



HALIFAX
HEALTH

March 6, 2025

Amanda Hernandez
Director of Planning
City of San Marcos
630 E. Hopkins
2nd Floor, Building 3
San Marcos, Tx 78666

Dear Ms. Hernandez:

I am Bill Griffin, Director of Strategy and Planning for Halifax Health in Daytona Beach, FL. Halifax Health is celebrating 96 years of service to our community. We are a large organization with 4,000 employees. I have been with Halifax for 43 years.

We have three major colleges and universities in our area, Embry Riddle Aeronautical University, Bethune Cookman University and Daytona State College within a radius of approximately one mile of our campus.

This letter is to share our experience working with Patrick and Kelly Quinn and their team in the development of student focused housing on land that we sold to Patrick's firm.

Patrick's team is close to completing the second phase of student-oriented housing on land previously owned by Halifax Health. The first phase was completed by Patrick's team on time and according to the plans shared with us and others in the community. The second phase is a repeat of the first phase – on time and a great project.

I have worked with many development companies. Patrick's team and company is unique. Their level of professionalism sets a remarkably high standard. Communications are always clear so that there has never been any misunderstanding. The level of transparency is greater than any of my prior experiences. This leads to a level of trust and comfort that our community is going to well served. Patrick's team has demonstrated commitment to our community and follow through to meet their stated commitment. Patrick's team has delivered a development project that is a real asset for the Daytona Beach area and for the colleges.

It has been a real pleasure to work with Patrick's team. I believe that we have developed a spirit of partnership to deliver a needed project that makes Daytona Beach proud. Please email me or call me if you have any questions.

Bill Griffin
Director of Strategy and Planning



PO Box 2830
DAYTONA BEACH, FL 32120
T: 386.425.1000

halifaxhealth.org

March 7, 2025

Amanda Hernandez, AICP, CNU-A, CPM
Director of Planning & Development Services
Planning and Development Services
630 E. Hopkins, San Marcos, TX 78666
512.393.8237
AHernandez@sanmarcostx.gov

RE: Letter of Recommendation for Next Chapter Properties

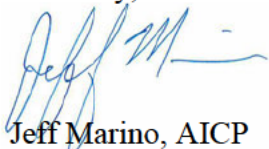
Dear Amanda,

I would like to express my endorsement for Next Chapter Properties as a high-quality Development Group. Next Chapter Properties has done several projects in the City of Champaign, and each project has added value and quality housing stock to our community's housing inventory. In addition to the appreciation that I have for Next Chapter Properties continued investment in our community, I have found Next Chapter Properties easy to work with from a process standpoint. Their projects meet our community's codes and requirements for zoning and building codes, which makes the approval process straight forward and easy.

Additionally, Next Chapter Properties have chosen to exceed the City of Champaign's minimum requirements from a design standpoint and an infrastructure standpoint. Specifically, when we worked with Next Chapter Properties on 217 South Neil Street in Champaign, at the time the project was built, the City had not adopted a Downtown Streetscape Standard. The City had a standard that it had used in City projects, and staff was working towards a formal adoption. However, 217 South Neil Street was developed prior to the formal adoption. City Staff asked Next Chapter Properties if they would elect to make streetscape improvements that met the standard prior to the formal adoption, which Next Chapter elected to do, when they were not required to. This action really demonstrated Next Chapter Properties community minded approach to development, and their commitment to the greater improvement of the community as a whole. I would encourage any community considering business with Next Chapter Properties to take advantage of the opportunity.

I would note, this recommendation is based on my own personal experience and does not reflect views and opinions of the City of Champaign as a community or organization.

Sincerely,



Jeff Marino, AICP
Planning Manager
Planning and Development Department
City of Champaign

Amanda Hernandez
Director of Planning
City of San Marcos
630 E. Hopkins

*Tel: 386-226-6039
Fax: 386-226-6083*

March 20, 2025

2nd Floor, Building 3
San Marcos, TX 78666

Dear Ms. Hernandez,

I share my experience working with EmergeHere/Next Chapter employees in hopes that you will consider them for developing a community in San Marcos to meet the needs of the growing Texas State University student population. As the Assistant Director for Student Union Operations at Embry-Riddle Aeronautical University, Daytona Beach, I work closely with students and know how important housing is to them and the surrounding community.

Students prioritize safe, clean, and accessible housing that supports their academic journeys. When created intentionally with previous student feedback, student housing design positively impacts students immeasurably. EmergeHere/Next Chapter strives to meet the needs of the students and will work with the city efficiently and professionally.

A partnership between the Student Union Operations and Events staff and the EmergeHere/Next Chapter employees started in 2019 and continues to strengthen year after year. They are collaborative, respectful, and communicative about the OnShore project with students. For this reason, it was easy to welcome them back onto campus to share about the development of phase 2, Ten60 Halifax. Like Onshore, Ten60 Halifax is showing signs of becoming a valuable space for our campus community with well-designed environments for living and learning.

This year, EmergeHere/Next Chapter is the exclusive sponsor of our Student Union program, Peppy Hour. Peppy Hour is a weekly student and staff social in the Student Union designed to provide a positive break for students, offering games and Dr. Pepper floats. The sponsors provide supplies, help promote the event, and are present weekly to interact with the attendees. In addition to Peppy Hour, their staff are at various campus events such as Halloween Spooktacular, the Off-Campus Housing Fair, and Stress Relief Week. We appreciate their involvement and continued support to create welcoming and student-focused environments on and off campus.

It has been a pleasure working with EmergeHere/Next Chapter. You will not be disappointed if you decide to work with their team. Do not hesitate to reach out if you have any questions.

Sincerely,



Melissa Hanson
Assistant Director for Student Union Operations
Student Engagement & Student Union
1 Aerospace Boulevard
Daytona Beach, FL 32114



1 Aerospace Boulevard
Daytona Beach, FL 32114-3900

Clanton, Lauren

From: ADPIEZHOUSINGCORP <[REDACTED]>
Sent: Tuesday, March 11, 2025 9:13 PM
To: Planning Info; Clanton, Lauren
Subject: [EXTERNAL] Opposition to CUP-25-02 and AC-25-02

Katherine McCrocklin-Bowers

Alpha Delta Pi Housing Corporation President
316 Hopkins Street
San Marcos, TX 78666
[REDACTED]
[REDACTED]

March 11, 2025

Planning and Zoning Commission

City of San Marcos
630 East Hopkins
San Marcos, TX 78666

Subject: Opposition to CUP-25-02 and AC-25-02

Dear Planning and Zoning Commission,

Good evening, My name is Katherine McCrocklin-Bowers, and I serve as the Alpha Delta Pi Housing Corporation President for the properties at 316 W Hopkins and 319 Hutchison (R41598), both of which fall within the notification area. Our Housing Corporation Board received notice of CUP-25-02 and AC-25-02 in today's mail (March 11, 2025), and we stand in firm opposition to both proposals.

While I recognize the need for student housing as both a community member and a parent of a university student, these developments should not come at the expense of existing property values or the character of our neighborhood. We strongly oppose any approval of the Conditional Use Permit to allow for student housing in an already congested area of town, much less the Alternative Compliance request to increase the maximum building height from five (5) to seven (7) stories. Such an increase would significantly impact the surrounding properties, placing undue strain on infrastructure, traffic, and overall livability. The proposed changes prioritize financial gain over responsible development and the long-term well-being of current property owners.

While we plan to attend the scheduled meeting on March 25, 2025, there is a possibility we may not be able to do so. However, if we are in attendance, we respectfully request the opportunity to speak before the planning and zoning commission. Additionally, we ask that you formally note our objection and urge the commission to consider the broader impact on our community by denying these applications.

Thank you for your time and consideration.

Sincerely,

Katherine McCrocklin-Bowers

Alpha Delta Pi Housing Corporation President

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**J. Scott Gregson
120 W Hopkins St., Ste 200
San Marcos, TX 78666**

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March 25, 2025

Chairperson Case and Members
Planning and Zoning Commission
City of San Marcos
630 E Hopkins Street
San Marcos, TX 78666

Re: Support for Proposed Student Housing Development in Downtown San
Marcos, March 25, 2025- P&Z Commission Agenda, Items 3 and 4

Dear Chairperson and Commissioners,

I am writing to express my strong support for the proposed student housing project in Downtown San Marcos to be located along Hutchison Street and bounded by Comanche, Pat Garrison and Fredericksburg Streets.

Texas State University's recent acquisition of two major privately held student housing complexes near campus has removed them from the city's property tax rolls and exempted them from drainage fees—critical revenue streams for our general fund and infrastructure enterprise funds. The proposed development presents an opportunity to replace some of that lost revenue with a new, privately owned property that will contribute meaningfully to the city's tax base and utility funding.

This seven-story project has been designed to comply with our development code, particularly the city's substantial parking requirements. The proposed height is consistent with nearby developments and appropriate for its urban context.

With Texas State's continued enrollment growth, the need for accessible, high-quality student housing near campus will only intensify. If we do not meet this demand responsibly near the university—where students can walk or bike to class—we will face increased traffic congestion, sprawl, and pressure on infrastructure further from the core.

Texas State's presence in San Marcos predates us all and will persist long after us. Planning decisions should reflect that reality. We must prioritize housing solutions

near campus that reduce vehicle dependence, support local businesses, and restore our tax base. This project accomplishes all of that.

I respectfully urge you to approve this development as presented by the applicant.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, reading "J. Scott Gregson". The signature is written in a cursive, flowing style with a prominent "J" and a long, sweeping underline.

J. Scott Gregson