

Hello. I am Camille Phillips, PO Box 172, San Marcos. Thank you for reading this comment about ZC-20-10, The Barracks Townhomes.

I have attached 10 documents to support what I say. Please don't mention the documents aloud; everyone's eyes would glaze over. Y'all can read them later if you wish.

I want to bring up 4 issues.

Issue one: On Memorial Day weekend of 2015, I have been told, floodwaters came in to a residential facility for people with dementia. Unexpectedly neighbors arrived and helped evacuate these vulnerable citizens of San Marcos. None of them drowned.

I am concerned about Cypress Healthcare and Rehabilitation Center on Sadler Drive. A floodway for Cottonwood Creek is close to Cypress and close to the potential Barracks project.

An individual and a company connected to the 2015 floods are also connected to ZC-20-10.

In 2012 Mr. Ed Theriot of ETR Development Consulting, LLC represented the Woods apartment complex (also known as Woodlands) before P&Z and the city council; see attached document.

In 2015, the Woods apartment complex on River Road made the flooding worse, according to research performed later for the city of San Marcos.

The company connected to the 2015 floods is Doucet and Associates. See attached documents. Mr. Theriot is now employed by Doucet and Associates.

San Marcos ordinances require strict protection of floodways and flood plain.

The work of Mr. Theriot and of Doucet and Associates contributed to the flooding of San Marcos in 2015.

If this project passes, the city needs to monitor very, very carefully the impact this project could have on future floods.

Issue two: This project is east of IH 35, which is good. It is not near the aquifer, like one of Mr. Theriot's other projects, the Retreat.

Issue three: College enrollment has been dropping nationwide for several years because of lower birth rates starting about 20 years ago. Enrollment at Texas State has also been decreasing, although not by much. See attached documents.

The pandemic may also affect college enrollment.

Six new apartment complexes have opened in the last few months. More are being built.

We already have thousands of rent-by-the-bedroom bedrooms.

issue four: The Barracks Townhomes near Texas A&M resemble the Retreat here in town. The townhomes are individual structures built close together. The Barracks floorplans are like rent-by-the bedroom apartments here.

Their website does mention buying a Barracks townhome. It mostly mentions real estate investors buying a townhome.

I would be jumping up and down if I thought the Barracks Townhomes here would be owner-occupied. We need condos and other small properties that people could buy and live in. At this point, it is not clear what The Barracks Townhomes will be.

Thank you.

ZC - 12 - 11

City of San Marcos

ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>	<u>CONSULTANT</u>
Name	<u>Dovetail Development, LLC</u>	<u>See Attached List</u>	<u>ETR Dev. Con., LLC</u>
Mailing Address	<u>1550 Timothy Road, Ste 201</u>		<u>401 Dryden Lane</u>
	<u>Athens, Georgia 30606</u>		<u>Buda, Texas 78610</u>
Daytime Phone	<u>(706) 357-9102</u>		<u>(512) 618-2865</u>
E-mail			<u>ed@etrdevcon.com</u>

PROPERTY DESCRIPTION:

Street Address: River Road @ Cape Road

Subdivision: N/A **Block:** N/A **Lot(s):** See Attached List

Other Description (if unplatted) _____

*** a metes and bounds description is required if property is a partial lot or is not platted**

Appraisal District Tax ID No.: See Attached List **Acres:** 5.64

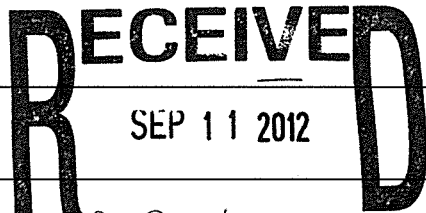
Lien Holder(s) - for notification purposes:

Name: _____

Mailing Address: _____

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application



BY: A. Drake

ZONING CHANGE INFORMATION:

Zoning Designation: **Current:** FD **Requested:** MF-12

Master Plan Designation: VLDR **Land Use Map Amendment Required?** Yes


Present Use of Property: Vacant/Agricultural

Desired Use of Property/Reason for Change: Multifamily Residential

I certify that the information in this application is complete and accurate.

☐ I am the property owner of record; or

☒ I have attached authorization to represent the owner, organization, or business in this application.

