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

1. Call To Order

2. Roll Call

3. **Consider the following:**
   a. Elections of a temporary Planning and Zoning Commission Chair to preside over the meeting pending the election of officers.

   b. Election of the following officers:
      i. Planning and Zoning Commission Chair
      ii. Planning and Zoning Commission Vice-Chair

4. **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.*

5. 30 Minute Citizen Comment Period

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 6 - 6 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.

6. **Consider the approval of the minutes of the Regular Meeting on February 25, 2014.**

PUBLIC HEARINGS

7. **CUP-14-05 (Jin & Sushi Restaurant)** Hold a public hearing and consider a request by Jin S. Kim, President of Jin Sook, Inc. d/b/a Jin & Sushi Restaurant, for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 700 North LBJ Drive, Suite 105.

8. **ZC-13-16 (Yarrington Commons Multi-Family)** Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to Multiple-Family Residential (MF-24) for a portion of Yarrington Commons, consisting of 50.339 acres more or less out of the William Ward Survey No. 3 located near the 2700 block of Post Road.

9. **SCW-14-02 (1941 Corporate Drive)** Hold a public hearing and consider a request by Carson Diversified Land 1, LLC, for a SmartCode Warrant to allow a surface parking lot in a T5 zoning district located at 1941 Corporate Drive.

NON-CONSENT AGENDA

10. **Development Services Report:**
    a. Comprehensive Master Plan Implementation Update

11. 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.*

12. 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:

Consider the following:

a. Elections of a temporary Planning and Zoning Commission Chair to preside over the meeting pending the election of officers.

b. Election of the following officers:

i. Planning and Zoning Commission Chair

ii. Planning and Zoning Commission Vice-Chair

Meeting date: March 11, 2014

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND:

Agenda Information

AGENDA CAPTION:

Chairperson's Opening Remarks

Meeting date: March 11, 2014

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND:

Agenda Information

AGENDA CAPTION:

Consider the approval of the minutes of the Regular Meeting on February 25, 2014.

Meeting date: March 11, 2014

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND:

ATTACHMENTS:

February 25, 2014 PZ Minutes

MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
February 25, 2014

1. Present

Commissioners:

Bill Taylor, Chair
Carter Morris, Vice Chair
Chris Wood
Curtis Seebeck
Randy Bryan
Kenneth Ehlers
Corey Carothers
Travis Kelsey
Angie Ramirez

City Staff:

Kristy Stark, Development Services Assistant Director
Sam Aguirre, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Tory Carpenter, Planning Technician

Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday February 25, 2014, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience and viewers.

4. 30 Minute Citizen Comment Period

There were no citizen comments.

NOTE: *The Planning & 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.*

Consent Agenda

THE FOLLOWING ITEMS NUMBERED 5-6 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.

5. Consider the approval of the minutes of the Regular Meeting on January 28, 2014.

DRAFT

6. Consider the approval of the minutes of the Regular Meeting on February 11, 2014.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Morris, the Commission voted on consent to approve the consent agenda. The motion carried unanimously.

Public Hearings

7. **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.

Darren Kirbo, the applicant gave a presentation.

Tory Carpenter, Planning Technician gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Kelsey, the Commission voted 5-4 to deny CUP-14-03. Commissioners Carothers, Ramirez, Seebeck and Wood dissented. The motion carried.

8. CUP-14-06 (Eskimo Hut) Hold a public hearing and consider a request by The Choi Group, LLC for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 216 N Edward Gary St.

Tory Carpenter, Planning Technician gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Ehlers, the Commission voted all in favor to approve Cup-14-06 with the conditions that the permit be valid for three (3) years, provided standards are met, subject to the point system; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried unanimously.

Non Consent Agenda:

9. LDC-14-01 (Multifamily Design Standards) Receive a staff presentation, discussion and possible direction to staff regarding potential revisions to the Land Development Code for design standards for multifamily development.

John Foreman, Planning Manager gave the presentation.

The Commission gave direction to proceed with all items identified for Design Standards as well as articulation, landscape strips, trees, lighting, parking screening, and block size. The Commission also discussed parking and rent by the bedroom vs. rent by the unit.

9a. Recognition of outgoing Planning and Zoning Commissioners.

Chair Taylor, Vice Chair Morris and Commissioner Bryan gave outgoing speeches. They all thanked Council for the appointment and their fellow Commissioners, and staff.

10. Development Services Report:
a. Comprehensive Master Plan Implementation update.

Kristy Stark gave an update on the Comprehensive Oversight Committee.

11. 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.*

There were no comments.

12. Adjournment.

Chair Taylor adjourned the Planning and Zoning Commission meeting at 7:22 p.m. on Tuesday, February 25, 2014.

_____ Bill Taylor, Chair	_____ Carter Morris, Commissioner
_____ Chris Wood, Commissioner	_____ Corey Carothers, Commissioner
_____ Curtis Seebeck, Commissioner	_____ Randy Bryan, Commissioner
_____ Angie Ramirez, Commissioner	_____ Travis Kelsey, Commissioner
_____ Kenneth Ehlers, Commissioner	

ATTEST:

_____
Francis Serna, Recording Secretary

Agenda Information

AGENDA CAPTION:

CUP-14-05 (Jin & Sushi Restaurant) Hold a public hearing and consider a request by Jin S. Kim, President of Jin Sook, Inc. d/b/a Jin & Sushi Restaurant, for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 700 North LBJ Drive, Suite 105.

Meeting date: March 11, 2014

Department: Development Services

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:

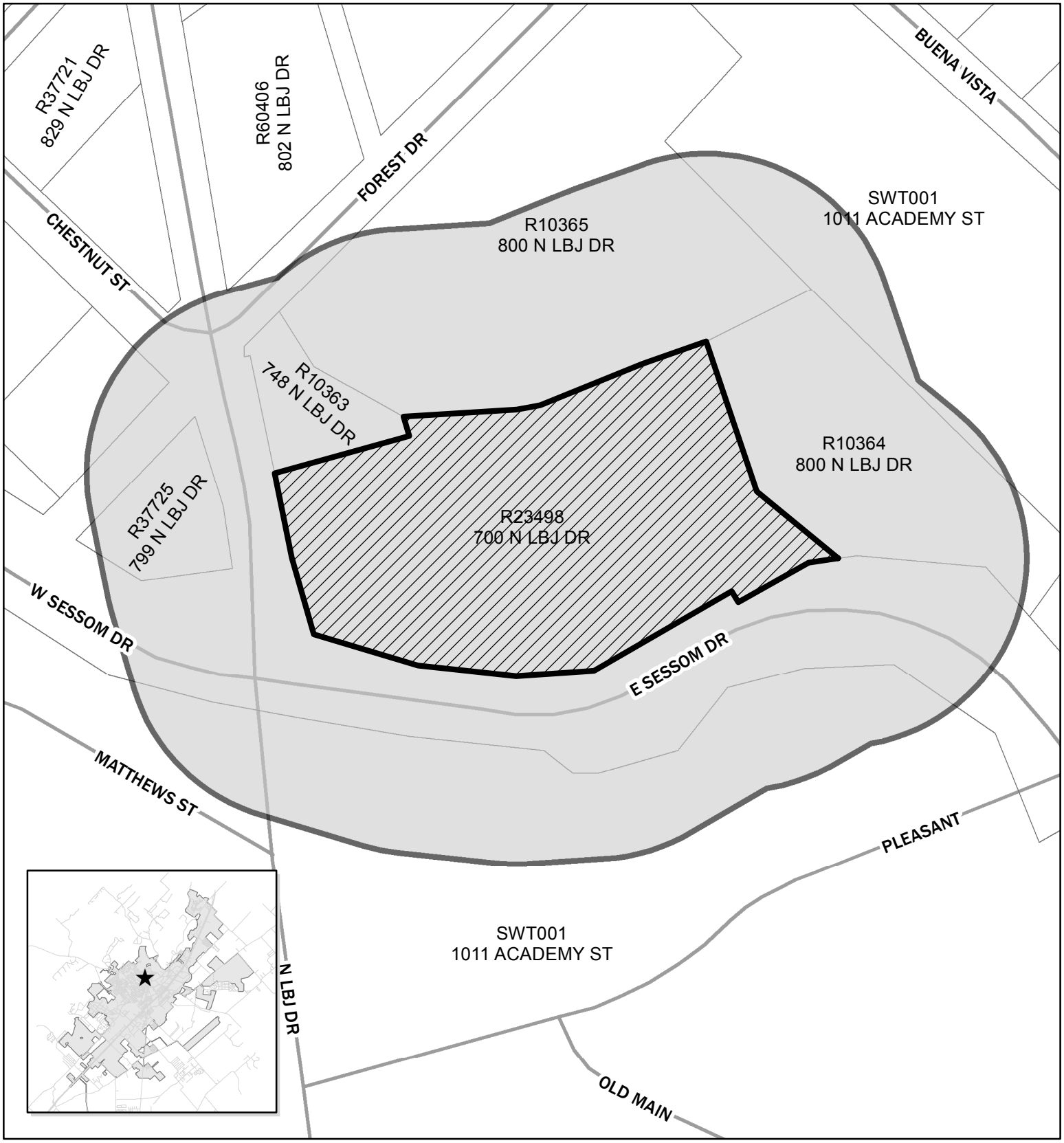
The Conditional Use Permit request is for a new sushi restaurant with service of beer and wine for on-premise consumption located in the Center at San Marcos, a shopping center located north of Texas State University at the corner of N. LBJ Drive and Sessom Drive. Other uses within this shopping center include Mocha's & Java's, Rose Garden, Bobcat Nation, and Dos Gatos. This location previously housed a doctor's office. The applicant is applying for a Wine and Beer Retailer's Permit from TABC. Staff does not anticipate an increase in noise beyond what is reasonable for an indoor restaurant nor is an increase in traffic beyond what is typical for the commercial center expected.

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

1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system ;
2. The permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director;
3. The permit shall not become effective until a Certificate of Occupancy is received;
4. All Environmental Health permitting must be met; and
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

ATTACHMENTS:

Notification Map
Staff Report
Application
Site Plan
Menu



CUP-14-05
Jin & Sushi Restaurant
700 N LBJ Dr, Ste 105
Map Date: 2/27/2014

Site Location
Notification Buffer (200 feet)

0 75 150 300 Feet

N

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-14-05
TABC Conditional Use Permit
Jin & Sushi Restaurant
700 North LBJ Drive, Suite 105

Applicant Information:

Applicant:	Jin Kim Jin Sook Inc. 700 North LBJ Drive, Suite 105 San Marcos, TX 78666
Property Owner:	Hjorting Family Trust 2101 S. IH 35, Suite 220 Austin, TX 78741
Applicant Request:	Request for a new Conditional Use Permit (CUP) to allow on-premise consumption of mixed beverages
Notification	Public hearing notification mailed on February 28, 2014
Response:	None to date

Subject Property:

Location:	700 North LBJ, Suite105
Legal Description:	The Centre at San Marcos, Lot 1, 3.026 acres
Frontage On:	Parking lot along W. Sessom Drive
Neighborhood:	Located near Sessom Creek and Forest Hills Neighborhoods
Existing Zoning:	CC
Utilities:	Adequate
Existing Use of Property:	Commercial Center

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	MF-18	Multi-family Residential
S of Property	P	University
E of Property	P	Multi-family Residential
W of Property	GC	Commercial

Code Requirements:

A conditional use permit 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 within a zoning district that limits density to six units per acre or less. This location **does meet** the distance requirements. There is no church or school within 1,000 feet.

This location is also outside the boundary of the CBA and is therefore not subject to the additional requirements for restricted/restaurant permits.

Case Summary

The Conditional Use Permit request is for a new sushi restaurant with service of beer and wine for on-premise consumption located in the Center at San Marcos, a shopping center located north of Texas State University at the corner of N. LBJ Drive and Sessom Drive. Other uses within this shopping center include Mocha's & Java's, Rose Garden, Bobcat Nation, and Dos Gatos. This location previously housed a doctor's office. The applicant is applying for a Wine and Beer Retailer's Permit from TABC.

The gross floor area is approximately 1,900 square feet and parking was calculated at the time of development of the center. The application states that the hours of operations proposed are 10:00 a.m. to 10:00 p.m. and the applicant has confirmed that the restaurant will be open Monday through Sunday. The application states that there will not be any entertainment facilities associated with the restaurant.

Comments from Other Departments:

Environmental Health stated: Tenant must submit food establishment application and pass a permit inspection by the Environmental Health Department.

Police had no comments.

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. There is no outdoor service area; therefore an increase in noise is not expected beyond what would be reasonable for an indoor restaurant use. Staff does not expect an increase in traffic beyond what is typical for the neighborhood commercial center.

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;
- 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 one (1) year, provided standards are met, subject to the point system;**
2. **The permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director;**
3. **The permit shall not become effective until a Certificate of Occupancy is received;**
4. **All Environmental Health permitting must be met; and,**
5. **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

<u>The Commission's Responsibility:</u>

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 Master 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.

