

Halcyon Concepts Continuing Care Retirement Community (CCRC)

Subject: Concerns Regarding Current Discussions of Public Street Requirements in the Proposed Halcyon Concepts Continuing Care Retirement Community

Per our previous conversations, I have several concerns regarding possible public street requirements in the proposed Halcyon Concepts Continuing Care Retirement Community. For clarification, I feel privileged to work with you as your real estate broker in this transaction. However, I am not writing this memorandum from that perspective. For approximately 33 years, I have focused professionally on education and research in the area of senior services and care. This memorandum is written from my perspective as a senior care educator and a credentialed professional in aging and long term care.

To begin, I am expressing my opinion that public streets would significantly change the community from a neighborhood designed to be safe and secure to one with increased noise, traffic, and risks. Specifically, the plan for the Halcyon Concepts Continuing Care Retirement Community is to serve seniors with a focus on independence and dignity. The residents will be making a major move as they transition from a familiar home to a new environment with an opportunity to "age in place". The total environment is a vital aspect in this concept.

The buildings and services are designed to provide support as needed from independent living to higher levels of service including hospice (end of life) care. The importance of the outside spaces cannot be overemphasized. They should be readily accessible, beautiful, functional, safe, and secure to maximize both physical and mental health and to allow for easy and safe flow throughout the community. Public streets within this protected community would be a major threat to the safety and well-being of the residents. This is a time for sensitivity and to recognize that the majority of the residents will require some mobility assistance including canes, crutches, walkers, wheelchairs, and scooters. Many others will choose golf carts - not for assistance - but for convenience. In addition, walking and bicycling will be prevalent activities for residents who can ambulate independently.

I recently conducted an independent telephone survey of a total of 10 Continuing Care Retirement Communities located in San Antonio, New Braunfels, and Austin. These communities are comparable to the proposed Halcyon Concepts Continuing Care Retirement Community. During the survey, I specifically asked each community representative if public streets were included within their community. Each community responded that public streets were not included within their community and certainly were not desired. This information should strongly attest to the exclusion of public streets in the Halcyon Concepts Continuing Care Retirement Community. In addition, the planned inclusion of a Montessori school adds an additional imperative reason to maximize safety and security.

As another indication of the importance of aging within an appropriately designed environment, two graduate courses focusing on environmental design and management are included in the Long Term Care Administration curriculum at Texas State University. These two

courses are also included in the Dementia and Aging Studies curriculum. This academic recognition of the relevance of this topic adds affirmation to the importance of providing a symbiotic relationship between the aging person and the environment. The inherent dangers and risks of public streets would certainly compromise this relationship.

In closing, I strongly support the exclusion of public streets in the Halcyon Concepts Continuing Care Retirement Community. Thank you for the opportunity to express my opinion and provide relevant information. Please know that I truly appreciate the commitment of your organization to the development of the Halcyon Concepts Continuing Care Retirement Community.

Sincerely,

Beth

Brief Biographical Information: Beth Knox, B.S., M.A., Ed.D.

Dr. Knox was instrumental in the development of the Long Term Care Administration Program at Texas State University and served as the Program Director until she retired. She is currently the co-owner and co-director of the Center for Health Services Education and Research. Through the Center, a certification program in Assisted Living Administration was developed. The program was attended by not only Texans but also by others from a wide range of states. During her professional career, she maintained licensure as a nursing facility administrator in Texas and was certified in assisted living administration through a national program.

Dr. Beth Knox
512-392-4092 Office
512-393-1630 Cell
512-392-1258 Fax
e mail: beth.knox@txstate.edu

From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: property on Hunter and McCarty
Date: Thursday, September 14, 2017 8:04:42 AM
Attachments: [image001.png](#)

Cesly Burrell

Administrative Coordinator
City of San Marcos
Planning & Development Services
(512) 393-8231
cburrell@sanmarcostx.gov

