

From: [Villalobos, Andrea](#)
To: [Villalobos, Andrea](#)
Subject: RE: [EXTERNAL] Written comments for Planning and Zoning Commission
Date: Tuesday, August 7, 2018 9:00:45 AM

From: James Baker <jkbaker@hotmail.com>
Sent: Monday, August 6, 2018 5:40:07 PM
To: City Clerk Information
Subject: [EXTERNAL] Written comments for Planning and Zoning Commission

Please distribute these written comments to the chairman and commissioners and, if possible, include in their packet in preparation for the rezoning discussion and/or public hearing for the rezoning application for 500 W. Hutchison St. (AKA old Lamar School campus). I was not able to find an agenda posted yet. Thank you.

Dear Chairman and Commissioners,

I would like to write a short note expressing two concerns that I have concerning the re-zoning of the 500 W. Hutchison property, AKA old Lamar School campus.

My first concern is that the rules regarding the PDD process are not being followed correctly. My understanding is that the owners are making an application to P&Z (the Planning and Zoning Commission), and not following through to City Council as they should (where they would require supermajority vote to win approval), by filing a so-called "amended" PDD. Why would they bring the PDD back to the P&Z? The rationale given by the Mr. Lerman is that the PDD has been changed so much that the owners expect that P&Z may change its vote to approve a new zoning change and the PDD. It is self-evident that a change in the PDD that is so different that it would alter the vote of the P&Z is a substantial change.

My understanding is that a PDD cannot be substantially changed with a simple amendment and that, according to the rules for a PDD, a substantially changed PDD must be refiled as a NEW PDD. Yet, since there are to be no more PDD applications with CodeSMTX, the applicants are claiming that this so-called "amended" PDD, with the plans for a hotel with far over 100 beds removed and most of the commercial property removed and with the additional plans for units available for purchase and not just rental, is not a substantial change.

The logic that would allow this so-called "amended" PDD to be presented is clearly in error. If the PDD has no substantial change, then why would anyone expect P&Z to vote differently? It should proceed to City Council. But the rationale to bring it back to P&Z is that it has changed substantially. The rationale to appeal to the community with a "new" plan is that it has changed substantially. Our planning department should have instructed the applicants that this PDD with a substantial change cannot be filed as an "amended" PDD.

I am not a judge, so I cannot tell you that this is illegal, but I can see that something's not right.

My second concern is that, in my opinion, a zoning change from an area of stability to an area of high density *mixed use* is not appropriate. I am concerned that if you approve this zoning change, that when Mr. Lerman sells the property to another company (a likely scenario) we will not see the primarily residential product that he is presenting to us being built. Another company may well and successfully argue that the zoning of high density mixed use allows for as much commercial property, including hotels, that they wish to put into the area. If it is so easy to remove a hotel from a PDD, then it will obviously be just as easy to put it back in or “amend” the PDD in other substantial ways if you set the precedent with approval of this zoning change based on this so-called “amended” PDD.

Mr. Chairman and Commissioners, I ask you to deny the zoning change for 500 W. Hutchison Street and instruct the Planning Department that this substantially changed PDD cannot be re-filed as an amended PDD.

Thank you,
James K. Baker
727 Belvin St.
San Marcos, Texas

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With All Deliberate Speed

Cultural importance of the proposed historic district expansion.

Respectfully submitted by Diana Baker, Chairperson, San Marcos Historic Preservation Commission to the Planning and Zoning Commission for the May 23, 2017 meeting.

This paper will discuss the local cultural significance of an important historic structure in the proposed historic district expansion: The Lamar School [also former San Marcos High School] at 500 W. Hutchison Street as well as discuss the Coronal Institute (demolished) that existed on the same site.

The importance of the physical structure of schools as a tangible reminder of the road to justice in America has strong precedent. One very apropos example of this is the school in question for the legal battle that eventually became known as *Brown vs. the Board of Education*. This lawsuit, argued twice in the U.S. Supreme Court, is the landmark case that led to the public school desegregation ruling.

This school building is now a National Historic Site in Kansas, maintained by the National Park Service, U.S. Dept. of the Interior. <https://www.nps.gov/brvb/learn/historyculture/index.htm>

It is interesting to note that the Monroe School, the actual physical school in question for the *Brown v. Board of Education*, was in disrepair at the beginning of our present century and in danger of being lost by neglect. However, its importance was recognized and the structure was rehabilitated to honor its historical and cultural significance.

The narrative about the Monroe School and the corresponding legal battle (https://www.nps.gov/brvb/learn/historyculture/upload/BRVB_HRS.pdf)

is very instructive. Chapter 6 of the narrative is entitled, "The Slow Pace of 'Deliberate Speed': 1955-1975, outlines the general snail's pace of desegregation in America, especially in the South. However, San Marcos was a dramatic and historic exception to this.

This paper will show that the Lamar School, like the Monroe School in Kansas, is important in the story of freedom in America and worthy of historic status accorded to a historic district.

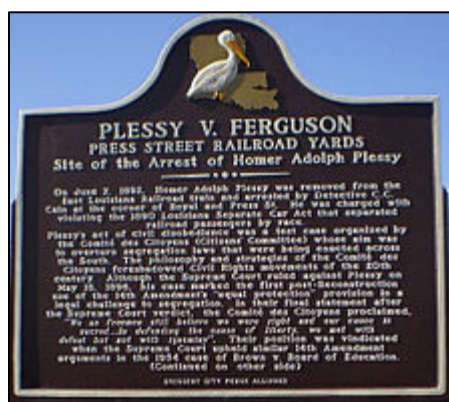
I Lamar School

On a warm afternoon in May 17, 1954 crowds of the press corps jammed up against each other and jockeyed for position inside the halls of U.S. Supreme Court, awaiting a momentous announcement. Many of the nation's legal elite came in person to wait in suspense. Justice Jackson, having recently suffered a heart attack, left his hospital bed to participate in the historic

event. At contention was whether local school districts could demand that some students attend different schools than other students based upon their race, skin color, and/or ancestry.

