

# San Marcos Daily RECORD

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SAN MARCOS SUBDIVISION

## Kissing Tree built on Paso Robles' base

DAVID SHORT  
BUSINESS EDITOR

It will be the largest subdivision San Marcos has seen, and one that could actually increase the population by just over 10 percent.

Kissing Tree by Brookfield was originally known as Paso Robles as the development went through the various steps of city approval. But before the first dirt was turned, a name conflict arose when it was discovered that several other communities across the country already had the same name, including one San Marcos, California.

To avoid a marketing nightmare, Brookfield changed the name and looked to a historic period in San Marcos history to find one.

According to their research, "the name Kissing Tree refers to Sam Houston's gubernatorial speech in 1857 in front of a mighty oak tree in San Marcos, where he famously kissed several of the female attendees, creating a bit of a local legend."

With 3,200 homes planned ranging in price from \$250,000 to \$500,000, Kissing Tree is aimed at the 55 and older crowd but it will also feature an 18-hole golf course open to the public as well as an 18-hole putting course. The golf course is being designed by renowned designer Gary Stephenson.

Stephenson, a Texas na-

tive, has a long list of golf courses to his name. The complete list can be found on his website, [www.links-men.com](http://www.links-men.com).

Kissing Tree isn't the first Brookfield development in San Marcos. The Blanco Vista subdivision, which is still growing between Yarrington Road and the 5 Mile Dam, is also theirs.

"For more than a decade

Brookfield has made significant investments in the development of single-family residential communities in San Marcos," Mayor Daniel Guerrero said. "Brookfield's vision began with the establishment of Blanco Vista as San Marcos' first master planned family community and has now blossomed into the new Kissing Tree subdivision on the south end.

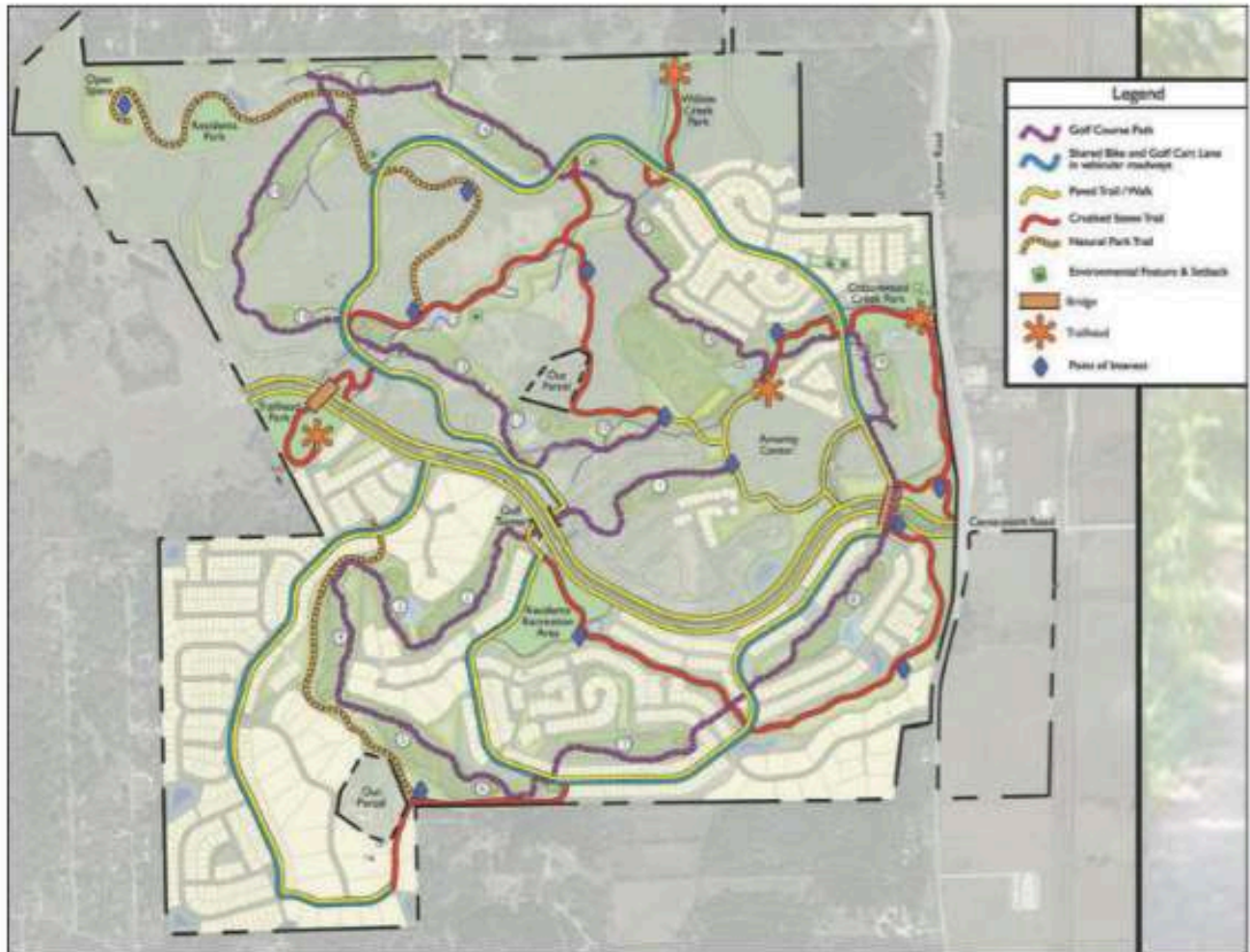
"Kissing Tree brings the community a Hill Country golfing and residential area for active seniors. Through their community investments, Brookfield has significantly enhanced our portfolio of single-family homes in San Marcos and has cultivated a housing market for families to purchase their first home

