



**SAN MARCOS
PLANNING AND ZONING
COMMISSION REGULAR
MEETING
CITY COUNCIL CHAMBERS,
630 E. HOPKINS
TUESDAY, FEBRUARY 11, 2014
6:00 P.M.**

1. Call To Order
2. Roll Call
3. **Chairperson's Opening Remarks**

***NOTE:** 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.*

4. 30 Minute Citizen Comment Period
5. **Temporary Erosion and Sedimentation Control (ESC) Program** - Presentation from Staff on Temporary Erosion and Sedimentation Control (ESC) Program

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 6 - 5 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.

PUBLIC HEARINGS

6. **CUP-14-01 (The Rooftop on the Square)** Hold a public hearing and consider a request by Brandon Cash, on behalf of The Rooftop on the Square, for renewal of an existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 126 South Guadalupe.
7. **CUP-14-02 (Bobcat Nation)** Hold a public hearing and consider a request by 3BC, L.L.C., on behalf of Bobcat Nation Sports Bar and Grill, for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 700 N. LBJ Drive, Suite 109.
8. **CUP-14-03 (Support Services Metal Siding)** Hold a public hearing and consider a request by Huckabee Engineering, on behalf of San Marcos CISD, for a Conditional Use Permit to

allow metal siding on a new building located at 201 S Suttles Ave.

9. **SCW-14-01 (403 N. Guadalupe)** Hold a public hearing and consider a request by Ramsey Engineering LLC, on behalf of Briarwood San Marcos LP, for a SmartCode Warrant to allow a reduction in height below the 2-story limit for a proposed 1-story addition to University Plaza in a SmartCode T5 zoning district located at 403 North Guadalupe Street.
10. **PDA-14-01 Stonelake Development Agreement (LaSalle)** Hold a public hearing and consider a request by LaSalle Holdings, for a petition for a development agreement for approximately 2,780 acres out of the William Hemphill Survey located north of Yarrington Road between IH 35 and SH 21

NON-CONSENT AGENDA

11. **Development Services Report:**
 - a. Comprehensive Master Plan Implementation update
 - b. Land Development Code update.
 - c. Transportation Master Plan update.
12. 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.*
13. Adjournment.

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

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

_____ Title: _____

Agenda Information

AGENDA CAPTION:

Chairperson's Opening Remarks

Meeting date: February 11, 2014

Department: Development Services

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

BACKGROUND:

Agenda Information

AGENDA CAPTION:

Temporary Erosion and Sedimentation Control (ESC) Program - Presentation from Staff on Temporary Erosion and Sedimentation Control (ESC) Program

Meeting date: February 11, 2014

Department:

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:

Agenda Information

AGENDA CAPTION:

CUP-14-01 (The Rooftop on the Square) Hold a public hearing and consider a request by Brandon Cash, on behalf of The Rooftop on the Square, for renewal of an existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 126 South Guadalupe.

Meeting date: February 11, 2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Community Wellness/Encourage the Middle Class

BACKGROUND:

The Rooftop on the Square has held a Restricted Conditional Use Permit since February 2012. Following violations, citations and the issuance of points, the permit was approved with added conditions in February 2013, May 2013 and August 2013. There have been no citations issued since the last approval. The establishment did, however, receive a notice of violation from the Building Department for a temporary sign located on the sidewalk in front of the establishment. The applicant was given 10 days to remove the sign.

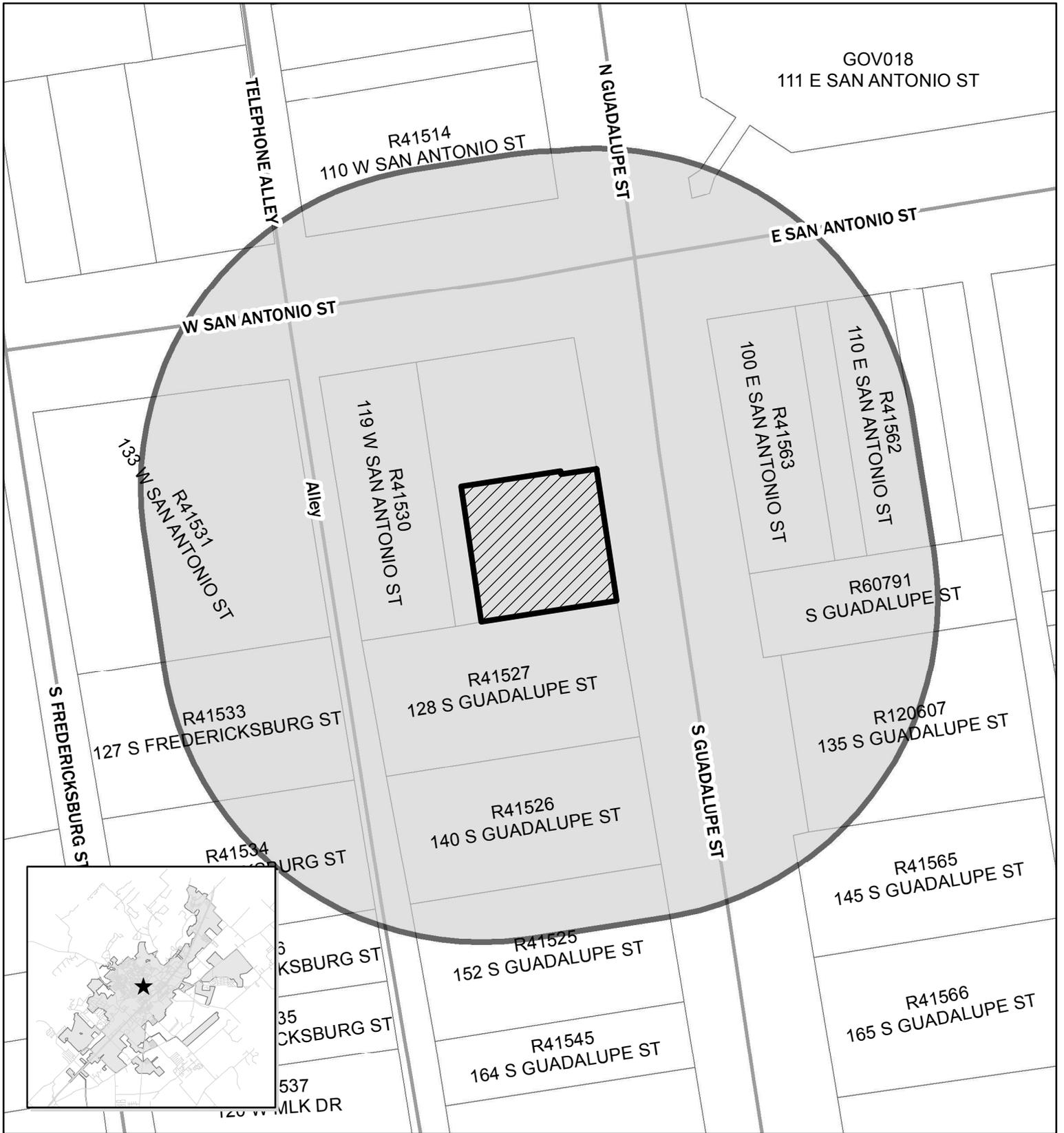
Staff recommends approval of the Restricted Conditional Use Permit with the following conditions:

- 1. The permit shall be valid for one (1) year provided standards are met and subject to the point system,**
- 2. All requirements of Section 4.3.4.2 for Conditional Use Permits must be met,**
- 3. No live music and no speakers are permitted in the outdoor patio areas highlighted in Exhibit A,**
- 4. All exterior doors must be maintained in an automatically assisted closed position, and;**
- 5. Illegal temporary signage shall be removed.**

ATTACHMENTS:

Map
Staff Report

Exhibit A
Notice to Comply
Sign on Sidewalk
Elevations
floor plan
Menu
Application



CUP-13-12
Rooftop on the Square
126 S Guadalupe Street
Map Date: 4/29/2013

-  Site Location
-  Notification Area (200 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.

CUP-14-01

Conditional Use Permit Renewal

The Rooftop on the Square

126 S. Guadalupe



Applicant Information:

Applicant: Brandon Cash

Mailing Address: 126 S. Guadalupe
San Marcos, TX 78666

Property Owner: Same

Applicant Request: Renewal of an existing Restricted Conditional Use Permit allowing mixed-beverages at 126 S. Guadalupe.

Public Hearing Notice: Public hearing notification was mailed on January 31, 2014.

Response: None as of the date of this report.

Subject Property:

Location: 126 S. Guadalupe

Legal Description: Original Town of San Marcos, Block 12, Lot 4A, 0.166 acres.

Frontage On: S. Guadalupe

Neighborhood: Downtown

Existing Zoning: "T-5" – Urban Center

Sector: Sector 8

Utilities: Sufficient

Existing Use of Property: Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T-5	Commercial
S of property	T-5	Commercial
E of property	T-5	Commercial
W of property	T-5	Commercial

Code Requirements:

A Conditional Use Permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located in a low density residential zoning district. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2). Mr. Cash has requested a Restricted Conditional Use Permit, to be known as a Restaurant Permit, which requires that the business must comply with the following standards at all times. (Section 4.3.4.2):

- a) Restaurant permits are valid for three years from the date of issuance. Each business holding a restaurant permit must apply for an obtain a renewal permit every three years.
- b) A business holding a restaurant permit must become operational and open to the public within one year of issuance or the permit shall expire.
- c) The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment.
- d) The business must apply for, obtain and maintain a food establishment permit in accordance with chapter 18 of the City Code.
- e) The business must serve meals to customers during at least two meal periods each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each meal period. A meal period means a period of at least four hours.
- f) The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.

Planning Department Analysis:

The Rooftop on the Square is an adaptive reuse of an abandoned car detail facility which opened in May 2012. The applicant wishes to renew the existing restricted conditional use permit for this business to continue to serve mixed beverages for on premise consumption. The establishment contains 48 indoor and 80 outdoor fixed seats and the gross floor area is approximately 5,000 square feet. The hours of operation are 11 am – 2am. No off-street parking is required due to the location within the CBA.

The following is a summary of the history of events surrounding this establishment:

February 28, 2012: Restricted Conditional Use Permit approved for 1 year with conditions
1) Subject to points system; 2) no live music; 3) no outside loud speakers

June 15, 2012: Enforcement letter delivered – not in compliance with restaurant requirements of CUP
• Certificate of Occupancy Revoked in the afternoon

June 15, 2012: Fire Department citation for operating without a Certificate of Occupancy in the evening

June 19, 2012: Establishment showed proof of meeting restaurant requirements
• Certificate of Occupancy reinstated and establishment was allowed to reopen

January 12, 2013: Violation of Sec.4.3.4.2(b)3.k. Knowingly serving alcoholic beverages to clients who are intoxicated (*2 points were issued for this violation*)

February 26, 2013: Restricted Conditional Use Permit approved for three months with conditions
1) Subject to points system; 2) subject to all requirements of Section 4.3.4.2 of the Land Development Code; 3) no live music; 4) No speakers in the outdoor and patio areas highlighted in Exhibit A

April 26, 2013: Violation of Sec.4.3.4.2(b)3.k. Knowingly serving alcoholic beverages to clients who are intoxicated (*2 points were issued for this violation*)

May 14, 2013: Restricted Conditional Use Permit approved for three months with conditions
1) The permit shall be valid for a period of three (3) months; 2) subject to all requirements of Section 4.3.4.2 of the Land Development Code; 3) no live music and no speakers in the outdoor and patio areas highlighted in Exhibit A; 4) All exterior doors must be maintained in an automatically assisted closed position; 5) If any points are issued to the establishment during the approval period, the revocation process will be initiated.

August 13, 2013: Restricted Conditional Use Permit approved for six months with conditions
1) The permit shall be valid for a period of six (6) months; 2) subject to all requirements of Section 4.3.4.2 of the Land Development Code; 3) no live music and no speakers in the outdoor and patio areas highlighted in Exhibit A; 4) All exterior doors must be maintained in an automatically assisted closed position;

No violations were noted by the Police Department and no complaints were received on this establishment since their renewal in August, 2013. TABC is investigating potential violations however no citations have been issued.

The building department issued a notice of violation for a sign located on the sidewalk in front of the establishment (documentation attached). The applicant must remove this sign from the property within 30 days or 7 *points* may be issued and the establishment would be in violation of condition #2 above.

In order to monitor permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
 - Restricted Conditional Use Permits must be renewed every three (3) years.
 - Restricted Conditional Use Permits may be renewed administratively if the applicant has complied with all of the provisions of the Land Development Code and the permit issuance.