Prepared by:

Alison Brake	Planner	2/20/2014
Name	**Title**	**Date**

09/12

RECEIVED
JAN 22 2014
BY:

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**
☐	A pre-application conference with staff is recommended	☐	
☒	A completed application for Conditional Use Permit and required fees. * (see note below)	☐	
☐	A site plan *drawn to scale* 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)	☐	
☒	Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities	☐	
☐	All information and illustrations necessary to show the nature of the proposed use and its effect on surrounding properties	☐	
☒	Authorization to represent the property owner, if applicant is not the owner	☐	
Any of the following pieces of information as requested by the Director of Development Services : *(see note below)			
☐	Landscaping and/or fencing of yards and setback areas and proposed changes	☐	
☐	Design of ingress and egress	☐	
☐	Off-street loading facilities	☐	
☐	Height of all structures	☐	
☐	Proposed uses	☐	
☐	The location and types of all signs	☐	
☒	Copy of State TABC License application	☐	
☐	Impervious cover or drainage issues or impacts	☐	
☒	Menu	☐	

* 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: Keith Whittington Date: 1/21/14

Print Name: KEITH WHITTINGTON

☐ Engineer ☐ Surveyor ☐ Architect/Planner ☐ Owner ☑ Agent: _____

09/12

CUP-14-05

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: JIN & Sushi R

Application is filed by:

☐ Individual ☐ Partnership ☒ Corporation ☐ Other: _____

Name of Individual or Entity: JIN, SOOKIN **Phone Number:** 830-305-6896

Mailing Address: 700 N LBJ #105

Email Address: KJS6202@YMail.COM

Type of Permit Requested: ☐ Mixed Beverage ☒ Beer & Wine ☐ Other: _____

PROPERTY

Street Address: 700 N LBJ #105 **Current Zoning:** CC

Legal Description: Lot 1 Block _____ Subdivision The Centre at San Marcos

Tax ID Number: R 23498

Property Owner's Name: Hjorting Family Trust **Phone Number:** 512-326-2722 Ext. 205

Address: 2101 South IH 35 Suite 220 Austin Tx 78741

BUSINESS DETAILS

Primary Business Use: ☒ Restaurant ☐ Bar ☐ Other: _____

Hours of Operation: 10-10 PM

Type of Entertainment Facilities: Not

Indoor Fixed Seats Capacity: _____ **Outdoor Fixed Seats:** Not

Gross Floor Area Including Outdoor Above-ground Decks: 1725 SQ Square Feet

Number of Off-Street Parking Spaces Provided: San Marcos Center

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

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

- [x] **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 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*
- [x] *I have attached authorization to represent the owner, organization, or business in this application.*

Keith Whittington

Applicant's Signature

Printed Name: KEITH WHITTINGTON **Date:** 1-21-14

To be completed by Staff:

Meeting Date: 3-11-14 Application Deadline: 1-27

Accepted By: TORY C. Date: 1-22

ROOM FINISH SCHEDULE

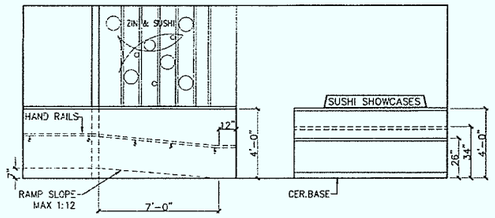
NO.	USE	FLOOR	BASE	WALLS	CEILING
1	DINING AREA	VINYL	4" VCT	PAINTED GYP.BD.	24" DROP CLG.VINYL TILES WHITE, (EXISTING)
2	SERVICE AREA			PAINTED GYP.BD.	
3	KITCHEN			FRP TO 8'-0" & SIDES PAINT ABOVE	
4	VESTIBULE (EXISTING)			PAINTED GYP.BD.	
5	JANITOR (EXISTING)			FRP TO 8'-0" PAINT PAINTED GYP.BD.ABOVE	
6	WOMEN'S RESTROOMS(EXISTING)		6" VCT	FRP TO 7'-0" PAINT PAINTED GYP.BD.ABOVE	
7	MEN'S RESTROOMS (EXISTING)		6" VCT	FRP TO 7'-0" PAINT PAINTED GYP.BD.ABOVE	

NOTE. - GYPSUM BOARD IN RESTROOMS WILL BE OF WATER RESISTANT TYPE AND TO BE COVERED WITH A SMOOTH, HARD NONABSORBENT SURFACE.
- RESTROOM PAINTED GYP.BOARD WALLS AND CEILING TO BE WHITE IN COLOR.
- CERAMIC TILE IN THE KITCHEN & VESTIBULE TO BE OF SMOOTH, EASILY CLEANABLE, AND WHITE COLORED VINYL FACED TYPE.
- CERAMIC/VINYL IN THE RESTROOM TO BE OF SMOOTH, EASILY CLEANABLE, AND WHITE COLORED
- THE COLOR OF FRP WALL, THE PAINT OF WALL IN THE KITCHEN, UTILITY AREA ARE WHITE IN COLORED.

DOOR SCHEDULE

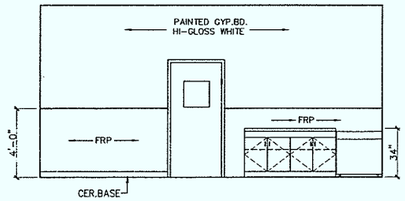
NO.	SIZE	MATL./FINISH	FRAME	THRESHOLD	NOTES
1	(2)3'-0"x7'-0"	GLASS/ANOD. ALUM.	ANOD. ALUM.	YES	LOCKSET, CLOSERS SIGN ON DOOR, SEE PLAN
2	3'-0"x6'-8"	WOOD PAINT GREY S.C.	WOOD		LATCH, SWING DOOR, WITH GLASS WINDOW
3	3'-0"x7'-0"	HOLLOW METAL	STEEL	YES	PANIC HARDWARE
4	3'-0"x6'-8"	WOOD PAINT GREY S.C.	WOOD		PASSAGE LOCK
5	3'-0"x6'-8"	WOOD PAINT GREY S.C.	WOOD		PRIVACY LOCK,SELF-CLOSING
6	3'-0"x6'-8"	WOOD PAINT GREY S.C.	WOOD		PRIVACY LOCK,SELF-CLOSING

NOTES-
-ALL EXIT DOOR TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE AND EFFORT.
-DOORS SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" A.F.F. EXCEPT AT ACCESSIBLE STALLS WHICH SHALL BE MOUNTED BETWEEN 34" TO 36" A.F.F.
-MANUAL OPENING FORCE FOR NEW INTERIOR DOOR SHALL BE 5 LBS AND 8.5 LBS FOR EXTERIOR DOORS.
-ELECTRICAL OUTLETS TO BE MINIMUM 15" A.F.F.
-SWITCHES AND THERMOSTATS TO BE 36"-48" A.F.F.



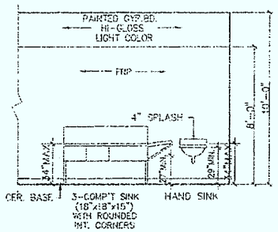
ELEVATION A

NOTE- ALL CABINETS TO BE FINISHED W/PLAS. LAM. PAINT HIGHLOSS ENAMEL ALL INTERIOR SIDES.



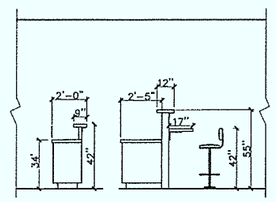
ELEVATION B

NOTE- ALL CABINETS TO BE FINISHED W/PLAS. LAM. PAINT HIGHLOSS ENAMEL ALL INTERIOR SIDES.



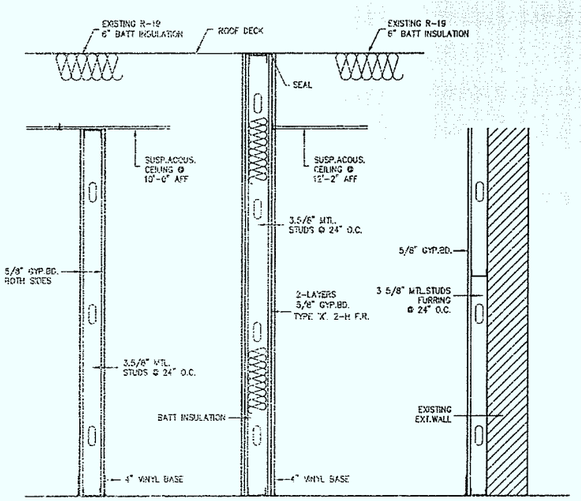
ELEVATION C
KITCHEN

NOTES:
- ALL KITCHEN EQUIPMENTS SHALL BE MOUNTED ON LEGS, 6" ABOVE FLOOR
- INSTALL CERAMIC TILE COVE IN ALL AREAS WITH CERAMIC TILE.
- ALL GROUT LINES MUST BE SEALED
- INSTALL SOAP, HAND DRYING DEVICES AND COVERED WASTE RECEPTACLES AT ALL HAND SINKS, AT ALL TIMES.
- INSTALL MOP/BROOM RACK ABOVE MOP SINK.

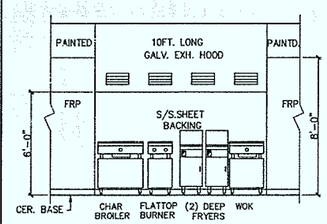


SECTION AT WAITER STATION — SECTION AT SUSHI BAR

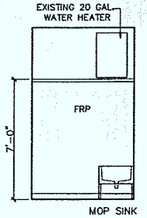
NOTE- ALL CABINETS TO BE FINISHED W/PLAS. LAM. PAINT HIGHLOSS ENAMEL ALL INTERIOR SIDES.



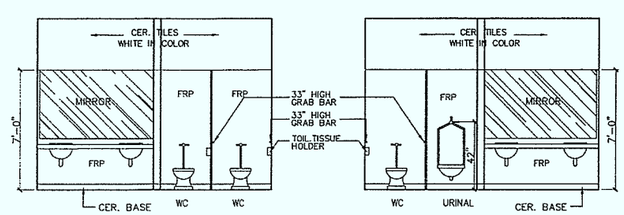
① SECTION AT PARTITIONS — ② SECTION AT DEMISING WALL (2-HR. F.R. UL DES.# U-474) — ③ SECTION AT EXT. WALL EXISTING



ELEVATION D
KITCHEN



ELEVATION E
JANITOR (EXISTING)



ELEVATION F
LADIES'S RESTROOM (EXISTING)

ELEVATION G
MEN'S RESTROOM (EXISTING)

NOTES-
ALL EQUIPMENTS IN TOILET ROOM TO BE 'AMERICAN STANDARDS', WATER SAVER

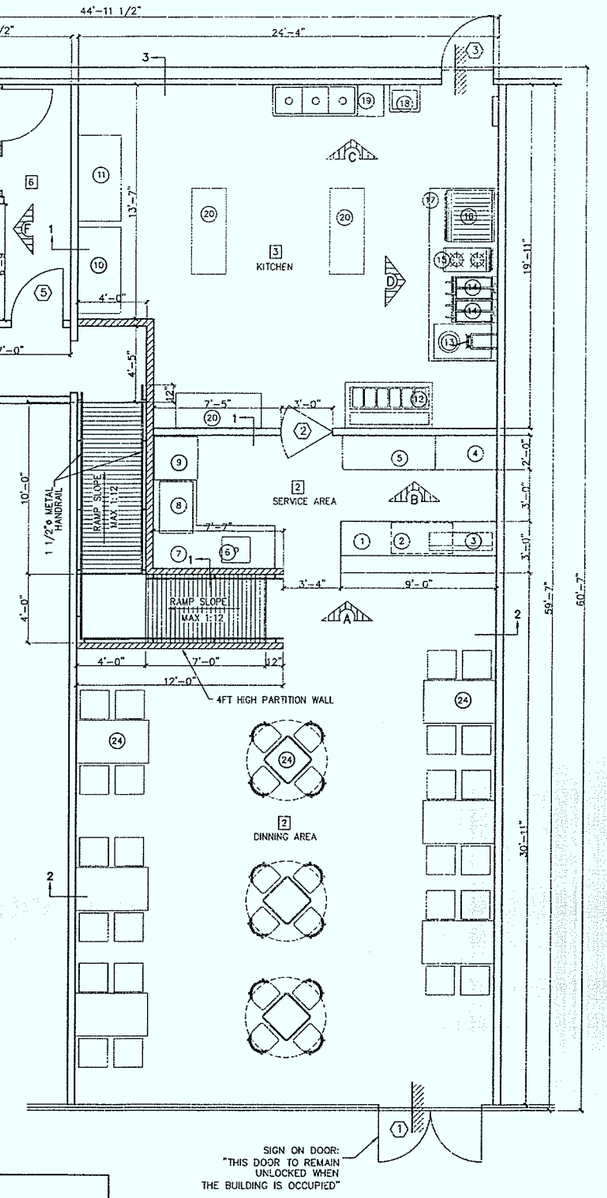
GRAB BARS DESIGNED FOR 250 lbs.

-INSULATE ALL EXPOSED PIPES UNDER LAVATORY

-USE WATER-RESISTANT GYP.BD. ON ALL RESTROOM WALLS.

CER. TO 7'-0" ALL RESTROOM WALLS PAINTED GYP. BD ABOVE LIGHT COLOR

NOTE- INSTALL LOWER DOOR SWEEPS AND TIGHT SEALS ON DOORS LEADING TO OUTER PREMISES.
- INSTALL SOAP, HAND DRYING DEVICES AND COVERED WASTE RECEPTACLES AT ALL HAND SINKS, AT ALL TIMES.



FLOOR PLAN
SCALE- 1/4"= 1'-0"
AREA- 1,900 S.F.

LEGEND-	
1	COUNTERTOP
2	UNDER COUNTER COOLER
3	SUSHI SHOWCASE
4	CHEST FREEZER
5	42" HIGH COUNTERTOP
6	COUNTER HAND SINK
7	42" HIGH COUNTERTOP
8	SODA MACHINE
9	1-DOOR DISPLAY COOLER
10	2-DOORS COOLER
11	2-DOORS FREEZER
12	SALAD UNIT
13	GAS WOK
14	(2) GAS FRYERS
15	GAS HOT PLATES
16	GAS RADIANT CHARBROILER
17	10FTx4FT EXHAUST HOOD TYPE-I
18	HAND SINK
19	3 COMP'T SINK 18 x 18 x 15 W/ ROUNDED INTERNAL CORNERS
20	STAINLESS STEEL TABLE
21	MOP SINK (EXISTING)
22	ELEC.WATER HEATER (20 GAL.) (EXITING)
23	DRINKING FOUNTAIN (EXISTING)
24	DINING TALBE

LEGEND:
EXISTING WALLS
NEW WALLS

INSULATION NOTE-
INSULATION IN BUILDING SHALL HAVE A FLAME SPREAD NOT MORE THAN 25 AND A SMOKE DENSITY NOT MORE THAN 450

NOTE FOR INTERIOR FINISHES
ALL INTERIOR FRP AND CEILING TILE MATERIALS SHALL MEET THE REQUIREMENTS AND LIMITATIONS SET FORTH PER SECTION 803. THE FINISH SCHEDULE ON SHEET A-2 SHALL CLEARLY DOCUMENT MINIMUM "CLASS B" MATERIALS AS REQUIRED PER SECTION 803.5 AND TABLE 803.5. THE FLAME SPREAD AND SMOKE DEVELOP MUST COMPLY WITH THE LIMITATIONS INDICATED IN SECTION 803.1. A FLAME SPREAD 76-200. AND A SMOKE-DEVELOPED 0-450.

SCOPE OF WORK:
1. THIS EXISTING DOCTOR'S OFFICE WILL BE CONVERTED INTO SUSHI RESTAURANT.
2. EXISTING ELECTRICAL MAIN SERVICE TO BE REMAIN.

