City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda

Planning and Zoning Commission

Tuesday, April 25, 2023 | **6:00 PM** | **City Council Chambers**

630 E. Hopkins St.
This will be a hybrid (in-person/virtual meeting). To view the meeting please go to http://www.sanmarcostx.gov/541/PZ-Video-Archives or watch on Grande channel 16.

EXECUTIVE SESSION

NOTE: Pursuant to Chapter 551 of the Texas Government Code, the Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. Citizen Comment Period

Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to speak to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Please indicate if you would like to speak in person or virtually. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be provided to the Commission prior to the meeting. Comments shall have a time limit of three minutes each.

CONSENT AGENDA

THE FOLLOWING ITEM NUMBER 1 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. PC-22-54 (Kissing Tree Apartments Final Plat) Consider a request by Jonathan Kerby, on behalf of Kalterra Capital Partners, LLc, for approval of a final plat of approximately 19.801 acres out of the Edward Burleson Survey No. 18, Abstract No. 63, generally located on the south side of Hunter Rd approximately 1,400' south of the Hunter Rd and W. Centerpoint Rd intersection. (W. Rugeley)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (2-3) by:
1) Sending written comments, to be provided to the Commission in advance of the meeting; or*
2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on.*
3) Attending the meeting in person in the Council Chambers
**Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. To view the meeting please go to http://sanmarcostx.gov/541/PZ-Video-Archives to view the live stream, or watch on Grande Channel 16. For additional information on making comments during the Public Hearings please visit http://www.sanmarcostx.gov/3103/Citizen-Comments-Hybrid-Meetings*

2. CUP-23-10 (Interpark San Marcos, Ltd.) Hold a public hearing and consider a request by Dan Fricks, on behalf of Interpark San Marcos, Ltd., for a Conditional Use Permit to allow loft apartments, located at 1700 BLK Aquarena Springs Dr. (K. Buck)

3. ZC-23-13 (River Bridge Ranch CD-3)Hold a public hearing and consider a request by LJA Engineering Inc, on behalf of Lennar Homes of Texas, for a Zoning Change from Character District-4 (CD-4) and Character District-5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 104.179 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)

NON-CONSENT AGENDA

4. Receive a staff presentation and consider a recommendation on the “San Marcos Downtown Area Plan”.

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:
_____

File #: PC-22-54, **Version:** 1

AGENDA CAPTION:
PC-22-54 (Kissing Tree Apartments Final Plat) Consider a request by Jonathan Kerby, on behalf of Kalterra Capital Partners, LLc, for approval of a final plat of approximately 19.801 acres out of the Edward Burleson Survey No. 18, Abstract No. 63, generally located on the south side of Hunter Rd approximately 1,400' south of the Hunter Rd and W. Centerpoint Rd intersection. (W. Rugeley)
Meeting date: April 25, 2023

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

N/A

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.

☐ Core Services

☒ 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:

Staff recommends **approval** of PC-22-54, as presented.

Plat – Final PC-22-54	Kissing Tree Apartments

Summary

Request:	Consideration of a Final Plat with 1 Apartment Lot		
Applicant:	Jonathan Kerby 13455 Noel Road Two Galleria Office Tower Ste 700, Dallas, TX 75240	**Property Owner:**	Kalterra Capital Partners, LLc 3710 Rawlins Street Ste 1390, Dallas, TX 75219
Parkland Required:	N/A (Paso Robles PDD)	**Utility Capacity:**	Adequate / By Developer
Accessed from:	Hunter Rd	**New Street Names:**	N/A

Notification

Published:	N/A
Response:	None as of the date of this report

Property Description

Location:	S side of Hunter Rd approx. 1,400' S of the Hunter Rd & W. Centerpoint Rd intersection		
Acreage:	19.801 acres	**PDD/DA/Other:**	Ord. No. 2010-59
Existing Zoning:	GC	**Preferred Scenario:**	Medium Intensity & Open Space
Proposed Use:	Apartments		
CONA Neighborhood:	N/A	**Sector:**	4

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MU	Vacant	Low Intensity
South of Property:	CD-5	Vacant	Employment Area
East of Property:	GC	Vacant	Medium Intensity
West of Property:	GC	Vacant	Medium Intensity

Staff Recommendation

X	***Approval as Submitted***		Approval with Conditions / Alternate		Denial

Staff: Will Rugeley, AICP	**Title:** Planner	**Date:** April 19, 2023

History

N/A.

Additional Analysis

N/A.

Plat – Final	Kissing Tree Apartments
PC-22-54	

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		N/A	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;
		N/A	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;
		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; ***The plat cannot be recorded until either completion of the PICP improvements (right-hand turn lane off Hunter Rd) or surety is posted.***
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.

PC-22-54 Kissing Tree Apartments - 3615 Hunter Rd

Aerial Map

Subject Property
Parcel
ETJ

N

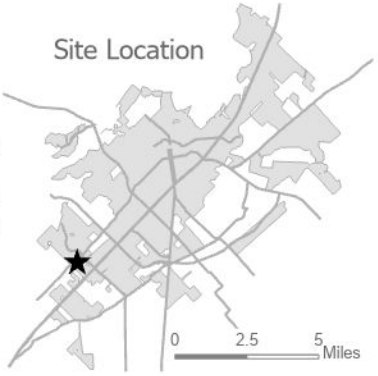
0 250 500 1,000 Feet

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.

Date: 3/28/2023

SAN MARCOS Planning and Development Services

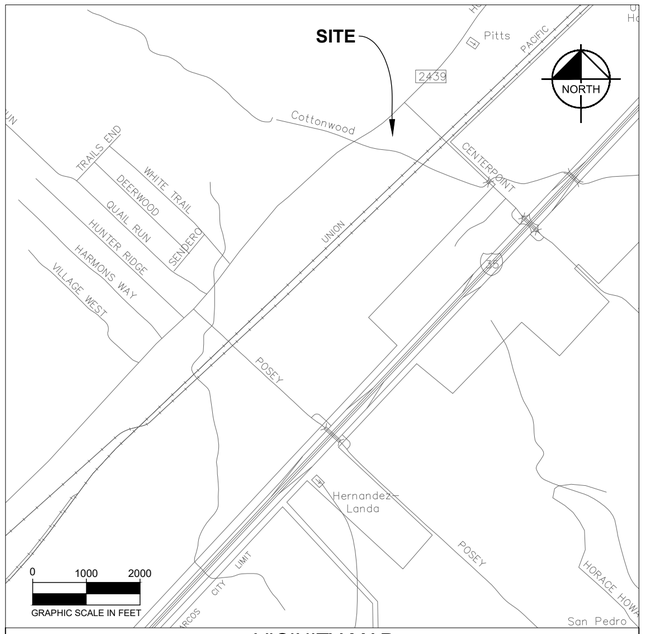
Site Location



CoSM #PC-22-54

FINAL PLAT ESTABLISHING
KISSING TREE APARTMENTS

BEING a 19.801 acre (862,515 square feet) tract of land situated in the Edward Burleson Survey No. 18, Abstract No. 63, City of San Marcos, Hays County, Texas; being all of that certain 19.801 acre tract described in instrument to KCP Artemis LP in Document No. 21067835 of the Official Public Records of Hays County



VICINITY MAP
SCALE 1"=2000'

PLAT NOTES:

1. THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
2. THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE, THE CONTRIBUTING ZONE, OR THE SAN MARCOS RIVER CORRIDOR.
3. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES, AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.
4. PUBLIC SIDEWALKS BUILT TO THE CITY OF SAN MARCOS STANDARDS ARE REQUIRED.
5. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF SAN MARCOS SPECIFICATIONS.
6. ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL NO PORTION OF THIS PLAT IS SUBJECT TO THE CITY OF SAN MARCOS FLOODPLAIN REGULATIONS CHAPTER 30.
7. ACCESS TO THE POND FOR MAINTENANCE AND INSPECTION PURPOSES WILL BE PROVIDED THROUGH PROPERTY.
8. THIS DEVELOPMENT IS REGULATED PURSUANT TO THE PASO ROBLES PDD ORDINACE NO. 2010-59

SURVEYOR'S NOTES:

1. GEODETIC BASIS STATEMENT:
   THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. FLOOD STATEMENT:
   NO PORTION OF THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 48091C0455F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).
3. MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

THE STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS)(

THAT KCP ARTEMIS LP, LOCATED AT 3710 RAWLINS STREET, STE. 1390, DALLAS, TEXAS 75219, ACTING HEREIN BY AND THROUGH THE UNDERSIGNED, IS THE OWNER OF 19.801 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 21067835, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, CITY SAN MARCOS, HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 19.801 ACRES OF LAND TO BE KNOWN AS KISSING TREE APARTMENTS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

_____

OWNER/DEVELOPER: NICHOLAS BALSAMO
KCP ARTEMIS LP
3710 RAWLINS STREET, STE. 1390
DALLAS, TEXAS 75219

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
NOTARY PUBLIC, HAYS COUNTY, TEXAS

CITY OF SAN MARCOS §
CERTIFICATE OF APPROVAL §

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2023, BY THE PLANNING AND ZONING COMMISSION CITY OF SAN MARCOS, TEXAS.

_____ _____
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

_____ _____
RECORDING SECRETARY DATE

_____ _____
CIP AND ENGINEERING DATE

KNOW ALL MEN BY THESE PRESENTS §
STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, _____, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS. WITH ITS HOME ADDRESS AT _____, BEING THE OWNER OF _____ACRES OF LAND OUT OF THE _____SURVEY, ABSTRACT NO. ___, HAYS COUNTY, TEXAS

DO HEREBY SUBDIVIDE SAID ____ ACRES AS SHOWN ON THIS PLAT, AND DESIGNATE HEREIN AS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN GREGORY MOSIER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY SUPERVISION.

_____
JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
JONATHAN C. KERBY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 127734

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE CARDENAS, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. NO. _____ OF HAYS COUNTY ON THIS THE _____ DAY OF _____, 20__, AT _____ O'CLOCK __.M.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20__.

COUNTY CLERK, HAYS COUNTY, TEXAS

BY: _____
DEPUTY

ADDRESS: 3615 HUNTER RD SAN MARCOS, TEXAS

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Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	JGM	11/08/2022	069294202	1 OF 2

DWG NAME: K:\SNA_SURVEY\61305009-KISSING TREE\DWG\PLATS\PLAT.DWG PLOTTED BY GONZALEZ, DAVID 3/28/2023 4:40 PM LAST SAVED 3/28/2023 4:39 PM

CoSM #PC-22-54

SUBDIVISION INFORMATION

OWNER: NICHOLAS BALSAMO
KCP ARTEMIS LP
3710 RAWLINS STREET, STE. 1390
DALLAS, TEXAS 75219

ACREAGE: 19.801 ACRES

SURVEY: EDWARD BURLESON SURVEY NO. 18, ABSTRACT 63

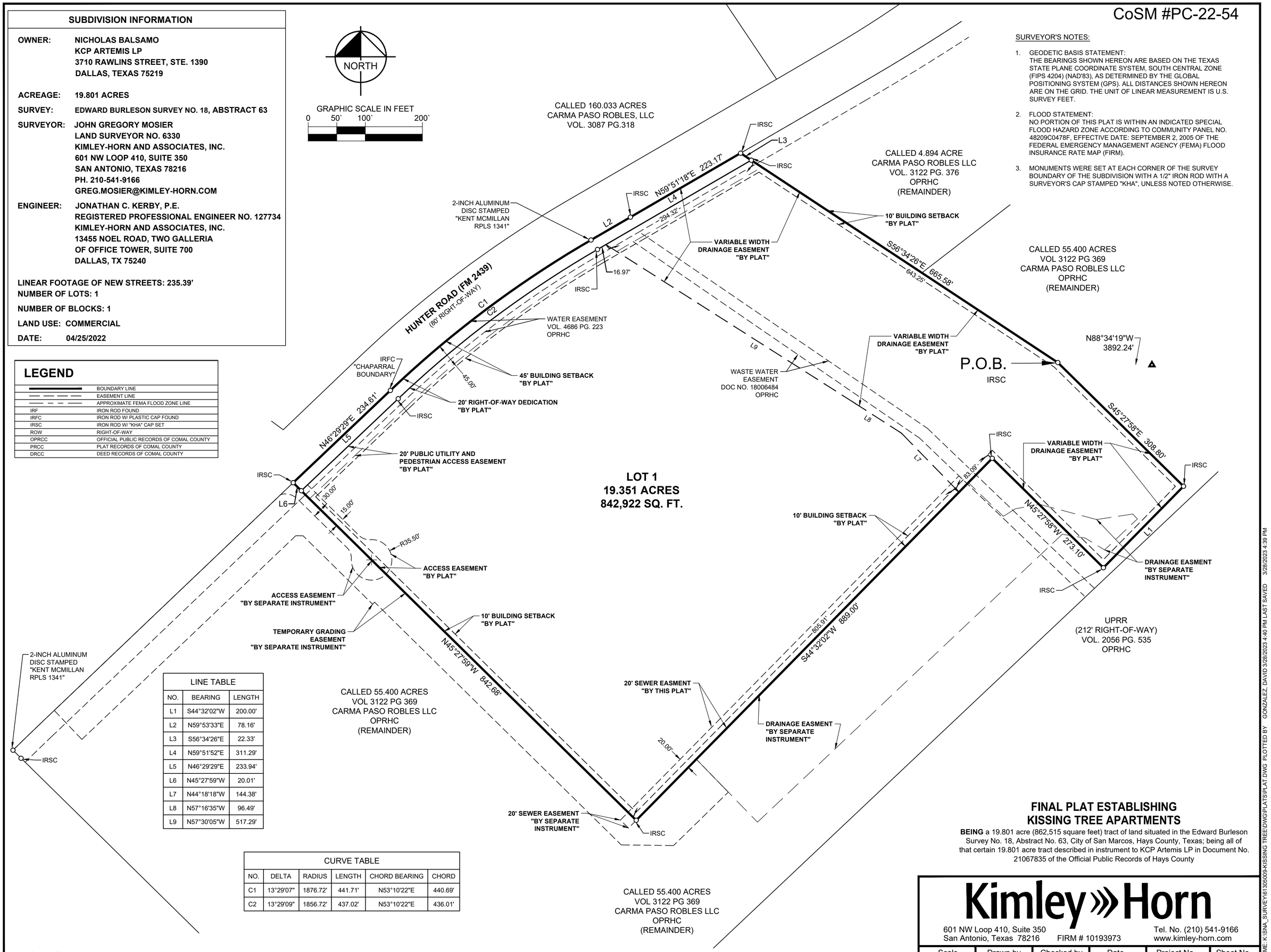
SURVEYOR: JOHN GREGORY MOSIER
LAND SURVEYOR NO. 6330
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

ENGINEER: JONATHAN C. KERBY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 127734
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OF OFFICE TOWER, SUITE 700
DALLAS, TX 75240

LINEAR FOOTAGE OF NEW STREETS: 235.39'
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LAND USE: COMMERCIAL
DATE: 04/25/2022

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA FLOOD ZONE LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ PLASTIC CAP FOUND
IRSC	IRON ROD W/ "KHA" CAP SET
ROW	RIGHT-OF-WAY
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
PRCC	PLAT RECORDS OF COMAL COUNTY
DRCC	DEED RECORDS OF COMAL COUNTY



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3. MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

LINE TABLE

NO.	BEARING	LENGTH
L1	S44°32'02"W	200.00'
L2	N59°53'33"E	78.16'
L3	S56°34'26"E	22.33'
L4	N59°51'52"E	311.29'
L5	N46°29'29"E	233.94'
L6	N45°27'59"W	20.01'
L7	N44°18'18"W	144.38'
L8	N57°16'35"W	96.49'
L9	N57°30'05"W	517.29'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°29'07"	1876.72'	441.71'	N53°10'22"E	440.69'
C2	13°29'09"	1856.72'	437.02'	N53°10'22"E	436.01'

FINAL PLAT ESTABLISHING KISSING TREE APARTMENTS

BEING a 19.801 acre (862,515 square feet) tract of land situated in the Edward Burleson Survey No. 18, Abstract No. 63, City of San Marcos, Hays County, Texas; being all of that certain 19.801 acre tract described in instrument to KCP Artemis LP in Document No. 21067835 of the Official Public Records of Hays County

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB/TIA	JGM	11/08/2022	06924202	2 OF 2

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DWG NAME: K:\SNA_SURVEY\61305009-KISSING TREE\DWG\PLATS\PLAT.DWG PLOTTED BY GONZALEZ, DAVID 3/28/2023 4:40 PM LAST SAVED 3/28/2023 4:39 PM

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Jonathan Kerby	**Property Owner**	Nic Balsamo
Company	Kimley-Horn & Associates	**Company**	Kalterra Capital Partners, LLc
Mailing Address	13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX, 75240	**Mailing Address**	3710 Rawlins Street, Suite 1390, Dallas, TX, 75219
Phone #	972-770-1370	**Phone #**	214-675-2499
Email	Jonathan.Kerby@kimley-horn.com	**Email**	Nic@Kalterra.com

PROPERTY INFORMATION

Proposed Subdivision Name: Kissing Tree Subdivision

Subject Property Address or General Location: Vacant Property on the southeast side of Hunter Rd. Southwest of the Hunter Rd. and Center Point Rd.

Acres: 19.801 **Tax ID #: R**70147

Located in: ■ **City Limits** □ **Extraterritorial Jurisdiction (County)**

DESCRIPTION OF REQUEST

Type of Plat: ■ **Final Subdivision Plat** □ **Final Development Plat**

Current Number of Lots: 1 **Current Land Use:** Agricultural

Proposed Number of Lots: 1 **Proposed Land Use:** General Commercial

AUTHORIZATION

I certify that the information on this application is 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 $1,321 plus $100 per acre **Technology Fee $13** ***MAXIMUM COST $2,513***

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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____ Date: 6/1/22

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed* and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.

■ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: _____ Date: 6/1/22

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: $_____

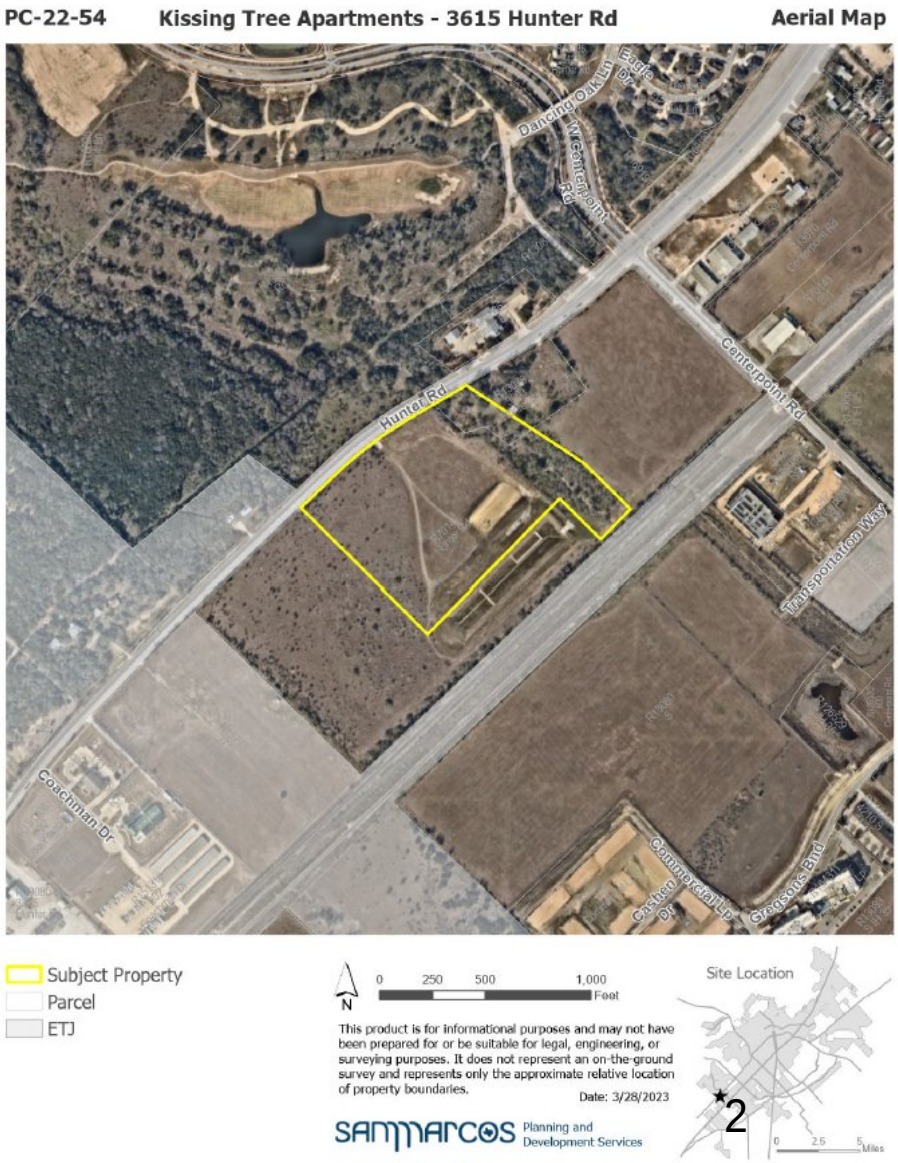
***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

PC-22-54
Kissing Tree Apartments Final Plat

Consider a request by Jonathan Kerby, on behalf of Kalterra Capital Partners, LLc, for approval of a final plat of approximately 19.801 acres out of the Edward Burleson Survey No. 18, Abstract No. 63, generally located on the south side of Hunter Rd approximately 1,400’ south of the Hunter Rd and W. Centerpoint Rd intersection. (W. Rugeley)

Property Information

- Approximately 20 acres
- 1 multifamily lot proposed



CoSM #PC-22-54

SUBDIVISION INFORMATION

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KCP ARTEMIS LP
3710 RAWLINS STREET, STE. 1390
DALLAS, TEXAS 75219

ACREAGE: 19.801 ACRES

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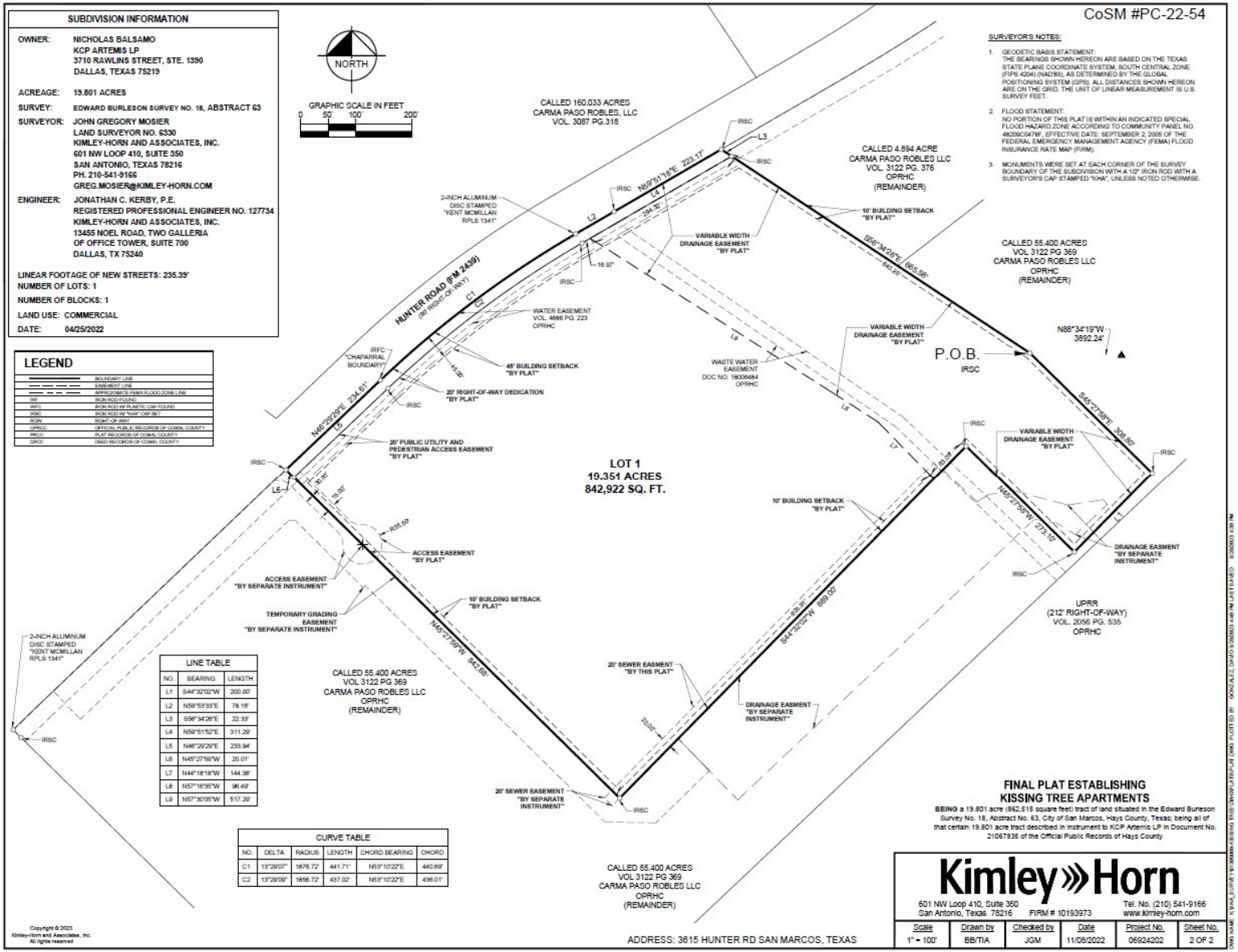
13455 NOEL ROAD, TWO GALLERIA
OF OFFICE TOWER, SUITE 700
DALLAS, TX 75240

LINEAR FOOTAGE OF NEW STREETS: 235.39'
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LAND USE: COMMERCIAL
DATE: 04/25/2022

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA FLOOD ZONE LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ PLASTIC CAP FOUND
IRSC	IRON ROD W/ "KHA" CAP SET
ROW	RIGHT-OF-WAY
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
PRCC	PLAT RECORDS OF COMAL COUNTY
DRCC	DEED RECORDS OF COMAL COUNTY



LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°32'02"W	200.00'
L2	N59°53'33"E	78.16'
L3	S56°34'28"E	22.33'
L4	N59°51'52"E	311.29'
L5	N46°29'29"E	233.94'
L6	N45°27'59"W	20.01'
L7	N44°18'18"W	144.38'
L8	N57°16'35"W	96.49'
L9	N57°30'05"W	517.29'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°29'07"	1878.72'	441.71'	N53°10'22"E	440.69'
C2	13°29'06"	1856.72'	437.02'	N53°10'22"E	436.01'

SURVEYOR'S NOTES:

1. GEODETIC BASIS STATEMENT:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. FLOOD STATEMENT:
NO PORTION OF THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 48209C0476F, EFFECTIVE DATE: SEPTEMBER 2, 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).
3. MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

FINAL PLAT ESTABLISHING KISSING TREE APARTMENTS

BEING a 19.801 acre (862,515 square feet) tract of land situated in the Edward Burleson Survey No. 18, Abstract No. 63, City of San Marcos, Hays County, Texas; being all of that certain 19.801 acre tract described in instrument to KCP Artemis LP in Document No. 21067835 of the Official Public Records of Hays County

ADDRESS: 3615 HUNTER RD SAN MARCOS, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB/TIA	JGM	11/08/2022	06924202	2 OF 2

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Recommendation

- Staff recommends **approval** of PC-22-54 as presented.

File #: CUP-23-10, **Version:** 1

AGENDA CAPTION:
CUP-23-10 (Interpark San Marcos, Ltd.) Hold a public hearing and consider a request by Dan Fricks, on behalf of Interpark San Marcos, Ltd., for a Conditional Use Permit to allow loft apartments, located at 1700 BLK Aquarena Springs Dr. (K. Buck)
Meeting date: April 25, 2023

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:

N/A

N/A

N/A

Comprehensive Plan Element (s):

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intesity Zones (supporting walkability and integrated transit corridors)

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The applicant is requesting to develop loft apartments within the General Commercial District. Section 9.3.1.2 of the Land Development code requires a Conditional Use Permit to allow loft apartments within the General Commercial District.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff is recommending **approval** with the following conditions:

1. The development shall not be rented by the bedroom;
2. The development shall not be marketed as student housing;
3. The height of the structure shall be no greater than 5 stories;
4. The use of loft apartments shall not be permitted on the ground floor;
5. The entire ground floor shall be open to the public during business hours;
6. The leasing office, including all back of office space, shall not be more than 35% of the ground floor area;
7. The other 65% of the ground floor shall be the use of retail, office, restaurant, or other allowed use in General Commercial zoning;
8. Off-street parking for the structure shall not be located between the building and the street, in the first layer;
9. The ground floor activation requirements from Section 4.3.5.2 shall be met;
10. The Conditional Use Permit shall not expire.

powered by Legistar™

Conditional Use Permit	1700BLK Aquarena Springs
CUP-23-10	Loft Apartments

Summary

Request:	New Conditional Use Permit		
Applicant:	Dan Fricks 4314 Medical Parkway, Suite 200 Austin, TX 78756	**Property Owner:**	Dan Fricks 4314 Medical Parkway, Suite 200 Austin, TX 78756
CUP Expiration:	N/A	**Type of CUP:**	Loft Apartments
Interior Floor Area:	15,672 sq ft	**Outdoor Floor Area:**	N/A
Parking Required:	Based upon the type of use proposed (retail, office, restaurant)	**Parking Provided:**	Will be determined at time of site permitting
Days & Hours of Operation:	N/A		

Notification

Posted:	N/A	**Personal:**	April 7, 2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1 of the Interpark East Sec 3 Subdivision (1983)		
Location:	Approximately 1,000ft East of the intersection of IH-35 and Aquarena Springs Dr		
Acreage:	1.883 acres	**PDD/DA/Other:**	N/A
Existing Zoning:	GC	**Proposed Zoning:**	Same
Existing Use:	Vacant	**Proposed Use:**	Loft Apartments
Preferred Scenario:	Low Intensity Zone	**Proposed Designation:**	Same
CONA Neighborhood:	Two Rivers East	**Sector:**	6
Utility Capacity:	Adequate	**Floodplain:**	No
Historic Designation:	N/A	**My Historic SMTX Resources Survey:**	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MF-24	Apartments	High Intensity
South of Property:	MF-24	Proposed Apartments	High Intensity
East of Property:	MF-24	Apartments	High Intensity
West of Property:	GC	Vacant	High Intensity

Conditional Use Permit	1700BLK Aquarena Springs
CUP-23-10	Loft Apartments

Staff Recommendation

	Approval as Submitted	X	**Approval with Conditions**		Denial

1. The development shall not be rented by the bedroom;
2. The development shall not be marketed as student housing;
3. The height of the structure shall be no greater than 5 stories;
4. The use of loft apartments shall not be permitted on the ground floor;
5. The entire ground floor shall be open to the public during business hours;
6. The leasing office, including all back of office space, shall not be more than 35% of the ground floor area;
7. The other 65% of the ground floor shall be the use of retail, office, restaurant, or other allowed use in General Commercial zoning;
8. Off-street parking for the structure shall not be located between the building and the street, in the first layer;
9. The ground floor activation requirements from Section 4.3.5.2 shall be met;
10. The Conditional Use Permit shall not expire.