Plessy v. Ferguson

The standard of the time was based upon a ruling, announced May 18, 1896, known as *Plessy v. Ferguson*. The seeds for this lawsuit began when the state of Louisiana passed the Separate Car Act, a law that required separate accommodations for blacks and whites on railroads, including separate railway cars. A coalition of prominent black, creole, and white New Orleanians formed the Comité des Citoyens to repeal the law. They persuaded Homer Plessy, a man of mixed race, an “octoroon” (seven-eighths European descent and one-eighth African descent) to test the law.



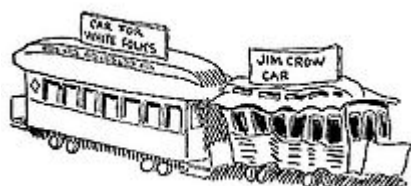
Under Louisiana law Plessy was classified as a black and was required to ride in the “colored” car. When Plessy purchased his first class ticket and boarded a “whites only” car in New Orleans, he was arrested and removed from the car. Although Plessy’s lawyers argued that the state law denied him his rights under the Thirteenth and Fourteenth amendments of the U.S. Constitution, the

presiding judge, John H. Ferguson, ruled that the state had the right to regulate railroad companies while they operated within state boundaries. Plessy was convicted and sentenced to pay a \$25 fine.

The Committee of Citizens appealed the case unsuccessfully each time, until finally the case was heard by the U.S. Supreme Court. The decision by SCOTUS (Supreme Court of the United States) was announced May 18, 1896 in a seven to one decision. The majority was composed of only one Southerner, Justice White from Louisiana, with the other six being from states that sided with the Union during the Civil War. The majority opinion, written by Justice Henry Billings Brown, rejected the argument that civil rights were denied and cited a

contemporaneous Boston case upholding segregation of schools in Massachusetts.

Though Justice Harlan, from Kentucky, wrote a blistering dissent, it was to no avail. *Plessy v. Ferguson* legitimized state laws establishing segregation, especially, but not exclusively, in the South. The fact that the majority of the justices were from Northern states and that a case from Boston was cited as an example of segregation (of schools, no less) added even more damning blows to the plaintiffs.



The “separate, but equal” doctrine erased legislative gains that had been won since Reconstruction. States had relative immunity under the law to segregate races with the only requirement that “equal” facilities be provided.

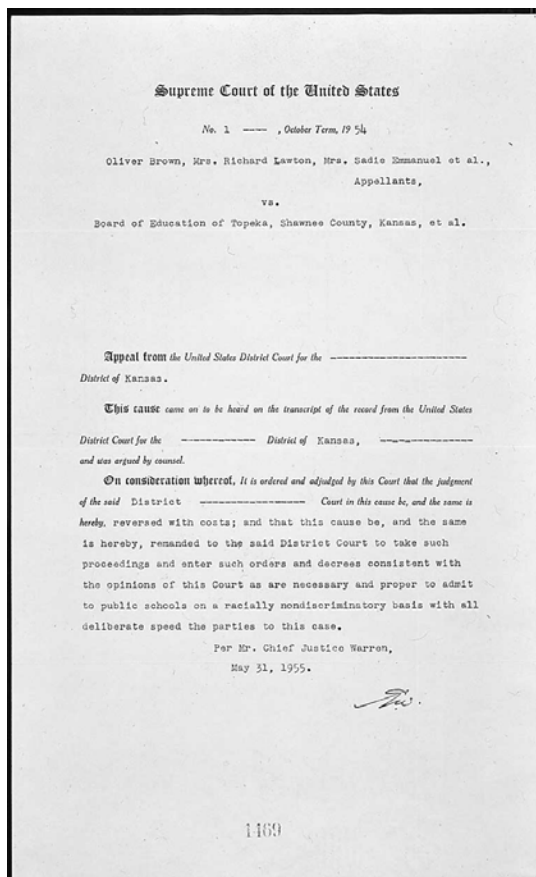
States immediately began passing what became known as “Jim Crow” laws that disenfranchised blacks and thousands of poor whites and other races such as Hispanic-Americans and Oriental-Americans. The effect was seen quickly in the public school systems where the separate “colored” schools lagged far behind in funding.

The “separate, but equal” doctrine was seen by many as cruel and unjust, but at the time the law was not on their side. The irrational nature of laws based on skin color are well satirized by Bob Dylan in verse in 1963:

*I was out there painting on the old woodshed
When a can of black paint, it fell on my head.
I went down to scrub and rub
But I had to sit in the back of the tub.¹*

¹ “I Shall Be Free”, from Freewheelin’ Bob Dylan, 1963.

Brown v. Board of Education



So much was at stake on that afternoon of May 17, 1954, one day before the 42nd anniversary of *Plessy v. Ferguson* and the last day of the 1953 term, when at 12:52 p.m. Chief Justice Warren appeared before the nation and said, “I have for announcement the judgement and opinion of the Court in No. 1, *Oliver Brown, et al. v. Board of Education of Topeka*.” Unanimously, the Court found that segregation, indeed, constituted a denial of equal protection and did psychological harm to students who were subjected to it. The famous ruling announced, “We conclude that in the field of public education the doctrine of ‘separate but equal’ has no place. Separate educational facilities are inherently unequal.”² With this segregation no longer bore the weight of

law.

