

Parrish, Will

Subject: FW: [EXTERNAL] Information on CUP-19-11

From: Griffin Spell <griffintspell@gmail.com>
Sent: Monday, May 27, 2019 8:32 AM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Information on CUP-19-11

Members of the Planning and Zoning Commission,

On Tuesday you will be considering CUP-19-11, a student housing project on South Guadalupe. I would like to provide you with some additional information that the city has collected, but does not appear to have been provided to you by the city's Planning and Development Services staff.

As you are likely aware, last year the City Council authorized the My Historic SMTX Historic Resources Survey. Beginning in November 2018 this survey, which is being independently conducted by Hicks & Company of Austin, has examined properties that are in or near the city's historic districts to determine their suitability and priority for preservation. These determinations are also vetted by the Texas Historical Commission. Please note that the My Historic SMTX Survey is still in a draft stage and has not yet been finalized.

All parcels included in CUP-19-11 were surveyed, in part due to the close proximity to the Downtown Historic District and the Dunbar Historic District. Specifically, the property at 101 West San Antonio is in the Downtown Historic District and would be adjacent to the proposed development on two sides. The Dunbar Historic District begins at South Fredericksburg Street, less than a block to the west of CUP-19-11.

One property within CUP-19-11, specifically 119 West San Antonio (currently Gilcrease Dental) was identified as High Preservation Priority. To quote from the My Historic SMTX Survey *"The high preservation priority resources are some of the most intact and best examples of distinctive architectural styles or resource types within the survey area. Many of these resources have associations with significant local events or people that have contributed to the historical development of San Marcos. As high preservation priority, these resources are recommended individually eligible for potential National Register listing and/or local landmark designation."* High Preservation Priority is the highest possible category for historic properties in San Marcos, and includes many of the buildings facing the Hays County Courthouse, as well as the Courthouse itself. 119 West San Antonio was constructed circa 1910, and is an intact example of commercial buildings of the time.

In addition, four of the other parcels within CUP-19-11 were identified as having Medium Preservation Priority. To quote again from the My Historic SMTX Survey *"Most of these resources have experienced some exterior alterations but had retained enough integrity to still convey their historical significance. Although likely not eligible individually for National Register or local landmark listing, many of these resources are considered contributing to potential or existing historic districts. Additionally, while these resources are not of the highest architectural significance or degree of integrity, a large number of the medium priority resources have been recommended for further study to determine if there are significant historical associations with the local community."* The properties identified as Medium Preservation

Priority are 140 S Guadalupe, 164 S Guadalupe, 166 S Guadalupe, and 194 S Guadalupe. While I do not know the exact dates of construction for these buildings, they would be very unlikely to be classified as Medium Preservation Priority if they were less than 50 years old.

Thank you for serving our community on the Planning and Zoning Commission. Please do not hesitate to ask if you have any questions before Tuesday's meeting.

Griffin Spell

San Marcosi

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May 27, 2019

Re: Proposed “purpose-built/rent-by-the-bed” apartment complex on Guadalupe Street

Dear Planning & Zoning Commission:

I wish to stridently oppose yet another “student-oriented” or rent-by-the-bed or “purpose built” (P&Z staff change the name so frequently it is hard to keep up) apartment complex that is being proposed on Guadalupe Street just off the Square.

Rent by the Bed/ student-oriented/purpose built apartments artificially inflates the prices of all housing in San Marcos which makes affordable housing even less attainable. Each bedroom in a 4-bedroom unit is about \$700-\$800/month (on the Square it’ll be more). That’s \$2800-\$3200/month for one unit – making it unattainable for families and young professionals and only adds to the massive debt load of students.

