I. Call To Order

II. Roll Call

III. Chairperson’s Opening Remarks

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of April 9, 2019.

2. PC-19-06_03 (Paso Robles Phase 5B) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve Paso Robles Phase 5B Final Plat, consisting of approximately 16.73 acres, more or less, out of the John Williams Survey (T. Carpenter)

PUBLIC HEARINGS

3. Hold a Public Hearing and receive feedback on the 2020-2029 Capital Improvement Program. (L. Moyer)

4. CUP-19-12 (The Growling) Hold a public hearing and consider a request by Manuel Lopez-Castro, on behalf of Growling Wolf, LLC, for a Conditional Use Permit to allow for the continued sale of beer and wine for on premise consumption at 700 N LBJ Dr, Ste 111. (T. Carpenter)

5. POSTPONED TO MAY 14, 2019
   ZC-19-07 (Centerpoint Road and Old Bastrop Highway) Hold a public hearing and consider a request by La Kings, LLC, for a zoning change from “SC” SmartCode to “LI” Light Industrial for approximately 414 acres, more or less, out of the J.H. Yearby Survey located at the intersection of Centerpoint Road and Old Bastrop Highway. (W. Parrish)

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:
Consider approval of the minutes of the regular meeting of April 9, 2019.
Meeting date: April 23, 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)]
I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, April 9, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Commissioner Moore was not present at Roll Call.

Present 9 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, and Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said the documentation the City is providing is troubling. She said one of the attachments she received said it was a CARTS bus route, but it in fact is a school bus stop. She said on another attachment she received, she was told it was a SMISD bus stop, but it is a CARTS bus stop. She added that the closest her block comes to is a transit stop based on the Powerpoint she received from 2013. She said the most unsavory thing the City did was go door-to-door with a sidewalk survey when they knew she would be gone.

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.

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

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

PUBLIC HEARINGS

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

Chair Garber opened the Public Hearing.

Laurie Moyer, Director of Engineering and Capital Improvement, gave an overview of the Program.

Lisa Marie Coppoletta asked the Commission to open an investigation on the GAP Program. She said the only time it's been presented in a public forum was in 2013. She said there have been three supervisors that have been terminated as a result of misuse of City funds in terms of their personal time, equipment and materials directly related to the GAP Program. She said if the City installs the sidewalk, they will be ruining the historic assets like the rock walls. She also said that they were promised neighborhood plans and transparency. She also mentioned that Laurie Moyer was talking about new projects and prioritization, but we're not getting that with the complete street program, the GAP Program. She said at a previous P&Z meeting, City staff said there would only be a couple of one-sided street sidewalks, but they all are. She said that is misuse of authority. She said the Mayor and City Council can change this.

Chair Garber closed the Public Hearing.

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).

Chair Garber opened the Public Hearing.

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

Lisa Marie Coppoletta, 1322 Belvin, spoke in opposition of the item. She said she remembers when we passed the PODS, and the City Planner saying it was in the flood zone. She said we have things like sustainable development, affordable housing, economic growth, and employment centers, but in that process we are destroying and flooding out this town. She asked at what point do we say no, that an employment center is not more important than the people who lived here before. She added that she got caught in a flash flood before the PODS facility was built.
Glenn Couch, applicant, spoke in favor of the item. He said they are concerned about the safety of the individuals in San Marcos. He said that the road he built was only after approval. He said they have been a good member of the community, and they bring employment and business to the area. He added that their business is growing, and that's why he moved forward with the zoning change, so he could do an expansion.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Haverland, that ZC-19-04 (Uniprop) be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

5. Hold a public hearing and consider a request by Chris Chaffee on behalf of Curby Ohnheiser, Carolyn Scurluck, 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)

Chair Garber opened the Public Hearing.

Greg Schwarz, Senior Engineer, gave an overview of the request.

Mary Beth Harper, lives between San Marcos and Martindale, spoke in opposition of the item. She said there are still questions about the Martindale ETJ. She said there are boundary overlaps with the Katerra development. She added that the Smart Terminal development is only 1400 feet from the San Marcos River. She said the Katerra development is actually further back, but the runoff does effect the San Marcos River, including tubers. She said the Land Development Code has not been tested on a project this large. She said according to San Marcos Planners, the soil is clay, and rainwater does not soak into clay very well. She said the City has maps that show watersheds in the area, discharge to the San Marcos River, and drainage around the area, which all goes into the San Marcos River through Martindale. She added that there needs to be a correction to Item #6, saying part of this is in the Martindale ETJ, not San Marcos, and also it's completely in Caldwell County, not Hays County.