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A drone captured this scene of the formal groundbreaking Feb. 25 for Kissing Tree, a subdivision for baby boomers off Hunter Road at Centerpoint. Already cleared land can clearly be seen. PHOTO COURTESY OF BROOKFIELD





and active adults seeking to invest in the comforts of Central Texas,” Guerrero said.

Kissing Tree, which has 1,332 total acres, will also include two public parks. And for those who enjoy hiking or biking there will be 15 scenic miles to take in on your journey. Unique to the development is the variety of surfaces for the hiking/biking trails. Some will be paved, others will use crushed stone and some will be just natural.

Aimed at an older, active lifestyle, Kissing Tree has many outdoor activities for residents, many found in their new indoor/outdoor facility called “The Mix.” It will have fire pits, corn hole, billiards, bocce ball, pickleball courts, tennis courts, a community kitchen, coffee bar with Wi-Fi, a Biergarten and a Texas barbecue pit.

“New developments like Kissing Tree move us in the right direction in terms of diversifying the available housing options in our community,” Adrianna Cruz, president of the Greater San Marcos Partnership, said. “These new housing options, as well as amenities like the new golf course, will be

an added bonus to many executive level company leaders, which makes our city and region more attractive for quality employers to relocate or expand in San Marcos, bringing with it a broad range of new opportunities for our citizens.”

San Marcos Chamber of Commerce President Brian Bondy sees many benefits for the entire city as a result of Kissing Tree.

“From a housing standpoint, I don’t think it’s an understatement to say that this will change the face of the community in a positive way,” he said. “A development like this brings with it not only an increase in population, but more involvement of that population in all facets of the community. Anytime that a community adds 3,000 plus home sites, over time, there will be significant effect on the growth of small business, growing to meet the demands of consumers.”

Bondy also said that the investment Brookfield has made in San Marcos, both in Blanco Vista and now in Brookfield, is “also creating opportunities for similar projects to get off the ground.”



# KISSING TREE

SAN MARCOS ★ TEXAS



## Project has all permits secured

ANITA MILLER  
MANAGING EDITOR

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MANAGING EDITOR

It wasn't the normal groundbreaking when officials gathered Feb. 25 at the site of the Kissing Tree, a development marketed to those 55 and older, off Hunter Road at Centerpoint.

Rather than a pristine landscape, those gathered were surrounded by wide swaths of land already cleared, with the machines that did it parked nearby. Though the moniker

Kissing Tree was new, the development itself had been in the works for years, but under the name Paso Robles. That means when the new name was unveiled about a month prior, all the groundwork in terms of environmental studies, water and wastewater permits and other preliminary hurdles had already been cleared, explained Will Conley, Hays County commissioner of Pct 3.

The 3,200-home develop-  
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## PERMITS FROM PG. 1A

ment is "fully permitted and starting on the first phase of their project," he said, "in the same fashion we've been working on for almost eight years."

Additionally, a Tax Increment Reinvestment Zone (TIRZ) had already been secured for the property which means that, as value of the property increases, the owners will "get refunded money based off the public improvements they're doing" which includes water and wastewater lines.

The "baby boomer" community will be the first of its kind along the Interstate 35 corridor between Austin and San Antonio but similar in concept to Sun City in Georgetown. "They are

catching that niche in the market," Conley said.

Along with construction at the site, Conley said plans are proceeding for an extension of Centerpoint Road that would connect it with Ranch Road 12, thereby providing a new artery for residents of both Kissing Tree and La Cima, a "live, work, play" subdivision going up west of San Marcos Academy. Unlike La Cima, Kissing Tree will have no retail on site, although there are plans for a retail hub across Hunter Road.

"We're still looking at some alignment alternatives" on the road extension, Conley said. "We're just figur-

ing out the best way to connect the two. It's an important connection to make because of what's happening and what's going on," he said, adding that the project took a back seat for months because of more pressing issues like recovery from the Memorial Day Weekend Blanco River flood.

The developers, Brookfield, also built the Blanco Vista subdivision off Post Road to the north of downtown San Marcos. "They are the kind of people you want to have invested in our community," Conley said. "They've been great partners. It should be a great project."