Revisions	Date

JIN & SUSHI RESTAURANT
700 NORTH L.B.J. SUITE-105
SAN MARCOS, TX 78666

Associates INCORPORATED
9894 Bissonnet St., #620
Houston, TX. 77036
Ph: 713-541-3195
Fax: 713-521-2035
E-mail: gina@tnassociate.com

REGISTERED ARCHITECT TIEN THU NGUYEN 11645 STATE OF TEXAS

Date	01-07-2014
Scale	AS SHOWN
Drawn by	TN
	JIN & SUSHI

A-2

APPETIZERS

rimp & Vegetable Tempura 6.50
hrimp / 5 Vegetable

getable Tempura 5.50
p fried assorted vegetables

oza (5 pc) 4.95
p fried beef dumplings served with ponzu sauce

Shumai (6 pc) 5.95
med shrimp dumplings served with ponzu sauce

ing rolls (2 pc) 3.50 / (4 pc) 5.50
pped combination of chopped vegetables and mp in thin rice paper

Rolls (2 pc) 3.50 / (4 pc) 5.50
radish sprouts, pork, cucumber, rice noodles, ped in thin rice paper

mame 4.50
med Japanese soy beans

Tempura 4.95
fried bean curd served with ponzu sauce

a Tataki 9.50
y served with sliced tuna with ponzu sauce

Shell Crab 7.95
fried whole soft shell crab served with sauce

mari Tempura 6.95

imi Appetizer (9 pc) 12.95

i Appetizer (5 pc) 8.95

Tartar 7.95

e Tuna Jalapeno Sashimi 11.95
una sashimi with jalapeno, ponzu sauce ngo sauce

Zealand Mussel 7.95
aland fresh green mussels mixed with lad and oven baked

od Cocktail 7.95
ination of cooked shrimp, octopus, surf clam id salad piled high

Sushiya

SALADS

Green Salad 3.50

Seaweed Salad 4.95

Avocado Salad 4.95
Sliced fresh avocado on top of green salad with special dressing

Kani Salad 4.95
Crab meat with special dressing

Kani & Avocado Salad 5.95

Sunomono Salad 6.95
Sliced cucumber, shrimp, octopus, surf clam and crab meat with special dressing

Hibachi Chicken Salad 6.95
Hibachi chicken and green salad with ginger dressing

Ika Salad 4.95
Marinated squid salad

Hawaiian Salad 8.95
Ahi pokey tuna mixed with cucumber, avocado and tossed with special hot sauce

SOUPS

Miso Soup 1.95
Traditional Japanese soup made with aged bean paste

Onion Soup 1.95
Beef soup based with deep fried onions and green onions

Mandu Soup 3.95
Beef dumplings and vegetables in soup

Seafood Soup

MAKI ROLLS

Avocado or Cucumber Roll 3.50

California or Yellowtail Roll * 4.50

Crunchy California Roll 4.75

Tuna or Salmon * 5.25

Spicy Roll *
Choice of tuna, salmon or yellowtail with spicy mayo 6.95

Eel Roll 7.00
Eel, cucumber, avocado and eel sauce

Alaska Roll *
Salmon, cucumber, avocado and masago 6.95

Philly Roll *
Smoked salmon, cream cheese and avocado 7.95

Shrimp Tempura Roll 6.50
Shrimp tempura, cucumber, avocado and eel sauce

Spicy Scallop Roll *
Fresh scallop, masago, seaweed, tempura flake and spicy mayo 7.95

Vegetarian Roll 6.95
Six veggies

Louisiana Roll 7.95
Deep fried crawfish, avocado, cucumber and spicy mayo

Spider Roll 7.95
Deep fried soft shell crab, cucumber and avocado with eel sauce

Spicy Crunchy Roll *
Spicy tuna, salmon, yellowtail and tempura flake with spicy mayo 7.95

Wasabi Roll *
Tuna, salmon, tobiko, cucumber, and asparagus wrapped in soy bean paper 8.95

Lobster Roll 11.50
Deep fried lobster, cucumber and avocado with eel sauce and shrimp sauce

Big Mouth *
Deep fried spicy tuna, spicy crab and avocado with eel sauce 8.50

Tiger Eye Roll *
Smoked salmon, cream cheese, jalapeno and eel sauce 7.95

DEEP FRIED ROLLS

Crispy California Roll 6.95
California roll with spicy mayo, eel sauce and garlic sauce

Sunday Morning Roll 6.25
Salmon, cream cheese and spicy mayo

Dynamite Roll 7.95
Salmon, crab, avocado and spicy mayo

Hurricane Roll 7.95
Cooked shrimp, salmon, avocado, asparagus and cream cheese with eel sauce

Thai Roll 8.95
Shrimp tempura, cream cheese, crab with eel sauce and sweet chili sauce

Crazy Crazy Roll 11.95
Shrimp tempura, crab, avocado, topped with salmon, spicy mayo, garlic sauce and eel sauce

Crispy Japanese Bagel 8.95
Smoked salmon, cream cheese and avocado with spicy mayo, garlic sauce and eel sauce

Godzilla Roll 8.95
Spicy tuna, avocado, topped with red tobiko eel sauce and spicy mayo

Charlotte Roll 10.95
Fresh tuna, crab, cream cheese, topped with red tobiko, scallions garlic sauce and eel sauce

Darby Roll 9.95
Spicy crab, cream cheese, tempura flakes, topped with spicy salmon, shrimp chips, green tobiko, eel sauce and spicy mayo

SPECIALTY ROLLS

:h Munch Roll 7.95
rab, cucumber topped w/ cooked shrimp, a flakes and eel sauce

ow Roll ✳ 10.50
ia Roll with 5 different kinds of fish on top

oy Roll ✳ 10.95
tempura and avocado topped with tuna, a flakes, red tobiko, mayo and eel sauce

pillar Roll 9.50
cucumber topped w/ avocado and eel sauce

sy Roll ✳ 8.50
, avocado and crab wrapped w/ thin ›er with masago and ponzu sauce

›n Roll 10.50
ia Roll topped w/ avocado, eel and eel sauce

no Roll ✳ 9.95
shrimp, crab, avocado, kampyo topped salmon and spicy mayo

ya Roll 10.95
tempura and avocado topped nd eel sauce

etum Roll ✳ 10.95
na, cucumber, avocado, topped with sear onzu sauce and scallion

Flying Dragon Roll ✳ 11.95
na and tempura flakes topped with eel sauce

ng Girl ✳ 12.95
na and tempura flakes topped with tuna, and spicy mayo

et Roll ✳ 8.95
, lemon on top of California roll

Woman Roll ✳ 8.50
cheese, avocado and salmon topped i and mayo

m Roll ✳ 10.95
tempura, avocado, topped with seared and spicy mayo

s Night Out Roll ✳ 11.95
na, avocado, cream cheese, shrimp tempura with spicy crab, tempura flakes, red tobiko llions with spicy mayo and shrimp sauce

:en Lobster Roll 12.95
ed lobster and avocado, topped with ab, cooked shrimp, mix veggie,

Pink Blossom Roll ✳ 13.95
Super white tuna, salmon, tuna, avocado cucumber and wrapped in soy bean paper, topped w/ eel sauce, garlic sauce and mango sauce

MT. Fuji Roll ✳ 13.95
Spicy tuna, shrimp tempura, avocado, cucumber and wrapped in soy bean paper, topped with red tobiko, spicy mayo, garlic sauce and eel sauce

New Orleans Roll 9.95
Deep fried craw fish, avocado and cucumber, topped with spicy crab and shrimp sauce

Magician Roll ✳ 13.95
Deep fried soft shell crab, spicy tuna, avocado, cucumber, eel sauce, garlic sauce and spicy mayo, topped with colorful fish eggs

Dancing Dragon Roll ✳ 12.95
Spicy tuna and tempura flakes, topped with eel, red tobiko, and spicy mayo and eel sauce

Leaning Tower Roll 14.95
Deep fried soft shell crab, shrimp tempura, cucumber, avocado and wrapped in soy bean paper, topped with mix veggies, eel sauce spicy mayo and garlic sauce

Sushiya
JAPANESE RESTAURANT

Fire Cracker Roll ✳ 13.95
Deep fried soft shell crab, yellowtail, smoked salmon, cucumber, topped with red tobiko eel sauce, garlic sauce and spicy mayo

Cancun Roll ✳ 9.95
Super white tuna, salmon, tuna, and crab avocado and wrapped in cucumber, topped with mango sauce, ponzu sauce

Texas Roll ✳ 11.95
Shrimp tempura and avocado, topped with grilled steak, garlic sauce and eel sauce

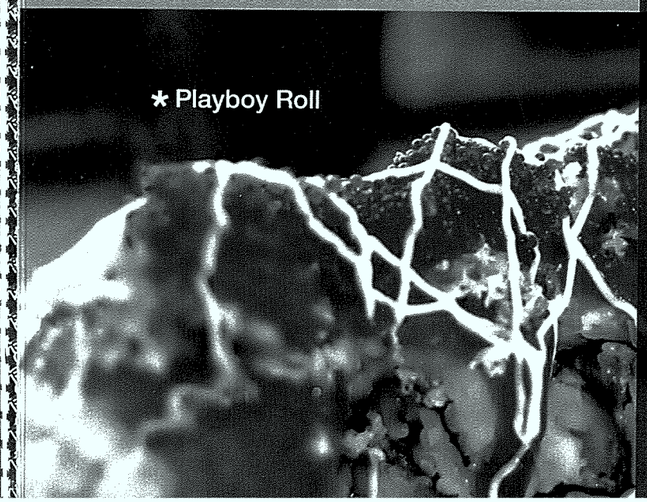
Bojangle's Roll ✳ 8.95
Deep fried chicken, masago, green onion, spicy mayo, topped with avocado, masago, green onion with spicy mayo and eel sauce

Panthers Roll ✳ 10.95
Spicy tuna, cucumber, shrimp tempura, topped with sear yellowtail with spicy mayo, eel sauce,

✳ Magician Roll

COOKED FISH

	N / S
Fried Tofu (Inari)	1.50 / 2.00
Egg Custard (Tamago)	1.50 / 2.00
Crab Stick (Kani)	1.50 / 2.00
Shrimp (Ebi)	1.50 / 2.00
Surf Clam (Hokkigai)	1.75 / 2.15
Octopus (Tako)	1.95 / 2.50
Eel (Unagi)	2.00 / 2.50
Smoked Salmon	1.95 / 2.50



✳ Playboy Roll

RAW FISH

	N / S
Mackerel (Saba) ✳	1.50 / 2.00
Squid (Ika) ✳	1.50 / 2.00
Salmon (Sake) ✳	1.95 / 2.50
White fish ✳	1.50 / 2.00
White Tuna (Shiro Maguro) ✳	1.95 / 2.50
Scallop (Hotategai) ✳	1.95 / 2.50
Tuna (Maguro) ✳	1.95 / 2.50
Flying Fish Roe (Tobiko) ✳	1.50 / 2.00
Salmon Roe (Ikura) ✳	2.00 / 2.50
Yellow Tail (Hamachi) ✳	1.95 / 2.50
Sweet Shrimp (Amaebi) ✳	2.00 / 2.50

SUSHI ENTRÉE
(WITH SOUP & SALAD)

Sushi Regular ✳ 13.95
5 pc sushi and California roll

Sushi Deluxe ✳ (10 pc) 17.95

Tekadon ✳ 20.95

Unadon ✳ 20.95

Chirashi ✳ 18.95

Tokyo Sushi ✳ 15.95
8 pc sushi and California roll

Sashimi Regular ✳ (14 pc) 16.95

Sashimi deluxe ✳ (21 pc) 24.95

Sushi for One ✳ 23.95
12 pc sushi and salmon roll

Sushiya "A" ✳ 39.95
Sashimi – 9 pc, Sushi - 7 pc, and 3 rolls

Sushiya "B" ✳ 49.95
Sashimi – 12 pc, Sushi – 9 pc, and 4 rolls

CHI AND TERIYAKI ENTRÉES

ved with house salad, soup, choice of fried rice, e rice or brown rice, mixed vegetable (zucchini, onions, broccoli, carrots) and shrimp sauce

i Vegetable *onions, carrots, broccoli and mushroom*	8.95
i or Teriyaki Chicken	9.95
ibachi Chicken	10.95
i or Teriyaki Steak ✶	11.95
i or Teriyaki Salmon	13.95
i or Teriyaki Scallop	14.95
i or Teriyaki Shrimp	13.95

Sushiya
JAPANESE RESTAURANT

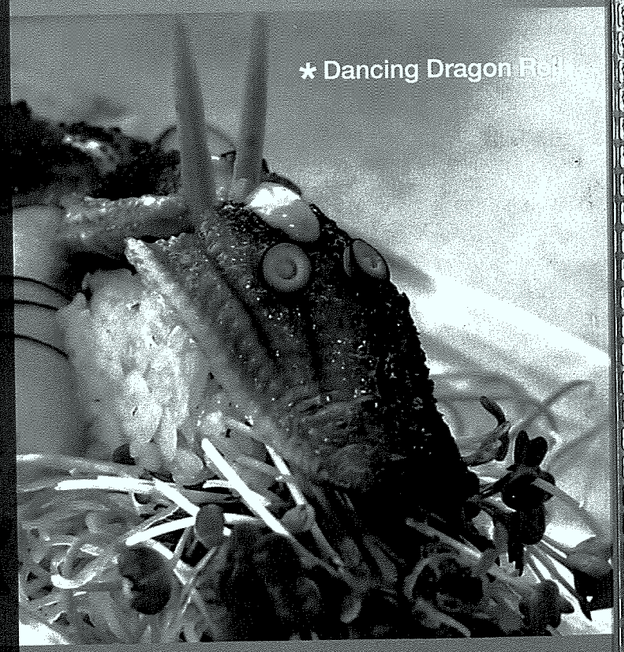
chi or Teriyaki Chicken & Steak ✶	13.95
chi or Teriyaki Steak & Shrimp ✶	16.95
chi or Teriyaki Chicken & Shrimp	14.95
chi or Teriyaki Shrimp & Scallop	19.95
chi or Teriyaki Shrimp & Salmon	18.95
chi or Teriyaki Shrimp, Steak ✶	23.95