Dianne Wassenich, San Marcos River Foundation, had a few questions for the Commission. She said one of the things she couldn't understand from the presentation is whether the larger channel had a concrete bottom and earthen sides, so she would like to know more about that. She said she understands what happens if we have a 1.25 in rain, but wants to know what happens when there is greater rainfall. She asked if the original capacity of the creek is going to be taken care of, and so whatever flooding happens is not related to this site, but to the hundreds of acres that the watershed feeds.
Lisa Marie Coppoletta, 1322 Belvin, said the new Land Development Code promised no more PDDs. She said as far as the channels are concerned, what happens if we have rain for more than 48 hours. She asked what happens if the channels get full to capacity. She said she has a problem with the process. She said the Public Hearing happened during the Christmas holidays and Spring Break. She said if we're going to do something so devastating to a small town, at least lets be transparent and invite them to our town to speak.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Kelsey to postpone 2019-27356 QWPP Phase 2 until the next meeting when additional questions could be answered. The motion failed for lack of second.

A motion was made by Commissioner Gleason, seconded by Commissioner McCarty, that 2019-27356 QWPP Phase 2 be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

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)

A motion was made by Commissioner Gleason, seconded by Commissioner Kelsey, that PC-19-13_03 be approved. The motion carried by the following vote:

For: 9 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

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 7:40 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:
PC-19-06_03 (Paso Robles Phase 5B) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve Paso Robles Phase 5B Final Plat, consisting of approximately 16.73 acres, more or less, out of the John Williams Survey (T. Carpenter)

Meeting date: April 23, 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 approximately 16.73 acres. The proposed lots are part of the Paso Robles Planned Development District “PDD” adopted in 2010 and have a base zoning district of Mixed Use “MU”. The proposed final plat includes one condominium lot and one open space lot.

**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 PDD. Staff recommends **approval** of the request as submitted.
Summary

Request: Consideration of a Final Plat with one condominium lot and one open space lot.

Applicant: Steve Crauford, P.E.
10801 N Mopac Expy, Bldg 3, Ste 200
Austin, TX 78759

Property Owner: Carma Paso Robles, LLC
11501 Alterra Parkway, Suite 100
Austin, TX 78758

Parkland Required: N/A

Utility Capacity: Adequate / By Developer

Accessed from: W Centerpoint Road

New Street Names: None

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: Intersection of Dancing Oak Lane and Drawing Maple Street

Acreage: 16.370 ac

PDD/DA/Other: Ord. # 2010-59

Existing Zoning: Mixed Use “MU”

Preferred Scenario: Low Intensity

Proposed Use: Condominiums

CONA Neighborhood: N/A

Sector: 5

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>Mixed Use “MU”</td>
<td>Single Family</td>
<td>Low Intensity</td>
</tr>
<tr>
<td>South of Property:</td>
<td>Mixed Use “MU”</td>
<td>Single Family</td>
<td>Low Intensity</td>
</tr>
<tr>
<td>East of Property:</td>
<td>Mixed Use “MU”</td>
<td>Single Family</td>
<td>Low Intensity</td>
</tr>
<tr>
<td>West of Property:</td>
<td>Mixed Use “MU”</td>
<td>Single Family</td>
<td>Low Intensity</td>
</tr>
</tbody>
</table>

Staff Recommendation

X Approval of the Final Plat and Subdivision Improvement Agreements as Submitted

Staff: Tory Carpenter, CNU-A

Title: Planner

Date: April 18, 2019

History

The subject property is approximately 16.73 acres. The proposed lots are part of the Paso Robles Planned Development District “PDD” adopted in 2010 and have a base zoning district of Mixed Use “MU”. The proposed final plat includes one condominium lot and one open space lot. The plat also dedicates right-of-way for the extension of West Centerpoint Road.