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From: Chad Chaddick [<mailto:cchaddick@sanmarcosfbc.org>]
Sent: Wednesday, September 13, 2017 4:26 PM
To: Planning Info <PlanningInfo@sanmarcostx.gov>; Council Members Mail Group
<CouncilMembers@sanmarcostx.gov>
Cc: Randy Posey <rposey@austin.rr.com>
Subject: property on Hunter and McCarty

Dear committee and council members,

I am the pastor at First Baptist Church, and we are in the process of selling 20 acres on the corner of Hunter Road and McCarty Lane. Since the church first purchased this property from the university, church members have dreamed about finding a neighbor who would share a benevolent vision and who would help contribute to the flourishing of our community. In Celeste Care LLC/Lifeline Ventures LLC, we think we have found just such a neighbor. Their plan to build a continuing care retirement community on that property intrigues us. Its location near the Kissing Tree Development, seems perfect to us. Many of those 55+ residents will have parents who will be in need of such facilities. Could it be more convenient than to place an aging parent in a continuing care community just down the road? The projects seems a good fit – both in terms of demographic needs and in terms of what the church calls “ministry.” The vision has been cast, and now comes the hard work of making that vision a reality. The successful completion of this project depends, at least in part, on you and your decisions about rezoning the property. On behalf of the church, I would encourage you to help Celeste Care/Lifeline Ventures create a beautiful space of which our community can be proud.

Sincerely,



First Baptist Church
SAN MARCOS, TEXAS

Dr. Chad R. Chaddick

Pastor

First Baptist Church, San Marcos, Texas

512-392-3377 • 210-410-8765 • www.sanmarcosfbc.org

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From: Casi Helbig
To: [Villalobos, Andrea](#)
Subject: Land sale for FBC
Date: Tuesday, September 26, 2017 9:35:02 PM

Andrea,

Hi, my name is Casi and I'm a member and deacon of First Baptist San Marcos. I have lived in San Marcos for almost 20 years now . I realize that we need to be thoughtful and strategic with the growth of San Marcos. I wanted to express my excitement for the proposed project the the buyers want to do with the acreage for sale in front of FBC. There are not many neighbors that would work right in front of a church , however , the proposed project sounds like the perfect partner . In addition to being a good neighbor to FBC, the project sounds like something San Marcos could really use. We have independent living and we have dependent living but a combination that can serve people for various stages of the aging process is welcomed and needed . I hope that the city of San Marcos will see the benefit of this proposed project and will work with them in meeting their goals . Thanks !

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From: Judi Belver
To: [Villalobos, Andrea](#)
Subject: Halcyon Concepts Continuing Care Retirement Community
Date: Friday, October 20, 2017 7:57:42 PM

I recently received information that Halcyon Developer have been held up by the Planning and Zoning Commission requiring a road be built through this project. I am a senior and have recently looked to locate a continuing care facility of which there are no total care facilities in this city. None of the ones I have looked at in larger cities have any public road going through it. This city really needs this project to go forward where something desirable can be built.

Thank you for your attention in this matter.

Sincerely,

Judi Belver



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From: Jo Ann Huskey
To: [Villalobos, Andrea](#)
Subject: First Baptist Church property
Date: Friday, October 20, 2017 8:37:57 PM

Dear Andrea,

My husband and I are members of First Baptist Church in San Marcos. We were thrilled to learn about the planned senior community near our church. We are both senior citizens and see this community as a possible home in the future. Now we hear of the obstacles being placed on the developer which may well force them to back out. What a shame! The requirement for the building of a public road is ridiculous as Dr. Johnson has pointed out. Surely San Marcos would like to have a model senior facility in the city, one that other cities could see and emulate. Please consider the needs of this segment of the population in San Marcos and surrounding areas. Then pave the way for this developer to surprise you with all he will be doing for San Marcos.

Sincerely,
Jo Ann Huskey
371 Kimbrough Road
Seguin, Texas 78155

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From: [Johnson, Matthew](#)
To: [Kendall Bell-Enders](#)
Cc: [Villalobos, Andrea](#)
Subject: RE: Halcyon PDD
Date: Tuesday, October 24, 2017 4:32:37 PM

Good afternoon Kendall- This email confirms that your message has been received. Andrea Villalobos, Case Planner, will distribute your message to the each Commissioner before the meeting this evening. The Planning Commission Meeting will begin at 6:00pm tonight, and the item of concern will be the fifth item for discussion.