Student-oriented purpose-built housing or Rent-By-the-Bed is outrageously expensive for the students they purport to serve. At Texas State, 27,000 students receive financial aid and much of this goes into housing. Once they graduate, they face crushing debt and can’t afford to stay in San Marcos, even if they were to find a good paying job. If we truly want our Texas State graduates to stay in San Marcos, or attract other young professionals, we’ve got to offer them housing they can afford now *and* after they graduate. The proposed development on Guadalupe simply won’t allow for that. How does it make San Marcos a better place to live? It doesn’t. It simply makes another developer (who doesn’t even live here) a lot richer and leaves the citizens to contend with higher traffic and less affordable housing and students in greater debt.

There is a fantasy out there that everyone will walk. How many students work at the outlet malls or at all the businesses along the highway? A lot, and you can’t walk there – you need reliable transportation or mass transit. And we don’t begin to have an adequate bus service in the city so they need cars. Rain or Sleet? Pretty unlikely students will walk then either. No, this is a multimillion-dollar corporation – if they want to build here, they need to provide adequate parking or purchase at least five or six busses (and contribute to staffing) and make the front of the building a bus stop – but that, of course, cuts into profits so isn’t in their proposal. If we are truly serious about reducing cars, no apartment complex would be allowed to be built without such a provision, but it appears to be lip service. Allowing any type of apartment being constructed to pay \$5000 to the city per parking space instead of building their own parking spaces is tantamount to our tax dollars subsidizing private business. If this corporation were to pay for their own parking spaces, it would cost approximately \$20,000+/spot (based on cost estimates from similar projects), but they will only pay the city \$5,000? So taxpayers will pick up the other \$15,000? They are simply trying to maximize their profits at the taxpayer’s expense.

Even if apartments promise to rent a certain percentage of their units to lower income families, how do you enforce that? There is no reason our city should use its time, energy, and resources to police this. Such complexes have lied to us so many times in the past – why should we trust this

corporation now? What do you envision for enforcement? Would the city somehow shut down the apartment until the apartment came into compliance & rent to lower income families? Who would pay for that? This would have to be considered, but apparently isn't – why?

Then there is the issue of location for families that might want to rent. Has anyone ASKED middle and lower income families if they want to rent downtown next to bars in an apartment full of college students? What's the data on that? There is no indication that such developers know or care about what is best for our vulnerable populations – but that is the job of P&Z and I hope that is at the forefront of your considerations.

Current data suggests that 79% of San Marcans rent. To have a stable economy and flourishing community, we need more opportunities to purchase homes or at least live in apartment communities that encourage families and are affordable. Another RBB goes directly against the goals of creating a stable economy, and offering affordable housing.

San Marcos is significantly overbuilt with purpose-built/rent-by-the-bed student housing. Specifically we are overbuilt by 2,758 - 12,758 bedrooms. According to city data, we already have 27,404 RBB beds available. We have more than 14,354 - 24,354 students who do not want or cannot live in such housing. How? 7,000 students in dorms, 854 enrolled in online classes exclusively, 2,000 at the Round Rock campus, 4,500 graduate students (who cannot afford the granite countertops, swim-up bars and other such amenities offered by such businesses) and thousands (1,000 - 10,000) of commuters, international, married, non-traditional, veterans, etc.

That's 41,758-51,758 students who either have RBB or do not need/ want them, and only 39,000 students. So, we're overbuilt by thousands. We certainly don't need more!

The population of Texas State will not exceed 45,000 by 2027 (TXST Master Plan). Many of the new enrolling students over the next years will be in Round Rock or online, NOT moving to the City of San Marcos. So what will happen when there is a market turn down or they simply can't fill the beds? Will they become derelict as many others have? Will they become a blight on our downtown? Please think 10-20 years into the future and see that this simply isn't sustainable.

I am not opposed to more density in housing, but proposals such as this necessarily cut out all options for families and young professionals. These complexes don't contribute to our parks, our communities and the tax dollars they pay are siphoned off by the increased costs for infrastructure (water, sewer, drainage, traffic, police, fire, etc.). They harm us (and certainly the students) more than help us. Please deny this proposal.

Sincerely,

Shannon M. FitzPatrick
625 Burt Street
San Marcos, Texas

From: [Burrell, Cesly](#)
To: [Parrish, Will](#)
Subject: FW: [EXTERNAL] Large downtown dorm
Date: Tuesday, May 28, 2019 11:38:04 AM
Attachments: [image001.jpg](#)



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Kendall Bell-Enders <kendall_bell@hotmail.com>
Sent: Tuesday, May 28, 2019 11:36 AM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Large downtown dorm

To whom it may concern,

I'm writing to voice my complete opposition to the proposed downtown dorm near the Square. It may be considered an "apartment" but let's be honest, it's a private TX State dorm that will rent by the room. This community has adamantly expressed frustration with how these private dorms are starting to dominate the city yet somehow the city staff is recommending approval of dorm that will take up an ENTIRE BLOCK of downtown (MLK to San Antonio St) and shut down local businesses. This has to stop!! As a young family in San Marcos, we are really getting tired of the city allowing these private student housing developers to dominate our city and community. We understand that TX State is a large part of the community (we are alumni) and students bring a lot of vitality but if you all want San Marcos to be a diverse community there has to be limits on TX State's expanse. As a non-student, I don't want our square and downtown area completely overrun with dorms. Allowing ANOTHER dorm to take up an entire block of our downtown is unacceptable and I hope P&Z will deny this request. San Marcos has been trying to build single family homes all over town; those families should be encouraged and enticed to come downtown and support our local businesses, not discouraged because it's basically an extension of TX State and overrun with dorms. There must be a balance and when almost half of all development permits from 2007-2018 are for private dorm rooms, you have a problem. Families are going to think twice about moving into this community and the ones that are here are going to start thinking twice about staying.

Please don't allow another huge private dorm room to be built right the heart of our town and community. How much do residents have to scream and holler about this issue before the city does something about it?

Kendall

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From: [Burrell, Cesly](#)
To: [Parrish, Will](#)
Subject: FW: [EXTERNAL] Please vote no
Date: Tuesday, May 28, 2019 2:08:16 PM
Attachments: [image001.jpg](#)



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Kyle <kyle@rootcellarco.com>
Sent: Tuesday, May 28, 2019 2:07 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Please vote no

Hello Commissioners,

I am writing to respectfully ask that you deny the CUP request for the “rent by the bedroom” project before you on Guadalupe. As someone who owns several businesses downtown I believe in the need for density. What we do not need at this time is another project that excludes young professionals and families. We need a true balance of residents downtown, not another for profit dormitory.

This project would also exacerbate current problems with the economic development of downtown. A quick walk around downtown will show that we are struggling. We have an abundance of retail space in new developments that have been sitting vacant for years while more are being built as we speak. We need smaller, older, affordable commercial spaces like the ones that would be removed should this project be approved. It’s easy to see that NO local businesses occupy the commercial space in developments like these as the lease rates are always a non-starter for truly local businesses. Even the out of town businesses have started to realize something that the local businesses have known all along. San Marcos is not a wealthy community and Austin prices won’t fly here. This make these projects fundamentally unsustainable at the rates they always charge There are plenty of examples. Just look at the empty retail under the Local. They haven’t been able to rent 60% of their space, ever, in close to 3 years. The old Post Office has been a literal revolving door of out of town businesses that can’t make the numbers work and Torchey’s is rumored to be leaving now as well.

There are many challenges that downtown San Marcos faces and I believe that granting this CUP would make them greater.

Please vote to support your downtown by denying this CUP.

Thank you,

Kyle Mylius

Owner Rhea's Ice Cream, The Coffee Bar, Root Cellar Catering Co., Root Cellar Cafe

Sent from [Mail](#) for Windows 10

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Parrish, Will

Subject: FW: [EXTERNAL] CUP Request for RBB on Guadalupe

From: Amy Meeks <amymmeeks@yahoo.com>
Sent: Tuesday, May 28, 2019 9:39 AM
To: Case, Jamie Lee <JCase@sanmarcostx.gov>
Subject: [EXTERNAL] CUP Request for RBB on Guadalupe

Hi Jamie,

Could you please send this letter to all P&Z Commissioners? Thank you so much!