Additional Analysis

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.
<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria for Approval (Sec. 3.2.3.4)</th>
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<tbody>
<tr>
<td>Consistent</td>
<td>N/A</td>
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<tr>
<td>Inconsistent</td>
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<tr>
<td>Neutral</td>
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If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;

- **X** 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;

- **X** 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; *Subdivision Improvement Agreements have been submitted.*

- **X** 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; *Subdivision Improvement Agreements have been submitted.*

- **X** 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

| N/A | 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. |
FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant’s Name</th>
<th>Steve Crauford, P.E.</th>
<th>Property Owner</th>
<th>Carma Paso Robles, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant’s Mailing Address</td>
<td>10801 N Mopac Expwy Bldg 3, Ste 200, Austin, TX 78759</td>
<td>Owner’s Mailing Address</td>
<td>11501 Alterra Pkwy, Ste 100, Austin, TX 78758</td>
</tr>
<tr>
<td>Applicant’s Phone #</td>
<td>(512) 454-8711</td>
<td>Owner’s Phone #</td>
<td>(512) 391-1330</td>
</tr>
<tr>
<td>Applicant’s Email</td>
<td><a href="mailto:scrauford@pape-dawson.com">scrauford@pape-dawson.com</a></td>
<td>Owner’s Email</td>
<td><a href="mailto:jessica.king@brookfieldrp.com">jessica.king@brookfieldrp.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Proposed Subdivision Name: Paso Robles Phase 5B

Subject Property Address or General Location: 1,300 LF NW of Centerpoint Rd and Hunter Rd Intersection

Acres: 27.5

Tax ID #: R 13082, R 116075, R 188726, R 134280

Located in: □ City Limits ☑ Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: ☑ Final Subdivision Plat ☑ Final Development Plat

Current Number of Lots: N/A

Proposed Number of Lots: 3

Current Land Use: MU (Mixed Use)

Proposed Land Use: MU (Mixed Use)

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 $1,288 plus $100 per acre Technology Fee $12 MAXIMUM COST $2,512

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

APPLY ONLINE – www.mygovernmentonline.org/
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: 11/20/23
Printed Name: Steve Crawford, P.E.

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: 11/30/23
Printed Name: Steve Crawford, P.E.

RECORDATION REQUIREMENTS***

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: $__________

☐ Tax Certificate, printed within 30 days of recordation date (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.
**PROPERTY OWNER AUTHORIZATION**

I, **Jessica King** (owner) acknowledge that I am the rightful owner of the property located at **1,300 LF NW of Centerpoint Rd and Hunter Rd Intersection** (address).

I hereby authorize **Steve Crauford, P.E.** (agent name) to file this application for **Final Plat** (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

<table>
<thead>
<tr>
<th>Signature of Property Owner:</th>
<th>Date: <strong>11/29/18</strong></th>
</tr>
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<tbody>
<tr>
<td><strong>Jessica King</strong></td>
<td></td>
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<table>
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<tr>
<th>Printed Name:</th>
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<tr>
<td><strong>Jessica King</strong></td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Signature of Agent:</th>
<th>Date: <strong>11/29/18</strong></th>
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<tbody>
<tr>
<td><strong>Steve Crauford, P.E.</strong></td>
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<tr>
<th>Printed Name:</th>
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<tbody>
<tr>
<td><strong>Steve Crauford, P.E.</strong></td>
</tr>
</tbody>
</table>
ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Electric Service Provider  PEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) __________________________________________

Comments/Conditions ______________________________________________________

Signature of Electric Company Official ______________________________________

Title ___________________________ Date ___________________

---

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Gas Service Provider  CENTER POINT ENERGY

Applicable Utility Service Code(s)  B

Comments/Conditions  Pre Development agreement needed for future phases outside of ph 1 & 2. Getting service to this site should not be a problem though.

Signature of Gas Company Official  ___________________________  7/6/2016

Title  Marketing Consultant  Date  7/6/2016
WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:  PRELIMINARY PLAT
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Water Service Provider
CITY OF SAN MARCOS

Applicable Utility Service Code(s)  B

Comments/Conditions

Signature of Water Utility Official:

Title: Water Dist Manager  Date: 7-8-16

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

Signature of City or County Wastewater Official:

Title: __________________________  Date __________________________

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of Telephone Service Provider
CENTURYLINK

Applicable Utility Service Code(s)

Comments/Conditions

Signature of Telephone Company Official

Title: __________________________  Date __________________________
## WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

**Preliminary Plat**

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

<table>
<thead>
<tr>
<th>Name of Water Service Provider</th>
<th>CITY OF SAN MARCOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s)</td>
<td></td>
</tr>
<tr>
<td>Comments/Conditions</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Water Utility Official: ______________________________

| Title: __________________________ | Date: __________________________ |

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<thead>
<tr>
<th>Name of Wastewater Service Provider</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s)</td>
<td>B</td>
</tr>
</tbody>
</table>

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 | Utilities to be constructed by development |

Signature of City or County Wastewater Official: ______________________________

| Title: ______________ Wastewater Collections Mgr. | Date: July 8, 2016 |

## TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

<table>
<thead>
<tr>
<th>Name of Telephone Service Provider</th>
<th>CENTURYServe</th>
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<tr>
<td>Applicable Utility Service Code(s)</td>
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<tr>
<td>Comments/Conditions</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Telephone Company Official: ______________________________

| Title: __________________________ | Date: __________________________ |

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### WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property  
B. Adequate service is not currently available, but arrangements have been made to provide it  
C. Adequate service is not currently available, and arrangements have not been made to provide it  
D. Need easement(s) within subject property  

Name of Water Service Provider: **CITY OF SAN MARCOS**

Applicable Utility Service Code(s): 

Comments/Conditions: 

Signature of Water Utility Official: 

Title:  
Date:  

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: 

Signature of City or County Wastewater Official: 

Title:  
Date:  

### TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property  
B. Adequate service is not currently available, but arrangements have been made to provide it  
C. Adequate service is not currently available, and arrangements have not been made to provide it  
D. Need easement(s) within subject property  

Name of Telephone Service Provider: **CENTURYLINK**

Applicable Utility Service Code(s): C

Comments/Conditions: For CenturyLink areas, CenturyLink can request a deposit for uneconomical costs. the deposit is refundable upon request. If refused, CenturyLink is not obligated to provide, but will bill for customer home request. 

Signature of Telephone Company Official: 

Title: **Engineer**  
Date: **08-18-16**
KISSING TREG - PHASES 3F, 4F

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:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedernales Electric Cooperative, Inc.

Applicable Utility Service Code(s): B

Comments / Conditions: 

Signature of Electric Company Official: 

Title: Designer Date: 5/18/18
# 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:

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

<table>
<thead>
<tr>
<th>Name of Gas Service Provider:</th>
<th>CenterPoint Energy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s):</td>
<td>B</td>
</tr>
<tr>
<td>Comments / Conditions:</td>
<td>A Pre Development Agreement will need to be executed prior to install of facilities in these units.</td>
</tr>
</tbody>
</table>

Signature of Gas Company Official: Devin Kleinfelder

Title: Senior Marketing Consultant  Date: 5/7/2018
**TELEPHONE 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:

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

Name of Telephone Service Provider: __________________________________________

Applicable Utility Service Code(s): ____________________________________________

Comments / Conditions: ______________________________________________________

__________________________________________________________________________

Signature of Telephone Company Official: ______________________________________

Title: ____________________________ Date: ____________________
May 9, 2018
Pape-Dawson, Inc.
C/O Emmet Gold
10801 North Mopac Expressway BLDG 3 Suite 200
Austin, Tx 78759
(o) 512.454.8711
EGold@pape-dawson.com

SUBJECT PROPERTY: Kissing Tree Phases 3E, 4 & 5

Emmett,

The above referenced property lies within the area legally served by CenturyLink Telephone. CenturyLink anticipates it will be able to furnish telephone and data services requested in the manner prescribed by CenturyLink Rules and Regulations, as they exist. All new developments will be evaluated based on our anticipated return on investment. Actual construction will be approved based on a positive economic and ROI model.

Please have the building contractor contact me regarding plans for telephone facilities and conduit routing when they are ready to begin this project. Any temporary telephone service to contractors’ construction trailers, at this site, is 100% billable and to be paid prior to construction of any lines. Contractors will need to call the business office at 1 800-786-6272 to establish service and notify me with an order number for a cost estimate.

If you have any other questions, please feel free to call me.

