



70 2008 80038674

Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666

Instrument Number: 2008-80038674

As

Recorded On: December 08, 2008

OPR RECORDINGS

Parties: MUSGRAVE ALVIN W JR

To BURTTSCHELL DARYL

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS 24.00

Total Recording: 24.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-80038674

Receipt Number: 208202

Recorded Date/Time: December 08, 2008 03:46:54P

Book-Vol/Pg: BK-OPR VL-3550 PG-883

User / Station: L Curry - Cashiering #3

Record and Return To:

INDEPENDENCE TITLE

SAN MARCOS

SAN MARCOS TX 7866



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Linda C. Fritsche

Linda C. Fritsche, County Clerk

ITC/DCE/0816238-SMA

Bk Vol Pg
20038674 OPR 3550 884

After Recording Return To:
Independence Title Company

12-8-08 (3)
24.00

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: December 6, 2008

Grantor: ALVIN W. MUSGRAVE, JR., owning, occupying and otherwise claiming other property as homestead

Grantor's Mailing Address: 18540 Castle Hill Drive
Morgan Hill, CA 95037

Grantee: DARYL BURTTSCHELL and HEATHER BURTTSCHELL, husband and wife

Grantee's Mailing Address: 2301 Willow Arbor
San Marcos, TX 78666

Consideration: Cash and a note of even date executed by Grantee and payable to the order of PROSPERITY BANK-35 in the principal amount of One Hundred Thirty One Thousand Two Hundred Fifty and 00/100 Dollars (\$131,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of PROSPERITY BANK-35 and by a first-lien deed of trust of even date from Grantee to DAVID ZALMAN, Trustee.

PROSPERITY BANK-35, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of PROSPERITY BANK-35 and are transferred to PROSPERITY BANK-35 without recourse against Grantor.

Property (including any improvements):

Being part of Lots 3, 4, 5, 9, 10 and 11, Block 14, LINDSEY AND HARVEY ADDITION, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume E, Page 416, corrected in Volume Z, Page 29, Deed Records, Hays County, Texas. Said tract of land being more particularly described by metes and bounds description shown in EXHIBIT "A" attached hereto and incorporated hereby for all purposes.

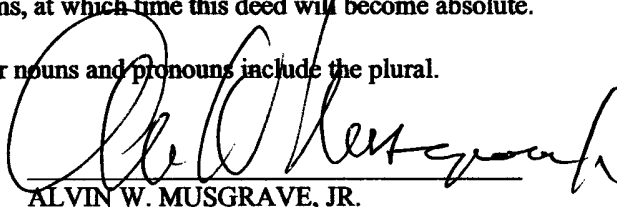
Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2009, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

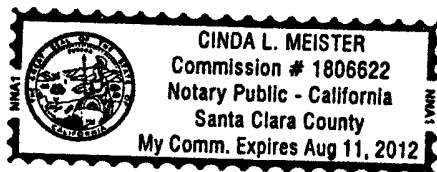
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.


When the context requires, singular nouns and pronouns include the plural.


ALVIN W. MUSGRAVE, JR.

STATE OF CALIFORNIA §
COUNTY OF Santa Clara §

This instrument was acknowledged before me on the 6 day of December, 2008, by ALVIN W. MUSGRAVE, JR.




NOTARY PUBLIC, State of California

"EXHIBIT A"

FIELD NOTES DESCRIBING A PORTION OF LOTS 3, 4, 5, 9, 10, AND 11, BLOCK 14, LINDSEY AND HARVEY ADDITION A SUBDIVISION IN SAN MARCOS, TEXAS, IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORDED IN VOLUME E, PAGE 416, AND CORRECTED IN VOLUME Z, PAGE 29, DEED RECORDS OF SAID COUNTY AND BEING THAT PROPERTY DESCRIBED IN VOLUME 986, PAGE 897, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron pipe found at the intersection of the south r.o.w. line of Lindsey Street and the west r.o.w. line of North Street same being the northeast corner of the Taylor Tract described in Volume 2180, Page 708, Official Public Records of said county;

THENCE along the west r.o.w. line of North Street and the east line of the Taylor Tract, South 08°00'00" East, 136.03 feet to a p.k. nail set in the south edge of a concrete wall for the northeast corner hereof and the POINT-OF-BEGINNING of this description;

THENCE continuing along the west r.o.w. line of North Street, South 08°00'00" East 80.70 feet to a ½ inch iron rod found at the northeast corner of Lot 3A, Block 14, of the Resubdivision of Lots 3 and 4, Block 14, of the Lindsey and Harvey Addition said Lot 3A, recorded in Volume 4, Page 140, Plat Records of said county for the southeast corner hereof;

THENCE along the north line of Lot 3A, and the south line of the herein described tract South 82°00'00" West, 88.40 feet to a cap iron rod set for an angle point hereof;

THENCE continuing along the north line of said Lot 3A, the south line of the herein described tract South 72°11'33" West, 101.00 feet to a cap iron rod found at the northwest corner of said Lot 3A, same being the common corners of Lindsey Street Partnership recorded in Volume 2016, Page 710, and also the Lindsey Street Partnership Tract recorded in Volume 1724, Page 523, for the Official Records of said county for the southwest corner hereof;

THENCE along the easterly line of the Lindsey Street Partnership Tract, North 43°33'49" West, 58.33 feet to a ½ inch iron rod found in the southwest corner of the Taylor Tract recorded in Volume 1891, Page 294, for the northwest corner hereof;

THENCE along the south line of the Taylor Tract, North 58°54'13" East, 91.17 feet to a ½ inch iron rod found for the southeast corner of the Taylor Tract for an angle point hereof;

THENCE along the south line of the Taylor Tract described in Volume 2180, Page 708, and the north line of the herein described tract, North 75°55'19" East, 138.77 feet to the PLACE OF BEGINNING.

Bearing Basis iron pipe found at the northeast corner of the Taylor Tract recorded in Volume 2180, Page 708, and the southeast corner of the Alvin W. Junior Musgrave Tract recorded in Volume 986, Page 897, same being the southeast corner of the herein described tract (South 08°00'00", East) distance of 216.73.

FIELD NOTES ONLY TO BE USED WITH THE ATTACHED PLAT.

R1201308
12/03/08






Student Housing Parking Utilization Study

Prepared for

Mr. Matt Kenyon
Kenyon Companies
4826 East Cesar Chavez
Austin, Texas 78702

By

Capitol Market Research, Inc.
1102 West Avenue, Suite 100
Austin, Texas 78701

On

July 17, 2023



CAPITOL MARKET RESEARCH

Real Estate Research, Land Development Economics & Market Analysis

July 17, 2023

Mr. Matt Kenyon
Kenyon Companies
4826 E Cesar Chavez
Austin, TX 78702

Re: San Marcos Student Housing Market Research and Parking Utilization Study

Dear Mr. Kenyon:

As you requested, we have just completed a student housing evaluation to determine the parking utilization rates at comparable student properties located within one mile of the site where you would like to build, at 420 North Street, in downtown San Marcos, Texas. Our survey covered 10 properties that contain a total of 4,301 beds in 1,730 units. At these 10 properties, there are 3,230 parking spaces available for students to lease (Table 1). The average number of spaces per bed is 0.75 and the average vacancy rate is 10%, but a majority of the vacant spaces are at the two most "overparked" projects, Sanctuary Lofts and Vie Lofts (Table 2). Based on the current occupancy rates, the current ratio of spaces leased per leased bed is 0.69 (Table 3).

Based on this analysis, Capitol Market Research suggests a parking ratio of 0.70 spaces per bed at the subject property. After you have reviewed the report and our recommendation, we invite you to call with any questions or comments that you may have.

Respectfully submitted,

CAPITOL MARKET RESEARCH

Charles H. Heimsath
President

CHH/cad

Capitol Market Research, Inc.
1102 West Avenue, Suite 100
Austin, Texas 78701
Phone: (512) 476-5000
cheimsath@cmraustin.com

Table (1)
Garage Parking Analysis
San Marcos Student Housing

Map No.	Project	YOC	Total Units	No. Beds	Parking Cost per month	Total Spaces	Vacant Spaces
<i>Built 2006 +</i>							
1	Aspire San Marcos	2020	225	755	\$100	514	0
2	Cheatham Street Flats	2020	143	234	\$85	162	0
3	Pointe San Marcos	2017	109	345	\$35 S / \$65 R	265	0
4	Sanctuary Lofts	2006	202	481	\$30	548	234
5	The Local	2017	96	304	\$64.95	200	0
6	The Lyndon	2019	233	515	\$60 un /\$85 Covered	314	32
7	The Parlor	2021	261	452	\$75 S / \$90 R	350	0
8	The View on the Square	2021	120	386	\$90 un /\$120 Covered	249	6
9	Vie Lofts at San Marcos	2016	86	230	\$30 S / \$40 R	228	50
10	Vistas San Marcos	2013	255	599	\$50	400	10
Total			1,730	4,301		3,230	

Source: Capitol Market Research, telephone survey of each property, July 2023

* S = Standard

* R = Reserved

Table (2)

Resident Parking Information
Number of Beds and Parking Spaces

Map No.	Project	YOC	Total Units	No. Beds	Total Spaces	Spaces Per Bed	Vacant Spaces	Vacancy Rate
<i>Built 2010 +</i>								
1	Aspire San Marcos	2020	225	755	514	0.68	0	0.0%
2	Cheatham Street Flats	2020	143	234	162	0.69	0	0.0%
3	Pointe San Marcos	2017	109	345	265	0.77	0	0.0%
4	Sanctuary Lofts	2006	202	481	548	1.14	234	42.7%
5	The Local	2017	96	304	200	0.66	0	0.0%
6	The Lyndon*	2019	233	515	314	0.61	32	10.2%
7	The Parlor	2021	261	452	350	0.77	0	0.0%
8	The View on the Square	2021	120	386	249	0.65	6	2.4%
9	Vie Lofts at San Marcos	2016	86	230	228	0.99	50	21.9%
10	Vistas San Marcos	2013	255	599	400	0.67	0	0.0%
Total			1,730	4,301	3,230	0.75	322	10.0%

Source: Capitol Market Research, apartment community survey July 2023

parking_sm.xlsx

The properties selected were recently completed (2006+) and had a parking garage

With the exception of The Lyndon, all are located within one mile from 420 North Street.

Table (3)

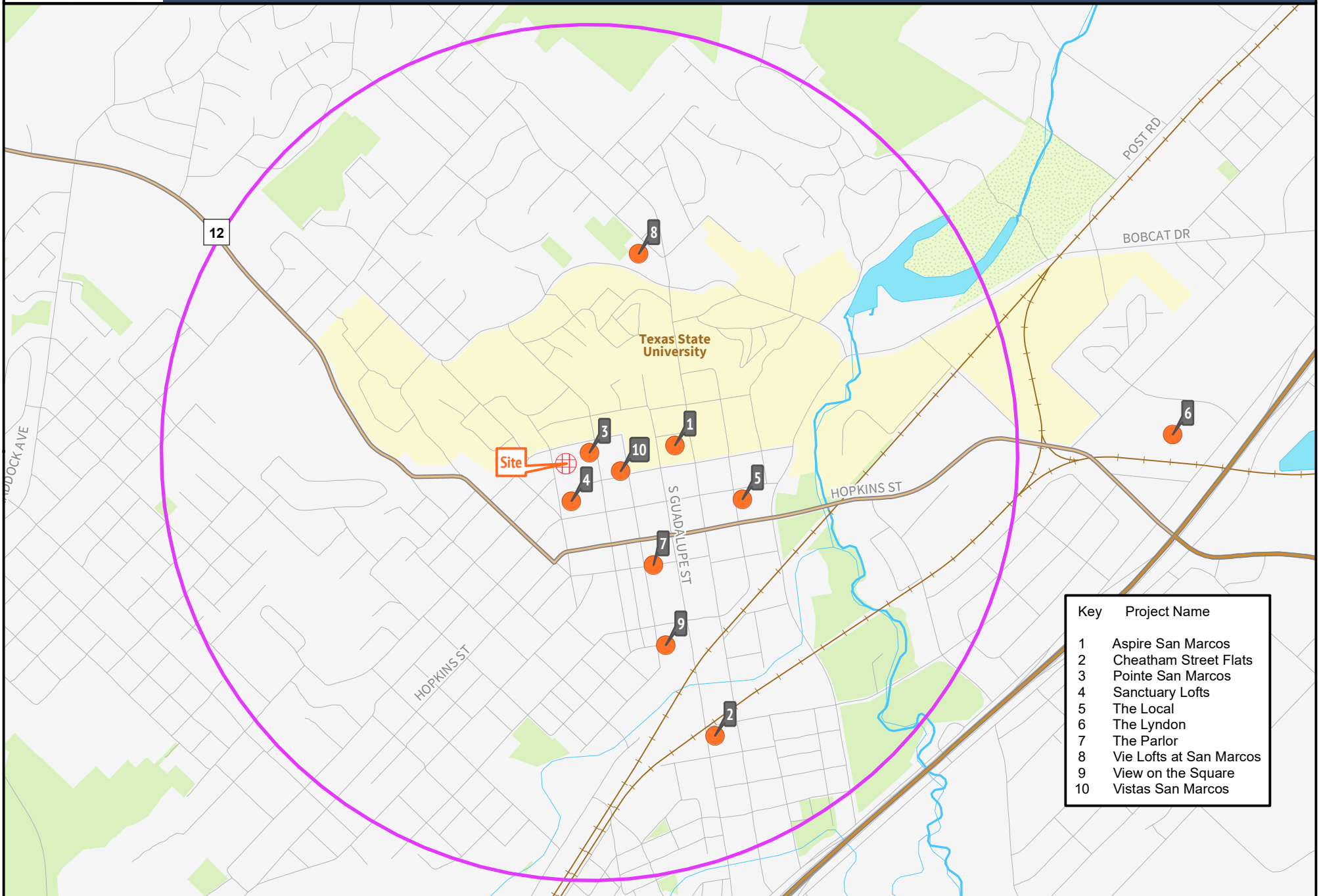
Resident Parking Information
Parking Ratios Based on Occupied Beds

Map No.	Project	YOC	Total Units	Total Number of Beds	Beds Leased	Total Spaces	Spaces Leased	Ratio of Spaces Leased Per Leased Bed
<i>Built 2010 +</i>								
1	Aspire San Marcos	2020	225	755	755	514	514	0.68
2	Cheatham Street Flats	2020	143	234	234	162	162	0.69
3	Pointe San Marcos	2017	109	345	345	265	265	0.77
4	Sanctuary Lofts	2006	202	481	460	548	314	0.68
5	The Local	2017	96	304	304	200	200	0.66
6	The Lyndon*	2019	233	515	506	314	309	0.61
7	The Parlor	2021	261	452	452	350	350	0.77
8	The View on the Square	2021	120	386	364	249	243	0.67
9	Vie Lofts at San Marcos	2016	86	230	230	228	178	0.77
10	Vistas San Marcos	2013	255	599	593	400	400	0.67
Total			1,730	4,301	4,243	3,230	2,935	0.69

Source: Capitol Market Research, apartment community survey July 2023

The properties selected were recently completed (2006+) and had a parking garage

With the exception of The Lyndon, all are located within one mile from 420 North Street.



Key	Project Name
1	Aspire San Marcos
2	Cheatham Street Flats
3	Pointe San Marcos
4	Sanctuary Lofts
5	The Local
6	The Lyndon
7	The Parlor
8	Vie Lofts at San Marcos
9	View on the Square
10	Vistas San Marcos

DRENNER GROUP

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

January 12, 2024

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

Via Electronic Delivery

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

Dear Ms. Hernandez:

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

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

Documents Provided by Developer

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

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

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

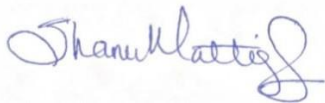
This project is outside of the downtown area immediately adjacent to the University. We have provided a 3D rendering to show the height of the building as it relates to surrounding properties. In order to serve the needs of the University’s student population and given the very limited number of sites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

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

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

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

Very truly yours,

A handwritten signature in blue ink, reading "Shannon Mattingly". The signature is fluid and cursive, with the first name "Shannon" and last name "Mattingly" clearly legible.

Shannon Mattingly

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

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

Overbuilt student housing

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

	<p>occupancy rates are at 97% in student housing projects city-wide, and showing a current need for over 3,000 student housing beds. As of this week it has been brought to our attention that the University has purchased Sanctuary Lofts and the Vistas properties.</p>
Parking	<p>An independent parking study, as suggested by the city was conducted in 2023 and clearly identifies 0.7 as the appropriate ratio of parking spaces/beds. We are proposing to park our development at .75. An additional 20 spaces will be available for public parking and to help assist with commuter parking during school hours by allowing them off street parking. At over</p>

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

Historic Structures

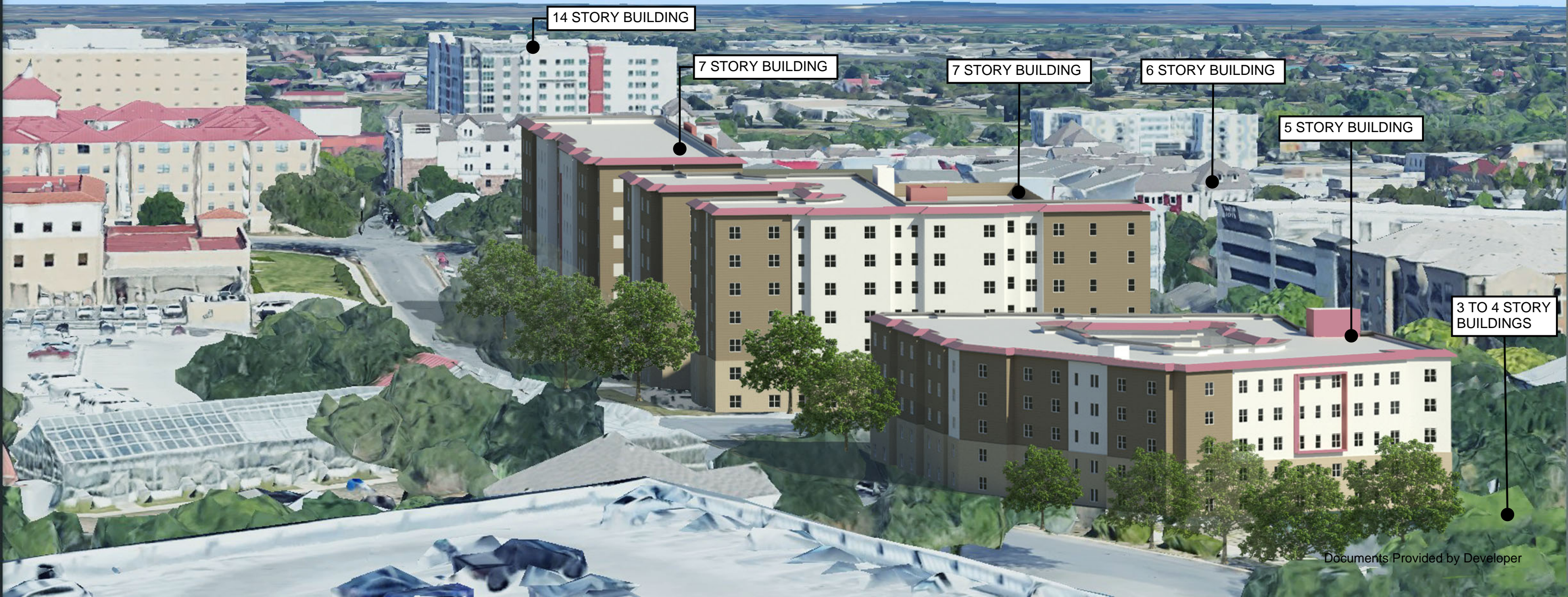
We are currently in negotiations to have all 3 homes moved, if for some reason any or all of these falls through, we will immediately pursue moving the homes under the historic preservation guidelines.

Encroachment into Neighborhood

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



Indicative elevations only - not approved



Texas State University

Currently occupied by students

Currently built student housing

Texas State University

Lindsey St

North St

Project Site 2

Project Site 1

Delta Zeta Sorority House

Multifamily/Student Housing

The Aspire Student Housing

Vistas Texas State Student Housing

The Pointe Student Housing

Sanctuary Lofts Texas State Student Housing

Student Occupied

Documents Provided by Developer

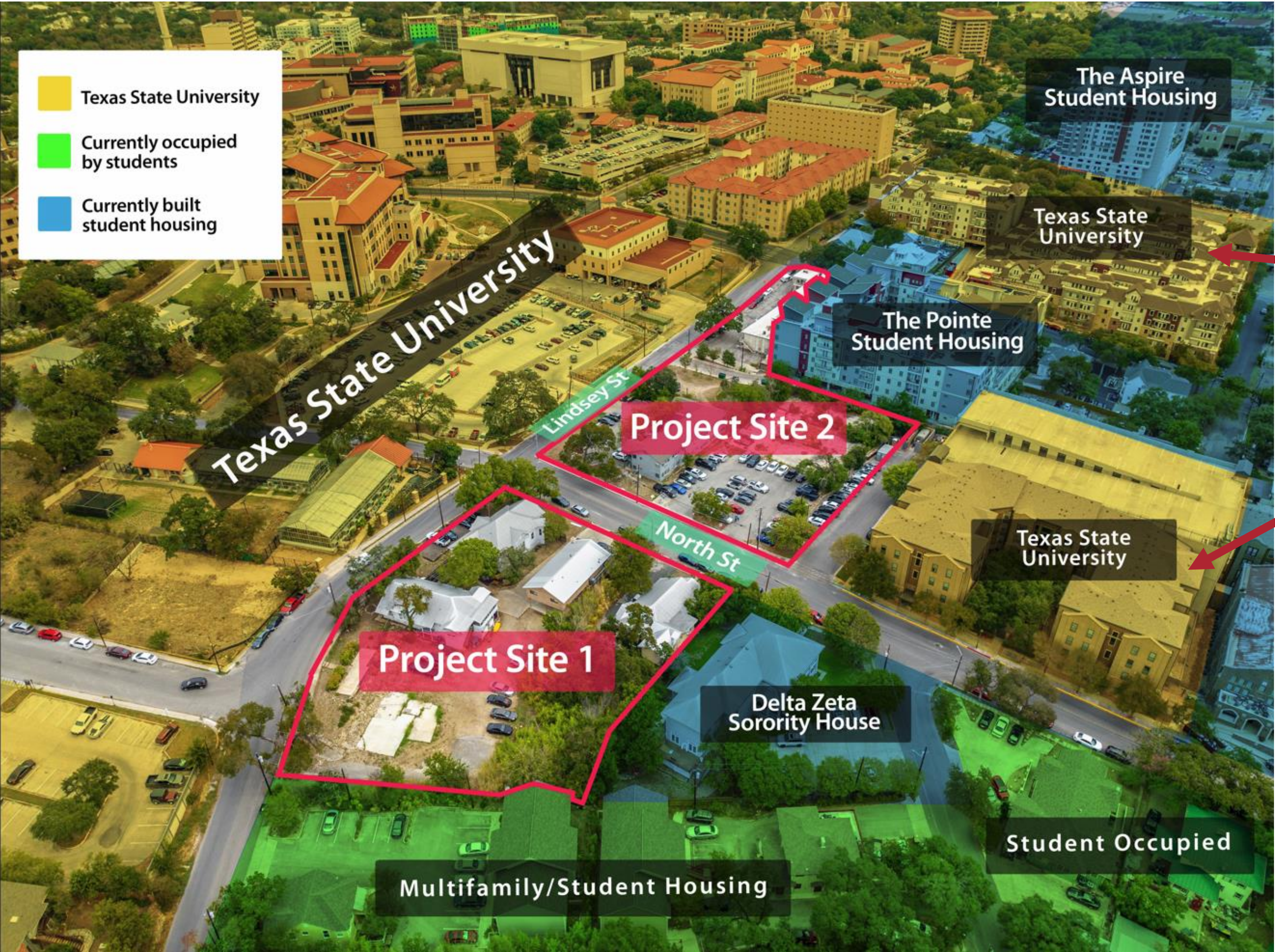
The McLain

Planning & Zoning Commission

PSA 23-02, ZC 23-19, CUP 23-22, AC 23-09

February 27, 2024

Site Aerial



COMMUNITY IMPACT

AUSTIN / SAN MARCOS - BUDA - KYLE / EDUCATION

Texas State University purchases downtown apartments for \$151 million



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



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

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

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

The big picture

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

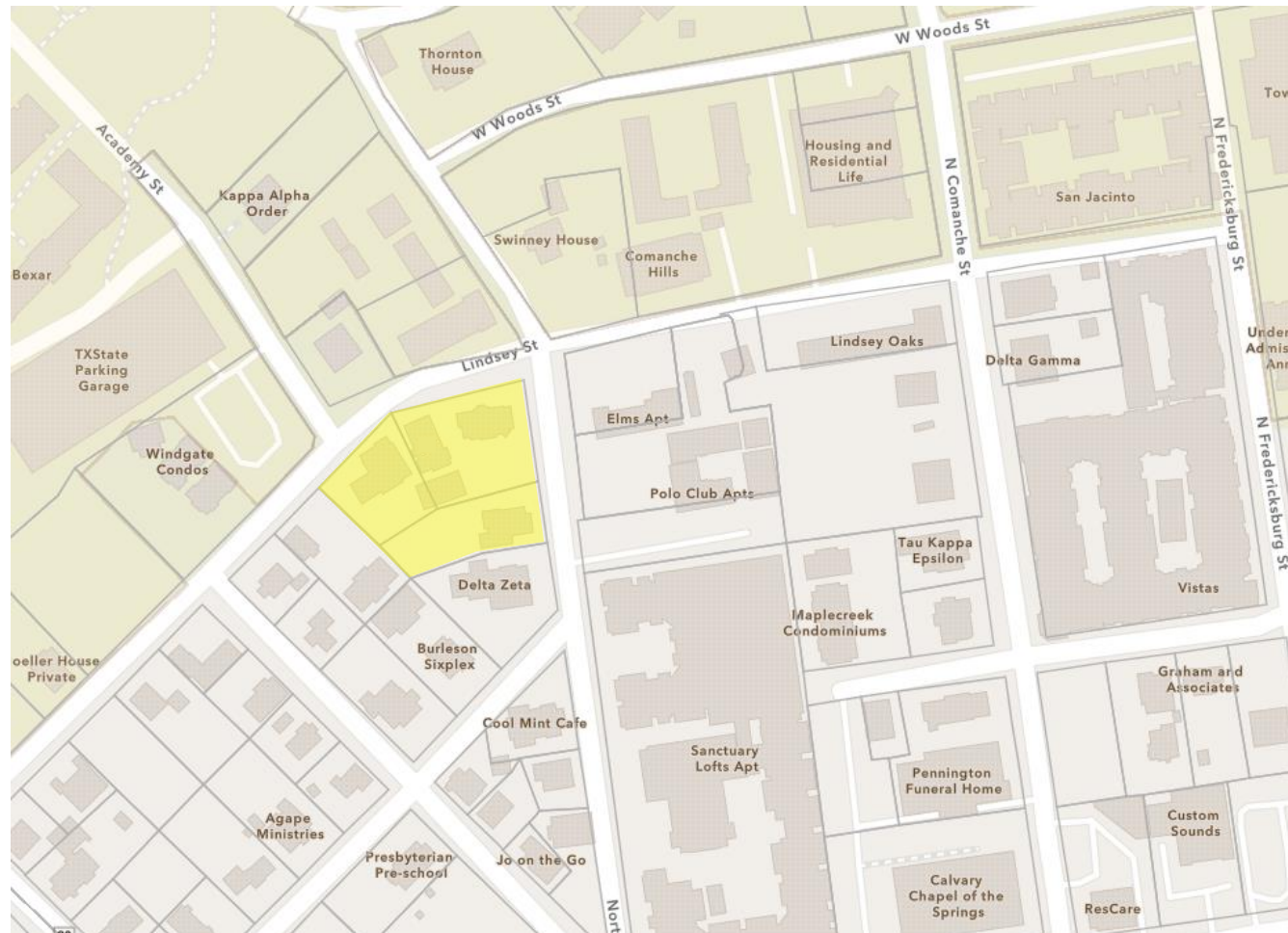
"Rents have increased by 40% in the San Marcos market, [TXST] has increased by 11%," Mattera said. "And so it's an opportunity to set up some affordable housing close to campus, but of the apartment variety."