Staff recommends approval of the Restricted Conditional Use Permit with the following conditions

- 1. The permit shall be valid for one (1) year provided standards are met and subject to the point system,**
- 2. All requirements of Section 4.3.4.2 for Conditional Use Permits must be met,**
- 3. No live music and no speakers are permitted in the outdoor patio areas highlighted in Exhibit A,**
- 4. All exterior doors must be maintained in an automatically assisted closed position, and;**
- 5. Illegal temporary signage shall be removed.**

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions as noted
	Alternative
	Denial
	Postpone

Prepared by:

Amanda Hernandez, AICP	Senior Planner	1/30/2014
Name	Title	Date

Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Comprehensive Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.



NOTICE TO COMPLY

January 28, 2014

Owner(s) and/or Tenant(s) of
126 S Guadalupe
San Marcos, TX 78666

RE: City of San Marcos Code Violation

Dear Property Owner and/or Occupant:

As a San Marcos resident and/or property owner, we know that you are directly concerned with problems that affect the community. Neighborhood Services makes a conscientious effort to ensure that San Marcos maintains its quality as a healthy, safe, and aesthetically pleasing city in which to live. In accordance with these goals, we have an obligation to advise you of the following ordinance violation(s) noted on your property.



There is an illegal sign within the sidewalk blocking ADA access in front of the building located at 126 S Guadalupe.

7.2. IN GENERAL

7.2.1. GENERAL TO ZONES T3, T4, T5

- a. There shall be no signage permitted additional to that specified in this section

7.3. BASIC SIGN TYPES

7.3.1. GENERAL TO ALL BASIC SIGN TYPES

- a. 3 of the 5 basic sign types may be used per building facade.

7.3.2. AWNING OR CANOPY SIGN

- a. General to all Zones T4, T5
 - i. One awning or canopy sign is permitted per business.
 - ii. The sign may be placed on either the vertical valance flap, the sloped portion, or on a side panel of the awning or canopy.
 - iii. The sign shall not extend below or above the awning or canopy to which it is attached.
- b. Specific to Zone T4
 - i. An awning or canopy sign shall not exceed 2 feet in height.

- ii. An awning or canopy sign shall not exceed 10 feet in length.
- c. Specific to Zone T5
 - i. An awning or canopy sign shall not exceed 3 feet in height.
 - ii. An awning or canopy sign shall not exceed 12 feet in length.

7.3.3. PROJECTING SIGN

- a. General to all Zones T4, T5
 - i. One projecting sign is permitted per business.
 - ii. Sign area shall not exceed 6 square feet for each projecting sign.
 - iii. A projecting sign must maintain a minimum 8 foot clearance above the sidewalk or finished ground surface below the sign.
 - iv. A projecting sign may be attached to the building facade.
 - v. A projecting sign may not extend above the roof of the structure to which it is attached.

7.3.4. HANGING SIGN

- a. General to all Zones T4, T5
 - i. One hanging sign is permitted per business.
 - ii. A hanging sign must maintain a minimum 8 foot clearance above the sidewalk or finished ground surface below the sign.
 - iii. Sign area shall not exceed 6 square feet for each hanging sign.

7.3.5. SANDWICH BOARD SIGN

- a. General to all Zones T4, T5
 - i. One sandwich board sign is permitted per business.
 - ii. The area of each face of a sandwich board shall not exceed 12 square feet.
 - iii. The overall sign shall be no taller than 4 feet.
 - iv. A sandwich board within the public right-of-way must be placed such that at least an 8 foot unobstructed sidewalk width remains.
 - v. Sandwich boards shall be designed to allow folding.
 - vi. A sandwich board must have a stable base.
 - vii. Sandwich boards shall be removed at the close of business each day.

7.3.6. WALL SIGN

- a. General to all Zones T4, T5
 - i. One wall sign is permitted per business.
 - ii. A wall sign may be attached flat to the wall.
- b. Specific to Zone T4
 - i. A Wall Sign shall not exceed 2 feet in height.
 - ii. A Wall Sign shall not exceed 10 feet in length.
- c. Specific to Zone T5
 - i. A Wall Sign shall not exceed 3 feet in height.
 - ii. A Wall Sign shall not exceed 12 feet in length.

(Ord. No. 2012-50, § 1D(Exh. A), 12-4-12)

7.4. SPECIAL SIGN TYPES

7.4.1. GENERAL TO ALL SPECIAL SIGN TYPES

- a. Where permitted, either one monument sign or one pole sign may be used per property.

- b. General to all Zones T4, T5
 - i. Monument or pole signs are permitted only on S. L B J Dr. and S Guadalupe St. between E. Grove St. and I-35 Frontage St.
 - ii. The Development Review Committee may administratively approve a monument or pole sign in other areas provided it meets the criteria established in the Downtown Design Guidelines.
 - iii. A monument or pole sign shall be located within the first Layer.

7.4.2. MONUMENT SIGNS

- a. General to all Zones T4, T5
 - i. Monument signs shall incorporate a supporting base that is at least 75 percent of the width of the sign face at its widest point. The supporting base shall be constructed of brick, stone, masonry or scored concrete.
- b. Specific to Zone T4
 - i. Sign area shall not exceed 12 square feet.
 - ii. Sign height shall not exceed 4 feet.
- c. Specific to Zone T5
 - i. Sign area shall not exceed 18 square feet.
 - ii. Sign height shall not exceed 6 feet.

7.4.3. POLE SIGN

- a. Specific to Zone T4
 - i. Sign area shall not exceed 12 square feet.
 - ii. Sign height shall not exceed 6 feet.
- b. Specific to Zone T5
 - i. Sign area shall not exceed 18 square feet.
 - ii. Sign height shall not exceed 10 feet.

A complete copy of this code of ordinances is available at the City webpage at: http://www.municode.com/Library/TX/San_Marcos

Accordingly, the following corrective measures must be taken:

Please remove the sign. If within 10 days the sign is not removed, the City will proceed with enforcement.

Your cooperation in keeping San Marcos a clean and beautiful city is greatly appreciated. If you have any questions, please call my office at (512) 805-2658.

Respectfully,



Permit Center

*This letter is to notify property owner and tenants of 126 S Guadalupe, San Marcos, Hays County, Texas 78666 that this property is has been under investigation for possible violation of the above mentioned City code. The investigation reveals that a violation exists. This violation must be corrected within 10 days of receiving notice. Failure to comply with the requirements listed above will result in **CRIMINAL AND/OR ADMINISTRATIVE ACTION**. Violation of any part of this ordinance may be subject to a fine not to exceed \$2000.00. Each day that the violation occurs after the correction date constitutes a separate violation, punishable by fine. If you fail to take the necessary action, the City may do the work and make the improvements required to correct the condition of the lot and charge the expenses to the owner and place a lien against the property in the amount of such costs. Any future violations which occur prior to the first anniversary of this letter will be enforced against without further notice.*

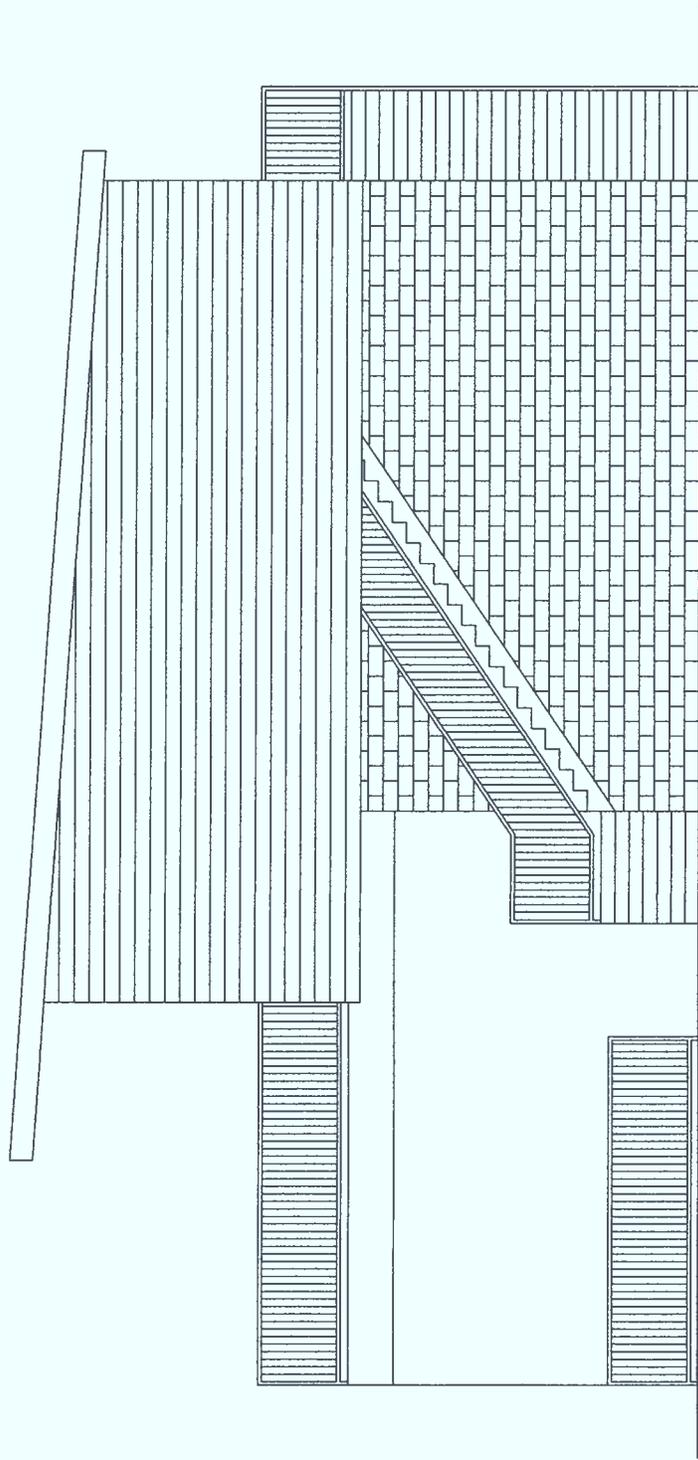


ROOFTOP

Item 8
Attachment # 5
Page 1 of 1

[A white sign on a black stand, currently blank.]

Item 8



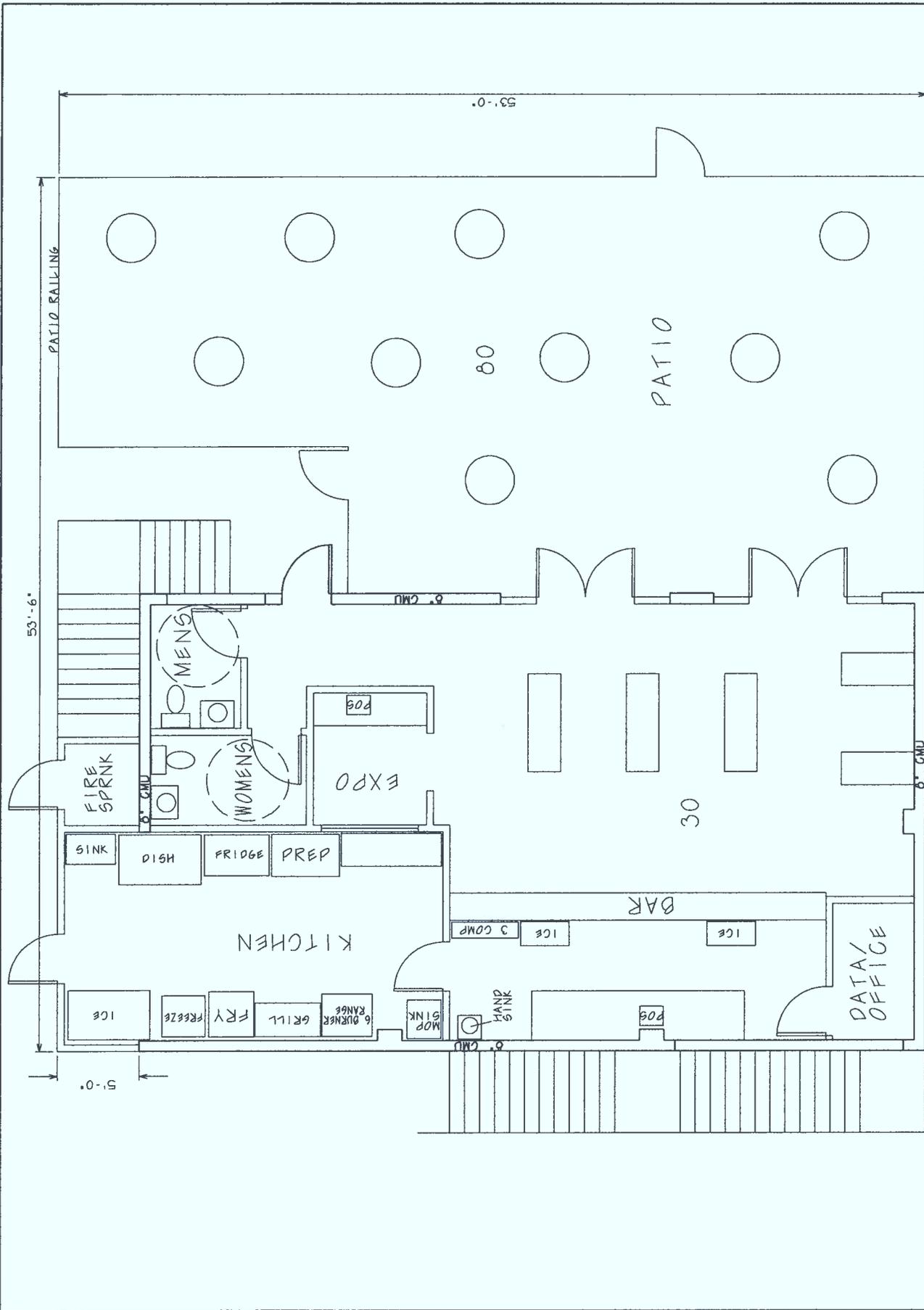
PROJECT: THE ROOFTOP ON THE SQUARE
SCALE: 1/8" = 1'-0"
DRAWING: SOUTH ELEVATION
SHEET: A-107