Brown II

However, after the initial wave of enthusiasm for the victors the reality set in that critical questions about implementation had to still be addressed by the court. Indeed, many who favored desegregation felt that a forceful approach, such as the SCOTUS seemed to be taking, would only slow down the natural process of the easing of race relations by causing resistance and lead to a dragging-foot schedule of implementation by recalcitrant states. The critical issue was whether SCOTUS would mandate school desegregation on a federal level with a firm timeline or leave the implementation to the states and local school districts. A

² Rachel Franklin Weekley “A Strong Pull, a Long Pull, and a Pull Altogether: Topeka’s Contribution to the Campaign for School Desegregation, National Park Service, U.S. Department of the Interior, December 1999, p. 195.

second critical issue was whether the plaintiffs were suing under class action status or whether the decision would only apply to the plaintiffs and the Topeka School Board.

Arguments to answer critical questions of implementation, known as “Brown II”, began in April of 1955. The justices agreed that the decision should be unanimous. After lengthy debate, they agreed that the decision would grant the plaintiffs class action status, and therefore the decision would apply to all Americans. Finally, on May 31, 1955 Chief Justice Earl Warren made public announcement. Although SCOTUS announced that desegregation of schools must begin “with all deliberate speed” (a phrase taken from the venerated Supreme Court Justice Oliver Wendell Holmes), the Court refused to give a timeline for implementation. The justices recognized that “Full implementation of these constitutional principles may require solution of varied local school problems.”³ The implementation was essentially left up to the local school authorities and courts. “Courts of equity may properly take into account the public interest in the elimination of such obstacles in a systematic and effective manner,” Warren declared. “But it should go without saying that the vitality of these constitutional principles cannot be allowed to yield simply because of disagreement with them.”⁴

The plaintiffs were sobered by the ruling. Much of the air had been let out of their balloon. Critics view Brown II as an accommodation to separatists with its vague, “with all deliberate speed” timeline. Justice Felix Frankfurter had earlier expressed misgivings about the potential for this scenario: “I think that nothing would be worse than for this Court- I am expressing my own opinion- nothing would be worse, from my point of view, than for this Court to make an abstract declaration that segregation is bad and then have it evaded by tricks.”⁵

Thurgood Marshall, lead attorney for the plaintiffs, had argued for a definite, September 1955 deadline for school boards to effect viable integration policies.⁶ Instead, Brown II left the timeline up to local school boards, who were instructed

³ Rachel Franklin Weekley “A Strong Pull, a Long Pull, and a Pull Altogether: Topeka’s Contribution to the Campaign for School Desegregation”, National Park Service, U.S. Department of the Interior, December 1999, p. 204.

⁴ Ibid, p. 205.

⁵ Ibid, p. 205.

⁶ Ibid, p. 203.

to carry out integration “in good faith” with oversight by the U.S. District Courts to distinguish between good faith and calculated indifference to the goals of racial equality.⁷

The supporters of a vague timeline argued that if SCOTUS ordered immediate and complete desegregation of schools that politicians, community leaders, and prominent citizens in the recalcitrant school districts would evade the firm directive by support of private school choice programs and selective desegregation.⁸

Indeed, the directive from SCOTUS to desegregate schools was not well-received in much of the nation. In the North, more subtle forms of *de facto* segregation and inequality existed. For example in the New York borough Harlem, by 1959 not a single new school had been constructed since the turn of the century. In 1957 Arkansas Governor Faubus called out the state’s National Guard to block African-American students from entering Little Rock Central High School, causing President Eisenhower to deploy the 101st Airborne Division to Arkansas and take federal control of the Arkansas’ National Guard. In Mississippi, fear of violence prevented plaintiff’s from bringing a school desegregation suit for the next nine years. When Medgar Evers sued to desegregate Jackson schools in 1963, he was murdered.

In Texas, Attorney General John Ben Shepperd organized a campaign to generate legal obstacles to implementation of desegregation.⁹

Thus, the realities of implementation and complicating scenarios swirling about the process underscored the extreme difficulty of trying to effect social policy change on an uncooperative public.

Lamar School and the San Marcos Experience

The SCOTUS decision on *Brown v. Board of Education* on May 17, 1954 and on May 31, 1955 for “*Brown II*” sent shock waves around America, and especially in

⁷ Ibid, p. 206.

⁸ Ibid, p. 206.

⁹ https://en.wikipedia.org/wiki/Brown_v._Board_of_Education#Brown_II, accessed May 6, 2017.

the South. In San Marcos, one can only speculate on the debate and spirited conversations that ensued over the summer once word of the decision reached this small central Texas town.

However, the amazing story of what happened in early August is available to us. Despite the vagueness of the time schedule that Brown II allowed, the San Marcos School Board held a meeting with a never-seen-before agenda item: school integration. A newspaper article from the San Marcos Daily Record describes the events well:

“School board members voted four to three Tuesday night to permit San Marcos Negroes to report to the high school of their choice when school opens here Sept. 6. Their action came after Trustee Ernest Morgan made and C.C. (Tex) Hughson seconded a motion that attendance in grades nine through twelve be optional.

Here’s how the board members answered the roll call: Ernest Morgan- Yes, C.C. Hughson- Yes, Jack Major- No, Frank Taylor- No, Roscoe Chamblis-No, Malcom Fleming- Yes. School Board President John J. Smith broke the tie with his vote on the proposal. “Yes! It’s [segregation] ended!”...

The board meeting began at about 8 p.m. but it was not until 10 p.m. that the segregation question was touched. C.C. (Tex) Hughson fired the opening salvo, moving that segregation in San Marcos schools end “immediately.”