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

Request

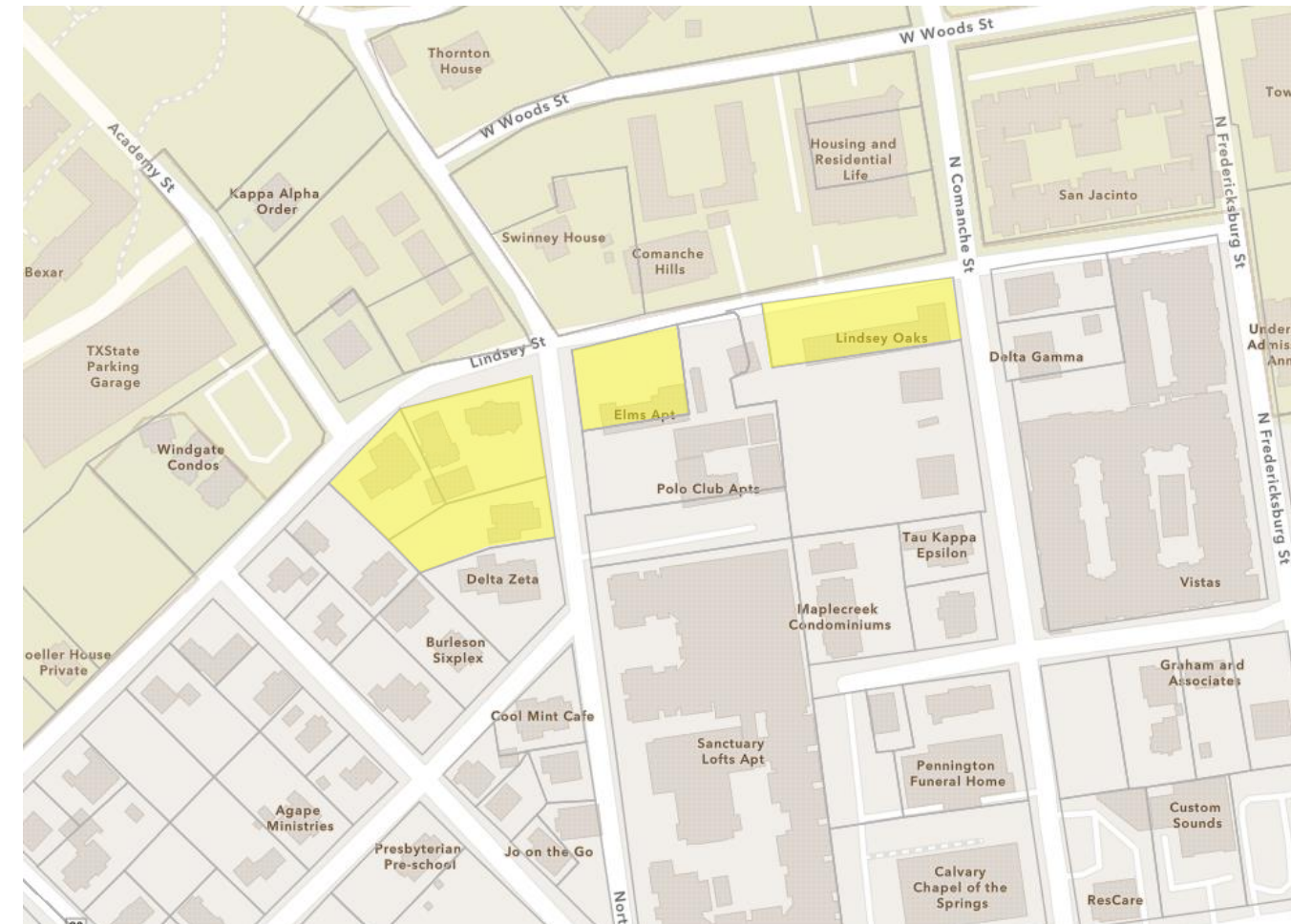
Preferred Scenario Amendment:

- PSA 23-02
- 3 parcels
- From “Existing Neighborhood” to “High Density-Downtown”
- Tract Size: 1.13 acres



Rezoning Request:

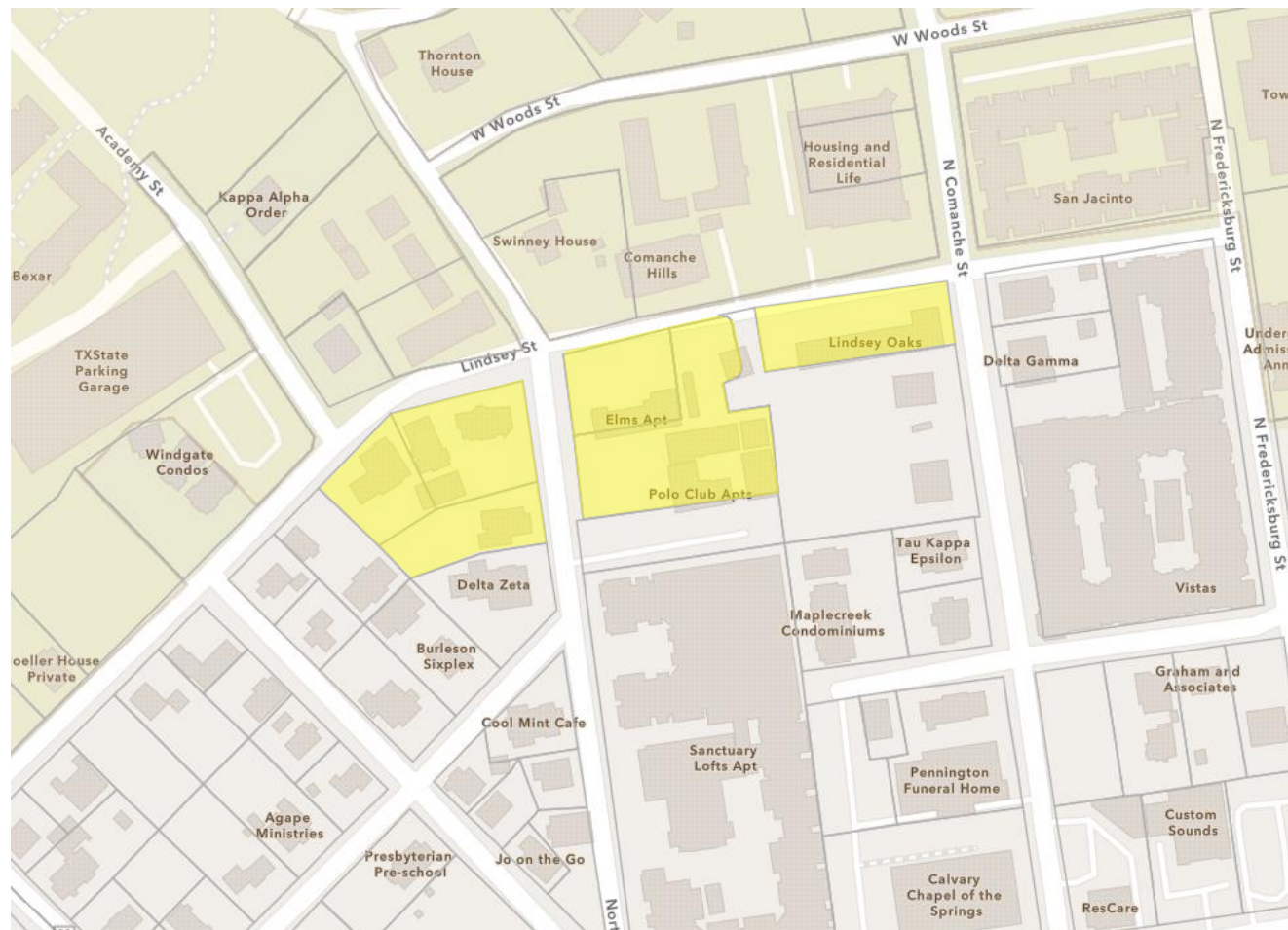
- ZC 23-19
- 5 parcels
- From “Multifamily MF-12/MF-18/MF-24” to “Character District 5-D”
- Tract Size: 1.97 acres



Request

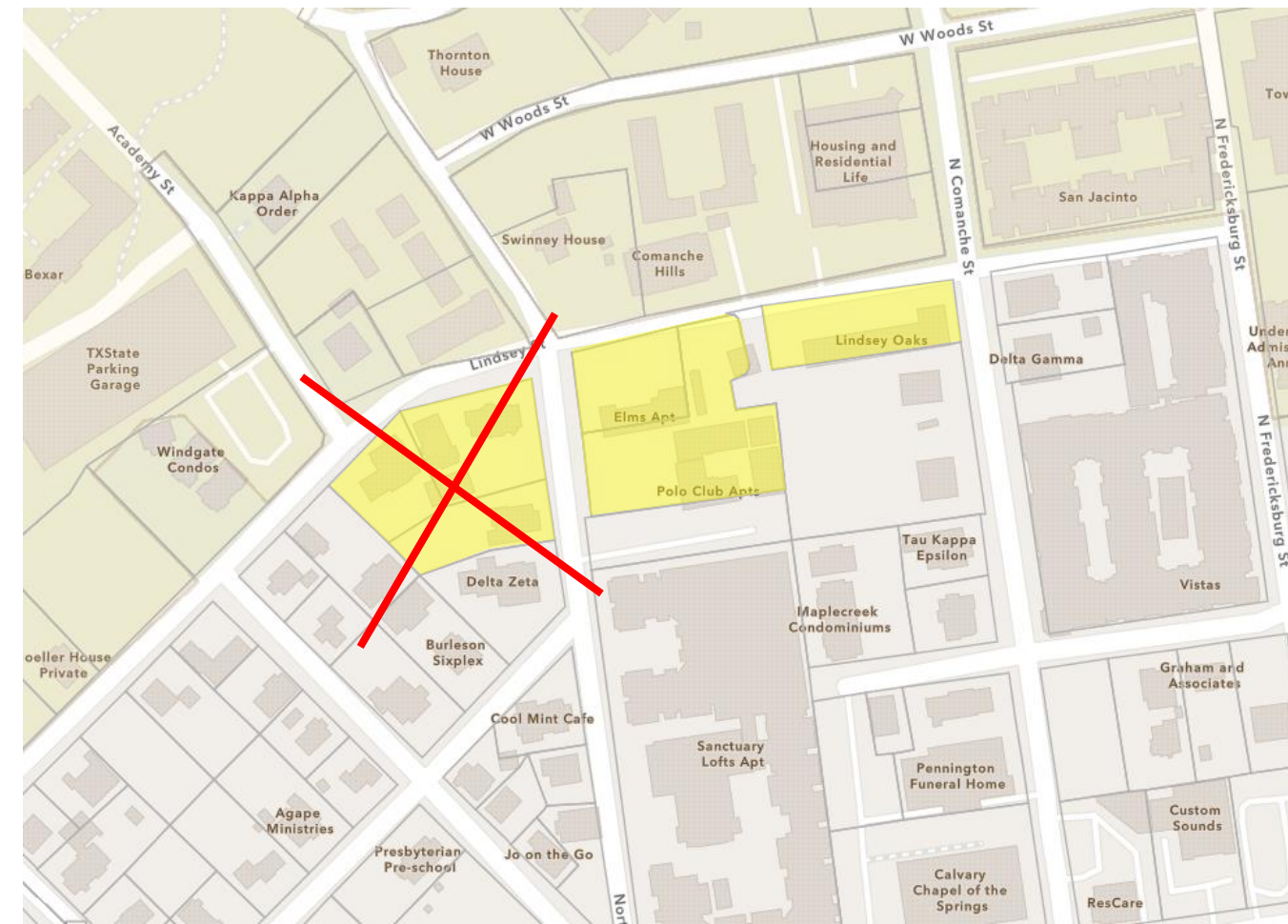
Conditional Use Permit:

- CUP 23-22
- 6 parcels
- For Student Housing & Reduction in Parking Ratio to 0.75 spaces/bed (plus payment of \$7500/space difference per Code)
- Tract Size: 2.59 acres



Alternative Compliance Request:

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



Tax Impacts of Project

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

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



Tax Value Gained by McLain Project

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

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

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

Public Outreach and Participation

- Public Outreach Highlights
 - Neighborhood Meetings were held on September 28, 2023 and January 31, 2024.
 - Planning Commission hearing will be held on February 27, 2024
 - Canvassing students on campus

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

Petitions & Letters of Support

427 Lindsey Street Partnership, Ltd

1407 Brown Street, San Marcos, Texas 78666

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

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

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

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

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

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

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

Thank you for considering this request.

Sincerely,



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

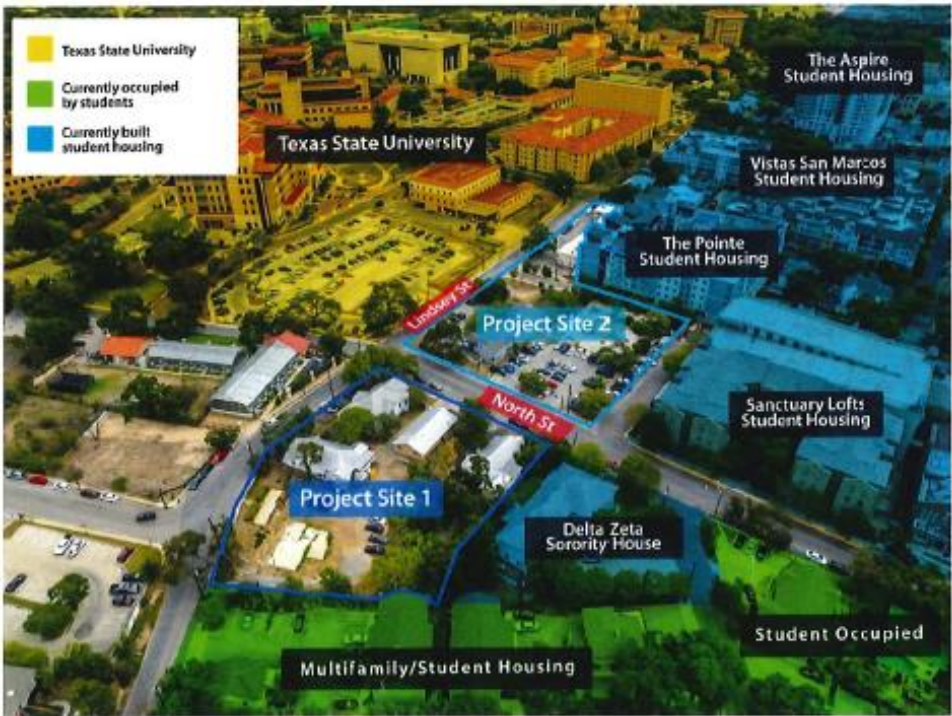
PETITION OF SUPPORT

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

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

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

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

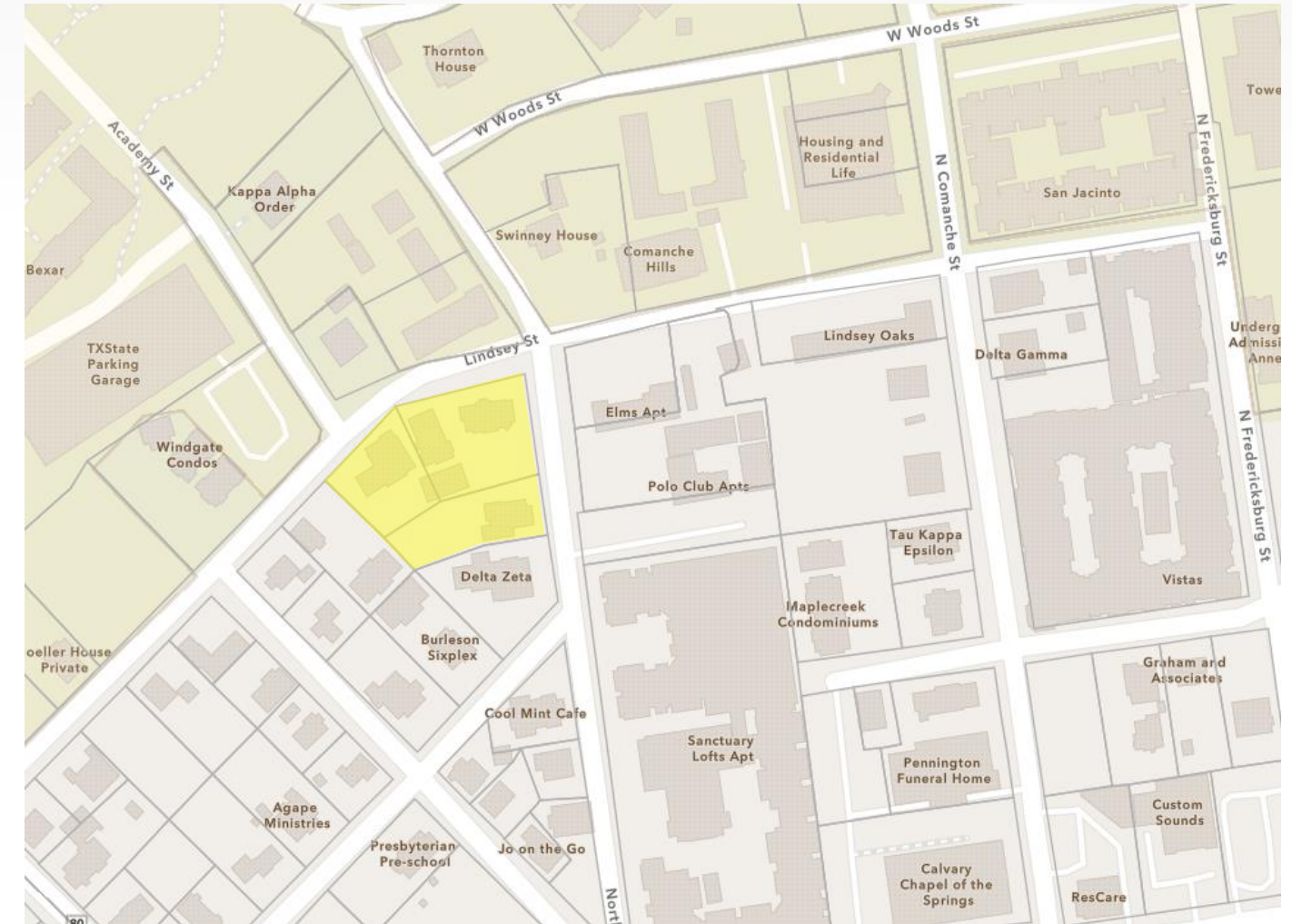


Petitions of Support (1200 Signatures in Support)

Printed Name	Signature	Address	Student? (Y/N)
Campbell Burke		2710 Bridge Trail	Y
Jayden Abolain		1114 Lynn Road Dr	Y
Quana Anderson		5111 W 63 Dr	Yes
EMILY McDaniel		Arnold	YES
LEAH BRINICOTA		3350 ERM Way Blvd	yes
Jacob Warden		Jacob Warden 2000 R Conant	Yes
Corinne Ward		FALLS HALLS	YES
Shirley Smith		Falls Hall	YES
Kakia Patel		Jackson	YES
JUSTIN MacDONALD		701 Moore St	Y
Alyanna Boyd		701 Moore St	Y
Chase Ginn		701 Moore St.	YES
Lulwa Cassin		615 RAWSON BLVD	Yes
Terry Mann		Lantana	Yes
Bethel Salmer		EZO	Yes
Printed Name	Signature	Address	Student? (Y/N)
Hannah Ayia		San Marcos, TX	Y
Leah Bastien		San Marcos, TX	Y
Christy Velasco		San Marcos, TX	Y
ALICIA MORALES		San Marcos TX	Y
Thomas Laine		San Marcos TX	Y
Pablo Pedroza		San Marcos, TX	Y
Mark Lane		San Marcos, TX	Y
ARUP AHAR		SAN MARCOS, TX	Y
Isabel Quintero		San Marcos TX	Y
Liam Morrison		San Marcos, TX	Y
Maria Plo		San Marcos, TX	Y
Sofia Chabre		San Marcos, TX	Y
Samantha		San Marcos, TX	Y
Lacaro G		Austin TX	Y
Garry Salmer		San Marcos TX	Y
Printed Name	Signature	Address	Student? (Y/N)
Diego S		San Marcos	Y
Ketan Bato		San Marcos	Y
Angel S		Austin, TX	Y
Alyanna Soto		Kyle, TX	Y
Alga Soto		San Marcos, TX	Y
Ruler Garcia		Kyle, TX	Y
Malik Emanuel		San Marcos, TX	Y
Malik Emanuel		San Marcos, TX	Y
Miranda G		San Marcos	Y
Leslie G		San Marcos	Y
Aric W		San Marcos	Y
Shyenne Williams		Wyle, TX	Y
Trinity		Kyle, TX	Y
Printed Name	Signature	Address	Student? (Y/N)
Abdul Adenise		Towry	Yes
Davis Olan		blanco	yes
Samuel		College Inn	Yes
Mark		Smith hall	yes
Urolo Bala		San Marcos	Yes
Isaac Bala		Sayers hall	Yes
Benning bar		Senior Hall	yes
Debraun Mena		San Marcos Hall	Yes
Kenzie A		Falls Hall	Yes
Printed Name	Signature	Address	Student? (Y/N)
Sachin		Leah Avenue	Y
Riya Chavhan		Leah Ave.	Y
Jalen Tawes		Blanco Hall	Y
Felicia Stuart		Austin TX	Y
Knathan Gutierrez		San Marcos, TX	Y
Brianna Bay		San Marcos, TX	Y
Erin Martinez		San Marcos, TX	Y
Nashira Brumfield		Stem Hall	Y
Carrie Strub		San Marcos, TX	Y
Sofia Soto		San Marcos, TX	Y
Patricia Jarama		San Marcos, TX	Y
Amber Bradford		San Marcos, TX	Y
Morgan		San Marcos, TX	Y
Caroline Dobos		San Marcos, TX	Y
Kaylee Norman		San Marcos, TX	Y
Printed Name	Signature	Address	Student? (Y/N)
Taylor Bell		San Marcos, TX	Y
Alyanna Kade		Seguin, TX	Y
Emilia Yurko		San Marcos, TX	Y
Amber Sherman		San Marcos, TX	Y
Elizabeth Brock		San Marcos, TX	Y
Danny Cates		San Marcos, TX	Y
Laura Quijones		San Marcos, TX	Y
Chloe Jarama		San Marcos, TX	Y
Leslye Jarama		San Marcos, TX	Y
Jana D		San Marcos, TX	Y
Dannay V		San Marcos, TX	Y
Madison S		San Marcos, TX	Y
Malaki B		San Marcos, TX	Y
Taylor G		San Marcos, TX	Y
Julie P		San Marcos, TX	Y
Printed Name	Signature	Address	Student? (Y/N)
MUSTAFI M		San Marcos, TX	Y
Londy Reed		San Marcos, TX	Y
Ashley Basha		Jackson Hall	Y
Alexander Jordan		FFF	Y
William M		Bobcat Village	Y
Gonzalez Kiana		North Austin	Y
Chloe Jarama		Sayers Hall, San Marcos	Y
Kharson McKay		Cottages	Y
Chloe Jarama		Blanco Hall	Y
Chloe Jarama		College Inn	Y
Logan Hauer		WJ crosswalk	Y
Ethan Hauer		Tower Hall	Y
Eric Griggs		Tower Hall	Y
Patricia Torres		Stem Hall	Y
Maria Frank		Arba	Y
Printed Name	Signature	Address	Student? (Y/N)
Conner Wilson		100 CRADDOCK LN	N
Madison Lofce		501 Mingtion Lane	Y
Olivia Cano		320 Ramon	Y
Victoria Dale		the cottages	Y
DYNER RICKARD		Cottages	Y
Joey Boyer		OUTPOSTS	Y
Aaron Emery		103 East 1155th	Y
Edwards Mares		Tower Hall	Y
Cheryl Bures		Blanco	Y
Amya Brissard		The Villa Sig	Y
Xavier Ortega		bobcat village	Y
Beatriz Ramos		stem	Y
Kelli Rolan		Gaillardia	Y
LUISA		Casterock sm	Y
Wendy Mena		Copper Beach	Y
Printed Name	Signature	Address	Student? (Y/N)
Oylan Pile		EZ O	Y
Emily Singletary		San Joe Hall	Y
Isabel Quintero		Falls Hall	Y
Laura Villanar		San Joaquin Hall	Y
Samuel Rich		Gaillardia Hall	Y
Ashley Mitchell		Blanco Hall	Y
Tia Meyer		San Marcos Hall	Y
Makena Ja		San Marcos Hall	Y
Amber Jarama		Antibacteria	Y
Daniela Delmar		Butler hall	Y
Alexa Gutierrez		EZO	Y
Jessica Mena		Lantana hall	Y
Nia Ward		201 Teulide St	Y
Breake Forsyth		1115 craddock Ave	Y
Bri Turner		gaillardia	Y
Printed Name	Signature	Address	Student? (Y/N)
Ashley Rangel		North St.	Y
Sallya Carra		Academy st	Y
Sallya Carra		Moore St	Y
Toula Vaisquez		Moore St.	Y
AURORA		Edmond Gary st.	Y
Nicholas Thompson		modrest.	Y
ELISHA		FALLS HALL	Y
Serena Salinas		Mill St.	Y
Ramayah Brook		Moore St	Y
Brooklyn Mena		Moore St	Y
Tahmina Abdul		Moore St	Y
Nawal Ghal		Moore St	Y
Ashley		Moore St.	Y
Jamie Chao		Moore St.	Y
RODRIGUEZ		Holland	Y
Printed Name	Signature	Address	Student? (Y/N)
Carson Cross		1801 Deepwell Dr.	Y
Quinton Ford		South Austin	Y
Nate Settin		117 Sagwood Trail	Y
VADIM		1550 N LBJ DR	Y
Rogelio Lucio		247 Parkway Dr	Y
Thay Galar		302 White Willow	Y
Oscar Conner		Fideline @ Fagan Ranch	Y
Manuela Pineda		101 Russell Dr St	Y
Gizelle Reyes		Lantana	Y
Carpe Follis		Tower hall	Y
William Patton		Edge Arts	Y
Florian Plois		Bobcat Village	Y
Maite Rosal		Falls Hall	Y
Jasmin Flores		The Villages	Y
Andra Garra		Westfield	Y
Printed Name	Signature	Address	Student? (Y/N)
Jake Brown		201 N. Franchisesburg St. Victoria	Y
Ellie Cox		2513 SEaton Ave	Y
Brandon		622 Lpan Pm	Y
Joshua Garcia		Verano Dr.	Y
Brianne Johnson		River Ridge Cn.	Y
Jessica		the villages	Y
Nadia H		the villages	Y
Emily Fille		450 Bonds Dr.	Y
Joel Scott		512 Craddock Ave	Y
Jaxon Carter		Bobcat Village	Y
Kyle McCall		Gaillardia	Y
Halle Porter		Blanco Hall	Y
Elaina Shallos		Blanco Hall	Y
Jasmin Reyes		Blanco Hall	Y
Brianna		Blanco Hall	Y
Printed Name	Signature	Address	Student? (Y/N)
Ethan Torres		1162 Bran Red Rd.	Y
Grace Mena		1701 Mill St	Y
Sophia Tava		221 Telluride St	Y
Sudesh Simi		Arba	Y
Julia Pineda		Aquana	Y
Maryam Mena		Moore St	Y
Paula Linares		MOORE ST	Y
Emma Jarama		MOORE ST	Y
Agua Garcia		300 South Langes	Y
Captain Goro		Peterson	Y
Chloe Jarama		San Marcos Hall	Y
Alek Jarama		Shallit Way	Y
Kurion Terrance		Aquana Springs Dr	Y
Joselyn Torres		Lantana Hall	Y
Kyngsten Lopez		Stem Hall	Y
Printed Name	Signature	Address	Student? (Y/N)
Ashley		COLLEGE INN	Y
Jalen Mena		Sagewood	Y
Samuel Mena		Sagewood	Y
Sage Herrera		MOORE ST	Y
Corina Jarama		620 Moore St	Y
LICIA Mena		OFF CAMPUS	Y
Maria Kibler		OFF CAMPUS	Y
Meh Mena		Laurel Hall	Y
Lynette Mena		↑	Y
Diana Goro		101 crncho ST	Y
Alejandra Flores		200 Springtown way	Y
Logan Pitts		201 Telluride St	Y
Fabiana Adon		The Outpost	Y
Carla Rodriguez		First Five	Y
Sidhan Mena		715, West Avenue	Y
Printed Name	Signature	Address	Student? (Y/N)
Tyrell Peters		11549 Cypress Burn	Y
Sophia Pina		631 Moore St	Y
Madison Cook		631 Moore St	Y
Koki Yasuda		631 Moore St	Y
Stella Kim		631 Moore St	Y
Abi Johnson		631 Moore St	Y
Briana Thrift		951 Moore St	Y
Ponni		233 Oaks	Y
Marcus		Aquana Springs	Y
Anmol		Ramsey.	Y
Adam Long		101A Friedrich Street	Y
Nischal		Aquana Springs	Y
Esteliana		Cabana beach	Y
Alone		Leah Ave	Y
Dan Barber		101 Concho St	Y
Printed Name	Signature	Address	Student? (Y/N)
Kaitlin		109 West Ave	Y
Ester Carbajal		Grinnard Ave 100	Y
Angel Del Rio		Seacato	Y
Nick Merritt		210N Edward Gary St	Y
Cat Quakenbush		210N Edward Gary St	Y
Savannah Rina		Sold blue 104	Y
Emily Sapp		Blanco Hall	Y
Ashley Roberts		Blanco Hall	Y
Amelia Garcia		Stem Zonaria	Y
Amelia Garcia		Elmarama	Y
Mariela Vasquez		River Oaks	Y
Blaine N		Village	Y
Tajani Gutta		River Oaks	Y
Taryn Gano		Sayers hall	Y
Adrienne Biss		Lantana hall	Y
Printed Name	Signature	Address	Student? (Y/N)
Brian Aragon		Blanco hall	Y
Messa K		blanco	Y
Aiden Rich		Blanco	Y
Damian Rivera		Blanco	Y
Joseph Alexander		Blanco	Y
Sutton Gares		First Five	Y
Jada Adams		First five	Y
Vanesa Salas		First five	Y
Jacob Singer		117 West Ave	Y
Jacob Austin		1101 River Ridge Pkwy	Y
Adrian Mena		1712	Y
Shelby Jones		Bushbush ct	Y
Adrian Mena		Blanco Hall	Y
Emily Hernandez		Blanco Hall	Y
Taryn Vasquez		Blanco Hall	Y
Printed Name	Signature	Address	Student? (Y/N)
Amelia		400 Canyon Lake, TX	Y
Kathryn Peeler		S Spring Road	Y
Colby Graham		Gundaluz Dr	Y
Joe Lario		Gundaluz Dr	Y
Nemesio		Cooter body	Y
Emilia		10505 SIXES	Y
Selena Ramirez		1305 Conway Dr.	Y
Dominique		5407 Barbarrasa Rd, Seguin TX	Y
Alexandra		100 Hano circle	Y
Staci Isias		I-35 Mill St	Y
NANCY ESCOBAR		105 PURPLE HEART DR	Y
Westley Crawford		Moore & First Five Freedom	Y
Jalen Watkins		Elmarama	Y
Meredith Herter		Blanco Hall	Y
Carlin Vorum		First Five Freedom	Y
Printed Name	Signature	Address	Student? (Y/N)
Marino		Bobcat Village	Y
Gabriella Kraus		Lantana Hall	Y
Josmine		The Cottages	Y
Arianna		Redpoint	Y
Natalie		Contona Hall	Y
Phyllis		The Thompson	Y
Jose Zepeda		North Austin	Y
Mackinlay		collegietown	Y
Kenneth		Collegietown	Y
Amanda Jones		Round Rock	Y
Chazz Spies		San Marcos	Y
Arby Noe		San Marcos	Y
LUKE HERNANDEZ		Bl Point	Y
Dawson Weiss		C-stat	Y
Jeff Holst		The Porlan	Y
Printed Name	Signature	Address	Student? (Y/N)
Nicholas		Blanco	Y
Lilylandy		Bobcat Village	Y
Tyler Drake		Bobcat Village	Y
IZZY LONG		first five	Y
Brayden Hart		Butter hall	Y
Elsie Kizer		Laurel Hall	Y
Layla Sullivan		Butler hall	Y
Riese Becker		Butler	Y
Alyssa		Lantana	Y
Dani		COPPER BECH	Y
Rach Taylor		redpoint	Y
Xanna		Lantana	Y
Joshy		Blanco River	Y
Jessie		Edward	Y
Eli Campbell			