Staff: Kaitlyn Buck	**Title:** Planner	**Date:** April 19, 2023

History

This is a new request.

Additional Analysis

The applicant is requesting to develop loft apartments within the General Commercial District. Section 9.3.1.2 of the Land Development code requires a Conditional Use Permit to allow loft apartments within the General Commercial District.

The development will provide housing units located on the upper floors, with a public gym, public market, and leasing office on the ground floor. The proposed leasing office will serve this development as well as the proposed apartment development on the property to the rear. The entire ground floor is proposed to be open to the public by selling day passes to use the additional facilities including the shared workspace, library, gaming area, and club. These additional services will provide services to the residents who live in this neighborhood.

The intent of the General Commercial Zoning District as defined by the adopted development code states, “to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services”. Staff believes opening the ground floor to the public meets the intent of the zoning district.

To create a walkable neighborhood, staff has included a condition that off-street parking for the structure shall not be located between the building and the street. This will give the development a more walkable design similar to requirements in the CD-4 and CD-5 zoning districts.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec. 2.8.3.4)
Consistent	Inconsistent	Neutral	
X			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan. ***The proposed mixed-use, is consistent adopted comprehensive plan.***
		N/A	The proposed use is consistent with any adopted neighborhood character study for the area. ***Studies were not complete at the time of the request.***
X			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. ***Staff added the condition that the entire ground floor shall be open to the public to meet the purpose of the General Commercial Zoning District.***
X			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. ***The proposed market will be within walking distance of surrounding apartment developments along Aquarena Springs. The developer is required to provide parking for the proposed public uses.***
X			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. ***The developer is required to dedicate right-of-way to connect Aquarena Springs Drive with Davis Lane. This will provide alternative routes for vehicles in the future.***
		X	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.
X			The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. ***Staff added a condition that the ground floor activation requirements from Section 4.3.5.1 shall be met. The purpose of this condition is to minimize adverse effects and visual impacts of the proposed conditional use.***
X			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.

CUP-23-10

1700 BLK AQUARENA SPRINGS DR. - Loft Apartments

Aerial Map

Subject Property

Parcel

N

0 150 300 600 Feet

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.

Date: 4/3/2023

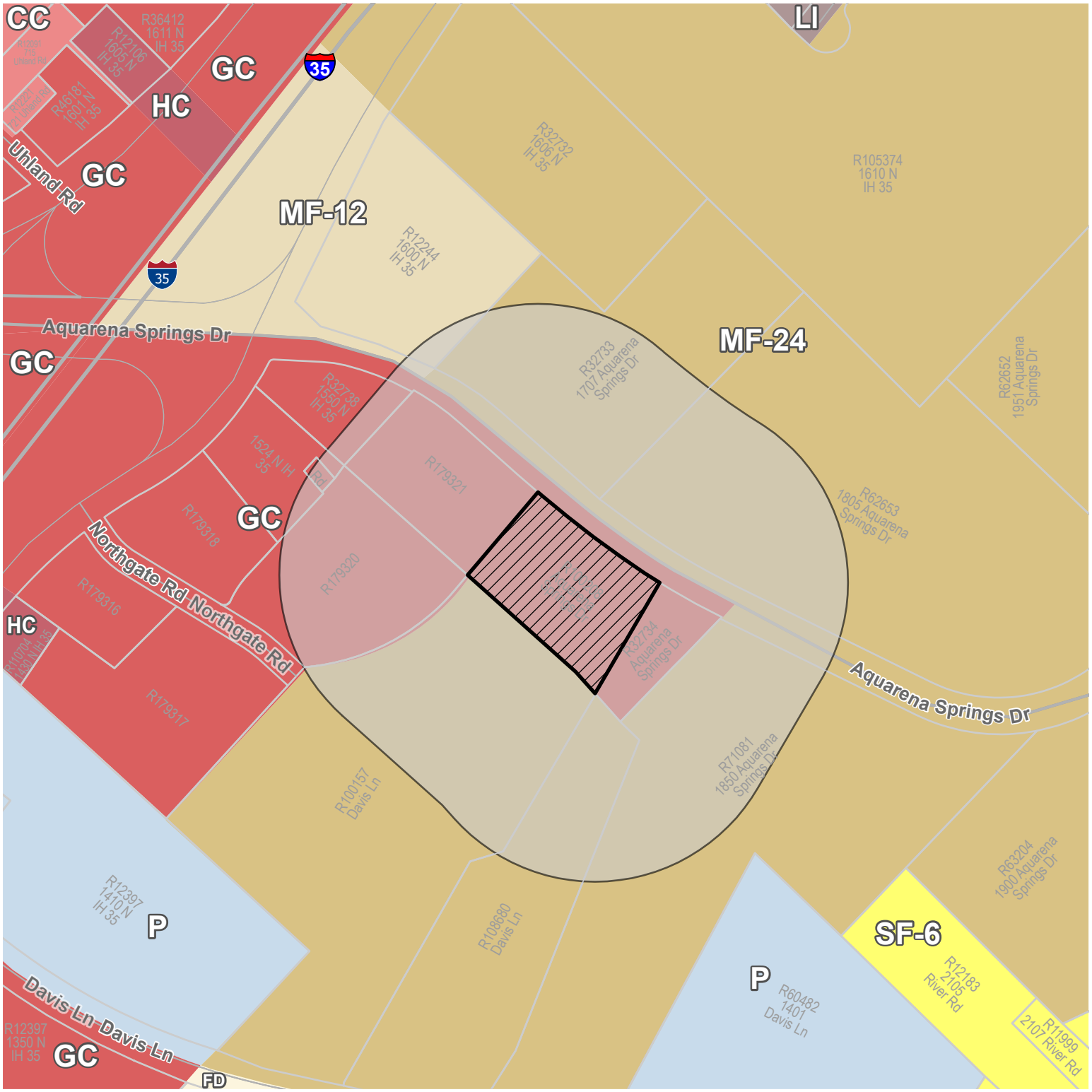
SAN MARCOS Planning and Development Services

Site Location

CUP-23-10

1700 BLK AQUARENA SPRINGS DR. - Loft Apartments

Zoning Map



- Subject Property
- Parcel
- 400ft Buffer
- CC
- FD
- GC
- HC
- LI
- MF-12
- MF-24
- P
- SF-6

N

0 150 300 600 Feet

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.

Date: 4/3/2023

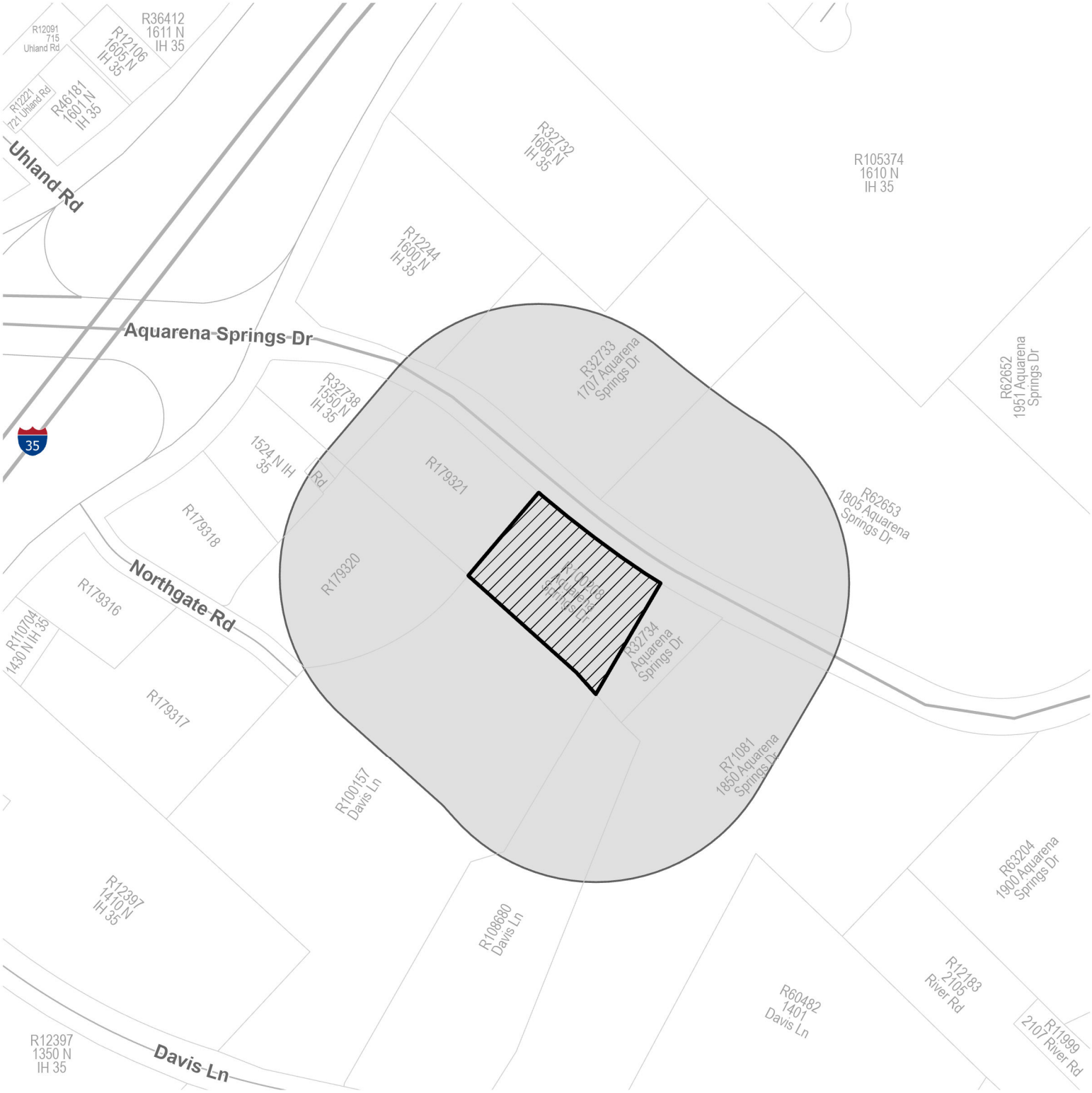
SAN MARCOS Planning and Development Services

Site Location

1700 BLK AQUARENA SPRINGS DR. - Loft Apartments

CUP-23-10

400ft Buffer



Subject Property

Parcel

400ft Buffer

N

0 150 300 600 Feet

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.

Date: 4/3/2023

SAN MARCOS Planning and Development Services

Site Location

PLANNING AND DEVELOPMENT SERVICES

04/07/2023 **CUP-23-10**

Notice of Public Hearing
Conditional Use Permit Request
Loft Apartments
Approximately 1,000 feet East of the intersection of IH-35 and Aquarena Springs Dr

CUP-23-10 (Interpark San Marcos, Ltd.) Hold a public hearing and consider a request by Dan Fricks, on behalf of Interpark San Marcos, Ltd., for a Conditional Use Permit to allow loft apartments, located at 1700 BLK Aquarena Springs Dr. (K. Buck)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, April 25, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. All written comments and requests to participate must be received before 12 PM on the day of the meeting.

For Planning & Zoning Commission
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, Kaitlyn Buck**,** at **512.393.8234 or kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-23-10**.

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

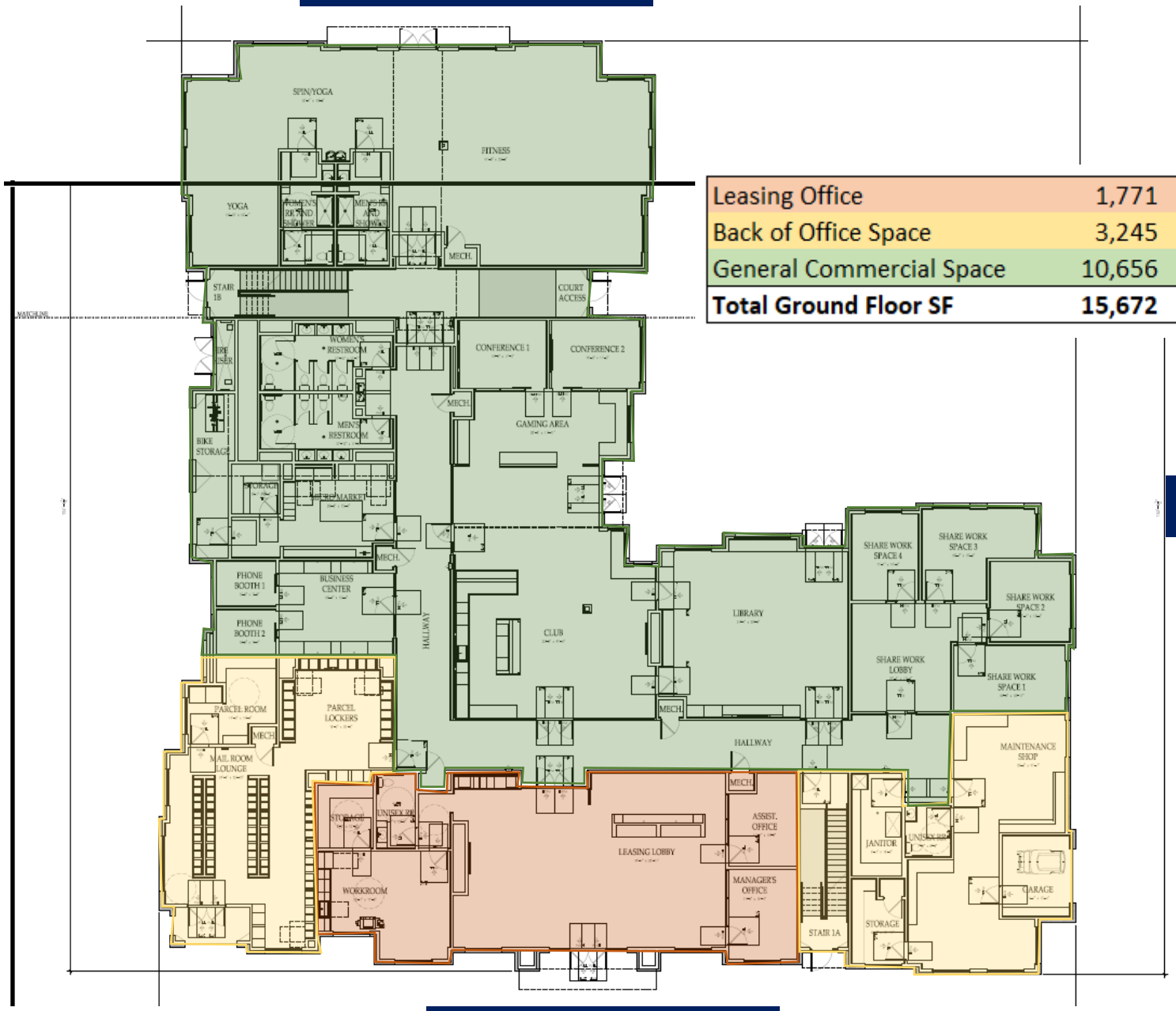
PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Propoerty ID	Owner Name	Owner Address	Owner City/Zip/State	Site Address
100157	1200 NORTH MANSFIELD: Attn: ELYSEE MANAGEMENT GROUP INC	89 LAUREL DR	RANCHO PALOS VERDES, CA 90275-4479	IH 35, SAN MARCOS, TX 78666
71081	29SC VILLAGIO LP	20 N WACKER DR, STE 2050	CHICAGO, IL 60606-3009	1850 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
179320	AQUARENA SPRINGS LAND HOLDINGS LTD	750 N SAINT PAUL ST, STE 250	DALLAS, TX 75201-3206	NORTHGATE RD, SAN MARCOS, TX 78666
32734	FIRST WORLD FINANCIAL LP	1509 GUADALUPE STE 200	AUSTIN, TX 78701	AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
100208	INTERPARK SAN MARCOS LTD: C/O LONG VIEW EQUITY, LLC	750 N ST PAUL TREET, STE 250	DALLAS, TX 75201-3206	AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
12244	IVES HEALTH HOLDINGS LLC: ENSIGN FACILITY SERVICES INC	P O BOX 128109	NASHVILLE, TN 37212-8109	1600 N IH 35, SAN MARCOS, TX 78666
32738	MDC COAST 9 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA 92130	1550 N IH 35, SAN MARCOS, TX 78666
62653	RIVERSIDE RANCH OWNER LLC: Attn: SLK GLOBAL SOLUTIONS AMERICA	2727 LYNDON B JOHNSON FWY, STE 806	DALLAS, TX 75234-7334	1805 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
32733	ROSE-AUTUMN CHASE LP: IRWIN R ROSE & CO INC	8801 RIVER CROSSING BLVD, STE 340	INDIANAPOLIS, IN 46240-2394	1606 N IH 35, SAN MARCOS, TX 78666
108680	SAN MARCOS JYAD VENTURE LLC	704 ROLLING GREEN DR	LAKEWAY, TX 78734-5227	IH 35, SAN MARCOS, TX 78666
	NEIGHBORHOOD REP Michael Vernon	601 Barbara Dr	SAN MARCOS, TX 78666	
	NEIGHBORHOOD REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666	

Zoned MF-24

Subject to CUP:
Residential Lofts
Zoned General Commercial

Parking Lot



Leasing Office	1,771	11%
Back of Office Space	3,245	21%
General Commercial Space	10,656	68%
Total Ground Floor SF	**15,672**	**100%**

Aquarena Springs Dr.

Apt Buildings

Private Drive

DAN'S
GYM
DAN'S
GYM
Aquarena Springs Dr.

February 27, 2023

Planning & Zoning Commission
630 E Hopkins,
San Marcos, TX 78666

RE: Residential Loft Conditional Use Permit Cover Letter 1.88 Acre Parcel R100208

Dear Planning and Zoning Commission,

Interpark San Marcos, Ltd. is the owner of an undeveloped 12.3-acre tract of land located near the Southwest intersection of I-35 and Aquarena Springs Drive. This property is located along the Uhland Road bus route and is surrounded by a 12-acre retail center we are developing and several apartments including Autumn Chase Apartments, Villagio Apartments, Village on the River Apartments, Country Oaks Apartments, and River Oaks Villas Apartments.

The property is split into a-10.75 acre parcel zoned MF-24 and a 1.88-acre parcel zoned GC. We are applying for a conditional use permit for residential lofts on the 1.88-acre parcel. This would enable us to provide additional units above a gym, market, and leasing center and would further help relieve the housing shortage in San Marcos on a property that already contains multifamily zoning. This property has no single-family neighbors and will provide several public amenities to the other residents in the immediate submarket.

There is no height limit under the current zoning, and we are willing to concede to a 5-floor height limit upon approval of the Residential Loft Conditional Use Permit. We would also like to mention that the whole project will not be leasing by the bed as is typical of projects targeting the student population. No units within the 1.88-acre parcel will be located on the ground floor. Monthly memberships will be available for the gym and day passes will be available for the entire ground floor. We look forward to working with the City to produce a long-term asset that benefits the local community.

Sincerely,

Daniel Campbell

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Dan Fricks	**Property Owner**	Dan Fricks
Company	Interpark San Marcos, Ltd.	**Company**	
Applicant's Mailing Address	4314 Medical Parkway, Suite 200 Austin, TX 78756	**Owner's Mailing Address**	
Applicant's Phone #	713-725-7927	**Owner's Phone #**	
Applicant's Email	DFricks@longviewequity.com	**Owner's Email**	

PROPERTY INFORMATION

Subject Property Address: Aquarena Springs Dr. San Marcos, TX 78666

Zoning District: GC **Tax ID #: R** 100208

Legal Description: Lot 1 **Block** 3 **Subdivision** Interpark East

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

Residential Loft. 24 units above an amenity center including a public gym.

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 $793*	**Technology Fee $13**	***TOTAL COST $806***
Renewal/Amendment Filing Fee $423*	**Technology Fee $13**	***TOTAL COST $436***

**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.

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 $91 plus a $13 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 $91 plus a $13 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: 2/15/2023

Print Name: Dan Fricks

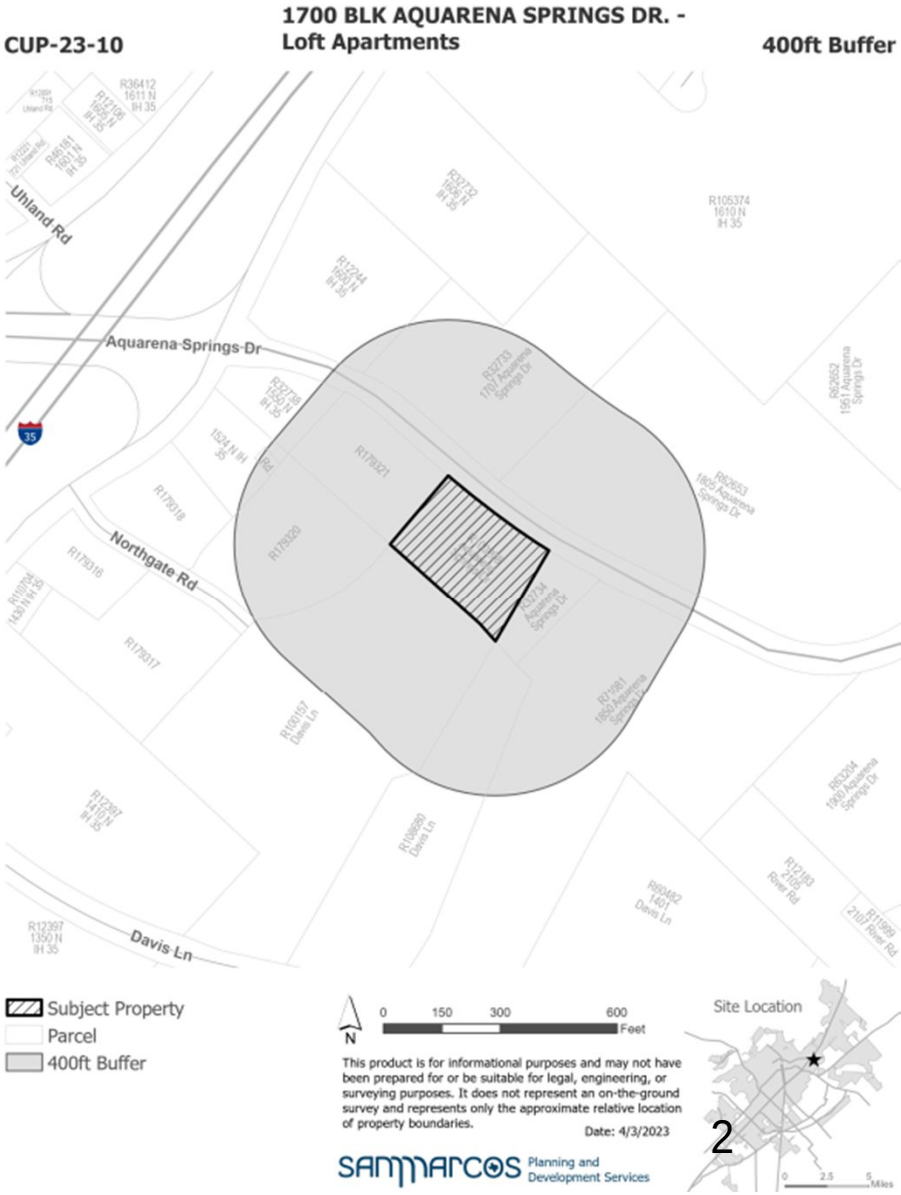
Form Updated October, 2019

Public Hearing
CUP-23-10
Loft Apartments

CUP-23-10 (Interpark San Marcos, Ltd.) Hold a public hearing and consider a request by Dan Fricks, on behalf of Interpark San Marcos, Ltd., for a Conditional Use Permit to allow loft apartments, located at 1700 BLK Aquarena Springs Dr. (K. Buck)

Property Information

- Approximately 1.88 acres
- Approximately 1,000 feet East of the intersection of IH-35 and Aquarena Springs Dr.



Context & History

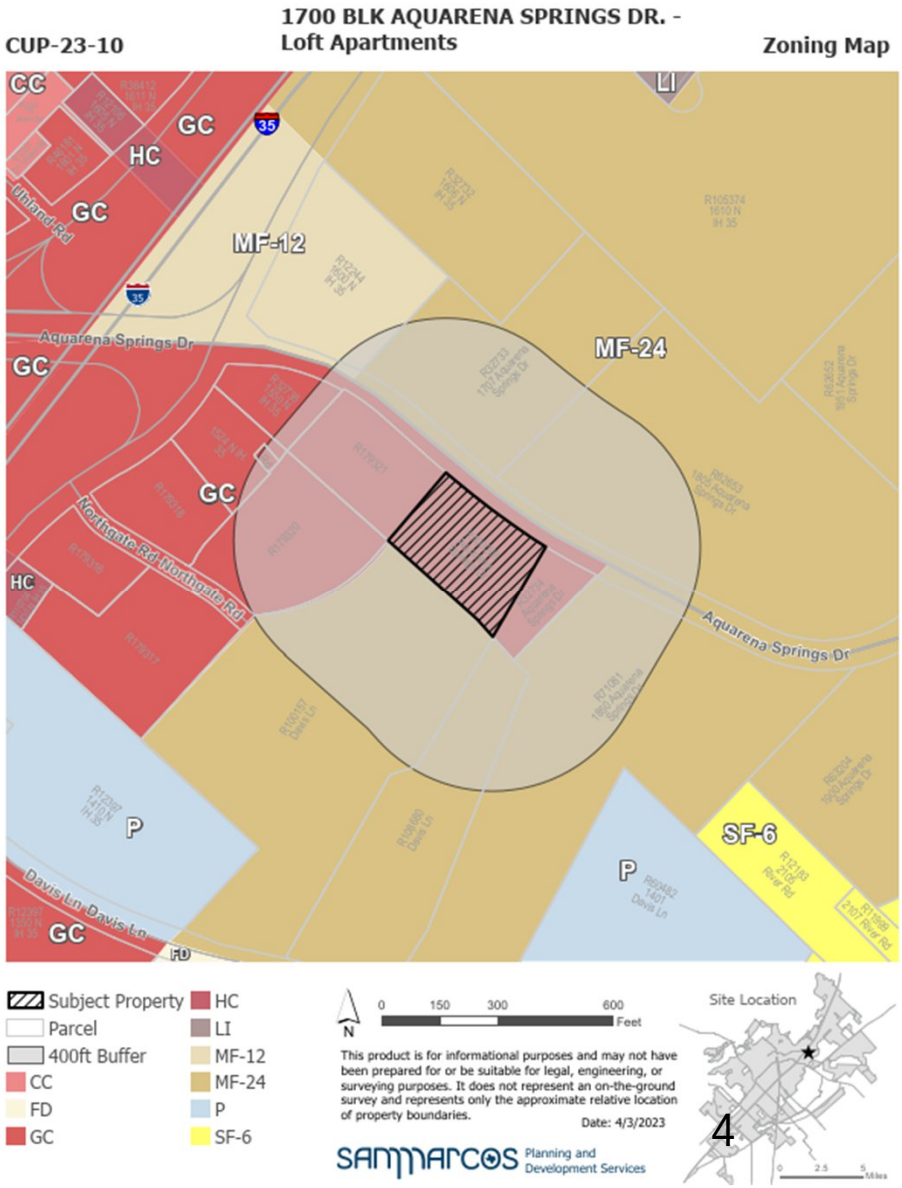
- Currently Vacant

- Surrounding Uses
  - Apartments
  - Gas Station/Convenience Store
  - Rehabilitation & Health Care Facility

Context & History

- Existing Zoning:
  General Commercial (GC)

- Proposed Use:
  Loft Apartments
  - 1st Floor: Retail, Gym, Office
  - Upper Floors: Loft Apartments

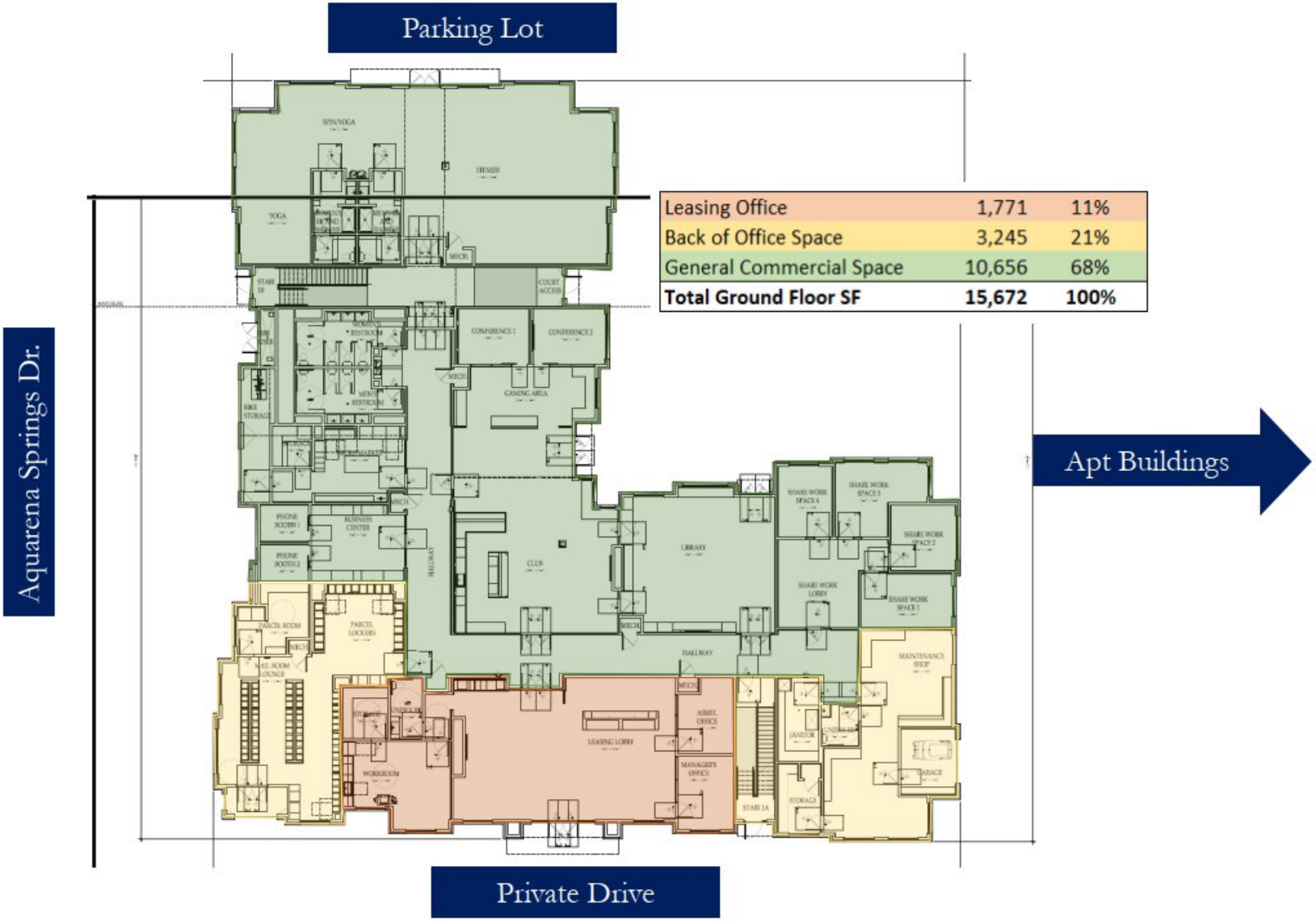


Site Plan

Zoned MF-24

Subject to CUP:
Residential Lofts
Zoned General Commercial

Floor Plan



Leasing Office	1,771	11%
Back of Office Space	3,245	21%
General Commercial Space	10,656	68%
Total Ground Floor SF	**15,672**	**100%**

Rendering

Recommendation

Staff recommends **approval** of CUP-23-10 with the following conditions:

1. The development shall not be rented by the bedroom;
2. The development shall not be marketed as student housing;
3. The height of the structure shall be no greater than 5 stories;
4. The use of loft apartments shall not be permitted on the ground floor;
5. The entire ground floor shall be open to the public during business hours;
6. The leasing office, including all back of office space, shall not be more than 35% of the ground floor area;
7. The other 65% of the ground floor shall be the use of retail, office, restaurant, or other allowed use in General Commercial zoning;
8. Off-street parking for the structure shall not be located between the building and the street, in the first layer;
9. The ground floor activation requirements from Section 4.3.5.2 shall be met;
10. The Conditional Use Permit shall not expire.

