1. **Agenda**

   Documents:
   - February 3, 2017 Special Meeting Agenda.pdf

2. **Packet**

   Documents:
   - February 3, 2017 Special Meeting Agenda Packet.pdf
I. Call To Order

II. Roll Call

1. 12:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against the voluntary annexation submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

2. Consider Staff briefing and Council Member discussion and questions regarding items on the agenda for the February 7, 2017 Regular City Council Meeting, to wit Items (1-19).

PRESENTATIONS

1. Presentations from Strategic Government Resources (SGR) and Waters & Company and discussion regarding the use of an executive search firm for the City Manager position

2. Staff update regarding the Hays County Hazard Mitigation Plan.

CONSENT AGENDA

3. Meeting Minutes:
   January 13, 2017 Packet Meeting Minutes
   January 17, 2017 Regular Meeting Minutes
   January 23, 2017 Community Improvement Taskforce Recommendation Workshop Meeting Minutes

4. Ordinance 2017-02, on the second of two readings, creating a Designated Permit Area under Section 82.189 of the San Marcos City Code that allows parking by permit only on both sides of the 1400 block Meadow Pkwy between Holland St. and Elm Hill Ct., and on both sides of 100 block Cypress Ct. between Meadow Pkwy and the end of the street; amending the Traffic Register to reflect such Designated Permit Area; and providing for an effective date.
5. Ordinance 2017-03, on the second of two readings, amending Section 4.3.1.1 of the Land Development Code including the legend used to interpret the Land Use Matrix to add a new category “L” for Limited Uses; amending the Land Use Matrix in Section 4.3.1.2 of the Land Development Code to establish Short-Term Rentals as a new land use; amending Chapter 4, Article 3 of the Land Development Code to create a new Division Five to establish regulations for Short-Term Rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

6. Ordinance 2017-04, on the second of two readings, amending chapter 34, article 7 of the San Marcos City Code known as the Rental Nuisance Abatement Code to provide for the annual registration of short-term rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

7. Ordinance 2017-05, on the second of two readings, adopting fees to be charged by the City for various city services, including changes to some existing fees and the addition of new fees; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

8. Resolution 2017-17R, approving the award of a construction contract to Dalrymple Gravel and Contracting Company, Inc. for the River Road Pavement and Bank Stabilization Project (IFB 217-051) in the amount of $328,300.00 contingent upon the contractor’s timely submission of sufficient bonds and insurance in accordance with the City’s construction contract documents for the project; authorizing the Interim City Manager or her designee to execute all contract documents on behalf of the City and declaring an effective date.

9. Resolution 2017-18R, authorizing the submission of a grant application to the Office of the Governor, Criminal Justice Division, Victims of Crime Assistance (VOCA) program to allow for the expansion of the Victim Services program of the Police Department, authorizing the City Manager or her designee to execute all documents related to the application, and declare an effective date.

10. Resolution 2017-19R, approving the purchase of fourteen 2017 Ford Utility Police Interceptor vehicles for the Police Department from Sam Pack’s Five Star Ford through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program Contract #VE11-15 for current model cars, light trucks and police motorcycles in the total amount of $383,677.38; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City and declaring an effective date.

11. Resolution 2017-20R, awarding an annual contract to Texas Electric Cooperative for the provision of Residential Electric Meters (IFB 217-028) for the Public Services Department-Electric Utilities Division in the estimated annual amount of $345,420.00; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.
12. Resolution 2017-21R, confirming the Interim City Manager’s appointment of George R. Landry to the San Marcos Civil Service Commission; and declaring an effective date.

13. Resolution 2017-22R, approving an Interlocal Agreement between the City of San Marcos and the State of Texas, acting by and through its agency, the Texas General Land Office for its administrative assistance in connection with the disaster recovery funds received by the City from the U.S. Department of Housing and Urban Development in the total not-to-exceed amount of $100,000.00; authorizing the Interim City Manager or her designee to execute this agreement on behalf of the City; and declaring an effective date.

14. Change order for the purchase of additional concrete for the completion of the City Park Parking Lot in an amount not to exceed $55,000.

PUBLIC HEARINGS

15. Staff presentation and Public Hearing to receive comments for or against a request by Kathryn C Dillon to appeal a decision made at the January 10, 2017 Planning & Zoning Commission meeting, in which the Planning & Zoning Commission granted a Conditional Use Permit (CUP-16-34) for the sale of mixed alcoholic beverages for on-site consumption to Gumby’s Pizza and Wings at 312 West Hopkins Street.

16. Staff presentation and Public Hearing to receive comments for or against the voluntary annexation submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

NON-CONSENT AGENDA

17. Ordinance 2017-06, on the first of two readings calling a Bond Election for Public Safety Facilities and Library Improvements for May 6, 2017; establishing early voting locations and polling places for this election; making provisions for conducting the election; and resolving other matters related to such election; and providing an effective date

18. Resolution 2017-23R, approving an addendum to the Valet Parking License Agreement with Austin Street Tavern L.L.C doing business as AquaBrew Brewery & Beer Garden, that extends the term of the license agreement for one additional year; authorizing the Interim City Manager to execute this addendum on behalf of the City; and declaring an effective date.

19. Annual appointments to the various Boards and Commissions, to wit:
   A) Airport Commission
   B) Animal Shelter Advisory Committee
   C) Arts Commission
   D) Cemetery Commission
E) Citizens Utility Advisory Board  
F) Comprehensive Master Plan Oversight Committee  
G) Construction Board of Appeals  
H) Convention and Visitors Bureau Board  
I) Economic Development San Marcos Board  
J) Ethics Review Commission  
K) Historic Preservation Commission  
L) Housing Authority Board  
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N) Library Board  
O) Main Street Advisory Board  
P) Neighborhood Commission  
Q) Parks and Recreation Board  
R) Planning and Zoning Commission  
S) San Marcos Commission on Children & Youth  
T) San Marcos Youth Commission  
U) Senior Citizen Advisory Board  
V) Veteran's Affairs Advisory Committee  
W) Zoning Board of Adjustment

III. Question and Answer Session with Press and Public.

IV. Adjournment.

POSTED ON TUESDAY, JANUARY 31, 2017 @ 12:00PM

JAMIE LEE CASE, TRMC, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov
630 E. Hopkins - Public Hearing for a Voluntary Annexation & Packet Meeting

I. Call To Order

II. Roll Call

1. 12:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against the voluntary annexation submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

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III. Question and Answer Session with Press and Public.

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AGENDA CAPTION:
12:00PM  Receive a Staff presentation and hold a Public Hearing to receive comments for or against the voluntary annexation submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

Meeting date:  February 3, 2017 - 1st Public Hearing
February 7, 2017 - 2nd Public Hearing
March 7, 2017 - 1st Reading
March 21, 2017 - 2nd Reading

Department:  Planning and Development Services

Funds Required:  N/A
Account Number:  N/A
Funds Available:  N/A
Account Name:  N/A

CITY COUNCIL GOAL:  Protect and Preserve the San Marcos River and Edwards Aquifer Recharge Zone.

COMPREHENSIVE PLAN ELEMENT(s):  Neighborhood and Housing Goal 3

BACKGROUND:  This is a voluntary annexation request submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, for approximately 17.45 acres for a multifamily complex located along East McCarty Road, northwest of the intersection with Rattler Road. The applicant is also in the process of a Zoning Change to MF-18. Both the annexation ordinance and the zoning ordinance are to be heard at City Council on the same meeting. The property is located within the East Village Intensity Zone.

Below is the schedule for proceeding with this request approved by City Council (Resolution 2017-14R):

Public Hearing Date and Time:  February 3, 2017; 12:00 p.m.
Public Hearing Date and Time:  February 7, 2017; 7:00 p.m.
First Reading Date and Time:  March 7, 2017; 6:00 p.m.
Second Reading Date and Time:  March 21, 2017; 6:00 p.m.
A service plan for this annexation is included in the attachments.