Preferred Scenario Map Amendment - Summary

- Amendment request for 3 parcels
- Located at Lindsey and North Street
- Adjacent the University
- Surrounded by multi-family, fraternity/sorority houses and University
- Current Comprehensive Plan **Vision SMTX** identifies the property as existing multifamily
- Under current Vision SMTX: Requesting **High-Density Downtown** designation to match surrounding properties
- Under proposed Vision SMTX (recommended by P&Z Commission): Requesting **High Intensity-Neighborhood** designation.
- Property is currently zoned Multifamily and allows for 4-story development.



Section 4.1.1.6 Comprehensive Plan Preferred Scenario

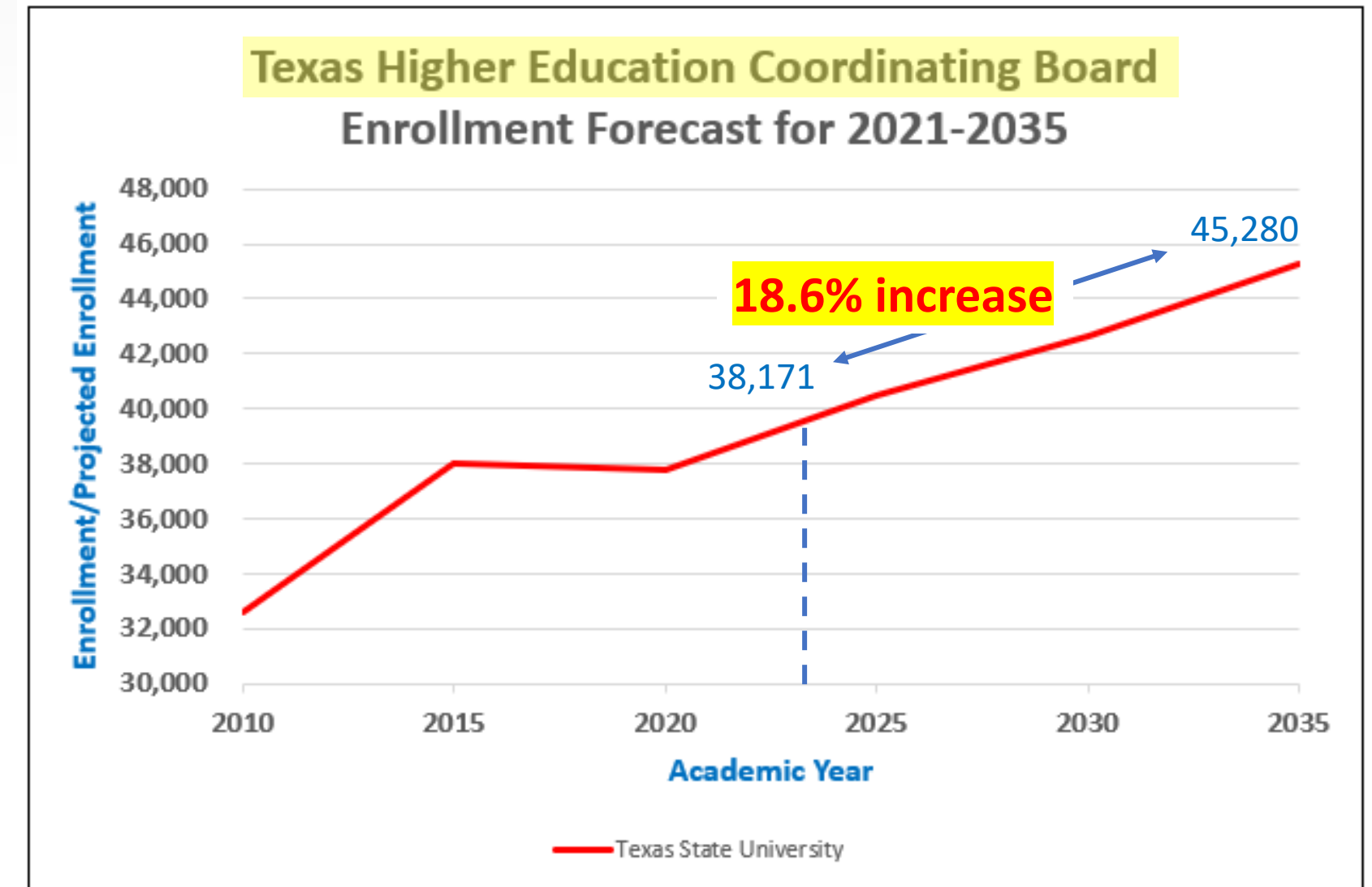
A. Comprehensive Plan Preferred Scenario Designations. To direct the intensity of, and development within, the various areas of the City, the Comprehensive Plan Preferred Scenario Map establishes the following Preferred Scenario areas:

4. Medium or High Intensity Zone. An area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip or drive.

Preferred Scenario Map Amendment - Use

- Use: Student Housing Demand

- Texas State University data shows freshman enrollment has increased 30% over the last 5 years.
- Community Impact (2023): “The freshman class represents a record-setting enrollment for the 3rd consecutive year.”
- Community Impact (2023): Current enrollment at Texas State University is at the highest in the past five (5) years and the 2nd-highest in university history.
- KTSW 89.9 (2022): “Texas State’s record-setting freshman enrollment could be cause of housing shortage.”
- Texas Higher Education Coordinating Board Enrollment Forecast for 2021-2035: Projects that enrollment at Texas State University will increase by roughly 18% by 2035.



- Use: Student Housing Supply

- 2021 U.S. Census Data shows 1,013 vacant rental units within San Marcos area, but this doesn't depict where these units are.
- November 2023 survey of 42 student housing projects in San Marcos: 21,264 total beds at 96.91% occupancy.
- July 2023 survey of ten (10) apartment communities with 1-mile of Property had vacancy rate of 1.3%.
- While there may be beds available city-wide, it is reasonable for the Commission to conclude that the supply of student housing within close proximity to the University is lacking.
- This is borne out by Texas State purchase of surrounding complexes adjacent to the University and abutting the proposed Project.

Preferred Scenario Map Amendment – Use

From TAG:

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.

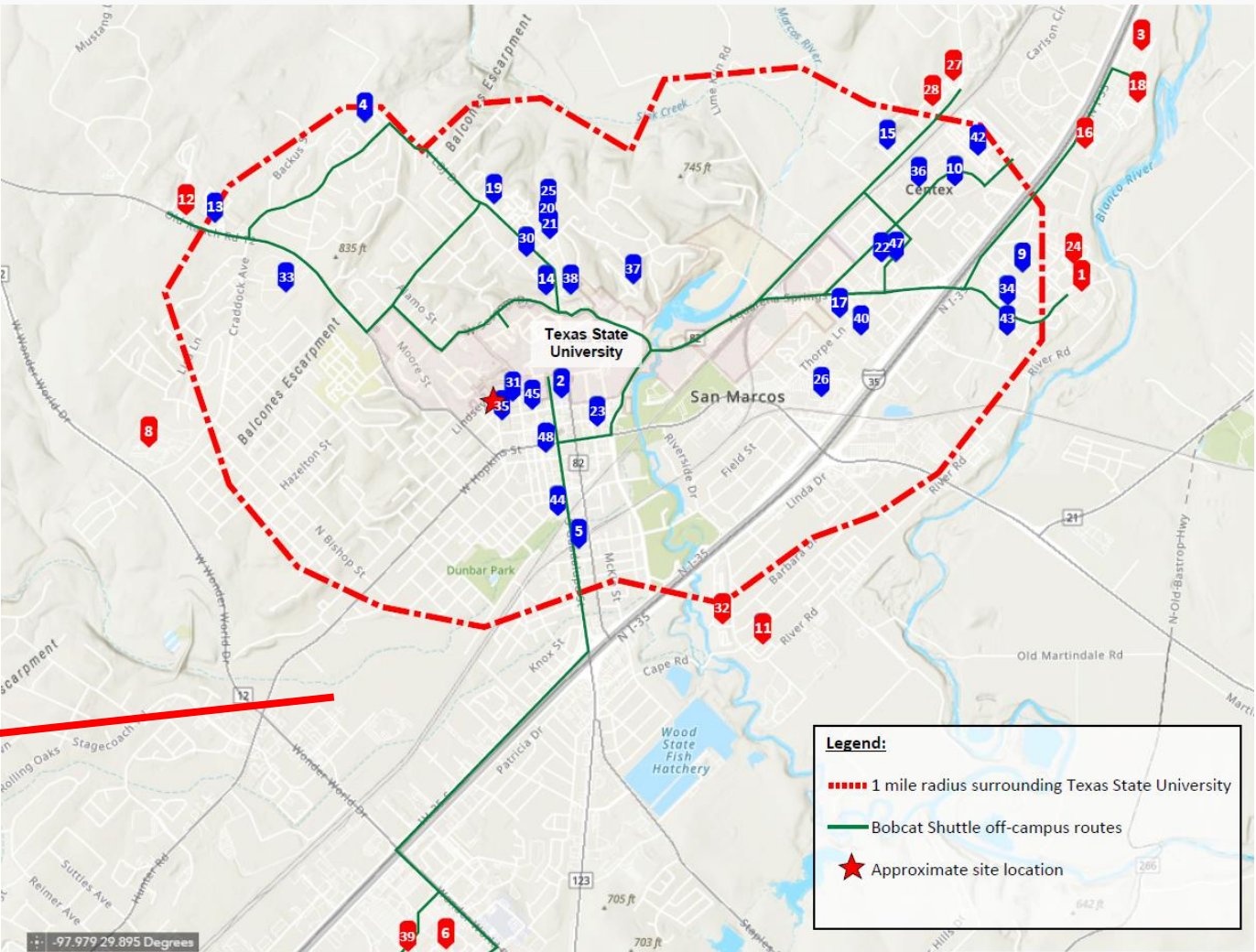
According to TSU Date, capacity is 6,753 and 7,174 students are living in these residence halls

Commuters and On-Line students cannot be assumed to not want to live on/near campus

With commuters and on-line students, this number rises to 30,067

More than 36% of these beds are > 1 mile from campus
Only 53% of these beds are within 500’ of Bobcat Bus line

- There is a market demand – see petition numbers.
- The University has recently purchased the existing Sanctuary Lofts and The Vistas Student Housing Project totaling 1,048 beds, which they will be using for freshman housing.
- Without additional student housing near campus, students will be forced to live throughout San Marcos causing student sprawl and increased traffic throughout the city.



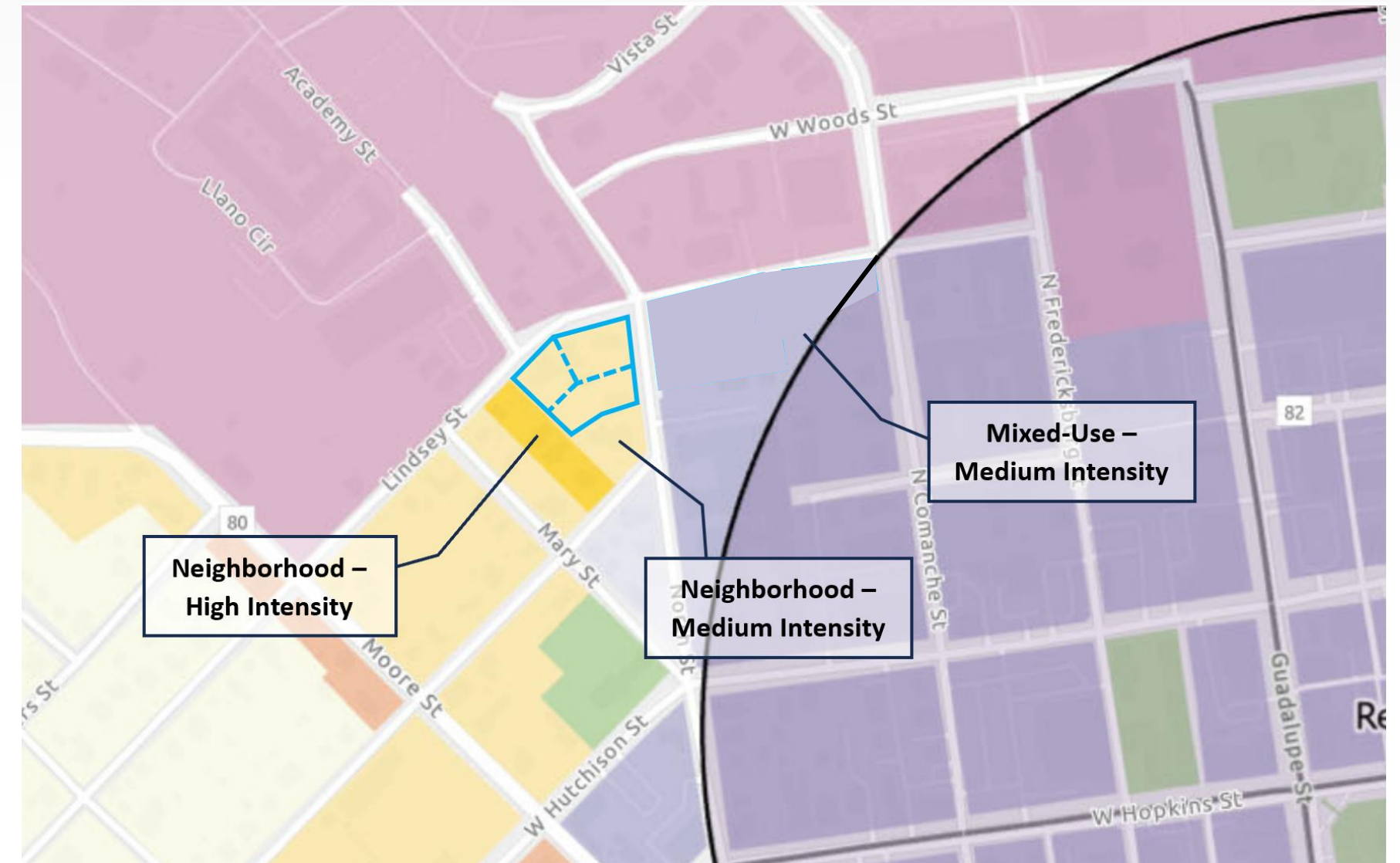
Student Housing Occupancy Information (within a 10 mile radius)					
Map No.	Project	YOC	Total Units	Total Number of Beds	Beds Leased
Built 2010 +					
1	Aspire San Marcos	2020	225	755	755
2	Cheatham Street Flats	2020	143	234	234
3	Pointe San Marcos	2017	109	345	345
4	Sanctuary Lofts	2006	202	481	460
5	The Local	2017	96	304	304
6	The Lyndon*	2019	233	515	506
7	The Parlor	2021	261	452	452
8	The View on the Square	2021	120	386	364
9	Vie Lofts at San Marcos	2016	86	230	230
10	Vistas San Marcos	2013	255	599	593
Total			1,730	4,301	4,243

Source: Capitol Market Research, apartment community survey July 2023
Documents Provided by Developer

Preferred Scenario Map Amendment – Good Urban Planning

Is this the right location for High Density Downtown Use?

- P&Z proposed Vision SMTX recommendation identifies Neighborhood High Intensity for a property abutting the proposed Project immediately to the west.
- Every unit **NOT** placed near campus puts pressure on other parts of San Marcos and will likely increase urban sprawl.
- Every unit **NOT** placed near campus means an additional car on the street, and additional car parking within a neighborhood, or additional strain on the bus system.
- Proposed project is **DIRECTLY ACROSS THE STREET** from the Texas State University campus.
- The proposed project site has a walkability score of 93 – putting it at the top of similar projects across the country.



- Per-capita water use in more densely developed areas is significantly less than in suburban areas.
- Urban sprawl has a proven negative impact on water quality.

Preferred Scenario Map Amendment – Summary

- City Staff supports this request.
- Good planning principals dictate a logical transition that meets the intent of Vision SMTX
 - From Mixed Use-Medium to Neighborhood High-Intensity to Neighborhood Medium-Intensity



- There is documented demand for student housing and the Preferred Scenario Map Amendment is appropriate to allow the kind of development to address the additional need for housing.
- The impacts of NOT making this change would likely result in:
 - Urban Sprawl
 - Increased parking issues in neighborhoods
 - Increased strain on the bus system
 - Increased water use on a per-capita basis
 - Poorer water quality
 - Increased traffic and associated impacts on air quality

Zoning Change Request

ZONING REGULATIONS

CHAPTER 4

Section 4.1.2.6 Character Districts

- A. Character districts are intended for infill development and new development in both high and medium intensity zones on the Preferred Scenario Map.
- B. Character districts provide for higher density residential and commercial uses in well planned areas where utilities and infrastructure are designed and constructed to support intense development in a walkable and mixed use environment.

TABLE 4.5 CHARACTER DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME	DISTRICT INTENT	SEC.
CD-5D	Character District -5 Downtown	The CD-5D district is intended to provide for mixed use, pedestrian-oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted. CD-5D should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed use activity in the community.	Section 4.4.3.7

CHAPTER 4

ZONING REGULATIONS

GENERAL DESCRIPTION

The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted.

Walk Score is 93 for this site, which ranks among the highest in the nation for student housing near campus
[Source: www.walkscore.com]

CHAPTER 4

ZONING REGULATIONS



APARTMENT:

A multi-family residential only structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).



Zoning Change Request

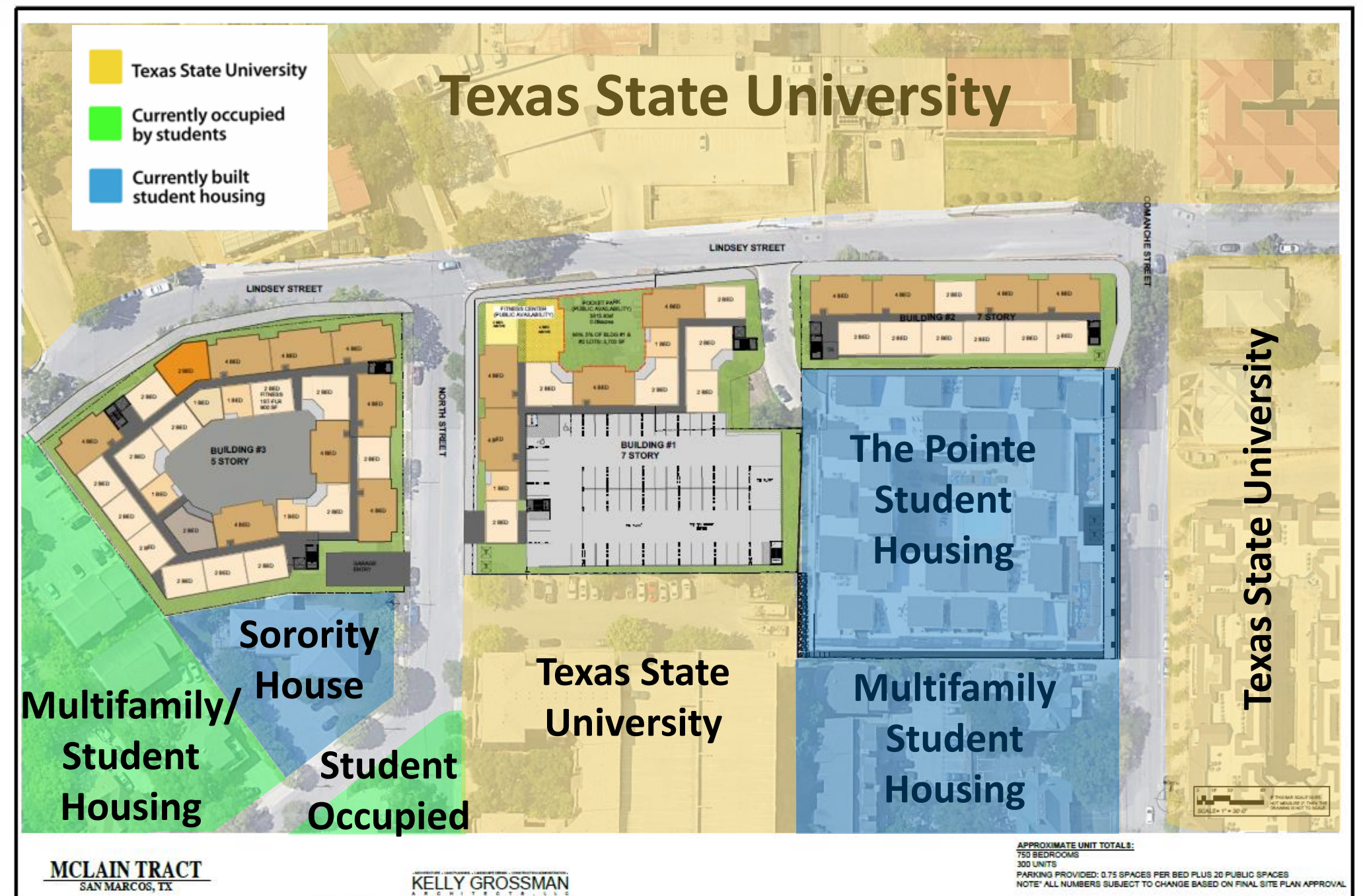
Parcel #	Label	Address	Zoning Change	Existing Zoning	New Zoning Allowed	Proposed
R34773	A	421 Lindsey St.	From MF-12 to CD-5D	4 stories	5 stories	5 stories
R141054	B	413 & 419 North St.	From MF-12 to CD-5D	4 stories	5 stories	5 stories
R133230	C	499 North St.	From MF-18 to CD-5D	4 stories	5 stories	5 stories
R32207	D	420 North St.	From MF-24 to CD-5D	4 stories	5 stories*	7 stories
R53147	E	435 N. Comanche St.	No Change (CD-5D)	5 stories*	5 stories*	7 stories
R155306	F	410 North St.	From MF-24 to CD-5D	4 stories	6 stories*	7 stories

* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5).



Zoning Change Request - Summary

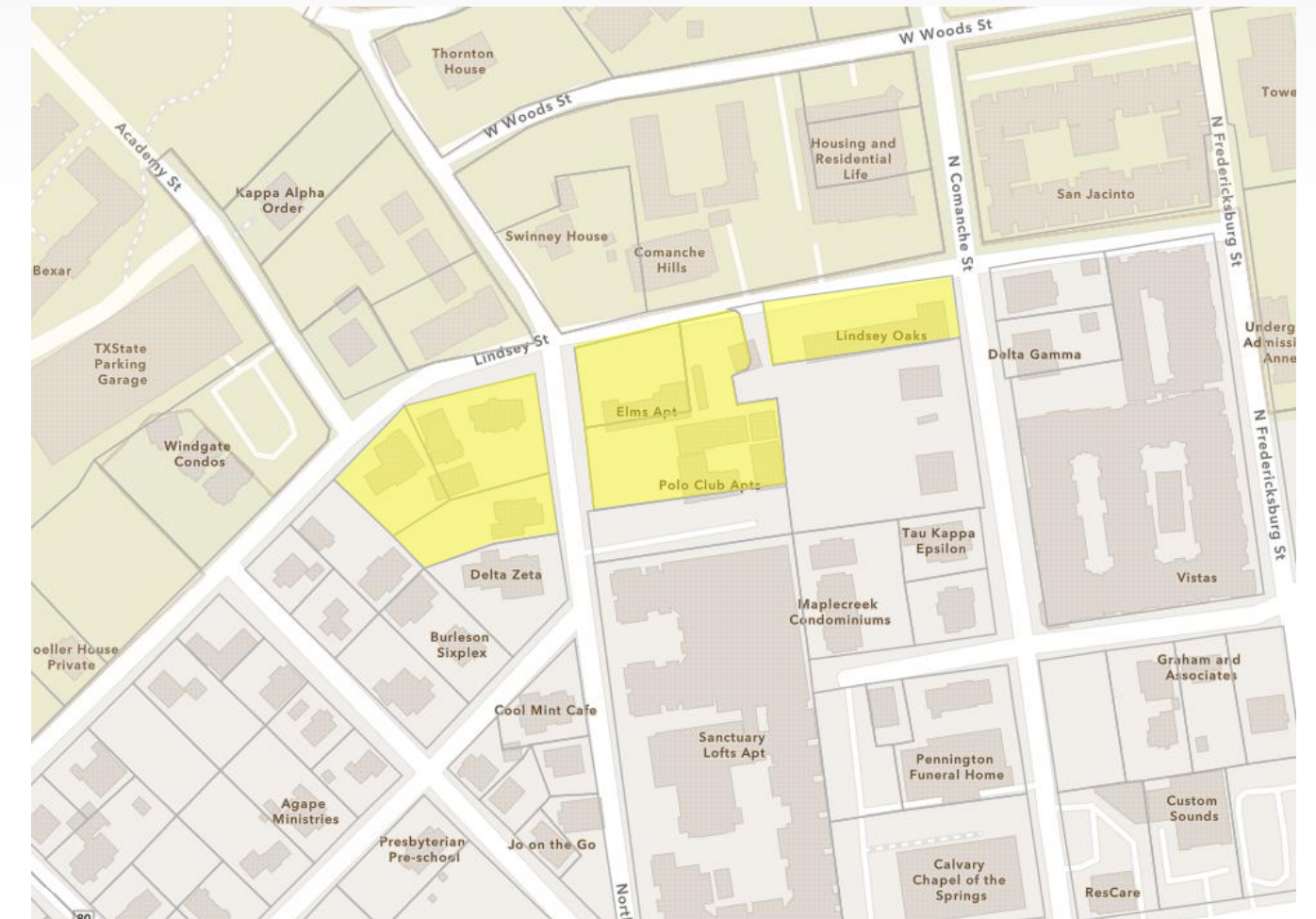
- Zoning change requested for 5 parcels.
- Property is currently zoned Multifamily.
- Project is seeking CD-5D
- Staff supports this request.
- Requested zoning:
 - Is consistent with surrounding zoning and use.
 - Promotes compatibility with adjacent and nearby uses.
 - Allows for a reasonable use of the property.
 - Satisfies a public need.
 - Promotes a transition between adjacent and nearby zoning districts, land uses, and development intensities.