*At the request of President Smith, Superintendent **Joe Hutchison** [as in Hutchison Street] explained that the high school level might be the best place to start integration as colored high school facilities are not as complete as those in the colored grade school...”¹⁰*

The desegregation of the San Marcos High School, now called the Lamar School, still standing on 500 Hutchison Street, proceeded less than four months after Brown II was announced to America. Yancy Yarborough, San Marcos High School

¹⁰ “Board Votes High School Integration”, San Marcos Daily Record, August 12, 1955.

Principal in 1955, recalled proudly, **“We were the first high school of any site in the state of Texas [to desegregate].”**¹¹ Unlike the conflict, bloodshed, and deaths that occurred in other Southern communities, the integration was peaceful in San Marcos. “The only problems were with some of the parents of white students,” he recalled. “The parents made a lot of threats, but nothing ever came of it. Integrating the high school was one of the most enjoyable experiences of my career.”¹²

Yet, to be sure, it was no bed of roses. The entire San Marcos school system was not integrated as speedily and integration for the elementary schools progressed at a much slower speed, not reaching full integration until the mid 1960’s. And Hispanics suffered inequality as well with African-Americans. Former San Marcos School Board member Augustine Lucio remembers, “The Anglos had buses to take them to school. The Hispanics and blacks walked, some several miles each day. I can remember the buses passing me by as I walked to school.”¹³ It was not until 1965 that all grades were fully integrated. Even then, when the black and Hispanic schools closed, the teachers at those schools often found themselves out of work. It took an appeal to the State Board of Educators to stimulate the board to hire them.¹⁴ And for the first year of desegregation the school board prohibited blacks from participating in athletics or band. The blacks continued to play sports at Dunbar. Lucius Jackson, a talented basketball player who later became a star on the U.S. Olympic team and played professionally for the Philadelphia 76’s team, was kept out of basketball at the San Marcos High School. Former principal Yancy Yarborough explained, “Lucius Jackson became the focal point of our argument with the school board about basketball players. Though the football team became integrated the second year, 1956, the board wouldn’t integrate the rest of athletics. One reason was that the white high schools wouldn’t play us if we had blacks on our team,” Yarborough said.¹⁵

Yet in spite of these continued injustices, not uncommon throughout the South and in many non-Southern parts of the country, the shining example of the progressive leadership of the 1955 San Marcos School Board in voting to establish

¹¹ “A History of Desegregation in San Marcos”, Delena Tull, San Marcos News, February 12, 1987.

¹² Ibid.

¹³ Ibid, (Continuation from page 1).

¹⁴ Ibid, (Continuation from page 1).

¹⁵ Ibid, (Continuation from page 1).

the first integrated high school in the state of Texas cannot and should not be overlooked. The peaceful integration that ensued served as an example for the peaceful integration of Southwest Texas State University (now known as Texas State University)¹⁶. How is it that a very small town in the middle of Texas took the initiative to blaze a trail for freedom, justice, and equality? The answer eludes us and can only be found in the hearts and minds of those board members who are buried.

The old Lamar High School building stands today as a physical symbol of that decision. It is a testament still in our midst of the trailblazers of the San Marcos School Board and people of San Marcos who took the ruling of *Brown v. Board of Education* to heart and ended segregation at the San Marcos High School ***With All Deliberate Speed***.

The buildings of the old Lamar High School are now classified as mid-century modern historical structures. These buildings have significant historical and cultural significance in addition to their great beauty and well-constructed internal materials (e.g., the extensive heart of pine wood in the auditorium). If the Hutchison Street historic district expansion is approved, this will open ears, doors, and wallets for fund-raising, grants, and programs to rehabilitate these buildings. To talk about a historic structure is one thing. But to begin a discussion about a historic district is quite another. It is a game-changer when it comes to obtaining resources for rehabilitating buildings and attaining resources for their conservation. In this paper, we are sure that we have only touched upon the tip of an iceberg about the historical significance of the old Lamar High School. If we only have the vision to see the diamond in the coal of these recently neglected buildings, other stories of cultural and historical significance will be discovered.

1. ¹⁶ "San Marcos: A Model for Peaceful Integration of Schools", attachment.



A notable example of building with similar importance is the Monroe School, the school in Topeka Kansas that was at issue in the Brown v. Ferguson case. The school was in disrepair in the turn of this century. Because its cultural and historical significance was recognized before the building was razed, the National Park Service performed extensive exterior rehabilitation. The building is now a popular tourist destination.¹⁷

It is entirely possible that the old Lamar High School could become a rehabilitated tourist destination and perhaps even house a museum. Historic district designation is a game changer. We hope that you will agree, see the possibilities, and vote for the proposed historic district expansion.

Attachments

1. "Board Votes High School Integration", *San Marcos Daily Record*, August 12, 1955.
2. "A History of Desegregation in San Marcos", Delena Tull, *San Marcos News*, February 12, 1987.
3. "San Marcos: A Model for Peaceful Integration of Schools"

¹⁷ <https://www.nps.gov/bvrb/planyourvisit/index.htm>, accessed 5-6-2017.

II Coronal Institute

July 23, 1918 - Letter of recommendation from W.B. Collins, State Health Officer to the Chief Surgeon Southern Department, U.S.A to support the request for the location of a convalescent hospital in San Marcos.

"San Marcos is located on the San Marcos river ... this river is one of the most beautiful streams in all of Texas The head of this river springs form the foot of the mountains in a gushing, bold stream of as fine water as I have ever saw."

The people of San Marcos are progressive and enlightened; this is shown by having located in their midst the various Colleges and schools with which you are familiar.

"To sum up its merits, will say that its citizenship is as enlightened as you will find anywhere in the country; its health conditions are almost perfect" ...