File #: ZC-23-13, **Version:** 1

AGENDA CAPTION:
ZC-23-13 (River Bridge Ranch CD-3)Hold a public hearing and consider a request by LJA Engineering Inc, on behalf of Lennar Homes of Texas, for a Zoning Change from Character District-4 (CD-4) and Character District -5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 104.179 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)
Meeting date: April 25, 2023

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: Click or tap here to enter text.

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

N/A

N/A

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 - Direct Growth, Compatible with Surrounding Uses

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The zoning change request is comprised of 7 separate parcels, 4 of which are currently zoned CD-4 and 3 of which are currently zoned Character District-5. The request is part of the wider 328 acre River Bridge Ranch development, which is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2004 (Land Development Ordinances can be found at <https://bit.ly/3KomLdm> and details on the Settlement Agreement can be located via the interactive agenda at <https://san-marcos-tx.legistar.com/LegislationDetail.aspx?ID=4675279&GUID=4FBCC69F-1BBC-4E1D-A44B-6D3082984D43&Options=&Search=>). The rest of the River Bridge Ranch development is already zoned Character District-3, and the developer (Lennar Homes of Texas) wishes to rezone the remaining tracts to CD-3 in order to provide single family housing throughout the entire development (see enclosed cover letter).

A Preliminary Plat for the site is currently under review (PC-22-47) - an application for a Plat Variance/ Alternative Compliance to the block length requirements has also been submitted by the applicant and will be heard by the Planning and Zoning Commission at a separate meeting.

Council Committee, Board/Commission Action:

N/A

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of ZC-23-13 as presented.

Zoning Request ZC-23-13	Staples Road/FM 110 River Bridge Ranch CD-3

Summary

Request:	Zoning change from CD-4 and CD-5 to CD-3		
Applicant:	LJA Engineering, Inc 7500 Rialto Blvd, Bld II Austin, TX, 78735	**Property Owner:**	Lennar Homes of Texas 13620 N FM 620,Bldg B Austin, TX, 78717

Notification

Application:	03/28/2023	**Neighborhood Meeting:**	N/A
Published:	04/09/2023	**# of Participants**	N/A
Posted:	04/07/2023	**Personal:**	04/07/2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Approximately 104 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd.		
Location:	Southeast of the Intersection between FM 110 and Staples Rd		
Acreage:	104 acres	**PDD/DA/Other:**	Settlement Agreement
Existing Zoning:	CD-4 and CD-5	**Proposed Zoning:**	CD-3
Existing Use:	Vacant	**Proposed Use:**	Single Family Residential
Existing Occupancy:	Restrictions Do Not Apply	**Occupancy:**	Restrictions Do Not Apply
Preferred Scenario:	Low Intensity Zone	**Proposed Designation:**	Same
CONA Neighborhood:	N/A	**Sector:**	5
Utility Capacity:	Extension Required at Developer's Expense	**Floodplain:**	Yes
Historic Designation:	N/A	**My Historic SMTX Resources Survey**	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	LI/ ETJ (Riverbend Ranch Development Agreement)	Vacant	Low Intensity Zone
South of Property:	CD-3	Vacant	Low Intensity Zone
East of Property:	ETJ/CD-3/ FD	Vacant	Low Intensity Zone
West of Property:	ETJ (includes Riverbend Ranch Development Agreement)	Manufactured Home Rental Community/ Appliance Sales/ Vacant	Low Intensity Zone

Staff Recommendation

X	**Approval as Submitted**		Alternate Approval		Denial

Staff: Julia Cleary, AICP	**Title :** Senior Planner	**Date: 04/20/2023**

Zoning Request	Staples Road/FM 110
ZC-23-13	River Bridge Ranch CD-3

History

The zoning change request is comprised of 7 separate parcels, 4 of which are currently zoned CD-4 and 3 of which are currently zoned Character District-5. The request is part of the wider 328 acre River Bridge Ranch development, which is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2004. The majority of the River Bridge Ranch development is already zoned Character District-3, and the developer (Lennar Homes of Texas) wishes to rezone the remaining tracts to CD-3 in order to provide single family housing throughout the entire development (see enclosed cover letter).

A Preliminary Plat for the site is currently under review (PC-22-47) – an application for a Plat Variance/ Alternative Compliance to the block length requirements has also been submitted by the applicant and will be heard by the Planning and Zoning Commission at a separate meeting.

Additional Analysis

Regarding compliance with the Comprehensive Plan and Preferred Scenario - Zoning changes in Low Intensity Zones are typically assessed utilizing Tables 4.1, 4.5 and 4.6 of the Land Development Code. However, Table 4.6 does not include Character Districts as an "Existing Zoning District" and so it is not possible to assess zoning change requests *from* an existing Character District in a Low Intensity District at this time. However, comparable zoning districts to CD-4 and CD-5 would be MF-12, MF-18, and MF-24 (Multifamily) and MU (Mixed Use). A zoning change from these comparable districts to CD-3 in a Low Intensity Zone should be "Considered".

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

The current CD-4 and CD-5 zoning districts allow for a mixture of commercial and higher density residential uses, including large scale multifamily (CD-5) and smaller multifamily developments with a maximum lot width of 120ft (CD-4). Downzoning the CD-5 parcel at the intersection of Staples Rd and FM 110 would remove the ability of this lot to incorporate any type of commercial uses in the future.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Zoning Request	Staples Road/FM 110
ZC-23-13	River Bridge Ranch CD-3

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		N/A	Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map ***Tables 4.5 and 4.6 of the Development Code are silent on changing from existing Character Districts within Low Intensity Zones. However, per Table 4.6, changing from comparable zoning district such as MU (Mixed Use) and MF-12, MF-18, MF-24 (Multi-family) to Character District-3 should be "Considered" in a Low Intensity Zone.***
		N/A	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area ***Studies were not complete at the time of the request.***
		X	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		N/A	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect ***There is no development agreement in effect for this site.***
X			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 ***The majority of the surrounding land is zoned CD-3***
X			Whether the proposed zoning will reinforce the existing or planned character of the area ***The surrounding land is predominantly undeveloped and zoned Character District-3.***
X			Whether the site is appropriate for the development allowed in the proposed district
	X		Whether there are substantial reasons why the property cannot be used according to the existing zoning
		X	Whether there is a need for the proposed use at the proposed location ***Although the City does not have any official data on the specific need for single family units in this area, according to preliminary data in the City's Comprehensive Plan update the City will need to provide between 42,000 and 54,000 new units by 2050 in order to accommodate the projected population growth of the region.***
X			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 ***Parkland dedication shall be required during the platting phase. A Traffic impact Analysis has been approved as part of the wider Preliminary Plat identifying the need for left turn and right turn deceleration lanes on FM 110 and Staples Rd.***

Zoning Request	Staples Road/FM 110
ZC-23-13	River Bridge Ranch CD-3

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property ***The proposed rezoning is not anticipated to have any significant adverse impact on neighboring properties.***
		N/A	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 ***This is not a request for a Neighborhood Density District***
X			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 ***There is floodplain present on a small part of the property. The proposed rezoning will result in a reduction in allowed impervious cover across the site.***
		X	Any other factors which shall substantially affect the public health, safety, morals, or general welfare

ZC-23-10 (Oak Creek FD-CD-5) Zoning Change Review **(By Comp Plan Element)**

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	"C" Consider	"NP" Not Preferred	"PSA" Preferred Scenario Map Amendment required
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix? *See Tables 4.1, 4.4, and 4.5 in the Land Development Code.*	** N/A. Tables 4.1, 4.5 and 4.6 do not account for changing from existing Character Districts within a Low Intensity Zone. If one were to treat CD-4 and CD-5 as comparable existing zoning districts MU – Mixed Use and MF-12, 18 and 24 (Multifamily), then CD-3 in a Low intensity Zone should be "C" Considered.*		

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21st Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities, and infrastructure for business			X
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			X

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		56.5%	30.6%	9%	3.9%
Cultural	78.8%			21.2%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	94.6%				
Geological	100%				
Slope	99.9%		0.1%		
Soils	41.4%	47.8%		10.8%	
Vegetation	100%				
Watersheds		8.4%	91.6%		
Water Quality Zone	82.8%			9.2%	8%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Lower San Marcos**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed (Preferred Scenario)	X				
The site is located within the Lower San Marcos River subwatershed. This area is very rural with agriculture as the dominant land use. At the time of modelling, the source data used for the Lower San Marcos subwatershed was taken from national level, low resolution datasets and therefore the city's impervious cover and agricultural values may not be accurate. According to the model, this watershed has a high level of bacteria loadings base don the calculated amount of cattle per acre.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	**N/A**
Neighborhood Commission Area(s):	**5**
Neighborhood Character Study Area(s):	**N/A**

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

	YES	NO
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**				

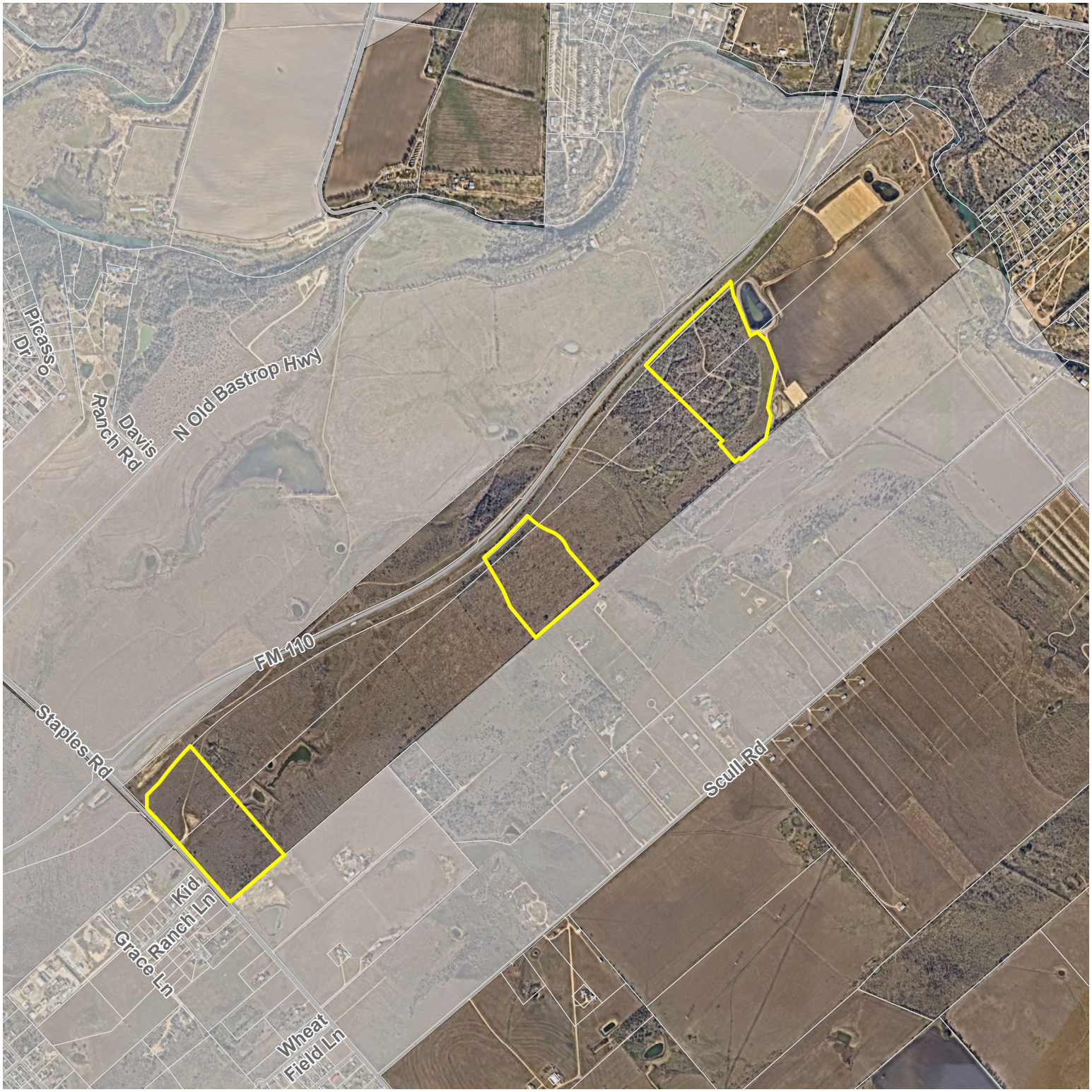
Public Facility Availability

	YES	NO
Parks / Open Space within ¼ mile (walking distance)? Proposed public parkland within the pending Preliminary Plat		**X**
Wastewater service available? Extension required at the expense of the developer		**X**
Water service available?	**X**	

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

	A	B	C	D	F
Existing Daily LOS **FM 110** ***(No data)*** **Staples**	**X**				
Existing Peak LOS **FM 110** ***(No data)*** **Staples**	**X**				
Preferred Scenario Daily LOS **FM 110** **Staples**			**X**		**X**
Preferred Scenario Peak LOS **FM 110** **Staples**	X				**X**
		N/A	Good	Fair	Poor
Sidewalk Availability					**X**
Sidewalks will be required at the time of development					
		YES		NO	
Adjacent to existing bicycle lane?				**X**	
Adjacent to existing public transportation route?				**X**	
Notes: *A shared use path is proposed along FM-110 as part of the Preliminary Plat (pending approval)*					

ZC-23-13 **River Bridge Ranch CD-3** **FM 110/Staples Rd** **Aerial**



Subject Property
Parcel
ETJ

N

0 500 1,000 2,000 Feet

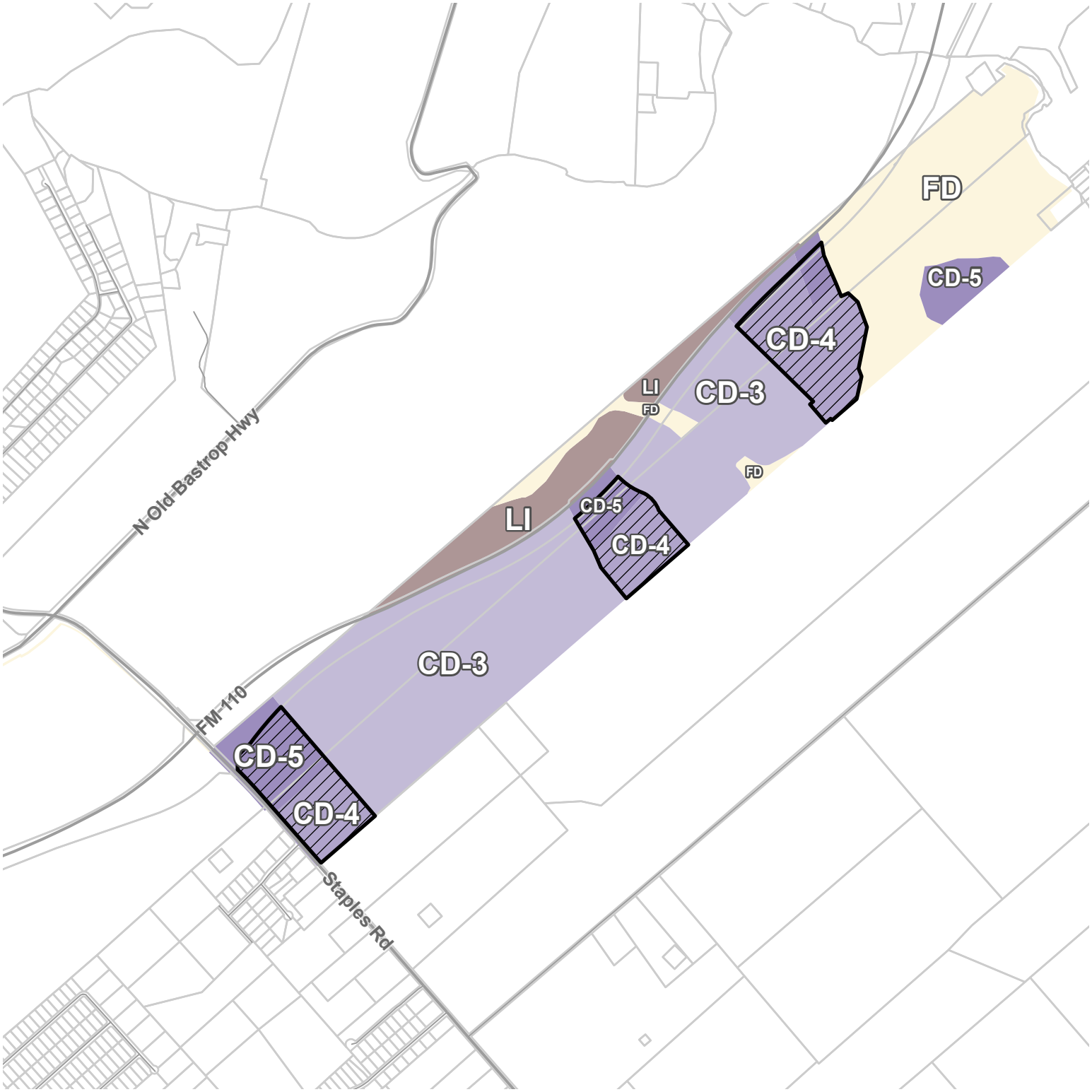
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/30/2023

SANMARCOS Planning and Development Services

Site Location

ZC-23-13 **River Bridge Ranch CD-3** **FM 110/Staples Rd** **Zoning**



Subject Property
CD-3
CD-4
CD-5
FD
LI

N

0 500 1,000 2,000 Feet

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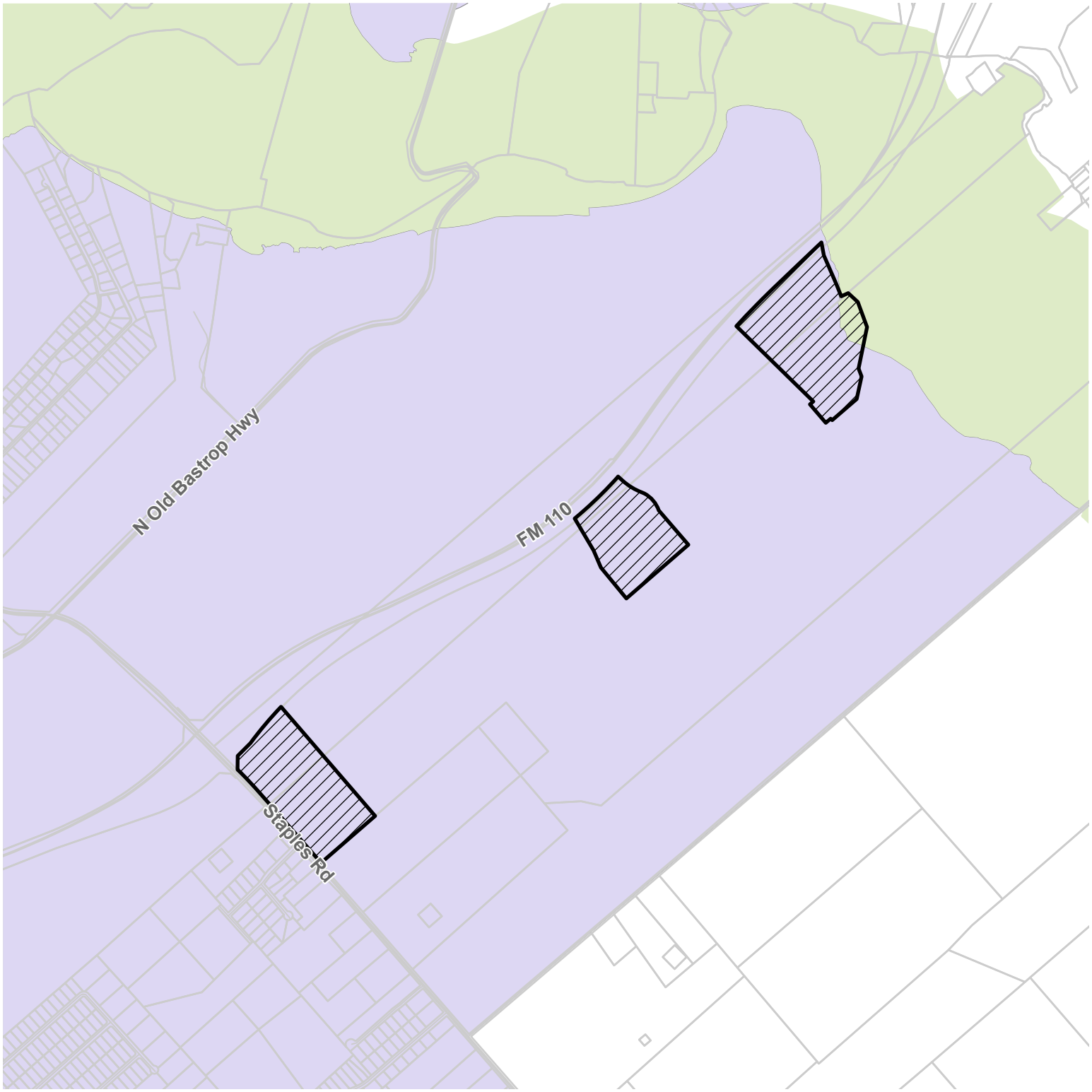
Date: 3/30/2023

SAN MARCOS Planning and Development Services

Site Location

ZC-23-13 River Bridge Ranch CD-3 FM 110/Staples Rd

Preferred Scenario



Subject Property
Parcels
Low Intensity
Open Space

N

0 500 1,000 2,000 Feet

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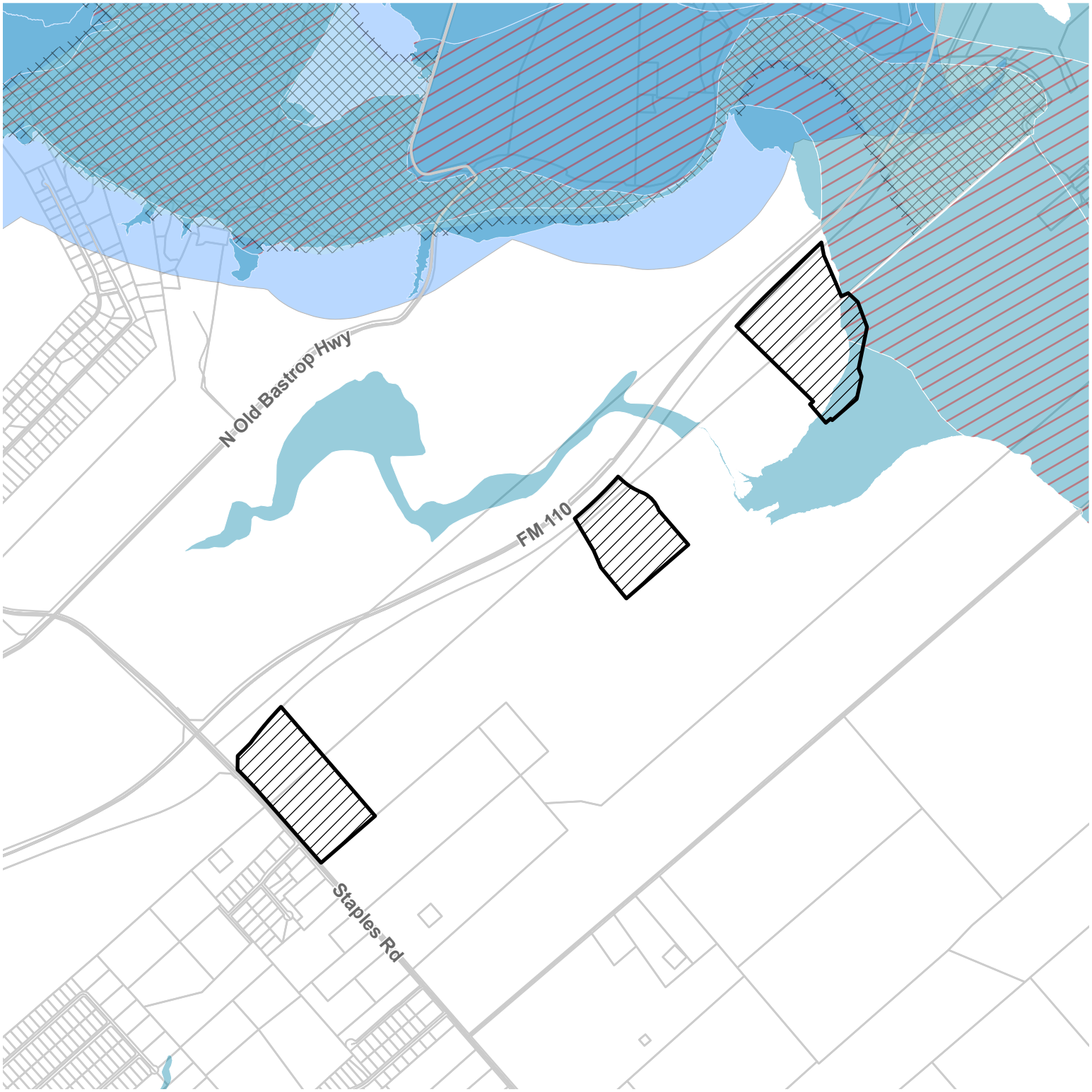
Date: 3/30/2023

SAN MARCOS Planning and Development Services

Site Location

ZC-23-13 River Bridge Ranch CD-3 FM 110/Staples Rd

Environmental Features



Subject Property
Water Quality Zone
Water Quality Zone Buffer
Floodway
100 Year Floodplain
San Marcos River Corridor
Parcels

N

0 500 1,000 2,000 Feet

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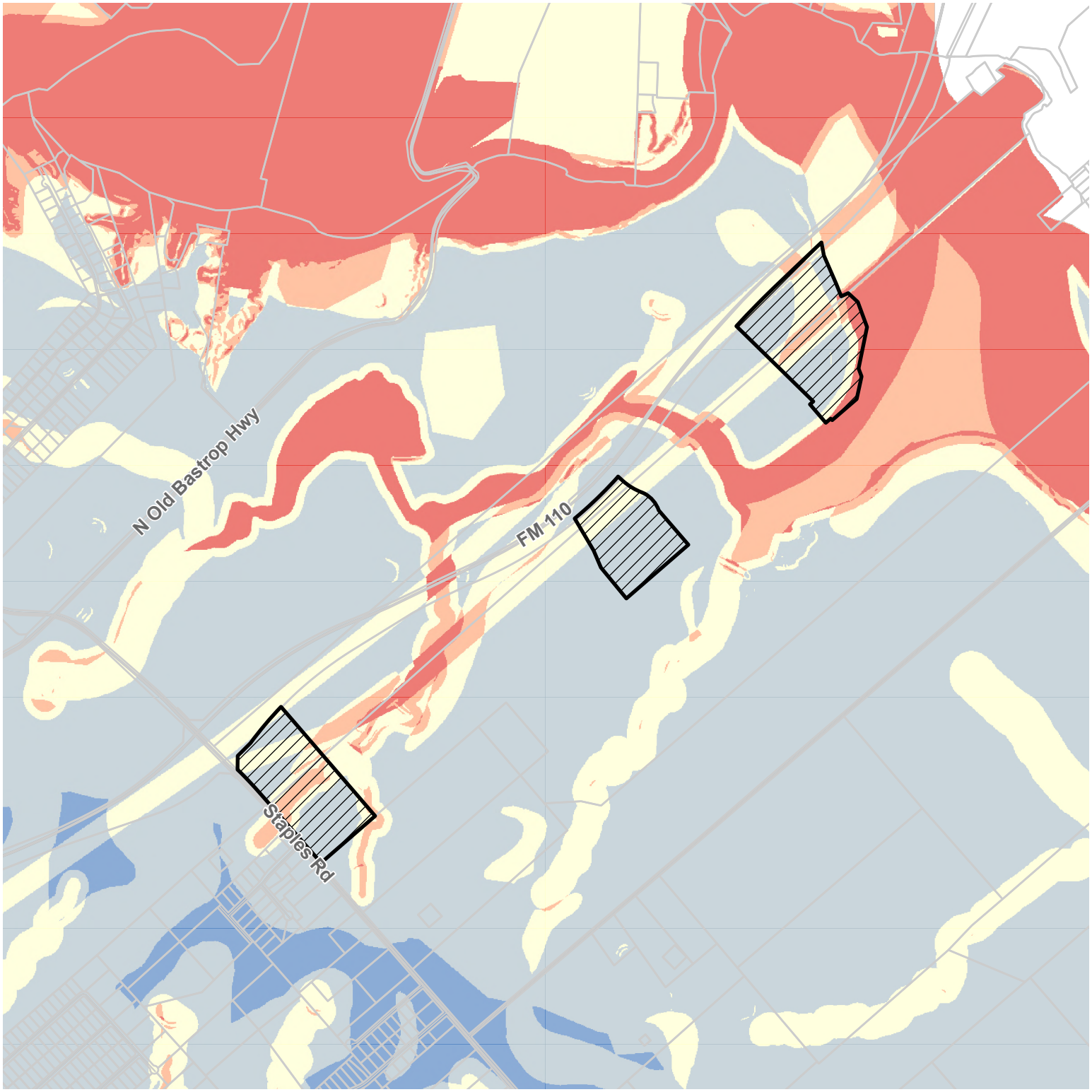
Date: 4/6/2023