Conditional Use Permit – Student Housing

Off-Campus Individual Housing Contract Student Housing

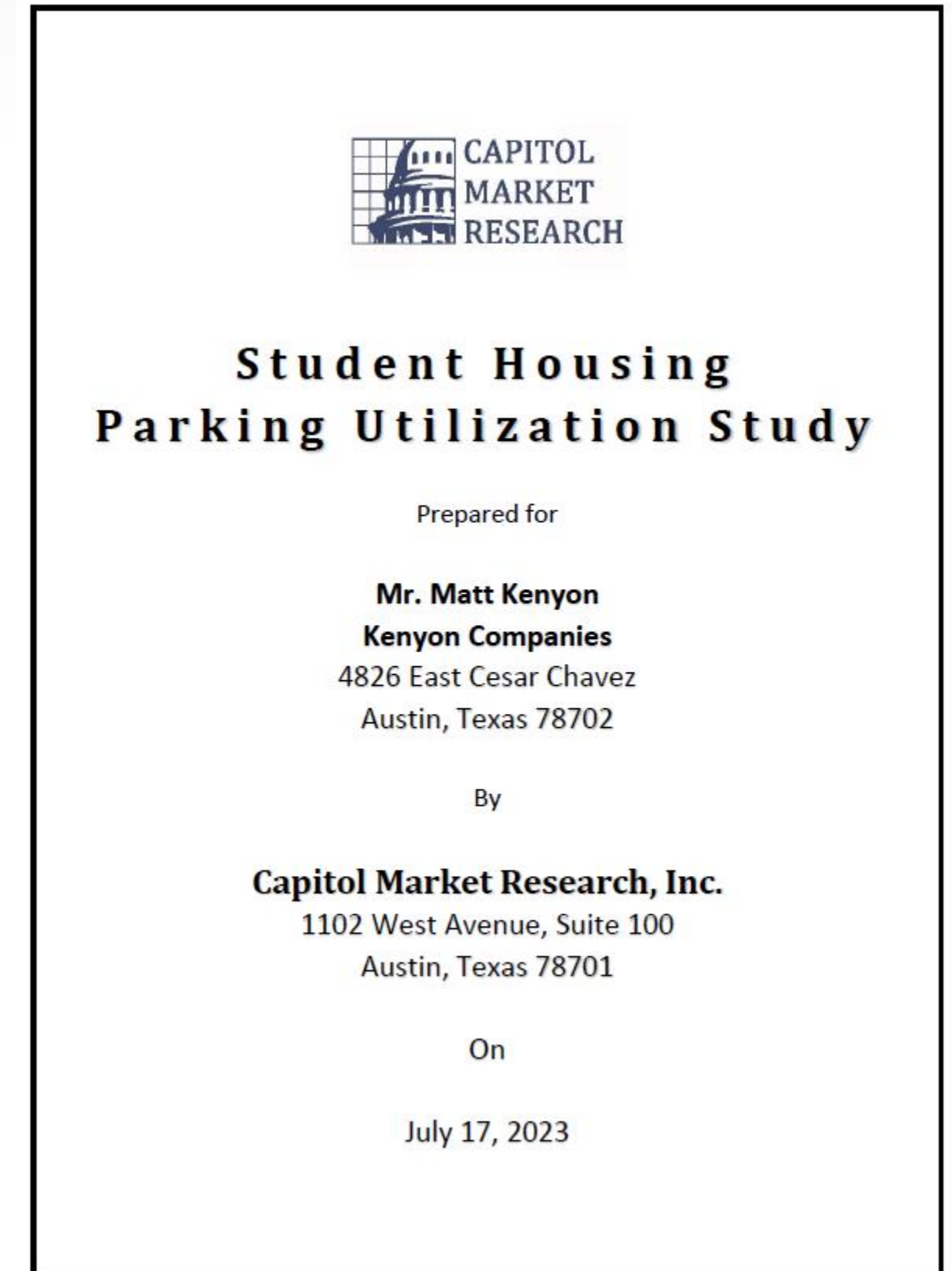
- The predominant Student Housing model in the United States
 - Limits student risk
 - Places all risk on developer
- In this model, a **student renter is protected** if:
 - A co-habitant is late or does not pay their lease
 - A co-habitant damages the portion of the apartment they have leased
- Students are only required to ensure their installment payments get paid monthly
 - It will not matter if your roommates pays the rent on time or does not pay the rent at all.
- Allows for roommate matching
 - Non-students will not be placed with students and can include age-appropriate matching
- Nationally, only 20% of on-campus student housing is equipped with **full kitchens**
 - Especially important as Universities struggle with providing meal plans that satisfy the broad range of dietary needs of their student population.
- **Provides an asset to the University** to academically, socially, and physically advance the learning environment while minimizing financial exposure.
 - Proven by recent University purchase of adjacent private student-built housing projects.



The Texas Fair Housing Act protects rights to rent an apartment free from discrimination based on race, color, national origin, religion, sex, familial status, and disability.

Conditional Use Permit – Parking & Open Space

- Applicant is proposing a parking ratio = 0.75 spaces/bed
- 2023 Capital Market Research Parking Utilization Study
 - Appropriate ratio of parking spaces/bed for a student housing project in San Marcos = 0.7 spaces/bed.
 - Especially true when Project is literally across the street from campus.
- Thus, the project provides 20 paid, covered parking spaces available for public use.
- Applicant will meet the provisions in the Land Development Code Chapter 7, Article 1, Division 4 by paying fee-in-lieu for the balance of the parking spaces not provided.
- Applicant is proposing to provide a bike storage room to include a maintenance shop and bikes available to be checked out by residents.
- Applicant is proposing to pay fee-in-lieu for all parkland required in the Land Development Code.
- Applicant will provide public park space on site including seating, bike parking, covered dining, etc.



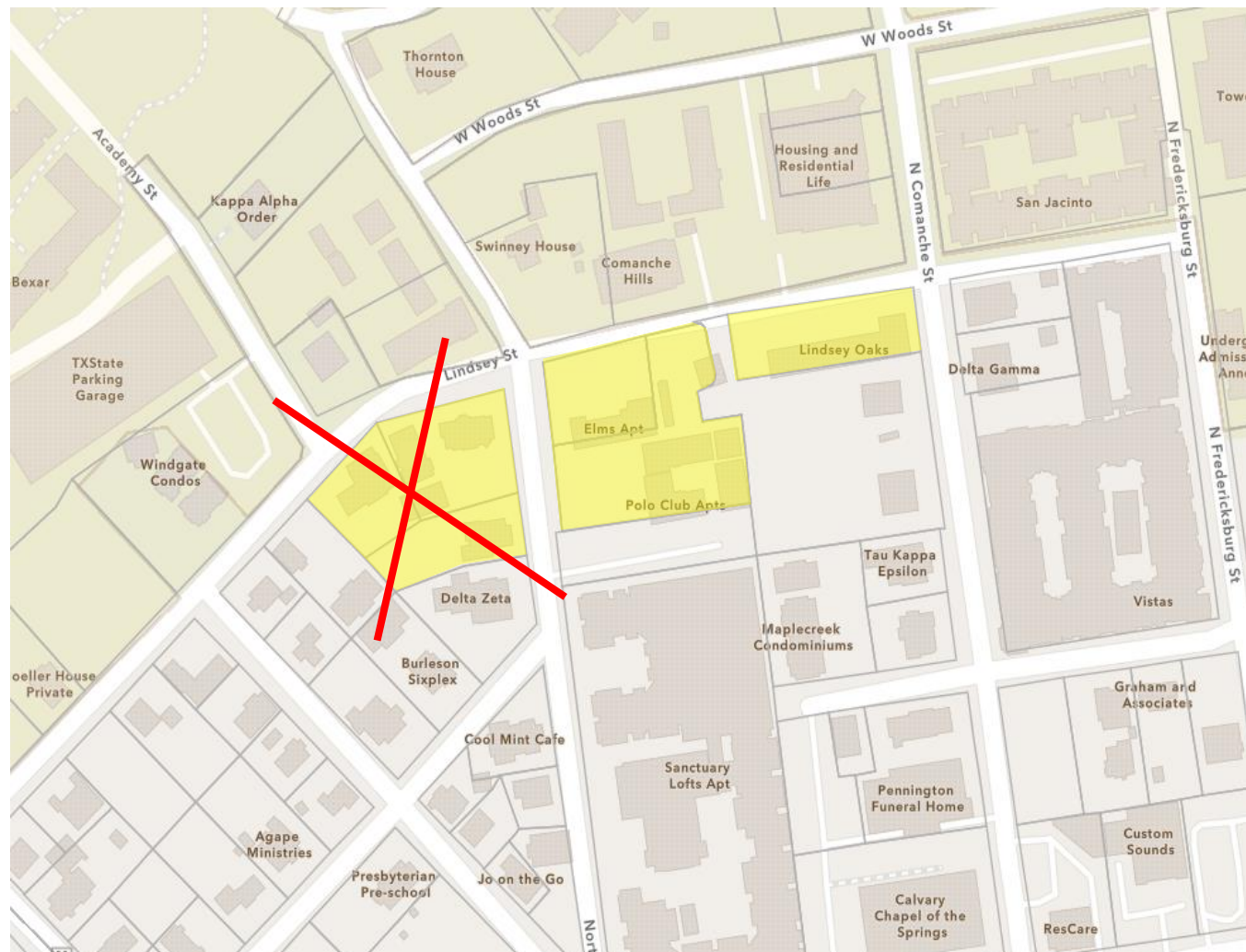
Conditional Use Permit – Staff Conditions

- Owner is **amendable to ALL Staff conditions:**
 - The development shall register with the City of San Marcos Long Term Landlord Registration Scheme. ✓
 - The existing “High Priority” structure identified in the Historic Research Survey shall be integrated into the development or relocated elsewhere – **it shall not be demolished.** ✓
 - Approval of this request for Purpose-Built Student Housing does not waive any development code regulations, including parking requirements. Back up materials are provided for informational purposes only. ✓
 - This Conditional use Permit shall not expire. ✓
 - The lease shall be made publicly available on the property’s website and shall contain the following text: ✓

“In the event the Leased Premises are unavailable for occupancy on or before the commencement date of this Lease, Landlord shall offer Tenant the choice of: 1) accepting temporary safe, decent, and sanitary housing, provided by Landlord, at an alternate location within the City of San Marcos, or within a seven mile radius of the Leased Premises, with Tenant remaining bound by the terms of the Lease; or 2) terminating the Lease with no financial penalty and with full reimbursement to Tenant of all deposits and pre-paid items within 10 days.”

Alternative Compliance Request

- Request:
 - Increase the permitted height from 5 to 7 stories on eastern 3 parcels only (**removed this request on western 3 parcels**)
- Height:
 - CD-5D Zoning Category allows 5 stories by right
 - James Street Housing Complex is 7 stories <500 ft from the site on Academy Street.
 - Project meets **63%** of applicable Alternative Compliance Findings



Alternative Compliance Findings

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

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

Timeline

Date]	Pre-submittal meeting with Staff
8/7/23	Submitted applications
9/26/23	Planning and Zoning Commission Update
10/2/23	City Council Update
9/28/23	Neighborhood Meeting (on site)
10/18/23	Neighborhood Commission
01/31/24	Neighborhood Meeting (Palmer's)
2/27/24	Planning and Zoning Commission Hearing
03/19/24	City Council Public Hearing (no action)
04/02/24	City Council Public Hearing/First Reading
4/16/24	City Council Public Hearing/Second Reading

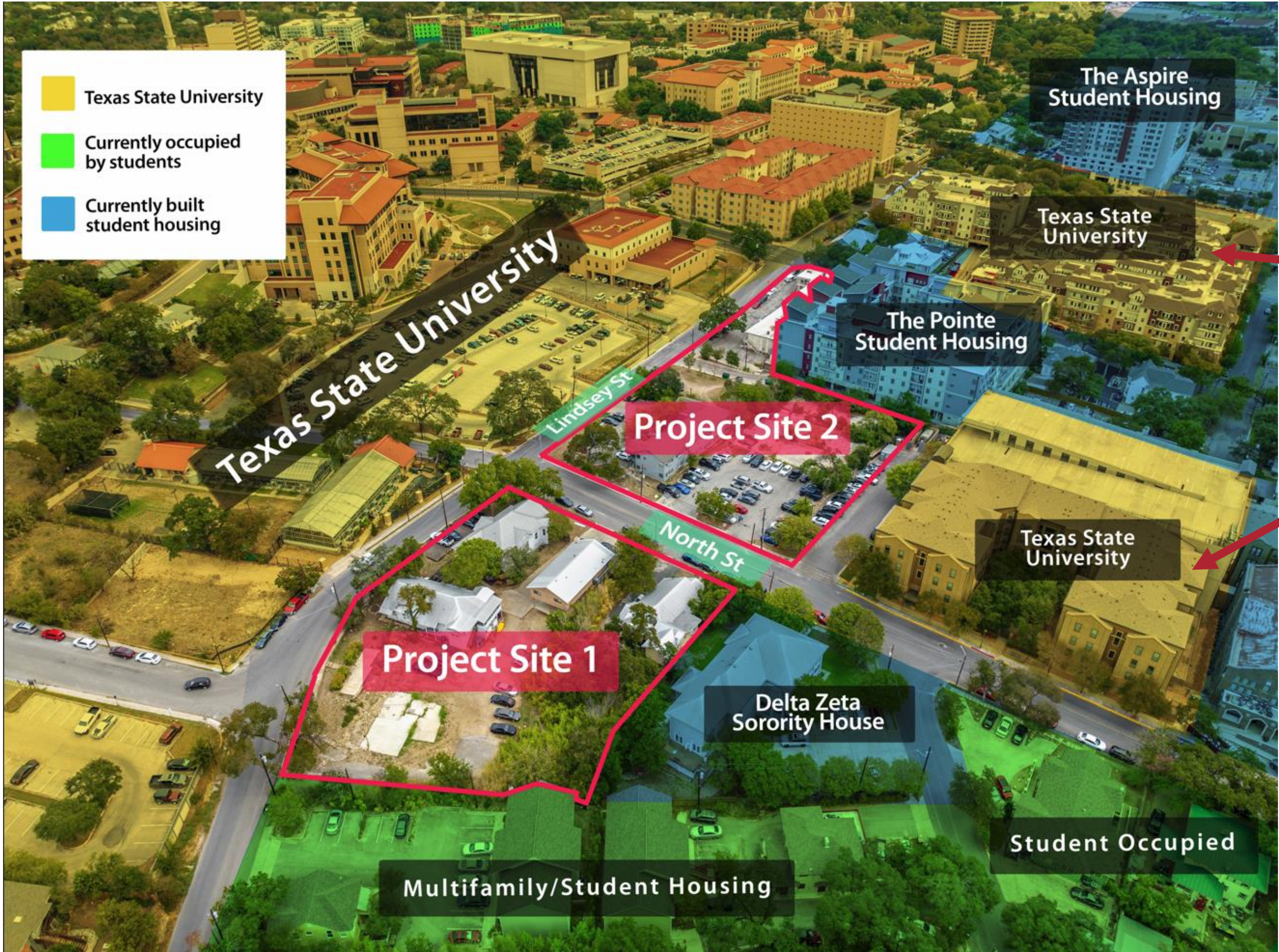
The McLain

Planning & Zoning Commission

Preferred Scenario Map Amendment (PSA 23-02)

February 27, 2024

Site Aerial



COMMUNITY IMPACT

AUSTIN / SAN MARCOS - BUDA - KYLE / EDUCATION

Texas State University purchases downtown apartments for \$151 million



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



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

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

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

The big picture

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

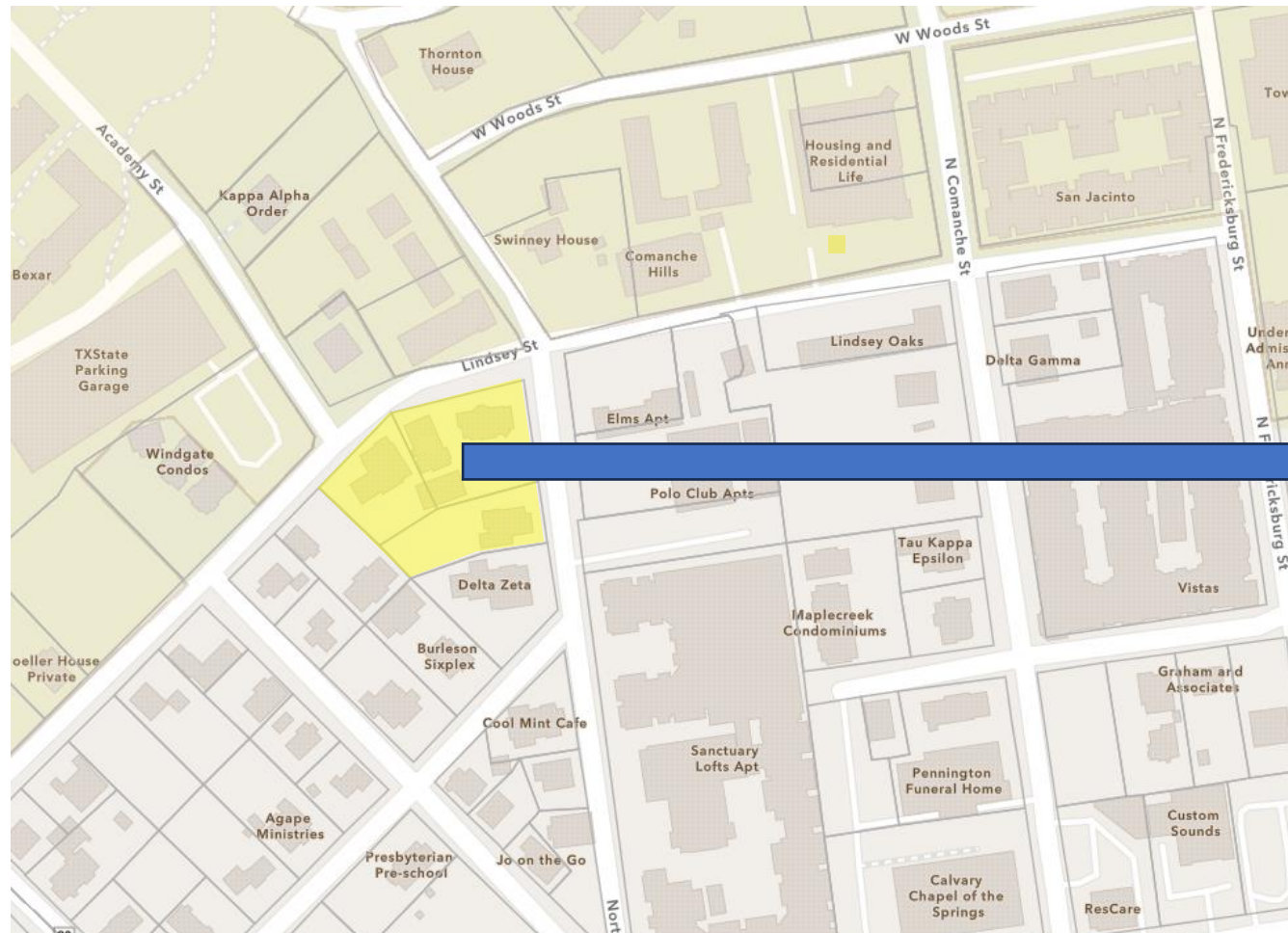
"Rents have increased by 40% in the San Marcos market, [TXST] has increased by 11%," Mattera said. "And so it's an opportunity to set up some affordable housing close to campus, but of the apartment variety."

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

Request

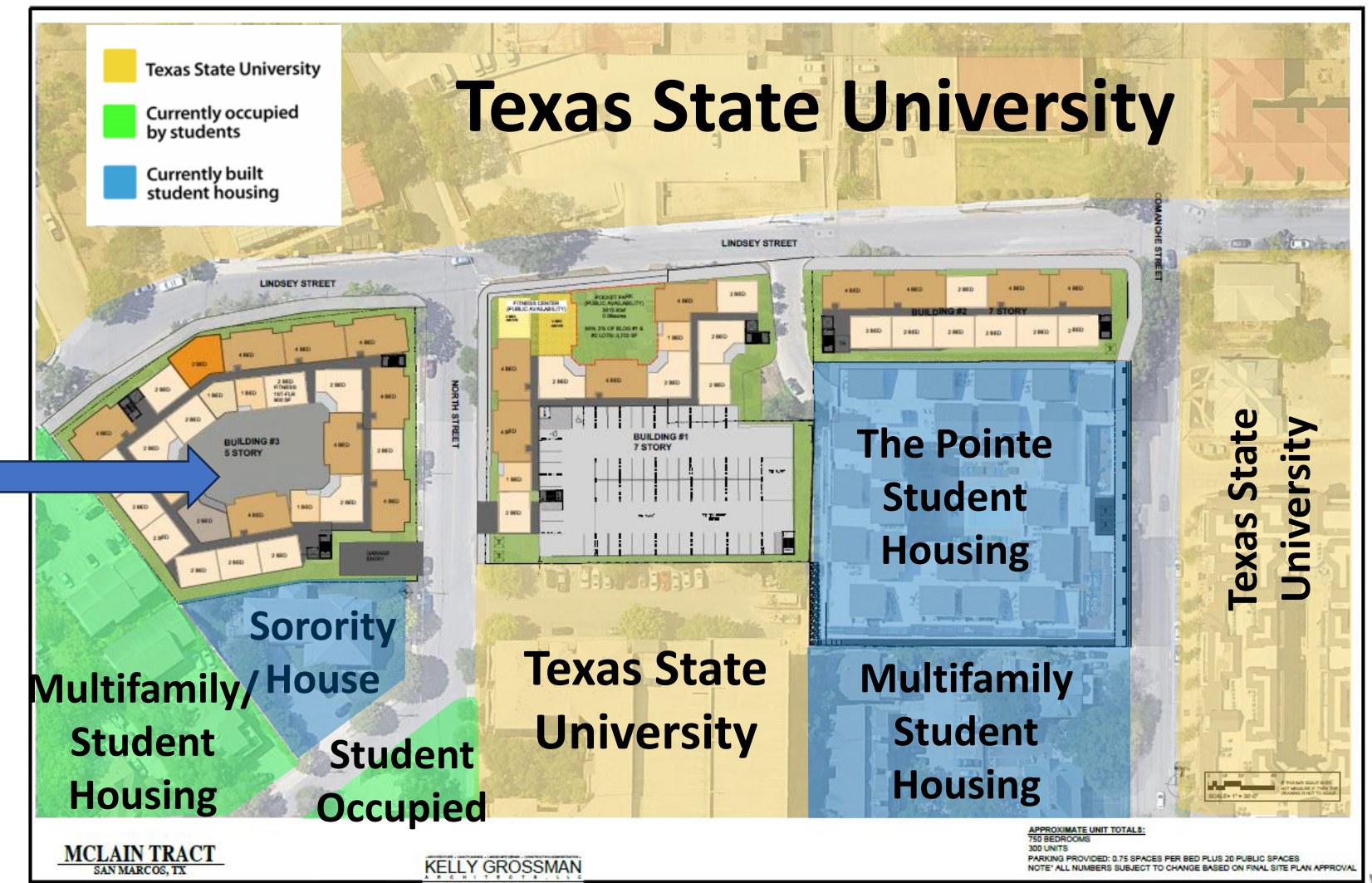
Preferred Scenario Amendment:

- PSA 23-02
- 3 parcels
- From “Existing Neighborhood” to “High Density-Downtown”
- Tract Size: 1.13 acres



Case Summary:

- **Staff Recommendation: Approval as Submitted**
- Application is submitted in conjunction with:
 - ZC 23-19
 - CUP 23-22
 - AC 23-09



Public Outreach and Participation

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

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

Petitions & Letters of Support (1200 Signatures in Support)

427 Lindsey Street Partnership, Ltd
1407 Brown Street, San Marcos, Texas 78666

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

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

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

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

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

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

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

Thank you for considering this request.