Respectfully,

Matthew Johnson

Planning Technician | Planning & Development Services | City of San Marcos
630 E Hopkins | San Marcos, TX 78666
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[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



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From: Kendall Bell-Enders [mailto:kendall_bell@hotmail.com]
Sent: Tuesday, October 24, 2017 4:16 PM
To: Johnson, Matthew <MJohnson2@sanmarcostx.gov>
Subject: Halcyon PDD

Hi Matt,

I'm writing to express my concern about the proposed zoning change on Hunter and McCarty Lane. As a resident that lives on McCarty Lane I'm very concerned that the city's planning and development department is recommending this zoning change considering a large mixed development is completely out of character for that area. The area is currently zoned a public and institutional and should remain that way; the intersection is currently surrounded by a church and TX State. Furthermore, the Preferred Scenario map designates this location as an area of stability; meaning any changes should be carefully planned and implemented so that the CHARACTER of the area remains. As someone who lives in that area, I can tell you a large mixed development (basically senior apartments) is COMPLETELY OUT OF CHARACTER FOR THE AREA. I keep hearing residents express their frustrations with the fact that the city keeps approving developments that are out of character with the existing area and yet they keep showing us that our concerns and frustrations are falling on deaf ears. I ask you all to go take a look at the area and imagine a huge apartment complex and office building in that location.

That is the start of the Balcones uplift, so essentially they will have to completely level the hills in that area.

I noticed that the staff mention Kissing Tree, a large development on this site is not going to effect the Kissing Tree residents nearly as much as it will effect the residents that live off McCarthy Ln. McCarthy Ln is still a rural area and the residents were greatly apposed the Kissing Tree (that's why there are not road to Kissing Tree off McCarthy). Furthermore, Kissing Tree is 55 or older development, do we real really need another senior center in the area? There is one right up the street (Mariposa Apartments and Stone Brook). This proposed development does NOT address a substantial unmet public need and it does not serve a substantial public purpose.

As a young family in the area I will tell you maintaining the exiting use and developing the property as museum, park, school, or hospital would be meet an unmet need and would actually serve as a substantial public benefit.

I find it interested that a designation of New Development is for sites greater than 20 acres, and this site is 20.2 acres. So if it was .3 acres less then the city would not allow such a huge zoning change?

Does the City have a tree ordinance? What is going to be done with the beautiful old oaks on the property? Is the City going to let them chop them down?

How are you going to deal with the McCarty intersection?

I ask that the City, P&Z and the Council deny the zoning change. Please encourage a development that is consistent with the current zoning, preferred scenario, and the character of the area. Show the residents of San Marcos that the City actually cares about the resident that are already here (and have been here for years) and not just the new developers.

Thank you,

Kendall

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From: Gerald Faldyn
To: [Villalobos, Andrea](#)
Subject: Fwd: Issue of Public Roadways on Senior Housing Campuses
Date: Saturday, October 21, 2017 6:38:52 PM

Andrea I had sent the below review from the market feasibility consulting group last week to what I understood was the right address to get to all council. It bounced back today so not sure the issue. Regardless it would be helpful if you could provide the attached for all council members for the meeting on Tuesday. I am hoping this will further help in understanding the CCRC Development market.

Thanks,

Gerald Faldyn
512-422-8787
LLV1, LP / Celeste Care, LLC / Lifeline Ventures, LLC
A&G Land Management (DBA: Hill Country Land Source) Real Estate Broker

Begin forwarded message:

From: Gerald Faldyn <geraldfaldyn@gmail.com>
Date: October 20, 2017 at 12:48:47 PM CDT
To: planning@sanmarcostx.com
Cc: Amy Sweet <amy@myhalcyonhome.com>
Subject: Fwd: Issue of Public Roadways on Senior Housing Campuses

Matters concerning Halcyon Concepts CCRC going to P&Z Council on Tuesday, Oct 24th.