ADDRESS: 126 S. GUADALUPE
SAN MARCOS, TX 78666

CONTRACTOR:

OWNERS:

NOTES:



NOTES:

ADDRESS: 126 S. GUADALUPE
 SAN MARCOS, TX 76666

CONTRACTOR:

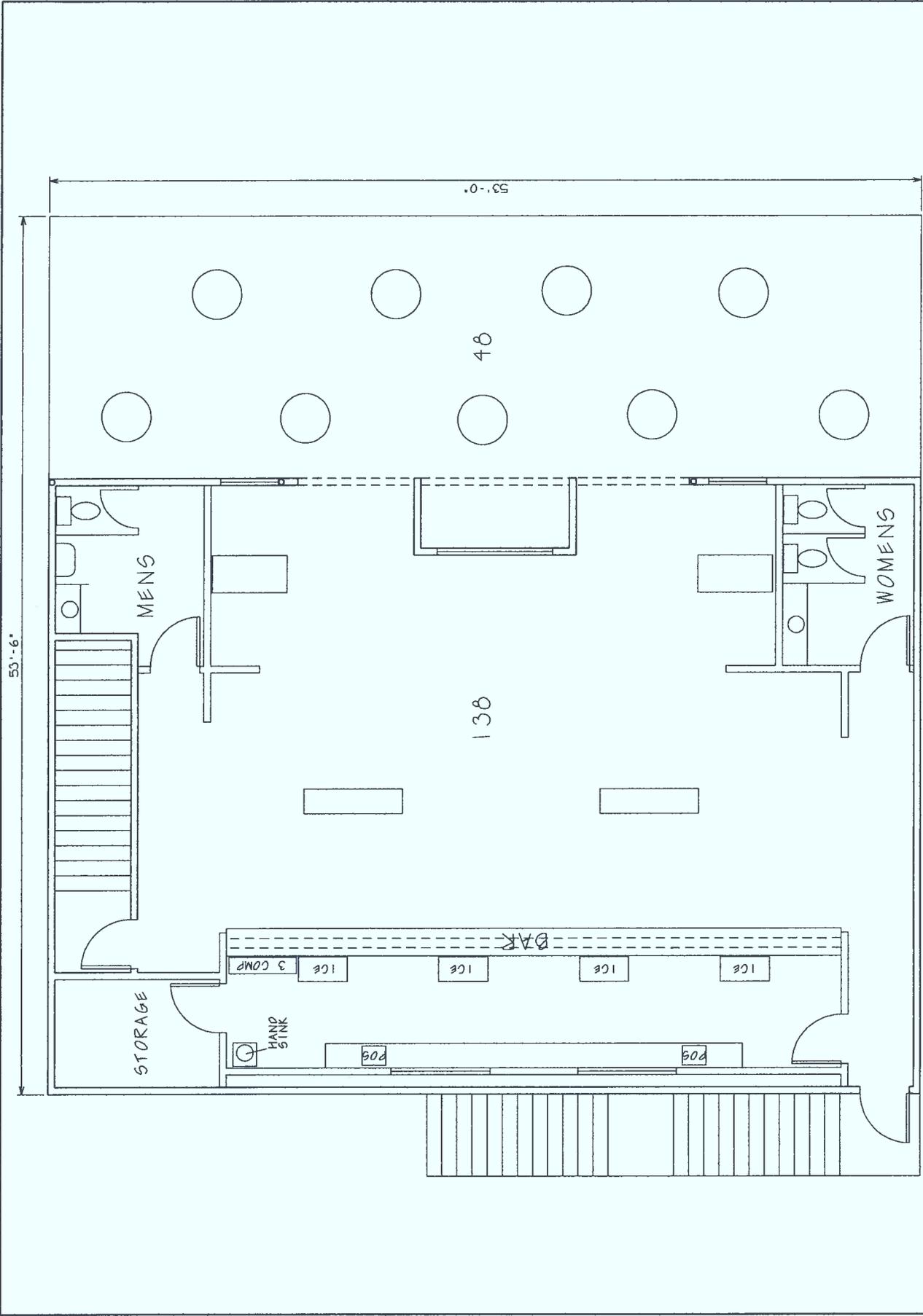
OWNERS:

PROJECT: THE ROOFTOP ON THE SQUARE

SCALE: 1/8" = 1'-0"

DRAWING: FIRST FLOORPLAN

SHEET: A-103



PROJECT: THE ROOFTOP ON THE SQUARE
 SCALE: 1/8" = 1'-0"
 DRAWING: SECOND FLOORPLAN
 SHEET: A-104

ADDRESS: 126 S. GUADALUPE
 SAN MARCOS, TX 78666
 CONTRACTOR:
 OWNERS:

NOTES:

The ROOFTOP

starters

chips & salsa HOMEMADE TORTILLA CHIPS + HANDMADE SALSA

kaboom queso SECRET SPIN ON A FAMILIAR ITEM

+ BORING QUESO...

+ ADD SIDE OF GUAC...

crab cake bites MINI CAKES WITH REMOULADE SAUCE

fried pickles THICK PICKLE CHIPS BREADED AND FRIED + JALAPENO RANCH

sandwiches & tacos

Choose to add on any of our sides for only...

burger // FRESH ANGUS PATTY, OPEN FACED WITH LETTUCE,
TOMATO, RED ONION, AND PICKLE

+ CHEDDAR, SWISS, PEPPER JACK, BACON OR GRILLED ONIONS FOR...

chicken sandwich // FRESH CHICKEN BREAST GRILLED OR BLACK-
ENED, SERVED OPEN FACED WITH LETTUCE, TOMATO AND PICKLE. YOUR
CHOICE OF BUN.

southwest chicken sandwich // FRESH CHICKEN BREAST GRILLED
OR BLACKENED, SLICED AVOCADO, SWISS CHEESE, FRESH PICO. OPEN
FACED WITH LETTUCE, TOMATO AND PICKLE.

tacos // FRESH MARINATED FAJITA MEATS, GRILLED ONIONS, PEPPERS,
FRESH PICO AND JACK CHEESES.

meat // CHICKEN | STEAK

fish // GRILLED TILAPIA | BLACKENED AHI

FISH WITH CITRUS SLAW AND JALAPEÑO RANCH

salads

caesar // FRESH ROMAINE HEARTS | PARMESEAN CHEESE | CROUTONS
| CLASSIC CAESAR DRESSING. + CHICKEN

house salad // SPINACH | CANDIED PECANS | CRUMBLD FETA
CHEESE | RED ONION | RASPBERRY VINAIGRETTE + CHICKEN

sides

FRIES | SWEET POTATO FRIES | SIDE SALAD | SEASONAL VEGGIES

SAN MARCOS

09/12



RECEIVED
DEC 30 2013

~~Restricted or Unrestricted~~
**Conditional Use Permit Application Checklist
For Businesses within the Central Business Area**

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input type="checkbox"/>	A completed application for Conditional Use Permit and required fees. * (see note below)	<input type="checkbox"/>	
<input type="checkbox"/>	A site plan <i>drawn to scale</i> illustrating the locations of all structures on the subject property and on adjoining properties. * (see note below)	<input type="checkbox"/>	
<input type="checkbox"/>	Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district.	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Director of Development Services : *(see note below)			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	

* For renewals, staff may accept a written statement that no changes have been made to these items if copies are available on file.

I hereby certify and attest that the application is complete and all information above is complete and hereby submitted for review.

Signed: *Nicholas Talamante*

Date: 12/30/13

Print Name: Nicholas Talamante

Engineer Surveyor Architect/Planner Owner Agent: _____

City of San Marcos
RESTRICTED OR UNRESTRICTED
CONDITIONAL USE PERMIT APPLICATION

To Allow On-Premise Consumption of Alcoholic Beverages
for Businesses within the Central Business Area Zoning District

LICENSE INFORMATION

Trade Name of Business: Rooftop on the Square LLC
Application is filed by: Individual Partnership Corporation Other: _____
Name of Individual or Entity: Brandon Cash Phone Number: 512-296-8211
Mailing Address: 126 S Guadalupe St San Marcos Tx 78666
Email Address: CASH8211@gmail.com
Type of Permit Requested: Mixed Beverage Beer & Wine Other: _____

PROPERTY

Street Address: 126 S Guadalupe St San Marcos TX ~~78666~~ 78666
Legal Description: Lot 4A Block 12 Subdivision _____
Tax ID Number: R _____
Property Owner's Name: Brandon Cash Phone Number: 512-296-8211
Address: 126 S Guadalupe St 78666

BUSINESS DETAILS

Primary Business Use: Restaurant (Restricted) Bar (Unrestricted) Other: _____
Hours of Operation: 11am - 2am
Type of Entertainment Facilities: No Live Music
Indoor Fixed Seats: 48 Outdoor Fixed Seats: 80
Gross Floor Area Including Outdoor Above-ground Decks: 5,000 Square Feet
Number of Off-Street Parking Spaces Provided: 0
Located more than 300 feet from churches, public schools, hospitals, low density residential? Yes No

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

- New request**, no existing TABC CUP Permit at this location
- Change** to existing TABC Permit. Nature of Change: _____
- Renewal**
- Change in name of license holder** of existing business at same location
- Change in name of existing business** at this location

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit: **\$600 Application fee + \$10.00 Technology Fee** (non-refundable)
- Mixed Beverage Permit: **\$600 Application fee + \$10.00 Technology Fee** (non-refundable)
- Change to Existing Permit/Renewal: **\$300.00 Application fee + \$10.00 Technology Fee** (non-refundable)
- **Site Plan** drawn to scale, preferably on paper no larger than 11" x 17", showing dimensions of property, locations and square footage of building(s), interior layout showing dimensions of tables, bar area, etc., number of off-street paved parking spaces, and fences buffering residential uses.
- **Copy of State TABC License Application**

I certify that this information is complete and accurate. I understand that I or a representative should be present at all meetings regarding this application.

I am the property owner of record; or

I have attached authorization to represent the owner, organization, or business in this application.

Brandon Cash
Applicant's Signature

Printed Name: Brandon Cash

Date: 12/30/13

To be completed by Staff:

Meeting Date: 2-11-14

Application Deadline: 12-30

Accepted By: Tory Carpenter

Date: 12-30

Agenda Information

AGENDA CAPTION:

CUP-14-02 (Bobcat Nation) Hold a public hearing and consider a request by 3BC, L.L.C., on behalf of Bobcat Nation Sports Bar and Grill, for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 700 N. LBJ Drive, Suite 109.