Sincerely,

[Signature]

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

PETITION OF SUPPORT

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

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

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

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



Printed Name	Signature	Address	Student? (Y/N)
Campbell Burke	[Signature]	2710 Bridge Trail	Y
Jayden	[Signature]	11314 Super Power Dr	Y
Olivia	[Signature]	12112 LBJ Dr	Yes
Emilia Anderson	[Signature]	Arnold	Yes
LEAH	[Signature]	3350 E Palm Valley Blvd	Yes
Joseph	[Signature]	Jacobson	Yes
Corinne Ward	[Signature]	FALLS HALLS	YES
Shelby Smith	[Signature]	Falls Hall	Yes
Kahira Patel	[Signature]	Jackson	Yes
Justine McDonald	[Signature]	701 Moore St	Y
Aiyanna Boyd	[Signature]	701 Moore St	Y
Chloe Glenn	[Signature]	701 Moore St.	Yes
Lulwa Gassio	[Signature]	615 Rawson Blvd	Yes
Terry Mann	[Signature]	Landmark	Yes
Bethel Salmon	[Signature]	Ezo	Yes

Printed Name	Signature	Address	Student? (Y/N)
Constance Wilson	[Signature]	100 Gibson Ln	N
Madi son	[Signature]	501 Mungion Lane	Y
Olivia Uno	[Signature]	720 Ramon	Y
Victoria Dale	[Signature]	the cottages	Y
Olivera Rickard	[Signature]	Cottages	Y
Joey Boyer	[Signature]	Overlaid	Y
Aaron Emerich	[Signature]	103 East Mission	Y
Edwardo Flores	[Signature]	Tower Hall	Y
Cheryl Rivera	[Signature]	Blanco	Y
Amaya Grossard	[Signature]	The Villa Sig	Y
Xavier Ortega	[Signature]	bobcat village	Y
Geordin Ramos	[Signature]	Stony	Y
Kelli Ralph	[Signature]	Billardie	Y
Luisa	[Signature]	Castlerock sm	Y
Wendy Mithun	[Signature]	Copper Beach	Y

Printed Name	Signature	Address	Student? (Y/N)
Tyrell Peterson	[Signature]	11549 Cypress Barn	Y
Joseph Ben	[Signature]	631 Moore St	Y
Madison Cook	[Signature]	631 Moore St	Y
Koki Yasuda	[Signature]	631 Moore St	Y
Stella Kim	[Signature]	631 Moore St	Y
Abi Johnson	[Signature]	631 Moore St	Y
Brianna Thwait	[Signature]	951 Maricost	Y
Ponni	[Signature]	233 Oaks	Y
Marcus	[Signature]	Aguavera Springs	Y
Anmol	[Signature]	Ramany.	Y
Adam Long	[Signature]	401A Fredrick Street	Y
Nischhal	[Signature]	Aguavera Springs	Y
Esterania	[Signature]	Cabana beach	Y
Anne	[Signature]	Leah Ave	Y
Drew Barber	[Signature]	101 Concho St	Y

Printed Name	Signature	Address	Student? (Y/N)
Kenneth Ayala	[Signature]	San Marcos, TX	Y
Leah Bastien	[Signature]	San Marcos, TX	Y
Chibby Valencia	[Signature]	San Marcos, TX	Y
NICHOLAS	[Signature]	San Marcos, TX	Y
Nathan Lopez	[Signature]	San Marcos, TX	Y
Pablo Rodriguez	[Signature]	San Marcos, TX	Y
Munk Lee	[Signature]	San Marcos, TX	Y
ARUP ALHAR	[Signature]	SAN MARCOS, TX	Y
Isabel Overby	[Signature]	San Marcos, TX	Y
Liam Morrison	[Signature]	San Marcos, TX	Y
Maria Pajo	[Signature]	San Marcos, TX	Y
Stefan Chalbe	[Signature]	San Marcos, TX	Y
Susan Okanda	[Signature]	San Marcos, TX	Y
Lizaso G	[Signature]	San Marcos, TX	Y
Gwynn Salas	[Signature]	San Marcos, TX	Y

Printed Name	Signature	Address	Student? (Y/N)
Uylan Fite	[Signature]	EZ O	Y
Emily Sigler	[Signature]	San Jac Hall	Y
Timothy	[Signature]	Falls Hall	Y
Laura Villanar	[Signature]	San Jacinto Hall	Y
Samuel Rich	[Signature]	Guillardia Hall	Y
Abby Mitchel	[Signature]	Blanco Hall	Y
Tia Mimer	[Signature]	San Marcos Hall	Y
Makena Ja	[Signature]	San Marcos Hall	Y
Amirra Amal	[Signature]	Guillardia	Y
Daniela Delmon	[Signature]	Burlier hall	Y
Alexa Gutierrez	[Signature]	EZO	Y
Jessica Mather	[Signature]	Lantana hall	Y
Nia Ward	[Signature]	201 Tenoride St	Y
Brooke Forsyth	[Signature]	1415 Craddock Ave	Y
Bri Turner	[Signature]	guillardia	Y

Printed Name	Signature	Address	Student? (Y/N)
Vanessa	[Signature]	109 West Ave	Y
Ester Carbajal	[Signature]	Guillardia Ave 106	Y
Angel Delacruz	[Signature]	Sacramento	Y
Nick Merritt	[Signature]	210N Edward Gary St	Y
Cat Quakenbush	[Signature]	210N Edward Gary St	Y
Savannah Retam	[Signature]	Sold blue 104	Y
Emily Sepp	[Signature]	Blanco Hall	Y
Ashley Richards	[Signature]	Blanco Hall	Y
Amelia Garcia	[Signature]	Stony 210N	Y
Amelia Gutierrez	[Signature]	Elizavira	Y
Margaret Vasquez	[Signature]	River Oaks	Y
Rhannon N	[Signature]	Village	Y
Tyler Gutter	[Signature]	River Oaks	Y
Taryn Ganes	[Signature]	Sayers hall	Y
Adrian	[Signature]	Landmark	Y

Preferred Scenario Map Amendment

- Amendment request for 3 parcels
- Located at Lindsey and North Street
- Adjacent the University
- Surrounded by multi-family, fraternity/sorority houses and University
- Current Comprehensive Plan **Vision SMTX** identifies the property as existing multifamily
- Under current Vision SMTX: Requesting **High-Density Downtown** designation to match surrounding properties
- Under proposed Vision SMTX : Requesting **High Intensity-Neighborhood** designation.
- Property is currently zoned Multifamily and allows for 4-story development.



Section 4.1.1.6 Comprehensive Plan Preferred Scenario

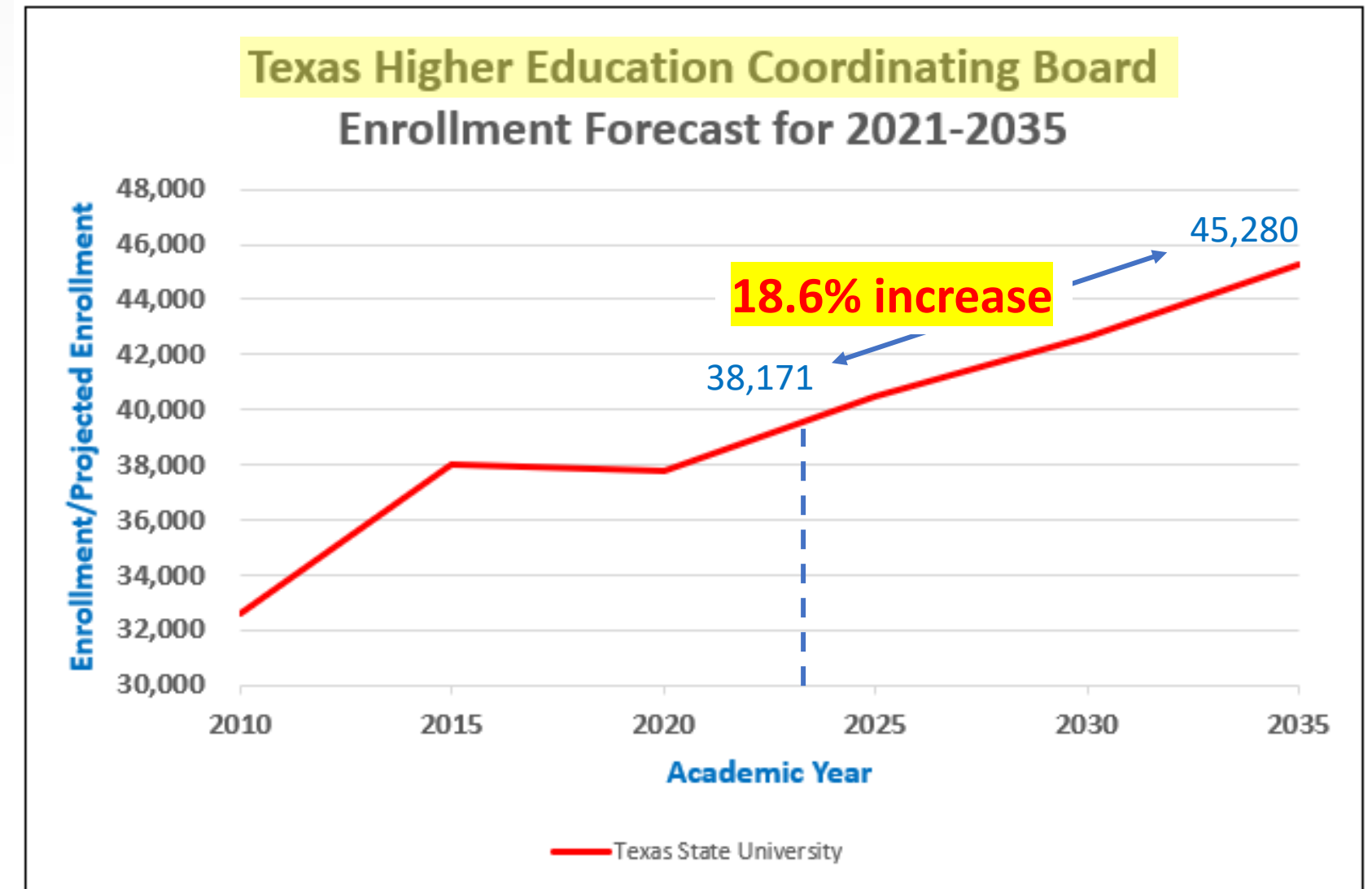
A. Comprehensive Plan Preferred Scenario Designations. To direct the intensity of, and development within, the various areas of the City, the Comprehensive Plan Preferred Scenario Map establishes the following Preferred Scenario areas:

- 4. Medium or High Intensity Zone.** An area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip or drive.

Preferred Scenario Map Amendment - Use

- Use: Student Housing Demand

- Texas State University data shows freshman enrollment has increased 30% over the last 5 years.
- Community Impact (2023): “The freshman class represents a record-setting enrollment for the 3rd consecutive year.”
- Community Impact (2023): Current enrollment at Texas State University is at the highest in the past five (5) years and the 2nd-highest in university history.
- KTSW 89.9 (2022): “Texas State’s record-setting freshman enrollment could be cause of housing shortage.”
- Texas Higher Education Coordinating Board Enrollment Forecast for 2021-2035: Projects that enrollment at Texas State University will increase by roughly 18% by 2035.



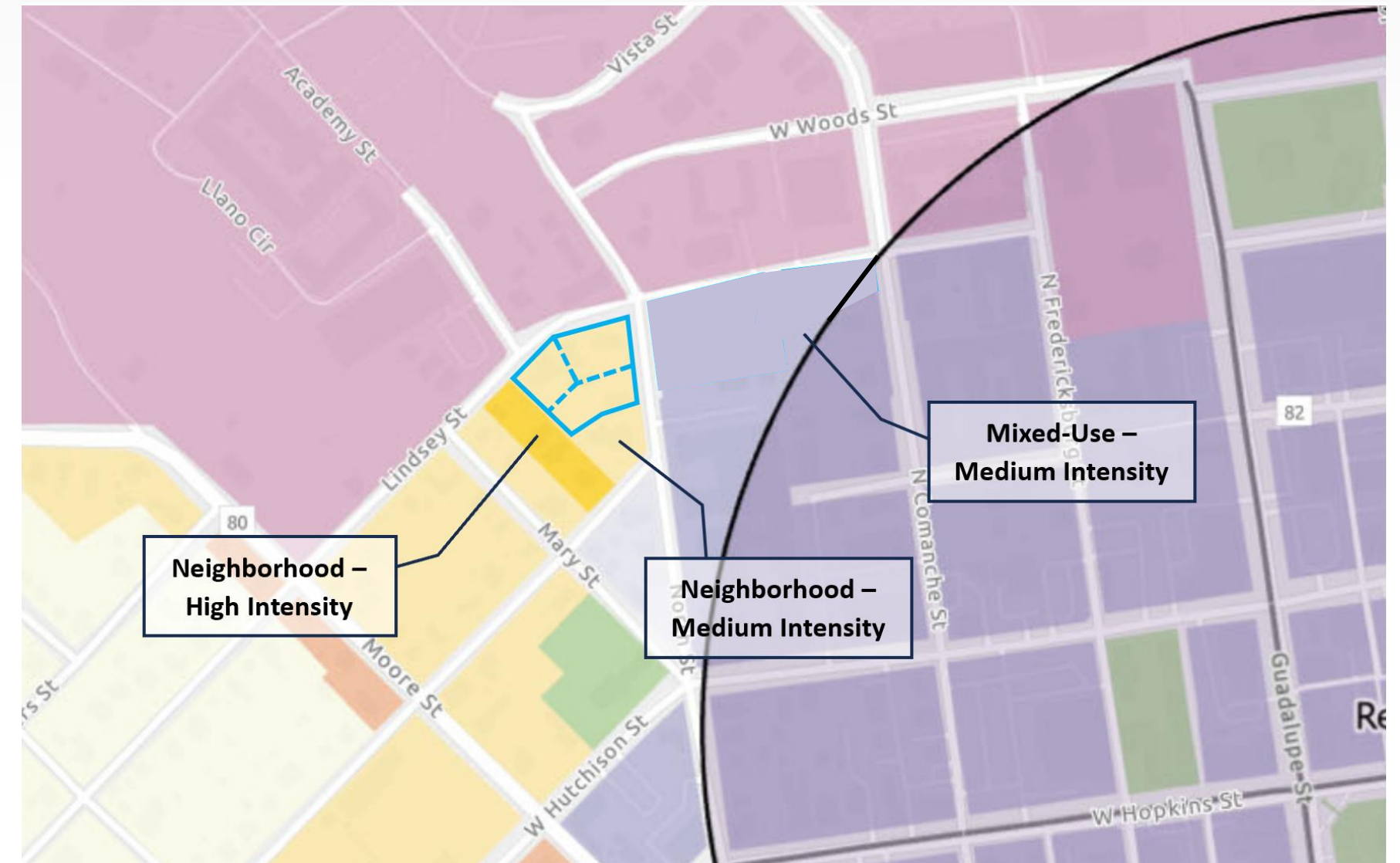
- Use: Student Housing Supply

- 2021 U.S. Census Data shows 1,013 vacant rental units within San Marcos area, but this doesn't depict where these units are.
- November 2023 survey of 42 student housing projects in San Marcos: 21,264 total beds at 96.91% occupancy.
- July 2023 survey of ten (10) apartment communities with 1-mile of Property had vacancy rate of 1.3%.
- While there may be beds available city-wide, it is reasonable for the Commission to conclude that the supply of student housing within close proximity to the University is lacking.
- This is borne out by Texas State purchase of surrounding complexes adjacent to the University and abutting the proposed Project.

Preferred Scenario Map Amendment – Good Urban Planning

Is this the right location for High Density Downtown Use?

- P&Z proposed Vision SMTX recommendation identifies Neighborhood High Intensity for a property abutting the proposed Project immediately to the west.
- Every unit **NOT** placed near campus puts pressure on other parts of San Marcos and will likely increase urban sprawl.
- Every unit **NOT** placed near campus means an additional car on the street, and additional car parking within a neighborhood, or additional strain on the bus system.
- Proposed project is **DIRECTLY ACROSS THE STREET** from the Texas State University campus.
- The proposed project site has a walkability score of 93 – putting it at the top of similar projects across the country.



- Per-capita water use in more densely developed areas is significantly less than in suburban areas.
- Urban sprawl has a proven negative impact on water quality.
- Student sprawl can be minimized with this Map Amendment

Preferred Scenario Map Amendment – Summary

- City Staff supports this request.
- Good planning principals dictate a logical transition that meets the intent of Vision SMTX
 - From Mixed Use-Medium to Neighborhood High-Intensity to Neighborhood Medium-Intensity



- There is documented demand for student housing and the Preferred Scenario Map Amendment is appropriate to allow the kind of development to address the additional need for housing.
- The impacts of NOT making this change would likely result in:
 - Urban Sprawl
 - Increased parking issues in neighborhoods
 - Increased strain on the bus system
 - Increased water use on a per-capita basis
 - Poorer water quality
 - Increased traffic and associated impacts on air quality

Tax Impacts of Project

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

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



Tax Value Gained by McLain Project

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

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

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

Changes Since Initial Application

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

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

Preferred Scenario Map Amendment - Summary

1. To [mitigate and minimize Student Sprawl](#), there is NO BETTER place for this High Density-Downtown land use than [ACROSS THE STREET FROM CAMPUS](#).
2. [Staff fully supports](#) Preferred Scenario Amendment.
3. Proposed High Density-Downtown use is [surrounded by multi-family, fraternity/sorority houses and University](#).
4. There is a [documented need for Student Housing](#) ([Texas State & Texas Higher Education Coordinating Board data](#)).
5. The proposed High Density-Downtown land use [provides the density needed](#) to accommodate this Student Housing use.
6. Texas State just [purchased The Vistas and Sanctuary Lofts](#) to address this need, but additional units needed.
7. Over [1200 students and non-students](#) have signed a petition in support of the Project, signifying support for this use.
8. The City will [replace approximately 77% of lost tax revenue](#) from that purchase through the conversion to High Density-Downtown use.
9. Proposed High Density-Downtown use will have [less impact on City services](#) than smaller projects throughout the City.
10. Proposed High Density-Downtown use will have [less impact on environment](#) than smaller projects throughout the City.
11. Project is [consistent with City planning and zoning principles](#).



February 21, 2024

Matthew Kenyon, CPA
Managing Principal
Kenyon Companies
4824 East Cesar Chavez Street, Austin, Texas 78702

Re: McLain Student Housing Development

Mr. Kenyon,

This letter summarized the projected site traffic information for McLain Student Housing Development, located near the intersection of North Street and Lindsey Street in San Marcos, Texas. The proposed development would consist of 750 Bedrooms. The vehicular access to McLain Student Housing Development will mainly be provided through Lindsey Street. The latest edition of ITE trip generation manual was used to calculate the daily and peak hour projected vehicular trips, as shown below.

ITE Trip Generation Manual 11th Edition (ITE Land Use Code: 225)

- Projected AM Peak Hour Traffic = 120 Vehicles per Hour (Morning Rush Hour)
 - 52 Vehicles entering and 68 vehicles exiting
- Projected PM Peak Hour Traffic = 195 Vehicles per Hour (Evening Rush Hour)
 - 98 Vehicles entering and 97 vehicles exiting

The projected site traffic was assumed to be evenly distributed among one (1) driveway on Lindsey Street and two (2) driveways on North Street. The following assumptions were made for McLain Student Housing Development.

- Lower percentage of usage of vehicles on daily basis
- Students are most likely to use other mode of transportation (ride shares, bicycles and or walking)
- Lower percentage of vehicle usage during morning (7 AM to 9 AM) and evening (4 PM to 6 PM) rush hours

Based on the above assumptions, it is expected that the projected site traffic from McLain Student Housing Development would have minimal impact on adjacent road network, including North Street and Lindsey Street.



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

The output from ITE Trip Generation Manual was submitted with this letter. Please let me know if you have any questions or comments regarding this letter.

Respectfully,



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Amer Gilani, P.E., PTOE

Land Use	ITE Code	Bedrooms	Daily Trips (VPD)	AM Peak Hour Trips (VPH)			PM Peak Hour Trips (VPH)		
				Enter	Exiting	Total	Enter	Exiting	Total
Off - Campus Student Apartment (Low - Rise)	225	750	2678	52	68	120	98	97	195

PROJECTED SITE TRAFFIC

OFF – CAMPUS STUDENT APARTMENTS (ITE CODE 225)

DAILY TRIPS

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

225

LAND USE GROUP:

(200-299) Residential

LAND USE :

225 - Off-Campus Student Apartment (Low-Rise)

LAND USE SUBCATEGORY:

Adjacent to Campus

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Bedrooms

TIME PERIOD:

Weekday

TRIP TYPE:

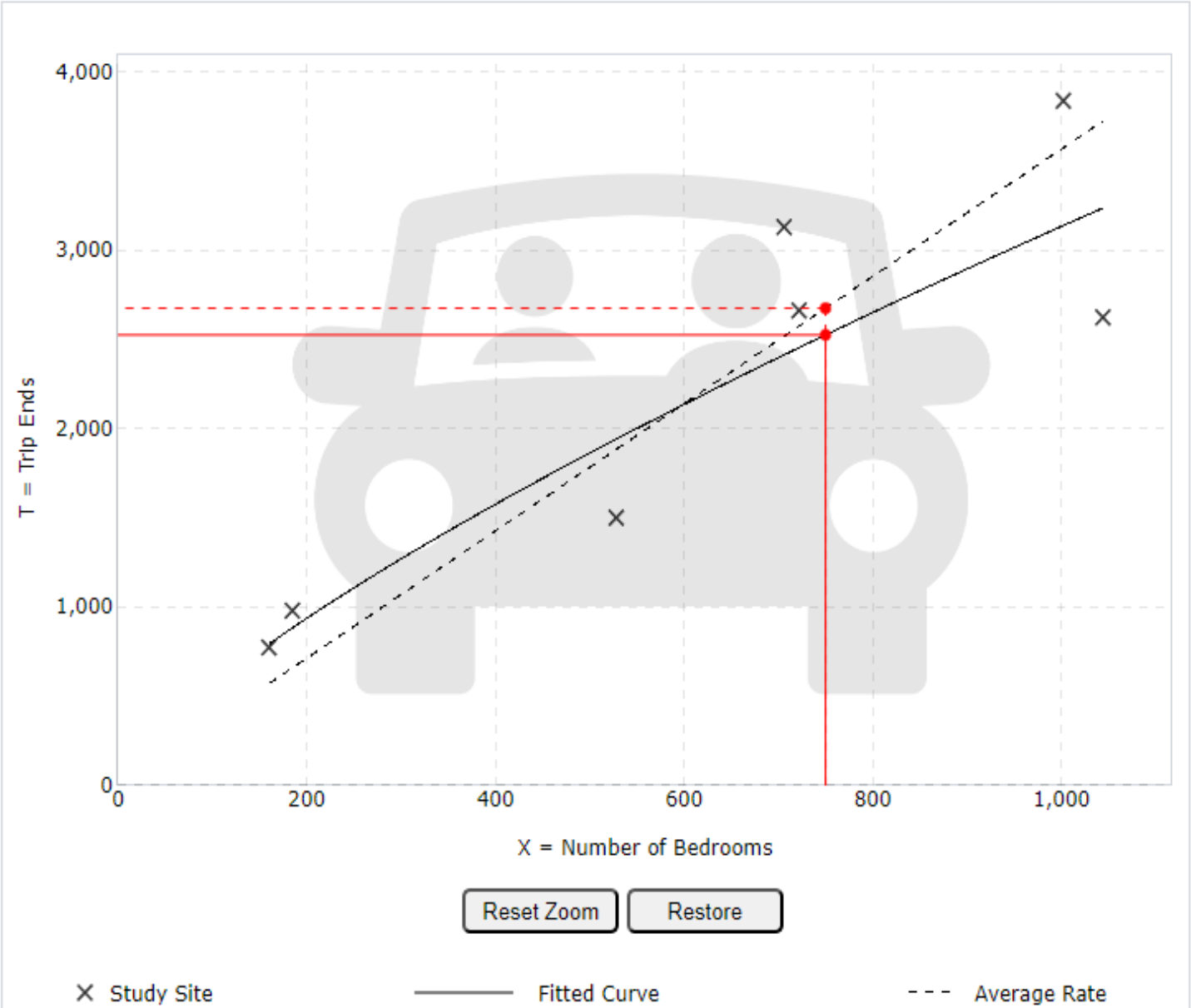
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

750

Calculate

Data Plot and Equation

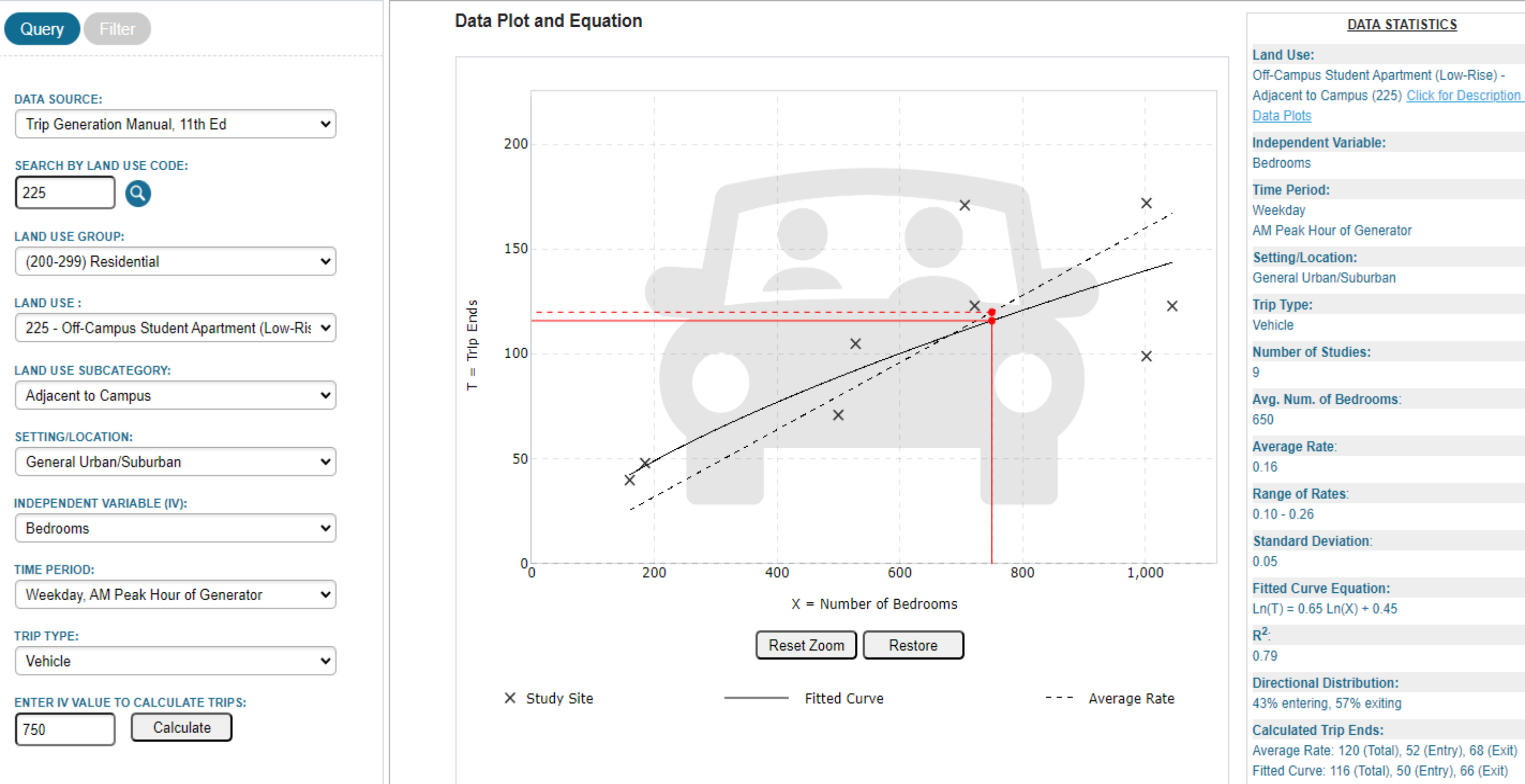


DATA STATISTICS

Land Use:	Off-Campus Student Apartment (Low-Rise) - Adjacent to Campus (225) Click for Description and Data Plots
Independent Variable:	Bedrooms
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	7
Avg. Num. of Bedrooms:	621
Average Rate:	3.57
Range of Rates:	2.52 - 5.30
Standard Deviation:	0.88
Fitted Curve Equation:	$\ln(T) = 0.75 \ln(X) + 2.87$
R ² :	0.90
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 2678 (Total), 1339 (Entry), 1339 (Exit) Fitted Curve: 2528 (Total), 1264 (Entry), 1264 (Exit)

OFF – CAMPUS STUDENT APARTMENTS (ITE CODE 225)

AM PEAK HOUR TRIPS



OFF – CAMPUS STUDENT APARTMENTS (ITE CODE 225)

PM PEAK HOUR TRIPS

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

225

LAND USE GROUP:

(200-299) Residential

LAND USE :

225 - Off-Campus Student Apartment (Low-Ris

LAND USE SUBCATEGORY:

Adjacent to Campus

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Bedrooms

TIME PERIOD:

Weekday, PM Peak Hour of Generator

TRIP TYPE:

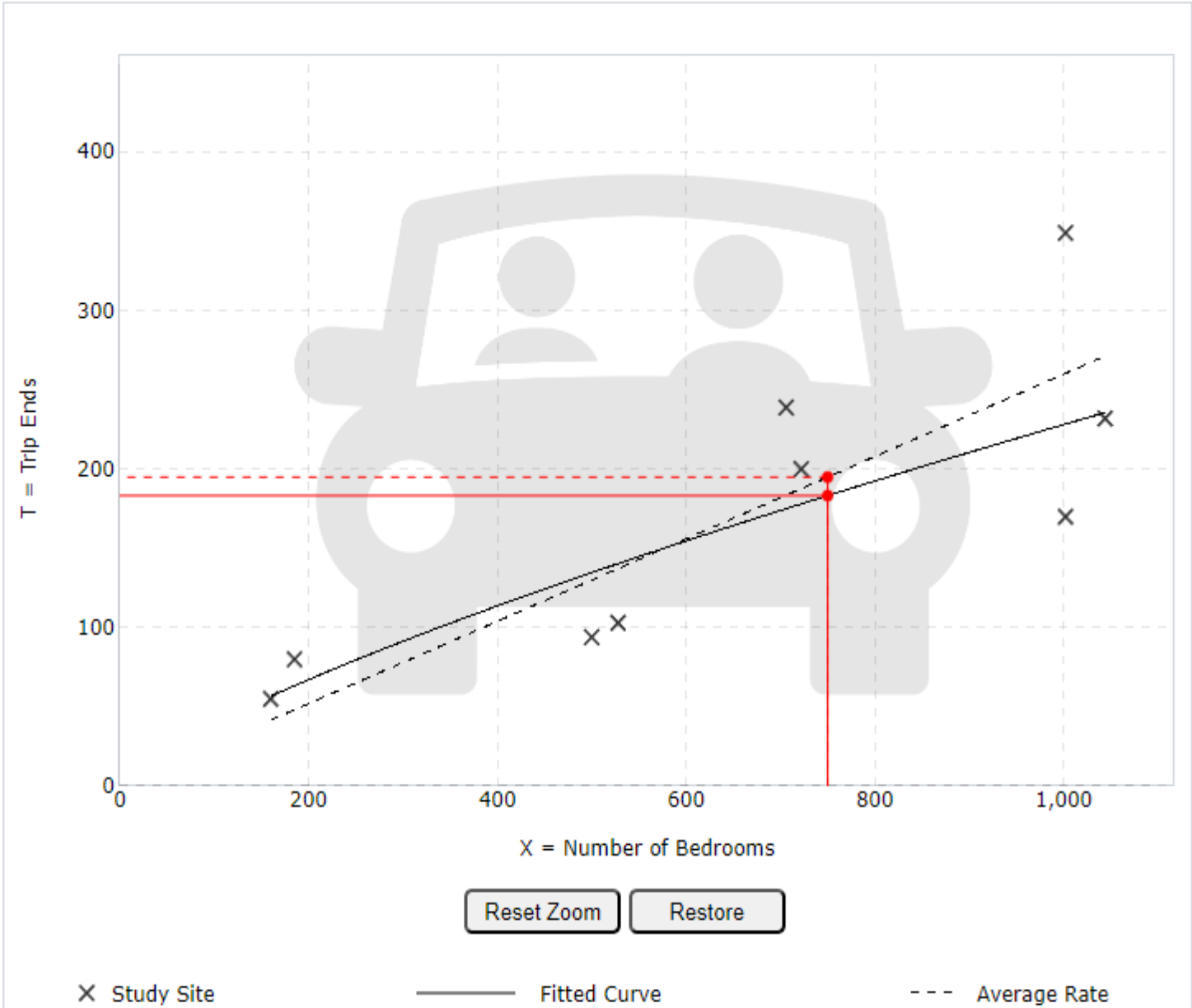
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

750

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Off-Campus Student Apartment (Low-Rise) - Adjacent to Campus (225) Click for Description Data Plots
Independent Variable:	Bedrooms
Time Period:	Weekday PM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	9
Avg. Num. of Bedrooms:	650
Average Rate:	0.26
Range of Rates:	0.17 - 0.43
Standard Deviation:	0.08
Fitted Curve Equation:	$\ln(T) = 0.76 \ln(X) + 0.18$
R ² :	0.78
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 195 (Total), 98 (Entry), 97 (Exit) Fitted Curve: 183 (Total), 92 (Entry), 91 (Exit)

Land Use: 225

Off-Campus Student Apartment (Low-Rise)

Description

An off-campus student apartment (low-rise) complex houses college or university students in structures with two or three floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.