thanks,

Gerald Faldyn
[512-422-8787](tel:512-422-8787)

Partner, Halcyon Concepts, LP

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----- Forwarded message -----

From: Lynne Moore <lynnemoore@m-d-s.com>
Date: Fri, Oct 20, 2017 at 12:22 PM
Subject: Issue of Public Roadways on Senior Housing Campuses
To: Gerald Faldyn <geraldfaldyn@gmail.com>
Cc: Amy Sweet <amy@myhalcyonhome.com>

Gerald:

I am writing in regards to the proposed Senior housing campus for which we have conducted a preliminary market analysis. It is our understanding that they may be a code requirement for a public road to run through the campus for access to neighboring properties. It has been our experience that these developments are typically designed and developed as contiguous campuses with most of any roadway or driveway running around the perimeter of the campus – in fact, many campuses are gated with limited public access points for the safety and security of the Senior residents of these communities. With active adult products, like the casitas you may be planning, obviously, this could be an age-restricted neighborhood with street access to each of the homes. This, however, is generally a private drive that is not for public access, with the exception of visitors to the campus. Again, this is for the safety and security of the residents on this campus. There would be several access points to the community for visitation purposes, delivery of supplies and emergency access.

There could be multiple buildings on this campus, in addition to casita homes, and residents on this campus have unlimited access to any of the buildings at the community – this is their home. There will be Senior residents (age 75+ and 80+) walking (some using walkers or other ambulation aids), riding scooters or golf carts to get around to the various amenities and public spaces at the community. There could also be a need for staff/employees to get from one part of the campus to the other for the delivery of necessary supplies, services and assistance. Having a public road through the middle of this campus could result in significant safety issues for these residents and staff.

This unlimited public access will also result in security issues – both real and perceived. Some of the primary motivations to move to a Senior housing campus such as that proposed for the San Marcos area are socialization with people of their own age and security. A public road through this campus would interfere with both of these motivations and could negatively influence their decision to move to the community. It is MDS' opinion that the most safe and optimum situation for the potential Senior residents is to have a self-contained campus situation with limited public access points. This is consistent with the designs and layouts of most Senior housing communities in Texas and across the country.

I stand ready to answer any questions or to discuss this in more detail. Thanks.

Lynne

Lynne Moore

MDS Research Company, Inc.

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From: Ladean M Ragland
To: [Villalobos, Andrea](#)
Subject: CCRC
Date: Monday, October 16, 2017 7:53:14 AM

As a member of First Baptist Church, San Marcos, I am deeply disturbed at the questions concerning a public road through the mentioned property. I am a senior citizen living at Mariposa Apartment Homes, and hate to think of the impact that a public road would have through our property. There are residents walking their dogs, and walking for various reasons, constantly. In fact, I can hardly believe that you all, public servants, would even consider it. We have the most caring owner and staff here that puts their residents first.

It is also a detriment to the sale of our church property. The developer is known as being compassionate about the quality of care for elders, which means that they would be an asset to our town.

Please consider all the implications for our town before making a decision that would cause the developer to back out.

Sincerely,
Ladean Ragland

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From: Mary Laue
To: [Villalobos, Andrea](#); [Planning Info](#)
Subject: Halcyon Concepts Continuing Care Retirement Community (CCRC)
Date: Saturday, October 21, 2017 4:30:04 PM

As an attendee of First Baptist Church and a resident of Mariposa Senior Retirement Apts for many years, it is of concern that I write about the development of CCRC and the general consensus which the San Marcos Planning and Zoning Commission is demanding be done for this project to be approved.

First of all, a retirement community at the intersection of two major roads in San Marcos needs to be a PROTECTED ENVIRONMENT FOR THE SAFETY of the residents, their personnel, and those family members and health care providers who will be attending to the needs of those who reside within the community.

It should NOT BE OPEN TO THE PUBLIC ACCESS for many, many reasons, but especially for those listed below:

1. Ambulances, fire trucks and emergency personnel such as police to be able to enter without obstruction.
2. Many residents walk to and from parking sites, garbage and recycling centers, gardens, walk their pets, and/or ride bikes, scooters and use walkers in the environs in and outside of their home.
3. Because this is their home, which provides protection FROM the public, there should NOT be ready access to the grounds, with a secure gates, which are accessible to garbage trucks, landscapers, electrical and utility workers, emergency vehicles, movers who are moving residents into and out of the facility, buses and public conveyances which convey them to and from shopping and medical/dental appointments, and family/visitors.
4. In addition, as a nurse and resident of a senior complex, it is often vandalized, and entered during night and weekends by those who destruct property, enter personal residences, and injure or threaten residents against their wills and do harm them.

Please, consider those who could be YOUR family members or friends subjected to dangers which could have been protected, if those, who believe they are concerned about the public good of San Marcos citizens, would take these issues into consideration PRIOR TO SUBJECTING RESIDENTS TO THE DANGERS INHERENT FROM POOR PLANNING AND ZONING.

I beg you to reconsider your decisions with these personal and public areas of concern in mind.

Thank you,

Mary E. Laue, RN, MS (Ret. CNM)

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Villalobos, Andrea

From: Friends <rmam88@austin.rr.com>
Sent: Thursday, October 19, 2017 8:43 PM
To: Villalobos, Andrea; Planning Info; Council Members Mail Group
Subject: San Marcos First Baptist Church (FBC) Land Sale

October 19, 2017

RE: Halcyon Concepts Continuing Care Retirement Community (CCRC)

To the Members of the San Marcos Planning and Zoning Commission:

Shawn Dupont, Jim Garber, Mike Dillon, Travis Kelsey, Kate McCarty, Lee Porterfield, Angie Ramirez, Betseygail Rand, and Mark Gleason; Andrea Villalobos

To the San Marcos City Council:

John Thomaidēs, Lisa Prewitt, Saul Gonzales, Ed Mihalkanin, Jane Hughson, Scott Gregson, and Melissa Derrick

All:

I would like to ask for your support of our church's development plans to develop Halcyon Concepts CCRC using the original plan.

- This development project is important to the First Baptist. Notably, it will provide a very positive addition to our community, housing and care for an underserved segment of our community, senior adults needing special senior care facilities.**
- There is not currently anywhere in Texas a retirement care property with this level of quality and diversity of approaches. For the Commission and the City Council to have worked to bring this type of facility to San Marcos is a notable accomplishment and a "feather in their cap." The Halcyon Concepts CCRC would benefit the region and San Marcos. People across the area will see how San Marcos has had keen foresight to provide such outstanding care for seniors. It can be a model development.**
- I have followed the presentations at the church and talked to members. I am now hearing that there may be a public road required by the Planning and Zoning Commission. It does not seem to me that a public through-way is necessary other than the roads originally planned. There is adequate access to the facilities, an additional road can create hazards to facility traffic and pedestrians, and existing code does not require such a road. Please allow the development to proceed without its having to invest \$500,000 in a road. Those funds can further strengthen the church's community service work in San Marcos.**

- The sale of the land by the church will enable the church to retire its debt and thus add to the church's social impact across the city. Some of the ministries and services to the community:
 - a. Hands of Hope – Training women who are down on their luck in making a better life for themselves;
 - b. School Fuel – Providing nourishment for hungry school children on an ongoing basis;
 - c. Joy Reading Club (new during late summer, 2017) – Helping children learn to read and providing a lunch for them during the summer;
 - d. Repairs and relocations for residents during times of flooding.

For these reasons, I respectfully ask that you approve the Halcyon Concepts CCRC as presented and not add the requirement for a public road. Those funds can be used to improve life in the city in multiple, more impactful ways.