Meeting date: February 11, 2014

Department: Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL:

Community Wellness/Encourage the Middle Class

BACKGROUND:

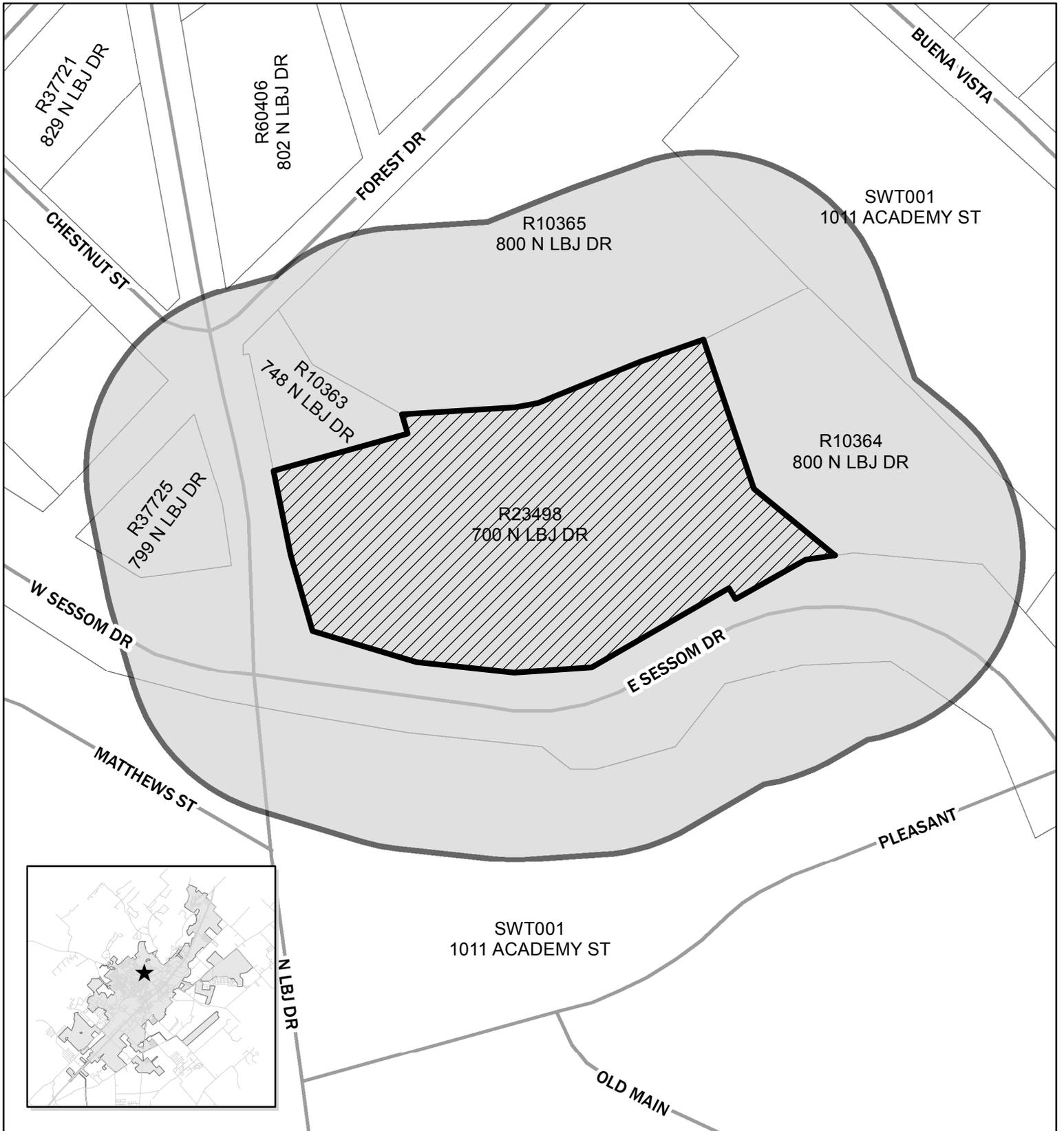
Bobcat Nation Sports Bar and Grill is a restaurant and bar located in the Center at San Marcos at the corner of N. LBJ Drive and Sessom Drive, north of Texas State University. Mochas and Java's, Rose Garden, and Dos Gatos are a few of the other businesses located in this same center. The Commission approved a CUP for one year for this location in 2013; the CUP will expire on February 14, 2014. The applicant submitted a renewal application upon receipt of the renewal notice. No major concerns have been reported by other City Departments.

Staff recommends **approval** of the CUP with the following conditions:

1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

ATTACHMENTS:

Notification Map
Staff Report
Application



CUP-14-02
Bobcat Nation Renewal ●
700 N LBJ Dr, Ste 109
Map Date: 1/31/2014

-  Site Location
-  Notification Buffer ● (200 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.

CUP-14-02

Conditional Use Permit

Bobcat Nation Sports Bar and Grill

700 N. LBJ Dr. Suite 109



Applicant Information:

Applicant: 3BC LLC

Mailing Address: 700 N. LBJ Drive, Suite 109
San Marcos, TX 78666

Property Owner: Hjorting Family Trust
2101 South IH 35 Suite 220
Austin, TX 78741

Applicant Request: A renewal of the Conditional Use Permit (CUP) to allow the on-premise consumption of mixed beverages.

Public Hearing Notice: Public hearing notification was mailed on January 30, 2014

Response: None as of February 6, 2014

Subject Property:

Expiration Date: February 14, 2014

Location: 700 N. LBJ Dr. Suite 109

Legal Description: Lot 1, Center at San Marcos

Frontage On: N. LBJ and Sessom

Neighborhood: N/A

Existing Zoning: "CC" – Community Commercial

Sector: Sector 3

Utilities: Adequate

Existing Use of Property: Restaurant/Bar

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	MF-18	Multi-family residential
S of property	P	Texas State University
E of property	P	Treehouse Apartments
W of property	GC	Commercial

Code Requirements:

A Conditional Use Permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located in a low density residential zoning district. This location **does** meet the distance requirements. This location is outside the Central Business Area (CBA) and is not subject to the additional requirements in the CBA.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

Case Summary

Bobcat Nation Sports Bar and Grill is a restaurant and bar located in the Center at San Marcos, a shopping center which is located just north of Texas State University at the corner of N. LBJ Drive and Sessom Drive. Other uses within this shopping center include the College Bookstore, recently approved Pie Society, Mocha's and Java's, Rose Garden and Dos Gatos. The Commission approved the CUP in 2013 for one year to allow the on-premise consumption of mixed beverages. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application.

The gross floor area is approximately 2,700 square feet and the parking meets the requirements of the Land Development Code; parking was calculated at the time of development of the center. The hours of operations proposed are 11 a.m. to 2:00 a.m Monday through Sunday. The applicant states that they have had occasional live music at the restaurant and would like to continue this practice. The applicant did note on the application for renewal that there could be occasional live music. The condition of "No live music" was not placed upon the original CUP last year. The applicant is not proposing any other improvements at this time.

Comments from Other Departments:

There have been no major concerns regarding the subject property reported by other City Departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and it appears that the request is consistent with the policies and the general intent of the zoning district and does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic. Staff has not received any citizen comments or comments from other departments regarding this establishment.

As there has been live music in the past year with no known complaints, Staff does not believe that there will be any significant noise issues regarding the addition of live music and the nature of the uses surrounding it. No single family uses are located nearby and there is a sufficient buffer between the retail use and the surrounding apartment complexes.

In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is that they be approved initially for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
- Final approval for the life of the State TABC license, provided standards are met.

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

- 1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system;**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

Prepared by: Alison Brake	Planner	1/21/2014
Name	Title	Date

09/12

RECEIVED
DEC 30 2013



Conditional Use Permit Application Checklist To Allow On-Premise Consumption of Alcoholic Beverages Outside the Central Business Area

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input type="checkbox"/>	A completed application for Conditional Use Permit and required fees. * (see note below)	<input type="checkbox"/>	
<input type="checkbox"/>	A site plan <i>drawn to scale</i> showing dimensions of property, locations and square footage of building(s), number of off-street paved parking spaces, and fences buffering residential uses. * (see note below)	<input type="checkbox"/>	
<input type="checkbox"/>	Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature of the proposed use and its effect on surrounding properties	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Director of Development Services : *(see note below)			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Copy of State TABC License application	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	Menu	<input type="checkbox"/>	

* For renewals, staff may accept a written statement that no changes have been made to these items if copies are available on file.

I hereby certify and attest that the application is complete and all information above is complete and hereby submitted for review.

Signed: [Signature]

Date: 12-30-13

Print Name: David Howard

Engineer Surveyor Architect/Planner Owner Agent: _____

City of San Marcos

CONDITIONAL USE PERMIT APPLICATION
To Allow On-Premise Consumption of Alcoholic Beverages
Outside the Central Business Area

LICENSE INFORMATION

Trade Name of Business: Bobcat Nation Sports Bar and Grill

Application is filed by:

Individual Partnership Corporation Other:

Name of Individual or Entity: 3BC LLC Phone Number: 512-667-6393

Mailing Address: 700 N LBJ SUITE 109, San Marcos TX 78666

Email Address: swtke@yahoo.com

Type of Permit Requested: Mixed Beverage Beer & Wine Other:

PROPERTY

Street Address: 700 N LBJ Dr. SUITE 109 Current Zoning: CC - Community Commercial

Legal Description: Lot 1 Block Subdivision Center at San Marcos

Tax ID Number: R 23498 (23498)

Property Owner's Name: Hjorting Family Trust Phone Number: 512-320-2722

Address: 2101 South IH35 suite 220, Austin TX 78741

BUSINESS DETAILS

Primary Business Use: Restaurant Bar Other: Bar and Grill

Hours of Operation: 11am - 2am

Type of Entertainment Facilities: Occasional live music

Indoor Fixed Seats Capacity: 60 Outdoor Fixed Seats: 16

Gross Floor Area Including Outdoor Above-ground Decks: 2,700 Square Feet

Number of Off-Street Parking Spaces Provided: 97

Located more than 300 feet from church, public school, hospital, low density residential? Y N

* Nothing has changed since last submittal

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

- New request**, no existing TABC CUP Permit at this location
- Change** to existing TABC Permit. Nature of Change: _____
- Renewal**
- Change in name of license holder** of existing business at same location
- Change in name of existing business** at this location

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit: **\$600 Application fee** (non-refundable)
- Mixed Beverage Permit: **\$600 Application fee** (non-refundable)
- Change to Existing Permit/Renewal: **\$300.00 fee** (non-refundable)
- **Site Plan** drawn to scale, preferably on paper no larger than 11" x 17", showing dimensions of property, locations and square footage of building(s), interior layout showing dimensions of tables, bar area, etc., number of off-street paved parking spaces, and fences buffering residential uses.
- **Copy of State TABC License Application**

I certify that this information is complete and accurate. I understand that I or a representative should be present at all meetings regarding this application.

- I am the property owner of record; or*
- I have attached authorization to represent the owner, organization, or business in this application.*



Applicant's Signature

Printed Name: Dawn Howard **Date:** 12-30-13

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____
Accepted By: _____ Date: _____

Agenda Information

AGENDA CAPTION:

CUP-14-03 (Support Services Metal Siding) Hold a public hearing and consider a request by Huckabee Engineering, on behalf of San Marcos CISD, for a Conditional Use Permit to allow metal siding on a new building located at 201 S Suttles Ave.

