I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. PC-18-23_02 (Cottonwood Creek Phase 3 Units 4 & 5) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas, LP, for approval of the Cottonwood Creek Phase 3 Units 4 & 5 Preliminary Plat, consisting of approximately 29.413 acres, more or less, out of the Farnam Frye Survey. (T. Carpenter)

2. Consider approval of the minutes of the regular meeting of March 26, 2019.

PUBLIC HEARINGS

3. Public Hearing and Presentation of 2020-2029 Capital Improvement Program. (L. Moyer)

4. ZC-19-04 (Uniprop) Hold a public hearing and consider a request by Glenn Couch, on behalf of San Marcos Warehouse, LLC, for a zoning change from “FD” Future Development to “LI” Light Industrial for approximately 8.1 acres, more or less, being Lot 1 Block A of the Uniprop Subdivision located at 2821 Leah Avenue, San Marcos, Texas. (T. Carpenter).

5. Hold a public hearing and consider a request by Chris Chaffee on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1 consisting of 81.83 acres of the proposed Katerra San Marcos Plat located off Hwy. 80 near FM 1984. (G. Schwarz)

NON-CONSENT AGENDA

6. PC-19-13_03 (Katerra San Marcos) Consider a request by Chris Chaffee, on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for
approval of the Katerra San Marcos Final Plat, consisting of approximately 81.83 acres, more or less, out of the William Pettus Survey located off SH-80 near FM 1984. (T. Carpenter)

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

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 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ______________________ day of ________________________

__________________________________________ Title:

__________________________________________
AGENDA CAPTION:
PC-18-23_02 (Cottonwood Creek Phase 3 Units 4 & 5) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas, LP, for approval of the Cottonwood Creek Phase 3 Units 4 & 5 Preliminary Plat, consisting of approximately 29.413 acres, more or less, out of the Farnam Frye Survey. (T. Carpenter)

Meeting date: April 9, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]
N/A

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.
**Background Information:**
The subject property is part of the Cottonwood Creek Master Plan. Phases 4 and 5 consists of a total of 132 single-family residential lots. There are six new streets associated with these phases.

This preliminary plat is consistent with the approved Cottonwood Creek Master Plan.

**Council Committee, Board/Commission Action:**
Click or tap here to enter text.

**Alternatives:**
Click or tap here to enter text.

**Recommendation:**
Staff has reviewed the application for compliance with the San Marcos Development Code and the associated master plan. Staff recommends approval of the request as submitted.
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. Imagery from 2017.

Map Date: 3/27/2019
Summary

Request: Consideration of a Preliminary Plat with 132 proposed residential lots.

Applicant: Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, TX 78213

Property Owner: Continental Homes of Texas LP
210 W Hutchison St
San Marcos, TX 78666

Parkland Required: Provided in previous phases

Utility Capacity: Adequate / By Developer

Accessed from: Rattler Road

New Street Names: Baldwin Court
Heiko Trail
Ethan Trail
Zachary Lane
Hartman Drive
Alberich Lane

Notification

Application: N/A
Neighborhood Meeting: N/A

Published: N/A
# of Participants: N/A

 Posted: N/A
Personal: N/A

Response: None as of the date of this report.

Property Description

Location: Hwy 123 and Rattler Road

Acreage: 29.413 acres

Master Plan: Cottonwood Creek Master Plan

Existing Zoning: SF-6

Preferred Scenario: Low Intensity

Proposed Use: Single family residential

CONA Neighborhood: N/A

Sector: 6

Surrounding Area

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property: SF-6 Single-Family Low Intensity Zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South of Property: ETJ Vacant Low Intensity Zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East of Property: SF-6 Single-Family Low Intensity Zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West of Property: SF-6 Single-Family Low Intensity Zone</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff Recommendation

X Approval as Submitted

Approval with Conditions / Alternate

Denial

Staff: Tory Carpenter, CNU-A
Title: Planner
Date: April 4, 2019
History
The subject property is part of the Cottonwood Creek Master Plan. Phases 4 and 5 consists of a total of 132 single-family residential lots. There are six new streets associated with these phases.

Additional Analysis
This preliminary plat is consistent with the approved Cottonwood Creek Master Plan.

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria for Approval (Sec.3.2.2.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;</td>
</tr>
<tr>
<td>Consistent</td>
<td>The plat conforms to all prior approvals or phasing plans for the development;</td>
</tr>
<tr>
<td>Consistent</td>
<td>The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and</td>
</tr>
<tr>
<td>Consistent</td>
<td>The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov’t Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.</td>
</tr>
</tbody>
</table>
1. Drainage easements shall "remain free of all obstructions."

Utility provider note:

Flood zone note:

Responsibility of the property owner:

Landscaping, no modifications or improvements within said drainage easements.

4.

Sections of the property will be served by the following:

Blue Bonnet Electric Cooperative, Inc. (electric)
CenturyLink (phone)

No maintenance of drainage easements or shown within the limits of any other easements designated in the plat, no modifications or improvements within said drainage easements.

Surveyors' notes:

1. Property corners are monuments with a cap or disk marked "Blue Dawson" unless noted otherwise.

2. Coordinates, backs and frontage shown on the plat are expressed in the Texas coordinate system established for the South Central Zone, coordinates in feet and values derived from the most recent U.S. Coast and Geodetic Survey navigation survey.

3. Dimensions shown and surface with a combined scale factor of 1.000.

4. Bearings are based on the North American Datum of 1983 North Pontlottin, Subdivision from the Texas Coordinate System established for the South Central Zone.

5. The easement created by this plat instrument and those on the face hereof are treated as separate instruments.

Subdivision notes:

1. Easements not within the limits of the plat will be provided by separate instrument.

2. A 10-foot-wide public utility easement is hereby dedicated adjacent to all rights of way.

General notes:

1. Subdivision not adjacent to a residential lot, are dedicated at the time of plat development.

2. This subdivision is not located within the Edwards Aquifer recharge zone.

3. This subdivision is not located within the boundaries of the San Marcos Independent School District.


5. This subdivision contains construction plans and engineering documents. The documents are on file with the plat records in the plat records of the City of San Marcos, Texas. The plat can be reviewed online at the plat records of the City of San Marcos, Texas.

6. Any private improvements within the plat must be reviewed and approved by the plat engineer.
PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT
APPLICATION

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Pape-Dawson Engineers, Inc.</th>
<th>Property Owner</th>
<th>Continental Homes of Texas LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>2000 NW Loop 410 San Antonio, TX 78213</td>
<td>Owner's Mailing Address</td>
<td>210 West Hutchinson St. San Marcos, TX 78666</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>(210) 375-9000</td>
<td>Owner's Phone #</td>
<td>(512) 805-3600</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:jperez@pape-dawson.com">jperez@pape-dawson.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:rdaigle@dhrorton.com">rdaigle@dhrorton.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek Phase 3 Units 4 and 5

Subject Property Address or General Location: SE corner of Rattler Rd & Hwy 123

Acres: 29.413

Located In: City Limits ☑ Extraterritorial Jurisdiction (County) ☐

Tax ID #: R14310

DESCRIPTION OF REQUEST

Type of Plat: ☑ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat

Proposed Number of Lots: 132

Proposed Land Use: Single-family residential

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee $1,000 plus $50 per acre Technology Fee $11 MAXIMUM COST $2,511*

Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

Applicant's Signature: [Signature] Date: 3-28-16

Printed Name: Dennis R. Linn, P.E.

To be completed by Staff: Date Submitted: ________ 5 Business Days from Submittal: ________

Completeness Review By: ________ Date: ________ Contact Date for Supplemental Info: ________

Supplemental Info Received (required w/in 5 days of contact): ________

Application Returned to Applicant: ________ Application Accepted for Review: ________

Comments Due to Applicant: ________ Resubmittal Date: ________ P&Z Meeting: ________
SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat

☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application

☐ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: ___________________________ Date: 3/23/18
Printed Name: Robert Daigle

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: ___________________________ Date: 3-28-18
Printed Name: Dennis R. Rion, P.E.

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

☐ Two (2) mylars of the subdivision plat (Comal Co. requires White 20# Bond Paper)

☐ Recording Fee: $___________

☐ Reprinted Tax Receipt

☐ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

☐ If public improvements were deferred, Subdivision Improvement Agreement

☐ Subdivision Improvement Agreement recording fee: $___________

☐ Other legal documents referenced on the plat (i.e. easement dedication by separate Instrument, HOA documents)

☐ Other recording fee: $___________

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.
AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Robert Daigle (owner) acknowledge that I am the rightful owner of the property located at SE corner of Rattler Rd & Hwy 123 (address).

I hereby authorize Dennis R. Rion, P.E. (agent name) to serve as my agent to file this application for Preliminary Subdivision Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Robert Daigle
Date: 3/23/18

Printed Name: Robert Daigle

Signature of Agent: (Agent's Signature)
Date: 2-28-18

Printed Name: Dennis R. Rion, P.E.