Best,

Amy

To: Planning and Zoning Commissioners
RE: Request for CUP for RBB on Guadalupe
From: Amy Meeks
Date: May 28, 2019

Dear Commissioners,

Please DENY the request for a CUP for a RBB (Rent By the Bedroom) on Guadalupe Street. This proposed student housing project will negatively change the flavor and feel of our downtown area. This proposed development is in an adjoining block of the square and, if allowed, would cause untold problems for our downtown area.

Our city has wisely cultivated our historic downtown square into a charming, walkable destination so please do not allow a student housing project to smear the current feel and look of this area of our town.

Please deny the CUP request for this development on Guadalupe.

Thank you for your service to San Marcos and thank you for considering all opinions before making your decisions.

Best,

Amy Meeks
512.757.3790

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From: [Burrell, Cesly](#)
To: [Parrish, Will](#)
Subject: FW: [EXTERNAL] Agenda item for tonight's meeting 5-28-19
Date: Tuesday, May 28, 2019 10:10:56 AM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Ryan Patrick Perkins <ryanpatrickperkins@gmail.com>
Sent: Tuesday, May 28, 2019 10:06 AM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Agenda item for tonight's meeting 5-28-19

Commissioners,

I am writing you to ask you to DENY CUP-19-11 (Purpose Built Student Housing) Hold a public hearing and consider a request by 75 Sylvan Street for a Conditional Use Permit to allow a Purpose Built Student Housing development on located on Guadalupe Street between San Antonio Street and MLK Drive. (W. Parrish), with or without a recommendation of approval from they city staff.

For many reasons far too numerous to layout in time for you to read and review before this evenings meeting, but each of your knows the reasons. They are the same issues facing our historic downtown and the number established (some "historic", others not but equally important and contributing to our community's story and heritage, if not more important) neighborhoods and mixed districts. We're all connected - what affects one part of this city impacts another. This is a highly risky move to make and the consequences could/will be devastating and have a ripple affect beyond the scope of downtown.

Ripping down an large portion of our downtown area to rebuild non-conforming "purposed-built" student housing is a game changer for everything. If allowed as proposed, it would forever alter our downtown in appearance and functionality. The ripple affect in and around the downtown area would negatively impact and add further pressure to much of the surrounding established (some historic) neighborhoods. Our Historic Resources Survey, now complete and viewable online as a draft, highlights the city's successes and mistakes in our distant and more recent pasts. Issues we face and recommendations on how we can go forward using preservation as a catalyst are in this document - prepared by a consultant contracted to do work on behalf of the citizens of the city of San Marcos and the State of Texas Historic Commission. Let's not throw it in the trash before we've even accepted the final report for which we're paying.

Also, can we please get some developer sensitivity training?! It should be required in and around our amazing community and ecologically outstanding region. This project proposed has zero intention on fitting-in to our community, much less it's surrounding blocks - it's about profit and designed to maximize a return - AT OUR COMMUNITY'S EXPENSE. When are

we going to stand up and demand what we are worth! We have something VERY few city's across this state and this country have. Our town does rival communities across the globe! Let's treat it and ourselves like the treasure it is. Let's do it right. Let's make it the best because we deserve the best. Let's hold ourselves (and others) to our highest standards.

Thank you for your service to your community. Please review the historic survey draft and watch for more information in the coming months on the survey, it's results and recommendations from the city's consultants and the state of Texas historic commission.

<https://www.sanmarcostx.gov/DocumentCenter/View/13129/DRAFT-My-Historic-SMTX-Phases-1--2-Historic-Resources-Survey-Report-with-Appendices-PDF>

Ryan Patrick Perkins

M: 512.757.3434 | ryanpatrickperkins@gmail.com
727 West Hopkins Street | San Marcos, TX 78666

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From: [Burrell, Cesly](#)
To: [Parrish, Will](#)
Subject: FW: [EXTERNAL] Purpose built housing
Date: Wednesday, May 29, 2019 8:36:58 AM



[Cesly Burrell](#)

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Sammy Falletta <sfalletta@secureandsmart.com>
Sent: Tuesday, May 28, 2019 5:30 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Subject: [EXTERNAL] Purpose built housing

I am against this development and any approval to make progress on this area for rent by the room housing. Thank you.

My residence is at 118 Armstead, SMTX, 78666

CUP-19-11 (Purpose Built Student Housing) Hold a public hearing and consider a request by 75 Sylvan Street for a Conditional Use Permit to allow a Purpose Built Student Housing development on located on Guadalupe Street between San Antonio Street and MLK Drive.

Sammy Falletta
Licensed Manager
Secure and Smart Services, Inc
1409 N. Bishop
Suite A-7
San Marcos, TX 78666
TX License # B20434
Mobile: 512-738-0086
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MICHAEL E. SCANIO
Trained Mediator

STEVEN STACEY
Trained Mediator

FRANCESCA SCANIO STACEY
Trained Mediator

May 28, 2019

Planning and Zoning Commission
San Marcos, Texas 78666

RE: Proposed Student Housing Project

Dear Commissioners,

I had written once previously regarding the proposed student housing project that will be before the Commission this evening. Then, I addressed primarily my concern regarding the historic San Marcos Courthouse Square from a preservation and architectural standpoint. This time, I would like to address the impact on the quality of life for those of us who live and work here.

Even without the addition of the proposed new 545 student bedrooms, we already have major problems. Our building at 144 East San Antonio Street is one block from the proposed site. For years, we have had to deal with cleaning up vomit and beer cans and bottles outside our front door before we can open to the public after the weekend. I used to send the city photos, but gave up after no meaningful response. We have also had numerous occasions where the front door or the plate glass windows were broken due to the late night fights after a party weekend.

This new project would add to these problems the parking and traffic pressure that an additional 545 students would place on the already busy downtown square.

I understand that in order to allow this to be a student housing project, the developers will need a conditional use permit. I would urge the Commission to deny this permit. Although we cannot control all investment on the historic square, we certainly should be able to control whether it would be student housing.

Thank you for your time,

BY: _____

Michael Scanio
MICHAEL SCANIO

From: [Hernandez, Amanda](#)
To: [Parrish, Will](#)
Subject: FW: [EXTERNAL] San Marcos and it's community
Date: Friday, May 31, 2019 3:09:37 PM

Please add to the packet for CUP-19-11

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

From: Emma Allen <emmamaecallen7117@gmail.com>
Sent: Friday, May 31, 2019 12:06 PM
To: Council Members Mail Group <CouncilMembers@sanmarcostx.gov>
Subject: [EXTERNAL] San Marcos and it's community

Hello,

I am writing to y'all as a very concerned citizen of San Marcos. I have been hearing rumors of more and more apartment complexes being built, going as far as knocking down buzzmill to build one. We must act now and maintain places that foster community. Texas state is a big part of San Marcos but this town is so much more than that and I hope that y'all see that. Stop catering only to their needs because those college students don't normally care about the long term life for San Marcos. Stop allowing apartment complexes to be built, atleast in the down town areas. Start bringing in local restaurants or music venues and art galleries. Austin is no place for artists any more, let's make San Marcos a haven for them.

Don't let greed keep you from saving a town with beautiful clean rivers and a vibrant community. There's not many places like that left.

I beg you to hear me out. I'm 22 and deathly afraid of the future of our world. We must start caring about or environment and less about money.

I don't want to be scared every single day. Please help us. Help our community.

Sincerely,
Emma Allen

Sent from my iPhone

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