From the beginning, education has been the main business in San Marcos. The history of education in San Marcos would be incomplete without the stories of the Coronal Institute and the Lamar school. They are stories of enlightenment, equality and progress in a small town in the Deep South and in Texas. The Coronal Institute was one of the first co-educational schools in the South where women were taught the same subjects alongside the men.

The story of the Coronal Institute is well-documented in the historical narratives of San Marcos. Indeed, a Texas State Historical Marker is on 500 W. Hutchison Street, dedicated in 1970 as one of many markers established during the time when Tula Townsend Wyatt was chair of the Hays County Historical Commission. The marker reads:

Established in 1868 by educator O.N. Hollingsworth. A private school, it was coeducational and offered military training to boys. So named because it was a coronal (crown) atop this hill. In 1870 the Rev. R. H. Belvin bought the school, but sold it to the Methodist Church in 1876.

The first structure, of limestone, burned in 1890. A handsome, 3 story building soon replaced it. Hundreds of students attended the Institute, which helped pioneer education in southwest Texas. The Methodist Church closed the school in 1918. It was sold in 1925 to [the] San Marcos school district.

A bronze plaque now at the First United Methodist Church in San Marcos, down the street from the former site of the Coronal Institute reads, “The influence of the Coronal will live in our hearts forever.”

Why this place matters: Inspiration for future generations

In the 1930’s the beautiful architecture of the Coronal Institute had become passé. It was considered an outdated eyesore, (much like the Lamar site today). Although there were people in the community that fought against it, and in spite of all of its history, this beautiful icon of education in San Marcos, was razed to the ground.

It is difficult for us to make aesthetic judgements today, about what is going to be significant tomorrow.

Should we rob future generations of another educational Icon?

CORONAL TIMELINE:

1868- The Coronal Institute was built on the site of the present Lamar Annex. The school’s initial success was due to a healthy climate. Yellow fever epidemics were hitting the schools in the coastal regions. The 1869 Coronal catalogue stated that “out of 100 students received into the institute, not one death has occurred and there has been only one case of serious illness”

December 21, 1891 - the Coronal Institute closed for Christmas Vacation. The school failed to reopen.

1918 – The War Department rented the property and used it as a barracks and drill grounds for the Student Army Training corps. After the close of the War the building was turned into an apartment and rooming house.

The Methodist Conference deeded the School to the San Marcos Methodist Church, which assumed the indebtedness.

1925 26 – The Coronal was sold to the San Marcos School district. . June 1931- Harvey P. Smith of San Antonio drew a perspective of the plans for an ultra-modern public school which was to be located on the Coronal grounds. “It is hoped that there shall stand on Coronal Hill a structure in which every citizen of San Marcos shall take just pride.”¹⁸

¹⁸ San Marcos Record June 12, 1931.

January 1932- The San Marcos Post of the American Legion appointed a committee to urge the tearing down of the Coronal Institute buildings as a means of reviving the unemployment situation. The Legionnaires argued that the buildings were constantly deteriorating in value and falling down, while if work started at once several hundred hours of employment could be furnished local men who needed the work. It was estimated the salvaged materials would be worth from \$5,000. to \$15, 000.

December 1932- the city began tearing down the building.

- “Great care was taken so that the loss of material would be minimal when the buildings were torn down, as much of the material was intended to go into the construction of the new public School building.”¹⁹

1939- The city took action to wreck the remainder of the Coronal buildings. The buildings were sold to a used building materials dealer In Austin.

June 1940 – The first regular meeting and reunion of ex students and teachers was held. Former students from many parts of Texas and other States were present.

June 5, 1940 –The Coronal Club erected a bronze plaque on the original corner of the Old Main building, erected in 1890) Now that all old Coronal buildings have been razed , this stone stands on the grounds of the Methodist Church in San Marcos. The old stone, marking Kendrick Hall, which was built in 1896, is also preserved at the church. The Bronze plaque on the cornerstone reads: ***“The Influence of Coronal will live in our hearts forever”***.

1949- - the college and the public schools were bursting at the seams, so the last of the Coronal Buildings were destroyed to build a new high school on the site. Fall of 1951 the first students moved to the brand new school, which consisted of grades 10 -12.

CONSOLIDATION TIMELINE: San Marcos Public Schools – Demonstration Schools merger.

Early 1933 – A consolidation movement was begun in San Marcos. According to Dr. C.E Evans, president of Southwest Teachers College, the ordinary college demonstration school was inadequate to take care of demonstration teaching.

June 1, 1933 – The final passage of the demonstration School merger was completed. With the two systems to cooperate for a two year trial period.

The San Marcos High School building was refinished and became senior high school. The Education building at the college became the elementary and junior high school which was maintained by college funds. All college recreation parks and a gymnasium were to be used by the public school students when they were not occupied by College classes.²⁰

Diana and James Baker

¹⁹ San Marcos Record December 1932.

²⁰ San Marcos Record, June 9, 1933.