The dwelling unit typically ranges in size between a studio apartment and a five-bedroom apartment. It can be rented furnished or unfurnished. It is common for each apartment to have a washer and dryer.

The property is typically located near or within walking distance of a college campus and provides student-related amenities such as free high-speed Internet, a study lounge, fitness center, sports court, and swimming pool. An off-campus student apartment complex typically provides security and 24-hour emergency maintenance.

Multifamily housing (low-rise) (Land Use 220), off-campus student apartment (mid-rise) (Land Use 226), and off-campus student apartment (high-rise) (Land Use 227) are related land uses.

Land Use Subcategory

The data included in this land use have been stratified into two subcategories: (1) sites located adjacent to campus and (2) sites located over a half mile from campus. For some of the latter sites, regular shuttle service is provided to and from the campus.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Alabama, Arizona, California, Florida, Minnesota, Montana, and South Carolina.

Source Numbers

864, 868, 895, 916, 1031, 1038, 1065

Off-Campus Student Apartment (Low-Rise) Adjacent to Campus (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

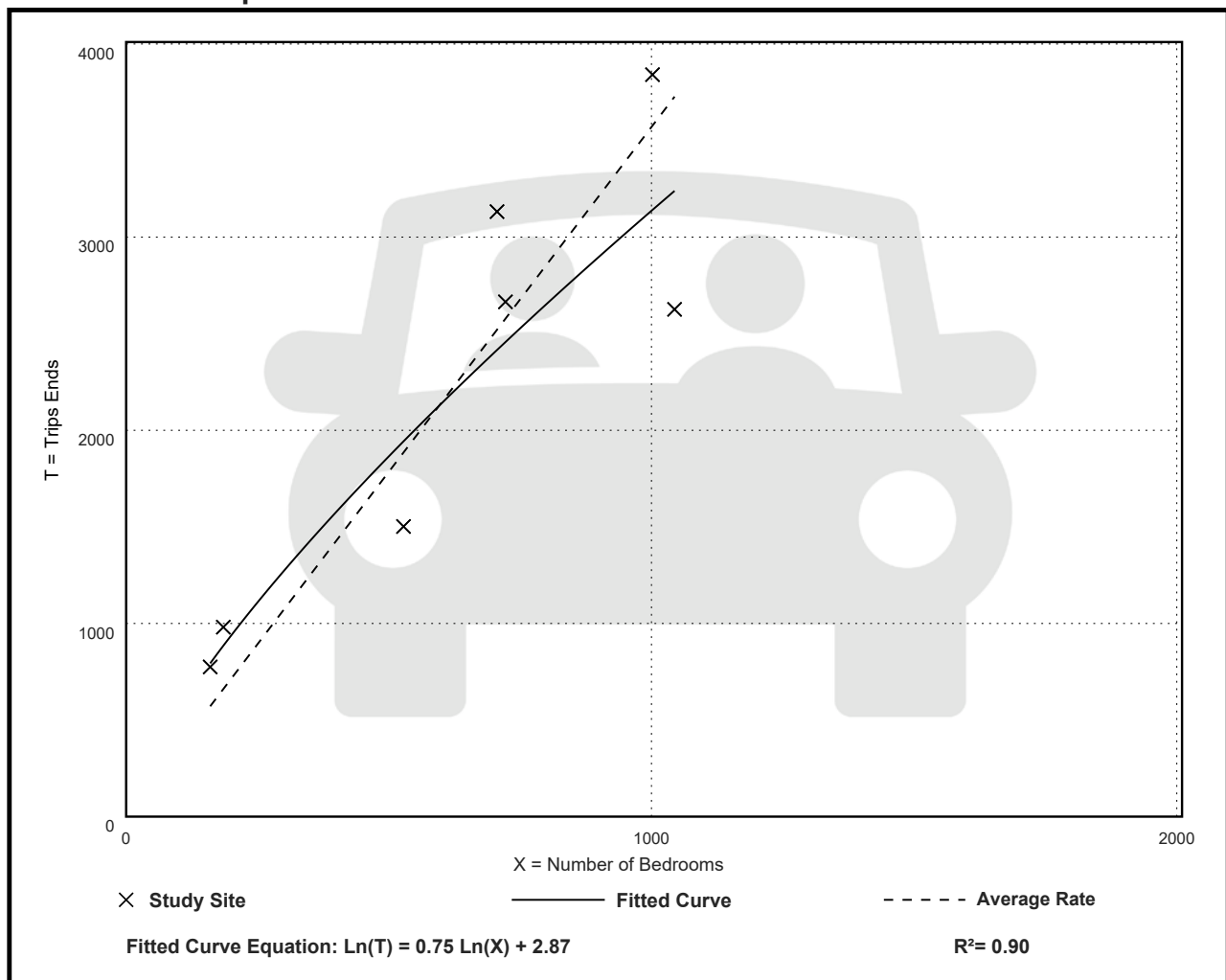
Avg. Num. of Bedrooms: 621

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
3.57	2.52 - 5.30	0.88

Data Plot and Equation



Off-Campus Student Apartment (Low-Rise) Adjacent to Campus (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

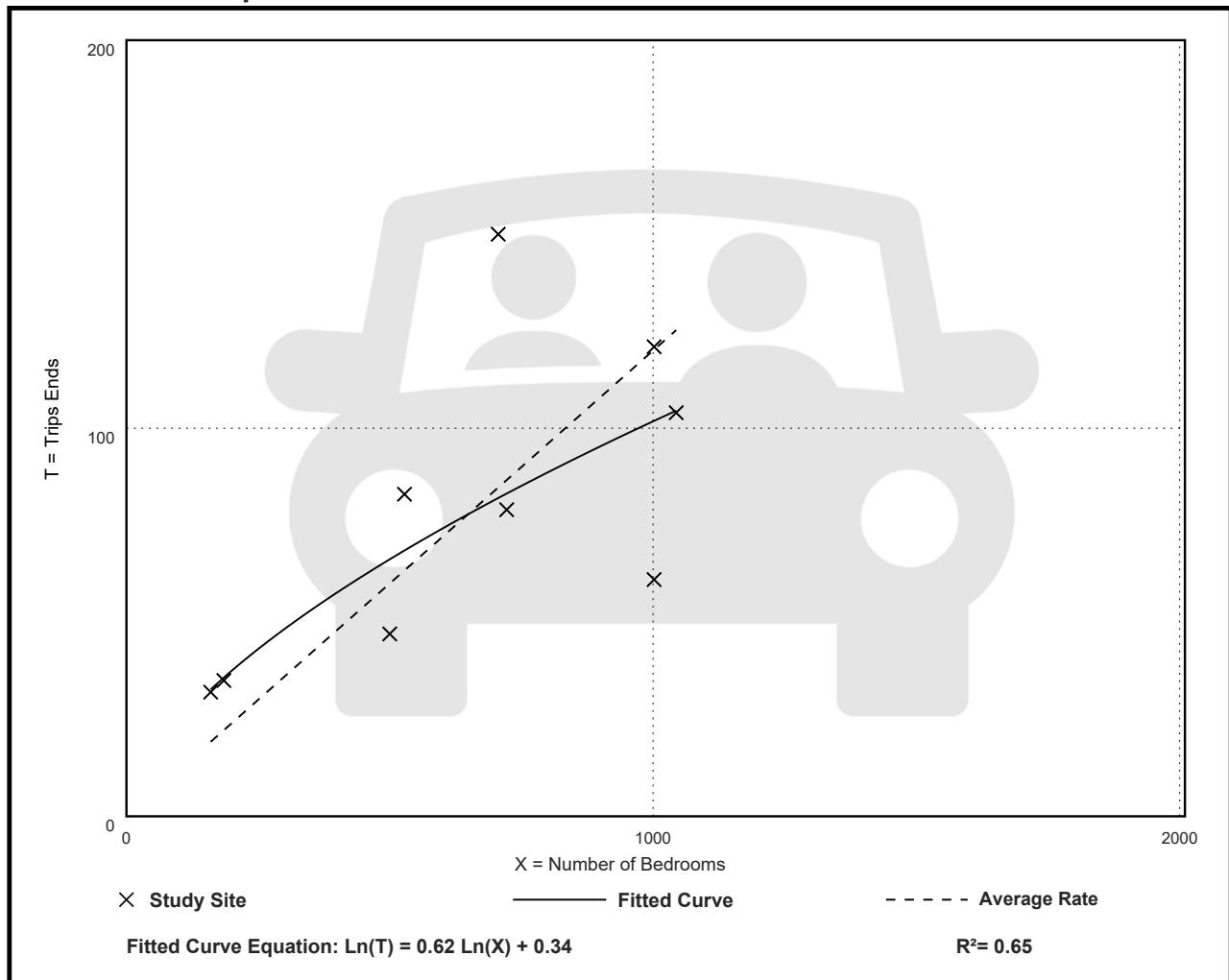
Avg. Num. of Bedrooms: 650

Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.12	0.06 - 0.21	0.05

Data Plot and Equation



Off-Campus Student Apartment (Low-Rise) Adjacent to Campus (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

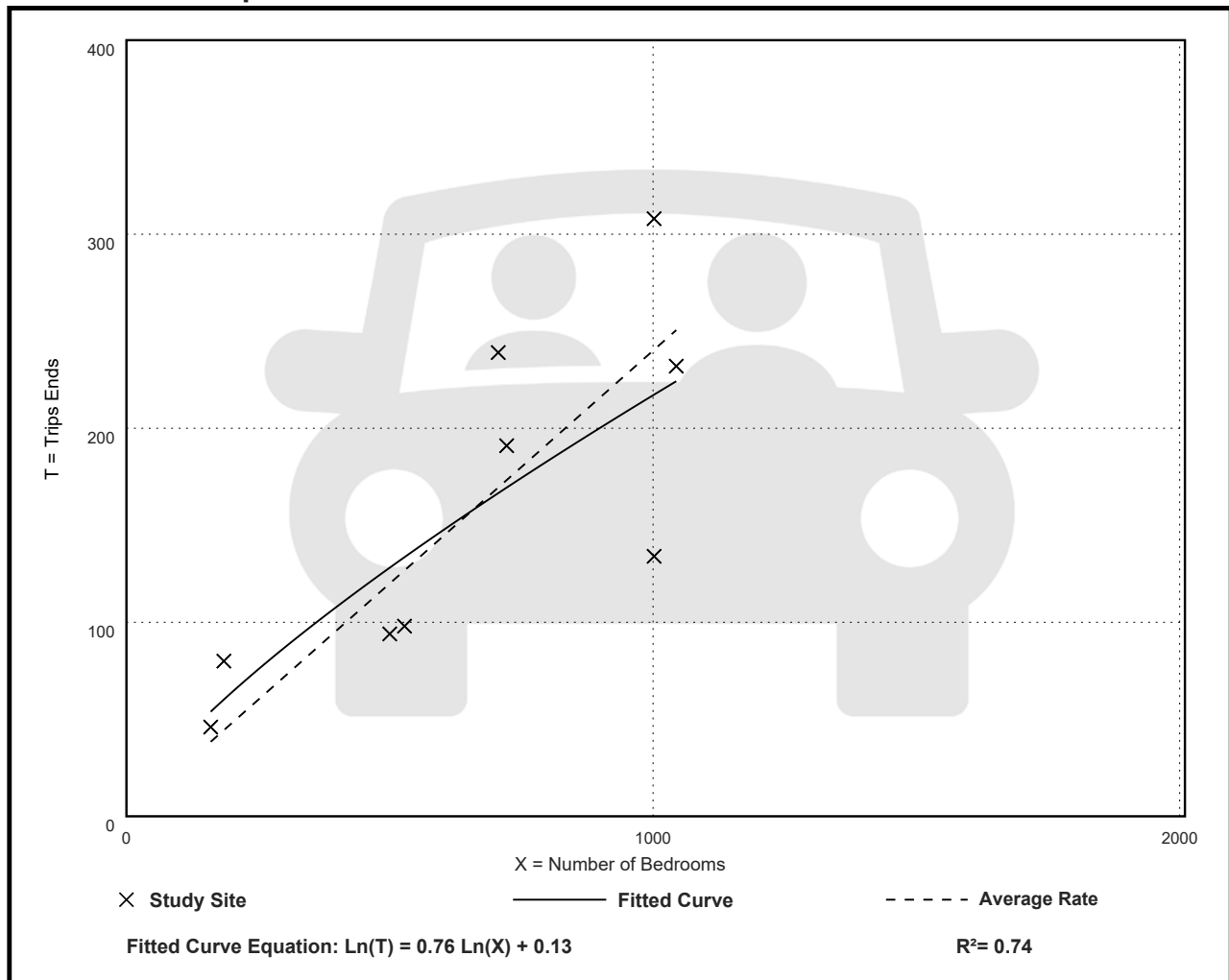
Avg. Num. of Bedrooms: 650

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.24	0.13 - 0.43	0.08

Data Plot and Equation



Off-Campus Student Apartment (Low-Rise) Adjacent to Campus (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

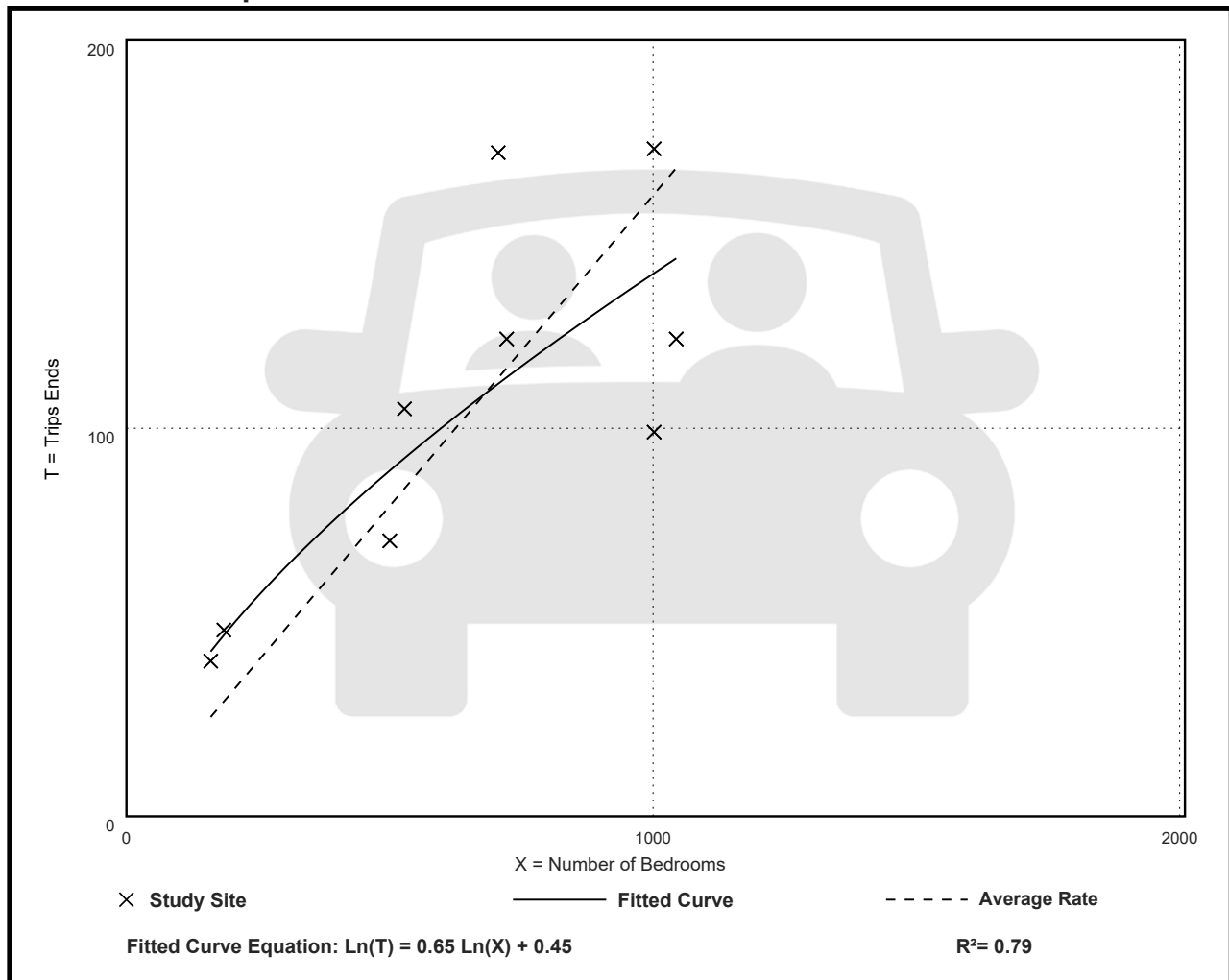
Avg. Num. of Bedrooms: 650

Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.16	0.10 - 0.26	0.05

Data Plot and Equation



Off-Campus Student Apartment (Low-Rise) Adjacent to Campus (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

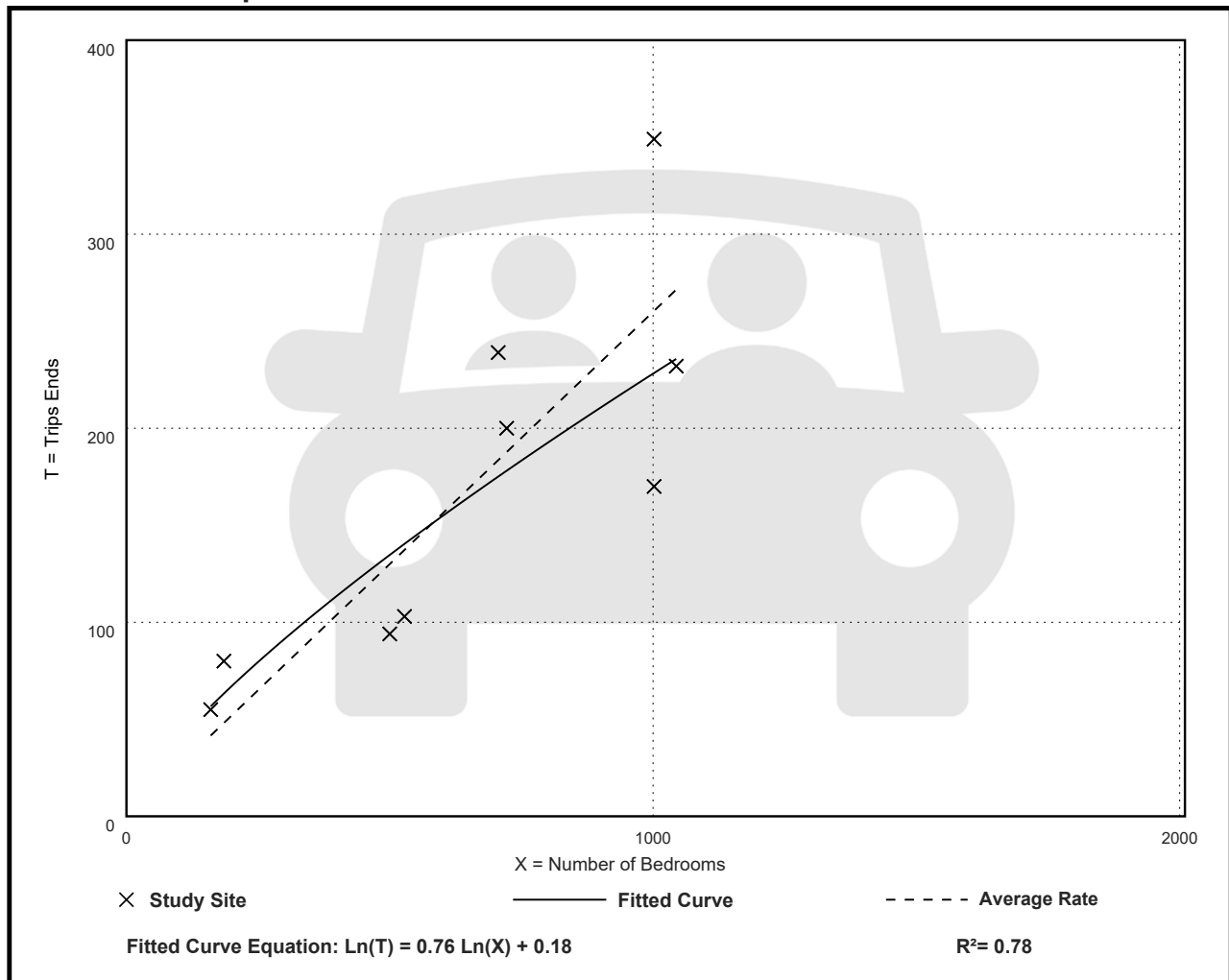
Avg. Num. of Bedrooms: 650

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.26	0.17 - 0.43	0.08

Data Plot and Equation



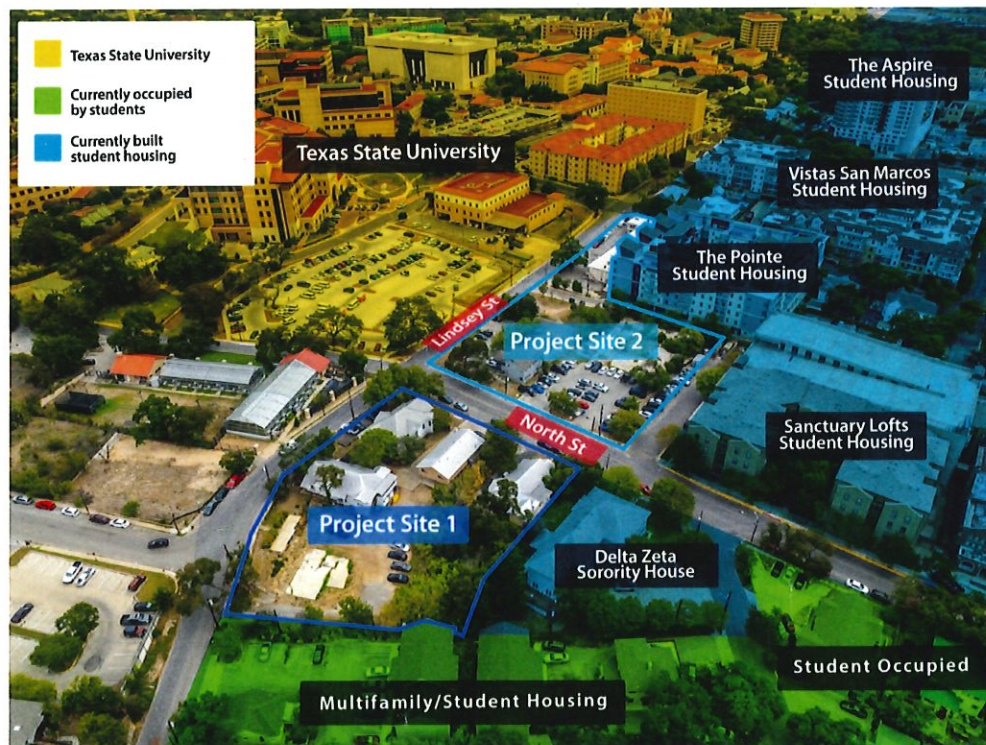
PETITION OF SUPPORT

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




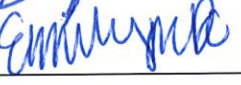

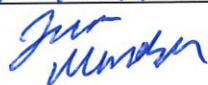






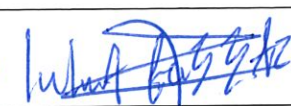


Project Description: The purpose of these applications is to change the Preferred Scenario map for both Sites from Existing Neighborhood to High Intensity-Downtown per the currently adopted Comprehensive Plan. **The Property is intended to be redeveloped with a student housing project with up to 917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

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





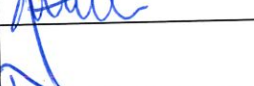
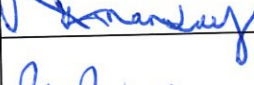
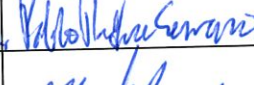

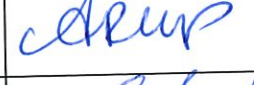

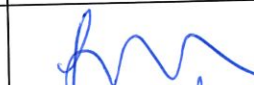
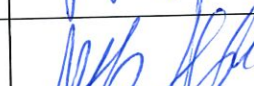



We are also requesting an alternative compliance to **increase the height of the project from 5 to 7 stories. This project is outside of the downtown area immediately adjacent to the University.** We have provided a 3D rendering to show the height of the building as it related to surrounding properties.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













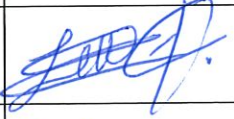



DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Campbell Burke		2710 Buckeye trail	Y
Jayden Abolarin		11519 Ryeon Manor dr	Y
Oliva Anderson		611 N LB) Dr	Yes
Emily McDaniel		Arnold	Yes
LEXI Espiricueta		32350 E Palm Valley Blvd	yes
Jacob Mendes		Jacob.mendes@a2005 @gmail.com	Yes
Corinne Ward		FALLS HALLS	yes
Shelby Smith		Falls Hall	yes
Katya Perez		Jackson	Yes
Justys McDonald		701 Moore St	Y
Aiyanna Boyd		701 Moore St	Y
Chase Glenn		701 Moore St.	Yes
Iulwa GAZZAR		615 RAWSON BND	Yes
Terry Mwambi		Lantana	Yes
Bethel Solomon		Ezo	Yes





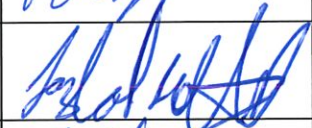
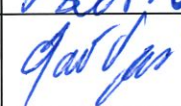



DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Hannah Ajala		San Marcos, TX	Y
Terri Bashara		San Marcos, TX	Y
Chibby Uelenna		San Marcos, TX	Y
AREALMAJOR		San Marcos TX	Y
NATHAN LATONZ		San Marcos TX	Y
Pablo Piedra Serran		San Marcos, TX	Y
Mark Leon		San Marcos, TX	Y
ARUP ACHAR JEE		SAN MARCOS, TX	Y
Isabel Ovarze		san marcos TX	Y
Lillian Morrison		San Marcos, TX	Y
Marka Alejo		San Marcos, TX	Y
Sirther Chalere		San Marcos, TX	Y
Samar Dhamala		San Marcos, TX	X
Icaro G		Austin TX	Y
Giovany Salazar		San Marcos Tx	Y