SANMARCOS Planning and Development Services

Site Location

ZC-23-13 River Bridge Ranch CD-3 FM 110/Staples Rd

Land Use Suitability



Subject Property
Parcels
1 - Least Constrained
2
3 - Moderately Constrained
4
5 - Most Constrained

N

0 500 1,000 2,000 Feet

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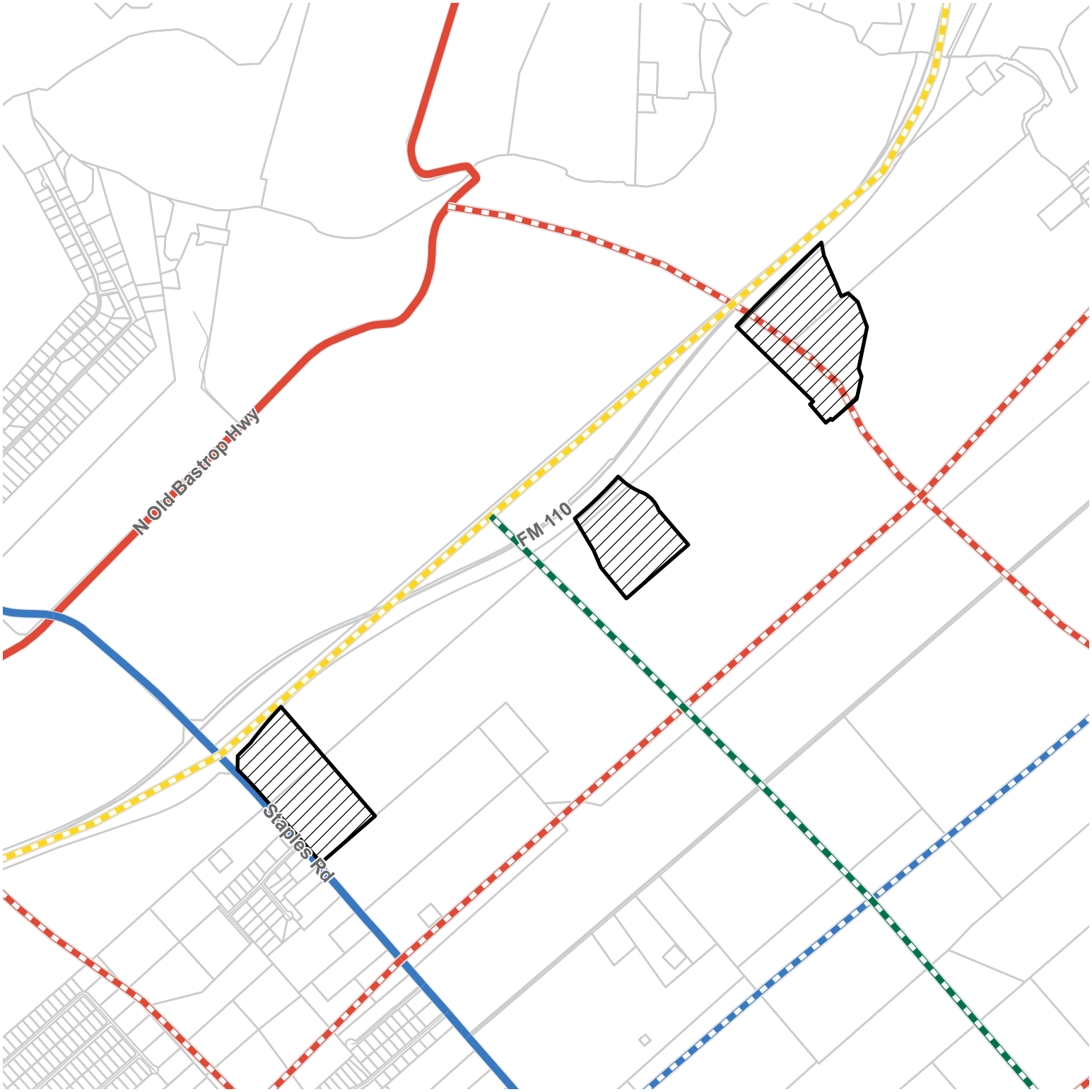
Date: 3/30/2023

SAN MARCOS Planning and Development Services

Site Location

ZC-23-13 River Bridge Ranch CD-3 FM 110/Staples Rd

Thoroughfare Plan



- Subject Property
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St

N

0 500 1,000 2,000 Feet

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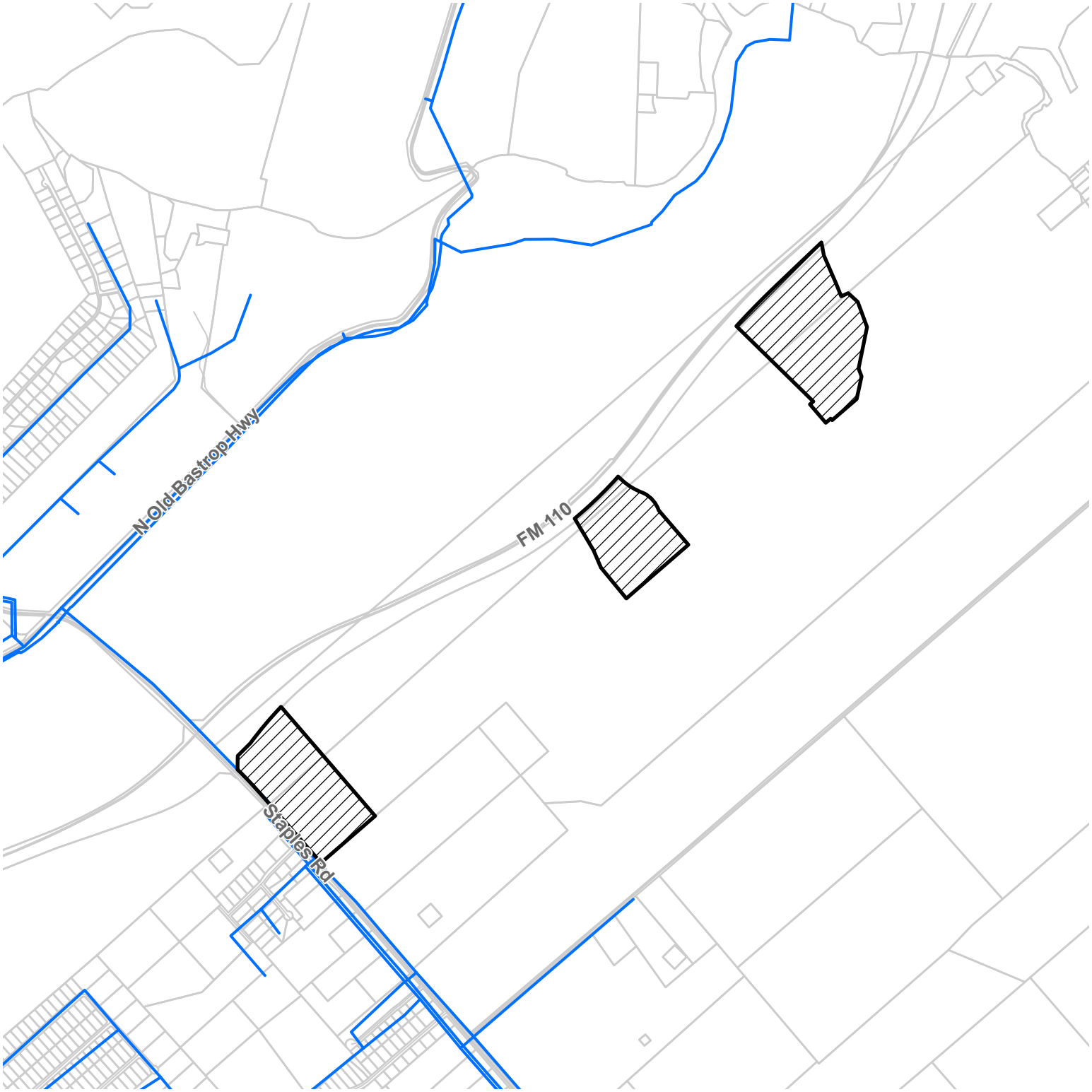
Date: 3/30/2023

SAN MARCOS Planning and Development Services

Site Location

ZC-23-13 River Bridge Ranch CD-3 FM 110/Staples Rd

Water and Wastewater



Subject Property
Potable Water Main Active
Parcels

N

0 500 1,000 2,000 Feet

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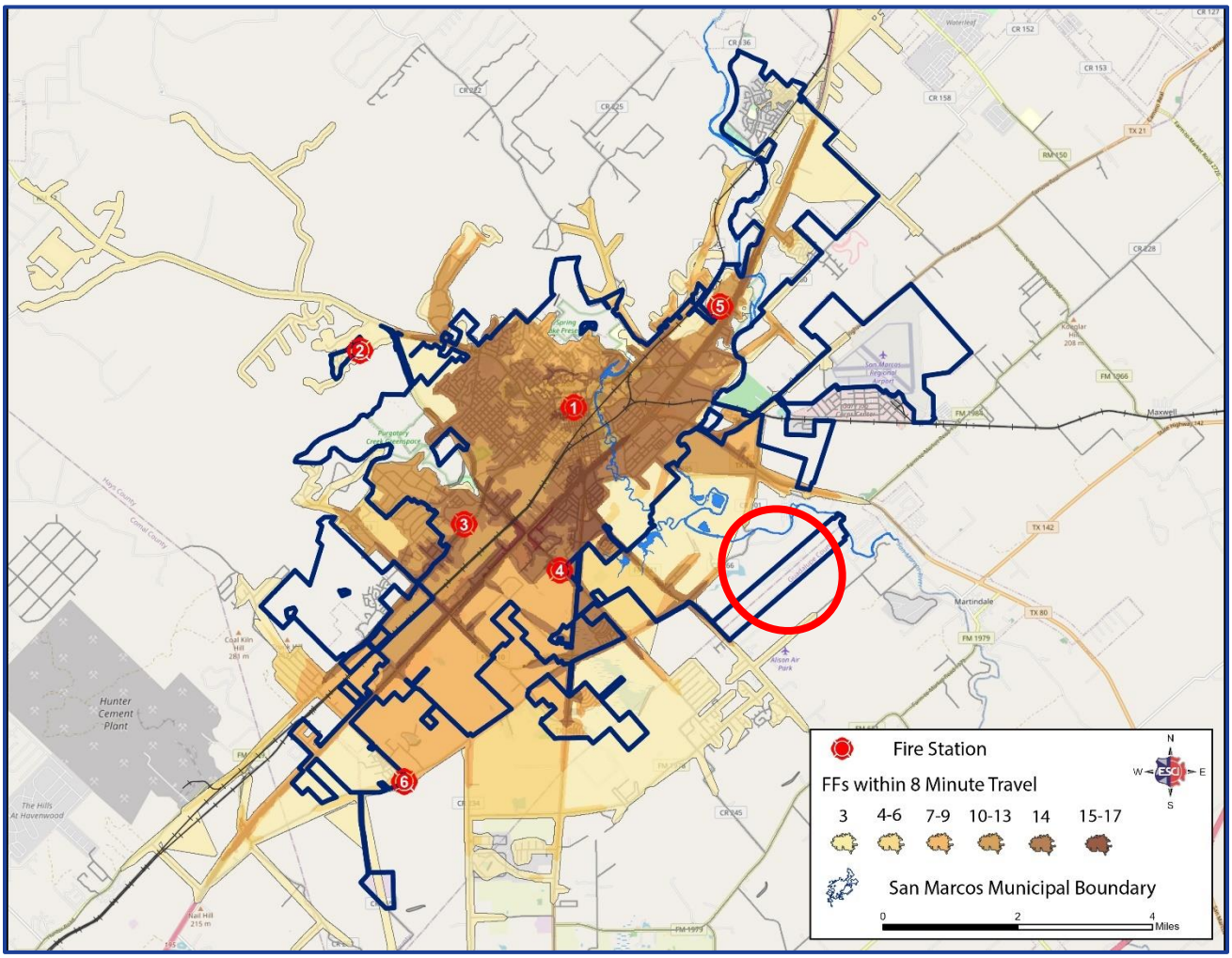
Date: 3/30/2023

SAN MARCOS Planning and Development Services

Site Location

Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-23-13 APPROXIMATE LOCATION

FM 110/Staples Rd. - CD-4 & CD-5 to CD-3

ZC-23-13

400ft Buffer

Subject Property

Parcel

400ft Buffer

N

0 500 1,000 2,000 Feet

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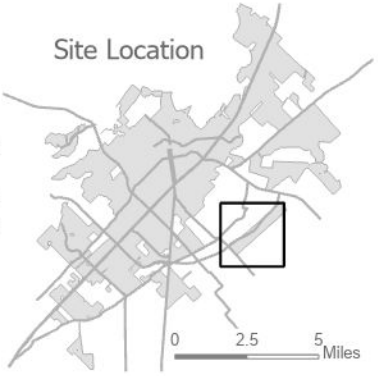
Date: 4/5/2023

SAN MARCOS Planning and Development Services

Site Location



Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
56610		CADENA JAIME M & SAN JUANA	720 PICASSO DR	SAN MARCOS, TX 78666
172501		ENDICOTT JOSHUA LEE & AMANDA KAY ENDICOTT	1164 SCULL RD	SAN MARCOS, TX 78666
172502		GALLEGOS MARCO	1250 SCULL RD	SAN MARCOS, TX 78666
70704		GAWLIK STEVE & NANCY	3128 FM 621	SAN MARCOS, TX 78666
151608	FM 110, SAN M	HAYS COUNTY	111 E SAN ANTONIO ST, STE 101	SAN MARCOS, TX 78666
20304	FM 621, SAN M	HK RILEYS POINTE LLC	24607 FAIRWAY SPGS	SAN ANTONIO, TX 78260-4802
70705		KID RANCH STORAGE LLC	170 BLESSING LANE	SAN MARCOS, TX 78666
56565		LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	100 N E LOOP 410 SUITE 1155	SAN ANTONIO, TX 78216
70666		MOORE ANDRA S	3002 FM 621	SAN MARCOS, TX 78666
145428		MORTENSEN JOHN D & RENA REV LIV TR	MORTENSEN JOHN TRUSTEE, 3020 FM 621	SAN MARCOS, TX 78666
172500		NAVARRO FELIPE & ALEXANDRIA CELESTE FLORES & CRISTIAN CIENFUEGOS	2208 CLOVER RIDGE DR	CEDAR PARK, TX 78613
172499		PIMENTAL JOSE ANTONIO	128 HY RD	BUDA, TX 78610
16386	FM 621, SAN M	RIVER BRIDGE RANCH LLC	22711 FOSSIL PEAK	SAN ANTONIO, TX 78261
121360		VCD SAN MARCOS RIVER LLC	PO BOX 607	WIMBERLY, TX 78676
		NEIGHBORHOOD REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		NEIGHBORHOOD REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666

PLANNING AND DEVELOPMENT SERVICES

04-05-2023 **ZC-23-13**

Notice of Public Hearing
Zoning Change Request
"CD-4" Character District-4 and "CD-5" Character District-5 to "CD-3" Character District -3
FM 110 and Staples Rd / River Bridge Ranch CD-3

ZC-23-13 (FM 110 & Staples Rd / River Bridge Ranch CD-3) Hold a public hearing and consider a request by LJA Engineering on behalf of Lennar Homes of Texas, for a Zoning Change from Character District-4 (CD-4) and Character District-5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 114.659 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd. (J.Cleary)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, April 25, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, May 16, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: https://sanmarcostx.gov/Videos. Or email citizencomment@sanmarcostx.gov or call 512-393-8090 to request a link to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. All written comments and requests to participate must be received before 12 PM on the day of the meeting.

For Planning & Zoning Commission:
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council:
citizencomment@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Julia Cleary,** at **512.805.2658 or jcleary@sanmarcostx.gov** When calling, please refer to case number **ZC-23-13**

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

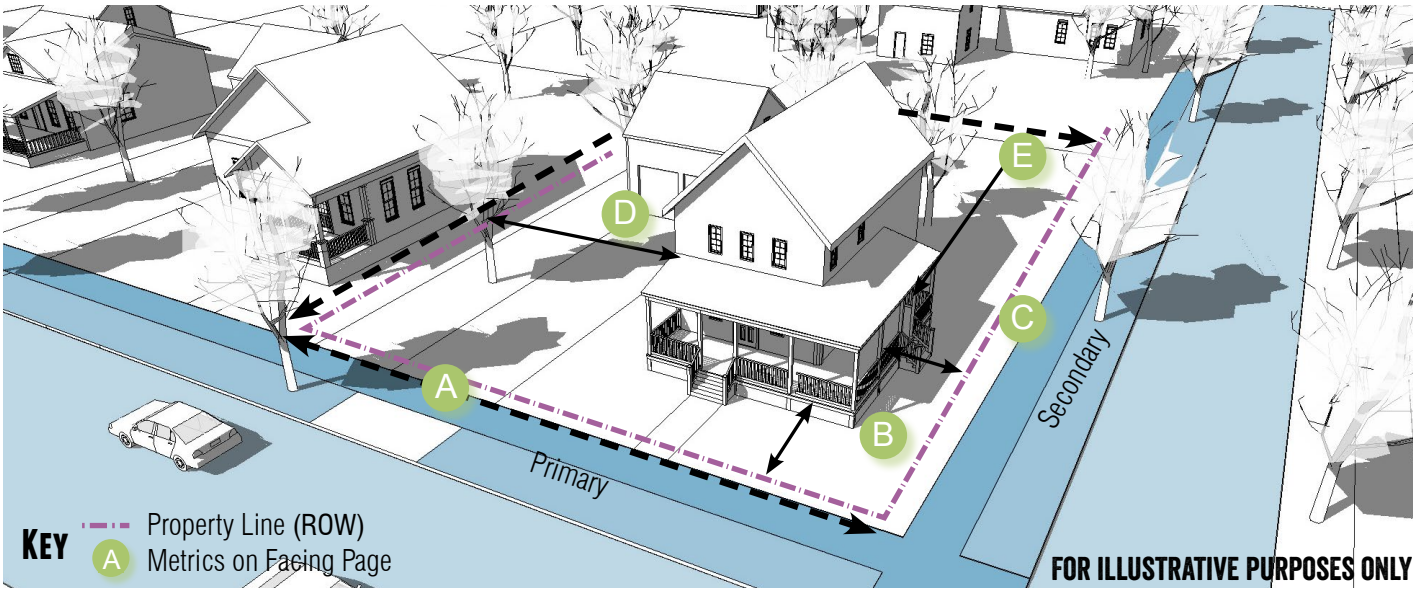
Zoning District Comparison Chart

Topic	*Existing Zoning:* **Character District – 5 (CD-5)**	*Existing Zoning:* **Character District-4 (CD-4)**	*Proposed Zoning:* **Character District – 3 (CD-3)**
Zoning Description	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed
Uses	Residential, Commercial, Office, etc. *(See Land Use Matrix)*	Residential, limited Commercial, limited Office. *(See Land Use Matrix)*	Residential *(See Land Use Matrix)*
Parking Location	No parking in the 1st layer; Parking allowed in 2nd layer along secondary street only	No parking in the 1st layer; Parking allowed in the 2nd and 3rd Layer	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	N/A	N/A	10 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance	3 stories (max)	2 stories
Setbacks	0' minimum/12' max front, 0' side, and 0' rear	5-12' front Setback, 5' side setback, 15' rear set back.	15' front Setback, 5' side setback (interior), 10' side setback (corner), 15' rear set back.
Impervious Cover (max)	100%	80%	60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums	Minimum 4,500 sq ft lot area, Minimum 30-40' ft lot width

n.b block perimeter and streetscape standards have not been included as the development is subject to Development Ordinances applicable in 2007 per a Settlement Agreement with the City dated October 29th, 2020.

CD-3

SECTION 4.4.3.4 CHARACTER DISTRICT - 3



General Description

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

Density

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

Transportation

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

Building Types Allowed

Accessory Dwelling	Section 4.4.5.1
House	Section 4.4.5.2
Cottage Court	Section 4.4.5.3
Duplex	Section 4.4.5.4
Zero Lot Line House	Section 4.4.5.5
Civic Building	Section 4.4.5.14

Building Standards		
Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Lot			
Building Type	**Lot Area**	**Lot Width**	A
House	4,000 sq. ft. min.	40 ft. min.	
Cottage Court	1,200 sq. ft. min.	20 ft. min.	
Duplex	4,000 sq. ft. min.	40 ft. min.	
Zero Lot Line House	3,500 sq. ft. min.	30 ft. min.	
Civic Building	5,000 sq. ft. min.	50 ft. min.	
All lots 45 feet or less in width shall take vehicular access from a rear alley except Cottage Courts.			

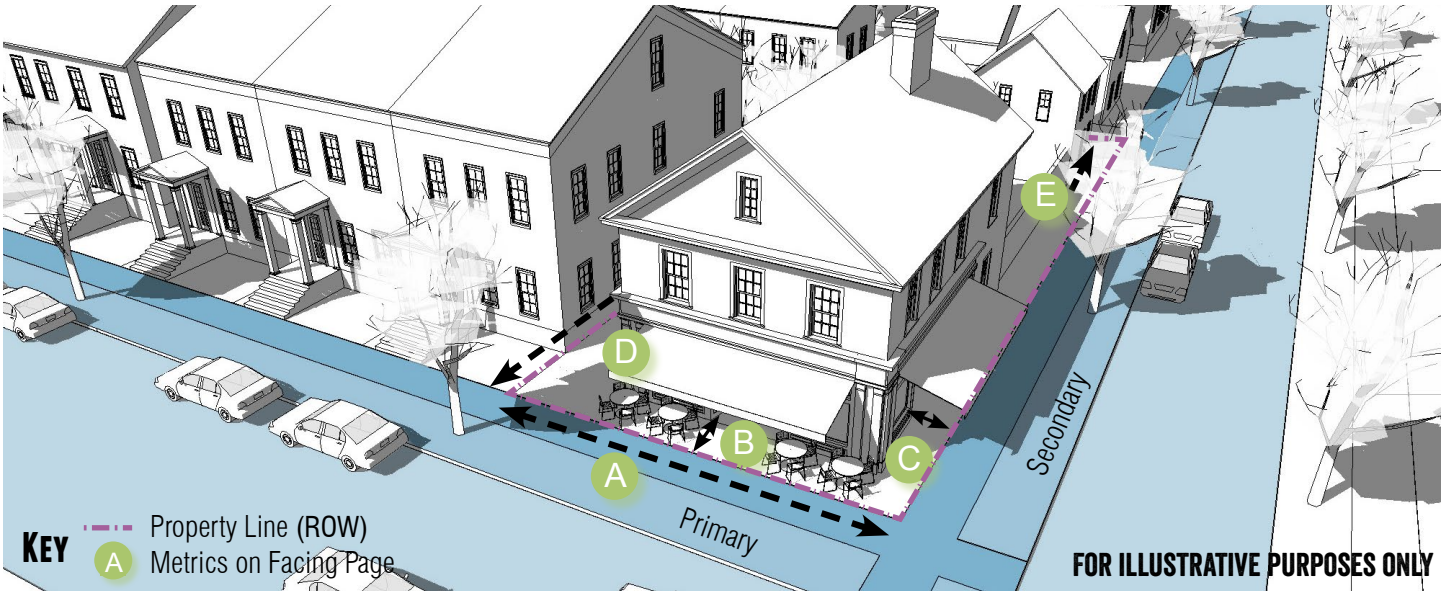
Setbacks - Principal Building		
Primary Street	15 ft. min.	B
Secondary Street	10 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	3 ft. min.	E

Setbacks - Accessory Structure	
Primary Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

Parking Location		
Layer (Section 4.3.3.1)	**Surface**	**Garage**
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

CD-4

SECTION 4.4.3.5 CHARACTER DISTRICT - 4



General Description

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

Density

Impervious Cover	80% max.

Transportation

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential Conventional Mixed Use	Section 3.8.1.10 Section 3.8.1.7 Section 3.8.1.8

Building Types Allowed

Accessory Dwelling	Section 4.4.5.1
House	Section 4.4.5.2
Duplex	Section 4.4.5.4
Townhouse	Section 4.4.5.6
Courtyard Housing	Section 4.4.5.8
Apartment	Section 4.4.5.9
Live/ Work	Section 4.4.5.10
Neighborhood Shopfront	Section 4.4.5.11
Civic Building	Section 4.4.5.14

Building Standards

Principle Building Height	3 stories max.	50 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Lot

Building Type	Lot Area	Lot Width (A)
House	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Civic Building	6,000 sq. ft. min.	50 ft. min.

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

Setbacks - Principal Building

Primary Street	5 ft. min - 12 ft. max.	B
Secondary Street	5 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

Setbacks - Accessory Structure

Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

Parking Location

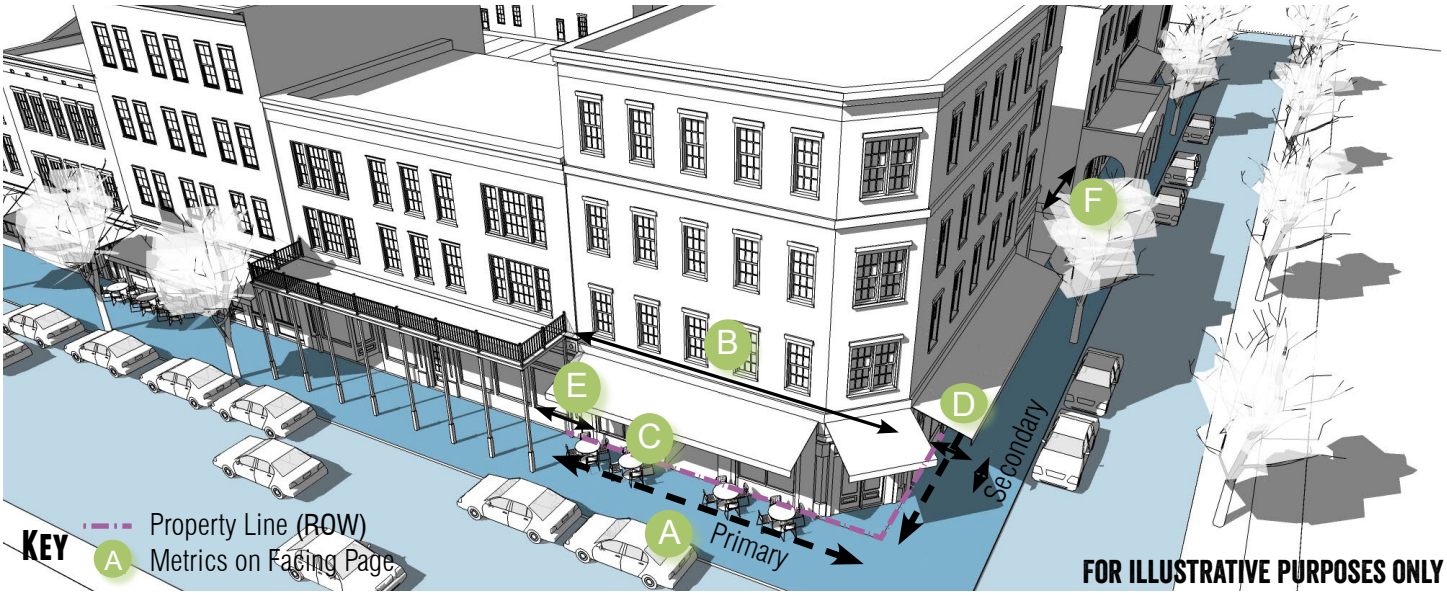
Layer (Section 4.3.3.1)	Surface	Garage
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

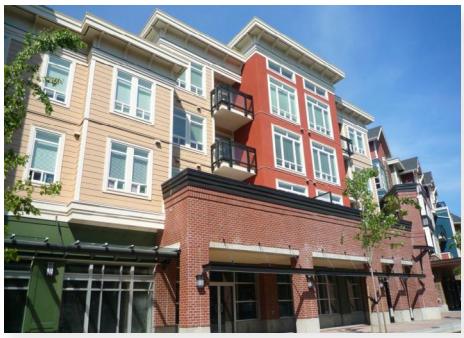
Build-to Zone (BTZ)

Building Facade in primary street	60% min.
Building Facade in secondary street	35% min.

CD-5

SECTION 4.4.3.6 CHARACTER DISTRICT - 5





General Description

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

Density

Impervious Cover	100% max.

Transportation

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

Building Types Allowed

Accessory Dwelling	Section 4.4.5.1
Townhouse	Section 4.4.5.6
Apartment	Section 4.4.5.9
Live/ Work	Section 4.4.5.10
Mixed Use Shopfront	Section 4.4.5.13
Civic Building	Section 4.4.5.14

Building Standards

Building Height (Max.)*	5 stories	75 ft.
Building Height (Min.)*	2 stories	24 ft.
Ground Floor Elevation	2' min for ground floor residential	

* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.6)

Lot

Building Type	Lot Area	Lot Width	
Townhouse	1,500 sq. ft. min.	15 ft. min.	A
Apartment Building	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

Setbacks - Principal Building

Primary Street	0 ft. min./ 12 ft. max.	B
Secondary Street	0 ft. min./ 12 ft. max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min.	E

Setbacks - Accessory Structure

Primary Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min. or 15 ft. from centerline of alley

Parking Location

Layer (Section 4.3.3.1)	Surface	Garage
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

Build-to Zone (BTZ)

Building Facade in primary street	80% min.
Building Facade in secondary street	60% min.

Durable Building Material Area

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	25 ft. max.