Lindsey Hill is a “check off the boxes” response to Vision San Marcos. Among other things, it allows the City of San Marcos to achieve the following goals:) an expanded range of housing and lifestyle choices) encouragement of walking, biking, and use of public transportation (i.e., putting people at the center of their daily activities, and not forcing them into their cars)) a gentler environmental footprint (through elimination of sprawl and reduction of traffic)) community connectedness (physical and social)) concentration of development in already developed areas with existing infrastructure) avoidance of municipal financial burdens associated with new development in far flung areas (roads; utilities; police and fire support)) re-energization of downtown and new support for downtown merchants) a substantial new tax ratable) strengthening of existing neighborhoods through new, permanent residents who will become invested in those areas and eventually look for home ownership opportunities) graceful transition among three distinct neighborhoods (heritage, downtown, and university)) free public park space (provided at no expense to the taxpayers)) because jobs follow people, Lindsey Hill enhances San Marcos as a place for new economy employers

Who Benefits from Lindsey Hill? Everyone. Front-line neighbors, who enjoy dramatic enhancement of the residential character of their immediate neighborhood by the addition of high-end apartment homes and condominiums Extended neighbors, who enjoy stabilization of their neighborhoods by proximity to a graceful transition zone dedicated primarily to high-end residential use Nearby property owners who historically may have leased their residential properties to students, but who now—because of rising property values triggered by the Lindsey Hill project—have compelling new economic opportunities to sell those same properties to people seeking to make their permanent homes out of those properties Downtown merchants, who acquire new permanent, year-round customers (not just students) for their goods and services Environmentalists, who celebrate and encourage growth and development that does not require sprawl, disturbance of previously undeveloped areas, or generation of new impervious areas Art galleries and art organizations, who depend on close proximity to and frequency of patronage by people who appreciate and support the arts The community at large, through the creation of a very significant new tax ratable and the creation of Poet’s Corner, a park and community gathering space available to the public Faculty members at Texas State University, less than 40% of whom currently live in San Marcos because of the absence of attractive, flexible living opportunities in close proximity to campus Economic development officials, who now have a unique competitive asset to present to 21st Century, “new economy” employers who want to locate where their employees most want to be: walkable, connected, environmentally responsible, high quality of life communities City staff and elected officials, who seek to avoid costly and inefficient expansion of municipal services (police, fire, and utilities and roads) into far-flung areas of the City The City as a whole, who can realize the stated goals of the City’s Master Plan: Vision San Marcos to achieve high-quality, intelligent, economically efficient growth without sprawl All of San Marcos, who can enjoy the distinction, prestige, and bragging rights that come from showing the Central Texas corridor how high quality small city life and economic growth can be managed simultaneously, and who, in the process, can create meaningful career and employment opportunities for the residents of San Marcos now and in the future.

My name is Don Neese and I live at 416 Blanco St. which is approximately 1/2 block from the proposed Lindsey Hill development. Simply I enthusiastically support this

development. I live practically next door and as such will have to either endure or enjoy whatever happens on that property. As such I feel my opinion, desires far outweigh those of people from other neighborhoods who may never encounter this property again. They come to the meetings and protest, disrupt the proceedings and in general hijack the meeting without once ever producing data or fact to support their obviously baseless opinions. Again, please give significant thought, support to my and my neighbors desires for this project to move forward without further delay.

Thank you,

Don Neese

From: Jim Weber
To: [Villalobos, Andrea](#); [Hernandez, Amanda](#)
Subject: [EXTERNAL] Letter sent regarding Lindsey Hill development
Date: Wednesday, August 1, 2018 1:17:15 PM

My wife Doni and I attended the recent public meeting at the Price Center regarding the proposed Lindsey Hill development, and I also attended the first public meeting at the old school last year.

Let me begin by saying that we live at 715 Belvin Street, less than 2 blocks from the old school, that we walk past it regularly on our way to the river or the square, and that we both wholeheartedly approve of the planned development project proposed by David Lerman and Mark Berins. From the recent meeting, it is clear that they have sought input from many elements of the community and have revised their proposal to reflect the concerns and suggestions voiced by residents of San Marcos. One of the biggest concerns was the proposed boutique hotel, and they have eliminated that part of the proposal. We find the prospect of accessible permanent housing close to downtown and the university, along with proposed retail and park spaces, to be very exciting. We are in our sixties, and we love being able to walk to Palmer's, or Café on the Square, or the Saturday Farmers Market, or many of the other businesses in that area, as well as to the river. The proposed Lindsey Hill development would be a wonderful addition to our neighborhood and to the city in general.

At the recent meeting, we were greatly disappointed in some residents who chose to be harshly antagonistic and downright rude in their comments. Some of our closest neighbors were able to respectfully ask questions to Mark and David and listen to their thoughtful answers. The three young women sitting in front of us, along with another woman in the back corner next to us, were clearly there to shout their opinions in opposition to the Lindsey Hill development with no regard for respectful public discourse. Their behavior was an embarrassment to others in the audience and reflected poorly on San Marcos.

We were also taken aback by a letter that appeared in the *Record* a couple of days later, a letter that presumed to speak for those of us who live on Belvin St. and suggested that residents of Belvin oppose this project and those who spoke in support all live on San Antonio Street. This is clearly untrue. What is true is that we live directly across Belvin from the letter writer, and, as I have already said, we enthusiastically support the proposed Lindsey Hill development, as does our good friend Dianne Pape, who lives directly across from the proposed site and who countered the previous letter with one of her own. She, too, decried the behavior of some Lindsey Hill opponents and voiced a concern, shared by us, that David and Mark will weary of such opposition and withdraw their proposal. The greater concern, of course, is that this would open the door to Texas State acquiring the property and constructing student housing or a parking garage.

I know Doni has already sent her own email supporting Mark and David. Her position carries a good bit of weight because her grandfather and great grandfather, Paul and A.B. Rogers, created Aquarena Springs and facilitated the creation of Rio Vista Park, which greatly enhanced and still enhance the entire community of San Marcos. And, as we have heard, Paul and A.B. often faced the same kind of antagonism that David and Mark have sometimes encountered.

David and Mark have clearly acknowledged the historical, cultural, and communal significance of this site and have a clear idea of how they can turn that site into something that

will benefit so many elements of San Marcos, including our historic neighborhoods, downtown businesses, the university, and the community as a whole. I hope that community leaders will recognize the wonderful opportunity the Lindsey Hill development represents, and I encourage all of you to support this proposed development.

Thank you.

Jim Weber

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To the Planning & Development Department, and
Planning and Zoning Commission of San Marcos:

I write this letter to urge you NOT to re-zone the proposed development of the Lamar School property (500 West Hutchison) as currently submitted.

As you know, the developers want to re-zone the Lamar School property from "Area of Stability-Redevelopment Infill" to "High Intensity - Redevelopment Infill".

To recommend or allow the property to be re-zoned to "high intensity" will damage the integrity of San Marcos. The historical value of this property deserves to be honored. The Lamar School property was among the initial high schools in Texas to be desegregated and was very likely the first one to do so. This site does not exist in a vacuum. Similar stories are found throughout our community and in many of our existing neighborhoods. This history is incredibly important to how we live, and how we choose to develop.

The Lamar School property has long been nestled among historic neighborhoods. Allowing "high intensity" development of the area would be a huge change and would alter the area's nature and character.

You could allow for a designation other than "high intensity" which could help build a community to nurture the area's importance. As part of a neighborhood, for example, the site and area could thrive.

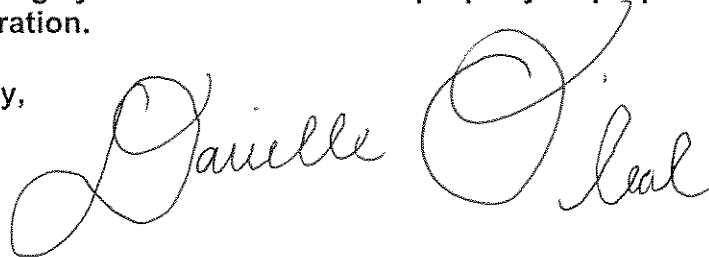
Further, the Texas Historic Preservation Commission should conduct a survey and/or study of this site. It is my understanding that a private consultant will be hired to complete this work on or before September 2019.

I hope that San Marcos will also expand the Lindsey Rogers and Hopkins Street Historical Districts, which would include the Lamar School property.

To re-zone 500 West Hutchison before a study and/or survey is completed, and before the historical district expansions are finalized, would be premature and potentially lead to new problems and issues for the city.

Again, I urge you not to re-zone this property as proposed. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Danielle Deal". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

From: Doni Weber
To: [Mayor & Council Information: Planning Info](#)
Cc: [Villalobos, Andrea](#); [Hernandez, Amanda](#)
Subject: [EXTERNAL] Lindsey Hill Project
Date: Monday, July 23, 2018 11:16:39 PM

To the Mayor and Council Members of the City of San Marcos and
Members of the Planning and Zoning Commission:

I am writing to express my support for the Lindsey Hill project proposed by Mr. Lerman and Mr. Berins. I live one block plus two houses from the proposed project at 715 Belvin Street. Thus, this project affects “my” neighborhood directly.

As often as we can, when the temperature is not 105 degrees, my husband and I walk to the downtown area and to the river via Hutchison. Thus, we are very familiar with the eyesore that currently sits on the Lindsey Hill property. I believe that this project will offer multiple advantages to the city as a whole, but I would like to address just a few that interest me particularly.

First, as a permanent resident who values being able to walk to stores, shops, restaurants, and the river, I would so much enjoy having a nice park to enjoy *en route*. Even better would be some nice restaurants, cafes, or other retail within just a stone’s throw of my house. I can assure you that I would be a frequent patron. And I’m sure many potential residents would value this walkability as I do.

Second, I appreciate the importance the developers are placing upon aesthetics. I do realize that there is some call for the current building to stay intact for cultural and historic reasons. I do not think the expressed concerns are valid. The plan is to retain the existing structures of the school gym and auditorium, to create a vital and meaningful educational opportunity that visitors can access on their smart phones, and to demolish the unusable, derelict portions of the existing structure. An aesthetically pleasing, usable space that still honors the important history of the site is ideal.

I believe I and my neighbors stand to gain financially from this project. Property values should increase. Homeowners should be incentivized to care for houses that are currently rented to students in less-than-ideal condition. We personally have experienced this issue since our alley is adjacent to houses on Scott Street that have been the sites of numerous de facto frat parties in the eleven years in which we have owned our home. As property becomes more valuable, single-family use should increase and make-shift fraternity houses in our historic neighborhoods should decrease.

I attended a meeting with the developers at the Price Center this evening. I was disheartened by the frankly unacceptable, uncivil behavior by some opponents of the project. I am referring to name-calling and shouting over and interrupting the presentations. To me, this signals that some of the opposition is fear- and emotion-based, rather than fact-based. Not all, to be sure. Many of my neighbors respectfully disagree with the developers. However, I sense a fair amount of hysteria and hypothetical nightmare scenarios that are extremely unlikely ever to occur. My own nightmare scenario is that Texas State purchases the property from frustrated developers and plops a parking garage or dorm on that property, with nothing and no one to stop them and no financial benefit to

the city.

My great-grandfather and grandfather (A.B. and Paul Rogers) helped build this city, and it means a great deal to me. I would never support a project that I did not believe would benefit San Marcos. I ask you to join me in support of the Lindsey Hill project.

Sincerely,
Doni Weber
715 Belvin St.

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From: Kristin Williams
To: [Mayor & Council Information: Villalobos, Andrea](#)
Subject: [EXTERNAL] Lindsey Hill Project - In Favor
Date: Monday, July 23, 2018 1:30:54 PM

Dear Mayor and Council,

I am in favor of the Lindsey Hill Project. As it stands right now, the building is an eye sore. All the bullet points described below is enough reasons to have this project approved.

- encouragement of walking, biking, and use of public transportation (i.e., putting people at the center
- of their daily activities, and not forcing them into their cars)
- a gentler environmental footprint (through elimination of sprawl and reduction of traffic)
- community connectedness (physical and social)
- concentration of development in already developed areas with existing infrastructure
- avoidance of municipal financial burdens associated with new development in far flung areas (roads;
- utilities; police and fire support)
- re-energization of downtown and new support for downtown merchants
- a substantial new tax ratable
- strengthening of existing neighborhoods through new, permanent residents who will become invested
- in those areas and eventually look for home ownership opportunities
- graceful transition among three distinct neighborhoods (heritage, downtown, and university)
- free public park space (provided at no expense to the taxpayers)
- because jobs follow people, Lindsey Hill enhances San Marcos as a place for new economy employers

Thank you,
Kristin Williams
Wonder World Park

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From: [Villalobos, Andrea](#)
To: [Villalobos, Andrea](#)
Subject: RE: [EXTERNAL] Lindsey Hill
Date: Monday, July 23, 2018 9:20:38 AM

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

From: Diane Furry <dfurry@grandecom.net>
Sent: Monday, July 23, 2018 7:41 AM
To: Council Members Mail Group <CouncilMembers@sanmarcostx.gov>
Subject: [EXTERNAL] Lindsey Hill

Good morning to you all,

My name is Diane Furry and I am all for the Lindsey Hill Development.
I also wanted the boutique hotel but that dream is no more.
This development could be a game changer for the city of San Marcos.
Having this type of housing in the city center will be a boon to the economy. This could start the domino effect of creating a vibrant downtown.

The San Marcos downtown will be the destination

Thank you for your time
Diane M Furry

Sent from my iPad

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Fredda Anderson

300 South Stagecoach Trail

San Marcos, Texas 78666

512-925-3229

July 20, 2018

RE: Lindsey Hill Development

TO: City of San Marcos Council and Planning Commission Members

Via: Email

Dear TO: City of San Marcos Council and Planning Commission Members,

It is an honorable responsibility to be a part of shaping a community and its future especially during a time of such strong growth. In the recent past there have been "high density" multifamily developments approved and built in the downtown area that lack any architectural value and compatibility to the downtown neighborhoods.

Is there not an "Architectural Review Board" in our City Government that takes these issues into consideration during the review process?

After reviewing the architecture and site plan of the Lindsey Hill Development it does include green space and exteriors similar to a residential building rather than an institutional one. It seems that a development of this density that is tastefully designed could "set precedent" for future developments in our Community.

Sincerely,

Fredda Anderson

July 22, 2018

To the Planning & Development Department, and Planning and Zoning Commission of San Marcos:

I write this letter to urge you NOT to re-zone the proposed development of the Lamar School property (500 West Hutchison) as currently submitted.

As you know, the developers want to re-zone the Lamar School property from "Area of Stability-Redevelopment Infill" to "High Intensity - Redevelopment Infill".

To recommend or allow the property to be re-zoned to "high intensity" will damage the integrity of San Marcos. The historical value of this property deserves to be honored. The Lamar School property was among the initial high schools in Texas to be desegregated and was very likely the first one to do so. This site does not exist in a vacuum. Similar stories are found throughout our community and in many of our existing neighborhoods. This history is incredibly important to how we live, and how we choose to develop.

The Lamar School property has long been nestled among historic neighborhoods. Allowing "high intensity" development of the area would be a huge change and would alter the area's nature and character.

You could allow for a designation other than "high intensity" which could help build a community to nurture the area's importance. As part of a neighborhood, for example, the site and area could thrive.

Further, the Texas Historic Preservation Commission should conduct a survey and/or study of this site. It is my understanding that a private consultant will be hired to complete this work on or before September 2019. I hope that San Marcos will also expand the Lindsey Rogers and Hopkins Street Historical Districts, which would include the Lamar School property.

To re-zone 500 West Hutchison before a study and/or survey is completed, and before the historical district expansions are finalized, would be premature and potentially lead to new problems and issues for the city.

Again, I urge you not to re-zone this property as proposed. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'ACobarruvias', with a stylized flourish at the end.

Andrea Cobarruvias

**To the Planning & Development Department, and
Planning and Zoning Commission of San Marcos:**

I write this letter to urge you NOT to re-zone the proposed development of the Lamar School property ([500 West Hutchison](#)) as currently submitted.

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Again, I urge you not to re-zone this property as proposed. Thank you for your consideration.

Sincerely,

Sue K. Cohen

743 W. San Antonio St.
San Marcos, Texas 78666
512-757-2377
suekcohen@gmail.com

July 19, 2018

Dear Mayor and Council Members,

As the Lindsey Hill project moves through the city processes, I would like to add my support to the project.

There is no question that San Marcos will change and grow at a rapid pace in the coming years. With this growth comes a tremendous opportunity for thoughtful change. I believe the Lindsey Hill project is an excellent opportunity to transform an under-utilized property into an asset that our community and historic neighborhoods can be proud of.

We must move forward and lose the "Not now, not here, not ever" mindset. This property has been returned to the tax rolls, and the developers plan to save the beautiful heritage oak trees. This project will provide much needed quality housing without contributing to urban sprawl.

Change is difficult, but as San Marcos grows, we must all accept that it is inevitable. There are many small dying cities in Texas that would welcome a project of this quality and the growth that we are experiencing. It is my hope that San Marcos can demonstrate to others that historic preservation, small town quality of life, expansion of tax base and economic growth can be achieved.

Sincerely,

Sue K. Cohen

Cc: San Marcos Planning and Zoning Members
Amanda Hernandez
Andrea Villalobos