Signature:  **Date:** 9-12-12

Printed Name: Ed Theriot

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

FEE INFORMATION:

Fee Schedule:

From "M" to "SF-6" or "SF-4.5"	No Charge
To Residential (one and two family, townhouse)	\$25 per acre (\$100 min./\$1,500 max. fee)
To "PDD" or "P"	\$25 per acre (\$100 min./\$1,500 max. fee)
To Multi-family (all categories)	\$100 per acre (\$250 min./\$1,500 max. fee)
To Commercial (all categories)	\$100 per acre (\$250 min./\$1,500 max. fee)
To Industrial (all categories)	\$100 per acre (\$250 minimum fee)
Zoning variance	\$150 per variance requested
Renotification fee	\$75

APPLICATION PROCESS:

Please be advised that this is a 2-3 month process. The Planning and Zoning Commission will conduct a public hearing to consider your request. Prior to the hearing, the City will mail notices to all property owners within 200 feet of the subject tract, to the listed applicant and property owner, to any lien holders, and to the appropriate neighborhood representative. A sign advertising the change will also be placed on the property by the City.

At the public hearing the applicant, or a representative for the applicant, should be present to answer any questions the Commission may have. Failure to appear could result in your request being tabled or denied. Those in support of the request and those in opposition will be given an opportunity to speak. Following the close of the public hearing, the Planning and Zoning Commission will make a recommendation to either approve or deny the request.

This recommendation is then forwarded to City Council for their action. A notice is published in the newspaper 15 days prior to their hearing. City Council will conduct a public hearing and either adopt an Ordinance to approve the change or deny the request. You will be notified by mail of the date of the City Council public hearing. If an ordinance is adopted, at least one further meeting is required to give Council an opportunity to reconsider the request. If there is no reconsideration, the process is complete. If there is reconsideration, a third reading of the ordinance would be required for approval.

To be completed by Staff:

Property is located in: ☐ Edwards Aquifer Recharge Zone ☐ Historic District ☐ River Corridor
 Concurrent Land Use Amendment is Required: ☐ Yes ☐ No

Meeting Date: _____ Deadline: _____ Accepted By: A. Prake Date: 9/11/12

AGREEMENT TO THE PLACEMENT OF ZONING NOTIFICATION SIGNS

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning staff prior to the 10th day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department of any missing or defective signs.

It is unlawful for a person to alter any notification sign, or to remove it while the case is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.

I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.



Signature of Applicant

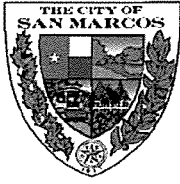
9-11-12

Date

FOR STAFF USE ONLY:

Sign (s) were placed by staff on _____ by _____.

Sign (s) were removed by staff on _____ by _____.



Petition for Zoning Change, Zoning Overlay, or Historic District Checklist

- ☐ A pre-application conference with staff is recommended;
- ☐ A completed application form, including a statement verifying land ownership and, if applicable, authorization of the land owner's agent to file the petition and required fees;
- ☐ Legal description of the site (metes and bounds or lot and block if platted)
- ☐ Certificate of no tax delinquency
- ☐ Subdivision Concept Plats or Site Plans as required (see Chapter 1 of the LDC)
- ☐ Additional information as required to clarify the request

I hereby certify and attest that the application is complete and all information identified above is complete and hereby submitted for review.

Signed: Ed Theriot

Date: 9-11-12

Print Name: Ed Theriot

☐ Engineer ☐ Surveyor ☐ Architect/Planner ☐ Owner ☒ Agent: _____

To: 06/30/2014

Commercial	Site Prep.	2013-13487	06/26/2014	650 Cape Rd / Woodlands	Cape's Camp-Multifamily development with public parkland.	AICP, Doucet & Associates, Inc.	\$713,000.00
		2013-13956	06/05/2014	1225 Hwy 123	Pre-Kindergarten Facility-SMCISD-Additions and renovations	Joeris General Contractors	\$11,000,000.00
		2014-14993	06/04/2014	124 Spring Rd	Sorority House-New	Thornbrugh Construction	\$122,000.00
		2014-15109	06/12/2014	210/206 Thermon Drive	Phase1: New Warehouse Building #16 and Phase 2: Building #11 Remodel and Addition, with site improvements	Gallup Engineering	\$1,200,000.00

Case Studies

HOME » CASE STUDIES » SPECIAL SEGMENTS » GREENBUILD EDITOR'S CHOICE 2015 » DOUCET & ASSOCIATES

Doucet & Associates

A Texas firm putting civil engineering in the forefront for sustainable design

Written by: [Jeanee Dudley](#) | Produced by: [Ryan Fecteau](#)



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The common understanding of LEED-certified projects regards building design and orientation, lighting, utility consumption and other elements that typically fall under the bailiwick of an architect or mechanical/electrical/plumbing engineer. However, other technical disciplines have increasingly become integral team members for a sustainable project. [Doucet & Associates](#) (D&A), a Texas-based engineering firm, is attempting to bring civil engineering to the forefront with their expertise in low-impact design.

— MORE INFO —



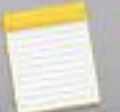
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company's focus on sustainability through a number of features on-site. "The client took a big step toward sustainable design by dedicating a large portion as open space that will partly become a public park," he notes. "We were challenged with how to effectively control runoff without creating greater problems through disturbing the site. By incorporating best management practices, we designed a series of smaller drainage areas that were then cycled through rain gardens. By strategically placing these throughout the site, it became more aesthetically appealing and saved the client significant costs by avoiding larger concrete systems and provided better water control. Overall, our design allowed the subdivision to reduce pollution and storm runoff, all while saving the client money. That is a successful design in my opinion."

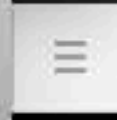
In San Marcos, Texas, the team was involved in another recent multifamily, residential project that posed significant design challenges. Traditional stormwater management measures would not work due to water quality standards already being set to protect the local river and the quantity of impervious cover was exceeded by the land plan provided by the client. D&A engineers' design incorporated permeable pavement for pedestrian surfaces, rain garden bio-filtration systems for water quality, vegetative filter strips at stormwater discharge points, additional vegetative strips along the streambank of the adjacent river and educational signage regarding unique environmental conditions. "This project is near the convergence of two rivers," Doucet explains. "The river closest to the site is home to several endangered species. With a multifamily site, it can be a challenge to prevent pollutants from the parking lots from getting into stormwater runoff. We used a proprietary bio-filter system that removed pollutants in order to protect the river and surrounding environment. This was also a **successful** case of working hand-in-hand with the local jurisdictional authorities to develop solutions that work for all stakeholders."

D&A is headquartered in Texas, though the company's Massachusetts office is also involved in low-impact design. In the Northeast, the firm completed the Olympia Oaks project, a neighborhood of 42 affordable, energy-efficient homes on a 13-acre site in Amherst, Massachusetts.

Strategic sustainability

As a member of the **U.S. Green Building Council** (USGBC), D&A has been involved with **sustainability** on the forefront





7,256 views | May 30, 2019, 08:20am EDT

College Enrollment, Spring 2019: The Downward Slide Continues



Michael T. Nietzel Senior Contributor
Education
I am a former university president who writes about higher education.



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in





Credit: Meredith Jensen for NPR

"We're in a crisis right now, and it's a complicated one," says Angel Pérez, who oversees enrollment at Trinity College, a small liberal arts school in Hartford, Conn.

About 2.3 million fewer students enrolled in college this fall than in fall 2011.



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When the recession hit a decade ago, the reverse happened: Many people, especially older adults, returned to college. That bump in college enrollment set records, and in some ways the current downturn is simply "colleges returning to more historic levels of enrollment," Shapiro says.

U.S. demographics are also shifting. The number of high school graduates is flat — and in some cases declining — because of lower birth rates about 20 years ago. Those numbers are also projected to decline, so the trend of fewer students coming from high school isn't going away anytime soon.

And finally, there's the cost of college. States are putting less money into higher education, and that's led to an increased reliance on tuition. As tuition goes up, and grants and scholarships don't keep pace, that's pushed the cost of college down to students and their families. Without state investment, institutions are strapped, and so are American families.

Article continues below



Texas State / Office of Institutional Research / Student Data / Public Student Reports / **Student Enrollment by Level**

Student Enrollment by Level

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

Enrollment by Level Demographics Geographic Origin Enrollment by Program Custom Crosstab Custom Trend Chart

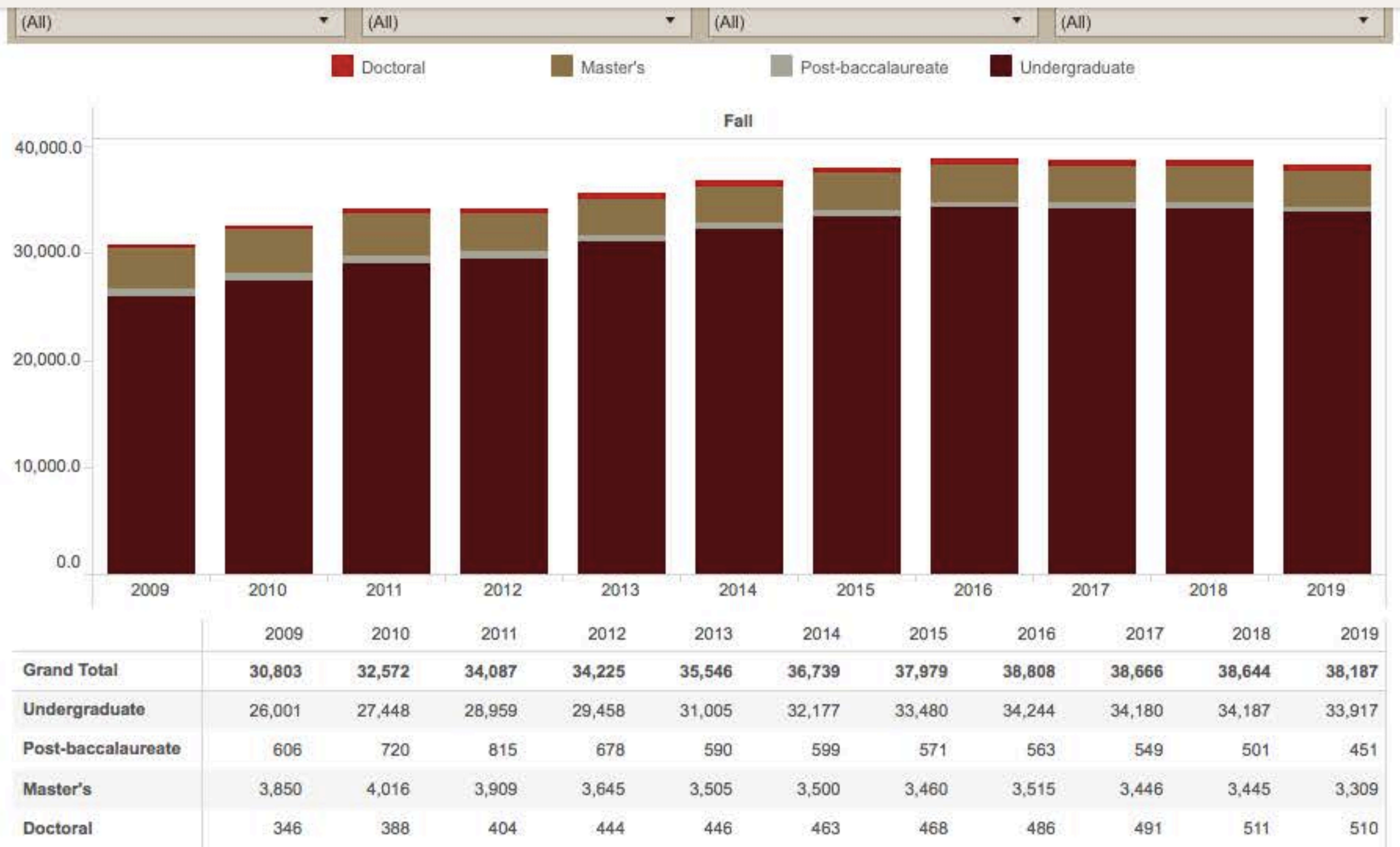
University Enrollment

Enrollment by Level



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

Semester	Display Years As	Measure to Show
Fall	Calendar Years	Student Headcount
Gender	Ethnicity	Student Type
(All)	(All)	(All)
Status		
(All)		



Compiled by the Office of Institutional Research. Last Updated: 4/1/2020 9:41:30 PM