Section 5.1.1.2 Land Use Matrix

Character District- 4 and Character District-5 vs. **Character District- 3**

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts					Character Districts							Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	CM	
Agricultural Uses																						
Barns or agricultural buildings	P	L	--	--	--	--	--	--	--	P	P	--	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	--	P	--	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	L	--	P	P	L	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	C	L	L	C	P	P	L	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	--	P	--	L	--	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																						
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	L	P	P	--	P	L	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	--	L	--	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	L	--	--	L	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	P	--	--	P	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	L	P	--	L	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																						
Single Family Detached / Tiny Home	P	L	L	L	L	L	L	L	--	--	P	L	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	--	L	L	--	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	--	L	L	--	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	L	--	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	--	L	L	L	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	--	L	L	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

Legend

P	Permitted Use	L	Limited Use	C	Conditional Use	--	Uses Not Permitted

Character District- 4 and Character District-5 vs. **Character District- 3**

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts					Character Districts							Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	CM	
Mobile Home Community / Manufactured Home Park / Tiny Home Village	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Community Home	L	L	L	L	L	L	L	P	P	--	P	L	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	--	C	C	--	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
Commercial Uses																						
Professional Office	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	--	P	P	--	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																					
All Retail Sales, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	--	L	--	--	--	--	--	C	C	P	--	--	--	C	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	--	C	C	--	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	--	C	--	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																						
Eating Establishment	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5

Legend							
P	Permitted Use	L	Limited Use	C	Conditional Use	--	Uses Not Permitted

Character District- 4 and Character District-5 vs. **Character District- 3**

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts					Character Districts							Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	CM	
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	--	C	C	--	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																						Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	C	L	L	P	--	P	C	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	--	C	P	--	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Special Event Facility	C	C	--	--	--	--	--	--	C	--	C	--	--	--	--	--	--	--	--	--	--	Section 5.1.5.9
Public & Institutional																						
Civic, except as listed below:	P	L	L	L	L	L	L	P	P	L	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	C	L	P	--	C	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																					
Industrial																						
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.2

Legend							
P	Permitted Use	L	Limited Use	C	Conditional Use	--	Uses Not Permitted

Section 4.2.1.2 Building Types All Character District- 4 and Character District-5 vs. Character District- 3

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

	FD CD-2 SF-R	SF-6 SF 4.5	ND-3	ND-3.5	ND-4	N-CM	CD-3	CD-4	CD-5	CD-5D	HC LI HI	CM
ACCESSORY DWELLING UNIT	■	■	■	■	■	■	■	■	■	■	--	--
HOUSE	■	■	■	■	■	--	■	■	--	--	--	--
COTTAGE COURT	--	--	--	■	--	--	■	--	--	--	--	--
DUPLEX	--	--	--	■	--	--	■	■	--	--	--	--
ZERO LOT LINE HOUSE	--	--	■	■	--	--	■	--	--	--	--	--
TOWNHOUSE	--	--	--	■	■	■	--	■	■	■	--	--
SMALL MULTI-FAMILY	--	--	--	■	■	■	--	--	--	--	--	--
COURTYARD HOUSING	--	--	--	--	■	--	--	■	--	--	--	--
APARTMENT	--	--	--	--	--	--	--	■	■	■	--	--

Character District- 4 and Character District-5 vs.

Character District- 3

Table 4.10 Building Types Allowed by District

		FD CD-2 SF-R	SF-6 SF 4.5	ND-3	ND-3.5	ND-4	N-CM	CD-3	CD-4	CD-5	CD-5D	HC LI HI	CM
	Live/ Work	--	--	--	--	--	■	--	■	■	■	--	■
	Neighborhood Shopfront	--	--	--	--	■	■	--	■	--	--	--	--
	Mixed Use Shopfront	--	--	--	--	--	■	--	--	■	■	--	■
	General Commercial	--	--	--	--	--	--	--	--	--	--	■	■
	Civic	■	■	■	■	■	■	■	■	■	■	■	■

Legend ■ =Allowed -- =Not Allowed

(Ord. No. 2020-60, 9-1-2020)

LJA ENGINEERING

7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

April 6, 2023

Amanda Hernandez
City of San Marcos
Planning and Development Services
630 E. Hopkins
San Marcos, Texas 78666

Re: River Bridge Ranch - Tax ID 92442 (Hays)
LJA Project No. A208-0452.301

Dear Ms. Hernandez,

Please find enclosed a package including the zoning application and backup for a requested change from the zoning approved with the Settlement Agreement between "The Mayan at San Marcos River, LLC" and the City of San Marcos, filed December 17, 2020, to correctly reflect the planned development as depicted on numerous submittals on file with the City, including a preliminary plat (PC-22-47); Public Improvement Construction Plan (2022-44337) and watershed applications in conjunction with the PICP. In addition, a Traffic Impact Analysis (TIA) was approved 11/15/2022 and permit 2022-43615 was issued.

The applicant, Lennar Homes of Texas, is developing the property as a master planned residential development with a variety of lot sizes and residential uses. As such, the CD-3 zoning classification is appropriate for all proposed uses of the master plan, while the CD-5 zoning is not appropriate as it does not permit single family residential uses. Rather than deviate from the approved CD-5 zoning in the Settlement Agreement, the applicant proposes to rezone the property to a consistent use with the proposed master plan. In addition, to minimize confusion in permitting and facilitate review of building permits, CD-4 zoning is proposed to be changed to CD-3 to ensure uniform zoning across the project. An exhibit is attached to this package showing the proposed changes from CD-4 and CD-5 zoning to CD-3 zoning.

We request that the preliminary plan be placed on Planning and Zoning Commission for review and approval ahead of the zoning change in order to allow the project to continue to progress, and appreciate your response to our request at your earliest convenience.

I have attached email correspondence regarding the vesting of the project from the City of San Marcos legal counsel which indicates no impacts to the Settlement Agreement from this proposed change.

If you have any questions, please do not hesitate to call.

Sincerely,

Salar Ranjbar, P.E.
Project Manager

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Salar Ranjbar, P.E.	**Property Owner**	Lennar Homes of Texas
Company	LJA Engineering, Inc.	**Company**	Lennar Homes of Texas
Applicant's Mailing Address	7500 Rialto Blvd, Bldg. II, Ste. 100 Austin, TX 78735	**Owner's Mailing Address**	13620 N FM 620, Bldg. B, Ste. 150 Austin, TX 78717
Applicant's Phone #	(512) 439-4700	**Owner's Phone #**	(512) 534-6041
Applicant's Email	sranjbar@lja.com; ccarnes@lja.com	**Owner's Email**	chase.kohlhoff@lennar.com

PROPERTY INFORMATION

Subject Property Address(es): Staples Road and FM 110

Legal Description: Lot _____ **Block** _____ **Subdivision** River Bridge Ranch

Total Acreage: Overall property: 328.85 ac / Proposed rezoning area: 104.19 ac **Tax ID #: R** 92442 (Hays), 56565 (Guadalupe)

Preferred Scenario Designation: CD-3 **Existing Zoning:** CD-4 & CD-5

Existing Land Use(s): Pasture

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-3

Proposed Land Uses / Reason for Change: Single-family Subdivision, reference attached cover letter

Rezone areas currently referenced as CD4-part 1 (17.21 ac), CD4-part 2 (17.65 ac), CD4-part 3 (36.93 ac), CD4-lift station (2.07 ac), CD5-part 1 (18.03 ac), CD5-part2 (7.85ac), CD5-part3 (4.45 ac) to be CD3.

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* $1,057 plus $100 per acre **Technology Fee $13** ***MAXIMUM COST $3,013***

**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/

PROPERTY OWNER AUTHORIZATION

I, Ken Blaker (owner name) on behalf of Lennar Homes of Texas (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Staples Road & FM 110, San Marcos, TX 78666 (address).

I hereby authorize Salar Ranjbar, PE (agent name) on behalf of LJA Engineering (agent company) 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 Owner: _____ Date: 02/15/2023

Printed Name, Title: Ken Blaker

Signature of Agent: _____ Date: 2/20/23

Printed Name, Title: Salar Ranjbar, PE

Form Updated October, 2019

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 $91 plus a $13 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 $91 plus a $13 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: 02/15/2023

Print Name: Ken Blaker

Form Updated October, 2019

CD5-PART 1 – 18.031 ACRES (785,430 SQUARE FEET)

BEING A 18.031 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813 AND THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, AND THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 18.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.79 FEET,

THENCE SOUTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.27 FEET TO A TXDOT TYPE II DISK MONUMENT FOUND AT THE SOUTH CORNER OF SAID 53.897 ACRE TRACT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13853467.70, E: 2315240.04;

THENCE WITH THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 169.59 FEET TO A POINT,
2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND
3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 589.76 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE 07 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 06 MINTUES 18 SECONDS EAST, A DISTANCE OF 589.37 FEET TO A POINT;

THENCE SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 940.79 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 893.28 FEET TO A POINT ON THE

NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FROM WHICH A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEARS SOUTH 41 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 843.29 FEET;

THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.48 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.30 FEET, A RADIUS OF 5,767.28 FEET, A DELTA ANGLE OF 03 DEGREES 30 MINUTES 00 SECONDS, AND CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE 352.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT, AND
3) NORTH 44 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.031 ACRES OF LAND, MORE OR LESS.

CD5-PART 2 – 7.850 ACRES (341,948 SQUARE FEET)

BEING A 7.850 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40 E: 2323366.95;

THENCE SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.02 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) SOUTH 47 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.76 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.05 FEET TO A POINT,
3) SOUTH 65 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 581.10 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 267.04 FEET TO A POINT,
6) SOUTH 48 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.07 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 41 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 5,133.48 FEET, AND
7) NORTH 30 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 458.24 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 747.96 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 08 DEGREES 23 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 747.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.850 ACRES OF LAND, MORE OR LESS.

CD5-PART 3 - 4.445 ACRES (193,624 SQUARE FEET)

BEING A 4.445 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813 AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 4.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

THENCE SOUTH 40 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,368.19 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859995.44, E: 2322470.80;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.19 FEET TO A POINT,
2) SOUTH 23 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 386.34 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT BEARS NORTH 35 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,948.93 FEET,
3) SOUTH 46 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.03 FEET TO A POINT, AND
4) NORTH 19 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 547.44 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110;

THENCE NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, A DISTANCE OF 400.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.445 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
9830 Colonnade Boulevard, Suite 300
San Antonio, Texas 78230
Texas Firm No. 101944382

Date: April 7, 2023

CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)

BEING A 17.209 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

THENCE NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)

BEING A 17.648 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

THENCE SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)

BEING A 36.930 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79;

THENCE SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE **POINT OF BEGINNING** ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POIN
4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)

BEING A 2.066 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX. WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED “BROWN ENG” FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

THENCE SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING,** WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

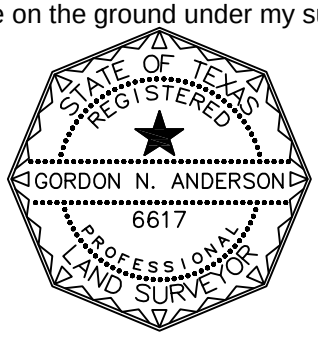
1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

(INTENTIONALLY LEFT BLANK)

4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

RIVER BRIDGE RANCH
PRELIMINARY PLAT
STAPLES ROAD

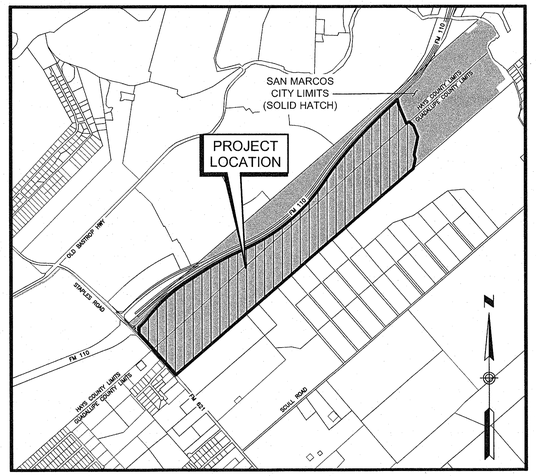
FLOODPLAIN INFORMATION
A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS NO. 48209C0481F & 48209C0482F DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY AND NO. 48187C0035G DATED DECEMBER 30, 2020 FOR GUADALUPE COUNTY.

LICENSED PROFESSIONAL ENGINEER

1-31-23
DATE

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER

Preliminary Plat (not approved)



LOCATION MAP
SCALE: N.T.S.

SUBMITTAL DATE: _____

LEGAL DESCRIPTION

A 328.85-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE W.M. BURNETT JR. SURVEY, ABSTRACT NO. 56, THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.).

PARKLAND REQUIREMENTS

THE PARKLAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS
REQUIRED AREA = 5 Ac. x NO. OF SINGLE FAMILY LOTS x 2.7 / 1000
5 x 1353 x 2.7 / 1000 = 18.27 Ac.

LAND USE SUMMARY			
LAND USE	**ACRE**	**# OF LOTS**	**% OF PROJECT**
SINGLE FAMILY	181.39	1353	55%
OPEN SPACE/UTILITY EASEMENTS	73.87	31	22%
RIGHT-OF-WAY	70.79	N/A	22%
AMENITY CENTER	2.80	1	1%
TOTAL	**328.85**	**1385**	**100%**

DEVELOPER/OWNER: LENNAR HOMES OF TEXAS, INC.
13620 N FM 620, BLDG B, STE. 150
AUSTIN, TEXAS 78717
PHONE # (512) 418-0258

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: DANIEL RYAN, P.E.
PHONE # (512) 439-4700
FAX # (512) 439-4716

SURVEYOR: LJA SURVEYING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: MATT OVERALL, R.P.L.S.
PHONE # (512) 439-4700

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	S.M. Approval-Date	Date Imaged	City of San Marcos Approval Date

THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

SURFACE TO GRID SCALE FACTOR = 0.99992590500
GRID TO SURFACE SCALE FACTOR = 1.00007410049
SCALED ABOUT 0,0

SHEET	DESCRIPTION
1.	COVER SHEET
2.	PRELIMINARY PLAT (INDEX SHEET)
3.	PRELIMINARY PLAT (1 OF 14)
4.	PRELIMINARY PLAT (2 OF 14)
5.	PRELIMINARY PLAT (3 OF 14)
6.	PRELIMINARY PLAT (4 OF 14)
7.	PRELIMINARY PLAT (5 OF 14)
8.	PRELIMINARY PLAT (6 OF 14)
9.	PRELIMINARY PLAT (7 OF 14)
10.	PRELIMINARY PLAT (8 OF 14)
11.	PRELIMINARY PLAT (9 OF 14)
12.	PRELIMINARY PLAT (10 OF 14)
13.	PRELIMINARY PLAT (11 OF 14)
14.	PRELIMINARY PLAT (12 OF 14)
15.	PRELIMINARY PLAT (13 OF 14)
16.	PRELIMINARY PLAT (14 OF 14)
17.	LINE AND CURVE TABLES
18.	OVERALL UTILITY & PHASING PLAN

RIVER BRIDGE RANCH
PRELIMINARY PLAT

NOTES:

1. THIS PROJECT IS SUBJECT TO CITY OF SAN MARCOS DEVELOPMENT CODES IN EFFECT JUNE 14, 2007 PURSUANT TO THE CITY OF SAN MARCOS RESOLUTION NO. 2020-232 EFFECTIVE OCTOBER 29, 2020. BASED ON THIS, ORDINANCE NO. 2004-92, AS AMENDED PRIOR TO JUNE 14, 2007, HAS BEEN USED IN PREPARATION OF THIS PRELIMINARY PLAT AND WILL BE USED IN THE PREPARATION OF ALL FINAL PLATS AND CONSTRUCTION PLANS, AS APPLICABLE.
2. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT, OR ITS SUCCESSORS.
3. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT CITY OF SAN MARCOS STANDARDS.
4. THIS PLAT IS LOCATED ENTIRELY WITHIN THE LIMITS OF THE CITY OF SAN MARCOS.
5. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
6. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
7. WATER SERVICE WILL BE PROVIDED BY CITY OF SAN MARCOS.
8. ELECTRIC SERVICES SHALL BE SUPPLIED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
9. TELEPHONE SERVICE SHALL BE SUPPLIED BY AT&T.
10. MINIMUM BUILDING SETBACKS SHALL BE SET BY ZONING.
11. PUBLIC UTILITY EASEMENT OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
12. ALL STREETS AND ALLEYS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS REQUIREMENTS AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF SAN MARCOS FOR MAINTENANCE.

STREET NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION
A	1,232	100'	AVENUE
B	1,111	70', 60' & 54'	COLLECTOR & RESIDENTIAL
C	814	70' & 54'	COLLECTOR & RESIDENTIAL
D	1,163	70' & 54'	COLLECTOR & RESIDENTIAL
E	474	70'	COLLECTOR
F	9,870	70', 60' & 54'	COLLECTOR & RESIDENTIAL
G	1,228	70' & 54'	COLLECTOR & RESIDENTIAL
H	2,328	54'	RESIDENTIAL
I	1,462	54'	RESIDENTIAL
J	157	54'	RESIDENTIAL
K	748	54'	RESIDENTIAL
L	117	54'	RESIDENTIAL
M	491	54'	RESIDENTIAL
N	701	54'	RESIDENTIAL
O	235	54'	RESIDENTIAL
P	959	54'	RESIDENTIAL
Q	789	54'	RESIDENTIAL
R	3,022	54'	RESIDENTIAL
S	422	54'	RESIDENTIAL
T	882	54'	RESIDENTIAL
U	470	54'	RESIDENTIAL
V	470	54'	RESIDENTIAL
W	327	54'	RESIDENTIAL
X	647	54'	RESIDENTIAL

STREET NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION
Y	656	54'	RESIDENTIAL
Z	1,849	54'	RESIDENTIAL
AA	506	54'	RESIDENTIAL
BB	320	54'	RESIDENTIAL
CC	630	54'	RESIDENTIAL
DD	526	54'	RESIDENTIAL
EE	327	54'	RESIDENTIAL
FF	930	54'	RESIDENTIAL
GG	965	54'	RESIDENTIAL
HH	240	54'	RESIDENTIAL
II	519	54'	RESIDENTIAL
JJ	2,664	54'	RESIDENTIAL
KK	567	54'	RESIDENTIAL
LL	942	54'	RESIDENTIAL
MM	612	54'	RESIDENTIAL
NN	580	54'	RESIDENTIAL
OO	518	54'	RESIDENTIAL
PP	1,314	54'	RESIDENTIAL
QQ	2,574	54'	RESIDENTIAL
RR	177	54'	RESIDENTIAL
SS	294	54'	RESIDENTIAL
TT	177	54'	RESIDENTIAL
UU	379	54'	RESIDENTIAL
VV	648	54'	RESIDENTIAL
WW	183	54'	RESIDENTIAL
TOTAL	49,216		

ALLEY NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION
A	962	27'	REAR ALLEY & LANE
B	422	27'	REAR ALLEY & LANE
C	422	27'	REAR ALLEY & LANE
D	725	27'	REAR ALLEY & LANE
E	902	27'	REAR ALLEY & LANE
F	997	27'	REAR ALLEY & LANE
G	728	27'	REAR ALLEY & LANE
H	494	27'	REAR ALLEY & LANE
I	555	27'	REAR ALLEY & LANE
J	942	27'	REAR ALLEY & LANE
K	883	27'	REAR ALLEY & LANE

13. THE CITY OF SAN MARCOS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER AND WASTEWATER SYSTEM LOCATED WITHIN THIS SUBDIVISION WHICH INCLUDES THE WASTEWATER SYSTEM TO BE LOCATED IN BLOCK C, LOT 35.
14. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LOTS DESIGNATED AS OPEN SPACE, PRIVATE ACCESS, AND/OR AMENITY CENTER. THESE INCLUDE:

OPEN SPACE

BLOCK	LOT
A	1 & 2
C	1, 9 & 82
F	34
G	1 & 21
K	1, 24 & 40
N	1
R	1 & 2
U	1
V	1
Y	1

OPEN SPACE

BLOCK	LOT
BB	51, 76, 127 & 128
DD	1 & 5
EE	1
FF	1
GG	14
HH	1
KK	21
OO	17
QQ	20

AMENITY CENTER

BLOCK	LOT
C	22

UTILITY EASEMENT

BLOCK	LOT
C	35

15. ANY LOTS FRONTING ON COLLECTOR OR LARGER STREETS SHALL NOT HAVE DRIVEWAYS CONNECTING TO THOSE STREETS.
16. ANY ALLEY LOADED LOTS SHALL BE RESTRICTED TO ACCESS FROM THE ALLEY.
17. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER CITY OF SAN MARCOS REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
18. PARKLAND WILL BE SATISFIED THROUGH LAND DEDICATION IN ACCORDANCE WITH THE PARKS PLAN APPROVED BY THE CITY OF SAN MARCOS.
19. DEDICATED PARKLAND IS OPEN TO THE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
20. SIDEWALKS ARE REQUIRED ALONG ALL STREETS AT THE TIME OF DEVELOPMENT.

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

Date/Time : Tue, 31 Jan 2023 — 11:10am User Name : cearnes
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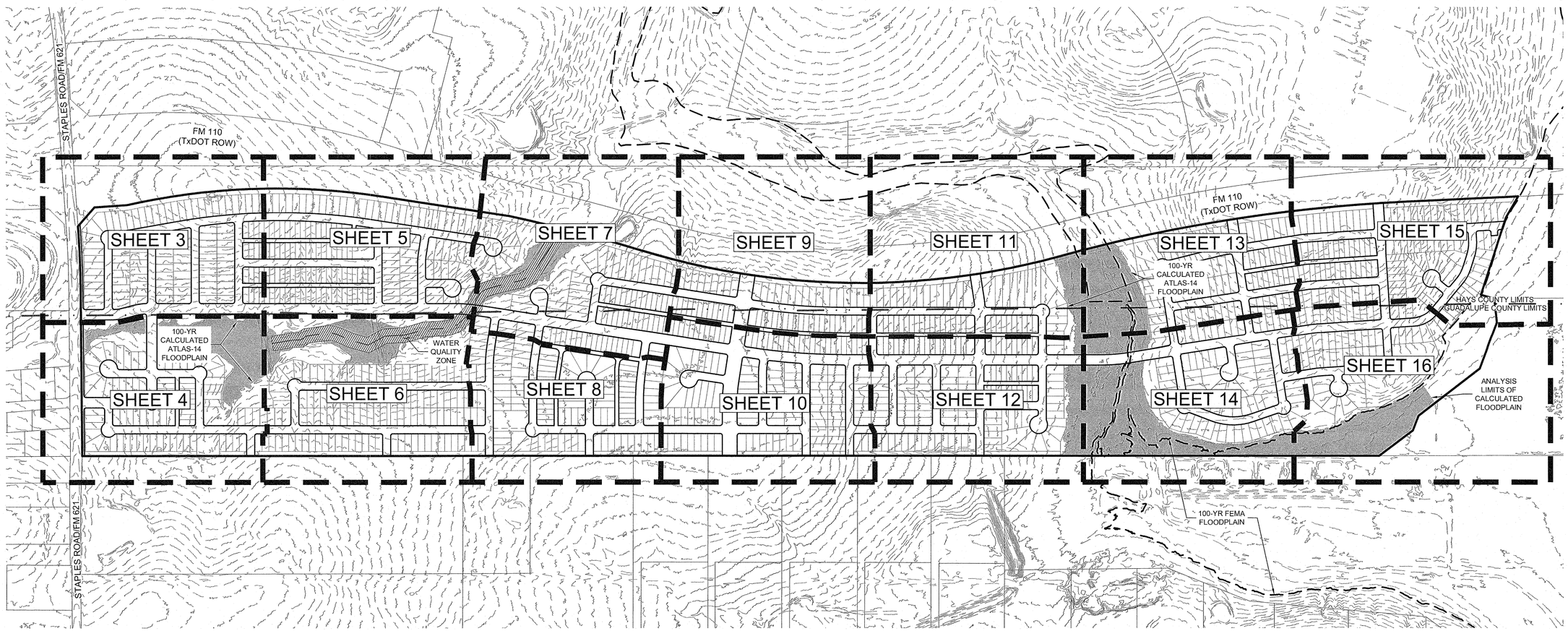

RIVER BRIDGE RANCH

PRELIMINARY PLAT
SHEET INDEX

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER
5-31-23

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
2
OF 18 SHEETS

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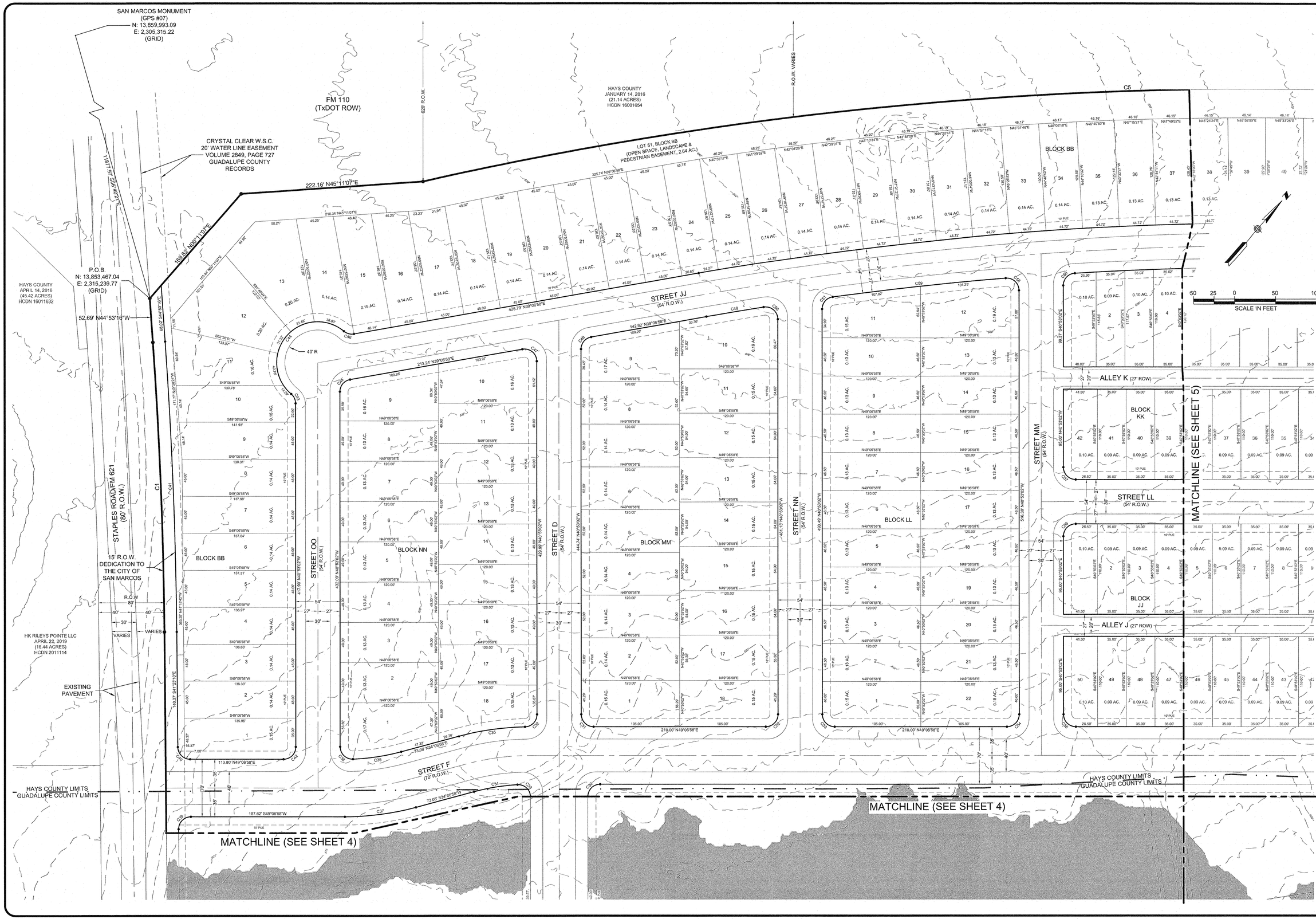

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(1 OF 14)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER
1-31-23

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
3
OF 18 SHEETS

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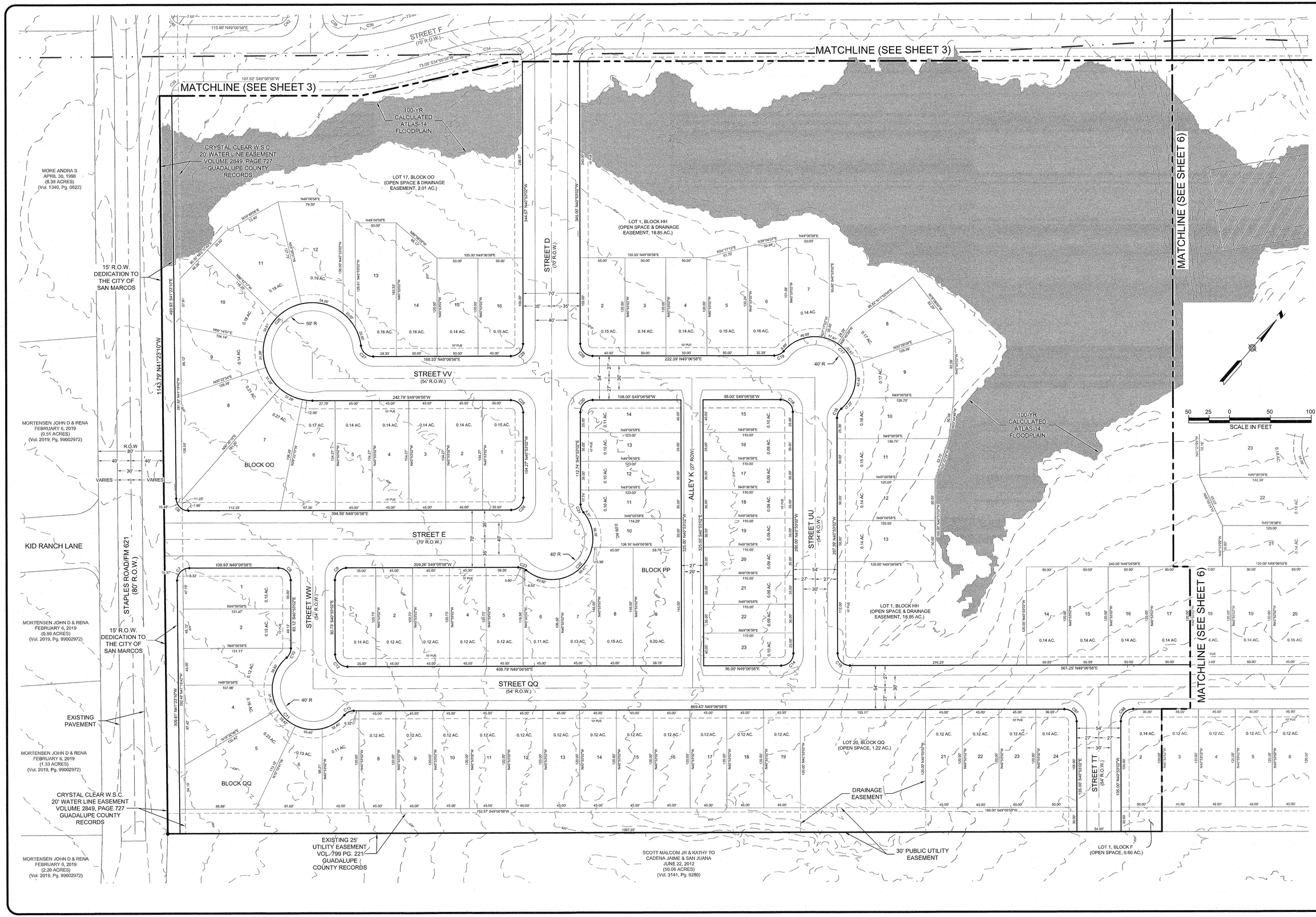

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(2 OF 14)

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED PROFESSIONAL ENGINEER
1-31-23