ENTRÉES

Served with house salad, miso soup and steamed rice

Beef Bulgogi *Sliced sirloin marinated w/ special soy sauce*	13.95
Spicy Beef Bulgogi *Sliced sirloin marinated w/ special spicy soy sauce*	13.95
BBQ Kalbi *BBQ beef short ribs marinated w/ special soy sauce*	16.95
Chicken Katsu *Fried breaded chicken cutlet served w/ special sauce*	9.95
Shrimp & Vegetable Tempura *2 pc deep fried shrimp and vegetables*	10.95
Vegetable Tempura Dinner *Assorted deep fried vegetables*	9.95

✶ Dancing Dragon Roll



SIDE ORDERS

Steamed Rice	1.95
Sushi Rice	2.50
Brown Rice	2.95
Vegetable Fried Rice	6.95
Chicken Fried Rice	7.95
Beef Fried Rice	8.95
Shrimp Fried Rice	8.95
Combination Fried Rice	10.95

BENTO BOX

✶ Miso Soup and House Salad

✶ 4 PC Assorted Sushi or 8 PC California Roll ✶

✶ Shrimp & Vegetable Tempura

✶ 3 PC Gyoza-only for Bulgogi and Kalbi Bento Box

✶ Choice of Main Dish:

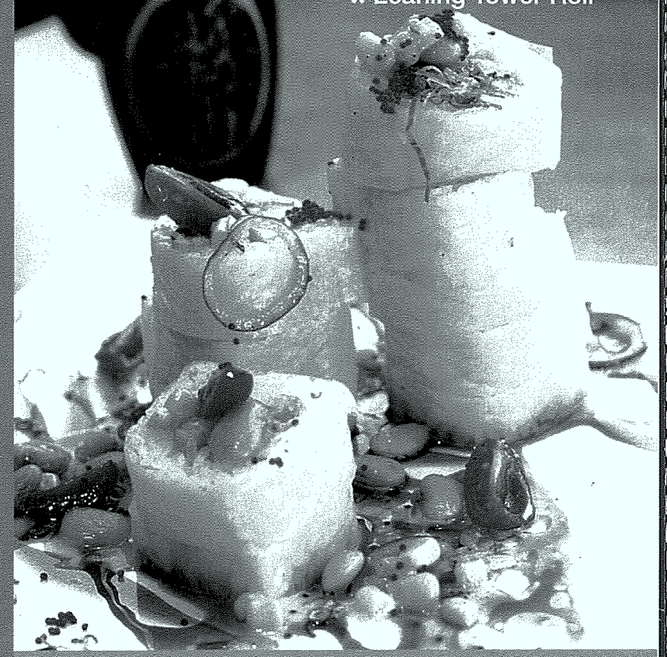
Teriyaki or Hibachi Chicken	14.95
Teriyaki Steak ✶	15.95
Teriyaki Salmon or Shrimp	15.95
Beef Bulgogi	15.95
BBQ Kalbi	15.95
Sashimi (9 PC)✶	16.95

NOODLES

Served with house salad,

Shrimp & Vegetable Tempura Udon *Thick Japanese noodle in soup with 2 pc deep fried shrimp & 5 pc vegetables*	9.95
Vegetable Tempura Udon *Thick Japanese noodle in soup with deep fried vegetable*	8.95
Chicken Udon *Chicken and Japanese noodle in soup*	9.95
Seafood Udon *Assorted fresh seafood and Japanese noodle in soup*	9.95
Spicy Seafood Udon *Assorted fresh seafood and Japanese noodle in spicy soup*	9.95
Yakisoba Chicken *Thin Japanese noodle mixed with vegetables and chicken*	9.95
Yakisoba Shrimp *Thin Japanese noodle mixed with vegetables and shrimp*	12.95
Yakisoba Steak ✶ *Thin Japanese noodle mixed with vegetables and steak*	11.95
Combination Yakisoba ✶	15.95

✶ Leaning Tower Roll

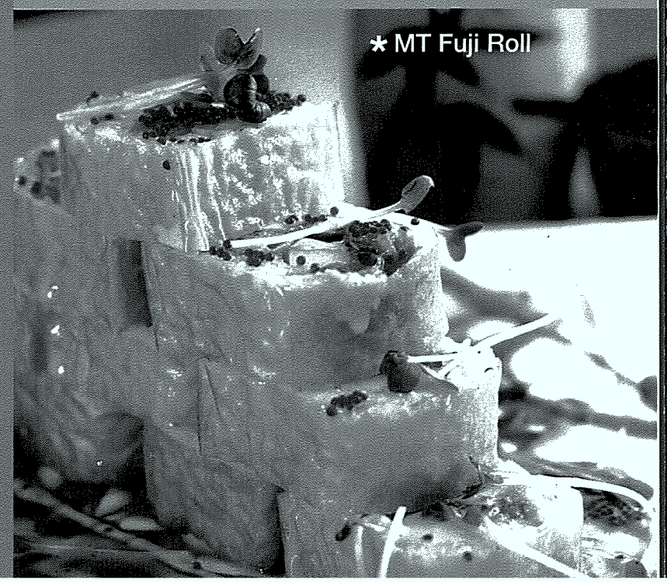


Kid's Menu

10 years old & under
Served w/ rice, mixed vegetables and shrimp sauce

Hibachi or Teriyaki Chicken	6.95
Hibachi or Teriyaki Shrimp	7.95
Hibachi or Teriyaki Steak	7.95

✶ MT Fuji Roll



WHITE WINE

ldo Pinot Grigio 5.95 / 21.95

dry, crisp, vibrant texture and delicate aromas of white rs and almonds.

o Sauvignon Blanc 5.95 / 21.95

gh, NZ

romas and flavors of guava, lemon grass and grapefruit. ed with a zesty acidity, the finish is pleasantly efreshing.

u Ste. Michelle Riesling 5.95 / 21.95

ton

ght and juicy with peach, green apple and citrus.

ehmann Chardonnay 7.95 / 28.95

pale lemon colour leads onto a typically stylish Chardonnay fresh white peach and melon fruit with a background hint of mentation character and a soft, dry finish.

l Jackson Chardonnay 7.95 / 28.95

elon and pear flavors intertwined with aromas of vanilla and create depth and balance throughout. A hint of toasted oak ut the long, lingering finish.

RED WINE

Vines 667 Pinot Noir 5.95 / 21.95

ey

erry, earth and light vanilla notes. Plush tannins nced acidity support core flavors of ripe Bing cherry, eet cocoa powder and delicate hints of sage.

ood Yulupa Merlot 6.95 / 26.95

a

d fruit aromas of cherry and plum combine with notes of cinnamon and rosemary, well-structured tannins contribute to a long pleasing finish.

to Reserve Cabernet Sauvignon 5.95/ 22.95

na

arnet red in color with delicious notes of red berries, int and aromatic herbs. Powerful and full-bodied, d tannins and a lingering finish.

ng Cabernet Sauvignon 7.95 / 28.95

ic wine, offering dark fruit, cassis, dried herbs, cocoa and vanilla. Flavors are of more blackberry and other it, black olives, caramel, root beer and vanilla. The tannins are round and chewy, offering great balance ngering toasty and fruity finish.

ucci Zig Zag Zinfandel 5.95 / 23.95

ocino

JAPANESE WINE

Hot Sake
Japanese rice wine, served warm
Small (4 oz) 3.95
Large (10 oz) 8.50

Chilled Sake
Japanese rice wine, served cold in a special bottle

Sho Chiku Bai Ginjo 10.95
Premium Delicate, dry, silky smooth, rich flavor with fruity aroma

Karatamba Premium Sake 11.95

Nigori Sake 8.95
Traditional flavor of naturally brewed, unfiltered sake

Takara 5.95 / 24.95
Rich and sweet bouquet; refreshing tangy flavor

JAPANESE BEER

Sapporo 3.50
Delicate herbal aroma; balanced with clean finish

Sapporo 22oz 5.95
Japanese Silver Bullet

Sapporo Reserve 22oz 6.95
Japanese Gold Bullet

Kirin / Kirin Light 3.50

Kirin Ichiban 22oz 5.95

IMPORT/DOMESTIC BEER

Heineken 3.50
Corona 3.50
Budweiser 2.50
Bud Light 2.50
Michelob Light 2.50
Michelob Ultra 2.50

BEVERAGES

Soft Drinks 1.95
Coke/Diet Coke, Sprite, Orange Soda & Dr. Pepper, Lemonade, Ginger Ale

Iced Tea 1.95

San Pellegrino 2.95

Juice 2.95
Orange, Apple, Cranberry

TEA SELECTIONS

Green Tea 1.95 / 3.50

Cold Green Tea 2.50

Yuja Tea 2.95
Sliced citron peel mixed with honey, sweet flavor with hint of tartness

Ginger Tea 2.95
Peppery, slightly sweet flavor with pungent and spicy aroma

Agenda Information

AGENDA CAPTION:

ZC-13-16 (Yarrington Commons Multi-Family) Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to Multiple-Family Residential (MF-24) for a portion of Yarrington Commons, consisting of 50.339 acres more or less out of the William Ward Survey No. 3 located near the 2700 block of Post Road.

Meeting date: March 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:

This Zoning Change request follows a previously approved Preferred Scenario Amendment for Yarrington Commons. The request for Multiple Family (MF-24) Zoning complies with the intent of the Land Development Code and Vision San Marcos. (Comp Plan Review Worksheet Attached)

Staff shares the following considerations for the Commission: the single MF-24 use on this large of a tract of land could result in up to 900 units with a lack of commercial businesses and services in the immediate area. This could result in an immediate impact on the transportation network. The development will be subject to regulations under the LDC until the new Code is complete.

Staff recommends approval of the request as submitted.

This request is returning to the Commission after being postponed at the December 10, 2013 meeting.

ATTACHMENTS:

Postponement Request
Case Map
Staff Report
Comp Plan Checklist
Backup

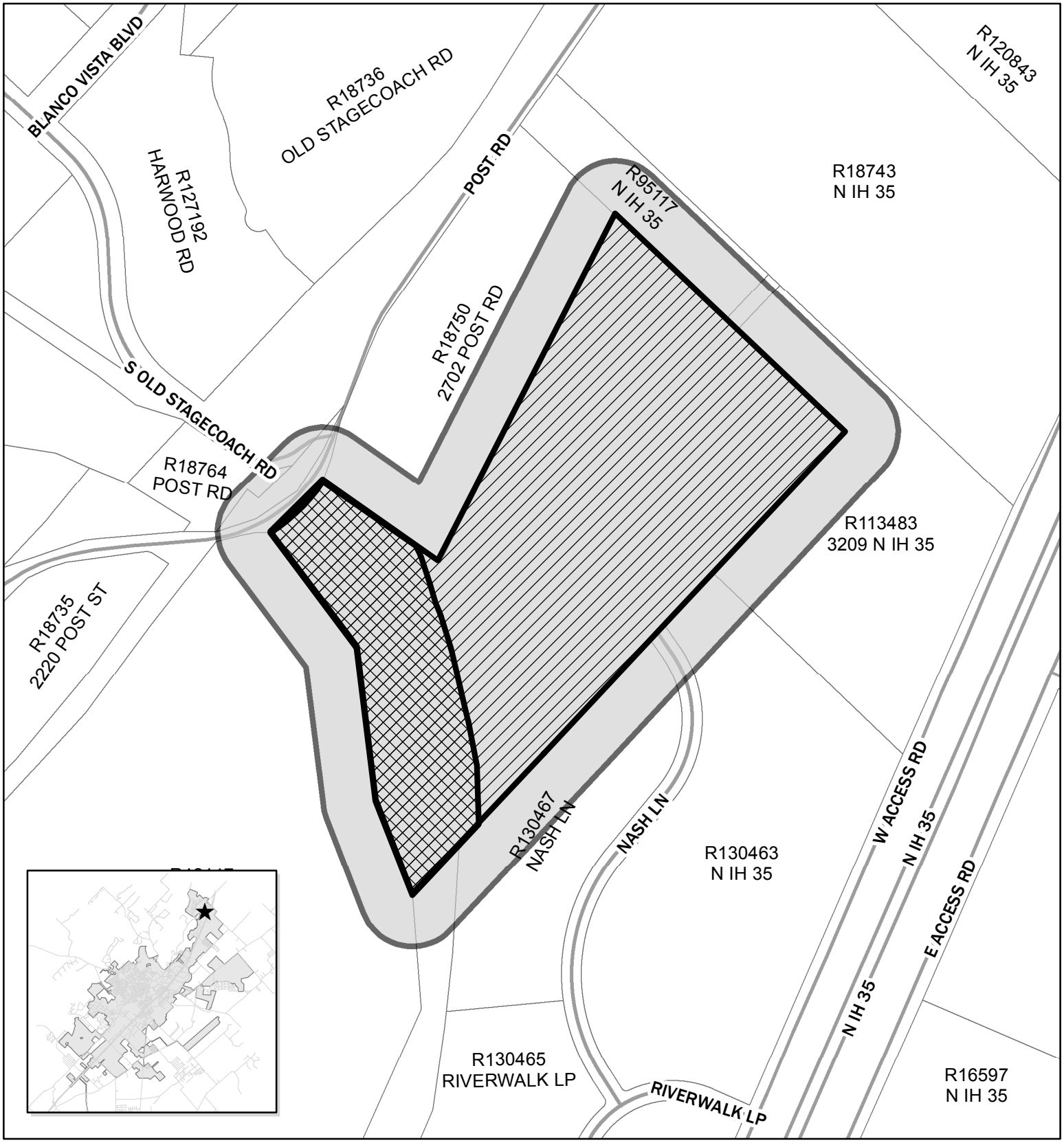
Hernandez, Amanda

From: Ocie Vest <OVest@stratfordland.com>
Sent: Tuesday, March 04, 2014 4:28 PM
To: Hernandez, Amanda
Cc: Stark, Kristy; Christian Nilsson; Steve Sanders
Subject: MF24 zoning request for Yarrington Commons

Amanda,
Per our conversation today, please accept this request to delay our March 11th Planning and Zoning meeting until April 22, 2014 for the above referenced zoning case. Per direction from the Commissioners at our last meeting, we understand that city staff is making progress toward a new set of multifamily design guidelines and we would like to accommodate that process before moving forward with our proposal.

Thanks,
Ocie Vest
Stratford Land

Sent from my iPad



ZC-13-16
Yarrington Commons
FD to MF-24
Map Date: 11/25/2013

Site Location
Notification Buffer (200 feet)
Open Space

0 350 700 1,400 Feet

N

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.

