

SAN MARCOS CHARITABLE DONATION, LLC

October 6, 2017

Ms. Abby Gillfillan
Planning and Development Services
The City of San Marcos
630 East Hopkins
San Marcos, TX 78666

RE: Preferred Scenario Amendments and Parcel R13319

Dear Ms. Gillfillan:

We are Mary G. Lenihan and John Hutkin. We are writing you regarding the above referenced September 28th Courtesy Notice Preferred Scenario Amendments.

BACKGROUND

Mary Lenihan is the President of WNYHOO-NOW, INC., a 501 (c) (3) nonprofit organization with public charity status, and Mary is also the managing member of San Marcos Charitable Donation, LLC ("SMCD"), which is the owner of record for parcel R13319/R13321 (with the legal description of: A0089 SAMUEL CRAFT SR SURVEY, TRACT PT OF 1, ACRES 82.5916 and the Geographic ID: 10-0089-0002-00000-3) and is an affiliate of WNYHOO-NOW, INC.

John Hutkin is a commercial real estate professional, a board member of WNYHOO-NOW, Inc., and the managing member of the partnership that *formerly* owned the parcel prior to San Marcos Charitable Donation, LLC.

John's original involvement with the parcel began on July 31, 1984 (33 years ago) when the partnership he managed (San Marcos 197 Acre Associates, LLP later renamed San Marcos 197 Associates, LLC) purchased the 85 acres. John has been in the commercial real estate business for over 40 years that included development, property ownership and land ownership in St. Louis, Houston and Austin.

Regarding this specific parcel, John has worked with the owners of neighboring parcels, the LRCA and with the City of San Marcos to assist with easements for water, sanitary sewer and other utilities required for the neighboring parcels to the north.

On December 22, 2016 the San Marcos 197 partnership donated the land to WNYHOO-NOW, Inc. which then titled the parcel under San Marcos Charitable Donations, LLC.

WNYHOO-NOW, Inc. (through its moniker "*Pause For Inspiration*") is currently working in schools, hospitals, and businesses throughout the nation to help better people's lives. "*Pause for Inspiration*" donates 100% of its time and materials to these various institutions and individuals for free. Once the parcel is developed or sold, all net proceeds of the sale will be utilized by "*Pause For Inspiration*" to continue its charitable efforts.

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PROPERTY FACTS AND REQUEST

According to the Preferred Scenario 2017 Update map, the SMCD parcel has an approximate 500' depth proposed for the Employment Area designation. In reviewing our neighboring parcels we have observed the Employment Area designation for those parcels extends approximately 1,000' of depth. Further, according to the development map, and starting at the Las Colinas parcel moving north, the parcels all appear to have at least 1,000' of Employment Area designation – and most have more. This is the case on both the east and west side of I-35. If you take the aggregate footage being proposed for the Trace parcel, they also have an average depth of 1,000'.

We respectfully request the City provide for an Employment Area designation of 1,000' of depth for the SMCD parcel. The parcel contains approximately 1,050' of I-35 frontage. An Employment Area designation with a 1,000' depth for the SMCD parcel would foster a functional commercial development to service the proposed Employment Area better.

Having extensive experience in the development and operations of office buildings, high-end service centers, light industrial and retail properties we know it is critically important that the SMCD parcel be accorded a depth of 1000' for the Employment Area designation in order to attract desirable and successful developments that the City envisions.

We welcome any questions you may have and should you need additional information please feel free to contact us.

Thank you for your consideration

Sincerely,



Mary G. Lenihan
Managing Member
(314) 973-6905



John Hutkin
Board Member
(314) 574-0860