Meeting date: February 11, 2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Community Wellness/Encourage the Middle Class

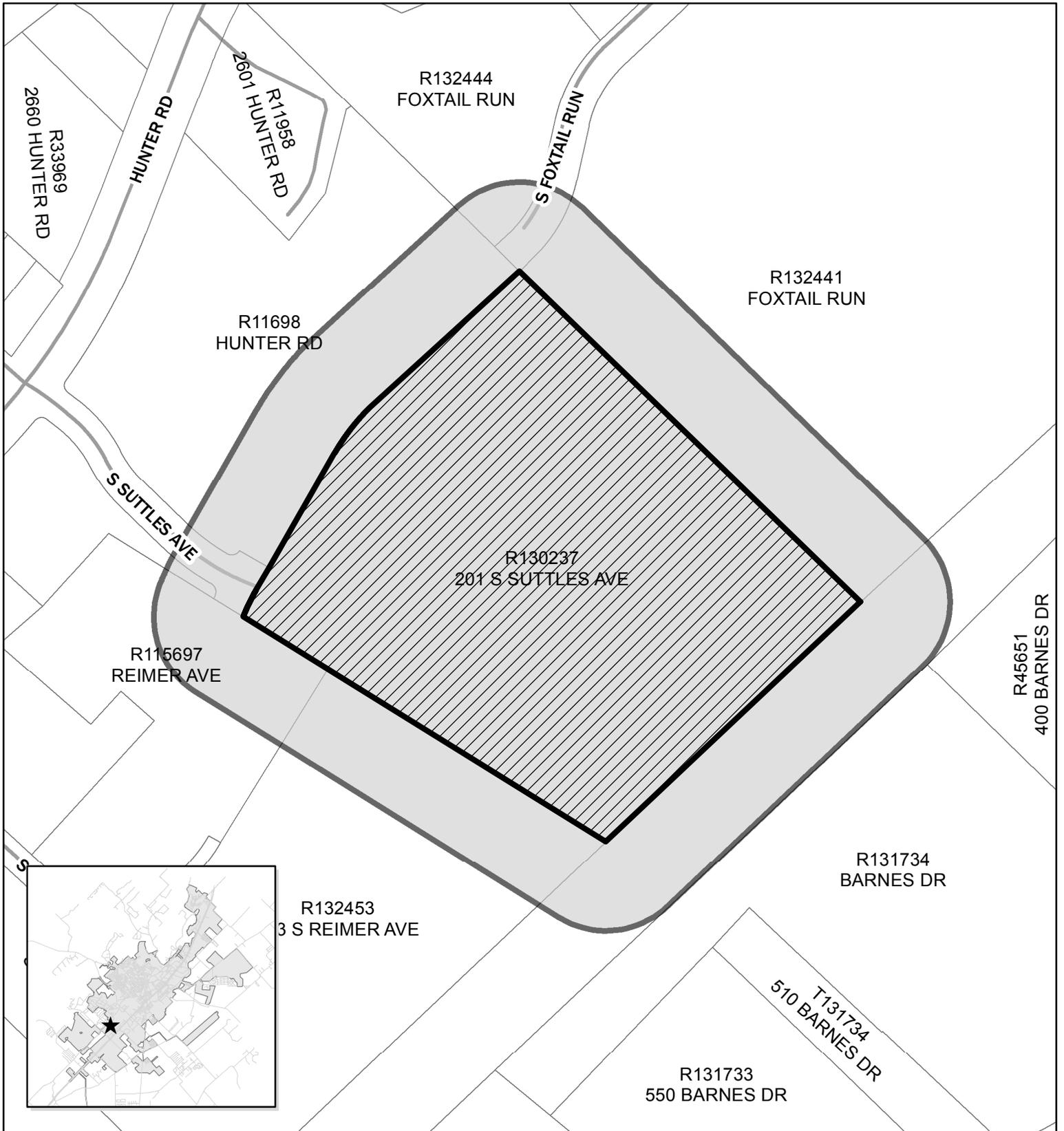
BACKGROUND:

The subject property is located on S Suttles Avenue between Hunter Road and the railroad tracks. The site is currently used to store and maintain the School District's bus fleet. There is also a large storage building currently on the site which uses metal siding as a façade material. San Marcos CISD is proposing a new 10,000 SF warehouse storage facility be built on the site. The building would use metal rib panels on the exterior of the building. The building will be setback significantly from the right-of-way and placed behind a larger existing warehouse making it difficult to see from nearby uses and rights-of-way.

Staff recommends approval of the Conditional Use Permit to allow metal panels as a façade material.

ATTACHMENTS:

Case Map
Staff Report
Application
Site Plan
Elevations



CUP-14-03
Metal Siding
201 S Suttles Ave
Map Date: 1/31/2014

-  Site Location
-  Notification Buffer (200 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.

**CUP-14-03
 Conditional Use Permit
 201 S Suttles Ave
 Metal Façade Material**



Applicant Information:

Applicant: Huckabee Engineering
 Crystal Vasquez
 4521 S Hulen, Ste 220
 Fort Worth, TX 76109

Property Owner: San Marcos CISD
 501 S LBJ Drive
 San Marcos, TX 78666

Applicant Request: A Conditional Use Permit (CUP) to allow the use of metal as a façade material.

Notification: Public hearing notification mailed on Friday, January 31, 2013.

Response: No responses as of the date of this report.

Subject Property:

Location: 201 S Suttles Ave

Legal Description: Jackson-Kone Subdivision, Blk A, Lt 1

Frontage On: S Suttles Ave. Future frontage on Foxtail Run.

Neighborhood: N/A

Existing Zoning: Public and Institutional (P)

Preferred Scenario: Medium Intensity

Utilities: Existing

Existing Use of Property: Support Services Facility

Proposed Use of Property: Support Services Facility

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	LI	Vacant
S of Property	P	Vacant
E of Property	GC	Strip Center
W of Property	CC	Vacant

Case Summary

The subject property is located on S Suttles Avenue between Hunter Road and the railroad tracks. The site is currently used to store and maintain the School District’s bus fleet. There is also a large storage building currently on the site which uses metal siding as a façade material. San Marcos CISD is proposing a new 10,000 SF warehouse storage facility be built on the site. The building would use metal rib panels on the exterior the building.

At the August 27th meeting, the Commission approved two conditional use permits to allow metal siding for a sports stadium and the Phoenix Learning Center for the CISD.

Code Requirements:

A conditional use permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Section 4.4.2.1 of the Land Development Code (LDC) discusses exterior material requirements for buildings. It states that materials will be listed as permitted by right or by CUP in the Technical Manual. The Technical Manual states metal sheet siding (in any amount) is required to have a CUP.

Comments from Other Departments:

None.

Planning Department Analysis:

The intent of section 4.4.2.1 of the LDC is to ensure aesthetic value and visual appeal. In the past, P&Z has approved metal as an exterior building material for four car dealerships, a self-storage facility, the Aquarena Plaza shopping center, and the new Hays County Government Center. In each case, the metal was used as an architectural design feature.

In this case the metal panels are being used as insulated siding and not as an architectural design feature. However, since the building will be setback significantly from the right-of-way and placed behind a larger existing warehouse, it would be difficult to see from nearby uses and rights-of-way.

Staff finds that the use of metal siding at this location will not have a detrimental effect on neighboring properties.

- **Staff recommends Approval of the Conditional Use Permit to allow metal panels as a façade material.**

Planning Department Recommendation:	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

Prepared by:

Tory Carpenter

Planning Technician

January 31, 2014

Name

Title

Date

The Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- 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 use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- 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;
- The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- The proposed use meets the standards for the zoning 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.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.



Conditional Use Permit Application Checklist:

GENERAL RECEIVED
 DEC 30 2013
 BY: _____

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input type="checkbox"/>	A completed application for Conditional Use Permit and required fees	<input type="checkbox"/>	
<input type="checkbox"/>	A site plan illustrating the location of all structures on the subject property and on adjoining properties	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
<input type="checkbox"/>	Application Fee \$600	<input type="checkbox"/>	
<input type="checkbox"/>	Renewal Fee \$300	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Planning Director:			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	<input type="checkbox"/>	

I hereby certify and attest that the application is complete and all information above is complete and hereby submitted for review.

Signed: Crystal Vasquez Date: 12/23/13
 Printed Name: Crystal Vasquez

Engineer Surveyor Architect/Planner Owner Agent: for Huckabee

City of San Marcos
CONDITIONAL USE PERMIT APPLICATION - GENERAL

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	<u>Crystal Vasquez for Huckabee</u>	<u>Jason Gossett / SMCISD</u>
Mailing Address:	<u>4521 South Aulen. Ste. 220</u> <u>Fort Worth, TX 76109</u>	<u>501 South LBJ Drive</u> <u>San Marcos, TX 78167</u>
Telephone No.:	<u>817.377.2969</u>	<u>512.393.6748</u>
E-mail address:	<u>cvasquez@huckabee-inc.com</u>	<u>jason.gossett@smcisd.net</u>

Property Address: Support Services Facility for SMCISD 201 S Suttles Ave
 Legal Description (if platted): Lot _____ Block _____ Subdivision _____
 Tax ID Number: R 130237 Zoning District: P

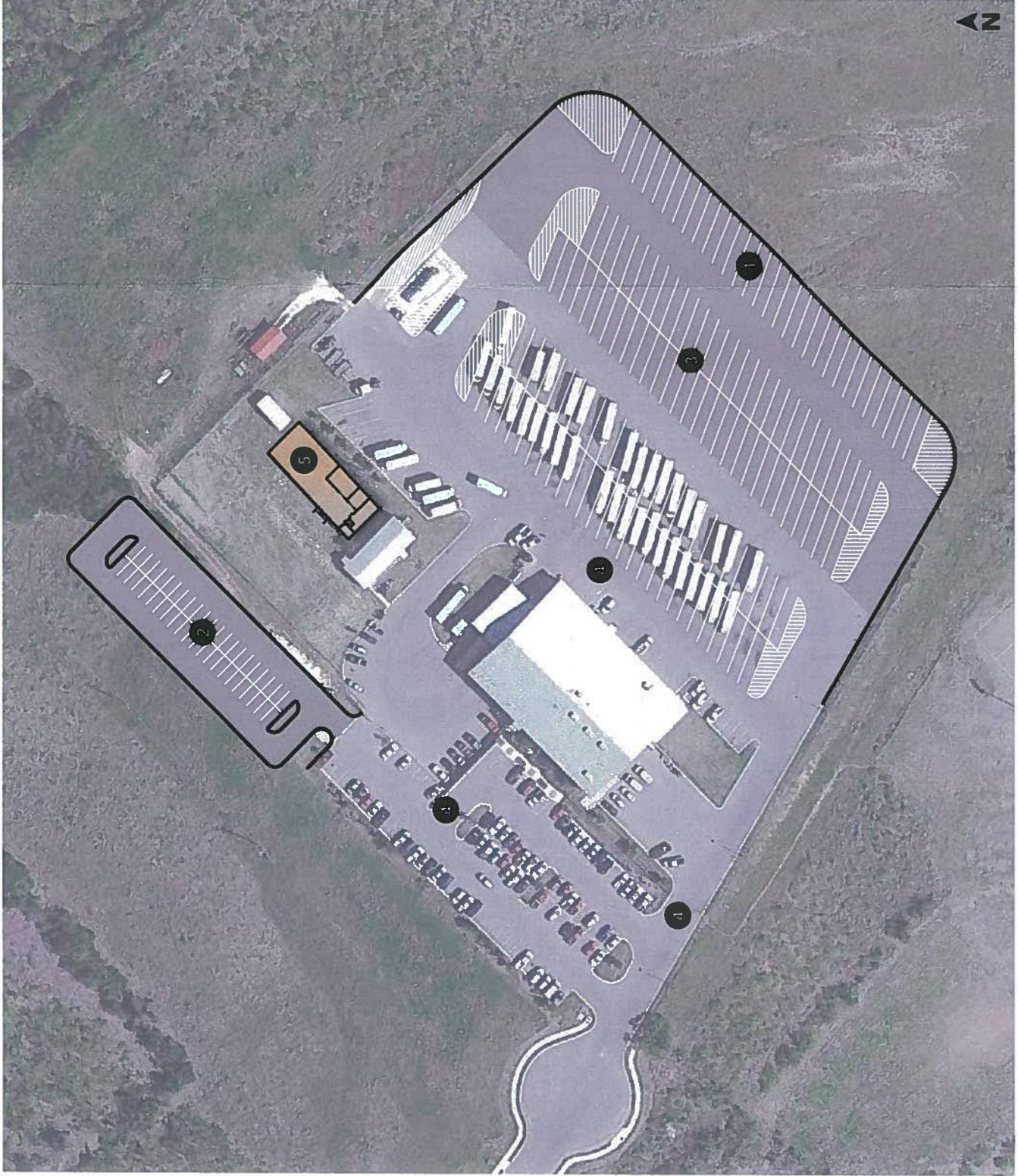
PROPOSED USE
 Brief description of Proposed Use (attach separate page if needed): We are requesting the use of R-Type metal panels for the Support Services Facility addition in order to match existing facility exterior.

I certify that the information in this application is complete and accurate. I understand that I or another representative should be present at all meetings concerning this application.

I am the property owner of record; or
 I have attached authorization to represent the owner, organization, or business in this application.

