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November 13, 2017

Honorable Mayor Thomaides and Members of the City Council  
City of San Marcos  
630 E. Hopkins Street  
San Marcos, Texas 78666

RE: Halcyon Concepts CCRC Request (PDD-17-01)

Mayor Thomaides and Members of the City Council:

Halcyon Concepts is pleased to propose a state of the art, high quality Continuing Care Retirement Community (CCRC) as a unique addition to the City of San Marcos. A CCRC is a fully integrated seniors and disabled community with multiple living options and various levels of care and service for residents that are 55 or older or have disabilities requiring regular, long-term care. We believe our proposed CCRC at the corner of Hunter Road and McCarty Lane will integrate well with the City and create a synergy with the adjacent, Kissing Tree age restricted subdivision. The existing natural landscape of this property is ideal for meeting the needs of the variety of residents in a CCRC development.

The Planning and Zoning Commission considered this item at their October 24<sup>th</sup> meeting and recommended approval of an alternative concept plan that did not include dedication of public roadways meeting block perimeter and block size standards required by the City's multifamily design guidelines and consistent with standards from CodeSMTX. The intent of our request was to allow this project to be a privately owned and maintained development with minimal outside public presence that is not related to the residents or employees. We believed, based on the discussions with the Planning and Zoning Commission, that the intent of their motion was to allow this development to be a single, integrated, private community without dedicated public access.

Subsequent to the Planning and Zoning Commission recommendation, staff provided updated PDD Standards and requested numerous additional items including designation of the Planning Areas indicating where the various uses were proposed and construction and dedication of additional parking spaces to be dedicated for use by the public for the open space and trails within the development.

The intent of our request was to limit access to and within the development for a variety of reasons and remove all publicly dedicated thoroughfares. While the verbatim recommendation by Commissioner Kelsey was to "*not include a public road and block perimeter*" (*refer to the 1:14:48 mark of the meeting video*) subsequent discussions included references by multiple Commissioners to the PDD Concept Plan being a large, single bubble Concept plan as requested by the developer. Staff confirmed this recommendation several minutes later (*refer to the 1:16:17 mark of the meeting video*).

While we understand the verbatim recommendation of the Planning and Zoning Commission, we believe the intent of the Commission was to be consistent with our request for limited access

and to be a private, integrated development. We have worked with staff and are agreeable to a bubble Concept Plan that is not a single bubble as requested but includes multiple different bubbles with the various uses identified in the PDD Standards designated by Planning Area. However, we do still have concerns regarding the requirements for dedication of trails within public access easements throughout the property and the construction of public parking spaces for access to the trails and open space. These public access and dedication requirements introduce the same level of complexities to the proposed development as a public street or road.

The PDD requires dedication of a minimum of 20% open space. However, there is no requirement that the open space within the project be dedicated as public parkland. Our intent is to develop our site with substantial open space with trails and amenities for use by residents. Similar to a public roadway, the introduction of additional pedestrian and bicycle traffic on a publicly dedicated trail within our private development will interfere with the elderly residents within the development much in the same manner a public roadway does. The requirement for construction of public parking spaces was not part of the PDD that was considered by the Planning and Zoning Commission nor was this requirement discussed during the meeting or included in the Commission's motion recommending approval.

Division 7 of the PDD specifically addresses pedestrian access to the development. Construction of sidewalks along McCarty Lane and Hunter Road will be required at the time of platting and shall meet the standards identified in Division 8 of the PDD. The pedestrian access standards in Division 7 require crosswalks and designated walking paths be constructed from the public sidewalks along McCarty Lane and Hunter Road to address pedestrian access to facilities within the development. These standards are consistent with standards proposed in CodeSMTX and we are agreeable to these requirements. Waiving the requirement for a "Multi-Use Greenway" within a dedicated public access easement does not eliminate requirements for pedestrian access to the development in accordance with Division 7 of the PDD. However, waiving these requirements does allow for more controlled access which is critical for the safety and security of elderly and disabled residents within a CCRC.

It is our desire to construct a high quality, integrated community that provides the maximum amount of security and comfort for our residents. The requirements for publicly dedicated access points and parking introduce an uncontrolled element of public access that is undesirable for residents in a CCRC. We believe that, while it may not have been part of the motion, the Commission's intent was for no publicly dedicated access throughout the development. We respectfully request that the City Council waive the requirements for construction of public parking spaces and the dedication of trails/multi-use greenways within a public access easement located in Division 9 of the PDD Development Standards. We further request that the City Council approve the remaining development standards and our negotiated Concept Plan with Planning Areas A & B and Open Space allowing for a private and singularly integrated community.

Thank you in advance for your time and consideration in this matter,

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Sweet", with a stylized flourish at the end.

Gerald Faldyn & Amy Sweet  
Halcyon Concepts