Staff recommends approval of this request.
<table>
<thead>
<tr>
<th>To:</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>From:</td>
<td>Planning &amp; Development Services – Alison Brake, CNU-A, Planner</td>
</tr>
<tr>
<td>Date:</td>
<td>January 23, 2017</td>
</tr>
<tr>
<td>Re:</td>
<td>Annexation of 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane</td>
</tr>
</tbody>
</table>

**Public Notification:**

*Published notice as required by the Texas Local Government Code was published in the San Marcos Record on January 22, 2017.*

**Correspondence:**

*There was no correspondence for or against this item.*

**Attachments:**

1. Location Map
2. Service Plan
AN-17-01
The Savoy
East McCarty Lane
Map Date: 12/20/2016

Legend

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Service Plan for the Annexation of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane.

Pursuant to the provisions of the Texas Local Government Code, Chapter 43, the following service plan is hereby adopted for the annexation of a 17.45 +/- acre area. The property is being annexed at the request of Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, outlined in a petition for annexation dated December 12, 2016.

1. Police Protection
Police services, including patrolling, response to calls and other routine services, will begin on the effective date of the annexation using existing personnel and equipment.

2. Fire Protection
Fire protection services, including emergency response calls, will begin on the effective date of the annexation using existing personnel and equipment and within the limitations of the available water supply.

3. Emergency Medical Services
Emergency medical services, including emergency response calls, will continue at the same level of service after the annexation. The City of San Marcos contracts for emergency medical services through the San Marcos – Hays County EMS, which already provides service to the area being annexed.

4. Solid Waste Collection
Solid waste collection services, provided under contract with a private company, will be made available to all residences on the effective date of the annexation. Residents of the annexed area may elect to continue using the services of a private solid waste hauler for a period of two years after the effective date of the annexation. Businesses and institutions must make arrangements with private solid waste haulers.

5. Operation and Maintenance of Water and Wastewater Facilities
The annexation area is located within the City of San Marcos certified service area for water and does not appear to be located within any certified service area for wastewater.
6. Construction, Operation and Maintenance of Roads and Streets
As new development occurs within the annexed area, the developers of property will be required to construct streets in accordance with the city’s existing subdivision policies.

7. Electric Service
The property is located in the Bluebonnet Electric Cooperative service area.

8. Operation and Maintenance of Parks, Playgrounds, and/or Swimming Pools
No parks, playgrounds and/or swimming pools currently exist within the proposed annexation area. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding recreational facilities to serve the annexed area. Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees and availability that pertains to the use of those facilities by other citizens of the city.

9. Operation and Maintenance of Other Public Facilities, Buildings and Services
No other public facilities, buildings or services currently exist within the annexed area. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding other public facilities, building and services. Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal facilities, buildings and services, subject to the same restrictions, fees and availability that pertains to the use of those facilities and services by other citizens of the city.
ANNEXATION PETITION

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF SAN MARCOS, TEXAS:

The undersigned owner of the hereinafter described tract of land hereby petition your honorable body to extend the present city limits so as to include as a part of the City of San Marcos, Texas, the following described territory, to-wit:

17.45 acre tract of land situated in the Cyrus Wickson Survey, Abstract #474, Hays County, Texas, generally located on East McCarty Lane

(Exhibit A & B)

I certify that the above described tract of land is contiguous to the City of San Marcos, Texas, is not more than one-half (1/2) mile in width and that this petition is signed and duly acknowledged by the property owner.

[Signature]
Owner's Signature

[Printed Name]
Owner's Printed Name

[Address]
Owner's Mailing Address

[Phone No.]
Owner's Phone No.

THE STATE OF TEXAS
COUNTY OF HAYS

Before me, the undersigned authority, on this day personally appeared

[Signature]
Known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that he/she
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this __________ day of ________, 2016

[Seal]
Notary Public for the State of Texas
My Commission expires: __________

[Notary Public]
Notary Public, State of Texas
Comm. Expires 07-12-2020
Notary ID 84027
November 28, 2016

City of San Marcos
Development Services Department
630 E. Hopkins Street
San Marcos, Texas 78666

Attn: Planning and Zoning Department

Re: Savoy San Marcos Apartment (Approximately 17-acre tract on McCarty Lane)

This letter hereby authorizes James R. (Bill) Fisher, of Sonoma Housing Advisors to act as signing agent for the property owner, Jaster Edmund Hays County Partnership, for all documents pertaining to City of San Marcos zoning, annexation, planning and building permit requirements.