Thank you,

//s//

Rick Melton
Member, First Baptist Church

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From: Ron Wilson
To: [Villalobos, Andrea](#)
Cc: [Council Members Mail Group: cchaddick@sanmarcosfbc.org](#)
Subject: P&Z meeting
Date: Tuesday, September 26, 2017 11:30:37 AM

Ms. Villalobos: Thank you for your efforts in working with the developers of the proposed assisted living facility on the property near First Baptist Church. We were disappointed to learn that the P&Z hearing has been once again delayed, but knowing that there are many things to consider in a project of such nature, we understand that the delay may have been necessary. I'm sure you have realized that our church is most anxious to see a facility of this type developed next door to us, not only because we have land to sell, but also because it is the answer to our prayers as to the ministry opportunities it would afford us and the type of neighbors they would be. Please be assured that our church is wholly in favor of this project and we stand ready to offer whatever support and assistance we may give. Thank you for your consideration.

Ron Wilson, CPA

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From: Randy McMullen CPA
To: [Villalobos, Andrea](#)
Subject: First Baptist Church
Date: Tuesday, October 3, 2017 10:02:53 AM

October 2, 2017

Ms. Andrea Villalobos, CNU-A

Planner

Planning & Development Services

City of San Marcos

630 E. Hopkins

San Marcos, Texas 78666

Dear Ms. Villalobos,

My wife and I are longtime residents of San Marcos and are members of First Baptist Church San Marcos. First Baptist Church has recently entered into an agreement to sell some of its property to Celeste Care LLC/Lifeline Ventures. Celeste Care LLC has plans to develop an advanced senior care facility located on Hunter Road.

First Baptist Church conducted an exhaustive due diligence research on all of the potential buyers and unanimously selected Celeste Care LLC. First Baptist feels as though the buyer and the project is the correct choice not only for our church, but also for the community. The planned facility will have a minimum impact on traffic and should be a compliment to the new Kissing Tree Subdivision and to the existing Willow Creek Subdivision.

I can personally speak to having to make a choice of senior housing. I recently moved my 93 year old mother to a facility in New Braunfels. It would have been a blessing to me if I had had the choice to move her to a facility such as this and much closer to family.

Thank you for consideration of the required zoning change.

Respectfully Submitted,

Randy McMullen

randycpa@hotmail.com

Blanche McMullen

blanchemc@hotmail.com

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From: [Burrell, Cesly](#)
To: [Villalobos, Andrea](#)
Subject: FW: September 26th Planning and Zoning Commission Meeting
Date: Thursday, September 14, 2017 8:04:30 AM

Is this your case? Thanks.

Cesly Burrell

Administrative Coordinator
City of San Marcos
Planning & Development Services
(512) 393-8231
cburrell@sanmarcostx.gov

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From: Tom Conley [mailto:twconley@gmail.com]
Sent: Wednesday, September 13, 2017 4:57 PM
To: Council Members Mail Group <CouncilMembers@sanmarcostx.gov>; Planning Info <PlanningInfo@sanmarcostx.gov>
Subject: September 26th Planning and Zoning Commission Meeting

Dear City Council Members and Planning and Zoning Commission Members,

Reference: September 26, 2017, Planning and Zoning Commission Meeting,

My name is Tom Conley. I am Chairman of the Deacons at First Baptist Church, San Marcos. I reside in Section 11, Willow Creek Subdivision, 914 Tate Trail, San Marcos, 78666. My residence is approximately two miles from First Baptist.

I am writing you in support of the zoning changes, that are required for First Baptist to finalize the sale of our front twenty acres, at the corner of Hunter Rd and McCarty Lane, to Celeste Care LLC/Lifeline Ventures, LLC.

Celeste Care LLC/Lifeline Ventures plans are to build an advanced senior care facility that will serve various levels of assisted living. This facility will compliment Texas State University that is across Hunter Rd, the new Kissing Tree development south of this property, the existing Willow Creek subdivision and certainly is the perfect neighbor for First Baptist. Dr. Charles Johnson, professor at Texas State (retired) and a deacon at First Baptist, plans to speak, on behalf of First Baptist, during the meeting on the 26th. He will provide more detail, from his research of assisted living facilities, throughout the state of Texas.

Your time and consideration of the required zoning changes, for this sale to be completed, is appreciated.

Sincerely,
Tom Conley
914 Tate Trail
San Marcos TX, 78666

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