Sincerely,

Joshua Taylor
CenturyLink Network Engineer II
120 W. MLK Dr.
San Marcos, Tx 78666
Ofc 512-754-5662
Email Joshua.Taylor1@Centurylink.com
Kissing Tree Phases 3F, 4 & 5

<table>
<thead>
<tr>
<th>WATER UTILITY SERVICE ACKNOWLEDGEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:</td>
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</tr>
<tr>
<td>B. Adequate service <strong>is not</strong> currently available, but arrangements <strong>have</strong> been made to provide it</td>
</tr>
<tr>
<td>C. Adequate service <strong>is not</strong> currently available, and arrangements <strong>have not</strong> been made to provide it</td>
</tr>
<tr>
<td>D. Easement(s) are needed within the subject property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Water Service Provider:</th>
<th>City of San Marcos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Utility Service Code(s):</td>
<td>8</td>
</tr>
<tr>
<td>Comments / Conditions:</td>
<td></td>
</tr>
</tbody>
</table>

---

**Signature of Water Official:**

**Title:** Water Dept Manager

**Date:** 5-11-18
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:

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

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

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: Required wastewater utilities to be installed by developer.

Signature of Wastewater Official: [Signature]

Title: Wastewater Collections Manager

Date: May 3, 2018
ENGINEER:

NUMBER OF LOTS BY TYPE:

NUMBER OF BLOCKS: 1

OWNER:

SURVEYOR:

ACREAGE:

16.730 ACRES

10801 N. MOPAC EXPY. BLDG 3, SUITE 200

11501 ALTERRA PARKWAY, SUITE 100

AUSTIN, TX 78759

PAPE-DAWSON ENGINEERS, INC.

(512) 459-8867 F

(512) 454-8711 P

1.00013.

3.5.1

FOR THE SOUTH CENTRAL ZONE.

BEARINGS

DIMENSIONS

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

ESTABLISHED

NAD83

PROPERTY

(NA2011)

SEPARATE INSTRUMENTS.

THE

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CREATED

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THE
I, Craig J. Matheson, do hereby certify that the monuments were properly placed under my supervision.

Parker J. Graham

TBPLS, Firm Registration No. 10028801
TBPE, Firm Registration No. 470

That the monuments were properly placed under my supervision.

Parker J. Graham

TBPLS, Firm Registration No. 10028801
TBPE, Firm Registration No. 470
PC-19-06_03 (Paso Robles Phase 5B)

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve Paso Robles Phase 5B Final Plat, consisting of approximately 16.73 acres, more or less, out of the John Williams Survey. (T. Carpenter)
• +/- 16.73 acres

• Paso Robles Planned Development District

• One Condominium Lot

• One Open Space Lot
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-19-06_03 as submitted.
AGENDA CAPTION:
Hold a Public Hearing and receive feedback on the 2020-2029 Capital Improvement Program. (L. Moyer)
Meeting date: April 23, 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.

**Background Information:**
Click or tap here to enter text.

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

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

**Recommendation:**
Click or tap here to enter text.
10 Year Capital Improvements Program

Planning and Zoning Commission Meeting
April 23rd, 2019
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
Prioritization Rank

- First 3 years of Multi funded projects and FY 20 General Projects have a rank
- Used to help meet annual funding limitations
- Remaining projects are 0 until next year's review
- Highest possible rank is 70
## Prioritization Rank Criteria

<table>
<thead>
<tr>
<th>Factors for Consideration</th>
<th>Scoring Criteria</th>
<th>Scoring Ranges</th>
</tr>
</thead>
</table>
| Strategic Initiative                       | Is this project part of 1 or more Council Strategic Initiatives?                  | 10 = 2+ SI  
5 = 1 SI  
0 = No SI                                              |
| Federal/State Mandate                      | Does this project have a federal or state mandate?                               | 10 = In 0-5 yrs  
5 = In 6-10 yrs  
0 = No mandate                                         |
| External Funding                           | Does this project have funding from external sources (TxDOT, TxST, TWDB, EAA, etc.)? | 10 = Yes  
0 = No                                               |
| Public Health/Safety                       | Does this project impact public health or safety?                                | 10 = Emergency  
5 = Risk for Emergency  
0 = No Risk                                             |
| Project Underway/Previous Funding Approved | Does this project have previous funding approved/is the project underway?        | 10 = Yes  
0 = No                                               |
| Multi Fund Project                         | Does this project have multiple funding sources?                                 | 10 = Yes w/General  
5 = Yes w/o General  
0 = No                                                   |
| Operational Necessity                     | Does this project have significant cost implications if not completed within time period? | 10 = Need in next 5 yrs  
5 = Need in next 6-10 yrs  
0 = Want                                                  |
Focused Discussion on 3-Yr CIP

- 1st tab of binder has 3 year CIP 2020-2022
- 2020 projects will be funded in next year’s annual budget
- Annual General Fund limitation of <$10 Million
- City Department representatives to respond to questions