JASTER EDMUND HAYS COUNTY PARTNERSHIP (C/O GEORGE JASTER)

Name: Jaster Edmund Hays County Partnership (C/O George Jaster)

State of Texas

County of Hays

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared George Jaster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 28 day of November, 2016.

Theresa M. Bledsoe
Notary Public
STATE OF TEXAS
COUNTY OF HAYS

17.27 ACRES
CYRUS WICKSON SURVEY
ABSTRACT # 474

BEING A 17.27 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT # 474, HAYS COUNTY, TEXAS, SAME BEING COMPRISED OF ALL OF THAT CALLED 1.143 ACRE TRACT OF LAND CONVEYED TO THE EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 5182, PAGE 374, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 136.3 ACRE TRACT OF LAND CONVEYED TO THE EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 1276, PAGE 880, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with “ASH 5687” cap set in the curving northeast right of way line of McCarty Lane (Variable Width Public R.W.), same being in the northwest line of the above mentioned 1.143 acre Jaster tract, for the west corner of the herein described tract of land, and from which a 1/2 inch iron rod found in the northeast line of said McCarty Lane bears North 50°22'29" West, a distance of 123.41 feet, and also from which a 1/2 inch iron rod found in the southeast line of said 1.143 acre Jaster tract bears South 55°59'47" East, a distance of 183.06 feet;

THENCE over, across, and severing from said 136.3 acre Jaster tract the following three (3) courses and distances;

1) North 44°17'14" East, along the meanders of a wire fence line, passing at a distance of 289.7 feet the north corner of said 1.143 acre Jaster tract, and continuing for a total distance of 1507.66 feet to a 1/2

2) South 45°42'45" East, a distance of 507.47 feet to a 1/2 inch iron rod with “ASH 5687” cap set for the east corner of the herein described tract of land, same being at the approximate centerline of a 50’ pipeline easement recorded in Volume 182, Page 210, Deed Records of Hays County, Texas;

3) South 43°09'33" West, with the approximate centerline of said 50’ pipeline easement, at a distance of 314.6’ pass a Centerpoint energy gas pipeline marker, at a distance of 1314.9 feet pass a Centerpoint energy gas pipeline marker and valve, and continuing for a total distance of 1342.31 feet to a 1/2 inch iron rod with “ASH 5687” cap set for the south corner of the herein described tract of land, same being in the curving northeast line of said McCarty Lane, and from which a 1/2 inch iron rod found in the northeast line of said McCarty Lane bears North 83°22'11" East, a distance of 1239.51 feet;

THENCE northwesterly along said curve to the right, having a radius of 1562.00 feet, passing at an arc length of 378.85 feet aforesaid 1/2 inch iron rod found in the southeast line of the aforementioned 1.143 acre Jaster tract, and continuing for a total arc length of 262.01 feet, and a chord that bears North 62°56'46" West, a distance of 558.99 feet to the POINT OF BEGINNING and CONTAINING 17.27 ACRES OF LAND.

BEARING BASIS HEREFIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.
I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during October 2016, and is true and correct to the best of my knowledge and belief.

Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 17.27 acres
Job: 16-6310

10/12/16
Date
BEING A 0.18 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT # 474, HAYES COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 136.3 ACRE TRACT OF LAND CONVEYED TO THE EDMUND JASTER HAYES COUNTY PARTNERSHIP IN VOLUME 1276, PAGE 880, OFFICIAL PUBLIC RECORDS OF HAYES COUNTY, TEXAS, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with “ASH 5687” cap set at the north corner of a called 17.27 acre portion of the above mentioned 136.3 acre Jaster tract, same being a portion of said 136.3 acre Jaster tract, for the east corner of the herein described tract of land, and from which a 1/2 inch iron rod with “ASH 5687” cap set at the east corner of said 17.27 acre Jaster tract bears South 45°42′46″ East, a distance of 507.47 feet;

THENCE South 44°17′14″ West, with the northwest line of said 17.27 acre Jaster tract, a distance of 10.00 feet to a 1/2 inch iron rod with “ASH 5687” cap set for the south corner of the herein described tract of land, and from which a 1/2 inch iron rod with “ASH 5687” cap set at the west corner of said 17.27 acre Jaster tract, same being in the southwest line of said 136.3 acre Jaster tract, and also being on the northeast line of McCarty Lane (Public R.O.W. Varies) bears South 44°17′14″ West, a distance 1497.66 feet;