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A208-452

SHEET NO. 4 OF 18 SHEETS

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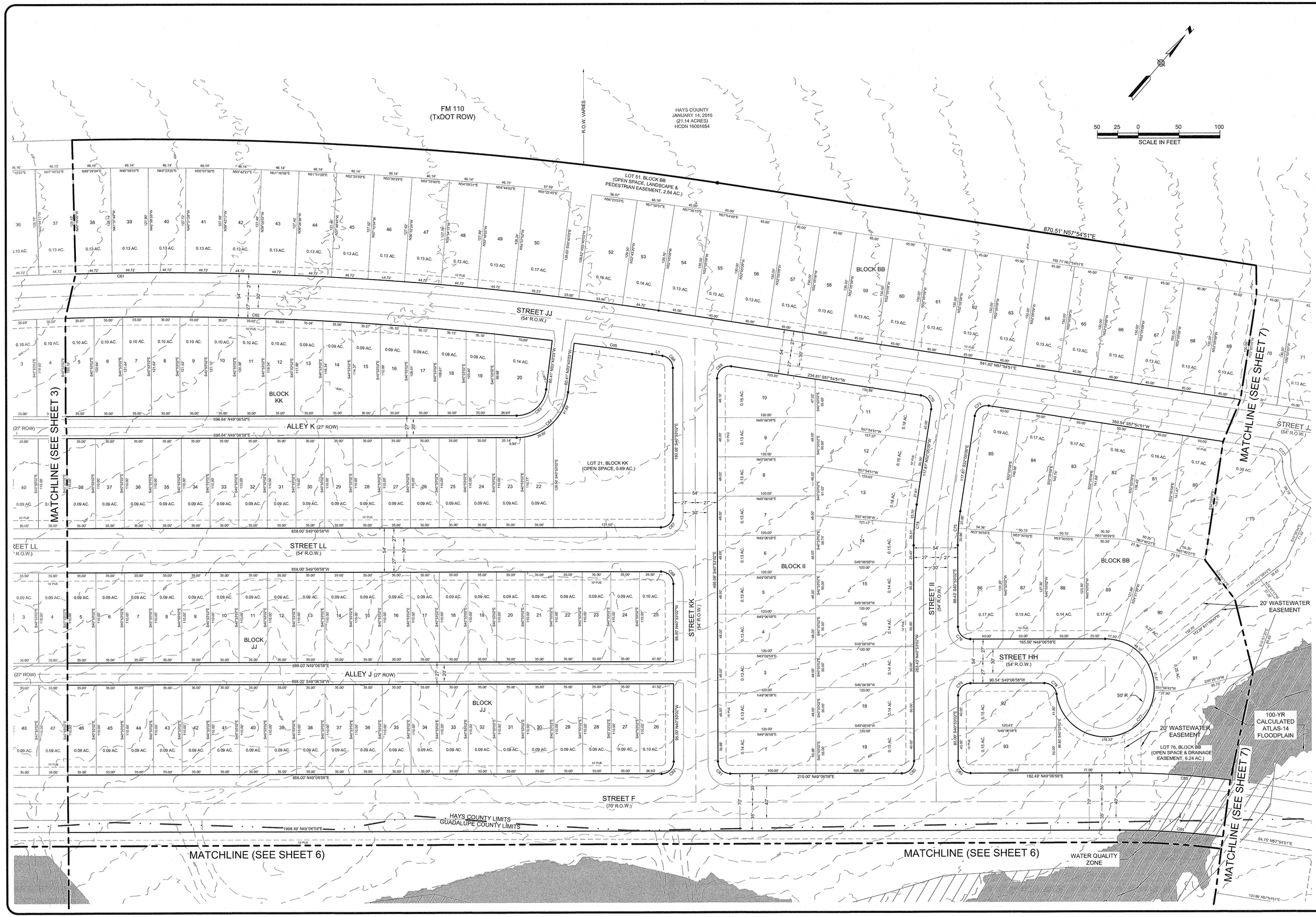

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(3 OF 14)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED PROFESSIONAL ENGINEER
1-31-23

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
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Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
5
OF 18 SHEETS

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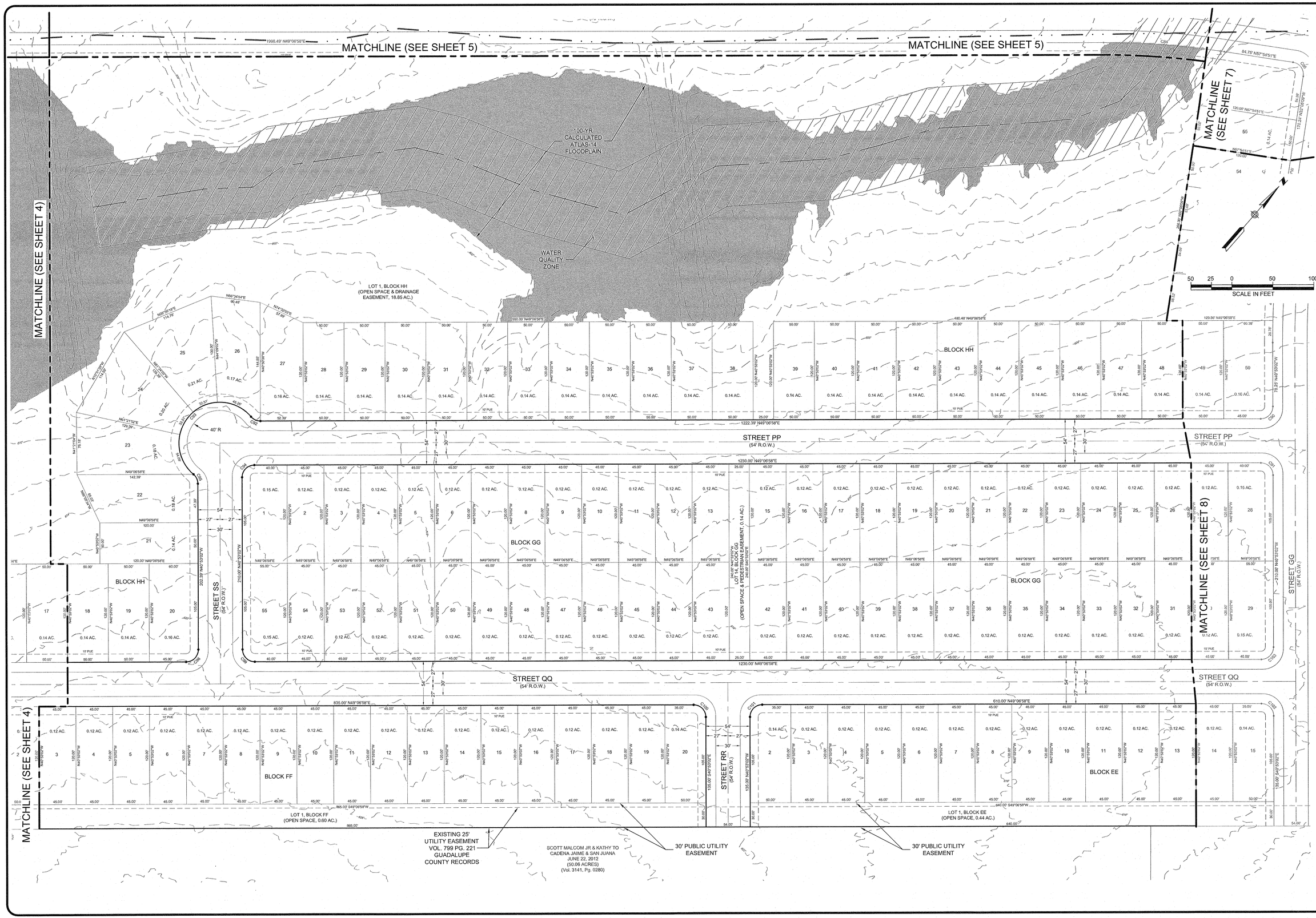

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(4 OF 14)

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER
7-31-23

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
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JOB NUMBER: A208-452

SHEET NO. 6 OF 18 SHEETS

I:\A208\452(river bridge)\CAD\Prelim Plat\Prelim Plat.dwg
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Last Modified: Jan. 30, 23 – 08:25
Plot Date/Time: Jan. 30, 23 – 15:02:56

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(5 OF 14)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER
1-31-23

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7500 Rialto Boulevard
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JOB NUMBER: A208-452

SHEET NO. 7 OF 18 SHEETS

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User: ccarnes
Last Modified: Jan. 30, 23 - 08:25
Plot Date/Time: Jan. 30, 23 - 15:04:37

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(6 OF 14)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DVR
DRAWING NAME: Prelim Plat.dwg

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JOB NUMBER: A208-452

SHEET NO. 8 OF 18 SHEETS

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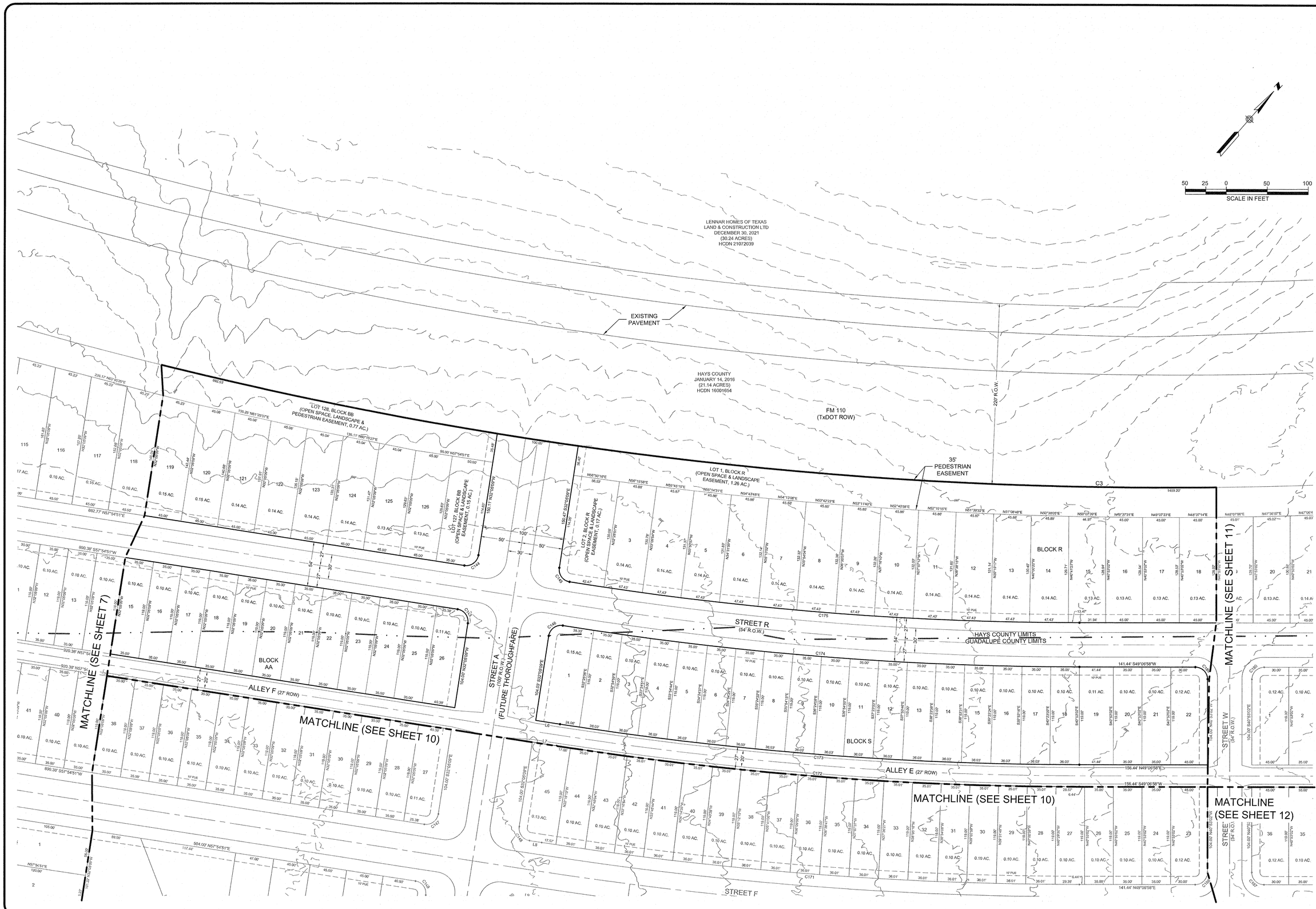

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(7 OF 14)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
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STATE OF TEXAS
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JOB NUMBER:
A208-452

SHEET NO.
9
OF 18 SHEETS

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Last Modified: Jan. 30, 23 – 08:35
Plot Date/Time: Jan. 30, 23 – 10:07:19

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(8 OF 14)

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
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JOB NUMBER: A208-452

SHEET NO. 10 OF 18 SHEETS

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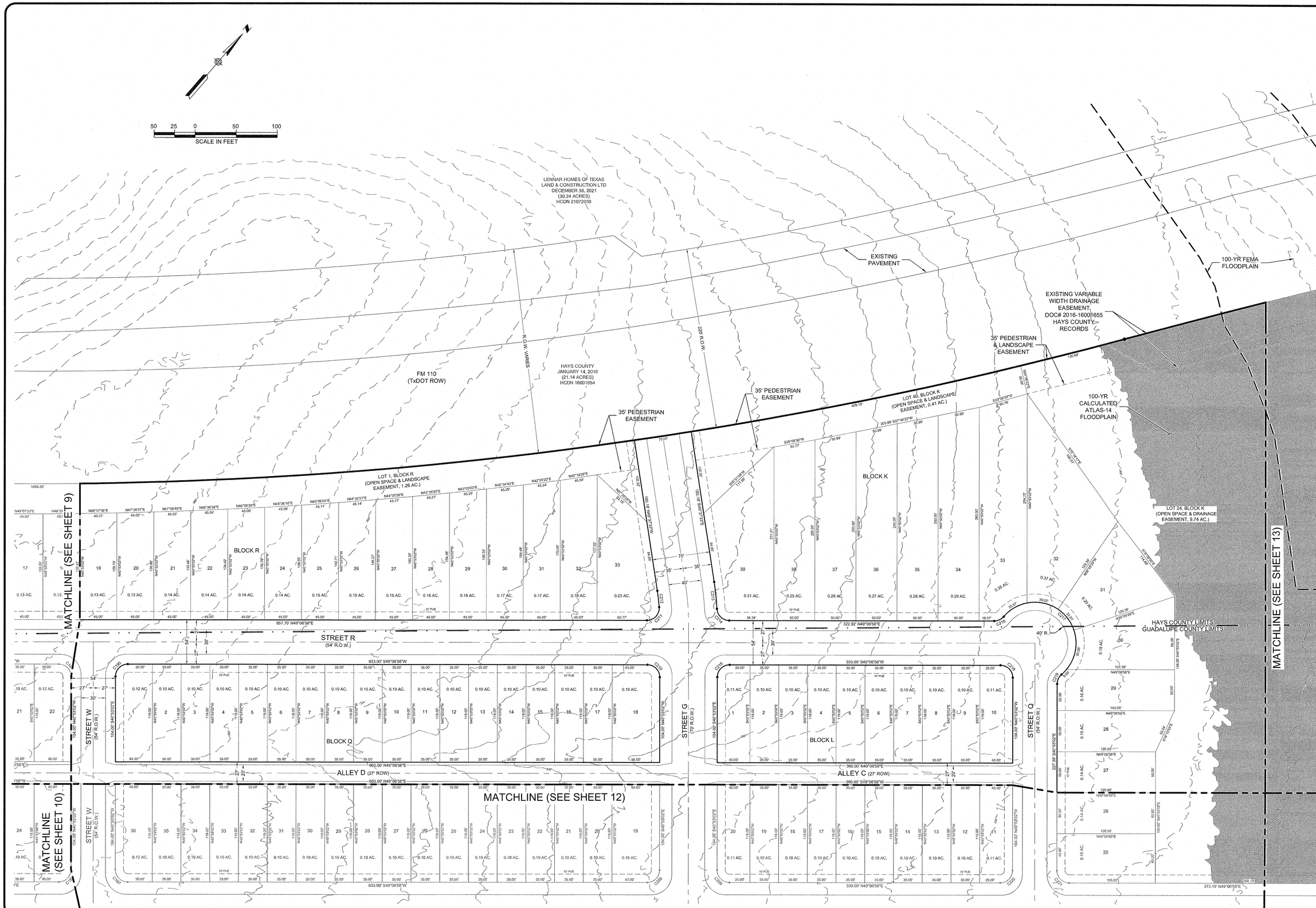

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(9 OF 14)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
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JOB NUMBER: A208-452

SHEET NO. 11 OF 18 SHEETS

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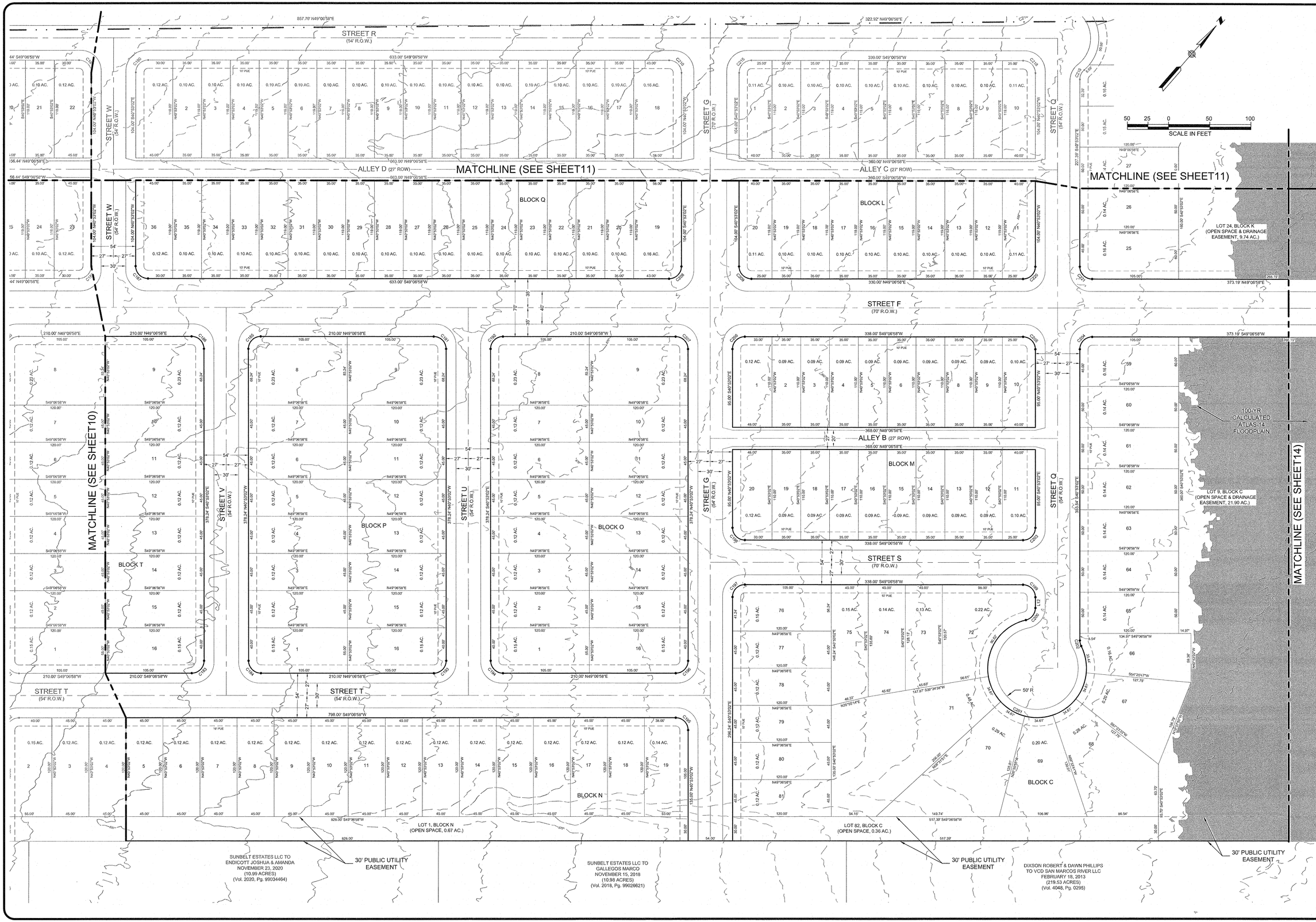
Plot Date/Time: Mon, Jan 30, 23 - 10:06:25



RIVER BRIDGE RANCH

PRELIMINARY PLAT
(10 OF 14)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
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JOB NUMBER: A208-452

SHEET NO. 12 OF 18 SHEETS

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User: ccornes
Last Modified: Jan. 30, 23 – 08:25
Plot Date/Time: Jan. 30, 23 – 12:00:00

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(11 OF 14)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
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JOB NUMBER: A208-452

SHEET NO. 13 OF 18 SHEETS

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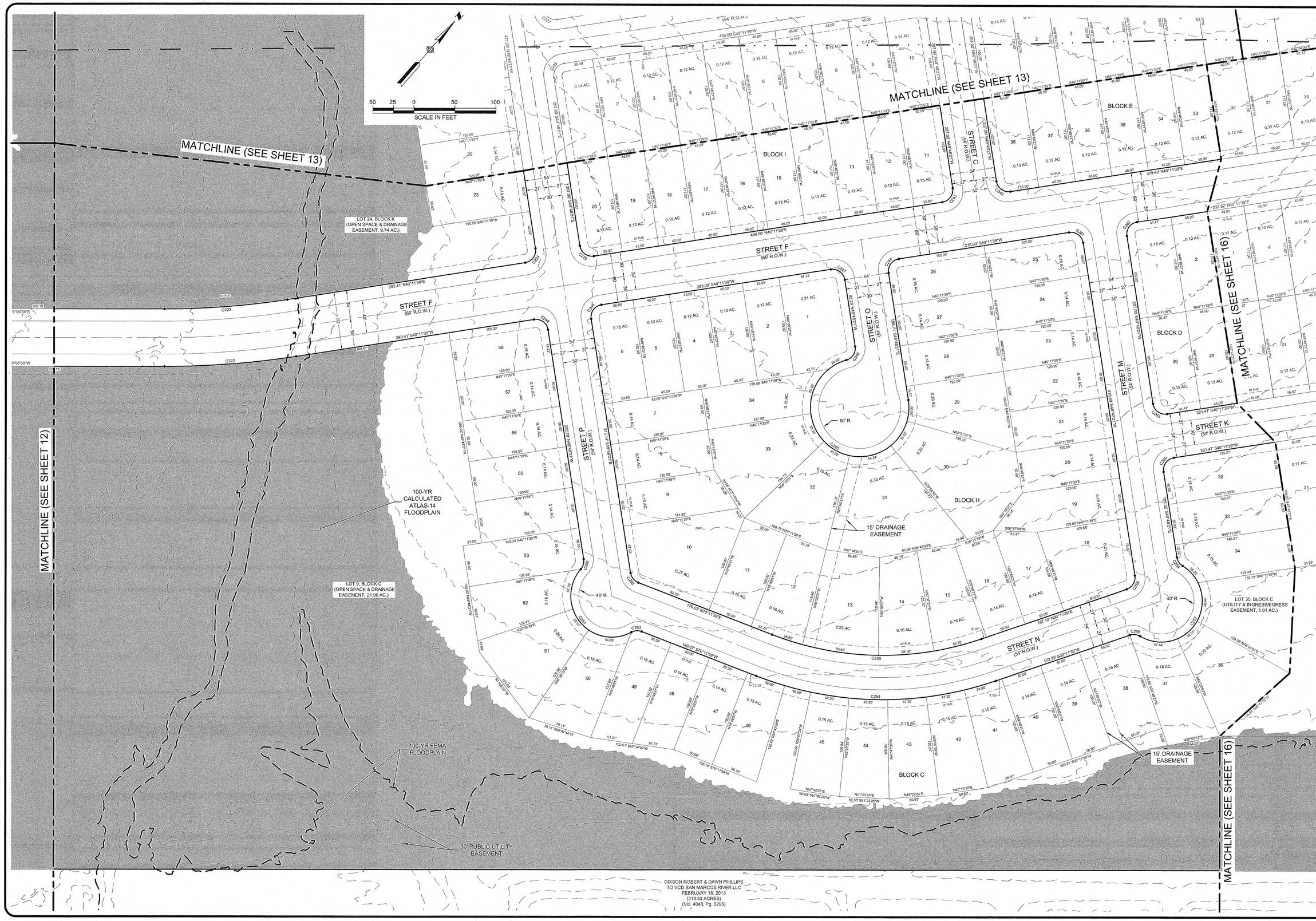
Plot Date/Time: Jan. 30, 23 - 15:09:46



RIVER BRIDGE RANCH

PRELIMINARY PLAT
(12 OF 14)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
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STATE OF TEXAS
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JOB NUMBER: A208-452

SHEET NO. 14 OF 18 SHEETS

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User: ccarnes
Last saved: Tue, Jan 31, 23 - 11:04
Plot Date/Time: Tue, Jan 31, 23 - 11:11:41

RIVER BRIDGE RANCH

PRELIMINARY PLAT

(13 OF 14)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
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CHECKED BY: DWR
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STATE OF TEXAS
SALAR RANJBAR
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JOB NUMBER: A208-452

SHEET NO. 15 OF 18 SHEETS

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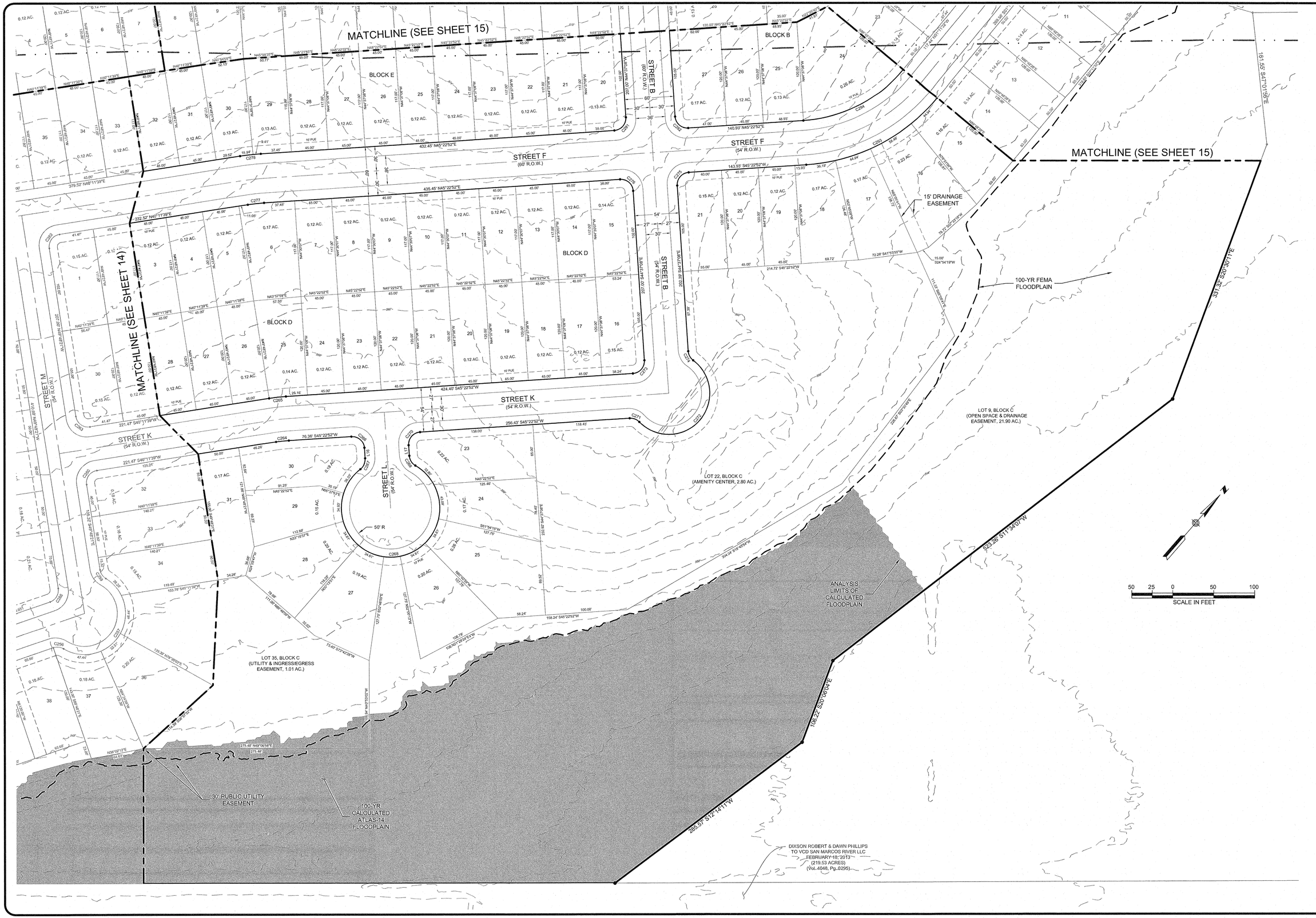
Plot Date/Time: Jan. 31, 23 – 11:12:40



RIVER BRIDGE RANCH

PRELIMINARY PLAT
(14 OF 14)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Prelim Plat.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
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LJA Engineering, Inc.
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SHEET NO.
16
OF 18 SHEETS

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User: ccornes
Last Modified: Jan. 31, 23 – 11:04
Plot Date/Time: Jan. 30, 23 – 11:12:14

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.02'	N57° 54' 51"E
L2	30.11'	N32° 05' 09"W
L3	33.32'	N32° 05' 09"W
L4	33.32'	N32° 05' 09"W
L5	31.46'	S32° 05' 09"E
L6	30.02'	N57° 54' 51"E
L7	30.02'	S57° 54' 51"W
L8	15.02'	N57° 54' 51"E
L9	15.02'	S57° 54' 51"W
L10	39.37'	N33° 35' 58"W
L11	39.37'	S33° 35' 58"E
L12	13.20'	N40° 53' 02"W
L13	34.97'	S40° 11' 39"W
L14	35.00'	N40° 11' 39"E
L15	33.50'	N49° 48' 21"W
L16	12.86'	N44° 37' 08"W
L17	12.86'	S44° 37' 08"E
L18	6.50'	S44° 37' 08"E
L19	41.42'	N44° 37' 08"W
L20	41.42'	S44° 37' 08"E
L21	23.00'	N44° 37' 08"W
L22	45.00'	S45° 22' 52"W
L23	23.00'	S44° 37' 08"E
L24	15.85'	S45° 22' 52"W