Signature of Applicant: Crystal Vasquez Date: 12/23/13

To be completed by Staff:
 Meeting Date: 2-11-14 Application Deadline: 12-30
 Accepted by: Tory C Date: 12-30

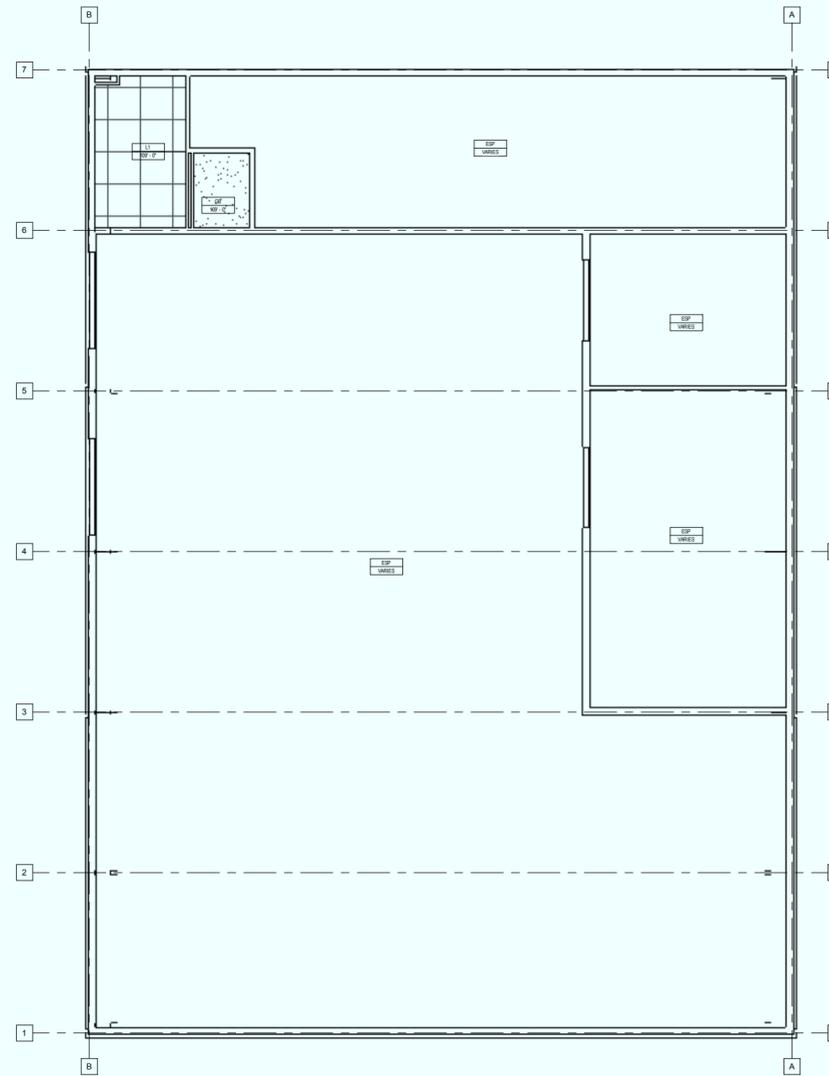


SUPPORT SERVICES BUILDING	
	Scope
1.	Provide 35 new bus parking spaces.
2.	Provide 25 new staff parking spaces.
3.	Provide 15 new fleet parking spaces.
4.	Provide LED security lighting and surveillance.
5.	Provide a 10,000 SF warehouse storage facility.
6.	Provide security cameras in the shop area.
7.	Provide access control.
8.	Add traffic gate.
9.	Install fencing around the MDF in the building.

Item 10
Attachment # 4
Page 1 of 1

SUPPORT SERVICES BUILDING - SITE PLAN

Item 10
Attachment # 5
Page 1 of 1



REFLECTED CEILING PLAN - WAREHOUSE
1/8" = 1'-0"

REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING FINISH MATERIALS AND PAINT FINISH CODES.

CEILING TYPE	CEILING HEIGHT
ESP	9'-0"
GB	9'-0"
L1	9'-0"

CEILING

ESP - EXPOSED DECK AND STRUCTURE (PRIMED)
GB - SUSPENDED 5/8" GYPSUM BOARD
L1 - TYPE 1 & 2 LAY-IN SUSPENDED CEILING TILE (STANDARD CEILING)

CEILING FINISH LEGEND

- LAY-IN CEILING AS SCHED.
- SUSPENDED GYPSUM BOARD CEILING WITH CONTROL JOINTS AS SPEC. FINISH AS SCHED.
- SUSPENDED PLASTER SOFFIT WITH CONTROL JOINTS AS SPEC. FINISH AS SCHED.
- METAL SOFFIT PANELS AS SPEC.
- LIGHT FIXTURES, SPEAKER - REF. ELECTRICAL DRAWINGS.
- PROJECTION SCREEN - REF. TYP. FINISH DETAILS.
- HVAC GRILLE, DIFFUSER - REF. MECHANICAL DRAWINGS.

REFLECTED CEILING LEGEND

- REFLECTED CEILING PLAN GENERAL NOTES**
- COORDINATE REFLECTED CEILING PLANS WITH MECHANICAL AND ELECTRICAL DRAWINGS TO AVOID CONFLICTS. VERIFY EXACT MOUNTING LOCATIONS OF ALL CEILING-MOUNTED EQUIPMENT PRIOR TO INSTALLATION. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR VERIFYING ALL ITEMS AND EQUIPMENT IN CEILING.
 - PERIMETER WALLS OF ALL SPACES WITH EXPOSED STRUCTURE SHALL EXTEND TO BOTTOM OF ROOF DECK. FINISH EXPOSED STRUCTURE AS SPEC.
 - REFER TO FINISH SCHEDULE FOR UNIFORM CEILING HEIGHTS. AREAS WITH VARYING FINISHES AND HEIGHTS ARE SHOWN ON REFLECTED CEILING PLAN.
 - AT IDF AND MDF, CEILING AND GRID SHALL BE HELD OFF OF DISTRIBUTION WALL 6" TO ACCOMMODATE CABLING.
 - PROVIDE 2X2 ACCESS PANELS IN ALL HARD CEILINGS FOR MAINTENANCE OF EQUIPMENT.

DEFAULT FINISHES

IF ANY ROOM IS NOT IDENTIFIED BY A ROOM FINISH TAG, THE FOLLOWING FINISHES SHALL BE USED AS "TYPICAL" OR "DEFAULT" FINISHES FOR BIDDING PURPOSES. VERIFY FINISHES WITH ARCHITECT BEFORE INSTALLATION.

CEILING - L1
CEILING HEIGHT - 9'-0"

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Revision / Date

Project: **A NEW WAREHOUSE BUILDING FOR SUPPORT SERVICES**
FOR
San Marcos C.I.S.D.
San Marcos, Texas

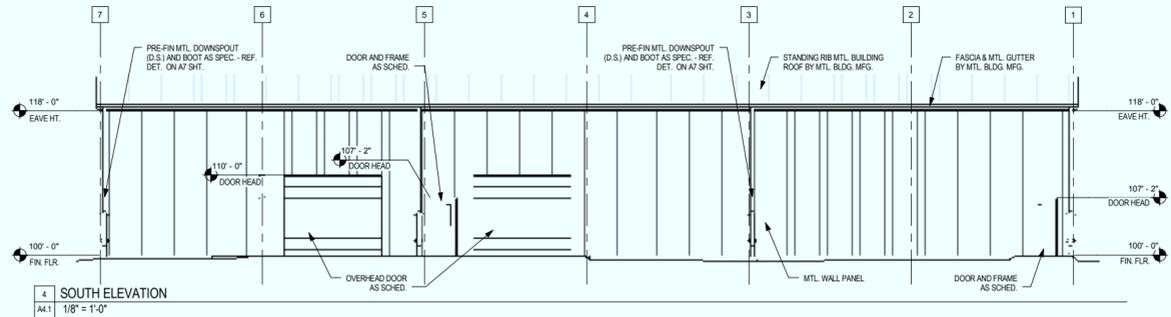
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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Huckabee
ARCHITECTURE
ENGINEERING
MANAGEMENT

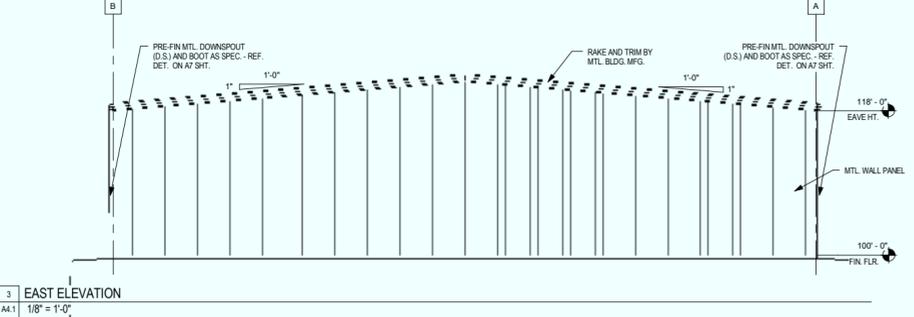
Austin
Dallas
Fort Worth

4521 South Hulen, Suite 220
Fort Worth, Texas 76109
ph 817.377.2969
fx 817.377.2303
www.huckabee-inc.com

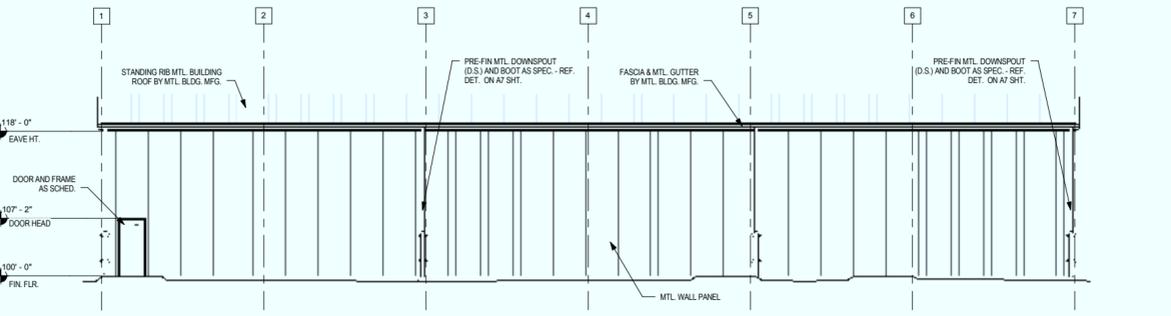
Job No. 1688-06	Sheet No. A4.1
Drawn By: JS	
Date: 12/13/2013	
Sheet	of



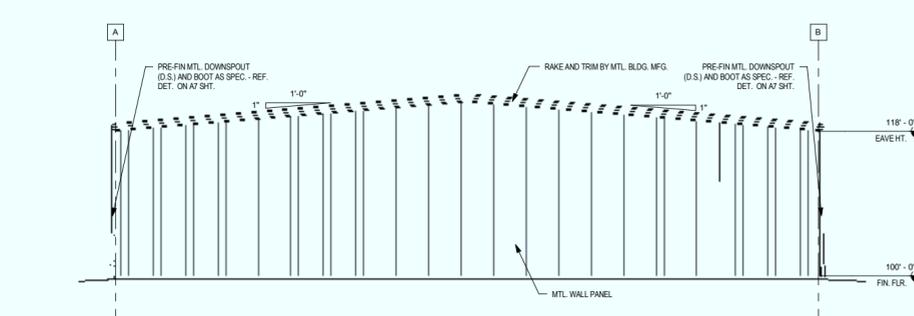
4 SOUTH ELEVATION
A4.1 1/8" = 1'-0"



3 EAST ELEVATION
A4.1 1/8" = 1'-0"



2 NORTH ELEVATION
A4.1 1/8" = 1'-0"



1 WEST ELEVATION
A4.1 1/8" = 1'-0"

Agenda Information

AGENDA CAPTION:

SCW-14-01 (403 N. Guadalupe) Hold a public hearing and consider a request by Ramsey Engineering LLC, on behalf of Briarwood San Marcos LP, for a SmartCode Warrant to allow a reduction in height below the 2-story limit for a proposed 1-story addition to University Plaza in a SmartCode T5 zoning district located at 403 North Guadalupe Street.

Meeting date: February 11, 2014

Department: Development Services - Planning

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL:

Strengthen the Middle Class, Encourage Strong Neighborhoods, Education and Workforce

BACKGROUND:

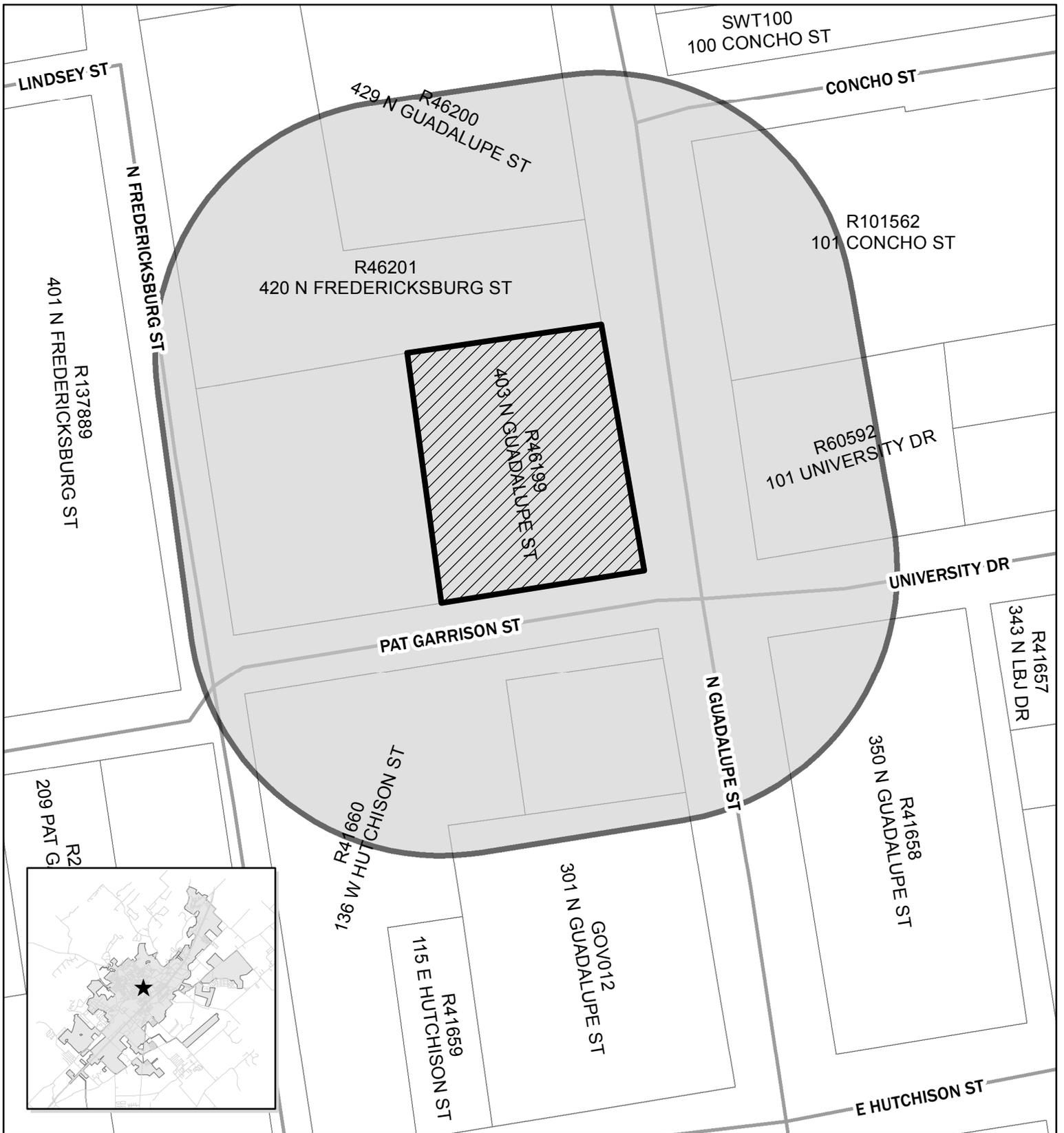
The Warrant request is for a proposed 1-story 2,200 sq ft addition to the existing University Plaza shopping center at the corner of Pat Garrison and N. Guadalupe Street. The entire plaza will be renovated and the addition will provide space for retail/restaurant use.

The property is adjacent to the University and staff and applicant worked hard to find a solution that balances the non-conforming auto-oriented strip center characteristics of the site with the SmartCode's demands for compact, mixed-use, pedestrian-friendly development. The applicant is making a number of streetscape improvements to the Pat Garrison and Guadalupe frontages, closing a curb cut on Guadalupe, and installing an outdoor patio which help bring the site more into compliance with the SmartCode.

Staff recommends approval of the SmartCode Warrant for reduced height based on the proposed site improvements.

ATTACHMENTS:

Case Map
Staff Report
Site Plan
Elevations
Application
Owner Authorization



SCW-14-01
403 N Guadalupe
Map Date: 1/31/2014

-  Site Location
-  Notification Buffer (200 feet)

0 50 100 200 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.

SCW-14-01 SmartCode Warrant University Plaza 403 North Guadalupe Street



Summary:

Applicant: Ramsey Engineering, LLC
3206 Yellowpine Terrace
Austin, TX 78759

Property Owner: Briarwood San Marcos LP
2911 Turtle Creek Blvd. Suite 1240
Dallas, TX 75219

Applicant Request: *Request for a SmartCode Warrant to seek a deviation from Table 5.2 Building Configuration to allow a reduction in height below the 2-story limit for a proposed 1-story addition in a SmartCode-T5 Zoning District*

Notification: Public hearing notification mailed on January 30, 2014

Response: None as of date of report.

Property Area/Profile:

Location: 403 N. Guadalupe Street

Legal Description: Lot 1, University Plaza Section 1

Frontage On: Pat Garrison, N. Guadalupe Street

Neighborhood: Downtown

Existing Zoning: T5

Future Land Use Map: Downtown – High Intensity

Existing Utilities: Adequate, electric relocation required.

Existing Use of Property: Retail Shopping Center

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	P	University
S of Property	T5	Commercial
E of Property	T5	Commercial
W of Property	T5	Residential

Code Requirements:

A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of the SmartCode, but is justified by the provisions of Section 1.3 Intent. The Warrant process requires personal notification of property owners within 200' and public hearing before the Planning and Zoning Commission.

Height is regulated in the base SmartCode within the Building Configuration section (Table 5.2). Two to five stories are permitted by right in a T5 zoning district and a 1-story building may be considered by Warrant.

Comments from Other Departments:

Warrants are reviewed by the interdepartmental SmartCode Development Review Committee (DRC) which is comprised of members of Planning, Permitting, Building, Main Street, Engineering and Public Services. The DRC reviews and provides comments repeatedly throughout the review process for building and site design issues.

Fire and Police reviewed the request separately and approved with no comments.

Background:

The Warrant request is for a proposed 2,200 sq ft addition in the existing University Plaza shopping center at the corner of Pat Garrison and N. Guadalupe Street. The addition will provide space for retail/restaurant use. The existing building is approximately 7,620 sq ft and contains two businesses (Gumby's and the UPS store). These leases do not expire until 2021. At such time, the property owners expect the site to fully redevelop into a multi-story mixed use project to maximize the value of the site under the SmartCode. The applicant states that the proposed addition and renovations will be an interim use for the property.

Architectural renderings have been provided, but staff feels the intent can best be met through site improvements. The existing building will be re-finished in stucco and awnings will be installed to create a clean, boutique aesthetic. The new addition will be required to meet all other SmartCode requirements besides height. The applicant will utilize the SmartCode retail frontage type for facade on Pat Garrison, which requires 70% glazing. An outdoor patio will be installed at the frontage and the parking lot will be fully screened with landscaping from both Pat Garrison and Guadalupe.

Guadalupe is considered the A-Grid street and within the SmartCode, A-Grid streets are to be held to the highest standard for pedestrian activity. To that end, staff worked with the applicant to close one of two curb cuts on Guadalupe (nearest the intersection) and add a right-in/right-out driveway on Pat Garrison. These improvements will provide safer and more efficient circulation at the Guadalupe and Pat Garrison intersection and provide a safer environment for pedestrians.

Planning Department Analysis:

The property is adjacent to the University and staff and applicant worked hard to find a solution that balances the non-conforming auto-oriented strip center characteristics of the site with the SmartCode's demands for compact, mixed-use, pedestrian-friendly development patterns.

It's difficult to state that a one-story addition meets the intent of the SmartCode, but the site improvements provide safer and higher quality pedestrian spaces that come more into conformance with the SmartCode. Specific elements that contribute to the project meeting the intent of the Code are:

- Addition of frontage build-out along Pat Garrison
- Closure of curb cut on Guadalupe closest to Pat Garrison intersection;
- Reduction of curb cut widths to 24';
- All parking removed from first layer and screened at the frontage;
- 7.7' Sidewalk installation on Guadalupe to match the University installed sidewalk/streetscape improvements immediately to the north;
- 7' Sidewalk installation on Pat Garrison that is consistent with the prescribed cross-section;
- Landscaping buffer/screening along both frontages; and,
- Outdoor patio space on Pat Garrison frontage.

The proposed improvements are largely consistent with the Intent policies listed below from Section 1.3.

1.3.2 Region

b. That growth strategies should encourage Infill and redevelopment in parity with New Communities.

1.3.3. The Community

- a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
- b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- f. That appropriate building densities and land uses should be provided within walking distance of transit stops.
- g. That Civic, Institutional and Commercial activities should be embedded downtown, not isolated in remote single-use complexes

1.3.4. The Block and The Building

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That architecture and landscape design should grow from local climate, topography, history, and building practice.

1.3.5. The Transect

The final design of the project must also meet the intent of the T-5 Transect zone as defined within Section 1.3.5. The project should offer a mix of uses or contribute to a mixed use environment, be an attached building, contain street trees, and promote substantial pedestrian activity. The building must also be oriented to the street, define a street wall and contain one of the T-5 frontage types. As proposed, the addition will meet this intent.

Downtown Design Guidelines

In general, the proposed addition and renovation is consistent with the Downtown Design Guidelines and the University Edge Design Context as stated below:

“The University Edge context should create a safe, pedestrian-friendly transition between campus and downtown. New campus development in this context should be compatible in scale and respectful of downtown design traditions. In addition, there are key public views up to campus and down to Courthouse Square. New development should preserve and enhance these views.”

A reduction in height will obviously have no impact on the historic courthouse square or views to and from campus.

Staff provides this request to the Commission for your consideration and recommends approval of the SmartCode Warrant for reduced height based on the proposed site improvements.

Planning Department Recommendation:	
X	Approve as submitted
	Denial

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment on this application. After considering the public input, the Commission is charged with making a decision to approve or deny the Warrant.

The Commission's decision is discretionary. In evaluating the impact of the proposed Warrant on surrounding properties, the Commission should consider the extent to which the practice:

- enables, encourages and qualifies the implementation of the SmartCode policies on Intent;
- is consistent with policies of the Comprehensive Plan and Downtown Master Plan;
- is compatible with the character and integrity of adjacent developments and the general intent of the Transect.

The following standards are not available for Warrants:

- a. the maximum dimensions for traffic lanes;
- b. the required provision of Rear Alleys; and
- c. the Base Residential Densities.

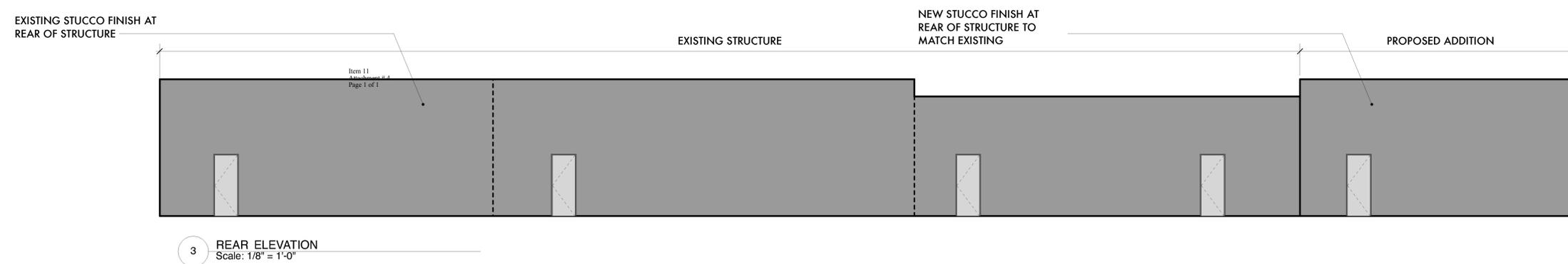
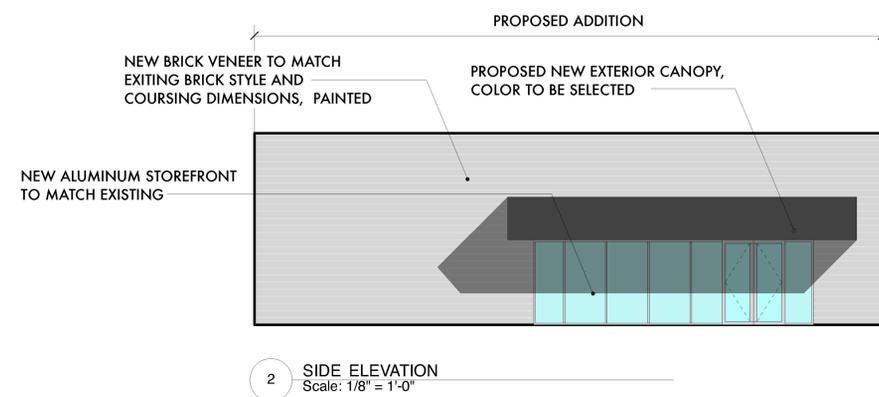
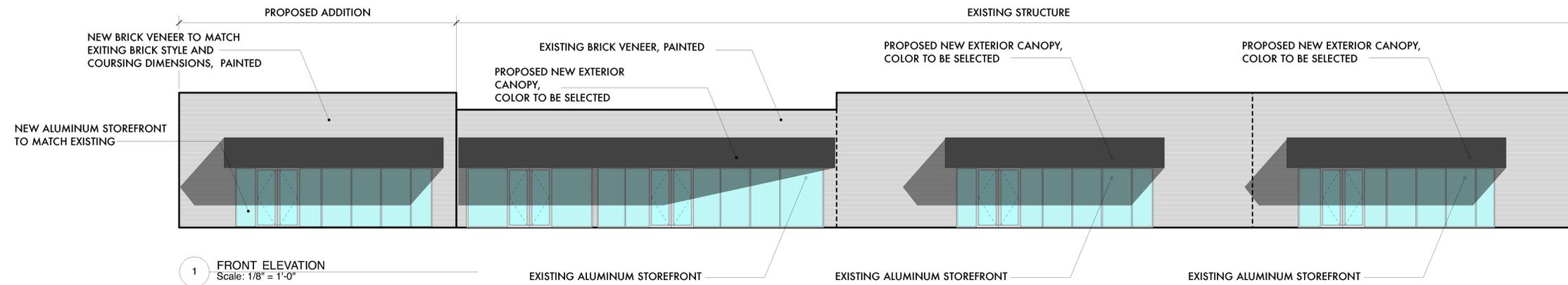
Emily Koller	Planner	January 29, 2014
Name	Title	Date

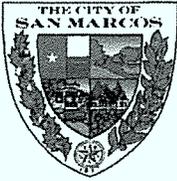
403 North Guadalupe
San Marcos, Texas

DRAWN BY:
SET ISSUE: December 12, 2013
Warrant Review
REVISIONS:

SHEET TITLE:
Exterior Elevations

A2.0





SmartCode Warrant Application Checklist

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input checked="" type="checkbox"/>	A pre-development meeting with staff is required	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A completed application for a Warrant and required fees	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A site plan illustrating the location of all structures on the subject property and on adjoining properties	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Exhibits illustrating the Warrant request	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Application Fee \$600 Technology Fee \$10	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Planning and Development Services Director:			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	<input type="checkbox"/>	

I hereby certify and attest that the application is complete and all information above is complete and hereby submitted for review.

Signed: Stephen Ramsey, P.E. Date: 12/13/13
 Printed Name: Stephen Ramsey, P.E.

Engineer Surveyor Architect/Planner Owner Agent: _____

08/13

RECEIVED
DEC 16 2013

BY: _____

SCW-14-01

**City of San Marcos
SMARTCODE WARRANT APPLICATION**

	APPLICANT	PROPERTY OWNER
Name:	<u>Ramsey Engineering, LLC</u>	<u>Briarwood San Marcos LP</u>
Mailing Address:	<u>3206 Yellowpine Terrace Austin, TX 78757</u>	<u>2911 Turtle Creek Blvd., Ste. 1240 Dallas, TX 75219</u>
Telephone No.:	<u>512-690-6800</u>	<u>214-522-7740</u>
E-mail address:	<u>ramsey-eng@att.net</u>	<u>wroyall@briarwood-capital.com</u>

Property Address: 403 N. Guadalupe Street
 Legal Description (if platted): Lot 1 Block - Subdivision University Plaza Section 1
 Tax ID Number: R 46199 Zoning District: SC T5

WARRANT REQUEST

1.5.2 A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the Code but is justified by the provisions of Section 1.3 Intent.

Section of the SmartCode from which the deviation is sought:
Table 1.3K and Table 5.2: Building Height - Minimum Two Stories

Justification of Intent (provide additional narrative and exhibits as necessary):
The existing building and proposed addition is one (1) story. The current tenant lease, expires in 2021. Therefore, the one-story building will remain. The proposed addition is consistent with the SmartCode. Retail frontage is to be provided along Pat Garrigon. Outdoor patio seating is to be provided for the addition. See attached Site Plan and Building Elevations.

I certify that the information in this application is complete and accurate. I understand that I or another representative should be present at all meetings concerning this application.

- I am the property owner of record; or
- I have attached authorization to represent the owner, organization, or business in this application.

Signature of Applicant: Stephen Ramsey, A.E. Date: 12/13/13

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____
Accepted by: _____ Date: _____

BRIARWOOD SAN MARCOS, LP

2911 TURTLE CREEK BLVD.

SUITE 1240

DALLAS, TX 75219-6252

December 11, 2013

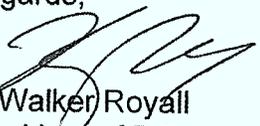
RE: Agent Authorization

To Whom It May Concern:

This letter is to authorize Stephen Ramsey of Ramsey Engineering, LLC to act on behalf of Briarwood San Marcos, LP for application and the processing of the SmartCode Warrant and other permits for 403 N. Guadalupe, San Marcos, TX.

If you have any questions or need further information, please do not hesitate to contact me at 214-522-7740.

Regards,


H. Walker Royall
President of Briarwood Capital Corporation
General Partner of Briarwood San Marcos

Agenda Information

AGENDA CAPTION:

PDA-14-01 Stonelake Development Agreement (LaSalle) Hold a public hearing and consider a request by LaSalle Holdings, for a petition for a development agreement for approximately 2,780 acres out of the William Hemphill Survey located north of Yarrington Road between IH 35 and SH 21

Meeting date: February 11, 2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Big Picture Infrastructure

BACKGROUND:

The purpose of a petition for approval of a development agreement is to determine whether the City wishes to authorize a plan of development for land located in the City's ETJ.

The proposed site includes the approximately 1,700 acres consisting of the LaSalle Municipal Utility Districts (MUD) 1-5 and an additional 1,000 acres of adjacent land in the San Marcos ETJ. A development agreement was a requirement of consent for creation of the MUDs.

Staff recommends approval of the petition so that negotiating terms of the Development Agreement may begin.

ATTACHMENTS:

staff report
Request Letter

Subject Property:

PDA-14-01

Stonelake (LaSalle)

North of Yarrington Road (IH 35 to SH 21)



Applicant Information:

Property Owner / Applicant: LaSalle Holdings, Ltd.
3107 #3 Westlake Drive
Austin TX 78746

Agent: Same

Summary: This site is located in the northern ETJ and a Consent Agreement was recently approved for the creation of 5 Municipal Utility Districts (MUD) for approximately 1,700 of the 2,780 acres. The applicant is requesting approval of a Petition for a Development Agreement, as required in the Consent Agreement, for a mixed residential development with limited commercial acreage. Approval of the petition allows staff to begin negotiating the agreement.

Traffic / Transportation: The site will have access off of IH 35 in the City of Kyle. Additional roadways were presented in the Concept Plan for the creation of the MUDs. Future Loop 110 is located near the southern boundary of the property.

Utility Capacity: The City of San Marcos will not provide water and wastewater service to the site. Following the creation of the MUDs, the City of Kyle, Maxwell Water Supply Corporation and County Line Water Supply Corporation will supply utilities.

Code Requirements

The purpose of a petition for approval of a development agreement is to determine whether the City wishes to authorize, by binding contract, a plan of development for land located in the City's extraterritorial jurisdiction (ETJ). The agreement can outline terms and a schedule for annexation, land use regulations and development standards.

Prior to beginning negotiations, the Land Development Code requires that the Planning and Zoning Commission and City Council hold public hearings and approve the petition for a Development Agreement. If Council approves the petition, the City Manager shall coordinate efforts to negotiate the agreement and a land use plan for the property with the property owner. The Council may appoint a subcommittee of its members for purposes of reviewing and facilitating negotiations with the property owner.

The draft agreement will then be presented to City Council for a final decision. The Council may accept, accept with modifications, or deny the proposal (1.4.2.4).

Staff Analysis and Recommendation

The site is located adjacent to an Employment Center on the Preferred Scenario Map, and the stated intention of the proposal is consistent with the City’s plans for future growth on the north side as evidenced in the approval of consent for the MUDs. No other issues have been identified at this point that would make compliance with 2.2.1.2 impossible.

Staff recommends approval of the request so that staff may begin negotiating terms of the Development Agreement.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions
	Alternative
	Denial

Prepared By:

Amanda Hernandez, AICP	Senior Planner	January 16, 2014
Name	Title	Date

The Commission's Responsibility:

The following policies shall be taken into consideration in deciding a petition for approval of a development agreement (2.2.1.2):

- (a) Development of the property under the proposed agreement and land use plan should implement the policies of the Comprehensive Plan;
- (b) Extension of public facilities and services to the property under the agreement should not compromise the City's ability to timely provide adequate public facilities to property inside the City or degrade environmental resources;
- (c) Water quality impacts arising from the proposed development should be mitigated by measures provided in the development agreement (or as a minimum required by TCEQ for areas over the recharge zone).
- (d) The agreement should not further creation or expansion of other utility providers to the City's detriment;
- (e) The agreement should authorize application of the City's zoning and development standards to the uses proposed, which otherwise could not be applied to the proposed development;
- (f) The agreement should authorize the City to recoup the costs of capital improvements provided to the development while it remains in the extraterritorial jurisdiction;
- (g) The schedule of annexation proposed in the agreement should further the City's policies on expansion and growth of the City;
- (h) The agreement should not create future barriers to annexation of land contiguous to the area subject to the agreement; and
- (i) The agreement should not promote economic development that undermines or inhibits economic development within the City center or other economic centers of the community;
- (j) Proposed development transfers should substantially further protection of water quality and result in compatible development on the receiving site.



BARRETT
& ASSOCIATES, PLLC

3300 Bee Cave Road Suite 850 #189

Austin, Texas 78746

Phone: 512.600.3800 Fax: 512.600.3899

January 13, 2014

Mr. Matthew B. Lewis
Development Services Director
City of San Marcos
630 E. Hopkins
San Marcos, Texas 78666

Re: LaSalle/Stonelake Subdivision

Dear Mr. Lewis:

This office represents the proposed LaSalle/Stonelake subdivision which is located primarily in the City of San Marcos' ETJ. Before getting to business, we wanted to thank you for the courtesy that you and your staff have shown to us and to our client.

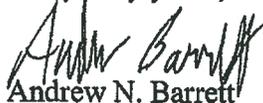
This letter is to request that you set a draft Development Agreement on the Planning and Zoning Commission's January 28, 2014 Agenda for consideration and approval. Due to the location and size of the project we believe that we would like to develop this project pursuant to your SmartCode. We understand that this is a two-step process. In this first step, we would like to notify the City of San Marcos that we are interested in pursuing SmartCode development but that we would also like to have a density of not less than 12,000 residential units and approximately 300 acres of commercial usage.

However, as we are not fully familiar with SmartCode, we would like to retain the option for a more traditional Development Agreement. That is why we are requesting the minimum density in this draft.

As you are aware, the original LaSalle property is approximately 1,748 acres on I-35 and Yarrington Road. With the City of San Marcos' consent, the Texas Legislature created 5 Municipal Utility Districts (MUDs) over that property last year. Our clients are currently negotiating the potential purchase of approximately 1,000 additional adjacent acres.

Once again, thank you for your time and attention. If you have any questions, please do not hesitate to contact me at 512-600-3800 or 512-217-4956.

Very truly yours,



Andrew N. Barrett

Agenda Information

AGENDA CAPTION:

Development Services Report:

- a. Comprehensive Master Plan Implementation update
- b. Land Development Code update.
- c. Transportation Master Plan update.

Meeting date: February 11, 2014

Department: Development Services

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

BACKGROUND: