

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

Good morning,

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

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

Thank you.

Best,
Ashlee Saxon

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

Updated 31 August 2023

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

City of San Marcos, Texas
Rent-By-the-Bed/ Individual Lease/ Installment Housing Contract/
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Updated 31 August 2023

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

City of San Marcos, Texas
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Updated 31 August 2023

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

City of San Marcos, Texas
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Updated 31 August 2023

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

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

Updated 31 August 2023

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

RBB Statistics in San Marcos, Texas

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

38,376 students are currently enrolled (2023)

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

6,853 students in residence halls,

1,456 in Round Rock,

10,814 commuters,

3,562 online only students,

Unknown number of students living in traditional housing

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

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

Source: TXST enrollment figures and multifamily status report

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

To the planning and Zoning Commission,

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

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

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

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

Thank you,

Shawn Arthur

Student at Texas State University

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

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

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

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

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

Hi Council Members,

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

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

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

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

Thank you for all you do for our City.

Jean Baggett

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From:

Sent:

To:

Cc:

Subject:

Attachments:

Ryan Patrick Perkins <

>

Thursday, October 5, 2023 1:21 PM

Planning Info

Garber, Jim; Pantalion, Joe; Reyes, Stephanie

[EXTERNAL] Case No. PSA-23-02

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

Ladies and Gentlemen of the Planning and Zoning Commission,

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

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

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

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

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

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

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

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

Sincerely,
Ryan Patrick Perkins

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

Vision San Marcos - A River Runs Through Us

Background Information:

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

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

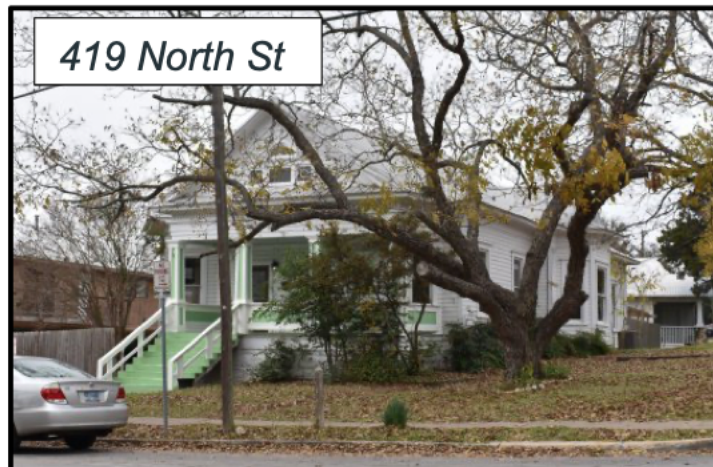
Click or tap here to enter text.

Recommendation:

Discussion item only.

Historic Preservation

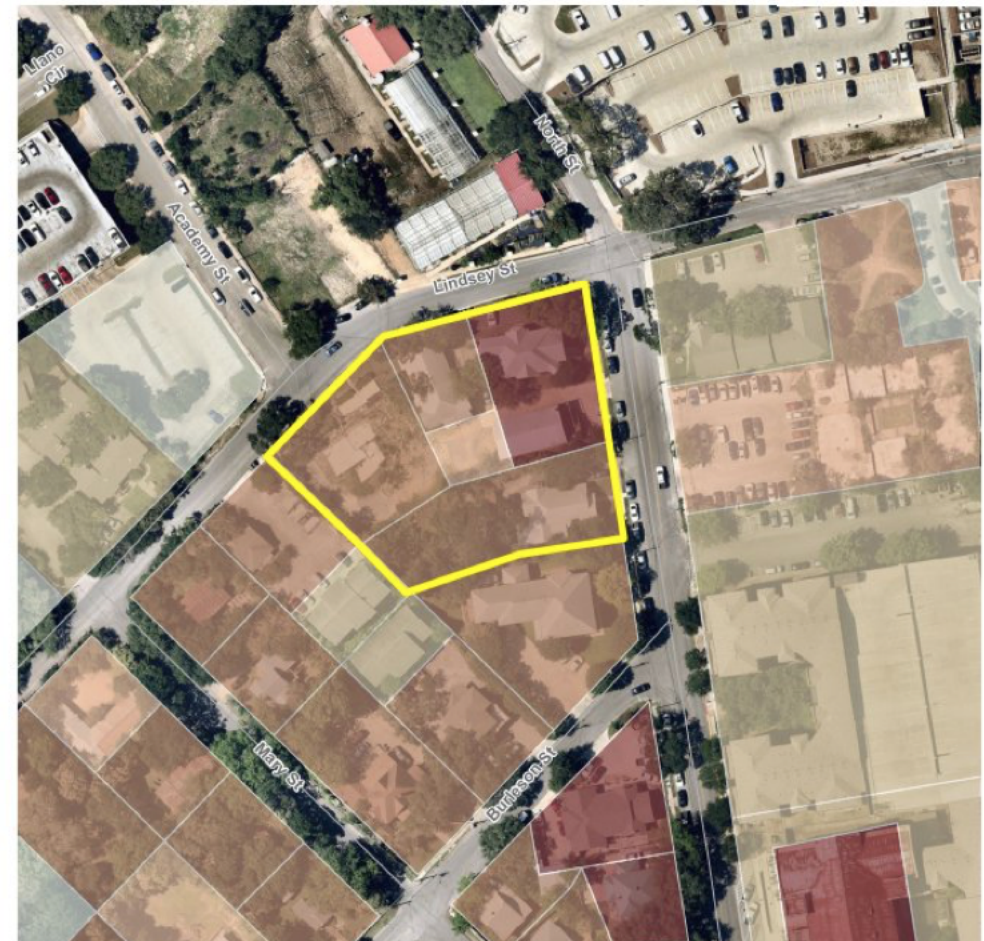
- Not located within a designated Historic District.
- 419 North St is marked as “High Priority” on the Historic Resources Survey. Property is an example of a 1900 Queen Anne style residence with original wooden features.
- 409 North St and 413 Lindsey classified as “Medium Priority” on the Historic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



PSA-23-02

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

Historic
Resources
Survey



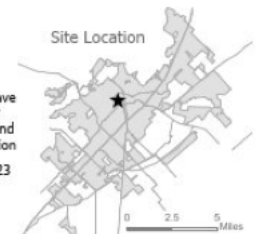
- Subject Property
- High
- Medium
- Low
- Low (not historic)
- Low (vacant)



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

Date: 8/29/2023

SAN MARCOS Planning and
Development Services



From: Jared Chumsae <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Planning & Zoning SMTX,

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

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

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

Sincerely,

Jared Chumsae
San Marcos Resident

From: Sharyl Ruiz <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

Sent from my iPhone

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From: Ariana Ruiz <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

Signed,

Concerned Citizen and Alma Mater

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

From: Frankie Mars <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

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From: Estevan Gonzalez <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

From: mik rodi <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

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From: Brycen Greene <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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From: Aidil Nino <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

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

From: Diaz M <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

Sent from my iPhone

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From: Isla Ruiz <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

Sent from my iPhone

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From: Sam Benavides <[REDACTED]>

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

To: Planning Info <PlanningInfo@sanmarcostx.gov>; P&Z Commission

<P&ZCommission@sanmarcostx.gov>; Palacios, Yvonne <YPalacios@sanmarcostx.gov>

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

To Whom It May Concern,

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

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

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

Please help preserve the charm of this quiet little neighborhood.

Respectfully,

Sam Benavides

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