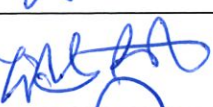
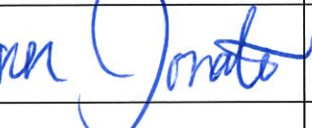


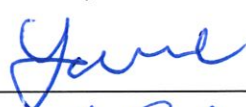
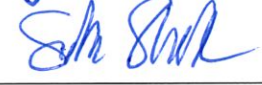





DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Antan H.		San Marcos	Y
Diego S		San Marcos	Y
Ketan Boro		San Marcos	Y
Angel S		Austin, Tx	Y
Ayanna Soto		Kyle, Tx	Y
Aliya Soto		Sanmarcos, Tx	Y
Rubio Garcia		Kyle, Tx	Y
Malik Emanuel		Sanmarcos, Tx	Y
Maliki benard		San Marcos	Y
Miranda G		San Marcos	Y
Leslie G.		San Marcos	Y
Aric W.		San Marcos	Y
Shyenne Williams		Kyle, Tx	Y
Trinity McCallum		Kyle, Tx	Y

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

Printed Name	Signature	Address	Student? (Y/N)
Abdul Adegbite		Toway	Yes
Daniel Olatunji		blanco	yes
James Duteil		College Inn	yes
Marley Murphy		Smith hall	yes
Lazlo Bolka		San Marcos	yes
Hayn Benzale		Sayers hall	yes
Benning Pass		Sayers Hall	yes
Dekawen Mwen		San Marcos Hall	Yes
Kenzie.A		Falls Hall	Yes

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

Printed Name	Signature	Address	Student? (Y/N)
Sachini		Leah Avenue	Y
Riya Crantam		Leah Ave.	Y
Jailen Towles		Blanco Hall	Y
Tristan Stott		Austin TX	Y
Jonathan Guzman		San Marcos, TX	Y
Brianna Bushy		San Marcos, Tx	Y
Erin Martinez	EM.	San Marcos, Tx	Y
Maelynn Benavides		Sterny Hall	Y
Lana Estrada		San Marcos, TX	Y
Sofia Salk		San Marcos, TX	Y
Tatum Sackett		San Marcos, TX	Y
Anari Bradford		San Marcos TX	Y
Morgan Shively		San Marcos Tx	Y
Caroline Dobbs		San Marcos TX	Y
Kaylee Norman		San Marcos TX	Y

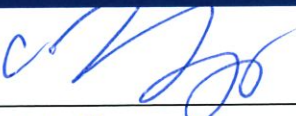





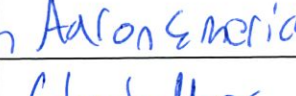
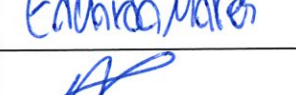

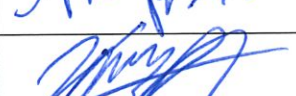

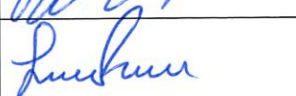

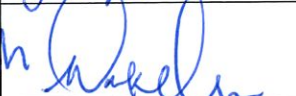

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Taylor Bell	Taylor Bell	San Marcos, TX	Y
Alyanna Berado	Alyanna Berado	Seguin, Tx	Y
Emma Yurko	Emma Yurko	San Marcos, TX	Y
Ashley Sherman	Ashley Sherman	San Marcos, TX	Y
Elizabeth Brock	Elizabeth B.	San Marcos, TX	Y
Danny Cates	D.C.	San Marcos, TX	Y
Laura Quiñones	Laura Quiñones	San Marcos, Tx	Y
Chibweze Madergler	Chibweze Madergler	San Marcos, TX	Y
KJ uzuegbana	KJ.uzuegbana	San Marcos, TX	Y
Joana D	Joana D	San Marcos, TX	Y
Deannye V	Deannye V	San Marcos, TX	Y
Madison S	Madison S	San Marcos, TX	Y
Malaki, B	Malaki, B	San Marcos, TX	Y
Taylor G.	Taylor G.	San Marcos, TX	Y
Julie D.	Julie D.	San Marcos, TX	Y




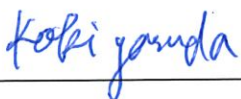





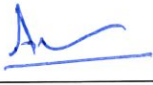

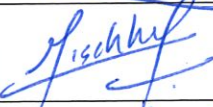



DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Mystique m	mystique	San Marcos, Tx	y
Landry Reed	Landry	San Marcos, TX	y
Audrey Bova	Audrey	Jackson Hall	y
Alexander Tourdain	Alexander	FFF	y
William M.	William	Bobcat Village	y
GHULAM KHAN	GHULAM	North Austin	x
Cassandra Vasquez	Cassandra	Sayers Hall, San Marcos	y
Kharson McKay	Kharson	Cottages	y
Chris Perryman	Chris	Blanco Hall	x
Chase Smeal	Chase	College Inn	y
Logan Hoover	Logan	21 Crestock	y
Ethan Carter	Ethan	Tower Hall	y
ERIC GRIFFIN	ERIC	Tower Hall	y
Patricia Torres	Patricia	Stem Hall	y
Marvin French	Marvin	Arba	y




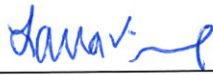




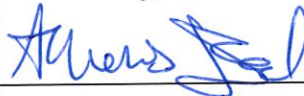
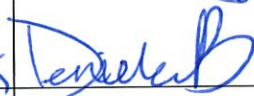





DATE: 11/8 (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
CAROL WILSON		100 WADSWORTH LN	N
Madison Lopez		301 Millington Lane	Y
Olivin Chao		320 Rasmussen	Y
Victoria Dale		the cottages	Y
DYINDA RICKARD		Cottages	Y
Joey Berger		CHAPUSTS	Y
Aaron Emerich		103 EAST MIMOSA	Y
Edwanda Mares		east mimosa circle Tower Hall	Y
dagel Rivera		Blanco	Y
Anaya Broussard		The Village	Y
Xavier Abeya		bobcat village	Y
Ekoban Ramos		Stony	Y
Rilli Ralph		Gillardia	Y
LUIZA Moran		Castlerock sm	Y
wakelyn Mitchell		Copper Beech	Y

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

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






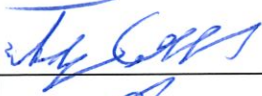









DATE: 11/7 (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Dylan Fyfe		EZ O	Y
Emily Singletary		San Jac Hall	Y
Jon Oliver		Falls Hall	Y
Laura Villarreal		San Jacinto Hall	Y
Samuel Rich		Gaillardia Hall	Y
Abbey Mitchell		Blanco Hall	Y
Tia Meyer		San Marcos Hall	Y
Makena Ja		San Marcos Hall	Y
Amtris Forcel		Gaillardia	Y
Daniela Belmontes		Butler hall	Y
Alexa Gutierrez		EZO	Y
Jessica Matthe		Lantana hall	Y
Nia Ward		201 Telluride St	Y
Brooke Forsyth		1415 Craddock Ave	Y
Bri Turner		gaillardia	Y

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

Printed Name	Signature	Address	Student? (Y/N)
Adilene Rangel	Adilene Rangel	North St.	Y
Skylar Garza	Skylar Garza	Academy St	Y
Jalysa Vasquez	Jalysa Vasquez	Moore St	Y
Jayla Vasquez	Jayla Vasquez	Moore St.	Y
Audrey Cervardo	Audrey Cervardo	Edward gary st.	Y
Neriah Thompson	Neriah Thompson	moore st.	Y
ELISAH MUNDE	Elisah Munde	FAMBA LN	Y
Serena Salinas	Serena Salinas	Mill St.	Y
Ramiyah Brooks	Ramiyah Brooks	Moore st	Y
Brookelynn Mata	Brookelynn Mata	Moore st	Y
Tahmina Abdul	Tahmina Abdul	Moore st	Y
Nawal Graal	Nawal Graal	Moore st	Y
Aylin Almazan	Aylin Almazan	Moore St.	Y
Yamile Chino	Yamile Chino	Moore St.	Y
Rebecca Rodriguez	Rebecca Rodriguez	Holland	Y

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

Printed Name	Signature	Address	Student? (Y/N)
Carson Cross		18401 Deep well Dr.	Y
Quinton Ford		South Austin	Y
Nate Settin		917 Sagewood trail	Y
VOPPAWNAK		1350 N LBJ DR	Y
Rogelio Lucio		2417 Parkway DR	Y
Troy Conley		322 White Willow	Y
Oscar Corraza		Ridgeline @ Fagers Ranch	Y
Maniela Penabaz		101 Russell st	Y
Gizelle Reys		Centana	Y
Cooper Farlick		town hall	Y
William Patton		Edge Apts	Y
Florian Ploetz		Bobcat Village	Y
Maite Rinaldi		Falls Hall	Y
Jassee Elise		the villages	Y
Andra Garcia		Westfield	Y
















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

Printed Name	Signature	Address	Student? (Y/N)
Jake Bram	<i>Jake Bram</i>	401 N. Fredericksburg St. Vistas	✓
Elie Cox	<i>Elie Cox</i>	2513 Seton Ave	Y
Brent Shanks	<i>Brent Shanks</i>	622 Lipan Pk	Y
Joshua Gonzalez	<i>Joshua Gonzalez</i>	Verano Dr.	✓
Brianna Johnson	<i>Brianna Johnson</i>	Riva Ridge Cir.	Y
Jessine Perez	<i>Jessine Perez</i>	the vistas	Y
Isaac H	<i>Isaac H</i>	the vistas	Y
Emily Fille	<i>Emily Fille</i>	490 Barnes Dr.	Y
Joel Scott	<i>Joel Scott</i>	512 Cradden Ave	Y
Jaxon Carter	<i>Jaxon Carter</i>	Bobcat Village	Y
Kate McCall	<i>Kate McCall</i>	Gaillardia	Y
Haile Ponder	<i>Haile Ponder</i>	Blanco Hall	Y
Elaina Shelloys	<i>Elaina Shelloys</i>	Blanco Hall	Y
Jasmine Cooper	<i>Jasmine Cooper</i>	Blanco Hall	Y
Brianna Zu	<i>Brianna Zu</i>	Blanco Hall	Y











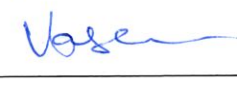

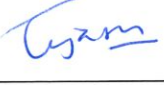


DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Ethan Beavers	Ethan Beavers	1162 Green Rock Dr.	Y
Grace Mpinda	Grace Mpinda	1701 Mill St	Y
Joseph Tova	Joseph Tova	221 Telluride St	Y
Sudney Schmit	Sudney Schmit	Arba	Y
Julia hoodley	Julia hoodley	Aquasora	Y
Adanary Aldreke	Adanary Aldreke	Moore St	Y
Paola Lousamau	Paola Lousamau	Moore St	Y
Emma Avery	Emma Avery	moore St	Y
Cyres Davis	Cyres Davis	3809 South Congress	Y
Daphne Garza	Daphne Garza	Peterson	Y
Chrismen Segura	Chrismen Segura	San Marcos Hall	Y
Alek Tanson	Alek Tanson	Shiloh Way	Y
Kurion Terrance	Kurion Terrance	Aquasora Springs Dr	Y
Joscelin Torres	Joscelin Torres	Lantana Hall	Y
Krysteen Vasquez	Krysteen Vasquez	sterry Hall	Y

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

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

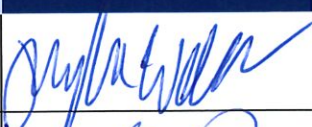
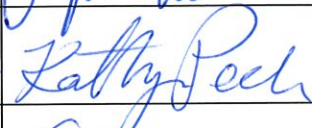
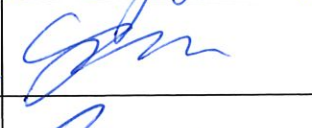
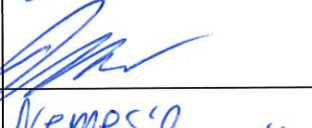
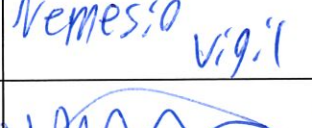



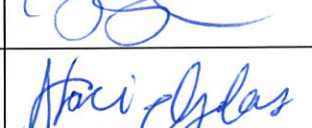
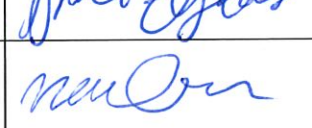
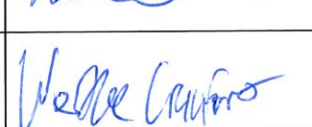
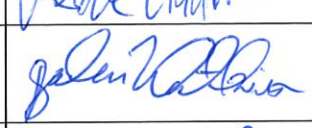

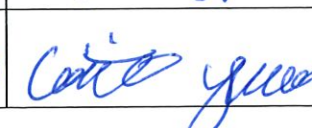

DATE: 11/1 (Use new Sheets for Each Date Signatures are obtained)

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

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

Printed Name	Signature	Address	Student? (Y/N)
Enrique Arteaga	Enrique Arteaga	Blanco Hall	Y
Nessa K	Nessa K	blanco	Y
Aiden Rich	Aiden Rich	Blanco	Y
Damian Rivera	Damian	Blanco	Y
Jurrett Hernandez	Jurrett Hernandez	Blanco	Y
Sulton Guss	Sulton Guss	First + Five	Y
Jada Adams	Jada Adams	First five	Y
Vanessa Iskahn	Vanessa Iskahn	First five	Y
Jacob Singer	Jacob Singer	117 West Ave	Y
Jacob Aubrey	Jacob Aubrey	1101 River Ridge Pkwy	Y
Andrew Hebron	Andrew Hebron	1722	Y
Stephen Lerner	Stephen Lerner	Bushmillis ct	Y
John Garcia	John Garcia	Blanco Hall	Y
Emily Hernandez	Emily Hernandez	Blanco Hall	Y
Tarynn Vasquez	Tarynn Vasquez	Blanco Hall	Y









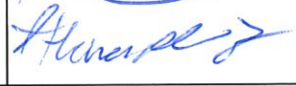




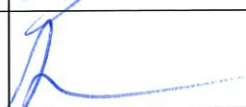
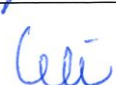
DATE: 10/31 (Use new Sheets for Each Date Signatures are obtained)

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

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

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


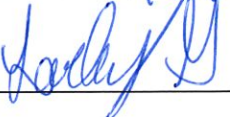


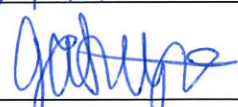
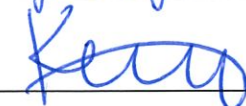



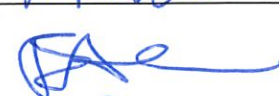

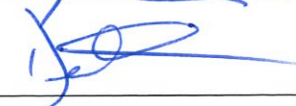



DATE: 10/30 (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Nicholas Mykum		Blanco	Y
Lily Landry		Bobcat Village	Y
Tyler Drake		Bobcat Village	Y
1224 Long		first five	Y
Bridget Holt		Butler Hall	Y
Elsie Krizer		Laurel Hall	Y
Layla Sullivan		Butler hall	Y
Reese Brecker		Butler	Y
Alyssa Hernandez		Lantana	Y
Daria Ansto		COPPER BECH	Y
Raen Taylor		red point	Y
Xianna Antivero		Lantana	Y
Josh Parks		Blanco River	Y
Jessica Day		Edward	Y
Eli Campbell		Sterry	Y


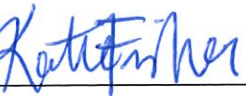








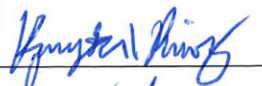


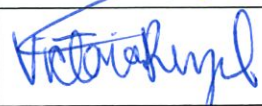
DATE: 10/27 (Use new Sheets for Each Date Signatures are obtained)

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

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

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








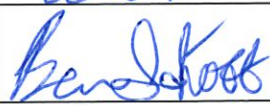

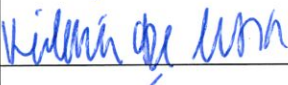
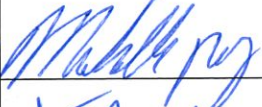



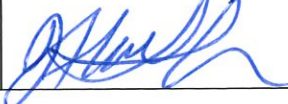
DATE: 10/24 (Use new Sheets for Each Date Signatures are obtained)

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





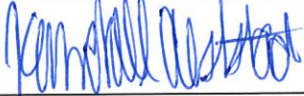

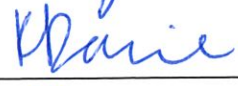



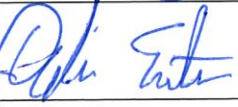


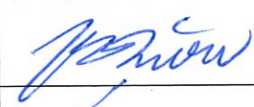
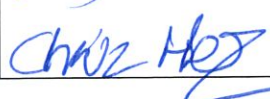
DATE: 10/24 (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Sam Garrison	Sam Gie	6000 W Summit Dr.	Y
MiKeya Jordan	MiKeya J.	Retama Hall	Y
Matthew Haynie	Matthew	714 Allen St	Y
Tyler Ziccardi	Tyler	512 Cradock Ave	Y
Roy Ramirez	Roy	4250 Sunrise Cove	Y
Kaylin York	Kaylin	7805 Swindon	Y
Jacquelyn S	Jacquelyn	207 W Bay	Yes
Kenny V	Kenny	More at	Yes
Isabel Hernandez Solorzano	Isabel	1117 Armadillo Rd	Y
Greyson Ramirez	Greyson	Academy St	Y
Addi Peters	Addi	1410 Hillside Ranch	Y
Julia Agu	Julia	1850 Aquavena Springs Dr	Y
Joe Leira	Joe	South Av 5111	Y
Nyah Adler	Nyah Adler	Redpoint 650 River Rd.	Y
Alyssa Pearson	Alyssa	Redpoint	yes







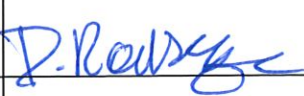





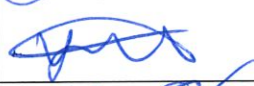


DATE: 10/24 (Use new Sheets for Each Date Signatures are obtained)

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

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

Printed Name	Signature	Address	Student? (Y/N)
Ellen Salem		10725 Pointe View Dr	N
Abigail Riquelme		102 Mosscliff Circle	Y
Paige Keller		102 Mosscliff Circle	Y
Pantón Burgess		102 Mosscliff Circle	Y
Kendall Altstadt		102 Mosscliff Circle	Y
Alex Beyerlein		102 Mosscliff Circle	Y
Kelsey Davie		102 Mosscliff Circle	Y
Graciela Castillo		650 River Rd	Y
Hayden Zehn		650 River Rd	Y
Cassandra Sullivan		650 River Rd	Y
Dylan Eustace		650 River Rd	Y
Karyme Flores		650 River Rd	Y
Ana Perez		1301 Aqueduct Springs	Y
Katelynn Simon		1301 Aqueduct Springs	Y
Chris Hernandez		1900 Aqueduct Spring	Y

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



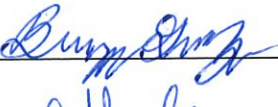

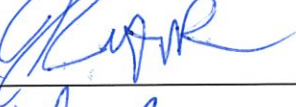




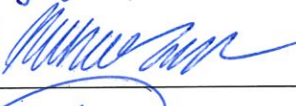

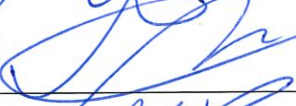

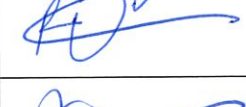

Printed Name	Signature	Address	Student? (Y/N)
Jasmine Gonzalez		650 river rd	Y
Eileen M.		805 mill st.	Y
Hailee H		501 north edward gary	Y
Michaela L.		501 N Edward gary	Y
Claire T.		Laurel Hall	Y
Aidan C.		210 Amberwood	Y
Pamelle C.		650 river road	Y
Samir C.		1250 Sauter Dr	Y
Adarsh G.		1900 Aquanena Springs Dr	Y
Kshitiz B		1400 Aquanena Springs Dr	Y
Prabesh S.		1900 Aquanena Springs Dr	Y
Frank Belera		1010 NI-35, San Marcos TX	Y
Leslie D		1616 N-135 San Marcos	Y
Mia Jimenez		650 River Rd	Y
Yvette Merchana		650 River Rd	Y

SAT 10/21

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

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



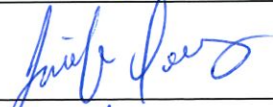




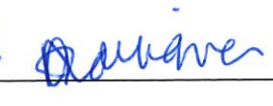






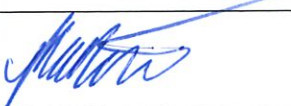
DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Andrew Salem		A05021794	Y
Holden Stocum		A05034911	Y
Bryan Garza		A050 27736 A0503547	Y
Ethan Garza		2212 Old Ranch Rd 12	Y
Rachel Black		A04874651	Y
Lauren Reese		A04888047	Y
Taylor Vickers		A04923410	Y
David Villanueva		A05041940	Y
Jane Martinez		A04241840	Y
Nick Santen		A0641231	Y
Miguel Loza		A0645307	Y
Alan Ruffin		420 W. Street	
Aymee Perez		435 Comanche	Y
Rafael Fajardo		420 N Street	Y
Julio J		291 301 N LBJ Dr.	Y



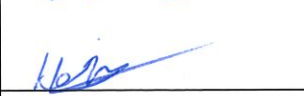





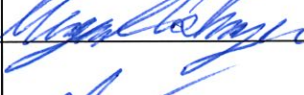
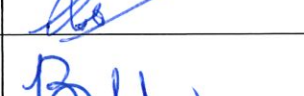

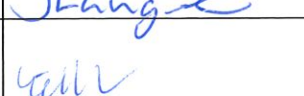
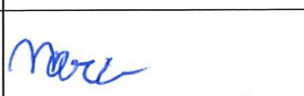


DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

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





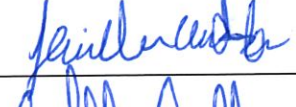


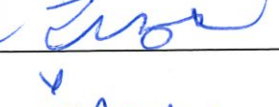
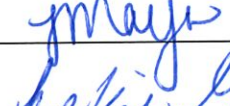
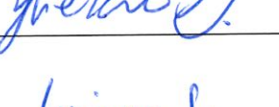
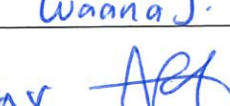
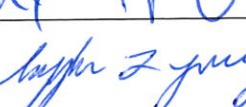
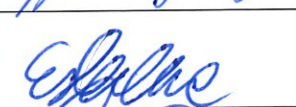


DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

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

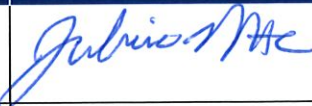


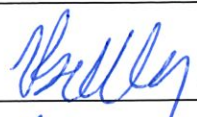











DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

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

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

Printed Name	Signature	Address	Student? (Y/N)
Kyle Montreal		Sanmarcos	yes
Joelyn Chirmon		San marcos	yes
Coral Garcia		San Marcos	yes
Jason Soto		San Marcos	Yes
Jarden Anderson		The View on the Square	yes
Caleb Cullen		Sanmarcos	yes
Durable Ely		San Marcos	yes
Alonzo Garcia		San Marcos	Yes
Jabirah Maya		san marcos	yes
Jackie Gomez		Sanmarcos	yes
Luciana Soria		San marcos	Yes.
Aaron Galloway		San marcos	yes
Sapphire Young		San Marcos	Yes
Esther Ave		San Marcos	yes
Iliana Casare		san marcos	yes

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

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
















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Printed Name	Signature	Address	Student? (Y/N)
Kylie Toups	Kylie	Blanco hall	✓
Valeria Sayer	Valeria	Blanco hall	yes
Kingsley Burnell	Kingsley	Falls Hall	yes
Dylan Switzer	Dylan	Blanco hall	yes
Maya Makupson	Maya	Falls	yes
Samira Hutton	Samira	Blanco Hall	yes
Chris Kieck	Chris	Off campus	yes
Jordan Mitchell	Jordan	San Marcos	Yes
Tate Jackson	Tate	College College Inn	yes
Natalie Leal	Natalie Leal	Conway Dr	yes
Thientan Nguyen	Thientan	Blanco Hall	yes
Cameron King	Cameron	San Marcos	yes
Curtis	Curtis	San Marcos	yes
Miguel P	Miguel	San Marcos	yes
Anael v.	Anael	San Marcos	yes


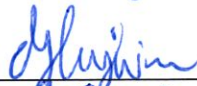
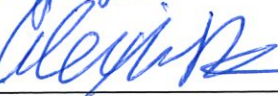



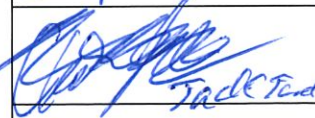
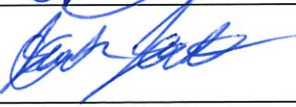



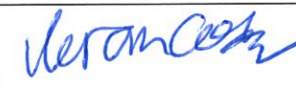




DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Amatis M	Amatis	811 Leadtree loop	Y
Leah Lora	Leah Lora	Jackson Hall	(Y/N)
Bright E	Leah	San marcos	Y
Amatis Sada	Amatis	San marcos	Y
Romaine George	Romaine	San Marcos	Y
Isaac Scott	Isaac	San marcos	Y
Chioma Okonkwo	Chioma	San Marcos	Y
Aaron Dixon	Aaron	San Marcos	Y
Sydney Tolliver	Sydney	650 River Rd San Marcos, TX	Y
Jennie Nwakibu	Jennie	San Marcos	Y
Yarely Perez	Yarely Perez	Bobcat village	Y
Jack Flores	Jack	512 Craddock Ave	Y
Bryan Samped	Bryan	512 Craddock AVE	Y
Kyle Gussert	Kyle	512 Craddock Ave	Y
Juliana Alfaro	Juliana	San Marcos	Y


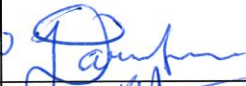






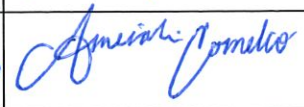






DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

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






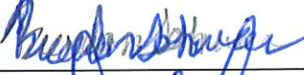






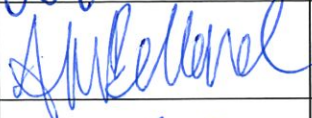


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Printed Name	Signature	Address	Student? (Y/N)
Haley Pool		SAN MARCOS TX	Y
Dylan Swinn		San marcos tx	Y
Alexia Mitchell		San Marcos, TX	Y
Landon Floyd		San Marcos, TX	Y
Makayla Starnes		San Marcos, TX	Y
Cooper Bensten		San Marcos	Y
 Jack Ford		San Marcos,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

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Printed Name	Signature	Address	Student? (Y/N)
Kaleb Mendez		San Marcos	Y
Daritra Mascon		San Marcos	y
Abdul Adegbite		San Marcos	Y
Amara Sika		San Marcos	y
Tyler Christmas		San Marcos	Y
Leo Rosales		San Marcos	y
Madison Sheeman		San Marcos	Y
Chloe Hacker		San Marcos	y
Amerali Cornelio		San Marcos	y
Adriana Arrado		San Marcos	y
Luke Miller		San Marcos	y
Nasira Gaskins		San Marcos	Y
Anyana Soto		San Marcos	y
Abigail Moan		San Marcos	y
Manuel Smeez		San Marcos	y

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

Printed Name	Signature	Address	Student? (Y/N)
Maradior Jibre		Aptamere - Austin	Y
Journey McDaniel		San Marcos	Y
J Villan W		Eileen Zamora o'shea	Y
Brooklyn Tanner		San Marcos, Tx	Y
Christian Hoffman		San Marcos	Y
Brandon Johnson		San Marcos	Y
Fernando Arice		San Marcos Tx	Y
Serena Rodriguez		San Marcos Tx	Y
Jesus Silva		San Marcos Tx	Y
Ingrid Garza		San Marcos, Tx	Y
Brittany Veasquez		San Marcos TX	Y
Hector Igbileionu		San Marcos TX	Y
Anna Bella Bellard		San Marcos TX	Y
Mary Paulel		San Marcos, Tx	Y
Brody Brod		San Marcos, TX	Y