THENCE North -5°42′46″ West, over and across the said 136.3 acre Jaster tract, a distance of 784.11 feet to a 1/2 inch iron rod with “ASH 5687” cap set for the west corner of the herein described tract of land, same being in the northwest line of said 136.3 acre Jaster tract, and also being in the southeast line of Lot 1, Block A, Endurance Subdivision, as recorded in Volume 18, Page 350, Plat Records of Hays County, Texas, and from which a 1/2 inch iron rod found at a corner of said Lot 1, Block 1 Endurance Subdivision bears South 44°15′05″ West, a distance of 124.02 feet;

THENCE North 44°15′05″ East, with the southeast line of said Lot 1, Block A Endurance Subdivision, and the northwest line of said 136.3 acre Jaster tract, a distance of 10.00 feet to a 1/2 inch iron rod with “ASH 5687” cap set for the north corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the east corner of said Lot 1, Block A Endurance Subdivision bears North 44°15′05″ East, a distance of 462.57 feet;

THENCE South 45°42′46″ East, over and across said 136.3 acre Jaster tract, a distance of 784.12 feet to the POINT OF BEGINNING and CONTAINING 0.18 ACRES OF LAND.

BEARING BASIS HEREBIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBAGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during December 2016, and is true and correct to the best of my knowledge and belief.

Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 0.18 acres
Job: 16-6310_10 FOOT ANNEXATION TRACT

12/10/16

Date
ENDURANCE SUBDIVISION
(18/350 P.R.H.C.)

LOT 1
BLOCK A

(89° 15' 29" E 595.13"
N 89° 15' 05" E 595.13"

0.18 ACRES
EDMUND JASTER
(136.3 ACRES)
(1276/880 OPRHC)

ZONE "A" 100-YEAR FLOODPLAIN
(SCALED FROM FEMA)

REGULATORY FLOODWAY
100-YEAR FLOODPLAIN
(SCALED FROM FEMA)

EDMUND JASTER
(136.3 ACRES)
(1276/880 OPRHC)

ZONE "A" 100-YEAR FLOODPLAIN
(SCALED FROM FEMA)

REGULATORY FLOODWAY
100-YEAR FLOODPLAIN
(SCALED FROM FEMA)

0.18 ACRES
EDMUND JASTER
(136.3 ACRES)
(1276/880 OPRHC)

0.18 ACRES
EDMUND JASTER
(136.3 ACRES)
(1276/880 OPRHC)

P.O.B. POINT OF BEGINNING

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE RECORDED RESTRICTIONS, COVENANTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREBIN.

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4528304279, DATED SEPTEMBER 02, 2000, A PORTION OF THIS TRACT IS LOCATED IN THE DESIGNATED REGULATORY FLOODWAY, A PORTION OF THIS TRACT IS LOCATED IN ZONE "A", WHICH IS AN AREA WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED, AND THE REMAINING PORTION IS LOCATED IN ZONE "K", WHICH IS AN AREA OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN.

3) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

4) THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBROGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:
A 0.18 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT # 474, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 136.3 ACRES OUT OF THE TRACT OF LAND CONVEYED TO THE EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 1279, PAGE 000, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METRES AND BOUNDS ATTACHED.

Richard H. Taylor, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3886 STATE OF TEXAS

Richard H. Taylor
12/10/16

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1028
ashandassociates.net
Surveying: 105847-00
Architects: 13483
"SERVING THE COMMUNITY OF TEXAS"
AN-17-01 Savoy Apartments (East McCarty Lane)

- 17.45 +/- acres
- Multifamily complex
  - Zoning change request to MF-18 running concurrently
- Located within East Village Intensity Zone
AN-17-01 Savoy Apartments (East McCarty Lane)

View of property from Rattler Road stub (facing towards Amazon Fulfillment Center)
## AN-17-01 Savoy Apartments (East McCarty Lane)

<table>
<thead>
<tr>
<th>Action</th>
<th>Regulation</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Change Application Submittal Deadline</td>
<td></td>
<td>12/12 for 1/24</td>
</tr>
<tr>
<td>Annexation Petition Filed</td>
<td></td>
<td>12/21/16</td>
</tr>
<tr>
<td>Internal Deadline for City Council Hearing Resolution</td>
<td>22 days before City Council Date</td>
<td>12/22/16</td>
</tr>
<tr>
<td>Personal &amp; Posted Notification for Planning &amp; Zoning Commission public hearing</td>
<td>11 days before public hearing</td>
<td>1/13/17</td>
</tr>
<tr>
<td>City Council Resolution</td>
<td>Council directs development of service plan for area to be annexed</td>
<td>1/17/17</td>
</tr>
<tr>
<td>Post Notification on Website</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Published Notification for 3rd public hearing</td>
<td>11-20 days before public hearing</td>
<td>3/22/17</td>
</tr>
<tr>
<td>Personal Notification to property owner, public entities (Sec 43.058), utility and other service providers, railroad company if necessary,</td>
<td>11-20 days before public hearing</td>
<td>(day 22)</td>
</tr>
<tr>
<td>Published Notification for 2nd public hearing</td>
<td>10 days after published notification</td>
<td>2/1/17</td>
</tr>
<tr>
<td>Last day for submission of written protest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Council public hearing #1 and present service plan (packet meeting)</td>
<td>Not more than 40 days before the 1st reading of ordinance</td>
<td>2/3/17</td>
</tr>
<tr>
<td>Planning &amp; Zoning Commission public hearing and action (Zoning)</td>
<td></td>
<td>1/24/17</td>
</tr>
<tr>
<td>City Council public hearing #2 and present service plan</td>
<td>At least 20 days before 1st reading of ordinance</td>
<td>2/7/17</td>
</tr>
<tr>
<td>Published Notification to City Clerk for zoning ordinance public hearing</td>
<td>21 days before public hearing</td>
<td>2/14/17</td>
</tr>
<tr>
<td>City Council Ordinance 1st Reading (Annexation &amp; Zoning)</td>
<td></td>
<td>3/7/17</td>
</tr>
<tr>
<td>City Council Ordinance 2nd Reading (Annexation &amp; Zoning)</td>
<td></td>
<td>3/21/17</td>
</tr>
<tr>
<td>Implement annexation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide documents and maps to County Clerk</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Consider Staff briefing and Council Member discussion and questions regarding items on the agenda for the February 7, 2017 Regular City Council Meeting, to wit Items (1-19).

PRESENTATIONS

1. Presentations from Strategic Government Resources (SGR) and Waters & Company and discussion regarding the use of an executive search firm for the City Manager position

2. Staff update regarding the Hays County Hazard Mitigation Plan.

CONSENT AGENDA

3. Meeting Minutes:
   January 13, 2017 Packet Meeting Minutes
   January 17, 2017 Regular Meeting Minutes
   January 23, 2017 Community Improvement Taskforce Recommendation Workshop Meeting Minutes

4. Ordinance 2017-02, on the second of two readings, creating a Designated Permit Area under Section 82.189 of the San Marcos City Code that allows parking by permit only on both sides of the 1400 block Meadow Pkwy between Holland St. and Elm Hill Ct., and on both sides of 100 block Cypress Ct. between Meadow Pkwy and the end of the street; amending the Traffic Register to reflect such Designated Permit Area; and providing for an effective date.

5. Ordinance 2017-03, on the second of two readings, amending Section 4.3.1.1 of the Land Development Code including the legend used to interpret the Land Use Matrix to add a new category "L" for Limited Uses; amending the Land Use Matrix in Section 4.3.1.2 of the Land Development Code to establish Short-Term Rentals as a new land use; amending Chapter 4, Article 3 of the Land Development Code to create a new Division Five to establish regulations for Short-Term Rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

6. Ordinance 2017-04, on the second of two readings, amending chapter 34, article 7 of the San Marcos City Code known as the Rental Nuisance Abatement Code to provide for the annual registration of short-term rentals; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

7. Ordinance 2017-05, on the second of two readings, adopting fees to be charged by the City for various city services, including changes to some existing fees and the addition of new fees; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

8. Resolution 2017-17R, approving the award of a construction contract to Dalrymple Gravel and Contracting Company, Inc. for the River Road Pavement and Bank Stabilization Project (IFB 217-051) in the amount of $328,300.00 contingent upon the contractor's timely submission of sufficient bonds and insurance
in accordance with the City’s construction contract documents for the project; authorizing the Interim City Manager or her designee to execute all contract documents on behalf of the City and declaring an effective date.

9. Resolution 2017-18R, authorizing the submission of a grant application to the Office of the Governor, Criminal Justice Division, Victims of Crime Assistance (VOCA) program to allow for the expansion of the Victim Services program of the Police Department, authorizing the City Manager or her designee to execute all documents related to the application, and declare an effective date.

10. Resolution 2017-19R, approving the purchase of fourteen 2017 Ford Utility Police Interceptor vehicles for the Police Department from Sam Pack’s Five Star Ford through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program Contract #VE11-15 for current model cars, light trucks and police motorcycles in the total amount of $383,677.38; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City and declaring an effective date.

11. Resolution 2017-20R, awarding an annual contract to Texas Electric Cooperative for the provision of Residential Electric Meters (IFB 217-028) for the Public Services Department-Electric Utilities Division in the estimated annual amount of $345,420.00; authorizing the Interim City Manager or her designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.

12. Resolution 2017-21R, confirming the Interim City Manager’s appointment of George R. Landry to the San Marcos Civil Service Commission; and declaring an effective date.

13. Resolution 2017-22R, approving an Interlocal Agreement between the City of San Marcos and the State of Texas, acting by and through its agency, the Texas General Land Office for its administrative assistance in connection with the disaster recovery funds received by the City from the U.S. Department of Housing and Urban Development in the total not-to-exceed amount of $100,000.00; authorizing the Interim City Manager or her designee to execute this agreement on behalf of the City; and declaring an effective date.

14. Change order for the purchase of additional concrete for the completion of the City Park Parking Lot in an amount not to exceed $55,000.

PUBLIC HEARINGS

15. Staff presentation and Public Hearing to receive comments for or against a request by Kathryn C Dillon to appeal a decision made at the January 10, 2017 Planning & Zoning Commission meeting, in which the Planning & Zoning Commission granted a Conditional Use Permit (CUP-16-34) for the sale of mixed alcoholic beverages for on-site consumption to Gumby’s Pizza and Wings at 312 West Hopkins Street.

16. Staff presentation and Public Hearing to receive comments for or against the voluntary annexation submitted by Bill Fisher, on behalf of Jaster Edmund Hays County Partnership, of a 17.45 +/- acre tract of land out of the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, generally located on East McCarty Lane, northwest of the intersection with Rattler Road.

NON-CONSENT AGENDA

17. Ordinance 2017-06, on the first of two readings calling a Bond Election for Public Safety Facilities and Library Improvements for May 6, 2017; establishing early voting locations and polling places for this election; making provisions for conducting the election; and resolving other matters related to such election; and providing an effective date.

18. Resolution 2017-23R, approving an addendum to the Valet Parking License Agreement with Austin Street Tavern L.L.C doing business as AquaBrew Brewery & Beer Garden, that extends the term of the
license agreement for one additional year; authorizing the Interim City Manager to execute this addendum on behalf of the City; and declaring an effective date.

19. Annual appointments to the various Boards and Commissions, to wit:
A) Airport Commission
B) Animal Shelter Advisory Committee
C) Arts Commission
D) Cemetery Commission
E) Citizens Utility Advisory Board
F) Comprehensive Master Plan Oversight Committee
G) Construction Board of Appeals
H) Convention and Visitors Bureau Board
I) Economic Development San Marcos Board
J) Ethics Review Commission
K) Historic Preservation Commission
L) Housing Authority Board
M) Human Services Advisory Board
N) Library Board
O) Main Street Advisory Board
P) Neighborhood Commission
Q) Parks and Recreation Board
R) Planning and Zoning Commission
S) San Marcos Commission on Children & Youth
T) San Marcos Youth Commission
U) Senior Citizen Advisory Board
V) Veteran's Affairs Advisory Committee
W) Zoning Board of Adjustment