Your Input:

Is the project description clear?
Is there something missing in project?
Do you see needed changes to timing?
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

• Approve recommendation – May 14th
Next Steps

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
File #: CUP-19-12, Version: 1

AGENDA CAPTION:
CUP-19-12 (The Growling) Hold a public hearing and consider a request by Manuel Lopez-Castro, on behalf of Growling Wolf, LLC, for a Conditional Use Permit to allow for the continued sale of beer and wine for on premise consumption at 700 N LBJ Dr, Ste 111. (T. Carpenter)

Meeting date: April 23, 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 -
☐ Environment & Resource Protection -
☒ Land Use - Direct Growth, Compatible with Surrounding Uses
☐ Neighborhoods & Housing -
☐ Parks, Public Spaces & Facilities -
☐ Transportation -
☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
**Background Information:**
The gross floor area is 1500 square feet and the restaurant has 35 indoor seats. The hours of operation are 12 p.m. - 12 a.m. Sunday through Saturday. Entertainment facilities at the bar include a pool table, live music, and karaoke. To limit any potential disruption to nearby businesses or properties, staff recommends that all live music and karaoke be limited to indoors.

**Council Committee, Board/Commission Action:**
N/A

**Alternatives:**

**Recommendation:**
Staff has reviewed the application for compliance with Section 2.8.3.4 and 5.1.5.5 of the San Marcos Land Development Code and recommends **approval** of CUP-19-12 with the following conditions:

- Permit shall be valid for three (3) years, provided standards are met,
- No live music or karaoke shall be allowed outdoors or other unconditioned areas.
- The permit shall be posted in the same area and manner as the Certificate of Occupancy.
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: 4/2/2019
**Summary**

Request: Renewal of a Conditional Use Permit for the sale of beer and wine.

Applicant: Manuel Lopez-Castro  
700 N LBJ Drive #111  
San Marcos, TX 78666  
Property Owner: Hjorting Family Trust  
2101 S IH 35, Suite 220  
Austin, TX 78741

Square Feet: 1500 sq. ft.  
Type of CUP: Beer and Wine

Interior seating: 35  
Outdoor seating: 0

Parking Required: 9 spaces  
Parking Provided: Shared

Days & Hours of Operation: Sunday – Saturday: 12 p.m. – 12 a.m.

**Notification**

Posted: April 5, 2019  
Personal: April 5, 2019

Response: None as of the date of this report

**Property Description**

Legal Description: Lot 1 of Center 1 Centre

Location: Intersection of Sessom and North LBJ

Acreage: N/A  
Central Business Area: No

Existing Zoning: Community Commercial (CC)  
Preferred Scenario: Existing Neighborhood

Existing Use: Bar  
Proposed Use: Same

CONA Neighborhood: N/A  
Sector: 3

Utility Capacity: Adequate

**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>CC/MF-18</td>
<td>Retail/Multifamily</td>
<td>Existing Neighborhood</td>
</tr>
<tr>
<td>South of Property:</td>
<td>P</td>
<td>Texas State University</td>
<td>N/A</td>
</tr>
<tr>
<td>East of Property:</td>
<td>P/MF-24</td>
<td>Multifamily</td>
<td>Existing Neighborhood</td>
</tr>
<tr>
<td>West of Property:</td>
<td>GC/NC</td>
<td>Service Station/Retail</td>
<td>Existing Neighborhood</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

- Approval as Submitted: 
- Approval with Conditions / Alternate: X 
- Denial

- Permit shall be valid for three (3) years, provided standards are met,
- No live music or karaoke shall be allowed outdoors or other unconditioned areas.
- The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Staff: Tory Carpenter  
Title: Planner  
Date: April 18, 2019
**History**
The Growling received their initial Conditional Use Permit in 2015 for a period of one year which was renewed in 2016 for three years.

**Additional Analysis**
The gross floor area is 1500 square feet and the restaurant has 35 indoor seats. The hours of operation are 12 p.m. – 12 a.m. Sunday through Saturday. Entertainment facilities at the bar include a pool table, live music, and karaoke. To limit any potential disruption to nearby businesses or properties, staff recommends that all live music and karaoke be limited to indoors.

**Comments from Other Departments**

<table>
<thead>
<tr>
<th>Department</th>
<th>No Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>No Concerns</td>
</tr>
<tr>
<td>Fire</td>
<td>No Concerns</td>
</tr>
<tr>
<td>Public Services</td>
<td>No Concerns</td>
</tr>
<tr>
<td>Engineering</td>
<td>No Concerns</td>
</tr>
<tr>
<td>Evaluation</td>
<td>Criteria for Approval (Sec. 2.8.3.4 &amp; 5.1.5.5)</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Consistent</td>
<td>The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>The proposed use is consistent with any adopted neighborhood character study for the area.</td>
</tr>
<tr>
<td>Neutral</td>
<td>Studies have not been completed at the time of this request</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.</td>
</tr>
<tr>
<td>X</td>
<td>The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).</td>
</tr>
</tbody>
</table>
CONDITIONAL USE PERMIT APPLICATION
(ALCOHOL OUTSIDE CBA)

Updated: October, 2018

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Manuel Lopez-Castro</th>
<th>Property Owner</th>
<th>Hjorting Family Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>700 NLB Drive #111</td>
<td>Owner's Mailing Address</td>
<td>2101 S IH-35, Suite 220 Austin, TX 78741</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>512-552-8233</td>
<td>Owner's Phone #</td>
<td>512-321-2272</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:tonescale@hotmail.com">tonescale@hotmail.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:info@lynxpropertyenls.com">info@lynxpropertyenls.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address: 700 N LB Drive San Marcos, TX 78666
Zoning District: "C"
Tax ID #: R 134918

Legal Description: Lot Block Subdivision

Number of Parking Spaces: __________

Is property more than 300' from church, school, hospital, or residential district?  Yes

DESCRIPTION OF REQUEST

Business Name: Growling Wolf, LLC  □ Restaurant □ Bar □ Other: __________

NEW X RENEWAL/AMENDMENT □ Mixed Beverage □ Beer & Wine □ Late Hours

Hours of Operation (ex. Mon 12pm-1am): Mon 12pm-12am Tue 12pm-12am Wed 12pm-12am

Thurs __________ Fri __________ Sat __________ Sun __________

Indoor Seating Capacity: 35  Outdoor Seating Capacity: 0  Gross Floor Area: 1500sqft

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.

Initial Filing Fee 773*  Technology Fee $12  TOTAL COST $785

Renewal/Amendment Filing Fee $412*  Technology Fee $12  TOTAL COST $424

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

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
PROPERTY OWNER AUTHORIZATION

I, Flemming Hjorting (owner) acknowledge that I am the rightful owner of the property located at 700 North LBJ (address).

I hereby authorize Manuel López-Castro (agent name) to file this application for CUP Renewal (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Flemming Hjorting Date: 12-3-18
Printed Name: Flemming Hjorting Trustee Hjorting Family Trust

Signature of Agent: __________________________ Date: __________
Printed Name: __________________________
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 have 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: Manuel Lopez-Castro
Date: 2/26/2019

Print Name: Manuel Lopez-Castro
CUP-19-12 (The Growling)

CUP-19-12 (The Growling) Hold a public hearing and consider a request by Manuel Lopez-Castro, on behalf of Growling Wolf, LLC, for a Conditional Use Permit to allow for the continued sale of beer and wine for on premise consumption at 700 N LBJ Dr, Ste 111. (T. Carpenter)
Location:

- The bar is located at the corner of N LBJ Drive and Sessom Drive
Context & History:

- The suite is approximately 1500 square feet
  - 35 Indoor Seating Capacity
  - No outdoor seating

- The hours of operation are
  - Sunday – Saturday
  - 12pm-12am
Recommendations:

Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

1. Permit shall be valid for three (3) years, provided standards are met;

2. No live music or karaoke shall be allowed outdoors or other unconditioned areas.

3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
AGENDA CAPTION:
POSTPONED TO MAY 14, 2019
ZC-19-07 (Centerpoint Road and Old Bastrop Highway) Hold a public hearing and consider a request by La Kings, LLC, for a zoning change from “SC” SmartCode to “LI” Light Industrial for approximately 414 acres, more or less, out of the J.H. Yearby Survey located at the intersection of Centerpoint Road and Old Bastrop Highway. (W. Parrish)

Meeting date: April 23, 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]
Workforce Development
N/A
N/A

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Diverse Local Economic Environment
☐ 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.
File #: ZC-19-07, Version: 1

☐ Not Applicable

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

**Background Information:**

**Council Committee, Board/Commission Action:**
N/A

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

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