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	352.87'	5770.64'	3° 30' 13"	176.49'	352.82'	N43° 08' 16"W
C2	2393.02'	10989.19'	12° 28' 36"	1201.26'	2388.29'	N40° 10' 01"E
C3	2861.56'	5109.62'	32° 05' 15"	1469.39'	2824.31'	N49° 58' 20"E
C4	918.50'	10989.19'	4° 47' 20"	459.52'	918.23'	N63° 37' 18"E
C5	1734.51'	4631.66'	21° 27' 24"	877.53'	1724.39'	N47° 11' 09"E
C6	23.43'	15.00'	89° 29' 52"	14.87'	21.12'	S86° 08' 06"E
C7	23.69'	15.00'	90° 30' 08"	15.13'	21.31'	N3° 51' 54"E
C8	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C9	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C10	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C11	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
C12	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C13	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C14	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C15	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C16	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C17	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
C18	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C19	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C20	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C21	10.40'	15.00'	39° 42' 54"	5.42'	10.19'	S60° 44' 29"E
C22	147.86'	50.00'	169° 25' 49"	540.54'	99.57'	S4° 06' 58"W
C23	10.40'	15.00'	39° 42' 54"	5.42'	10.19'	S68° 58' 25"W
C24	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C25	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C26	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	N0° 40' 12"E
C27	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	S89° 19' 48"E
C28	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C29	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C30	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C31	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C32	23.28'	15.00'	88° 55' 20"	14.72'	21.01'	N3° 34' 38"E
C33	24.44'	15.00'	93° 20' 38"	15.90'	21.82'	N87° 33' 21"W
C34	53.91'	265.00'	11° 39' 22"	27.05'	53.82'	S39° 56' 39"W
C35	81.40'	335.00'	13° 55' 20"	40.90'	81.20'	N41° 04' 38"E
C36	59.52'	265.00'	12° 52' 08"	29.89'	59.39'	N40° 33' 02"E
C37	87.70'	335.00'	15° 00' 00"	44.10'	87.45'	S41° 36' 58"W
C38	24.12'	15.00'	92° 07' 52"	15.57'	21.60'	S86° 56' 58"E
C39	23.69'	15.00'	90° 30' 08"	15.13'	21.31'	S3° 51' 54"W
C40	23.43'	15.00'	89° 29' 52"	14.87'	21.12'	S86° 08' 06"E
C41	353.42'	5785.64'	3° 30' 00"	176.77'	353.37'	S43° 08' 10"E
C42	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C43	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N65° 45' 28"W
C44	156.64'	50.00'	179° 29' 44"	11357.27'	100.00'	N0° 53' 02"W
C45	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	S0° 53' 02"E
C46	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N63° 59' 24"E
C47	26.18'	15.00'	100° 00' 00"	17.88'	22.98'	S89° 06' 58"W
C48	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	S0° 53' 02"E
C49	70.78'	3973.00'	1° 01' 14"	35.39'	70.78'	S39° 37' 35"W
C50	25.91'	15.00'	98° 58' 46"	17.56'	22.81'	S89° 37' 35"W
C51	21.53'	15.00'	82° 14' 59"	13.10'	19.73'	S0° 14' 28"W
C52	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C53	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C54	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C55	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C56	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C57	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C58	24.79'	15.00'	94° 41' 31"	16.28'	22.06'	N88° 13' 47"W
C59	212.07'	3973.00'	3° 03' 30"	106.06'	212.04'	S42° 53' 42"W
C60	22.65'	15.00'	86° 31' 38"	14.12'	20.56'	S2° 22' 47"W
C61	1321.21'	4027.00'	18° 47' 53"	666.59'	1315.29'	N48° 30' 55"E
C62	727.71'	3973.00'	10° 29' 40"	364.88'	726.69'	S50° 53' 28"W
C63	52.74'	36.50'	82° 47' 01"	32.17'	48.27'	N7° 43' 28"E
C64	91.75'	63.50'	82° 47' 01"	55.97'	83.97'	N7° 43' 28"E
C65	96.17'	3973.00'	1° 23' 13"	48.09'	96.17'	N57° 13' 15"E
C66	21.26'	15.00'	81° 12' 07"	12.86'	19.52'	S81° 29' 05"E
C67	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C68	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C69	25.87'	15.00'	98° 47' 53"	17.50'	22.78'	S8° 30' 55"W
C70	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C71	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S9° 28' 05"W
C72	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N80° 31' 55"W
C73	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C74	50.21'	327.00'	8° 47' 53"	25.16'	50.16'	N36° 29' 05"W
C75	41.92'	273.00'	8° 47' 53"	21.00'	41.88'	S36° 29' 05"E
C76	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C77	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S0° 40' 12"W
C78	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N89° 19' 48"W
C79	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C80	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E

CURVE TABLE

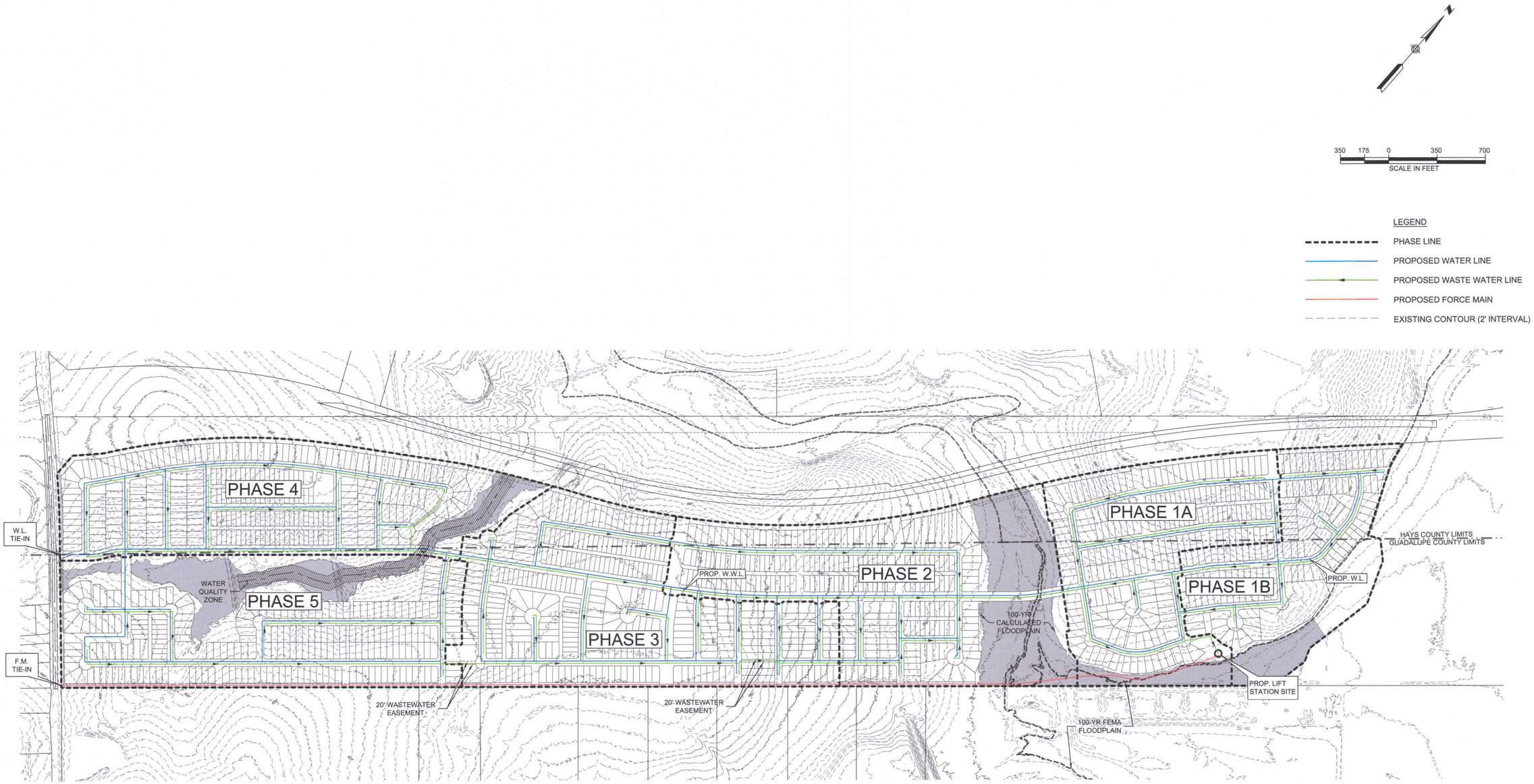
CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C81	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C82	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C83	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C84	148.18'	965.00'	8° 47' 53"	74.24'	148.03'	S53° 30' 55"W
C85	158.93'	1035.00'	8° 47' 53"	79.62'	158.77'	N53° 30' 55"E
C86	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C87	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C88	157.70'	1027.00'	8° 47' 53"	79.01'	157.55'	N36° 29' 05"W
C89	149.41'	973.00'	8° 47' 53"	74.85'	149.26'	N36° 29' 05"W
C90	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C91	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C92	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N73° 59' 24"E
C93	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	N4° 06' 58"E
C94	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C95	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N65° 45' 28"W
C96	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C97	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C98	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C99	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C100	23.56'	15.00'	89° 58' 53"	15.00'	21.21'	S85° 52' 28"E
C101	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C102	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C103	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C104	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C105	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N73° 38' 23"W
C106	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	N16° 21' 37"E
C107	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C108	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C109	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C110	43.98'	28.00'	90° 00' 00"	28.00'	39.60'	S77° 05' 09"E
C111	43.98'	28.00'	90° 00' 00"	28.00'	39.60'	S12° 54' 51"W
C112	149.41'	973.00'	8° 47' 53"	74.85'	149.26'	N36° 29' 05"W
C113	157.70'	1027.00'	8° 47' 53"	79.01'	157.55'	S36° 29' 05"E
C114	17.97'	117.00'	8° 47' 53"	9.00'	17.95'	S36° 29' 05"E
C115	13.82'	90.00'	8° 47' 53"	6.92'	13.81'	S36° 29' 05"E
C116	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C117	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
C118	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C119	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C120	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C121	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C122	18.68'	15.00'	71° 20' 13"	10.77'	17.49'	N76° 33' 09"W
C123	301.81'	60.00'	288° 12' 25"	43.43'	70.36'	N31° 52' 57"E
C124	9.65'	15.00'	36° 52' 12"	5.00'	9.49'	S22° 26' 56"E
C125	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C126	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C127	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C128	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C129	16.89'	110.00'	8° 47' 53"	8.46'	16.87'	N36° 29' 05"W
C130	12.74'	83.00'	8° 47' 53"	6.39'	12.73'	N36° 29' 05"W
C131	43.98'	28.00'	90° 00' 00"	28.00'	39.60'	N77° 05' 09"W
C132	43.98'	28.00'	90° 00' 00"	28.00'	39.60'	N12° 54' 51"E
C133	248.45'	1618.00'	8° 47' 53"	124.47'	248.21'	S36° 29' 05"E
C134	240.16'	1564.00'	8° 47' 53"	120.32'	239.92'	N36° 29' 05"W
C135	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C136	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C137	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C138	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C139	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N56° 57' 35"W
C140	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	N12° 54' 51"E
C141	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C142	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N82° 47' 17"E
C143	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C144	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C145	23.51'	15.00'	89° 46' 57"	14.94'	21.17'	S76° 58' 38"E
C146	23.62'	15.00'	90° 12' 47"	15.06'	21.25'	S13° 01' 14"W
C147	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C148	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C149	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C150	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C151	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C152	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S73° 38' 23"E
C153	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N16° 21' 37"E
C154	22.96'	15.00'	87° 41' 48"	14.41'	20.78'	S78° 14' 15"E
C155	116.75'	1030.00'	6° 29' 40"	58.44'	116.69'	S37° 38' 12"E
C156	144.38'	950.00'	8° 42' 27"	72.33'	144.24'	S36° 31' 48"E
C157	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C158	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C159	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C160	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C161	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C162	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C163	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C164	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C165	28.86'	227.00'	7° 17' 04"	14.45'	28.84'	N37° 14' 30"W
C166	21.99'	173.00'	7° 17' 04"	11.01'	21.98'	S37° 14' 30"E
C167	23.42'	15.00'	89° 27' 01"	14.86'	21.11'	N78° 19' 28"W
C168	73.37'	4362.00'	0° 57' 50"	36.69'	73.37'	S57° 25' 56"W
C169	23.42'	15.00'	89° 27' 01"	14.86'	21.11'	S11° 07' 32"W
C170	203.98'	4362.00'	2° 40' 44"	102.00'	203.94'	S54° 30' 41"W
C171	659.05'	4292.00'	8° 47' 53"	330.18'	658.41'	N53° 30' 55"E
C172	640.78'	4173.00'	8° 47' 53"	321.02'	640.15'	S53° 30' 55"W
C173	636.63'	4146.00'	8° 47' 53"	318.94'	636.01'	N53° 30' 55"E
C174	633.32'	4027.00'	9° 00' 39"	317.32'	632.67'	S53° 37' 18"W
C175	625.14'	3973.00'	9° 00' 55"	313.22'	624.50'	N53° 37' 26"E
C176	22.50'	15.00'	85° 56' 40"	13.97'	20.45'	N83° 51' 22"W
C177	24.34'	15.00'	92° 57' 14"	15.79'	21.75'	S5° 35' 35"W
C178	209.38'	4362.00'	2° 45' 01"	104.71'	209.36'	S50° 41' 42"W
C179	23.51'	15.00'	89° 47' 47"	14.95'	21.18'	N85° 46' 55"W
C180	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C181	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C182	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C183	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C184	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C185	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C186	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C187	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C188	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C189	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C190	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C191	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C192	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C193	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C194	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C195	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C196	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C197	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C198	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C199	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C200	20.13'	15.00'	76° 53' 57"	11.91'	18.65'	N2° 26' 03"W
C201	296.99'	60.00'	283° 36' 14"	47.21'	74.21'	S74° 12' 48"W
C202	6.99'	15.00'	26° 42' 17"	3.56'	6.93'	S54° 14' 11"E
C203	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C204	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C205	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C206	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C207	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C208	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C209	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C210	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C211	24.71'	15.00'	94° 23' 30"	16.20'	22.01'	N1° 55' 13"E
C212	20.12'	265.00'	4° 21' 00"	10.06'	20.12'	N47° 27' 02"W
C213	32.78'	335.00'	5° 36' 23"	16.40'	32.77'	S46° 49' 21"E
C214	22.74'	15.00'	86° 51' 52"	14.20'	20.62'	S87° 27' 06"E
C215	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C216	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C217	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
C218	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C219	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C220	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C221	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C222	161.17'	1035.00'	8° 55' 19"	80.75'	161.00'	S44° 39' 19"W
C223	150.27'	965.00'	8° 55' 19"	75.29'	150.11'	N44° 39' 19"E
C224	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C225	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 11' 39"E
C226	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C227	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 11' 39"E
C228	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N74° 40' 47"W
C229	161.00'	50.00'	184° 29' 44"	1273.86'	99.92'	N7° 18' 21"W
C230	22.25'	15.00'	85° 00' 00"	13.74'	20.27'	S7° 18' 21"E
C231	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N60° 04' 05"E
C232	23.82'	273.00'	5° 00' 00"	11.92'	23.82'	S37° 41' 39"W
C233	28.54'	327.00'	5° 00' 00"	14.28'	28.53'	N37° 41' 39"E
C234	22.56'	15.00'	86° 11' 09"	14.03'	20.50'	S83° 17' 14"W
C235	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C236	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C237	22.56'	15.00'	86° 11' 09"	14.03'	20.50'	N2° 53' 55"W
C238	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 11' 39"E
C239	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C240	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C241	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C242	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C243	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C244	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C245	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S81° 44' 54"W
C246	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N8° 15' 06"W
C247	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C248	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C249	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C250	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 55' 55"W
C251	139.19'	50.00'	159° 29' 44"	276.44'	98.40'	N79° 48' 21"W
C252	15.71'	15.00'	60° 00' 00"	8.66'	15.00'	S79° 48' 14"E
C253	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S45° 19' 13"W
C254	298.10'	427.00'	40° 00' 00"	155.42'	292.09'	S50° 11' 39"W
C255	260.40'	373.00'	40° 00' 00"	135.76'	255.15'	N50° 11' 39"E
C256	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S55° 04' 05"W
C257	156.64'	50.00'	179° 29' 44"	11357.27'	100.00'	S9° 48' 21"E
C258	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	N9° 48' 21"W
C259	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S74° 40' 47"E
C260	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C261	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C262	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C263	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C264	15.66'	173.00'	5° 11' 13"	7.84'	15.66'	S42° 47' 16"W
C265	20.55'	227.00'	5° 11' 13"	10.28'	20.54'	S42° 47' 16"W
C266	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N89° 37' 08"W
C267	14.65'	15.00'	55° 56' 39"	7.97'	14.07'	N16° 38' 48"W
C268	305.66'	60.00'	291° 53' 18"	40.56'	67.20'	S45° 22' 52"W
C269	14.65'	15.00'	55° 56' 39"	7.97'	14.07'	S72° 35' 27"E
C270	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C271	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S70° 15' 18"W
C272	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S0° 22' 52"W
C273	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C274	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S69° 29' 34"E
C275	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C276	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C277	19.92'	220.00'	5° 11' 13"	9.96'	19.91'	N42° 47' 16"E
C278	25.35'	280.00'	5° 11' 13"	12.68'	25.34'	S42° 47' 16"W
C279	20.19'	223.00'	5° 11' 13"	10.10'	20.18'	N42° 47' 16"E
C280	25.08'	277.00'	5° 11' 13"	12.55'	25.07'	N42° 47' 16"E
C281	7.83'	86.50'	5° 11' 13"	3.92'	7.83'	S42° 47' 16"W
C282	10.27'	113.50'	5° 11' 13"	5.14'	10.27'	S42° 47' 16"W
C283	20.19'	223.00'	5° 11' 13"	10.10'	20.18'	N42° 47' 16"E
C284	25.08'	277.00'	5° 11' 13"	12.55'	25.07'	S42° 47' 16"W
C285	22.91'	15.00'	87° 30' 38"	14.36'	20.75'	N89° 08' 11"E
C286	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C287	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C288	22.91'	15.00'	87° 30' 38"	14.36'	20.75'	S1° 37' 33"W
C289	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N0° 22' 52"E
C290	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C291	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C292	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C293	184.52'	227.00'	46° 34' 24"	97.70'	179.48'	S22° 05' 40"W
C294	140.62'	173.00'	46° 34' 24"	74.46'	136.78'	N22° 05' 40"E
C295	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N46° 11' 32"W
C296



RIVER BRIDGE RANCH

PRELIMINARY PLAT
OVERALL UTILITY & PHASING PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY: SR
DRAWN BY: CRC
CHECKED BY: DWR
DRAWING NAME: Utility + Phasing.dwg

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER
1-31-23

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
18
OF 18 SHEETS

I:\A208\452(river bridge)\CAD\Prelim Plat\Utility + Phasing.dwg
User: ccarnes
Last Modified: Jan. 31, 23 – 11:09
Plot Date/Time: Jan. 31, 23 – 11:13:34

Public Hearing
ZC-23-13
River Bridge Ranch CD-4 &CD-5 to CD-3

Hold a public hearing and consider a request by LJA Engineering Inc, on behalf of Lennar Homes of Texas, for a Zoning Change from Character District-4 (CD-4) and Character District-5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 104.179 acres +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd.

Property Information

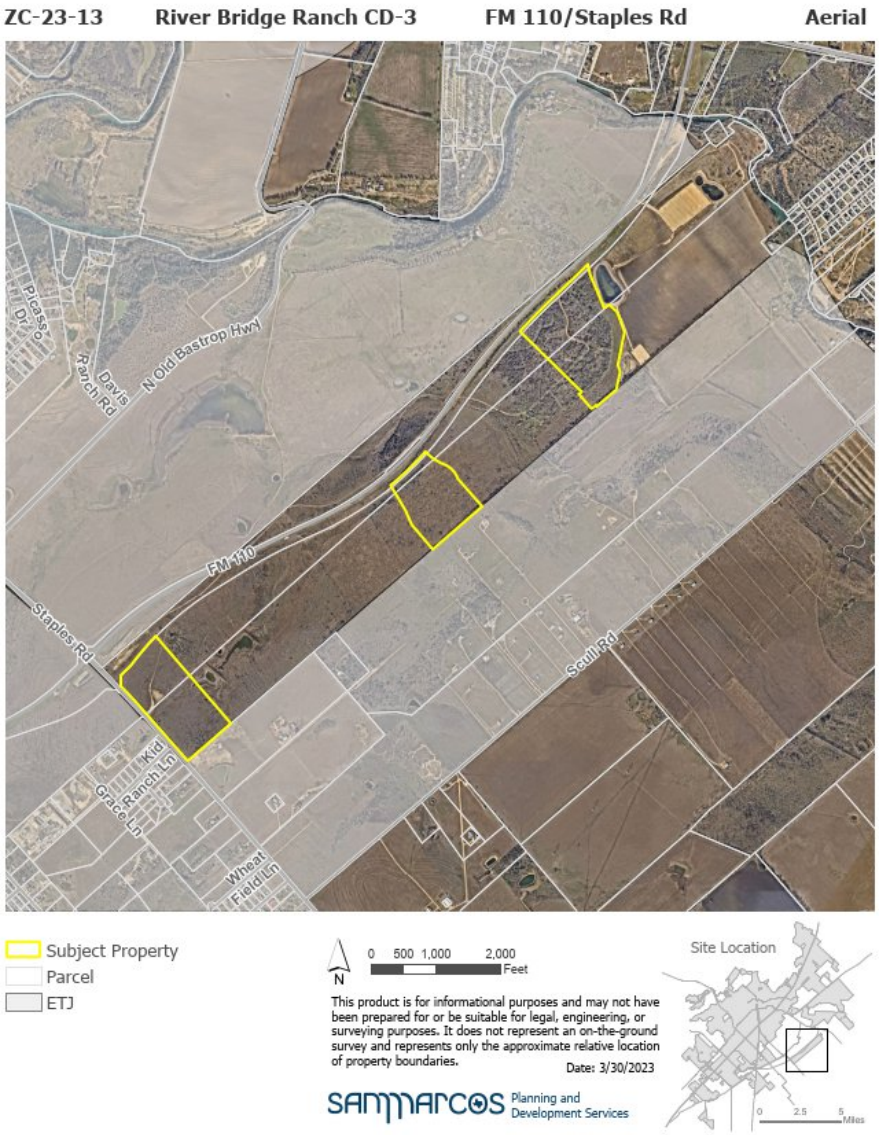
- Approximately 104 acres
- Located at the intersection of 110 and Staples Rd.
- Located within City limits.

Context & History

- Currently Vacant

- Surrounding Uses
  - Residential
  - Vacant (plat in review for single family residential)
  - Riverbend Ranch/ Riley's Pointe Development Agreement

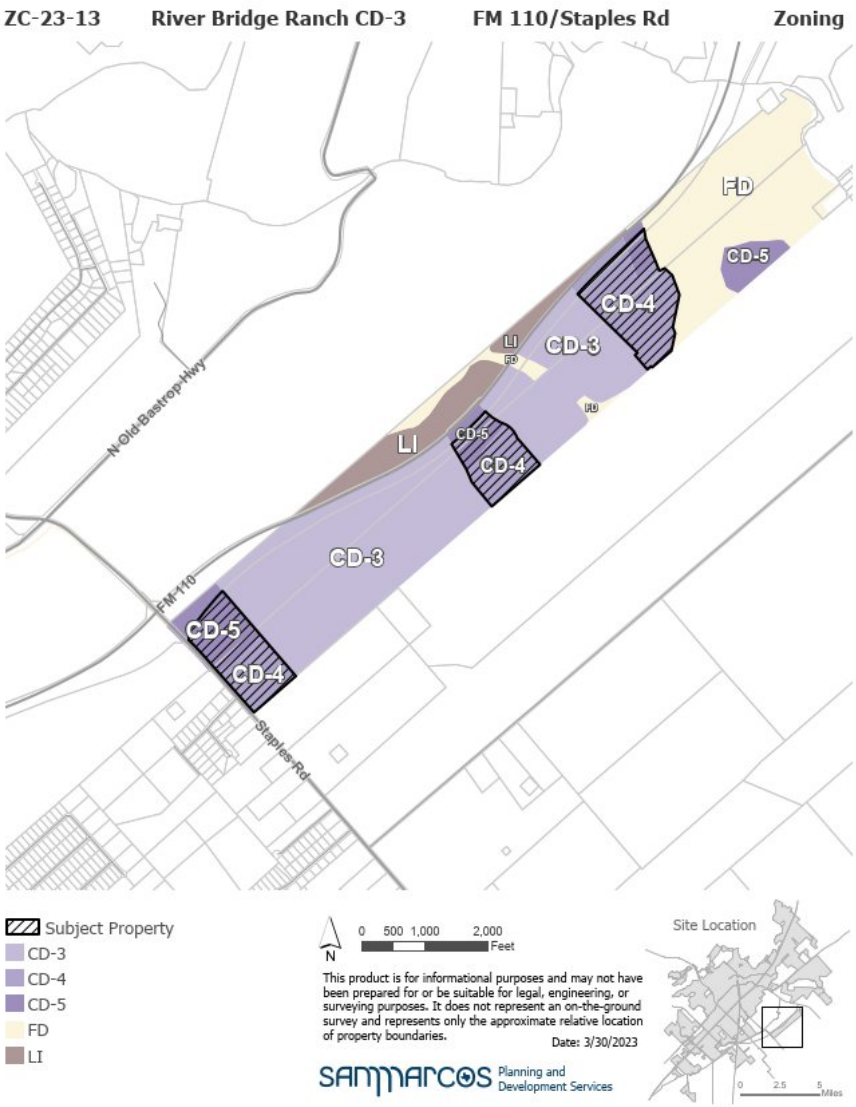
- Subject to a settlement agreement with the City which allows the applicant to develop under the Codes in effect in 2007



Context & History

- Existing Zoning:
  Character District - 5(CD-5) and Character District - 4 (CD-4)
  - Allows a mixture of commercial, higher density residential and multifamily product types

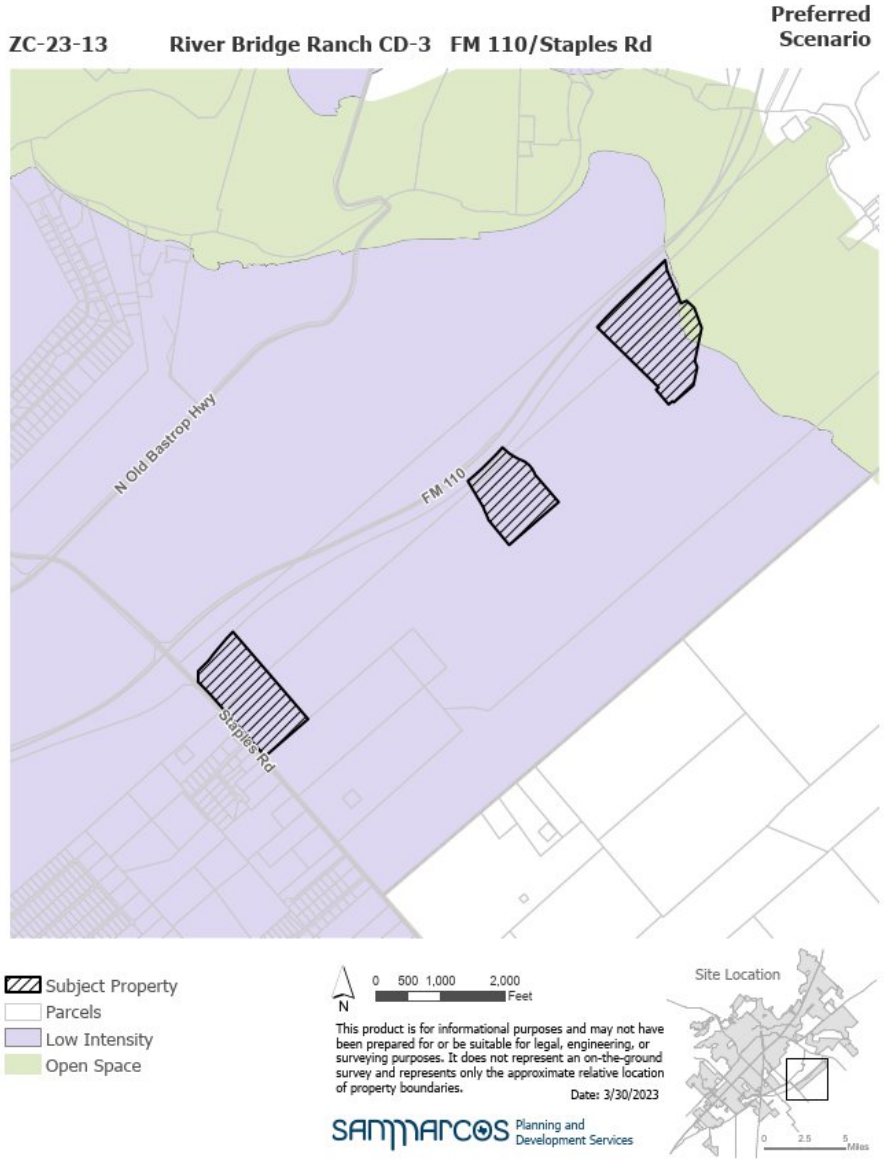
- Proposed Zoning:
  Character District-3(CD-3)
  - Allows single family, duplexes and limited public/institutional



Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Low Intensity
- *Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains."*



Comprehensive Plan Analysis

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

"Character District-3" (CD-3) within a "Low Intensity Zone."

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider

Comprehensive Plan Analysis

Step 3: Is the request consistent with the District/ Existing Zoning Translation Table? **N/A***

Existing Zoning - CD4 & CD5 to "Character District" (CD-3)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

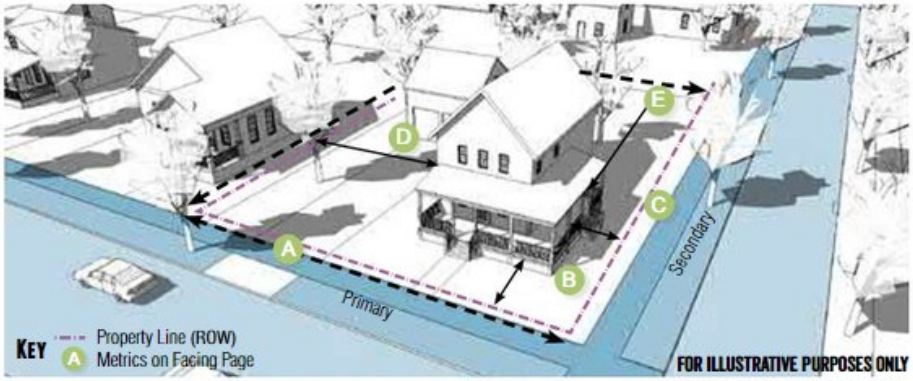
*CD-4 and CD-5 are not shown in Table 4.6, comparable districts would be MF-12, MF-18, MF-24, MU and VMU

Zoning Analysis

- District primarily intended to accommodate one- and two-family houses.
- Permitted building types include houses, cottage courts. duplexes, and civic buildings.
- Primarily residential uses.

CD-3

SECTION 4.4.3.4CHARACTER DISTRICT - 3



General Description

The CD 3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

Density

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

Transportation

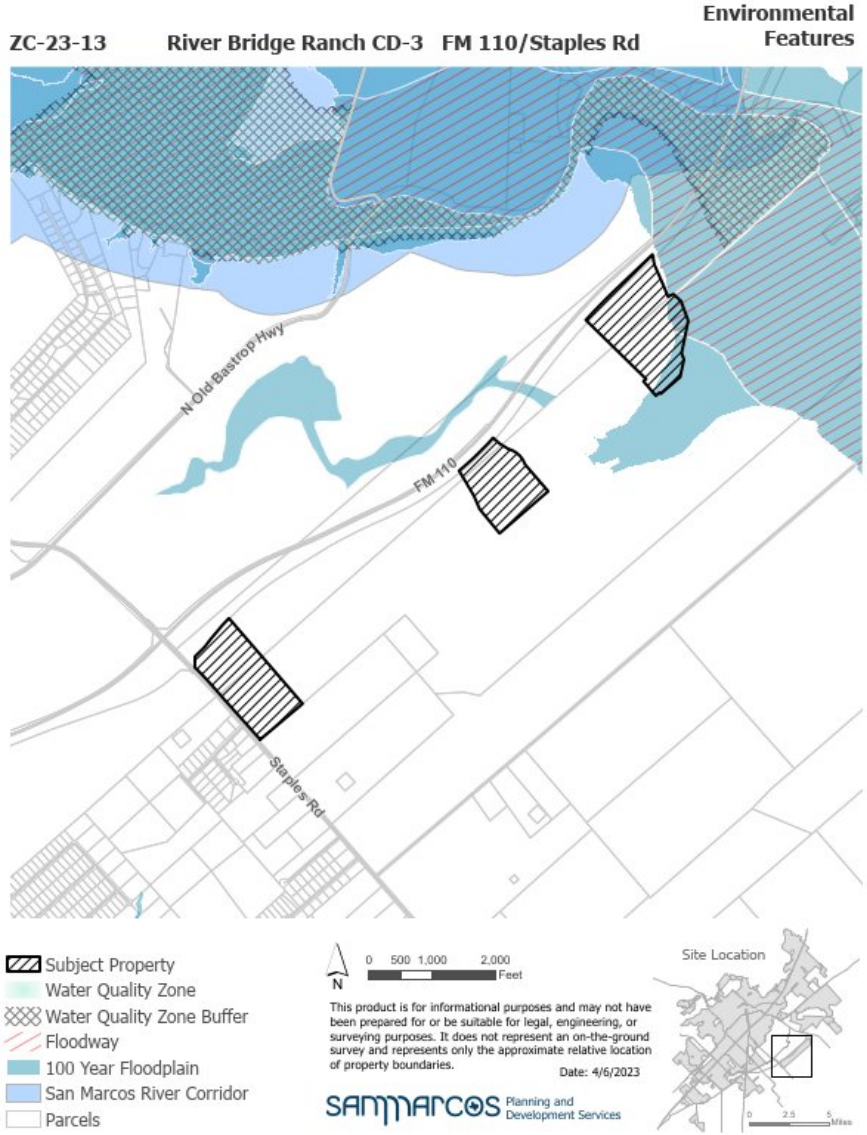
Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

Building Types Allowed

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage Court	Section 4.4.6.3
Duplex	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.5
Civic Building	Section 4.4.6.14

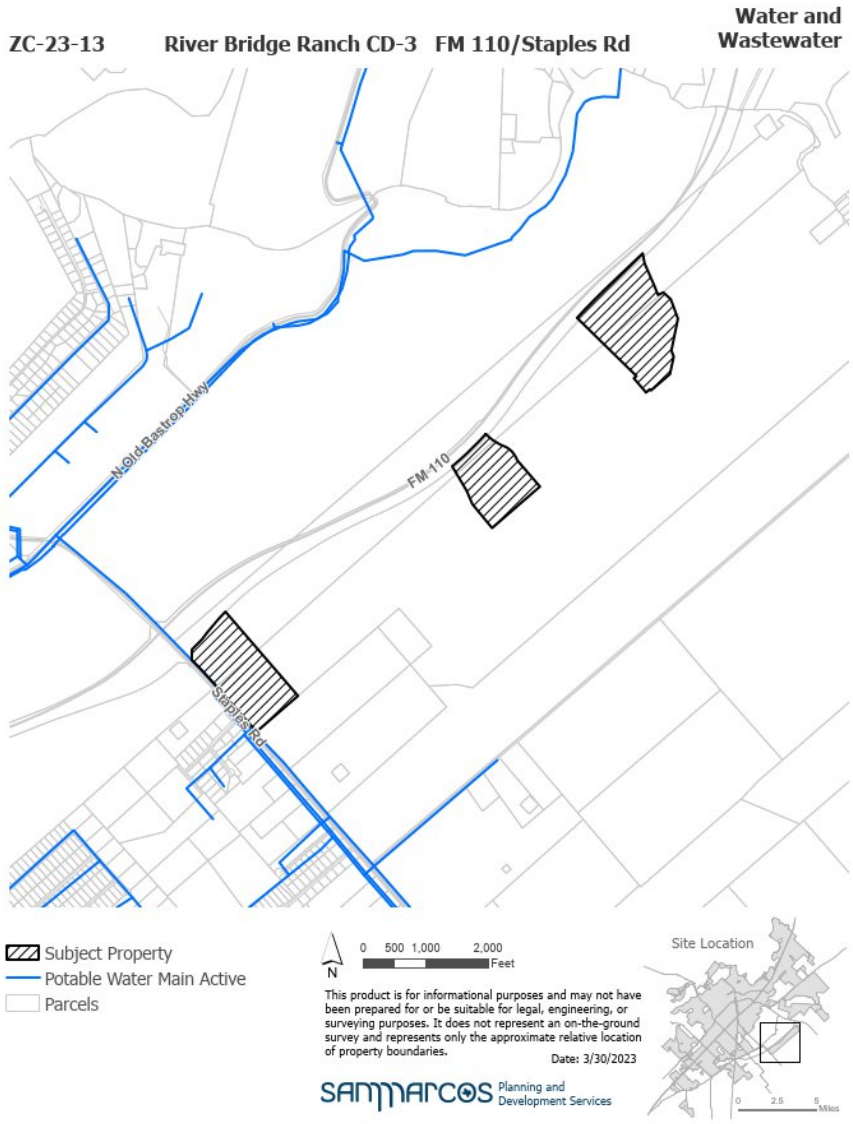
Environmental Analysis

- Not located within the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone
- Floodplain located on the eastern boundary of the property.
- Requested zoning change will reduced the allowable impervious cover from 80% (CD-4) and100% (CD-5) to 60%.



Infrastructure

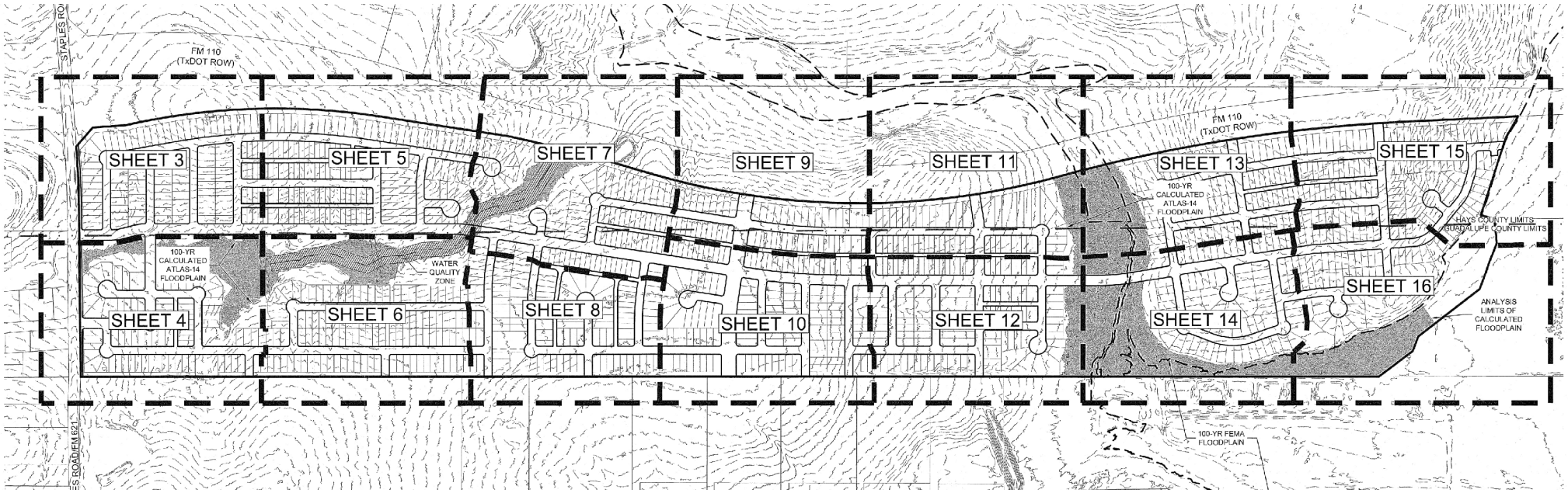
- **Streets**
  - TMP requirements only if they were adopted prior to 2007
  - Block length and stub street requirements per 2007 Code (pending Alternative Compliance/ Plat Variance request)
  - Sidewalks required along all streets.
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Bluebonnet Electric



Recommendation

- Staff recommends **approval** of ZC-23-13 as presented.

- **Extract from Plat (not approved)**



Zoning District Comparison Chart

Topic	*Existing Zoning:* **Character District – 5 (CD-5)**	*Existing Zoning:* **Character District-4 (CD-4)**	*Proposed Zoning:* **Character District – 3 (CD-3)**
Zoning Description	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed
Uses	Residential, Commercial, Office, etc. *(See Land Use Matrix)*	Residential, limited Commercial, limited Office. *(See Land Use Matrix)*	Residential *(See Land Use Matrix)*
Parking Location	No parking in the 1st layer; Parking allowed in 2nd layer along secondary street only	No parking in the 1st layer; Parking allowed in the 2nd and 3rd Layer	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	N/A	N/A	10 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance	3 stories (max)	2 stories
Setbacks	0' minimum/12' max front, 0' side, and 0' rear	5-12' front Setback, 5' side setback, 15' rear set back.	15' front Setback, 5' side setback (interior), 10' side setback (corner), 15' rear set back.
Impervious Cover (max)	100%	80%	60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums	Minimum 4,500 sq ft lot area, Minimum 30-40' ft lot width

File #: ID#23-160, **Version:** 1

AGENDA CAPTION:
Receive a staff presentation and consider a recommendation on the “San Marcos Downtown Area Plan”.
Meeting date: April 25, 2023

Department: Planning and Development Services Department

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: City Council provided direction create a Downtown Area Plan in 2020 as part of Comprehensive Plan effort and the Downtown Plan kicked off in May of 2022. Council received an informational presentation on the Plan at their August 2, 2022 and February 7, 2023 meetings.

City Council Strategic Initiative:
Downtown Vitality

Comprehensive Plan Element (s):

☒ 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.

☒ Core Services

☐ Not Applicable

Master Plan:
Vision San Marcos - A River Runs Through Us

Background Information:

As part of the Vision SMTX Comprehensive Plan, the City Council directed staff to create a Downtown Area Plan to take a closer look at the future of downtown. San Marcos' existing Downtown Master Plan, adopted in 2008, is nearing 15 years old. The Downtown Area Plan kicked off in May of 2022. 7 Key concepts and recommendations are included in the Plan:

- Historic and Cultural Character
- Multimodal Connectivity and Parking
- Public Spaces and Amenities
- Priority Streetscape Enhancements
- Downtown Housing Options
- Fostering Small Businesses
- Building Form and Infill Development

The Downtown Area Plan reflects the needs and desires of a diverse range of stakeholders and perspectives and several opportunities for input were provided. This included three open houses, an online survey, a series of Downtown Stakeholder Committee meetings, Comprehensive Plan Downtown Oversight Committee Meetings, pop-up intercept events, 1-on-1 conversations, and presentations to organizations and commissions. Through the work of the Downtown Area Plan, the San Marcos community envisions downtown as the cultural and economic heart of San Marcos where all community members are welcomed to gather, live, work, and enjoy the charm, walkability, and vibrancy of downtown.

Comments were collected on the Public Review Draft during the month of January and have been incorporated into the Final Draft of the Plan being considered by the Commission.

- The Final Draft Downtown Area Plan can be downloaded at the following link: www.visionsmtx.com/downtown-plan/ <http://www.visionsmtx.com/downtown-plan/>
- A paper copy of the Plan can be requested by emailing planninginfo@sanmarcostx.gov <mailto:planninginfo@sanmarcostx.gov>

Council Committee, Board/Commission Action:

The Commission received an informational presentation on the Downtown Area Plan at their February 14,

2023 meeting. On February 28, 2023, the Commission held a Public Hearing and voted to postpone action on the plan to the April 25, 2023 meeting.

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of the Downtown Area Plan as presented.

San Marcos Downtown Area Plan

Receive a staff presentation and consider a recommendation on the “San Marcos Downtown Area Plan”.

Comprehensive Plan Rewrite:

Downtown Area Plan

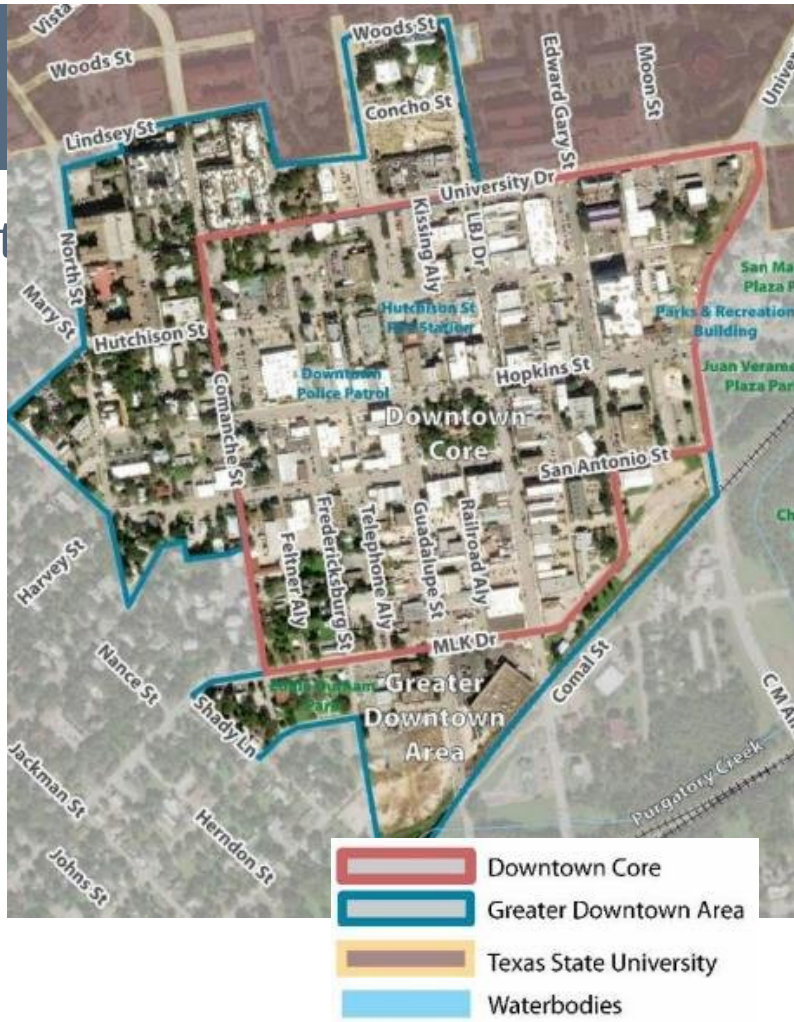
Planning & Zoning Commission Consideration

April 25, 2023

Role of the Downtown Area Plan

- Targeted effort within Comprehensive Plan Update for t
- Updates the 2008 Downtown Master Plan

- Help guide development and infrastructure investments Downtown for the next 20 years
- To identify Downtown assets and character that should be preserved or enhanced as the plan is implemented

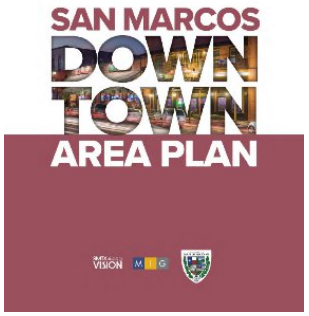


What do you love about downtown?

ENGAGEMENT TIMELINE

Public Review Draft – January

- Open House, Farmers Market, online commenting, steering & stakeholder committee input
- Comments/Changes include:
  - Typographical changes
  - Refinement or clarification of language
  - A few additional overarching recommendations based on input
  - Positive feedback on sections that most interested participants



SMTX VISION

Downtown Area Plan

Vision and Goals

Vision

San Marcos' vibrant Downtown is the cultural and economic heart of the city where all community members are welcomed to gather, have fun, live, work, and enjoy the small-town charm in a safe, inclusive, and walkable environment. A beautiful intersection between past, present and future, Downtown San Marcos is ever-evolving, celebrates diversity, values history, supports local business, leads in sustainability, and provides a sense of connectedness to other neighborhoods, the San Marcos River, Texas State University, and beyond.

Goals

Elevate equity in the Downtown experience through accessibility, affordability, and cultural programming.

Educate about, reflect on, and celebrate history while adapting to new needs and planning ahead for growth and change over time.

Strengthen Downtown's unique identity through an atmosphere of eclectic arts, small business, diverse cuisines, recreational opportunities, Historic architecture, and lively events in a riverfront, hill country community.

Better connect Downtown both physically and programmatically to Texas State University, the San Marcos River, and other surrounding neighborhoods.

Goals

Attract people of all walks of life including families, aging adults, young professionals, visitors, students, faculty, and staff with a greater diversity of shops, restaurants, housing, and employment options.

Provide an inclusive, welcoming, safe heart of the community for people of all ages, incomes, abilities, religious beliefs, and cultures.

Promote a vibrant and thriving Downtown through local business support, fostering entrepreneurship, mixed-use development, and a variety of housing options.

Increase sustainability and resiliency by prioritizing multimodal transportation, supporting green infrastructure and buildings, and providing community programs and amenities.

SMTX VISION

Downtown Area Plan

Key Concepts Addressed in Plan

7 Key Topics

Multimodal Connectivity and Parking

Historic & Cultural Character

Public Spaces & Amenities

Priority Streetscape Enhancement

Fostering Small Businesses

Downtown Housing Options

Building Form and Infill Development

Built on Downtown San Marcos' opportunities to create recommendations and priorities for our future

Downtown Housing Options

- Community amenities & transportation improvements
- Removing development barriers to provide housing options
- Promote and support housing affordability
- Promote and support home ownership
- Making downtown a place to live for everyone

Building Form & Infill Development

- Conceptual Infill Development (Housing, Open Marketplace & Food Hall, Mixed-Use)
- Potential Hotel
- CM Allen Parkway District
- Vacant storefront/building activation
- Ground floor design & inviting buildings

Multimodal Connectivity & Parking

- Improved & expanded transit stops
- Support for the on-street paid parking program implementation plan & parking benefit district
- Complete Multi-Modal Networks
- Green Alleys & Mid-block connections

Priority Streetscape Improvements

- Streetscapes for pedestrians and business
- Downtown Gateways
- Intersection Improvements
- Flexible/Festival Street
- Shared Streets
- Shared use paths for all ages and needs

Public Space & Amenities

- Sustainable public spaces - permeable pavements & rain gardens
- Expanding the tree canopy
- Existing public space improvements with the amenities the community desires
- Connecting the riverfront parks
- Potential new parks & plazas

Small Business Support

- Business Variety Strategies
- Incubator Spaces
- Incentives for rehabilitation of vacant spaces
- Entrepreneur Support and Diversity Strategies
- Business retention programs
- Supporting new housing options, events, & tourism

History, Art, & Culture

- Creating History and Art Walks
- Enhanced Web Presence and Digital Map
- Create Cultural Trust & Cultural District
- Strengthening partnerships with Texas State Staff & Students
- Activating Downtown using all mediums

SMTX VISION

Downtown Area Plan

Implementation

Implementation

- Overarching Recommendations
- Key Topic Recommendations
  - Community priority
  - Difficulty of implementation
  - Catalytic impact
  - Public cost
  - Timeframe to completion
  - Potential leaders
  - Short term action items
  - Driver

Fostering Small Business

BUSINESS VARIETY STRATEGIES

Community Priority: High
Difficulty of Implementation: High
Catalytic Impact: High
Public Cost: $$ ($50,000- $250,000)
Timeframe to Completion: Medium (2-5 years)
Downtown Geography: Throughout
Potential Leaders/Partners: Private developer, private business owner, CoSM Economic Development, Downtown Association, GSMP, Main Street Program
Short Term Action Items: Pursue strategies listed in "Diversify the retail business mix" within Downtown Plan. Implementation is not fully publicly-driven. Private sector will ultimately drive new businesses.
Driver: City of San Marcos (program creation)

Following Adoption

- Update the Development Code
- Update the Transportation Master Plan
- Incorporate the Downtown Plan into the Capital Improvement Plan project selection process
- Evaluate projects, plans, and policies for short-term implementation
- Create Implementation Tracking Worksheet

What are you most excited about with the Plan?

- Historic preservation. Fostering and supporting small, locally owned, business.
- The historic cultural walk is such a cool community connector. Local businesses incubator spaces and shared leases are super important!
- Raised intersections - need to show that pedestrians have priority, traffic calming especially on larger roads like Hopkins
- Convert/allow housing to be built where parking lots are currently to make DT more walkable
- I love the owners of don's Japanese kitchen and walk from alchemy records. Those relationships are why I'm staying in San Marcos.

The Adoption Schedule

Past Adoption Proceedings:

- City Council Info Meeting & Neighborhood Presentation: February 7
- Planning & Zoning Info Meeting: February 14
- Neighborhood Commission Info Meeting: February 15

- Upcoming Adoption Proceedings:
- Planning & Zoning Public Hearing: April 25 (today)
- City Council Public Hearing & Consideration: May 16

Staff Recommendation

Staff recommends **approval** of the Downtown Area Plan as presented.

SAN MARCOS

DOWNTOWN AREA PLAN

WELCOME DOWNTOWN(ER)S!

Downtown San Marcos provides a memorable, unique experience through its community, history, and vibrancy. As the heart of the City, Downtown serves many different users and needs including residents, employees, business owners, students, and visitors. Created based on about a year of analysis and engagement, the Downtown Area Plan seeks to strengthen Downtown for decades to come by identifying improvements, investments, and opportunities that can be pursued through public and private investment to ensure Downtown best serves all people in the San Marcos community and has a vibrant and resilient future.

What's in the Plan?

The Downtown Area Plan has five chapters including:

- **Chapter 1: Introduction** - Provides highlights from the Existing Conditions Assessment covering topics like development history, demographics, land use, zoning, mobility infrastructure, natural resources and more.
- **Chapter 2: Engagement Overview** - Includes a summary of community and stakeholder engagement conducted throughout the Downtown Area Plan process.
- **Chapter 3: Downtown Vision** - Reflects a community-driven vision statement, plan goals, and Downtown opportunities organized by topic.
- **Chapter 4: Recommendations** - Provides overarching and specific recommendations for improvements and investments by topic to enhance Downtown for all over the next several years.
- **Chapter 5: Implementation** - The "how-to" guide containing action items and coordination considerations for implementing recommendations outlined within the plan.

VISION AND GOALS

Through stakeholder and community engagement early in the Downtown Area Plan process, the following vision and goals were established for the effort.

San Marcos' vibrant Downtown is the cultural and economic heart of the city where all community members are welcomed to gather, have fun, live, work, and enjoy the small-town charm in a safe, inclusive, and walkable environment. A beautiful intersection between past, present and future, Downtown San Marcos is ever-evolving, celebrates diversity, values history, supports local business, leads in sustainability, and provides a sense of connectedness to other neighborhoods, the San Marcos River, Texas State University, and beyond.

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Provide an inclusive, welcoming, safe heart of the community for people of all ages, incomes, abilities, religious beliefs, and cultures.

Promote a vibrant and thriving Downtown through local business support, fostering entrepreneurship, mixed-use development, and a variety of housing options.

Increase sustainability and resiliency by prioritizing multimodal transportation, supporting green infrastructure and buildings, and providing community programs and amenities.

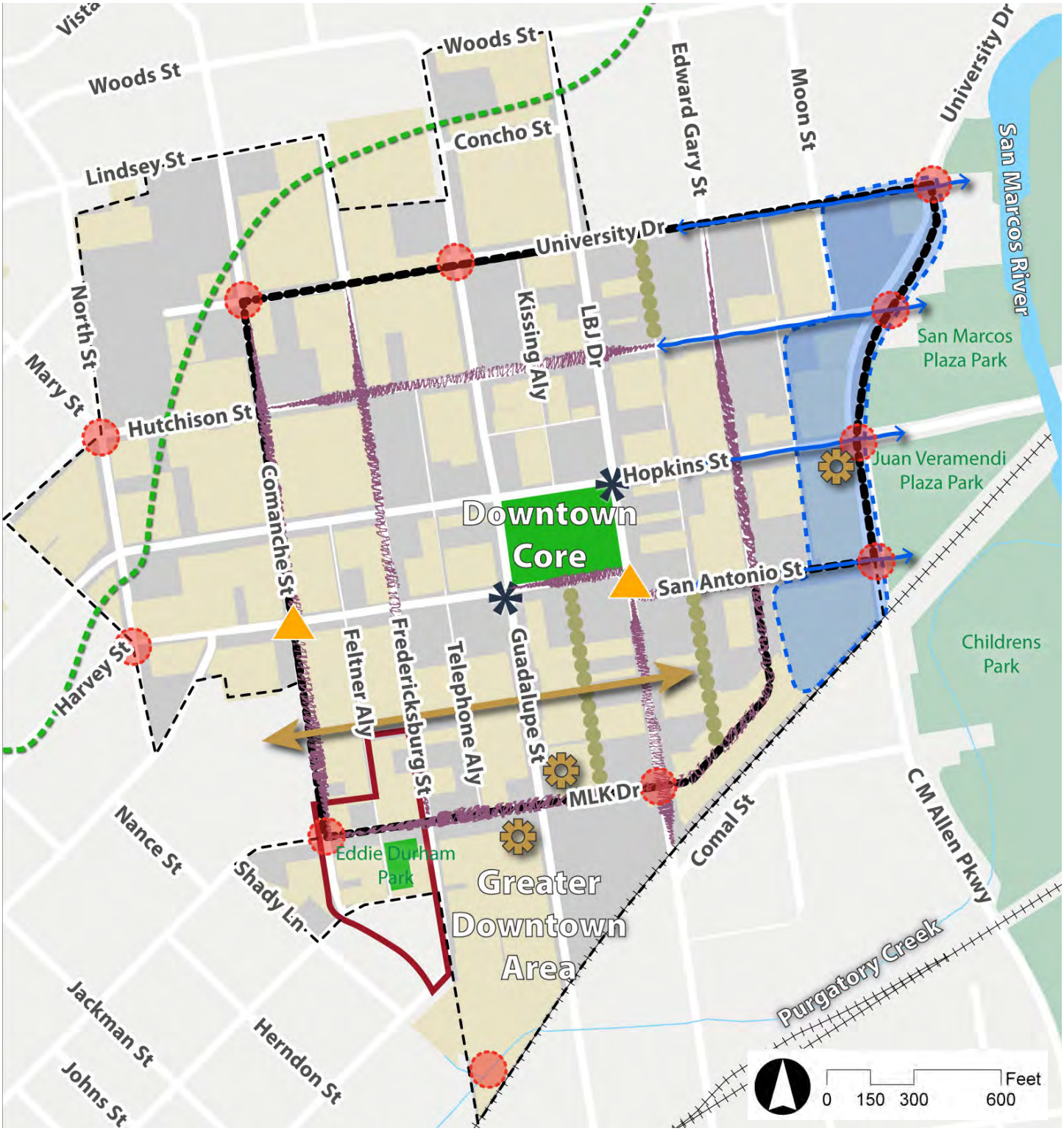
Elevate equity in the Downtown experience through accessibility, affordability, and cultural programming.

Educate about, reflect on, and celebrate history while adapting to new needs and planning ahead for growth and change over time.

Strengthen Downtown's unique identity through an atmosphere of eclectic arts, small business, diverse cuisines, recreational opportunities, Historic architecture, and lively events in a riverfront, hill country community.

Better connect Downtown both physically and programmatically to Texas State University, the San Marcos River, and other surrounding neighborhoods.

DOWNTOWN HIGHLIGHTED RECOMMENDATIONS



Legend

- Downtown Core
- Greater Downtown Area
- Railroad
- Streets
- River and Creeks
- Parks
- Opportunities for Housing
- CM Allen Parkway District/ Riverfront Park Connections
- Existing Park for Improvemen New Park Area
- Mid-Block Connections
- Downtown Gateways
- Streetscape Improvements
- Courthouse Square Transit Stops
- Priority Intersection Improvements
- Priority Green Alleys
- Infill Development Sites
- Cultural District

HIGHLIGHTED RECOMMENDATIONS

Chapter 4, Recommendations, is organized by seven key topics with two cross-cutting themes, as listed to the right. Highlights from these topics are included on the map to the left and this page.

1. Downtown Housing Options
2. Building Form & Infill Development
3. Multimodal Connectivity & Parking
4. Priority Streetscape Improvements
5. Public Spaces & Amenities
6. Small Business Support
7. History, Art, & Culture
8. Town/Gown Relations
9. Sustainability

Opportunities for Housing

Multi-family and mixed-use housing types are the primary products recommended in and near Downtown and "missing middle" housing types (such as townhomes, duplexes, or accessory dwelling units) around the outer edges of Downtown, especially adjacent to existing neighborhoods.

CM Allen Parkway District/ Riverfront Park Connections

A "CM Allen Parkway District" should be established with the intent of better connecting Downtown to the river and riverfront parks, as well as better utilizing land along CM Allen Parkway facing the riverfront.

Mid-Block Connections

Mid-block connections and street crossings should be implemented for east/west connections between San Antonio Street and MLK Drive to reduce long road block lengths and travel time for multimodal users.

Infill Development

Concepts in this section reflect a vision to better utilize privately-owned vacant properties in Downtown while providing development types desired by the community.

Downtown Gateways

A gateway can be designed in many different ways and serves as a landmark that tells you that you've arrived in a new place while expressing the identity of that place.

Streetscape Improvements

Several Downtown streets should be redesigned to improve safety and comfort for all modes of transportation and to support adjacent businesses.

Cultural District

A State Cultural District near Eddie Durham Park should be applied for to further support and elevate arts and culture.

Green Alleys

Additional alleys have been identified as priority alleys for enhancement of pedestrian spaces and sustainability.

Improvements for Existing Parks and New Park Space

While Downtown is conveniently located near several parks, these existing public spaces could use more/ better amenities to serve their users, and a new park in the northwest, especially as Downtown's resident population grows.

Courthouse Transit Stops

More convenient transit access should be provided immediately adjacent to the Courthouse Square in the heart of Downtown.

Intersection Improvements

Improvements to Downtown intersections can increase safety for all modes while contributing to Downtown placemaking.