Zoning Change
ZC-13-16
Yarrington Commons
+/- 50.339 Acres FD to MF-24

Summary: The applicant is requesting a zoning change from Future Development (FD) to Multiple-Family Residential District (MF-24) for approximately 50.339 acres out of the William Ward Survey No. 3 located along Post Road at the Blanco River.

Applicant: Ocie Vest
5949 Sherry Lane, Suite 1250
Dallas, TX 75225

Property Owners: SLF II – HWY 360 & Camp Wilson, L.P.
SLF II – San Marcos, L.P.
5949 Sherry Lane, Suite 1250
Dallas, TX 75225

Notification: Personal notifications of the public hearing were mailed on Wednesday, November 27, 2013 to all property owners within 200 feet of the subject property.

Additional personal notification was mailed on Friday, February 28, 2014.

Response: None as of the date of this report

Property/Area Profile:

Legal Description: approximately 50.339 acres out of the William Ward Survey No. 3

Location: along Post Road at the Blanco River

Existing Use of Property: Vacant

Proposed Use of Property: Multi-Family Residential

Preferred Scenario Map: Medium Intensity

Existing Zoning: FD (Future Development)

Proposed Zoning: MF-24 (Multiple-Family)

Utility Capacity: Adequate

Sector: Sector 7

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD/GC	Vacant	Medium Intensity
S of Property	GC, CC, MU, P	Vacant, Auto Dealership, Blanco River	Low Intensity Open Space
E of Property	IH 35, FD, LI	Vacant	Employment Center
W of Property	MU	Residential	Low Intensity

Case Summary

The subject property consists of approximately 50 acres on the east side of Post Road. The property is located adjacent to an existing auto dealership, Blanco Vista and Blanco Riverwalk. The property is bound by the Blanco River to the south and the proposed general commercial portion of Yarrington Commons to the north. On November 19, 2013 City Council approved an amendment to the Preferred Scenario Map which designated this area as a Medium Intensity Zone with the exception of the Floodway and Water Quality Zones which were maintained as Open Space. MF-24 is a compatible zoning district in a Medium Intensity Zone, but will not apply to the approximately 12.5 acres which remain Open Space. The subject property is surrounded by vacant land, an auto dealership, and single family residences. The tract is currently vacant. The proposed MF-24 zoning would allow a multi-family development.

Planning Department Analysis

The zoning change request has been reviewed using *Vision San Marcos: A River Runs Through Us* as well as the guidance criteria in Section 1.5.1.5 of the Land Development Code. A review worksheet is attached to this report which details the analysis of the zoning change using Comprehensive Plan Elements. Staff finds this request is consistent with the Comprehensive Plan Elements as summarized below:

- Approximately 37.5 acres of the subject tract lies within a Medium Intensity Zone on the Preferred Scenario Map – MF-24 is an eligible zoning category. **The floodway and water quality zones along the Blanco River are Open Space – this zoning request does not apply in the Open Space designated area**
- It is located in the Blanco River watershed and as a result of its location within a Medium Intensity Zone, additional impervious cover for the site is already accounted for within the Plan's Water Quality Model.
- The majority of the tract is "least/moderately" constrained according to the Land Use Suitability Map – this is due mainly to the presence of erodible soils in the area. The site includes some higher constraints area along the Blanco River, mostly within the Open Space designated area.
- It is not located in a wastewater or water "hot spot." Both services are available and a future CIP project will increase the water capacity in the area.
- Parkland is not located within walking distance. However, a portion of this tract has been preserved as Open Space.
- While transportation access to the site is adequate, the Travel Demand Model shows a decrease in the Level of Service in 2035. Yarrington Road overpass will assist in increasing the level of service, and future improvements may become necessary as the area is developed

In addition, the consistency of this proposed change to the LDC criteria is detailed below:

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
X			**Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps** *The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.*
		X	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
X			**Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified** *MF-24 is compatible and appropriate for this area.*
X			**Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area** *The property is currently served with City water and wastewater with the exception of a small southern portion served by Maxwell Water Supply Corporation. There is a Capital Improvement Plan project to extend a water line to the area along Post Road.*
X			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

Additionally, the Commission should consider:

(1) Is the property suitable for use as presently zoned?

Staff evaluation: Yes.

(2) Has there been a substantial change of conditions in the neighborhood surrounding the subject property?

Staff evaluation: The surrounding area, specifically Blanco Vista is a rapidly developing residential subdivision with a school and church.

(3) Will the proposed rezoning address a substantial unmet public need?

Staff evaluation: This would not address a substantial unmet public need. However, the proposed re-zoning would create an option of residential uses on the north end of the City.

(4) Will the proposed rezoning confer a special benefit on the landowner/developer and cause a substantial detriment to the surrounding lands?

Staff evaluation: No, there is no special benefit to the landowner.

(5) Will the proposed rezoning serve a substantial public purpose?

Staff evaluation: As stated above, this would not serve a substantial public purpose but would allow additional housing options in this part of the City.

Although the request meets criteria for approval in *Vision San Marcos* and the Land Development Code, there are several important considerations. 37.5 acres is a large area for a single use. MF-24 could result in up to 900 units. Considering the current lack of services in the area, this will likely require new residents to drive either to central San Marcos or Kyle for all necessities, which will have an immediate impact on the transportation network. Also, this project will be subject to regulations under the Land Development Code until the new Code rewrite is completed.

Staff presents this request to the Commission and recommends approval.

Prepared by:

Amanda Hernandez, AICP	Senior Planner	November 26, 2013
Name	**Title**	**Date**

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

PSA-13-01 Yarrington Commons Review

(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**Map Amendment approved by Council (11/2013)**	

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		**X**	**X**	**X**	**X**
Constraint by Class					
Cultural		**X**		**X** **A small portion of one of the properties and the auto dealership-owned property is part of an Archeological Site (2003)**	
Edwards Aquifer	**X**				
Endangered Species	**X**				**X** **Along Blanco River**
Floodplains	**X**	**X**		**X** **Along Blanco River**	**X** **Along Blanco River**
Geological	**X**				
Slope			**X**		
Soils	**X**		**X**		**X** **Along Blanco River**
Vegetation	**X**	**X**		**X** **Based on erosivity - small areas, mostly along Post Rd are Gruene Clay**	
Watersheds	**X**				
Water Quality Zone	**X**			**X** **Along Blanco River**	**X** **Along Blanco River**

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	Blanco River				
ANALYSIS FOR PSA ONLY	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Additional Impervious Cover Increase Anticipated					
This data is expected from the Meadows Center and will presented under separate cover					
Anticipated pollutants:					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – adjacent to Blanco Vista
Neighborhood Commission Area(s):	Sector 7
Neighborhood Character Study Area(s):	Not applicable at this time

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

	YES	NO
Will Parks and / or Open Space be Provided?		
Will Trails and / or Green Space Connections be Provided?		
Parks and Trails are not indicated on the illustrative plan, however staff will recommend, at time of subdivision, the inclusion of parks & trails		

	Low (maintenance)		Medium		High (maintenance)
Wastewater Hotspot	X				
Water Hotspot	X				

Public Facility Availability

	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	X	
Wastewater service available?	X	
Water service available?	X	

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

		A	B	C	D	F
Existing Daily LOS	**Yarrington Road**	X				
	Post Road	X				
	IH 35 Frontage Road		X	X		
Future Daily LOS	**Yarrington Road**	→	X			
	Post Road	X	→	X		X
	IH 35 Frontage Road		→	→	→	X
	Future Collector from IH 35 to Post Road	X				

		N/A	Good	Fair	Poor
Sidewalk Availability	Sidewalks will be required at time of subdivision	X			

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?		X

Transportation Notes: The city's current thoroughfare plan indicates two collector roads connecting the IH 35 Frontage Road to Post Road. At the time of subdivision, the applicant will be required to comply with the Thoroughfare Plan. Depending on the date of subdivision, the applicant may be subject to the 2014 Transportation Master Plan, in which the City will review and update the current Thoroughfare Plan.

09/12

City of San Marcos

ZONING CHANGE APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	OCIE VEST	SLF III - HWY 360 & CAMP WISDOM, L.P. SLF II - SAN MARCOS, L.P.
Mailing Address:	5949 SHERRY LANE #1750 DALLAS, TX 75225	5949 SHERRY LANE #1750 DALLAS, TX 75225
Telephone No.:	214-239-2373	214-239-2373
E-mail address:	OVEST@STRATFORDLAND.COM	OVEST@STRATFORDLAND.COM

PROPERTY DESCRIPTION:

Street Address: (SEE ATTACHED LEGAL DESCRIPTION)

Subdivision: _____ **Block:** _____ **Lot(s):** _____

Other Description (if unplatted) (SEE ATTACHED LEGAL DESCRIPTION)

*** a metes and bounds description is required if property is a partial lot or is not platted**

Appraisal District Tax ID No.: R 120844 **Acres:** 50.339

Lien Holder(s) - for notification purposes:

Name: N/A

Mailing Address: _____

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

ZONING CHANGE INFORMATION:

Zoning Designation: **Current:** FUTURE DEVELOPMENT **Requested:** MF-24

Master Plan Designation: MEDIUM INTENSITY **Land Use Map Amendment Required?** NO

Present Use of Property: VACANT LAND / AGRICULTURE

Desired Use of Property/Reason for Change: MULTIFAMILY DEVELOPMENT

I certify that the information in this application is complete and accurate.

☑ *I am the property owner of record; or*

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

Signature: [signature] **Date:** 11/8/2013

Printed Name: OCIE VEST

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

FEE INFORMATION:

Fee Schedule:

Zoning Change to MF 12, 18, 14	$3,000
Zoning Change to all other categories	$750 plus $50 acre ($2,000 maximum)
Zoning variance/Special Exception	$600
Renotification fee	$75

APPLICATION PROCESS:

Please be advised that this is a 2-3 month process. The Planning and Zoning Commission will conduct a public hearing to consider your request. Prior to the hearing, the City will mail notices to all property owners within 200 feet of the subject tract, to the listed applicant and property owner, to any lien holders, and to the appropriate neighborhood representative. A sign advertising the change will also be placed on the property by the City.

At the public hearing the applicant, or a representative for the applicant, should be present to answer any questions the Commission may have. Failure to appear could result in your request being tabled or denied. Those in support of the request and those in opposition will be given an opportunity to speak. Following the close of the public hearing, the Planning and Zoning Commission will make a recommendation to either approve or deny the request.

This recommendation is then forwarded to City Council for their action. A notice is published in the newspaper 15 days prior to their hearing. City Council will conduct a public hearing and either adopt an Ordinance to approve the change or deny the request. You will be notified by mail of the date of the City Council public hearing. If an ordinance is adopted, at least one further meeting is required to give Council an opportunity to reconsider the request. If there is no reconsideration, the process is complete. If there is reconsideration, a third reading of the ordinance would be required for approval.

To be completed by Staff:

Property is located in: ☐ Edwards Aquifer Recharge Zone ☐ Historic District ☐ River Corridor

Concurrent Land Use Amendment is Required: ☒ Yes ☐ No

Meeting Date: 12-10 Deadline: 11-8 Accepted By: Tony C Date: 11-15

AGREEMENT TO THE PLACEMENT OF ZONING NOTIFICATION SIGNS

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning staff prior to the 10th day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department 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.

I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.

Signature of Applicant

11/8/2013
Date

FOR STAFF USE ONLY:

Sign (s) were placed by staff on _____ by _____.

Sign (s) were removed by staff on _____ by _____.

REVISED
FIELD NOTES
FOR
A 50.339 ACRE TRACT

Being a 50.339 acre tract of land situated in the William Ward Survey No. 3, Abstract No. 467, Hays County, Texas, being a part of a tract called 55.13 acres recorded in Volume 174, Page 152 (Second Tract), of the Deed Records of Hays County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 36°46' 29" E (reference Volume 1892, Page 3) between monumentation found along the Southeast line of Post Road (County Road No. 140), said 50.339 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a 1 ½" iron pipe found for the East corner of the above referenced 55.13 acre tract, being an interior corner of a 27.48 acre tract recorded in Volume 1892, Page 17 of the Official Public Records of Hays County, Texas, same being an interior corner of Lot 1, Nash Subdivision, recorded in Volume 11, Page 283 of the Map and Plat Records of Hays County, Texas, for the East corner of this tract;

THENCE: With the Southeasterly line of the above referenced 55.13 acre tract and along a Northwesterly line of said 27.48 acre tract, partly along said Lot 1, S 44°54' 15" W at 728.56 feet a ½" iron pin found for a West corner of said 27.48 acre tract, a West corner of said Lot 1, at 2192.69 feet a 1" pipe found on the Southeast line of the above referenced 55.13 acre tract, at 2346.78 feet a 60 D nail set near the water's edge of the Blanco River and continuing a total distance of 2398.76 feet to the centerline, more or less, of the Blanco River, for the South corner of the above referenced 55.13 acre tract, same being a Northeasterly line of a 219.77 acre tract recorded in Volume 956, Page 118 of the Official Public Records of Hays County, Texas, for the South corner of this tract;

THENCE: With the approximate centerline of the Blanco River, N 19°35' 11" W 383.56 feet, N°05 13' 34" W 584.99 feet, and N 35°06' 28" W 545.11 feet to the Southeasterly line of Post Road (County Road No. 140) (reference Yarrington to the State of Texas, Tract 1, 1.93 acres, Volume 106, Page 90), for the West corner of this tract;

THENCE: Continuing with the Southeast line of Post Road (County Road No. 140), the Southeast line of said Tract 1, 1.93 acres, in a curve to the left, having a radius of 633.0 feet, an arc length of 281.33 feet and a chord bearing and distance of N 47°14' 42" E 279.02 feet to a ½" iron pin found in same, for the West corner of that certain 2.96 acre tract recorded in Volume 2014, Page 875 of the Official Public Records of Hays County, Texas, for a corner of this tract;

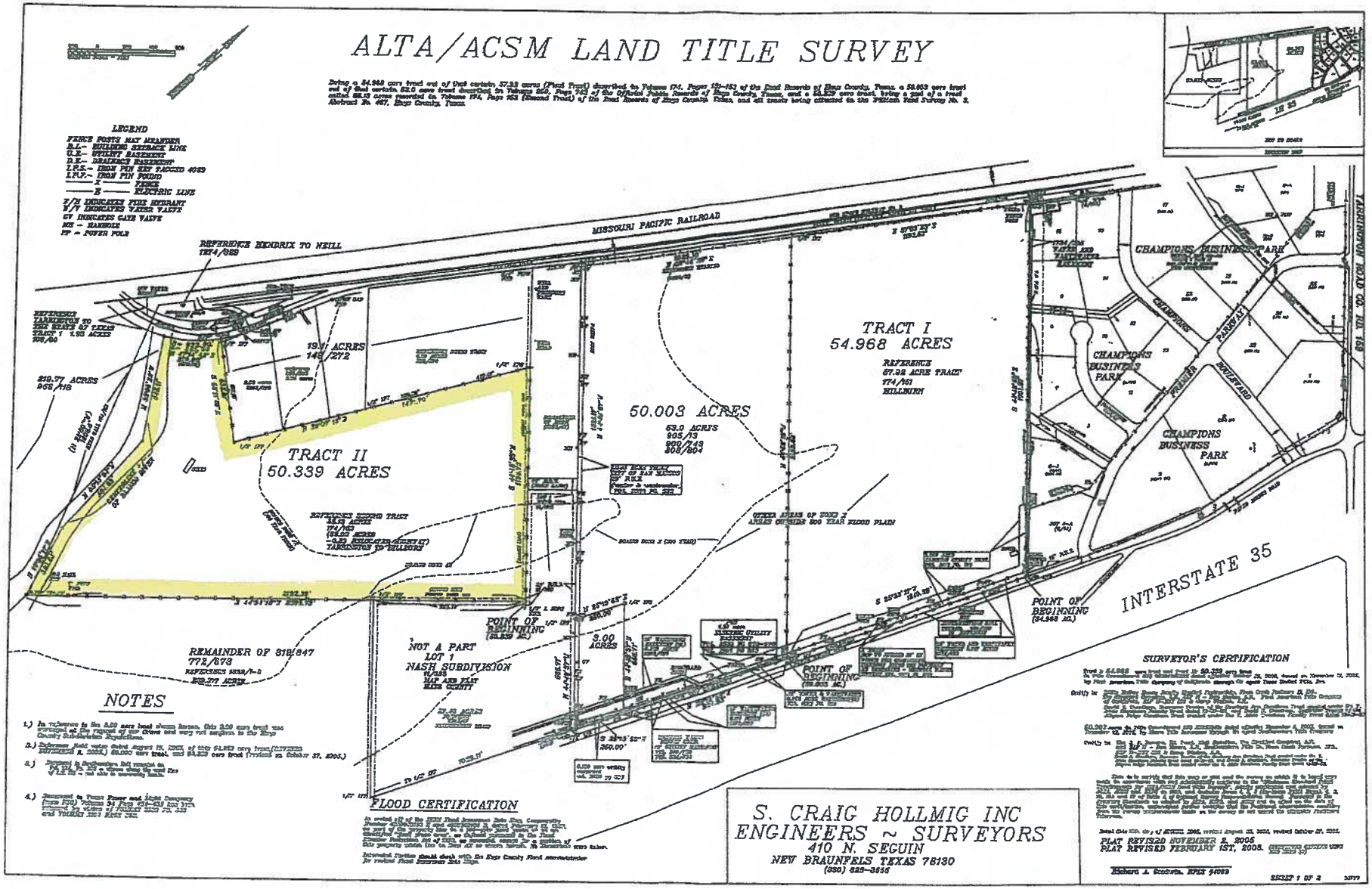
THENCE: Leaving the Southeast line of Post Road (County Road No. 140) and with the Southwest line of said 2.96 acre tract, S 53°11' 31" E 532.51 feet to a ½" iron pin found for the South corner of said 2.96 acre tract, for an original interior corner of the above referenced 55.13 acre tract, for an interior corner of this tract;

THENCE: With a Westerly line of the above referenced 55.13 acre tract, the Easterly line of a 19.1 acre tract recorded in Volume 149, Page 272 of the Deed Records of Hays County, Texas, N 29°07' 13" E 1471.70 feet to a ½" iron pin set for the North corner of the above referenced 55.13 acre tract, situated on a Southwesterly line of said 27.48 acre tract, for the North corner of this tract;

THENCE: With said Southwest line, the Northeast line of the above referenced 55.13 acre tract and partly with Lot 1, Nash Subdivision, S 44°48' 35" E 1193.72 feet to the Point of Beginning and containing 50.339 acres of land, more or less.

ALTA/ACSM LAND TITLE SURVEY

Being a 54.968 acre tract out of that certain 57.32 acres (First Tract) described in Volume 174, Page 151-153 of the Deed Records of Hays County, Texas, a 50.003 acre tract out of that certain 63.0 acre tract described in Volume 905, Page 743 of the Official Public Records of Hays County, Texas, and a 50.339 acre tract, being a part of a tract called 50.32 acres recorded in Volume 174, Page 153 (Second Tract) of the Deed Records of Hays County, Texas, and all tracts being situated in the William Reid Survey No. 2, Abstract No. 407, Hays County, Texas



Agenda Information

AGENDA CAPTION:

SCW-14-02 (1941 Corporate Drive) Hold a public hearing and consider a request by Carson Diversified Land 1, LLC, for a SmartCode Warrant to allow a surface parking lot in a T5 zoning district located at 1941 Corporate Drive.

Meeting date: March 11, 2014

Department: Develpment 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:

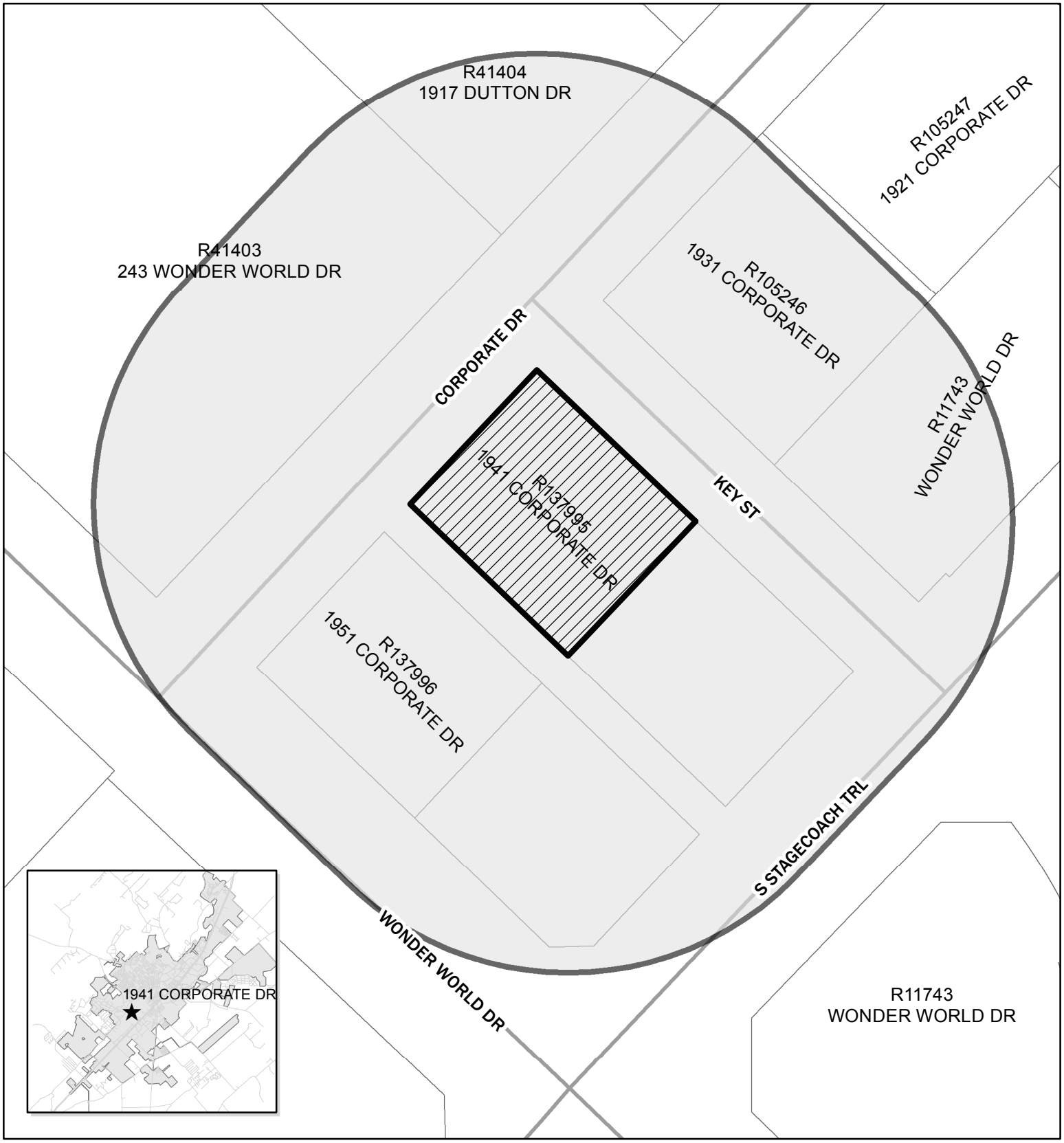
Table 5.7 (Specific Function and Use) requires a warrant for the construction of a surface parking lot in a T5 zoning district. The applicant is requesting a warrant to allow the construction of a temporary surface parking lot on Lot 3 (1941 Corporate Drive) of the South End San Marcos Section One Subdivision in order to support the construction of a 15,000 square ft commercial building on Lot 2 (407 S. Stagecoach Trail) and provide public parking for the South End development.

In order to meet the intent, a surface parking lot must support a public purpose and should be consistent with the character of the T5 Transect. The applicant has worked to make modifications to the site plan since the original submittal to remove parking from the first layer along Key Street and provide pedestrian amenities at the frontage. The applicant has also provided a statement with the application that the additional parking will be public parking available to all guests of the South End neighborhood and not restricted to users of 407 S. Stagecoach.

Staff finds that the surface lot as proposed adequately meets the intent and recommends approval as submitted.

ATTACHMENTS:

Case Map
Staff Report
Site Plan
Narrative Exhibit
Renderings
South End Regulating Plan
Table 5.7 Specific Function and Use
Application



SCW-14-02
1941 Corporate Drive
Map Date: 2/28/2014

Site Location
Notification Buffer
(200 feet)

0 50 100 200 Feet

N

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-14-02
SmartCode Warrant
1941 Corporate Drive

Summary:

Applicant:	Carson Diversified Land 1, LLC 1911 Corporate Drive, Suite 102 San Marcos, TX 78666
Property Owner:	Same as above
Applicant Request:	*Request for a SmartCode Warrant as specified in Table 5.7 (Specific Function and Use) to allow the construction of a temporary surface parking lot in a T5 zoning district*
Notification	Public hearing notification mailed on February 28, 2014
Response:	None as of date of report

Property Area/Profile:

Location:	1941 Corporate Drive
Legal Description:	South End San Marcos, Section One, Lot 3
Frontage On:	Corporate Drive and Key Street
Neighborhood:	Dunbar
Existing Zoning:	T5
Future Land Use Map:	South End – Medium Intensity
Existing Utilities:	Adequate
Existing Use of Property:	Vacant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	GC	Vacant, Office/Commercial
S of Property	T5, GC	Vacant, Commercial
E of Property	T5, GC	Vacant, Commercial
W of Property	GC	Vacant

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.

Table 5.7 Specific Function and Use requires a warrant for the construction of a surface parking lot in a T5 zoning district. The use is categorized as Civic.

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 did not provide comments.

Background:

The warrant request is for the construction of a temporary surface parking lot at 1941 Corporate Drive to support a 15,000 square ft future building on the adjacent lot, located at 407 S. Stagecoach Trail, and to serve as public parking lot for the South End development. The parking lot will be accessed from the alley and will be screened along the frontages by a 4' vegetative streetscreen. The lot will be constructed with a concrete surface on the portion that will be permanent; the remaining – which is the future building footprint – will be asphalt. The lot is approximately .37 acres. Parking requirements for the new structure are estimated to be 40 spaces which would be difficult to meet on the site of the proposed commercial building.

The subject property is part of "South End San Marcos" which is the first development in San Marcos to opt in to SmartCode zoning. The existing SmartCode zoning acreage is 5.05 acres of T5 approved in 2011. The developer requested a warrant at the time to deviate from the 40 acre minimum requirement for new community plans. The conceptual plan for the development identifies this area as the commercial core. Additional office and commercial is anticipated along Corporate Drive and Stagecoach Trail transitioning to residential neighborhoods along Purgatory Creek, west and north of the Hays County Government Center.

It should be noted that there is no guarantee for the development of this vision. The Regulating Plan does not provide a trigger for phasing. In addition, while South End is anticipated at full build out to be 100+ acres, the only portion zoned to enable that pattern at this time is the 5 acres between Corporate Drive and Stagecoach Trail.

In the Section One Regulating Plan for the 5 acres zoned T5, this lot is within Phase 1. Significant streetscaping and infrastructure investments were made in 2012. Pioneer Bank was the first project constructed in the district, opening in 2013. The 15,000 sf mixed use building and parking lot will be the second major project within Phase I.

Vision San Marcos identifies this area as a medium intensity zone on the Preferred Scenario Map.

The applicant's exhibit to the warrant application provides additional information on the proposed building and the anticipated development patterns for South End.

Planning Department Analysis:

A warrant is reviewed using the policies outlined in Section 1.3 Intent. The purpose of the code is to "enable, qualify, and implement" the policies, which are general in nature. A request to deviate from a standard must be found to be justified by these policies. In working with applicants on warrant requests, staff expects that the proposal should contribute to the character of the T5 Transect in that it demonstrates:

1) More compact, higher density development patterns;
2) A mix of uses;
3) Reduced dependency on vehicles; and
4) Creation of high quality public spaces.

Typically to meet the intent, applicants provide improvements beyond the base code like outdoor seating, public plazas, and streetscape amenities. There are also usually improvements made that reduce the dependency on vehicles, like re-orienting parking areas.

Table 5.7 Specific Function and Use notes that a surface parking lot may be considered by warrant in T4 and T5 under the Civic category. This suggests that a surface lot is appropriate in T5 – the high density urban center transect – when used to support civic functions such as a library or museum. Civic is defined in the SmartCode as *"the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit and municipal parking."*

Because the use is categorized as Civic, a surface lot can be difficult to justify by intent unless it is in support of a public purpose. The applicant has stated:

> ""The additional parking area on Lot 3 of the South End San Marcos (1941 Corporate Dr) will be public parking available to all guests of the South End neighborhood, not restricted to users of 407 S Stagecoach. Owner will reserve the right to restrict against long-term use (e.g., over 3 hours) or overnight parking and to reclaim the parking area for development of a structure in the future. To help with wayfinding to the parking area, a parking sign will be placed on the structure at 407 S Stagecoach Trail. In addition, another wayfinding sign may be added at the second entrance/exit to the parking area near the intersection of the alley and Corporate Drive."

In addition, staff worked with the applicant to amend the Section One Regulating Plan to show Corporate Drive as a B-Grid. Half of the Corporate Drive frontage is not within the district. By reclassifying this thoroughfare, warrants for auto-mobile oriented standards may be more readily considered.

Staff also suggested some modifications to the original site plan to make the site more conforming with the character of the T5 transect - such as removing parking from the first layer and providing some space for pedestrian amenities along the frontage. The applicant elected to include a hardscaped plaza at the intersection of Key and Corporate with a bike loop and bench. The addition of the plaza also has the effect of removing all parking from the first layer along Key Street.

Based on this proposal, staff finds the request for a surface lot to meet the intent. However, the proposed temporary nature should be taken into consideration. The SmartCode has no provision for a *temporary* lot; granting a warrant for a surface lot would presume the lot would be permanently available for public use.

The applicant has made the case that the context for this area is different than a fully built out urban center, stating that the "overarching objective is to develop South End as a fully functioning, pedestrian friendly environment siting basic retail, services, professional offices, residential and recreation within a 5-minute walk of its focal point, Stagecoach Trail." Stagecoach is envisioned as a Main Street creating the "backbone of a complete neighborhood." However, at this time the area is largely undeveloped and primarily accessed by car which the applicant believes justifies the use of a temporary surface parking lot.

Further development on these lots at the desired density envisioned for the area will necessitate the use of structured parking for South End. Staff believes the publicly accessible parking will be a benefit to the entire area until surrounding conditions change to a point that the lot is redeveloped, the area becomes more walkable and other forms of parking are provided.

The proposal is found to be consistent with the following intent statements:

<u>1.3.3. The Community</u>
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.

<u>1.3.4. The Block and The Building</u>
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.
e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

Staff finds that the surface lot as proposed adequately meets the intent and recommends approval as submitted.

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.

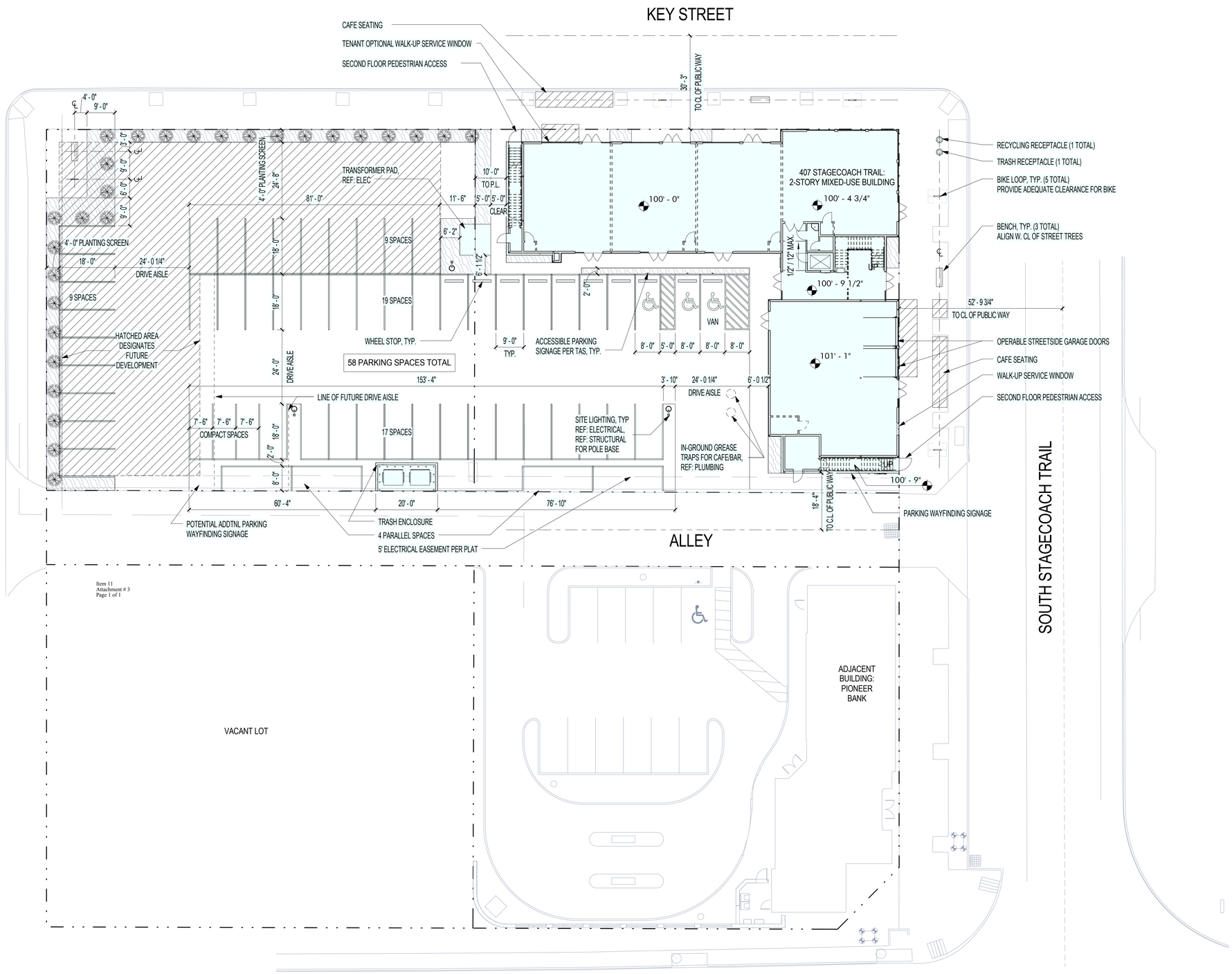
The Commission's decision is discretionary. In evaluating the impact of the proposed warrant on surrounding properties, the Commission should consider the extent to which the practice:

- 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	March 5, 2014
Name	**Title**	**Date**



Item 11
Attachment # 3
Page 1 of 1

01 WARRANT SITE PLAN
SCALE: 1/16" = 1'-0"

color space
1911 Corporate Drive Ste 102
San Marcos, Texas 78666
512.395.5038

These documents are not for regulatory approval, permitting or construction.

Sarah Simpson
Texas Registration No. 23188

407 S. Stagecoach
San Marcos, TX 78666

OWNER
CARSON DIVERSIFIED LAND 1 LLC

Design Development
03/06/14

REVISIONS

COFSM WARRANT SITE PLAN

PROJECT NO: **012013**
DATE: **03/06/14**

A 100

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plotted: 3/6/2014 9:38:07 AM

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EXHIBIT TO THE WARRANT APPLICATION FOR 1941 CORPORATE DRIVE / 407 S STAGECOACH TRAIL

REQUEST

In compliance with Table 5.7 of the SmartCode, a warrant is requested for the construction of a surface parking lot in an opt-in T5 zoning district at 1941 Corporate Drive. The parking lot will be screened by a vegetative streetscreen hedge and built in near-term support of a proposed ~15,000 gross square foot, fully compliant structure located on the abutting lot at 407 South Stagecoach Trail *as well as* the South End neighborhood at large.

The purpose of this request is to enable SmartCode development by providing enhanced parking to new construction while this opt-in SmartCode district transitions from an area served almost exclusively by personal automobiles to a vibrant, pedestrian-friendly and transportation-agnostic neighborhood. This is critical to support the success of the area's first occupants.

The additional parking area at 1941 Corporate Dr will be public parking available to all guests of the South End neighborhood, not restricted to users of 407 S Stagecoach. Owner will reserve the right to restrict against long-term use (e.g., over 3 hours) or overnight parking and to reclaim the parking area for development of a structure in the future.

To help with wayfinding to the parking area, a parking sign will be placed on the structure at 407 S Stagecoach Trail. In addition, another wayfinding sign may be added at the second entrance/exit to the parking area near the intersection of the alley and Corporate Drive on the 1941 Corporate Drive lot itself.

In addition, applicant is providing other enhanced pedestrian & streetscape amenities items for 407 S Stagecoach such as walk-up service windows, direct street-level access to 2nd floor spaces, roll-up street-side doors blending private & public realm, benches, and trash & recycling receptacles. Outdoor cafe seating along the sidewalks is also expected, but will be at tenant discretion. Bike parking is provided around the building.

Applicant will also provide a hardscaped "corner plaza" at the corner of Corporate Drive and Key Street adding a bench (if possible with TAS), adding an extra bike loop, and notching the street screen in that area. There will not be any parking spaces in the 1st or 2nd layer of the Key Street frontage.

Care is being taken to intelligently plan for future development so that the additional surface parking can be reclaimed for in-fill development once it becomes unnecessary. In addition, the structure and permanent streetscapes are being built to the highest standard of pedestrian access today.

EXHIBIT TO THE WARRANT APPLICATION FOR 1941 CORPORATE DRIVE / 407 S STAGECOACH TRAIL

PROJECT HISTORY AND ADDITIONAL DESCRIPTION

The South End San Marcos ("South End") became the first "opt-in" SmartCode district outside of the mandatory Downtown area in late 2011. The streetscaping and infrastructure of the initial block of four lots was constructed in 2012 and the first building within the South End, Pioneer Bank, opened in 2013. The 2013 comprehensive master plan designates the South End as an Intensity Zone / Activity Center.

407 South Stagecoach Trail, an ~15,000 SF two-story mixed-use building, will be the second structure in the South End and is located at the corner of South Stagecoach Trail and Key Street upon Lot 2 of Section One. The building and all elements upon Lot 2 are being designed in full compliance with the SmartCode.

The proposed building includes highly glazed and activated frontages. The existing and installed streetscapes along Stagecoach Trail and Key Street will be complemented by enhanced pedestrian and streetscape amenities as noted above. The massing of the structure has multiple horizontal and vertical articulations as well as clean material changes. Current renderings are included for location, form, and aesthetic reference.

A surface parking lot will be constructed on the abutting Lot 3 (1941 Corporate Drive) for near-term support of the occupants at 407 S Stagecoach and the broader neighborhood while the area densifies. The building and area require additional parking at this time because it is in an undeveloped area and its first customers will almost entirely access the site via car. As the area develops and adds additional mixed-use and residential, less parking will be required and the site is being designed for easy reclamation of the extra parking for future in-fill development.

All public frontages not being fully screened by the building will be screened from the street by vegetation and are located at a B-Grid corner (see below). Further, the applicant plans to construct temporary parking areas out of asphalt instead of concrete to ease future removal for building construction and is stubbing out for future utilities, such as placing the electrical transformer services equidistant between the current and future structures.

407 South Stagecoach is scheduled to start construction this Spring for a late 2014 / early 2015 delivery. Multiple tenants have pre-reserved spaces in the building based upon the structure and site plan included in this request and the applicant will begin signing binding leases upon approval of this request, permitting, and commencement of construction.

EXHIBIT TO THE WARRANT APPLICATION FOR 1941 CORPORATE DRIVE / 407 S STAGECOACH TRAIL

DEVELOPMENT PATTERN TRANSITION

The South End differs significantly from the Downtown SmartCode area, as it represents an area of new development surrounded by existing, conventional (aka suburban) development. In contrast, Downtown is a developed area with an existing, traditional "form-based" urban structure.

The overarching objective is to develop the South End as a fully functioning, pedestrian environment siting basic retail, services, professional offices, residential, and recreation all within a 5 minute walk of its focal point, Stagecoach Trail. Stagecoach is being envisioned as a "Main Street" style thoroughfare creating the backbone of a complete neighborhood.

Unfortunately, the site is currently isolated in an area almost solely serviced by automotive traffic. The South End aims to change that, but must carefully manage the transition of development patterns and create an environment that will allow its first occupants to be successful while laying the ground work for a pedestrian neighborhood by building excellent pedestrian enabling infrastructure from day one.

Significant thought and planning have gone into achieving this goal, particularly where the South End's edges transition from suburban development patterns to SmartCode. To this end, Wonder World Drive and Corporate Drive, streets on the edge of the South End, have been designed as B-Grid streets. As per the SmartCode Article 5.2.1, "…the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards." In contrast, interior streets to the South End, like Stagecoach Trail, have been designed A-Grid streets and "are built to the highest standard … in support of pedestrian activity."

JUSTIFICATION OF INTENT

Table 5.7 designates a surface parking lot in a T5 district as a use that is acceptable by warrant. As such, the SmartCode clearly contemplates that there will be conditions where a surface parking lot does meet the Intent of the code.

A surface parking lot is an appropriate use when it enables the transition of development patterns and the addition of form and density to an area in support and furtherance of the Intent of the SmartCode as outlined in Section 1.3.

This application is an ideal example of an appropriate use of a surface parking lot in a SmartCode district. Not only will the proposed development the surface parking lot enables be a model for future projects, but the applicant has located the additional parking on a B-Grid corner, taken care to plan for easy in-fill development over the surface parking lot in the future once pedestrian activity is established, and is delivering enhanced amenities to encourage and support the transition of the area to be more transportation agnostic.

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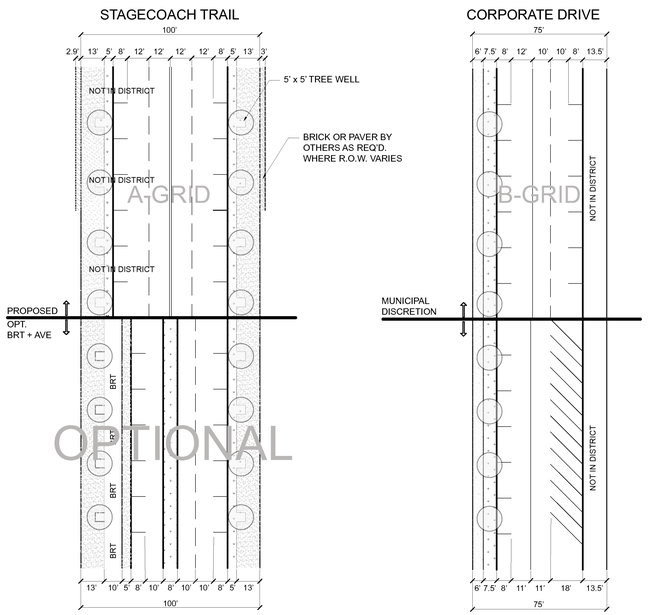
SOUTH END SAN MARCOS

SECTION ONE REGULATING PLAN

OCTOBER 2011; REVISED FEBRUARY 2014

THOROUGHFARE ASSEMBLIES
1:40



NOTES:

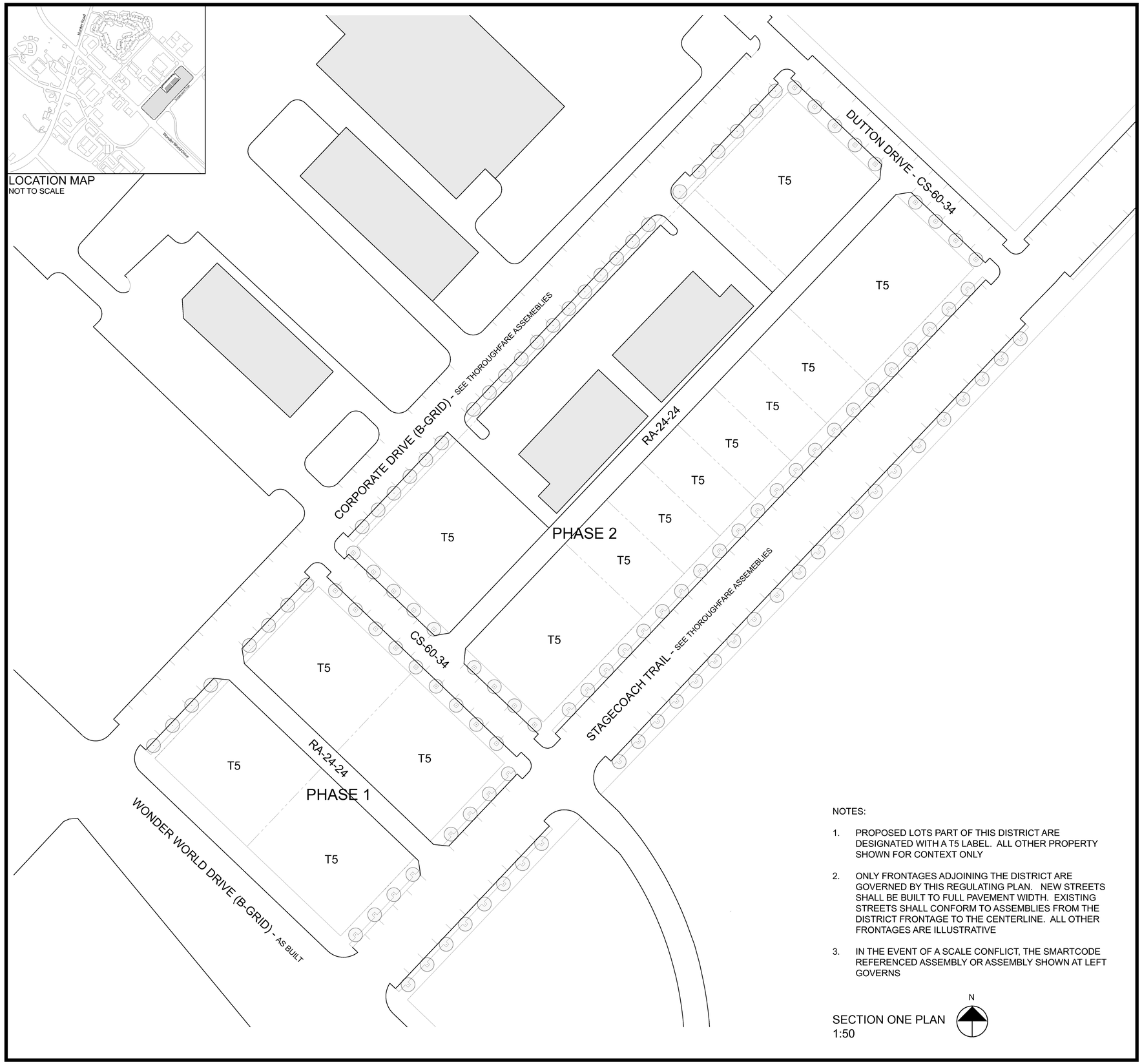
1. TXDOT PLAN TO SIGNALIZE STAGECOACH TRAIL AND WONDER WORLD DRIVE INTERSECTION MAY REQUIRE MODIFICATION TO ABOVE
2. STAGECOACH TRAIL FRONTAGE TO BE BROUGHT INTO COMPLIANCE WITH THIS REGULATING PLAN TO THE CENTERLINE
3. ASSEMBLIES SHOWN ABOVE DO NOT DESIGNATE CONSTRUCTION RESPONSIBILITY, WHICH SHALL BE DESIGNATED VIA PLAT

SPECIAL REQUIREMENTS:

1. EXISTING WONDERWORLD DRIVE AND CORPORATE DRIVE ARE DESIGNATED AS 'B-GRID' THOROUGHFARES. ALL OTHER THOROUGH-FARES ABUTTING THIS DISTRICT ARE DESIGNATED AS 'A-GRID'.
2. GALLERY, AWNING OR RECESSED ENTRY (THREE TO FIVE FEET) RECOMMENDED ON STAGECOACH TRAIL
3. THIS SMARTCODE DISTRICT SHALL BE ADJOINED TO ANY FUTURE, ABUTTING SMARTCODE DISTRICT. ALL LOTS IN THIS DISTRICT SHALL COUNT AGAINST THE TRANSECT FIVE ZONE ALLOCATION PERMITTED IN THE FUTURE DISTRICT

WARRANTS:

1. DRIVE-THRU USES ARE PERMITTED WITHIN THE 2ND OR 3RD LAYER OF LOTS WITH B-GRID FRONTAGE
2. MINIMUM FRONTAGE BUILDOUT ALONG THE B-GRID IS 20%
3. STAGECOACH TRAIL AND CORPORATE DRIVE ASSEMBLIES MAY BE AS SHOWN ON THIS REGULATING PLAN
4. THE OVAL AND ROUNDED PLANTING OPTIONS IN TABLE 3.5 OF SMART CODE ARE PERMITTED ALONG ALL STREETS WITHIN TRANSECT FIVE
5. TRANSECT FIVE IS THE ONLY ZONE REQUIRED IN THIS DISTRICT



NOTES:

1. PROPOSED LOTS PART OF THIS DISTRICT ARE DESIGNATED WITH A T5 LABEL. ALL OTHER PROPERTY SHOWN FOR CONTEXT ONLY
2. ONLY FRONTAGES ADJOINING THE DISTRICT ARE GOVERNED BY THIS REGULATING PLAN. NEW STREETS SHALL BE BUILT TO FULL PAVEMENT WIDTH. EXISTING STREETS SHALL CONFORM TO ASSEMBLIES FROM THE DISTRICT FRONTAGE TO THE CENTERLINE. ALL OTHER FRONTAGES ARE ILLUSTRATIVE
3. IN THE EVENT OF A SCALE CONFLICT, THE SMARTCODE REFERENCED ASSEMBLY OR ASSEMBLY SHOWN AT LEFT GOVERNS

SECTION ONE PLAN
1:50

TABLE 5.7. SPECIFIC FUNCTION & USE

This table expands the categories of Table 5.4 to delegate specific Functions and uses within Transect Zones.

a. RESIDENTIAL	T1	T2	T3	T4	T5	SD
Mixed Use Block					▪	
Flex Building				▪	▪	
Apartment Building				▪	▪	
Live/Work Unit			▪	▪	▪	▫
Rowhouse				▪	▪	
Duplex			▪	▪	▪	
Courtyard House				▪	▪	
Sideyard House			▪	▪	▪	
Cottage			▪	▪		
House		▪	▪	▪		
Villa		▪				
Accessory Unit		▪	▪	▪	▪	
b. LODGING						
Hotel (no room limit)					▪	▫
Inn (up to 12 rooms)		▫		▪	▪	
Bed & Breakfast (up to 5 rooms)		▫	▫	▪	▪	
S.R.O. hostel			▫	▫	▫	▫
School Dormitory				▪	▪	▪
c. OFFICE						
Office Building				▪	▪	▫
Live-Work Unit			▪	▪	▪	▫
d. RETAIL						
Open-Market Building		▪	▪	▪	▪	▪
Retail Building				▪	▪	▫
Display Gallery				▪	▪	▫
Restaurant				▪	▪	
Kiosk				▪	▪	▫
Push Cart					▫	▫
*Liquor Selling Establishment						
*Adult Entertainment						
e. CIVIC						
Bus Shelter			▪	▪	▪	▪
Convention Center						▪
Conference Center					▫	▪
Exhibition Center						▪
Fountain or Public Art		▪	▪	▪	▪	▪
Library				▪	▪	▪
Live Theater					▪	▪
Movie Theater					▪	▪
Museum					▫	▪
Outdoor Auditorium		▫	▪		▪	▪
Parking Structure					▪	▪
Passenger Terminal					▫	▪
Playground		▪	▪	▪	▪	▪
Sports Stadium						▪
Surface Parking Lot				▫	▫	▪
Religious Assembly		▪	▪	▪	▪	▪

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	SD
Grain Storage	▪	▪				▫
Livestock Pen	▫	▫				▫
Greenhouse	▪	▪	▫			▫
Stable	▪	▪	▫			▫
Kennel	▪	▪			▫	▫
f. OTHER: AUTOMOTIVE						
Gasoline		▫			▫	▪
Automobile Service					▫	▪
Truck Maintenance						▪
Drive -Through Facility					▫	▪
Rest Stop	▪	▪				▫
Roadside Stand	▪	▪				▫
Shopping Center						▫
Shopping Mall						▫
f. OTHER: CIVIL SUPPORT						
Fire Station			▪	▪	▪	▪
Police Station				▪	▪	▪
Cemetery		▪	▫	▫		▪
Funeral Home				▪	▪	▪
Hospital					▫	▪
Medical Clinic				▫	▪	▪
f. OTHER: EDUCATION						
College					▫	▪
High School				▫	▫	▪
Trade School					▫	▪
Elementary School			▫	▪	▪	▪
Childcare Center		▪	▪	▪	▪	▫
f. OTHER: INDUSTRIAL						
Heavy Industrial Facility						▪
Light Industrial Facility						▪
Truck Depot						▪
Laboratory Facility						▪
Water Supply Facility						▪
Sewer and Waste Facility						▪
Electric Substation	▫	▫	▫	▫	▫	▪
Wireless Transmitter	▫	▫			▫	▪
Cremation Facility						▪
Warehouse						▪
Produce Storage						▪
Mini-Storage						▪

▪ BY RIGHT
▫ BY WARRANT
*Refer to the LDC for standards

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**
☐	A pre-development meeting with staff is required **TBD, Requested**	☐	
☑	A completed application for a Warrant and required fees	☐	
☑	A site plan illustrating the location of all structures on the subject property and on adjoining properties	☐	
☑	Exhibits illustrating the Warrant request	☐	
☐	Authorization to represent the property owner, if applicant is not the owner	☐	
☑	Application Fee $600 Technology Fee $10	☐	
Any of the following pieces of information as requested by the Planning and Development Services Director:			
☐	Landscaping and/or fencing of yards and setback areas and proposed changes	☐	
☐	Design of ingress and egress	☐	
☐	Off-street parking and loading facilities	☐	
☐	Height of all structures	☐	
☐	Proposed uses	☐	
☐	The location and types of all signs	☐	
☐	Hours of operation	☐	
☐	Impervious cover or drainage issues or impacts	☐	
☐	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	☐	

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

Signed: _____ Date: January 27, 2014

Printed Name: John David Carson

☐ Engineer ☐ Surveyor ☐ Architect/Planner ☑ Owner ☑ Agent: Authorized Agent

SCW- 14 - 02

City of San Marcos
SMARTCODE WARRANT APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	Carson Diversified Land 1, LLC	
Mailing Address:	1911 Corporate Drive, Suite 102	
	San Marcos, TX 78666	
Telephone No.:	(512) 392-3322	
E-mail address:	johndavid@carsonproperties.net	

Property Address: 1941 Corporate Drive / 407 S Stagecoach Trail, San Marcos, TX 78666
Legal Description (if platted): Lot 3 Block _____ Subdivision South End San Marcos, Section One
Tax ID Number: R 137995 **Zoning District:** SmartCode 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 5.7 (Specific Function and Use) requires a warrant for the construction of a surface parking lot in a T5 zoning district. Applicant is requesting a warrant to allow the construction of a temporary surface parking lot on Lot 3 in support of construction on Lot 2

Justification of Intent (provide additional narrative and exhibits as necessary):
The surface lot will be adjacent to simultaneous new construction of a two-story, mixed-use commercial building in the South End Activity Center. The surface lot will be screened per Section 5.9.1.b. The site has been carefully planned to enable future **development on Lot 3 once densities within the South End have been increased to support reduced parking ratios. In the meantime, the proposed temporary surface parking lot will provide supplemental parking to support construction on the adjacent lots, namely Lot 2. Development on Lot 2 is anticipated to be in full compliance with the SmartCode.**

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: **Authorized Agent** Date: **January 27, 2014**

To be completed by Staff:
Meeting Date: 3-11-14 Application Deadline: 1-27-14
Accepted by: Tory Carpenter Date: 1-27-14

SmartCode: Section 1.3 Intent

1.3. - INTENT

1.3.1. The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.2. THE REGION

a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and the river.
b. That growth strategies should encourage infill and redevelopment in parity with New Communities.
c. That development contiguous to urban areas should be integrated with the existing urban pattern.
d. That development non-contiguous to urban areas should be organized in the pattern of Clustered Land Development ("CLD") or Traditional Neighborhood Design ("TND").
e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
f. That transportation Corridors should be planned and reserved in coordination with land use.
g. That green corridors should be used to define and connect the urbanized areas.
h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

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.
d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
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.
h. That schools should be sized and located to enable children to walk or bicycle to them.
i. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtown.

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.
d. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
f. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
g. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

Agenda Information

AGENDA CAPTION:

Development Services Report:
a. Comprehensive Master Plan Implementation Update

Meeting date: March 11, 2014

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND: