

**From:** Matthew Dozier <[mdozier@coherelife.com](mailto:mdozier@coherelife.com)>

**Sent:** Monday, May 13, 2024 11:46 AM

**To:** citizencomment <[citizencomment@sanmarcostx.gov](mailto:citizencomment@sanmarcostx.gov)>; Planning Info  
<[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>

**Subject:** [EXTERNAL] Kissing Tree Resident Support of the Centerpointe Rd. & Hunter Rd. PDD Amendment

Dear City Counsel,

Attached is feedback sent to my office regarding resident support of the amendment to the PDD between the City of San Marcos and Kissing Tree, regarding Centerpointe Rd. & Hunter Rd. Community sentiment that I hear of is favorable of the amendment because the change lowers future resident impact on Kissing Tree's amenities and infrastructure, provides safer access to the community via Hunter Rd. and Centerpointe Rd., and reflects a good working relationship between the City and Developer. Thank you for your leadership in the community and service to the public. Kissing Tree is here to support your work.

Sincerely,

**Matthew Dozier CMCA, AMS, PCAM, LSM**

*Executive Director – Kissing Tree*

201 Kissing Tree Lane

San Marcos, Texas 78666

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**As of April 1, DMB Community Life is now Cohere! Please note my new email.**

**From:** David Perry <[dave.r.perry@gmail.com](mailto:dave.r.perry@gmail.com)>

**Sent:** Tuesday, May 7, 2024 2:35 PM

**To:** Matthew Dozier <[mdozier@coherelife.com](mailto:mdozier@coherelife.com)>

**Cc:** Lauri Perry <[laurisperry@hotmail.com](mailto:laurisperry@hotmail.com)>

**Subject:** Wish to express our support for the amendment to the San Marcos/Brookfield PDD

To the Brookfield Residential/Kissing Tree Board & Leadership Team:

As Kissing Tree residents (since September of 2021), we wish to express our strong support for the amendment to the San Marcos/Brookfield Plan Development District (PDD) agreement. We understand that the PDD amendment calls for reducing the number of homes built in Kissing Tree and provides land to San Marcos to build an overpass (bridge) over the railroad crossing at Centerpoint Road. This amendment will improve the quality of life for both residents of Kissing Tree and San Marcos citizens living in and around the area. We feel it is a "win-win" for all involved.

Best Regards,

David & Lauri Perry  
121 Blooming Yucca Way (Kissing Tree)  
San Marcos, TX 78666

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**From:** Kathleen Anderson <[kfalpa@gmail.com](mailto:kfalpa@gmail.com)>

**Date:** May 7, 2024 at 3:58:24 PM CDT

**To:** Matthew Dozier <[mdozier@coherelife.com](mailto:mdozier@coherelife.com)>

**Subject:** Letter to KT Board Members

Members of the Kissing Tree Board: Matthew Chase, Chris Mastin, Karin Montgomery, Laurie Meneley

Dear Members of the Kissing Tree Board,

As Pioneer members of the Kissing Tree Community, we would like to express our appreciation and our enthusiastic support for the proposed amendment to the entitlement agreement for Kissing Tree. We believe these changes will benefit and enhance our community in numerous ways. The reduction in the number of homes will allow residents to have greater access to existing amenities. We understand that the infrastructure will likely not increase in the future, so this amendment should please all residents. We are thrilled with the commercial land gift by Brookfield Residential for the purpose of building a bridge over the Centerpoint railroad crossing. First, access to IH35 would improve safety (EMS, fire and police) and act as a magnet to much needed retail development.

Secondly, we can imagine the impact on Kissing Tree home values as the proximity to IH35 is improved and the entry into Kissing Tree is enhanced. As part of the inaugural SPARK cohort, we discussed the benefits of reciprocity and the knitting of Kissing Tree to the broader San Marcos community. We appreciate Brookfield Residential and the Board members in their efforts to mesh with the larger community. We can not find anything negative in the proposed amendment and we support it whole heartedly.

Sincerely yours, Kathy & Larry Anderson  
CC: Matthew Dozier, Executive Director

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From: Olivia Juarez <[oliviajuarezreid@me.com](mailto:oliviajuarezreid@me.com)>  
Sent: Wednesday, May 8, 2024 1:46 PM  
To: Matthew Dozier <[mdozier@coherelife.com](mailto:mdozier@coherelife.com)>  
Subject: PDD Amendment Support

Dear Matthew,

Randall and I received a Notice of Public Hearing on the Planned Development District Amendment Request and wanted to share our thoughts.

It is hard to find anything negative with this amendment to the agreement. This is such a positive request. We support this amendment for several reasons.

The reduction of homes will benefit our community by lowering resident impact on the amenities and infrastructure. The addition of safer access to the community via Hunter Rd. and Centerpointe Rd. is not only good for Kissing Tree, but San Marcos residents. It is wonderful to see the City of San Marcos and Brookfield Residential working together for the greater good of the entire San Marcos community.

Sincerely,  
Olivia and Randall Reid  
118 Dancing Oak CV  
San Marcos, TX

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From: Monty Parker <[monty.sanmarcos@gmail.com](mailto:monty.sanmarcos@gmail.com)>

Sent: Monday, May 13, 2024 12:58 PM

To: Planning Info <[PlanningInfo@sanmarcostx.gov](mailto:PlanningInfo@sanmarcostx.gov)>

Subject: [EXTERNAL] Kissing Tree Planned Development District - Agenda Item 4

Commissioners,

My name is Monty Parker and I am a 4+ year resident of San Marcos, residing in Kissing Tree. Regarding the proposed amendment to the Kissing Tree PDD, I can find no reason to not enthusiastically support the proposed changes which many find to be beneficial to both KT and the City as a whole. At the top of the list is the much needed overpass so that traffic can cease being disrupted for long periods of time, since the railroad switching yard is just yards north of where the tracks cross Centerpoint. This is a constant source of contention for residents and the general public, and I'm sure for emergency personnel as well. In addition, the reduction of the number of homes in KT should be welcomed by the city in light of traffic and water usage concerns. Lastly, I haven't seen too many times when a developer and the City have cooperated so well for the common good, and it's a good look for both in my opinion!

I strongly consider voting "aye" in favor of this PDD amendment.

Respectfully,  
Monty Parker