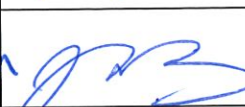

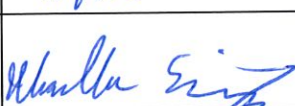

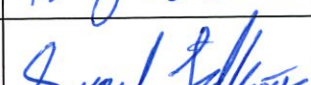
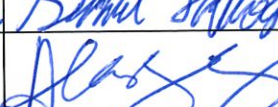
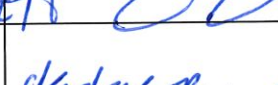
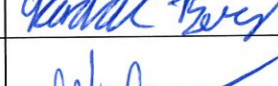

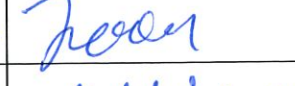


DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

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

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

Printed Name	Signature	Address	Student? (Y/N)
Omolayo Adesina	Omolayo A.	San Marcos	Y
Cameron Jones	C Jones	San Marcos	Y
Sebastian Sapata	Dezell	San Marcos	Y
Denise Reyes	Mr Mr	San Marcos	Y
Kobe Childress	Kobe Childress	San Marcos	Y
Joseph Tedit	Joe T	San Marcos	Y
Quinn Faircloth	Q	San Marcos	Y
Lacey Cooper	Lacey Cooper	San Marcos	Y
Colby Slate	Colby Slate	San Marcos	Y
James Taylor	Taede Taylor	San Marcos	Y
Xavier Jaquez	Xavier Jaquez	San Marcos	Y
Dylan Hall	Dylan Hall	San Marcos	Y
Courtney Hall	Courtney Hall	Buda	Y
Amelia Jolley	Amelia Jolley	San Marcos	Y
Aaliyah Gomez	Aaliyah Gomez	San Marcos	Y

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

Printed Name	Signature	Address	Student? (Y/N)
Jose Torres		Arba, San Marcos	Y
Kaylee Garcia		Redpoint	Y
Emmanuel Pousse		redpoint	Y
Jaelyn Bautista		redpoint	Y
Ayden C.		Redpoint	Y
Izzy Enriquez		Redpoint	Y
Kaylee Kinn		Copper Beach	Y
Samuel Lillibridge		Uprawn Square	Y
Arianna Gonzalez		Falls/Sayers	Y
Kendall Berry		Red Parlor	Y
Nate Sandidge		The Outpost	Y
Lauren Rodee		Redpoint	Y
Michelle Delgado		130 Cliff Ave, SATX 78214	Y
Cristina Alvarado		South Austin	Y
Morgan Feibelman		Highway 123	Y


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

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

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

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




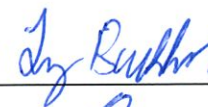


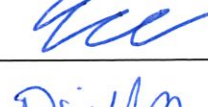

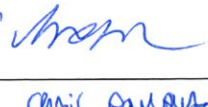



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Printed Name	Signature	Address	Student? (Y/N)
Kaylee Boggan	Kaylee Boggan	1951 Hunter Rd San Marcos, TX 78666	N
		2421 Moor Street	Y
Mark M.	Mark M.	1008 Barbara Dr	N
Ethan Colunga	Ethan Colunga	616 N. LB5 Dr.	Y
Katelyn Rukal	Katelyn Rukal	611 LB5 Dr.	Y
Addie Lasseter	Addie Lasseter	W. Coll St	N
Cate Niegros	Cate Niegros	1803 Aquadrena Springs Dr	Y
Patrick Stewart	Patrick Stewart	618 El Rio Street #228 78666	N
Paige Henderson	Paige Henderson	618 El Rio Street, 228 78666	N
Pamela Hingora	Pamela Hingora	130 Oak Meadows Univ. City, TX	N
Helena Hingora	Helena Hingora	130 Oak Meadows Univ. City, TX	N
Miriam Gongora	Miriam Gongora	Thistle Lane, Maxwell TX	N
Fernando Gongora	Fernando Gongora	→	N
Karla Elbino	Karla Elbino	611 N. LB5 Dr. 78666	Y
Lilli Shank	Lilli Shank	101 Concho St	Y



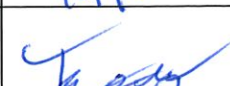

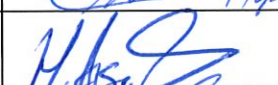






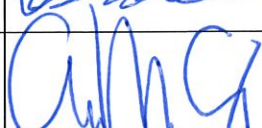
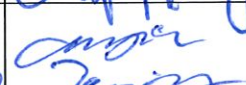
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Printed Name	Signature	Address	Student? (Y/N)
madeline Brock-Holmes	madeline BH	Butler Hall	Y
Anastasi Cantu	Anastasi Cantu	Ranch Road 12	Y
Kyle Whitefield	Kyle Whitefield	The Retreat	Y
Dalton Head	Dalton Head	The Pointe	Y
Ryan Copeland	Ryan Copeland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

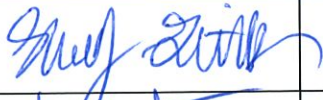

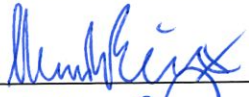



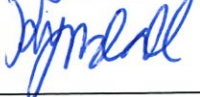


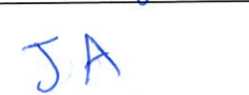
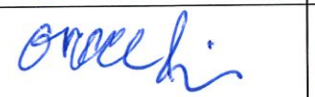
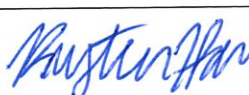
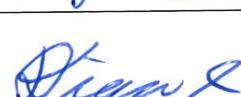
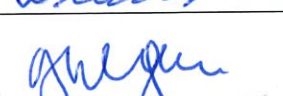
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Printed Name	Signature	Address	Student? (Y/N)
Manuel Martinez Torres		606 Fiddle st	Y
Collin Forgyson		Baillardin Hall	Y
EVAN MASCORRO	emascorro	Gaillardia Hall	Y
Matt Welch		311 craddock	X
Ty Buchholz		Sterry Hall	Y
Oscar Melchor		Sterry Hall	Y
Sandra Francisco		Lantana	Y
Makenzie Mason		Sterry Hall	Y
Dallas Sillman	DSillman	Butler	Y
Mark Lee		Butler	Y
Jaden macadei		Butler	Y
Chris Rault	chris Rault	Brogden Hall	Y
David Anila		1150 E River Ridge Pkwy	Y
Christian Torres		Sterry hall	Y
Ciara sauc		Aspire	Y








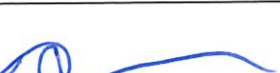

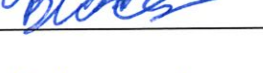
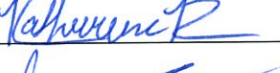




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Printed Name	Signature	Address	Student? (Y/N)
Avery Adams		1301 Aguarana Spr. Dr	Y
Joseph Greer		250 Hummingbird way	Y
Tag Humble	T.H.	Spice Wood, TX	N
Trey Sofia		Lakeway, TX	Y
Ethan Hopke		Spice wood, Tx	yes
Hudson Sauer		2412 8000 Rockwood Lane	yes
Austin Groeschel		3112 Santa Carla	yes
Philip Salem		3007 Pinnacle RD.	N (alvin)
Oelim Jam		North Austin	Y.
Kayli Solis	Kayli S.	Serry Hall	Y
Stefani Guzman		Castlerock	Y
Sarah Spang		San Marcos Hall	yes
Izzy Morse		San Marcos Hall	Y
Alex Gonzalez		San Marcos Hall	Y
Alysa Ramirez		109 West Ave	Y

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


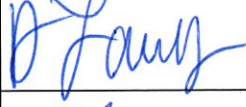





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Printed Name	Signature	Address	Student? (Y/N)
Jacoryia Jackson		Redpoint San Marcos	Y
Mellik Boudoin		Arba San Marcos	Y
Jessica Rodriguez		Red point	Y
Pardis Lahanti Ford		The view	Y
Adison Hill		Redpoint SM	Y
Elissa Atkinson		Lisa Lane	Y
Hunter Smith		Chestnut St	Y
CONNOR SIMS		Cotton 9ES	Y
Bianca Gonzalez		1050 River Rd	Y
Katherine Rodriguez		Kyle Tx	Y
Regina Martinez		Blanco Hall	Y
Joseph Clark		Redpoint	Y
April Sheffield		Leah Townhomes	Y
Alyana Imperial		The Avenue	Y
Kaylee Winkley		The edge	Y





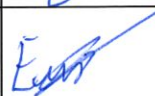

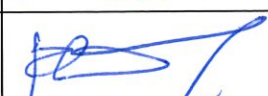




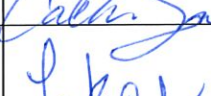
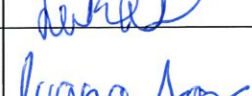
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Printed Name	Signature	Address	Student? (Y/N)
Emily Moxley	Emily Moxley	Drapers Cove	yes
Amber Ramirez	Amber Ramirez	Lantana	yes
Amber Ramirez	Amber Ramirez	Shadwell	No (Alumni)
Griselle Sotero	Griselle Sotero	Butler Hall	Yes
Amani Collins	Amani Collins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













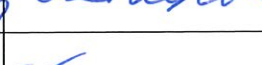


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Printed Name	Signature	Address	Student? (Y/N)
EVA HALL		5400 purgatory creek	Y (graduate)
Brooke Lamb		Higgins st	Y
Chelsea Bore		512 crockett ave	Y
Mia Hernandez		903 sagewood tr	Y
Jacob Soder		1500 S ISS	Y
Isaac Senquiz		228 S Guadalupe st	Y
Zabena Ramirez		228 S guadalupe st	Y









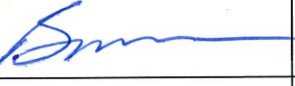

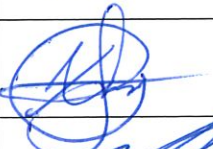
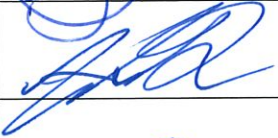
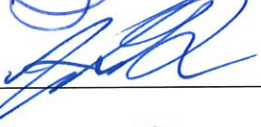

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Printed Name	Signature	Address	Student? (Y/N)
Logan B.		San Marcos	X
Eva Miralles	Eva Miralles	San Mo	Yes
LeAna Lynen	Leana Lynen	San Marcos	yes
Shunell Gurch		San Marcos	Yes
Joshua Diaz		San Marcos	yes
Levon Fields		San Marcos	yes
Emmanuel Aibuedefe		San Marcos	yes
Leah Richards		San Marcos	yes
Fawaz Gbafantssi		San Marcos	yes
Dayana Saavedra		San Marcos	yes
Cameron Jannetty		San Marcos	yes
Noah Ferraro		San Marcos	yes
Adam Sander		San Marcos	yes
Lukas Todd		San Marcos	Yes
Ivana Gonzalez		San Marcos	Yes







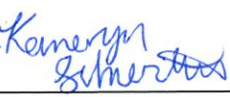






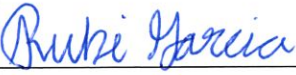

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Printed Name	Signature	Address	Student? (Y/N)
RYAN ELDREDGE		SAN MARCOS	Y
TOM BROWN		SAN MARCOS	Yes
Avery Weitz		SAN MARCOS	Y
Anthony Soloreano		Austin	Y
Michael Peterson		SAN MARCOS	Yes
Tyler Moorhøj		San Marcos	Y
Hailey Mars		San Marcos	Yes
Sana Sanchez-Garcia		San Marcos	yes
Maddie Hunter		San Marcos	yes
Hermínio Castelan		San Marcos	Yes
Samuel (Maddie)		San Marcos	Y
Ashley Longmyn		San Marcos	yes
Joel Betancourt		San Marcos	Y
Benjamin Miranda		San Marcos	Y
Marquel Lora		San Marcos	Y


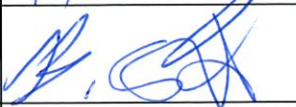



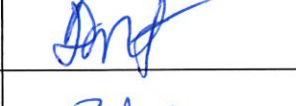
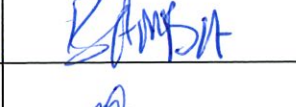






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Printed Name	Signature	Address	Student? (Y/N)
Drew Danson		San Marcos, TX	Y
Faraz Mohi		San Mo, TX	Y
Amelia Cabrera		San Marcos, TX	Y
Angel Negron Torres		San Marcos, TX	Y
Nanna Trunick		Austin, TX	Y
Christian Vasquez		San Antonio, TX	Y
Kennedy Banno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




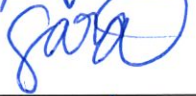


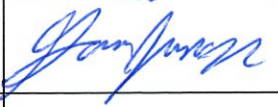








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Printed Name	Signature	Address	Student? (Y/N)
Phillip Salinas		San Marcos	Y
Ramiro moreles		1975 evering ^{evering} Spring	Y
Demario Brown		San Marcos	Y
Jose Castillo		San Marcos	Y
Giselle Lopez		San Marcos	Y
Terra Mwaura		San Marcos	Y
Kameryn Schwertha		San Marcos	Y
Kamdyn Bennett		San San mo	Y
Cienna Ortiz		San Marcos	Y
Sanja Williams		San mo	Y
Isbaan Charania		San Mo	Y
Wanda G		San Marcos	Y
Fujin Folorunso Awe		San Marcos, TEXAS	Y
Rubi Garcia		Buda, Texas	Y
Aliya Soto		San Marcos, TX	







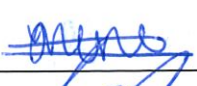



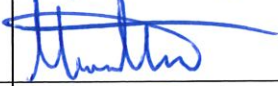

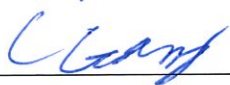


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Printed Name	Signature	Address	Student? (Y/N)
Preston Rawlings		3206 Ave K ^{San Marcos TX}	Y
Brandon Sosa		2617 Wofford rd ^{Bay City TX}	Y
Taylor Godfrey		1701 Mill street San Marcos TX 78666	Y
Toby Bethel		1441 Leah ave	Y
Alejandro Garza		1440 Ol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






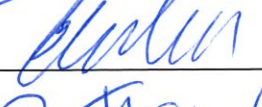
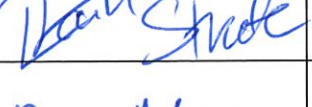
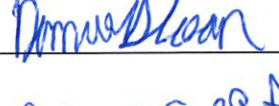
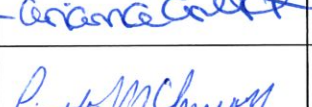
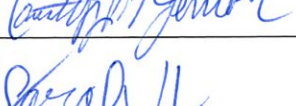
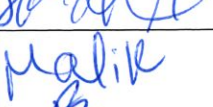



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Printed Name	Signature	Address	Student? (Y/N)
Bethel Solano		San marcos	Y
Adeloye Adesun		Sun marco s	Y
Paula Dang		San Marcos	Y
Sara Hoang		San Marcos	Y
Kiara Arz		San Marcos	Y
Michellele		San Marce	Y
Clael		San Marcos	Y
John Zamora		San Marcos	Y
Kenneth Vandi		San Marcos	Y
Kenneth T.		San marcos	X
Aaron D.		SAN MARCOS	Y
Fatima C.		San Marcos	Y
Jack ✓		San Marcos	Y
Drew S.		San Marcos	Y
C. W. S. C.		San Marcos	Y

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
















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Printed Name	Signature	Address	Student? (Y/N)
Ella L	Elyscomb	San Marcos	Y
Vincenz D		San Marcos	Y
Matthew M		San Marcos	Y
Malakhi Washington		San Marcos	Y
Marquette Sublet		San Marcos	Y
Tyler Black		San Marcos	Y
Julia Trimble		San Marcos	Y
Noah Strate		San Marcos	Y
Danielle Sloan		San Marcos	Y
Arianna Craft		San Marcos	Y
Caitlyn McElmore		San Marcos	Y
Sarah Hartline		San Marcos	Y
Malik Bennett		San Marcos	Y
Cesar Hernandez		San Marcos	Y
Ariel Rinwan		San Marcos	Y

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Printed Name	Signature	Address	Student? (Y/N)
Camille Alvaraz	Camille Alvaraz	701 Moore St.	Y
Asha Wolfe	Asha Wolfe	701 Moore St.	Y
Abigail Parker	Abigail Parker	701 Moore St.	Y
Chloe Rivera	Chloe Rivera	701 Moore St.	Y
Hendell Zimmerbach	Hendell Zimmerbach	Perm	Y
Connor Condon	Connor Condon	Perm	Y
Fabrana Holod	Fabrana Holod	The Outpost	Y
Elizabeth Page	Elizabeth Page	701 Moore St	Y
Sabrina Adamson	Sabrina Adamson	701 Moore St	Y
Ava Alameda	Ava Alameda	701 Moore St	Y
Chloe El-katsnaji	Chloe El-katsnaji	N LBJ drive	Y
Indiana Fairhurst	Indiana Fairhurst	101 Concho St	Y
Jay Bauer	Jay Bauer	701 Moore St.	Y
Melissa Rodriguez	Melissa Rodriguez	701 Moore St	Y
Emily Harton	Emily Harton	1655 Mill St.	Y

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

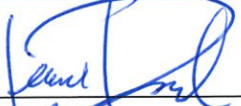

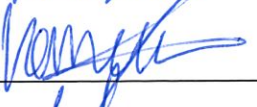

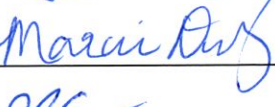




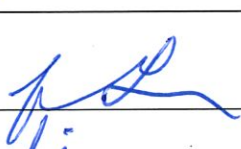

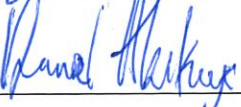

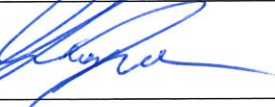

DATE: _____ (Use new Sheets for Each Date Signatures are obtained)

Printed Name	Signature	Address	Student? (Y/N)
Rachael Marker	Rachael Marker	301 University Drive	Y
Anarosa Villatoro-Pegues	Anarosa Villatoro-Pegues	Butter Hall	Y
Mitchell Weiss	Mitchell Weiss	951 Marlton First Five Freedom Hall	Y
Miguel Gonzales	Miguel Gonzales	LBS	Y
Katie Hernandez	Katie Hernandez	417 N. Comanche Street	Y
Leah Gonzales	L. Gonzales	417 N. Comanche Street	Y
Hollie Hernandez	Hollie Hernandez	417 N. Comanche St	Y
Ethan Grinn	Ethan Grinn	N. LBJ	Y
Simon Koster	Simon Koster	LOS	Y
Wagner	Wagner	awc	Y
Cameron Salisbury	Cameron Salisbury	1704 Cheefah CV	Y
Robert Garcia	Robert Garcia	The Ark	Y
Darius Dowdy	Darius Dowdy	Seymour, TX	Y
Zackery Reder	Zackery Reder	Bobcat Village	Y
Taylor Smith	Taylor Smith	701 Moor St	Y






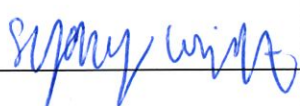

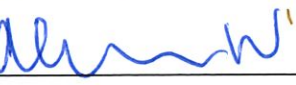





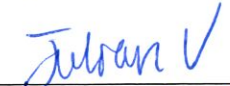

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Printed Name	Signature	Address	Student? (Y/N)
Pablo Pedro S.	Pablo Pedro Serrano	Dale, TX	Y
Justin Ortega	Justin Ortega	Dale, TX	Y
Santiago Agala	Santiago Agala	Lockhart TX	Y
Julian Perez	Julian Perez	Lockhart TX	Y
Andrew Carter	Andrew Carter	San Marcos, TX	Y
Colton Reynolds	Colton Reynolds	San Marcos, TX	Y
Marcelino Zuniga	Marcelino Zuniga	San Marcos, TX	Y
Tashawn Matthews	Tashawn Matthews	San Marcos, TX	Y
Kianmuen Acavido	Kianmuen Acavido	310 Pat Garrison st	Y
Melanie Martinez	Melanie Martinez	austin tx	Y
Christian Gonzalez	Christian Gonzalez	austin tx	Y
Kyle Gussert	Kyle Gussert	San Marcos, TX	Y
Chun Thang	Chun Thang	San Marcos, TX	Y
Fair Anae	Fair Anae	San Marcos, TX	Y
Walter	Walter	San Marcos, TX	Y

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Printed Name	Signature	Address	Student? (Y/N)
Tera Reed		San Marcos, TX	Y
Bryant Green		San Marcos TX	Y
Haneen Abbani		San Marcos TX	Y
Santos Lacenue		San Marcos Tx	Y
Marcie Doe		Sanmarcos TX	Y
Matthew Schooner		Harlingen Tx	N
Anita Ayar		San Marcos Texas	Y
Britney Grimmonde		San Marcos	Y
Kevin Rosario		San Marcos	Y
Frances Langan		San Marcos	Y
Ariela Barron		San Marcos, TX	Y
Daniel Abifoye		Castle rock	Y
Tolu Olowofela		Castle rock	Y
Giselle Reynolds		San Marcos	Y
Sydney Goode		San Marcos, TX	Y

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



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

March 15, 2024

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

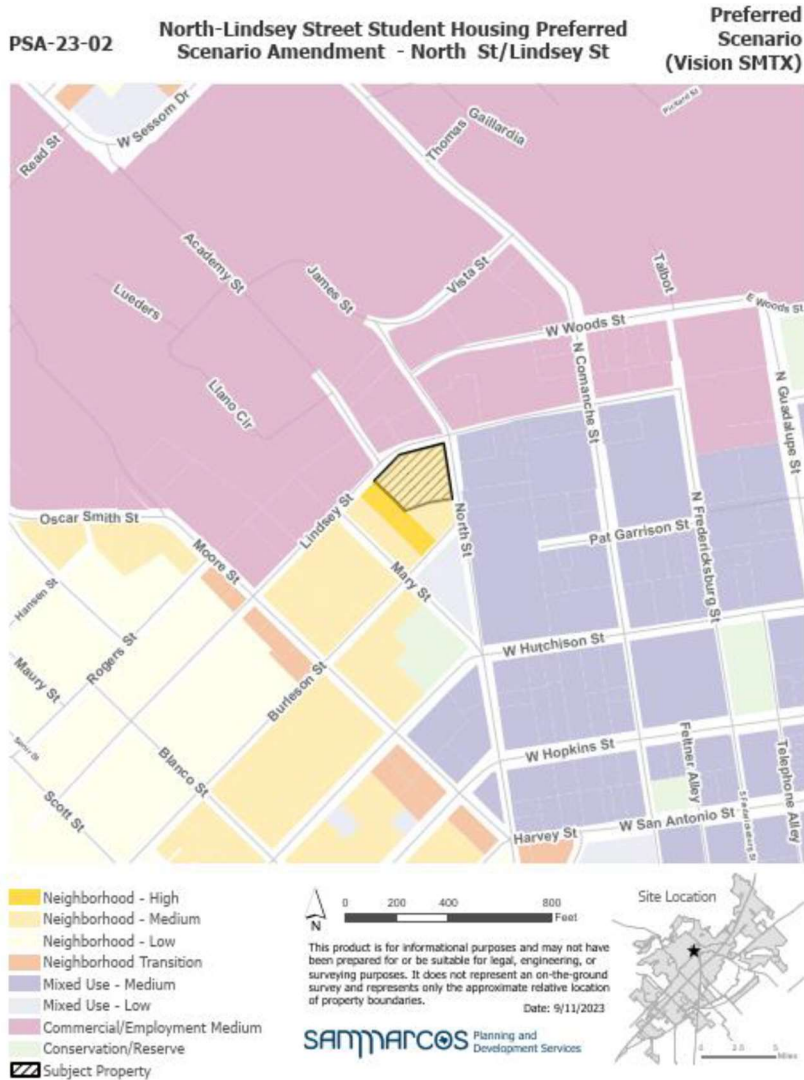
Via Electronic Delivery

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

Dear Mayor and City Council:

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

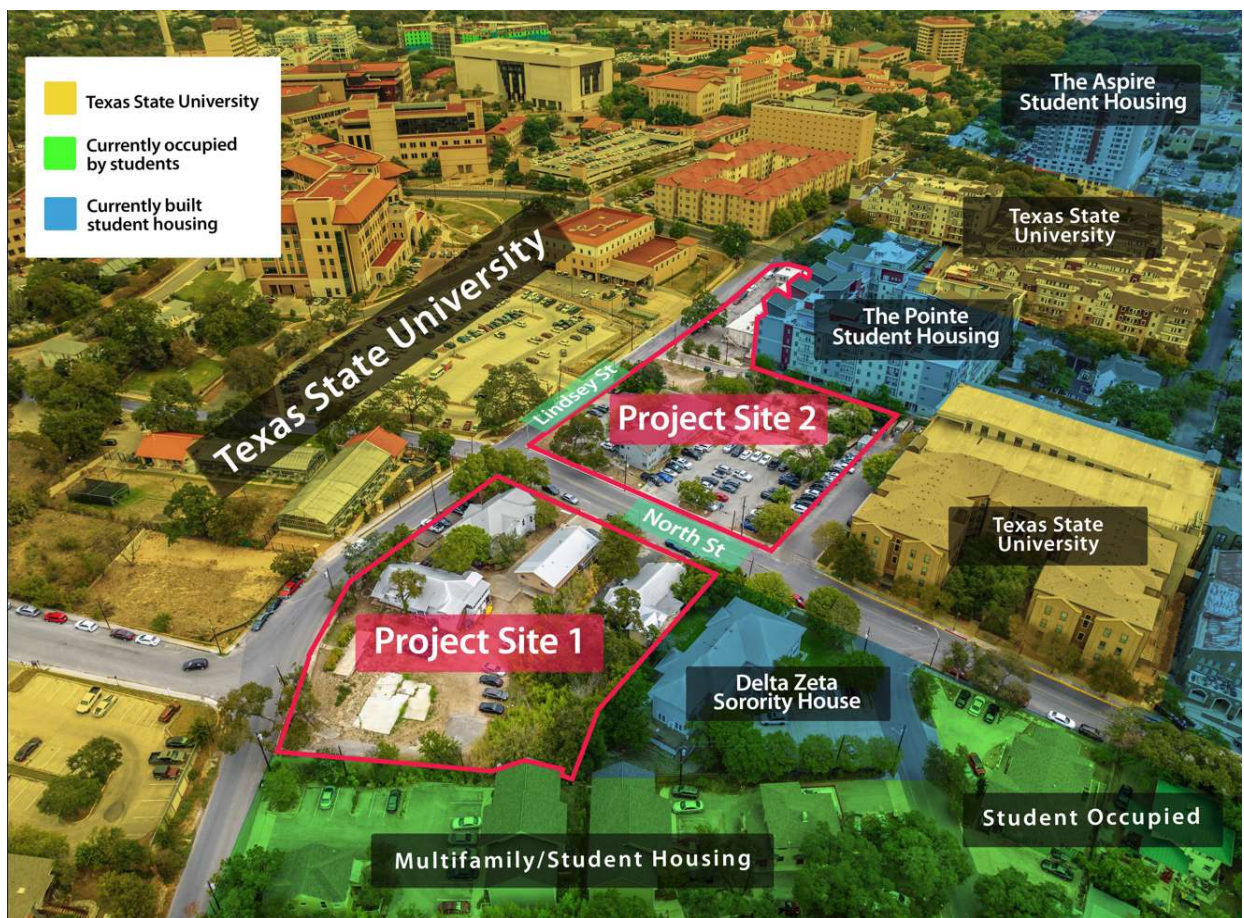
The purpose of these applications is to change the Preferred Scenario map for the Property from Existing Neighborhood to High Intensity per the currently adopted comprehensive plan or Mixed-Use Medium per the proposed unadopted comprehensive plan. Although, the new Comprehensive Plan has not been adopted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



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

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

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



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

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

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



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

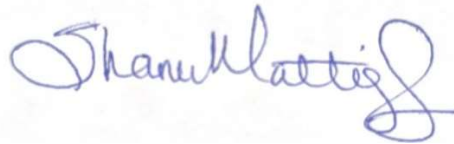
- The project will be LEED Silver certified.
- 20 additional public parking spaces will be provided in addition to the required parking to be met per the Land Development Code.
- An additional 5% open space will be provided above the normal parkland requirements, which will include a plaza/public seating.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

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

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

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Shannon Mattingly", with a stylized, flowing script.

Shannon Mattingly