To be completed by Staff: Case #
## GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service **is** currently available to the subject property
- Adequate service **is not** currently available, but arrangements **have** been made to provide it
- Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- Easement(s) are needed within the subject property

<table>
<thead>
<tr>
<th>Name of Gas Service Provider: Centerpoint Energy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s): A</td>
</tr>
<tr>
<td>Comments / Conditions:</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Signature of Gas Company Official: **Devin Kleinfelder**

Title: **Marketing Consultant**  Date: **3/21/2018**
Date 03/27/2018

Zoe Jasso  
Pape-Dawson Engineers, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

Property address ("Property"): Cottonwood Creek, San Marcos, TX 78666

Re: Cottonwood Creek Phase 3 Units 4 & 5 Utility Service Acknowledgements

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- ________________________________________________

Please forward this information to Tony Womack. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Tony Womack  
Construction Coordinator
**ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT**

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- □ Adequate service *is* currently available to the subject property
- □ Adequate service *is not* currently available, but arrangements *have* been made to provide it
- □ Adequate service *is not* currently available, and arrangements *have not* been made to provide it
- □ Easement(s) are needed within the subject property

Name of Electric Service Provider: Bluebonnet Electric Cooperative

Applicable Utility Service Code(s):

Comments / Conditions: Additional easements may be required.

Signature of Electric Company Official: Rodney Grant

Title: Sr. Project Coordinator  
Date: 4/3/2018
## WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- □ Adequate service **is currently available** to the subject property
- □ Adequate service **is not currently available**, but arrangements **have** been made to provide it
- □ Adequate service **is not currently available**, and arrangements **have not** been made to provide it
- □ Easement(s) are needed within the subject property

**Name of Water Service Provider:** City of San Marcos

**Applicable Utility Service Code(s):**

**Comments / Conditions:**

**Signature of Water Official:** [Signature]

**Title:** Water Dept.  
**Date:** 4-2-18
WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

☐ Adequate service is currently available to the subject property
☒ Adequate service is not currently available, but arrangements have been made to provide it
☐ Adequate service is not currently available, and arrangements have not been made to provide it
☐ Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): ________________________________

OR, the use of either 1) ______ a private wastewater treatment system, or 2) ______ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: All wastewater mains and services required, to be installed by ______

_____ Developer.

Signature of Wastewater Official: ________________________________

Title: Wastewater Collections Manager

Date: March 29, 2018
PC-18-23_02 (Cottonwood Creek Phase 3 Units 4 & 5)
Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas, LP, to approve the Cottonwood Creek Phase 3 Units 4 & 5 Preliminary Plat, consisting of approximately 29.413 acres, more or less, out of the Farnam Frye Survey. (T. Carpenter)
• +/- 29.413 acres

• Cottonwood Creek Master Plan

• 132 Residential Lots
Recommendation:

Staff has reviewed the request and determined the Preliminary Plat complies with the Master Plan and the San Marcos Development Code and recommends **approval** of PC-18-23_02 as submitted.
AGENDA CAPTION:
Consider approval of the minutes of the regular meeting of March 26, 2019.

Meeting date: April 9, 2019

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.
City of San Marcos

Meeting Minutes - Draft
Planning and Zoning Commission

Tuesday, March 26, 2019  6:00 PM  City Council Chambers

630 East Hopkins St.

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Vice-Chair Gleason at 6:02 p.m. on Tuesday, March 26, 2019 in the City Council Chamber of the City of San marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present  8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, and Commissioner Travis Kelsey

Excused  1 - Commissioner Jim Garber

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta - She said she wanted to thank everyone who has called and emailed the City Manager. She said the City Management team refuses to listen to the arguments and rationale from her neighbors. She said the City is about to ruin a 1800 or 1900 year old block for sidewalks. She said the GAP program was only officially presented before any board in 2013, and in front of the Neighborhood Commission last week as a result of her issue. She said there's been no accountability, and all of the projects are one-sided street sidewalks. She added that the City cannot guarantee they will not kill her trees, and the City Manager is forcing her to have to seek legal council.

Jennifer Katz, 203 W. Hillcrest Dr., asked the Commission to postpone or deny the zoning changes on Items #10 and #11 on the agenda. She said there has been a lot of confusion on behalf of citizens and residents regarding these requests. She asked if the owner was in compliance. She said Staff reported that the owner was in compliance as of August 8, 2018. However, she said the owner has said publicly, that he was out of compliance, and that the zoning change would get him into compliance. She said the issue needs to be resolved before moving forward with the request. She added that her reason for stating the request should be denied is because the owner seems to not be following the proper steps and protocol for this situation, and there needs to be fair enforcement for everyone.
Ryan Patrick Perkins, 727 W. Hopkins, read a letter written by his mother. In the letter she asked the Commission to deny Items #10 and #11 on the agenda. He said the letter stated that we’re told repeatedly by advocates for real estate development that we don’t have available and affordable single-family housing stock, but then we want to take away single family housing in an established area of stability. He said removing single family zoning goes against the live, work and play model that is at the City’s core for families and professionals. The letter he read also stated that we should be working toward better public policy and protection of our irreplaceable cultural, historic, resources and our neighborhoods.

Diana Baker, 727 Belvin, asked the Commission to vote against items #10 and #11 on the agenda. She said the City is already 70 percent rentals, and for a stable economy we need more owner-occupied family housing. She said the property at 510 W. Hopkins have had multiple occupancy violations, along with the fact that the developer tore out original windows without going before the Historic Preservation Commission. She said the owner has no respect for historic preservation although he owns many properties in the Historic District. She said according to Staff reports ND-3 zoning is not appropriate for an existing neighborhood, however it's consistent with the surrounding mixes of use. She said the same thing could be said for other blocks of Hopkins St. until the street becomes high density or commercial, which is called the domino effect. She said it's not the owner of a property that should dictate the rules and uses of zoning. She added that the community and neighborhood around that property should have a say, and ultimately City government.

Sara Lee Underwood Myers, 1415 Harper Dr., spoke against Items #10 and #11 on the agenda. She thanked the San Marcos Daily Record for keeping everyone informed. She said the property at 1303 Haynes St. rents to three different people, and wants to know why Staff is recommending this zoning change.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of February 12, 2019.

2. Consider approval of the minutes of the regular meeting of March 12, 2019.

3. PC-18-27_02(a) (La Cima, Phase II Preliminary Plat Amendment) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, for approval of an amendment to a Preliminary Plat for approximately 89.70 acres, more or less, out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J. Williams Survey, Abstract No. 430, and the J. Huffman Survey, Abstract No. 228 located west of Old Ranch Road 12 and east of Central Park Loop. (A. Brake)

4. PC-18-61_02 (Millbrook Park Phase 1A & 1B Preliminary Plat) Consider a request by Pricilla Flores on behalf of SLF II - McCarty LD for a preliminary plat consisting of 128 residential lots
located near the intersection of McCarty Lane and Wassar Boulevard. (W. Parrish)

A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Excused: 1 - Commissioner Garber

PUBLIC HEARINGS

5. CUP-19-08 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Anton Hartono, on behalf of Toro Ramen & Poke Barn, for a Conditional Use Permit to allow the sale of beer and wine for on premises consumption at 700 N. LBJ Dr, Ste 114. (T. Carpenter)

Vice-Chair Gleason opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

There were no additional speakers.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that CUP-19-08 (Toro Ramen & Poke Barn) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; and 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Excused: 1 - Commissioner Garber

6. CUP-19-02 (Olive Garden) Hold a public hearing and consider a request by Olive Garden Holdings, LLC for a renewal of a Conditional Use Permit for the sale of mixed beverages for on premise consumption, located at 1305 South IH 35. (W. Parrish)
Vice-Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

There were no additional speakers.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that CUP-19-02 (Olive Garden) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met, 2.) The building shall be no closer than 40 feet to the property line of the nearest residential property; 3.) The CUP shall be posted in the same area and manner as the Certificate of Occupancy; 4.) No outdoor dining space is allowed; 5.) No outdoor amplified music shall be audible across property lines; 6.) Trucks longer than 30 feet must ingress and egress on the IH-35 service road (not Hays Street) 7.) Olive Garden must keep a sign near the access to 118 Hays Street that discourages traffic through the neighborhood; and 8.) Olive Garden must require employees to park on the side of the parking lot furthest from the residential properties on Parker Drive. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Excused: 1 - Commissioner Garber

7. CUP-19-10 (54th Street Grill) Hold a public hearing and consider a request by Michael Norsworthy, on behalf of 54th Street Grill, for a renewal of a Conditional Use Permit for the sale of mixed beverages for on premise consumption, located at 1303 South IH 35. (W. Parrish)

Vice-Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

There were no additional speakers.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that CUP-19-10 (54th Street Grill) be approved with the following
conditions: 1.) Permit shall be valid for one (1) year, provided standards are met, 2.) The employees may not park on the Olive Garden lot, 3.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Excused: 1 - Commissioner Garber

CUP-19-04 (Blaze Pizza) Hold a public hearing and consider a request by Saddles Blazin LLC, on behalf of Blaze Pizza, for the renewal of a Conditional Use Permit to allow the sale of Beer and Wine for on premise consumption, located 108 Springtown Way, Suite 104. (W. Parrish)

Vice-Chair Gleason closed the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

There were no additional speakers.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Dillon, seconded by Commissioner Baker, that CUP-19-04 (Blaze Pizza) be approved with the following conditions: 1.) The permit shall be valid for three (3) years, provided standards are met; and 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Excused: 1 - Commissioner Garber

CUP-19-09 (242 North Guadalupe Drive-thru) Hold a public hearing and consider a request by Sean Twomey on behalf of Greater Texas Federal Credit Union for the use of a drive-thru located at 242 North Guadalupe Street. (W. Parrish)

Vice-Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Jason Goodman, Senior Vice President and Chief Operating Officer for the Greater Texas Federal Credit Union, 1124 Doves Landing Ct., Salado, TX spoke in favor of the item. He said he appreciates the City's work as we evaluate this project. They have
another branch in San Marcos on Cheatham St., so they look at this request as an amplification of their commitment to the community.

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the item. She said she doesn't know what NACTO guidelines are, but says when you look at the picture staff showed, it looks dangerous.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Baker, that CUP-19-09 (242 North Guadalupe Drive-thru) be denied. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Excused: 1 - Commissioner Garber

10. ZC-19-05 (510 West Hopkins Street) Hold a public hearing and consider a request by Matt Lewis, on behalf of Virgilio Altamirano, for a zoning change from “SF-6” Single Family to "ND-3.5" Neighborhood Density - 3.5, together with an associated Existing Neighborhood Regulating Plan for approximately 0.2551 acres, more or less, legally known as Lot 7, Block 3, Lindsey Harvey Addition, located at 510 West Hopkins Street, San Marcos, Texas. (A.Villalobos)

Vice-Chair Gleason opened the Public Hearing.

Matt Lewis, applicant, 120 W. Hopkins St., gave a presentation of the request.

Virgilio Altamirano, owner, spoke in favor of the item. He said he is asking for zoning that is more compatible with the usage of the whole block, which is he says is the most reasonable use, that provides affordable housing to the community. He said SF-6 Zoning is not correct. He added that the zoning process is not a judicial system. If he has done something wrong, there are other processes where that can be addressed. He said the subject property is surrounded by multi-family and commercial properties. He also said they have talked to the neighbors across the street and they are in favor of the zoning change, including a City Council member that doesn't oppose.

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the item. She said that Staff talked about transportation stops and Hopkins St. improvements. She said Staff is guided by new urbalism ideology, and they forget about what they are doing to the neighborhood. She said like the domino effect, they are being upzoned. She said the Commission should be more critical when they hear works like sustainable development, affordable housing and transportation hub.
Kama Davis, 1312 Perkins St., spoke in opposition of the item. She said when we talk about Mixed Use, Commercial and Multi-Family Zoning in the area, we are only looking at a small area, and need to look at everything in the neighborhood in total. She said based on occupanancy and family rules, you could possibly be looking at nine people one house that was originally put for one family.

Thea Dake, 220 Johnson Ave, spoke in opposition of the item. She said it all depends on what you consider the start, middle or end of Hopkins St. She added that just because the beginning of the street shows a difference in the appearance in the use of those properties, doesn't mean that is how the entirety of the street is. She said it's been said that the area is trending toward commercial, but trends don't self start. She said they're started by those who have a vested interest, usually economical. She said those who oppose the trend have their own agenda, but with no secondary gain except to protect the neighborhood and maintain its historic feel, something single family housing fuels.

Amy Meeks, Willow Creek, spoke in opposition of the item. She said code compliance is one of the reasons she is speaking against it. She said she heard either the property owner or applicant say they were in code violation, and were requesting the zoning change so they would be in compliance. Another reason she opposes the change is because she believes it will create the domino effect which would negate the charm of the neighborhood. She added there are plenty of rental places available in San Marcos so we don't need to convert single-family homes into rental properties.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Baker, that ZC-19-05 (510 West Hopkins Street) be recommended for denial.

The motion carried by the following vote:

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand and Commissioner Kelsey

Against: 1 - Commissioner Moore

Excused: 1 - Commissioner Garber

11. ZC-19-06 (524 West Hopkins Street) Hold a public hearing and consider a request by Matt Lewis, on behalf of Virgilio Altamirano, for a zoning change from “SF-6” Single Family to “ND-3.5” Neighborhood Density - 3.5, together with an associated Existing Neighborhood Regulating Plan for approximately 0.26 acres, more or less, legally known as Lot 5, Block 3, Lindsey Harvey Addition, located at 524 West Hopkins Street, San Marcos, Texas. (A.Villalobos)

Vice-Chair Gleason opened the Public Hearing.

Matt Lewis, applicant, 120 W. Hopkins St., gave a presentation of the request.
Virgilio Altamirano, owner, spoke in favor of the item. He said that the zoning change should have been taken care of way back. He said the City had given the rights at that time to the neighbors, not applying zoning laws uniformly and fairly. He said everyone got their rights, and he is the exception, not being left with the rights that everyone has. He said there is no guarantee that in the future the apartments in the back, or the commercial properties will put up more stories, and wonders what that will do for his rights. He said why would someone want to put their family in this location, when you're surrounded by multi-family, commercial, and you have 11,000 vehicles passing by on the front. He said if someone has the money, they can buy their kid the house for $350,000, but if you don't have the money, you're completely out of luck to live in that house, and that's called discrimination.

Camille Phillips, PO Box 172, spoke in opposition of the item. She said the house is part of the Historic District, and we need to protect all of our neighborhoods. She said that people who go to zoning and urban planning school are now being talked into density. She said there's an exception to that because San Marcos is in flash flood alley, and the more density you have if there's lots of water, the more people you may have to rescue, and the more people you have displaced. She said Mr. Lewis was correct to divert the conversation away from affordable housing because she looked at the Apante website and their properties are not cheap.

Amy Meeks spoke in opposition of the item. She said the zoning conveys with the property regardless of the promises the owner makes. She said if the property is changed to an ND-3.5, it could be torn down, and multiple properties could be built on the site. She also said we need to take another look at ND-3s and whether they are ever acceptable in a single-family kinda neighborhood. She said she also agrees that Moore St. is a perfect deliniation line between business and neighborhoods.

Kama Davis, 1312 Perkinis St, spoke in opposition of the item. She said that if we allow upzoning at 510 and 524 W. Hopkins St. properties, it would be difficult to not allow it on the other end of Hopkins St. for Apante's other properties. She also said that if we allow the upzoning for this owner, then we'd have to allow it for others. She said if we start allowing Mixed Use and Commercial in stable existing neighborhoods we're going to have some problems because those neighborhoods will go away, and we're just going to have the new planned neighborhoods left.

Thea Dake, 220 N. Johnson, spoke in opposition of the item. She told the Commission that they had a difficult situation before them. She said she hopes that when the Historic Resources Survey is complete, a lot of the burden will be alleviated recommendations that are going to be made, and will hopefully increase the importance of maintaining our neighborhoods, particularly those that are historic. She said historic preservation is not just about the site, it's about the people who existed before us, and the stories that they have.

Diana Baker, 727 Belvin, spoke in opposition of the item. She said she is not against
renters or new urbanism. She said she can't think of a more successful neighborhood than the Historic District where people put use their own money to make it beautiful so people can walk down the streets and enjoy past and the history, and all of stories. She said they don't want to lose the neighborhood, and it is very fragile.

Vice-Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that ZC-19-06 (524 West Hopkins Street) be recommended for denial. The motion carried by the following vote:

For: 7 - Commissioner Baker, Commissioner Dillon, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand and Commissioner Kelsey

Against: 1 - Commissioner Moore

Excused: 1 - Commissioner Garber

NON-CONSENT AGENDA


If Staff has workshops during the update process, the Commission recommends having them jointly with City Council.

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 8:32 p.m.

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the

_____________________________ day of _____________________________

_________________________________________ Title:
AGENDA CAPTION:
Public Hearing and Presentation of 2020-2029 Capital Improvement Program. (L. Moyer)
Meeting date: April 9, 2019

Department: Engineering/CIP

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.
10 Year Capital Improvements Program

Planning and Zoning Commission Meeting
April 9th, 2019
Capital Improvements Program

• Long-range plan and schedule for capital projects and system assets
• Identifies options for financing projects
• Only the first year CIP is approved in the budget
• Detailed look at projects in first 3-years
• Projects out 7-10 years are less defined
Capital Improvements Program Funding

Funding Sources

1. General Fund
   - Property & Sales Tax
   - Airport, Parks, Facilities, Public Safety & Transportation

2. Drainage or Stormwater Fund
   - Drainage Utility Fee
   - Drainage and Water Quality

3. Electric Fund
   - Electric Rates

4. Water/Wastewater Fund
   - W/WW Rates and Impact Fees

5. External Funding
   - Grants or outside sources

External Funding

4 City Funding Sources
External Sources
FY 20 CIP Process – Where are we?

New Projects
Departments Submit New Project Requests

Department Review
All Departments Review Comprehensive List of Projects

Workload Capacity
Projects reviewed for timeline and workload capacity

General Fund Constraints
Bond Project Constraints of $10M per year

P&Z Review
Discussion with P&Z Commission & Public Hearing

P&Z Recommendation
Receive P&Z Recommendation for City Council

Recommendation to Council
Present City Council with P&Z Recommendation
Role of P&Z In Capital Improvement Program

- Established in Charter
- “Submit annually to the city council, not less than one hundred and twenty days prior to the beginning of the fiscal year, a list of recommended capital improvements found necessary or desirable.”
- Review Document
- Presentation & Public Hearing – April 23rd
- Approve recommendation – May 14th
FY20 Updates to Binders

01

Strategic Initiatives

Replaced Comp Plan Goals with Council Strategic Initiatives

- City Facilities
- Multi-modal Transportation
- Downtown Revitalization
- Workforce Housing
- Workforce Development

02

Prioritization Rank

Replaced Risk Score with Prioritization Rank

- Strategic Initiatives
- Proj. Underway/Prev. Funding
- Federal/State Mandates
- Multi Fund
- External Funding
- Operational Necessity
- Public Health/Safety
Understanding the Spreadsheet

<table>
<thead>
<tr>
<th>Category</th>
<th>Project</th>
<th>Project Name</th>
<th>Project Description</th>
<th>Prioritization Ranking</th>
<th>Strategic Initiatives</th>
<th>Funding Source</th>
<th>Previously Approved Funding 2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi</td>
<td>145</td>
<td>40 Acres Master Plan</td>
<td>Master plan on the city-owned 40 acres to determine best use of the property</td>
<td>15</td>
<td>Supporting Strategic Initiatives</td>
<td>$10,000</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td></td>
</tr>
<tr>
<td>Multi</td>
<td>524</td>
<td>Airport Tower System, Ramp Period Design</td>
<td>Various analysis in 2018, 2019, and 2020 indicates failure of pavement conditions on Alpha through Romeo. The City will initiate design for Alpha and Romeo phases to be ready for construction when demolition of other funds become available in 2021 or earlier. 2021 funding is 10% local match to TIA’s Airside CIP for repair of Tower Alpha. 2022 funding is for support for repairs at Romeo.</td>
<td>40</td>
<td>Prioritization Ranking</td>
<td>$374,000</td>
<td>$268,000</td>
<td>$260,000</td>
<td>$250,000</td>
<td>$200,000</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td>Multi</td>
<td>567</td>
<td>Airport Utility &amp; Stormwater Improvements</td>
<td>Expansion of utilities and stormwater improvements from the Airport entrance to the LSO runway 15, to provide for development sites on the north side development area. Utilities are within the other property.</td>
<td>5</td>
<td>Prioritization Ranking</td>
<td>$150,000</td>
<td>$140,000</td>
<td>$200,000</td>
<td>$140,000</td>
<td>$140,000</td>
<td>$140,000</td>
<td></td>
</tr>
<tr>
<td>Multi</td>
<td>689</td>
<td>ARH/Generation 2 Upgrade</td>
<td>Upgrade Advanced Metering Infrastructure to Generation 2. Including meters and replacing from a Due to Customer</td>
<td>25</td>
<td>Prioritization Ranking</td>
<td>$1,075,000</td>
<td>$1,075,000</td>
<td>$1,075,000</td>
<td>$1,075,000</td>
<td>$1,075,000</td>
<td>$1,075,000</td>
<td></td>
</tr>
<tr>
<td>Multi</td>
<td>711</td>
<td>Airport Management System Development</td>
<td>Essential resources required to support development of airport management system for use between city departments. This includes development of web-based applications and reporting services to provide up-to-date infrastructure condition, maintenance, and asset assessment for city infrastructure assets. Examples include web-based dashboards to support identification of future ARH projects and prioritization. Additionally, development to support financial forecasting estimates of projects. Development of a</td>
<td>25</td>
<td>Prioritization Ranking</td>
<td>$50,000</td>
<td>$25,000</td>
<td>$25,000</td>
<td>$25,000</td>
<td>$25,000</td>
<td>$25,000</td>
<td></td>
</tr>
</tbody>
</table>

Grouped by Category
- **Multi** – projects with more than one funding source.

Supporting Strategic Initiatives
- Purple Highlight = Approved Bond Project
- Pink Highlight = Impact Fee Funds

Prioritization Ranking

Shows funding needed by Source and Year
Next Steps

April 23rd - Presentation on CIP & Public Hearing

May 14th – P&Z Action on Recommendation to City Council

May 21st – City Council Receives P&Z Recommendation

June & Aug - Council Budget Workshops

Sept - Budget Adoption by City Council including the FY20 CIP Projects
AGENDA CAPTION:
ZC-19-04 (Uniprop) Hold a public hearing and consider a request by Glenn Couch, on behalf of San Marcos Warehouse, LLC, for a zoning change from “FD” Future Development to “LI” Light Industrial for approximately 8.1 acres, more or less, being Lot 1 Block A of the Uniprop Subdivision located at 2821 Leah Avenue, San Marcos, Texas. (T. Carpenter).

Meeting date: April 9, 2019

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Background Information:
The subject began the development process while outside of the city limits. The City annexed the property in 2015 at which point the property took the default zoning of Future Development.

The applicant is requesting this zoning change in order to expand the existing PODS storage facility.

Council Committee, Board/Commission Action:
N/A

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff recommends approval of this zoning change request as submitted.
ZC-19-04
Aerial
FD to LI — 2821 Leah Ave

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.

Map Date: 3/19/2019
ZC-19-04
400' Notification Buffer
FD to LI — 2821 Leah Ave

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.

Map Date: 3/19/2019
Zoning Request 2821 Leah Avenue
ZC-19-04

Summary
Request: Zoning change from Future Development (FD) to Light Industrial (LI)
Applicant: Glenn Couch
355 Eastman Park Dr. Ste 200
Windsor, CO 80550
Property Owner: San Marcos Warehouse, LLC
280 Dames St, Ste 300
Birmingham, MI 48009

Notification
Application: March 15, 2019
Neighborhood Meeting: N/A
Published: March 24, 2019
# of Participants N/A
Posted: March 22, 2019
Personal: March 22, 2019
Response: None as of date of this report.

Property Description
Legal Description: Lot 1A Uniprop Subdivision
Location: 2821 Leah Ave
Acreage: 8.1 +/-
PDD/DA/Other: N/A
Existing Zoning: Future Development
Proposed Zoning: Light Industrial
Existing Use: Warehouse
Proposed Use: Warehouse
Preferred Scenario: Employment Center
Proposed Designation: Employment Center
CONA Neighborhood: N/A
Sector: N/A
Utility Capacity: Adequate
Floodplain: No
Historic District: N/A

Surrounding Area

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
<td>LI</td>
<td>Vacant</td>
<td>Employment Center</td>
</tr>
<tr>
<td>South of Property:</td>
<td>HI</td>
<td>Amazon Fulfillment Center</td>
<td>Employment Center</td>
</tr>
<tr>
<td>East of Property:</td>
<td>ETJ</td>
<td>Vacant</td>
<td>Employment Center</td>
</tr>
<tr>
<td>West of Property:</td>
<td>LI</td>
<td>US Army Facility</td>
<td>Employment Center</td>
</tr>
</tbody>
</table>

Staff Recommendation
X Approval as Submitted
Approval with Conditions / Alternate
Denial
Staff: Tory Carpenter, CNU-A
Title: Planner
Date: April 4, 2019
History
The subject began the development process while outside of the city limits. The City annexed the property in 2015 at which point the property took the default zoning of Future Development.

The applicant is requesting this zoning change in order to expand the existing PODS storage facility.

Additional Analysis

Comments from Other Departments
Police  No Comment
Fire    No Comment
Public Services  No Comment
Engineering  No Comment

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Compatibility of Uses &amp; Density Criteria (Sec.4.1.2.5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>Helps prevent the impacts of high density uses on low density areas</td>
</tr>
<tr>
<td></td>
<td>Heavy Industrial is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not property associated with or are not compatible with nearby residential or commercial uses.</td>
</tr>
<tr>
<td></td>
<td>The property is in close proximity to other industrial zoning districts and uses.</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study</td>
</tr>
<tr>
<td></td>
<td>Studies were not complete at time of request.</td>
</tr>
<tr>
<td>Neutral</td>
<td>Encourages more opportunities for home ownership</td>
</tr>
<tr>
<td></td>
<td>This zoning district does not allow residential uses.</td>
</tr>
<tr>
<td></td>
<td>Ensures a diversity of housing to serve citizens with varying needs and interests</td>
</tr>
<tr>
<td></td>
<td>This zoning district does not allow residential uses.</td>
</tr>
</tbody>
</table>
### Criteria for Approval (Sec.2.5.1.4)

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</td>
</tr>
<tr>
<td></td>
<td>This request meets the following Economic Development goals from the Comprehensive Plan:</td>
</tr>
<tr>
<td></td>
<td>- Goal 3: Develop relationships in emerging markets and industries that generate quality entrepreneurial and employment opportunities.</td>
</tr>
<tr>
<td></td>
<td>- Goal 4: Create and support a diverse economic environment that is prosperous, efficient and will enhance the lives of residents</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</td>
</tr>
<tr>
<td></td>
<td><em>Studies were not complete at time of request.</em></td>
</tr>
<tr>
<td>Neutral</td>
<td>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</td>
</tr>
<tr>
<td></td>
<td><em>There is no development agreement in effect for this property.</em></td>
</tr>
<tr>
<td>Consistent</td>
<td>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified.</td>
</tr>
<tr>
<td></td>
<td><em>The area is industrial in nature.</em></td>
</tr>
<tr>
<td>Consistent</td>
<td>Whether the proposed zoning will reinforce the existing or planned character of the area</td>
</tr>
<tr>
<td></td>
<td><em>The area is industrial in nature.</em></td>
</tr>
<tr>
<td>Consistent</td>
<td>Whether the site is appropriate for the development allowed in the proposed district</td>
</tr>
<tr>
<td></td>
<td><em>The site is appropriate for the development proposed.</em></td>
</tr>
<tr>
<td>Inconsistent</td>
<td>Whether there are substantial reasons why the property cannot be used according to the existing zoning</td>
</tr>
<tr>
<td></td>
<td><em>The current zoning district, Future Development, does not allow the use which is already on the property.</em></td>
</tr>
<tr>
<td>Consistent</td>
<td>Whether there is a need for the proposed use at the proposed location</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>X</td>
<td>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development.</td>
</tr>
<tr>
<td>X</td>
<td>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property. Surrounding property is primarily industrial in nature.</td>
</tr>
<tr>
<td>X</td>
<td>N/A</td>
</tr>
<tr>
<td>X</td>
<td>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management. The majority of the property is located in a low constrained area according to the Land Use Suitability Map.</td>
</tr>
<tr>
<td>X</td>
<td>Any other factors which shall substantially affect the public health, safety, morals, or general welfare. None noted.</td>
</tr>
</tbody>
</table>
### ZC-19-04 (Uniprop) Zoning Change Review (By Comp Plan Element)

**LAND USE** – Preferred Scenario Map / Land Use Intensity Matrix

<table>
<thead>
<tr>
<th>Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?</th>
<th>YES</th>
<th>NO (map amendment required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>X – Yes, the property is located within an Employment Center</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ECONOMIC DEVELOPMENT** – Furthering the goal of the Core 4 through the three strategies

<table>
<thead>
<tr>
<th>STRATEGY</th>
<th>SUMMARY</th>
<th>SUPPORTS</th>
<th>CONTRADICTS</th>
<th>NEUTRAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparing the 21st Century Workforce</td>
<td>Provides / Encourages educational opportunities</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Competitive Infrastructure &amp; Entrepreneurial Regulation</td>
<td>Provides / Encourages land, utilities and infrastructure for business</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>The Community of Choice</td>
<td>Provides / Encourages safe &amp; stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**ENVIRONMENT & RESOURCE PROTECTION** – Land Use Suitability & Development Constraints

<table>
<thead>
<tr>
<th>Constraint by Class</th>
<th>1 (least)</th>
<th>2 (moderate)</th>
<th>3</th>
<th>4</th>
<th>5 (most)</th>
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</thead>
<tbody>
<tr>
<td>Cultural</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>Edwards Aquifer</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>Endangered Species</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>Floodplains</td>
<td>X</td>
<td></td>
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<td>Geological</td>
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<td>Slope</td>
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<tr>
<td>Soils</td>
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<tr>
<td>Vegetation</td>
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<tr>
<td>Watersheds</td>
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<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Water Quality Zone</td>
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</table>

**ENVIRONMENT & RESOURCE PROTECTION** – Water Quality Model Results

<table>
<thead>
<tr>
<th>Located in Subwatershed: Cottonwood Creek Watershed</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>100%+</th>
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</thead>
<tbody>
<tr>
<td>Modeled Impervious Cover Increase Anticipated for watershed</td>
<td></td>
<td></td>
<td></td>
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**Notes:**

---


### NEIGHBORHOODS – Where is the property located

<table>
<thead>
<tr>
<th>CONA Neighborhood(s):</th>
<th>N/A</th>
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<tbody>
<tr>
<td>Neighborhood Commission Area(s):</td>
<td>N/A</td>
</tr>
<tr>
<td>Neighborhood Character Study Area(s):</td>
<td>N/A</td>
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</table>

### PARKS, PUBLIC SPACES AND FACILITIES – Availability of parks and infrastructure

| Will Parks and/or Open Space be Provided? | X |
| Will Trails and/or Green Space Connections be Provided? | X |
| Maintenance / Repair Density | Low (maintenance) | Medium | High (maintenance) |
| Wastewater Infrastructure | X | |
| Water Infrastructure | X | |
| Public Facility Availability | YES | NO |
| Parks / Open Space within ¼ mile (walking distance)? | X |
| Wastewater service available? | X |
| Water service available? | X |

### TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

<table>
<thead>
<tr>
<th>Existing Daily LOS</th>
<th>Clovis Barker Rd.</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak LOS</td>
<td>Clovis Barker Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Preferred Scenario Daily LOS</td>
<td>Clovis Barker Rd.</td>
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<tr>
<td>Preferred Scenario Peak LOS</td>
<td>Clovis Barker Rd.</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalk Availability (Required to build.)</td>
<td>X</td>
<td>N/A</td>
<td>Good</td>
<td>Fair</td>
<td>Poor</td>
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<tr>
<td>Adjacent to existing bicycle lane?</td>
<td>X</td>
<td>YES</td>
<td>NO</td>
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<tr>
<td>Adjacent to existing public transportation route?</td>
<td>X</td>
<td>YES</td>
<td>NO</td>
<td></td>
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</tbody>
</table>
ZC-19-04
Existing Zoning
FD to LI — 2821 Leah Ave

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.

Map Date: 4/4/2019
CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glenn Couch</td>
<td>Sam Marcos Warehousing LLC</td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>Owner's Mailing Address</td>
</tr>
<tr>
<td>355 Eastman Park Dr Ste 200 Windsor, ON, N0B 5J0</td>
<td>2800 Promenade St, Ste 300 Birmingham, MI 48009</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>Owner's Phone #</td>
</tr>
<tr>
<td>970-420-8756</td>
<td>248-544-6812</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td>Owner's Email</td>
</tr>
<tr>
<td><a href="mailto:glenn@uniprop.com">glenn@uniprop.com</a></td>
<td><a href="mailto:roger@uniprop.com">roger@uniprop.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address(es): 2821 Leach Avenue.
Legal Description: Lot 1 Block A Subdivision Uniprop Subdivision
Total Acreage: 0.1 ac +/- Tax ID #: R
Preferred Scenario Designation: Light Industrial Existing Zoning: Future Development (FD)
Existing Land Use(s): Warehouse

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Light Industrial
Proposed Land Uses / Reason for Change: Create additional paved surface for daily operations

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* $1,030 plus $100 per acre Technology Fee $12 MAXIMUM COST $3,012
*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
### TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545  Fax: 512-393-5517

This certificate includes tax years up to 2018

**Entities to which this certificate applies:**
- RSP - Special Road Dist
- CSM - City Of San Marcos
- SSM - San Marcos CISD
- GHA - Hays County

#### Property Information

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Quick-Ref ID</th>
<th>Value Information</th>
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<tbody>
<tr>
<td>11-9092-000A-00100-3</td>
<td>R143980</td>
<td>Land HS: $0.00</td>
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<tr>
<td></td>
<td></td>
<td>Land NHS: $646,430.00</td>
</tr>
<tr>
<td>2821 LEAH AVE SAN</td>
<td></td>
<td>Imp HS: $0.00</td>
</tr>
<tr>
<td>MARCOS, TX 78666</td>
<td></td>
<td>Imp NHS: $3,451,270.00</td>
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<tr>
<td>UNIPROP SUBDIVISION,</td>
<td></td>
<td>Ag Mkt: $0.00</td>
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<tr>
<td>BLOCK A, LOT 1, ACRES</td>
<td></td>
<td>Ag Use: $0.00</td>
</tr>
<tr>
<td>7.42</td>
<td></td>
<td>Tim Mkt: $0.00</td>
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<tr>
<td></td>
<td></td>
<td>Tim Use: $0.00</td>
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<tr>
<td></td>
<td></td>
<td>HS Cap Adj: $0.00</td>
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<tr>
<td></td>
<td></td>
<td>Assessed: $4,097,700.00</td>
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</tbody>
</table>

#### Owner Information

- Owner ID: 00201131
- SAN MARCOS WAREHOUSE LLC
  - 260 DAINES ST
  - STE 300
  - BIRMINGHAM, MI 48009-6250
- Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s):

<table>
<thead>
<tr>
<th>Entity</th>
<th>Year</th>
<th>Tax</th>
<th>Discount</th>
<th>P&amp;I</th>
<th>Atty Fee</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>SSM</td>
<td>2018</td>
<td>57,945.58</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>RSP</td>
<td>2018</td>
<td>1,794.79</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>GHA</td>
<td>2018</td>
<td>15,976.93</td>
<td>0.00</td>
<td>0.00</td>
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<td>0.00</td>
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<tr>
<td>CSM</td>
<td>2018</td>
<td>25,155.78</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Total for current bills if paid by 2/28/2019: $0.00
Total due on all bills 2/28/2019: $0.00
- 2018 taxes paid for entity SSM $57,945.58
- 2018 taxes paid for entity RSP $1,794.79
- 2018 taxes paid for entity GHA $15,976.93
- 2018 taxes paid for entity CSM $25,155.78

2018 Total Taxes Paid: $100,873.08
Date of Last Payment: 01/11/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

Signature of Authorized Officer of the Tax Office:

Vianna L. Hanga

© 2003 Tyler Technologies, Inc.  QuickRefID: R143980  Issue Date: 2/5/2019
TAX RECEIPT

Receipt Number: SM-2019-1140679

Payor: AUSTIN PORTABLE STORAGE LP ()
1345 GEORGE JENKINS BLVD
LAKELAND, FL 33815

Owner: SAN MARCOS WAREHOUSE LLC (00201131) - 100%
280 DAINES ST
STE 300
BIRMINGHAM, MI 48009-6250

Quick Ref ID: R143980
Owner: SAN MARCOS WAREHOUSE LLC (00201131) - 100%

Property: 11-9092-000A-00100-3
Legal Description: UNIPROP SUBDIVISION, BLOCK A, LOT 1, ACRES 7.42
Situs Address: 2821 LEAH AVE. SAN MARCOS, TX 78666

<table>
<thead>
<tr>
<th>Tax Year/Taxing Unit</th>
<th>Taxable Value</th>
<th>Tax Rate</th>
<th>Levy</th>
<th>Tax Paid</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
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<td></td>
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<td></td>
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<tr>
<td>San Marcos CISD</td>
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<td>1.414100</td>
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<td>4,097,700</td>
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<td>15,976.93</td>
<td>15,976.93</td>
<td>15,976.93</td>
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<td>City Of San Marcos</td>
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<td>25,155.78</td>
<td>25,155.78</td>
<td>25,155.78</td>
</tr>
</tbody>
</table>

Total Payment Amount: 100,873.08

Check Payment (Ref # 011374) Tendered
Total Tendered: 100,873.08

Remaining Balance Due, including other fees, as of 1/11/2019: 0.00

Date Paid: 01/11/2019
Effective Date: 01/11/2019
Station/Till: ELIZABETH/Elizabeth's Till
Cashier:
TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545  Fax: 512-393-5517

Receipt Number: SM-2019-1157979

Payor: SAN MARCOS WAREHOUSE LLC (00201131)
280 DAINES ST
STE 300
BIRMINGHAM, MI 48009-6250

Owner: SAN MARCOS WAREHOUSE LLC (00201131)
280 DAINES ST
STE 300
BIRMINGHAM, MI 48009-6250

Quick Ref ID: R143980
Owner: SAN MARCOS WAREHOUSE LLC (00201131) - 100%
Owner Address: 280 DAINES ST
STE 300
BIRMINGHAM, MI 48009-6250

Property: 11-9092-000A-00100-3
Legal Description: UNIPROP SUBDIVISION, BLOCK A, LOT 1, ACRES 7.42
Situs Address: 2821 LEAH AVE SAN MARCOS, TX 78666

Schedule

<table>
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<tr>
<th>Charge</th>
<th>Payment Amount</th>
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<tbody>
<tr>
<td>10.00</td>
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</table>

Total Payment Amount 10.00
Credit Card Tendered 10.00
Total Tendered 10.00

Remaining Balance Due, including other fees, as of 2/5/2019 0.00

Date Paid: 02/05/2019
Effective Date: 02/05/2019
Station/Till: Vianna/Vianna's Till
Cashier:
## Account Summary

Luanne Caraway Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail  
San Marcos, TX 78666  
Ph: 512-393-5545  Fax: 512-393-5517

Visit us at www.hayscountytax.com

SAN MARCOS WAREHOUSE LLC  
280 DAINES ST  
STE 300  
BIRMINGHAM, MI 48009-6250

| Property: | 11-9092-000A-00100-3 |
| Owner: | SAN MARCOS WAREHOUSE LLC |
| Situs Address: | 2921 LEAH AVE SAN MARCOS, TX 78666 |
| Legal Description: | UNIPROP SUBDIVISION, BLOCK A, LOT 1, ACRES 7.42 |

### Assessment Values
- LAND HS: 0
- LAND NHS: 646,430
- IMP HS: 0
- IMP NHS: 3,451,270
- AG MKT VALUE: 0
- AG USE VALUE: 0

### Tax Bill (Effective Date: 02/05/2019)

<table>
<thead>
<tr>
<th>Bill</th>
<th>Levy</th>
<th>Levy Balance</th>
<th>P &amp; I</th>
<th>Collection Penalty</th>
<th>Date Paid</th>
<th>Amt Paid</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
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<td>2015</td>
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<td>Totals</td>
<td>100,873.08</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
<td>100,873.08</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Total | 298,368.77 | 0.00 | 0.00 | 0.00 |           | 298,368.77 | 0.00 |

Balance Due if Paid By February 28, 2019: 0.00

---

Printed on 2/05/2019 10:44 AM
PROPERTY OWNER AUTHORIZATION

1. San Marcos Warehouse, LLC (owner) acknowledge that I am the rightful owner of the property located at 2821 Leah Avenue, San Marcos, Texas (address).

I hereby authorize Glenn Couch (agent name) to file this application for Zoning Change (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: ______________________________ Date: 2/2/19

Printed Name: Roger Zlotoff, Manager

Signature of Agent: ______________________________ Date: 2/1/19

Printed Name: Glenn Couch
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. **It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had they not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.**

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $88 plus an $12 technology fee.**

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. **If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $88 plus a $12 technology fee.**

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City’s Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 2/8/19

Print Name: GLENN COXH
PLAT OF LOTS 1, 2, AND 3
OF UNIPROP SUBDIVISION
40.00 ACRES
HAYS COUNTY, TEXAS

NOTES:

SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.
1. AND INFILTRATION STORAGE IS INCLUDED IN THE CITY OF SAN ANGELO.
SITE WILL BE DEVELOPED AT THE TIME OF DEVELOPMENT.
2. THE SITE IS SUBJECT TO THE REQUIREMENTS OF THE UNIPROP SUBDIVISION.
3. FOLLOWING DOCUMENTS ARE SUBJECT TO CHANGE:
   a. SITE PLAN
   b. SITE Elevation
   c. ROAD Elevation
   d. PUBLIC UTILITY PLANS
4. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
5. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE AND PUBLIC UTILITY ALONG LANE AVENUE.
6. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
   a. EASEMENT
   b. PUBLIC UTILITY
7. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
   a. EASEMENT
   b. PUBLIC UTILITY
8. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
   a. EASEMENT
   b. PUBLIC UTILITY
9. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
   a. EASEMENT
   b. PUBLIC UTILITY
10. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
    a. EASEMENT
    b. PUBLIC UTILITY
11. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
    a. EASEMENT
    b. PUBLIC UTILITY
12. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
    a. EASEMENT
    b. PUBLIC UTILITY
13. SITE IS LOCATED ON A 50' TRUCK MATURED EASEMENT ALONG LANE AVENUE.
    a. EASEMENT
    b. PUBLIC UTILITY

EXHIBITS:

1. SITE PLAN
2. SITE Elevation
3. ROAD Elevation
4. PUBLIC UTILITY PLANS
5. SITE Elevation
6. ROAD Elevation
7. PUBLIC UTILITY PLANS
8. TRUCK MATURED EASEMENT
9. PUBLIC UTILITY
10. TRUCK MATURED EASEMENT
11. PUBLIC UTILITY
12. TRUCK MATURED EASEMENT
13. PUBLIC UTILITY

DATE: 5/30/14
EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 20.00 ACRE TRACT OF LAND, HAYS COUNTY, TEXAS:

BEING 20.00 ACRES LOCATED IN HAYS COUNTY, TEXAS, OUT OF THE J.M. VERAMENDI LEASE NO. 1, BEING A PORTION OF THAT CERTAIN 40.00 ACRE TRACT CONVEYED TO RSGO, LLC BY DEED RECORDED IN VOLUME 1996, PAGE 528, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT CONVEYED TO EDMUND JASTER BY DEED, RECORDED IN VOLUME 166, PAGE 624, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found lying on the north line of a tract conveyed to WUSD Properties, by Deed recorded in Volume 3410, Page 237, of the Official Public Records of Hays County, Texas, also marking the west corner of a tract conveyed to Edmund Jaster Hays County Partnership by Deed in Volume 1276, Page 880, of the Official Public Records of Hays County, Texas, common with a 40.00 acre tract conveyed to RSGO, LLC by deed recorded in Volume 1996, Page 222, of the Official Public Records of Hays County, Texas, for the south corner of this tract;

THENCE North 45°52'21" West, along the northeast line of said WUSD Properties tract and southwest line of said 40.00 acre tract common with the southwest line of this tract, a distance of 839.02 feet, to a ½ inch iron rod set marking the south corner of a 30" Public Right-of-Way and Utility Easement, recorded in Volume 3745, Page 119, of the Official Public Records of Hays County, Texas, for the west corner of this tract;

THENCE North 44°25'37" East along the southeast line of said 30" Right-of-Way and Utility Easement, through said 40.00 acre tract, common with the northwest line of this tract, a distance of 1,039.00 feet to a ½ inch iron rod set marking the north corner of this tract;

THENCE South 45°35'43" East through said 40.00 acre tract, and along the northeast line of this tract, a distance of 839.34 feet to a ½ inch iron rod set, lying on the southwest line of said 40.00 acre tract, said point lying on the northwest line of a said Edmund Jaster Hays County Partnership tract, for the most eastern corner of this tract;

THENCE South 44°29'08" West along the southwest line of said Edmund Jaster Hays County Partnership tract, common with the southeast line of said 40.00 acre tract and southwest line of this described tract, a distance of 1,035.64 feet TO THE POINT OF BEGINNING, containing 20.00 acres of land, more or less.

George E. Lennert
Registered Professional Land
Surveyor No. 4160
453 Little Lake Road
Hutto, Texas 78634

Office: (512) 555-4457

Page 3
ZC-19-04 (Uniprop)

An amendment to the City’s Official Zoning Map rezoning approximately 8.1 acres, more or less, being Lot 1 Block A of the Uniprop Subdivision located at 2821 Leah Avenue, from “FD” Future Development to “LI” Light Industrial. (T. Carpenter)
Location:

- Approximately 8.1 acres located at 2821 Leah Avenue
- Surrounding uses include the Amazon Fulfillment Center and US Army Reserve.
Context & History

• **Existing Zoning:** (Future Development) FD

• **Proposed Zoning:** Light Industrial (LI)

• Existing storage facility.
Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in an Employment Center

“An area intended to accommodate economic growth and the recruitment of major employers.” (4.1.1.6)
Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Light Industrial” (LI) within an Employment Center

| Table 4.1 Comprehensive Plan / District Translation |
|---------------------------------|-----------------|----------------|----------------|-----------------|-----------------|-----------------|
| **District Classification**    | **Open Space/Agricultural** | **Low Intensity** | **Existing Neighborhood** | **Medium or High Intensity Zone** | **Employment Center** | **Corridor** |
| Conventional Residential       | NP               | NP             | C              | NP              | --              | --             |
| Neighborhood Density Districts | NP               | NP             | See Section 4.1.2.4 - 4.1.2.5 | NP              | NP              | C              |
| Character Districts            | NP               | C              | --             | C               | NP              | C              |
| Special Districts              | --               | NP             | NP             | NP              | C               | C              |

Legend:
-- = Not Allowed (PSA Required)
NP = Not Preferred
C = Consider
LI Zoning Analysis:

- LI is intended to accommodate manufacturing and light industrial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Staff Recommendation:

- Staff provides this request to the Planning & Zoning Commission for your consideration and recommends approval of the request for a zoning change from Future Development (FD) to Light Industrial (LI).
AGENDA CAPTION:
Hold a public hearing and consider a request by Chris Chaffee on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1 consisting of 81.83 acres of the proposed Katerra San Marcos Plat located off Hwy. 80 near FM 1984.  (G. Schwarz)

Meeting date:  April 9, 2019

Department:  Engineering / CIP

Amount & Source of Funding
Funds Required:  N/A
Account Number:  N/A
Funds Available:  N/A
Account Name:  N/A

Fiscal Note:
Prior Council Action:  Click or tap here to enter text.

City Council Strategic Initiative:  [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s):  [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable
Background Information:
The subject property is located off Hwy. 80 near FM 1984. The property is proposed to be platted as Lot 1 of the Katerra San Marcos Plat. The site is zoned Heavy Industrial District and the proposed project consists of an industrial facility. The site has water quality and buffer zones extending through it. The project reclaims water quality and buffer zones. A drainage channel from the site extends through 100-year floodplain.

This site is a Qualified WPP2 because there is reclamation of water quality and buffer zone. Qualified Watershed Protection Plans are subject to Planning and Zoning Commission approval and must meet the requirements of the Environmental chapter of the Land Development Code, meet the requirements of the Flood Damage Prevention Ordinance, and mitigate impacts to water quality and buffer zones.

The proposed project meets the requirements of the Environmental chapter of the Land Development Code.

The proposed project meets the requirements of the Flood Damage Prevention Ordinance including, providing a hydraulic analysis that shows no rise in the floodplain or rise contained within a drainage easement and showing that floodplain storage is not reduced.

Water quality and buffer zone impacts have been mitigated by constructing a water quality BMP that removes 70% of the increased TSS and captures a 1.25-inch stream protection volume and releases it over a period of 48-hours.

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff has reviewed the request and determined the development meets the requirements of the Environmental Regulations of the Land Development Code, meets the requirements of the Flood Damage Prevention Ordinance, and adequately mitigates for impacts to water quality and buffer zones and recommends approval of 2019-27356 Qualified Watershed Protection Plan Phase 2.
Hold a public hearing and consider a request by Chris Chaffee on behalf of Curby Ohnheiser, Carol Scunock, and Diane Deringer for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1 of the proposed Katerra San Marcos plat consisting of 81.83 acres located off Hwy. 80 near FM 1984.

(G. Schwarz)
This site is a Qualified WPP because:
- There is Water Quality and Buffer Zone Reclamation

Legend:
- SMART Terminal
- Public Access ROW
- Katerra Site
- Water Quality Zone
- Buffer Zone
- 100 Year Floodplain
- Floodway
CRITERIA FOR APPROVAL:

- Does it meet requirements of Ch. 6 Environmental Regs? - Yes

- Have adverse impacts been mitigated related to water quality? - Yes
  - Site includes Water Quality BMP to remove 70% of the increased TSS
  - Site captures Stream Protection Volume of 1.25-inch rainfall and releases over 48-hours
Katerra
Qualified Watershed Protection Plan Phase 2 (2019-27356)

CRITERIA FOR APPROVAL:

- Have adverse impacts been mitigated related to floodplain?  - Yes
- Project meets Flood Damage Prev. Ord.
Recommendation:

Staff has reviewed the request and determined the development meets the requirements of the Environmental Regulations of the Land Development Code, meets the requirements of the Flood Damage Prevention Ordinance, and adequately mitigates for impacts to water quality and buffer zones and recommends approval of 2019-27356 Qualified Watershed Protection Plan Phase 2.
File #: PC-19-13_03, Version: 1

AGENDA CAPTION:
PC-19-13_03 (Katerra San Marcos) Consider a request by Chris Chaffee, on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for approval of the Katerra San Marcos Final Plat, consisting of approximately 81.83 acres, more or less, out of the William Pettus Survey located off SH-80 near FM 1984. (T. Carpenter)

Meeting date: April 9, 2019

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]  
N/A

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
- [ ] Economic Development - Choose an item.
- [ ] Environment & Resource Protection - Choose an item.
- [ ] Land Use - Choose an item.
- [ ] Neighborhoods & Housing - Choose an item.
- [ ] Parks, Public Spaces & Facilities - Choose an item.
- [ ] Transportation - Choose an item.
- [ ] Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.
Background Information:
The subject property is approximately 81.83 acres. This lot is within the recently annexed and zoned property known as S.M.A.R.T. Terminal. City Council approved a Chapter 380 Economic Development Incentive Agreement for this industrial park in March 2019. This request is consistent with the approved Chapter 380 Agreement.

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff has reviewed the application for compliance with the San Marcos Development Code and the associated 380 agreement. Staff recommends approval of the request as submitted.
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. Imagery from 2017.

Map Date: 3/27/2019
**Summary**

<table>
<thead>
<tr>
<th>Request:</th>
<th>Consideration of a Final Plat of a single lot.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Chris Chaffee, P.E. 2000 NW Loop 410 San Antonio, TX 78213</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Michael Schroeder 110 San Antonio St. #3111 Austin, TX 78701</td>
</tr>
<tr>
<td>Parkland Required:</td>
<td>N/A</td>
</tr>
<tr>
<td>Utility Capacity:</td>
<td>By Developer</td>
</tr>
<tr>
<td>Accessed from:</td>
<td>Highway 80</td>
</tr>
<tr>
<td>New Street Names:</td>
<td>Industrial Parkway Van Lee Boulevard</td>
</tr>
</tbody>
</table>

**Notification**

| Application: | N/A |
| Published: | N/A |
| Post: | N/A |
| Response: | None as of the date of this report. |

**Property Description**

| Location: | Near the intersection of Highway 80 and FM 1984 |
| Acreage: | 81.83 ac |
| PDD/DA/Other: | Resolution 2019-49R Chapter 380 Agreement |
| Existing Zoning: | Heavy Industrial “HI” |
| Proposed Use: | Industrial |
| CONA Neighborhood: | N/A |

**Surrounding Area**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
<td>ETJ</td>
<td>Gary Job Corps</td>
</tr>
<tr>
<td>South of Property:</td>
<td>HI</td>
<td>Vacant</td>
</tr>
<tr>
<td>East of Property:</td>
<td>HI</td>
<td>Vacant</td>
</tr>
<tr>
<td>West of Property:</td>
<td>ETJ</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

<table>
<thead>
<tr>
<th>Approval of the Final Plat as Submitted</th>
<th>Approval with Conditions / Alternate</th>
<th>Denial</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Approval with Conditions / Alternate</td>
<td>Denial</td>
</tr>
</tbody>
</table>

Staff: Tory Carpenter, CNU-A

Title: Planner

Date: April 4, 2019
History
The subject property is approximately 81.83 acres. This lot is within the recently annexed and zoned property known as S.M.A.R.T. Terminal. City Council approved a Chapter 380 Economic Development Incentive Agreement for this industrial park in March 2019.

Additional Analysis
This request is consistent with the approved Chapter 380 Agreement.

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria for Approval (Sec. 3.2.3.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>Inconsistent</td>
</tr>
<tr>
<td>X</td>
<td>N/A</td>
</tr>
<tr>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

- If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
- The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5; *There is no preliminary plat for this development.*
- Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
- Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1; *A Subdivision Improvement Agreements will be recorded with the plat.*
- The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
- The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.
OWNER: CURRY OHNHEISER  
19330 SAN MARCOS HWY  
SAN MARCOS, TX 78666  
(512) 754-4800 P

ACREAGE: 81.83 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
(210) 375-9000 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
(210) 375-9000 P

SUBMITTAL DATE: 3/29/19

MAINTENANCE NOTE:  
ALL STORM WATER INFRASTRUCTURE WITHIN DRAINAGE  
EASEMENT SHALL BE MAINTAINED BY PROPERTY  
OWNER.

GENERAL NOTE:  
The platted public row shall be dedicated to  
CALDWELL COUNTY FOR THE SMART TERMINAL 380  
AGREEMENT AND SECTION 251.012 OF THE TEXAS  
TRANSPORTATION CODE.

ALL BUILDING PLANS SHALL BE SUBJECT TO REVIEW BY  
THE CITY OF SAN MARCOS TO ENSURE COMPLIANCE  
WITH FEDERAL AVIATION ADMINISTRATION RULES AND  
STANDARDS FOR AIRCRAFT ADJACENT TO THE SAN  
MARCOS MUNICIPAL AIRPORT. NO STRUCTURES SHALL  
OBSTRUCT OVERFLIGHT IN THE AIRSPACE ABOVE THE  
PROPERTY OR RESTRICT THE RIGHT TO CREATE SUCH  
NOISE OR OTHER EFFECTS AS MAY RESULT FROM THE  
LAWFUL OPERATION OF AIRCRAFT WITHIN SAID  
AIRSPACE.

MATCHLINE "B" - SEE SHEET 3 OF 5

MATCHLINE "F" - SEE THIS SHEET

MATCHLINE "G" - SEE SHEET 4 OF 5

MATCHLINE "H" - SEE SHEET 5 OF 5

DRAWN AND PREPARED BY:  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
(210) 375-9000 P

DATE OF PREPARATION: March 28, 2019

SCALE: 1" = 1000'

INDEX MAP
LOT 1 (73.62 ACRES)
STATE OF TEXAS
COUNTY OF

The undersigned, Curby Ohnheiser, as the owner of a 27.44 acres out of a 166.3 acres tract of land recorded in Volume 283, Pages 360-361 of the Official Public Records of Caldwell County, Texas, out of the William Pettus Survey, Abstract 21, in the City of San Marcos, Caldwell County, Texas, do hereby subdivide said 27.44 acres tract of land, pursuant to public notification and hearing provisions of Chapter 231 of the Texas Local Government Code, in accordance with this plat, to be known as KATERRA SAN MARCOS, and do hereby dedicate to the public the use of the easements shown herein subject to any easements, covenants or restrictions hereinafter granted and not released.

Owner: Curby Ohnheiser

THE STATE OF TEXAS
COUNTY OF

That Diane M. Deringer, as the owner of a 51.05 acres out of a 171.80 acre tract of land recorded in document number 560, Pages 349-350 of the Official Public Records of Caldwell County, Texas, out of the William Pettus Survey, Abstract 21, in the City of San Marcos, Caldwell County, Texas, do hereby subdivide said 51.05 acres tract of land, pursuant to public notification and hearing provisions of Chapter 231 of the Texas Local Government Code, in accordance with this plat, to be known as KATERRA SAN MARCOS. and do hereby dedicate to the public the use of the easements shown herein subject to any easements, covenants or restrictions hereinafter granted and not released.

Owner: Diane M. Deringer

STATE OF TEXAS
COUNTY OF

Before me, the undersigned, authority of this plat personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument, and herein acknowledged me that he/she executed the same for the purpose and consideration therein expressed and is the capacity therein stated. Given under my hand and seal of office this day of __________, A.D. __________

Notary Public, State of Texas

Printed Notary's Name
My Commissioner's Expires _____________________

STATE OF TEXAS
COUNTY OF

I, G.E. Buchanan, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct and was prepared from an exact survey of the property made under my supervision and that the monuments were properly placed under my supervision.

G.E. Buchanan
Registered Professional Land Surveyor No. 62386
State of Texas
P.O. Box 375, Goldsboro, NC 27534
(910) 738-5710
Fax (910) 738-5719

Date ______________________

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority of this plat personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument, and herein acknowledged me that he/she executed the same for the purpose and consideration therein expressed and is the capacity therein stated. Given under my hand and seal of office this day of __________, A.D. __________

Notary Public, State of Texas

Printed Notary's Name
My Commissioner's Expires _____________________

STATE OF TEXAS
COUNTY OF

That Carmen J. Scourtock, as the owner of a 1.05 acres out of a 171.80 acre tract of land recorded in document number 560, Pages 349-350 of the Official Public Records of Caldwell County, Texas, out of the William Pettus Survey, Abstract 21, in the City of San Marcos, Caldwell County, Texas, do hereby subdivide said 1.05 acres tract of land, pursuant to public notification and hearing provisions of Chapter 231 of the Texas Local Government Code, in accordance with this plat, to be known as KATERRA SAN MARCOS, and do hereby dedicate to the public the use of the easements shown herein subject to any easements, covenants or restrictions hereinafter granted and not released.

Owner: Carmen J. Scourtock

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority of this plat personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument, and herein acknowledged me that he/she executed the same for the purpose and consideration therein expressed and is the capacity therein stated. Given under my hand and seal of office this day of __________, A.D. __________

Notary Public, State of Texas

Printed Notary's Name
My Commissioner's Expires _____________________

STATE OF TEXAS
COUNTY OF

That I, W.R. Wood, do hereby certify that proper engineering has been given this plat to the standards of streets, lots and drainage found. To the best of my knowledge the plat conforms to all requirements of the development code.

W.R. Wood
Licensed Professional Engineer No. 65346
State of Texas
P.O. Box 375, Goldsboro, NC 27534
(910) 738-5710
Fax (910) 738-5719

Date ______________________

STATE OF TEXAS
COUNTY OF

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Notary Public, State of Texas

Printed Notary's Name
My Commissioner's Expires _____________________

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COUNTY OF

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W.R. Wood
Licensed Professional Engineer No. 65346
State of Texas
P.O. Box 375, Goldsboro, NC 27534
(910) 738-5710
Fax (910) 738-5719

Date ______________________

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COUNTY OF

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(910) 738-5710
Fax (910) 738-5719

Date ______________________

STATE OF TEXAS
COUNTY OF

That I, W.R. Wood, do hereby certify that proper engineering has been given this plat to the standards of streets, lots and drainage found. To the best of my knowledge the plat conforms to all requirements of the development code.

W.R. Wood
Licensed Professional Engineer No. 65346
State of Texas
P.O. Box 375, Goldsboro, NC 27534
(910) 738-5710
Fax (910) 738-5719

Date ______________________

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Date ______________________
PC-19-13_03 (Katerra San Marcos)

Consider a request by Chris Chaffee, on behalf of Curby Ohnheiser, Carolyn Scurlock, and Diane Deringer, to approve the Katerra San Marcos Final Plat, consisting of approximately 81.33 acres, more or less, out of the William Pettus Survey. (T. Carpenter)
• +/- 81.33 acres

• S.M.A.R.T. Terminal 380 Agreement

• 2 new streets
Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends approval of PC-19-13_03 as submitted.