



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, May 13, 2014

6:00 PM

City Council Chambers

630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on April 22, 2014.
2. PC-04-10_01J (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD., for consent to a one-year extension of the Master Plan of the Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, Texas.

PUBLIC HEARINGS

3. PSA-14-02 (Whisper Texas) Hold a public hearing and consider a request by Doucet & Associates for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for approximately 216.5 acres out of the Juan M. Veramendi Survey. The site is located between IH 35 and Harris Hill Road north of the Blanco River.

NON-CONSENT AGENDA

4. Development Services Report:
 - a. Code SMTX update
 - b. Multifamily Design Standards update
 - c. Strong Towns Curbside Chat Event
 - d. Condition Use Permit (CUP) update
 - e. Commission Gathering - Recognition of outgoing Commissioners

- V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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

_____ Title:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-221, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on April 22, 2014.

Meeting date: May 13, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



Meeting Minutes
Planning and Zoning Commission

Tuesday, April 22, 2014

6:00 PM

City Council Chambers

I. Call To Order

With a quorum present, the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Chris Wood at 6:00 p.m. on Tuesday, April 22, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present 8 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Jane Hughson, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, Commissioner Amy Stanfield, and Commissioner Chris Wood

Absent 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

- ZC-13-16 (Yarrington Commons Multi-Family)** Receive an update from staff regarding the postponement of consideration of 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.

Amanda Hernandez gave an outline explaining postponement of the request. She explained that no public hearing is required at the meeting because the applicant provided letter for postponement prior to personal notification letters being sent.

- Receive an update from the Engineering / CIP Department Staff and hold discussion on the 2014 Capital Improvements Program and process for consideration.

Amanda Hernandez told the Commission that staff will schedule a special meeting on Tuesday, May 13th before the regular meeting.

IV. 30 Minute Citizen Comment Period

Rev Tod Salmi told the Commission that he Serves as pastor at FUMC and that the church has been located there since 1847. He explained that the Church has 1200 members, and frequent services and funerals. Following direction from the Commission and City Council the church has had at least 15 conversations with the representatives of Headwaters Draft House. Reverend Salmi said the applicant has asked to postpone because they disagree with City staff who recommends denial of the CUP. He feels that the applicant has had time to prepare that they should have a public hearing tonight.

Brandon Barber told the Commission that he met the bar owners a several weeks ago and feels that the business would be an improvement for the area since the building is currently an eyesore. He explained that development of the site could take a long time otherwise.

CONSENT AGENDA

3. Consider approval of the minutes of the Regular Meeting on April 8, 2014.
4. **PC-14-06_02 (Blanco Vista, Tract G-H)** Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 20.089 acres, more or less, out of the William Ward League Survey, Abstract 467, for 56 residential lots located at Blanco Vista Boulevard and Royal Oak Boulevard.

A motion was made by Commissioner Ehlers, seconded by Commissioner Carothers to approve the Consent Agenda. The motion carried unanimously.

PUBLIC HEARINGS

5. CUP-14-04 (Headwaters Draft House) Hold a public hearing and consider a request by HDH LLC for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 205 W. Hopkins Street.

John Foreman gave a presentation outlining the request.

Vice Chair Ehlers opened the public hearing.

Carter Morris 16 Greenpointe explained that he was the real estate broker for this property and that there was a similar request which was approved nearby. He feels that with proper management this development can be done well but right now it is an eyesore. He explained that with this development comes an opportunity to get higher tax roles and improvement to our city. He recommends approval for a 1 year CUP, and if they do not follow the standards the CUP won't be renewed. He told the Commission that his Children go to the school Monday thru Thursday at the Methodist Church. He is upset to see that live music has been removed from the request and hopes that the Commission takes action tonight.

Dan Matlock, 1800 Post, told the Commission that he thinks this is a good opportunity and that the owners have had to remove squatters from the existing building.

Kyle Meredith, General Manager at headwaters explained that squatters have been an issue and that there is a police report of someone broke in to use this as shelter. He told the Commission that his wife and him want to live in this community and asked that they not deny this request.

Jerry Ludwig, President, explained that if you look down the street you will see the Vault, Gold Crown, Zelicks Tantra. Asking for the opportunity to do what other businesses are doing. He thanked supporters of the request.

Rodney VanOudekerke, 323 Scott, thanked Commission for listening and explained that allowing a beer joint next to the church, senior citizens center, and Montessori school is a bad idea. He explained that the only thing that has changed in their request is they now call themselves a restaurant bar.

Amy Meeks 832 Belvin thanked the Commission for being allowed to speak. She told the Commission that she is chairman of the Church Council and represent 1200 members. She explained that the church serves all sorts of people and host fundraisers which benefits young people. She said that the church operates a school that has the same goal as CISD pre-schools and she is concerned with the request.

Ollie Giles said that she wants to know what the Commission does not understand about noise. She told the Commission that they don't need another beer joint near the church. She asked the

Commission to respect the church, neighborhoods, and people.

Cathy Dillon, 1000 Burluson, said that she owns a business near the proposed property and that they have been fighting bars. She explained that she is not against a restaurant and wants the business to close at midnight. Hopkins revs up at 11 pm and that enclosable space will not help with noise issues.

Chris Secrest, 719 San Antonio, said that the church belongs to San Marcos and is 166 years old. He asked how the vote will negatively affect downtown. He explained that the Commission is responsible for doing what is right for citizens. He said that the church is teaching children to read and write and that Cub Scouts use courtyard. He feels that funerals would be affected by this establishment.

Ron Brooks told the Commission that he is a longtime resident and member of the Methodist church and that children use activity center which is within 300 ft of the establishment. He explained that the alley on Fredericksburg is utilized by the church several times daily and that this business owners would not have control of their customers after they leave the business. He said that he served on the Chamber Board and supports responsible growth in San Marcos.

Sue Harrison, 2404 Missy Ln, represents Mother's Day Out at the Methodist church which has over 100 children and 20 teachers. She expressed concerns with traffic conflicting with existing traffic and compatibility with the Mother's Day Out program. She explained that she is also a pediatrician and has noticed families moving to surrounding cities.

Mike Dylan, 1000 Burluson, told the Commission that he Owns Crystal River Inn and they went through a similar situation with Zelicks. He explained that Zelicks is a good bar until midnight and that after Zelicks opened, their Christmas decorations were vandalized. He feels that the Police department is too accommodating to people drinking late and that money is made from midnight until 2:00.

H.C. Kyle explained that he has a building and office on the square and In the last three months, two doors have been broken. He told the Commission that he picks up beer cans every weekend. He explained the responsibility of the Commission. He asked the Commission if there is any place in San Marcos that is more inappropriate than this one.

Jim Garber, 104 Canyon Fork, told the Commission that there is a compatibility issue and that this is not a matter of property rights. He feels that the building is dilapidated but does not feel that a bar is necessary there. He said that if everything becomes bars and apartments we've lost our souls. He told the Commission to imagine their grandmother is standing over their shoulder they cast their vote with her arm up holding a ruler.

No one else spoke and Vice Chair Ehlers closed the public hearing.

A motion was made by Commissioner Ramirez, seconded by Commissioner Hughson, that this item be denied. The motion carried by the following vote:

For: 6 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Stanfield

Against: 1 - Commissioner Olson

Absent: 1 - Commissioner Kelsey

Recused: 1 - Commissioner Wood

NON-CONSENT AGENDA

- 6. Development Services Report:
 - a. Comprehensive Master Plan Implementation Update
 - b. Code SMTX update
 - c. Multifamily Design Standards update

Matthew Lewis and John Foreman gave the presentation.

V. Question and Answer Session with Press and Public.

There were no questions from the press or public.

VI. Adjournment

Chair Wood adjourned the meeting at 7:43 pm.

Notice of Assistance at the Public Meetings

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

_____ Title:



Legislation Text

File #: PC-04-10_01J, **Version:** 1

AGENDA CAPTION:

PC-04-10_01J (Cottonwood Creek Master Plan) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD., for consent to a one-year extension of the Master Plan of the Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, Texas.

Meeting date: 05/13/14

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Community Wellness/ Strengthen the Middle Class

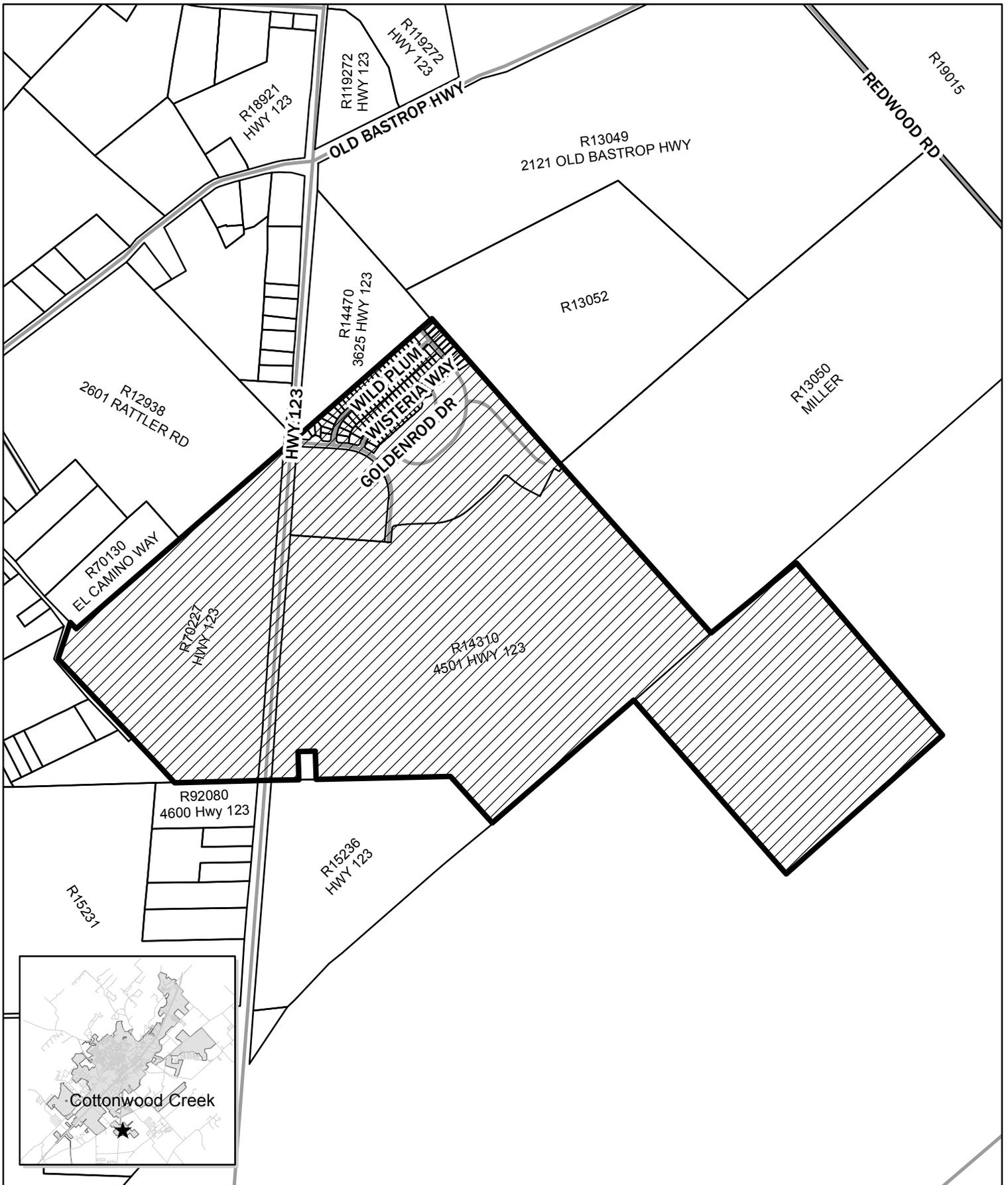
BACKGROUND:

The Master Plan for Cottonwood Creek Subdivision was originally approved by the Planning and Zoning Commission on May 28, 2002. Approval of the Master Plan may be extended for one-year periods by consent of the commission. It was last renewed by the Planning & Zoning Commission in May 2013 and the applicant is requesting a new one-year extension.

Cypress Parkway, which will connect Hwy 123 to Monterrey Oaks, has been changed from a 60' right-of-way dedication to a 50' right-of-way dedication. After the applicant expressed safety concerns, Development Services and Engineering staff reviewed the request and determined that the proposed reduction accommodates the transportation needs of the roadway.

The interior lot layout has been removed from the 9.01 acre townhouse portion of the development. To ensure orderly development, staff has required that the applicant provide a note stating that "all townhouse lots shall take access off of an alley."

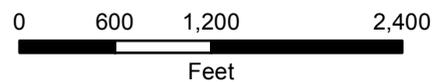
Staff recommends that the Subdivision Master Plan be extended for an additional one year period.



PC-04-10_01J
Cottonwood Creek
Master Plan Renewal
Map Date: 4/29/2014

 Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



PC-04-10_01J Cottonwood Creek Subdivision Master Plan Renewal



Applicant Information:

Applicant:	Ramsey Engineering, LLC 3206 Yellowpine Terrace Austin TX 78757
Property Owner:	Cottonwood Creek, JDR, Ltd 333 Cheatham Street San Marcos, TX 78666
Notification:	Notification not required
Type & Name of Subdivision:	Master Plan Renewal of Cottonwood Creek Subdivision

Subject Property:

Traffic / Transportation:	This Master Plan is proposing a thoroughfare network that will include the future extension of McCarty Road to State Highway 123. Access within the subdivision will be achieved by a means of arterials connecting to State Highway 123. An internal street network will provide access from the arterials to the residential portions of this subdivision.
Master Plan Compatibility:	The subject tract is located along State Highway 123 approximately one half mile south of Old Bastrop Road. The master plan proposes a total of 2,694 residential dwelling units. The total number of dwelling units represents a mix of single-family homes, garden homes, two-family homes, town homes, and apartment units.
Utilities:	The City of San Marcos provides water and wastewater service and Bluebonnet Electric provides electrical to this subdivision.
Zoning Pattern:	The property is zoned in accordance with the comprehensive master plan.

Planning Department Analysis:

The Master Plan for Cottonwood Creek Subdivision was originally approved by the Planning and Zoning Commission on May 28, 2002. Approval of the Master Plan may be extended for one-year periods by consent of the commission. It was last renewed by the Planning & Zoning Commission in May 2013 and the applicant is requesting a one-year extension.

Construction of single-family homes in Phase I Section 1B, 1C, and 1D has continued since the previous renewal.

The current composition of the Cottonwood Creek Master Plan is as follows:

- The development consists of approximately 492 acres divided into four phases.
 - Phase I is a 146.30 acre tract that is currently being developed as follows:
 - 17.7 acres developed as an elementary school, platted July 2005 as Sec 1-A
 - 19.32 developed as 102 single family lots, platted May 2008 as Sec 1-B.
 - 14.618 developed as 72 single family lots and two private parks that function as trail connections, platted December 2010 as Sec 1-C
 - 13.56 acres currently being developed as 71 single family lots, platted in 2012 as Sec 1-D
 - 80.36 acres yet to be platted or developed
 - Phase II is an 85.44 acre tract – yet to be developed, identified as multi-family, duplex, senior group home, commercial, public & institutional, and Parkland.
 - Phase III is a 139.47 acre tract – yet to be developed, identified as single-family, garden homes, townhomes, commercial, public and institutional, and private park.
 - Phase IV is a 100.76 acre tract – yet to be developed, identified as single-family and private park.
- As new plats are submitted for review and approval, they must be in compliance with the subdivision requirement under which this Master Plan is being regulated.
- The renewal of the Cottonwood Creek Master Plan is subject to discretionary approval by the Planning & Zoning Commission.

Changes approved in May 2012

- Road name changed from Daisy Drive to Blue Briar Court.
- No changes in use, design, or density are proposed.

Changes from previously approved Concept Plan

Cypress Parkway, which will connect Hwy 123 to Monterrey Oaks, has been changed from a 60' right-of-way dedication to a 50' right-of-way dedication. After the applicant expressed safety concerns, Development Services and Engineering staff reviewed the request and determined that the proposed reduction accommodates the transportation needs of the roadway.

The interior lot layout has been removed from the 9.01 acre townhouse portion of the development. To ensure orderly development, staff has required that the applicant provide a note stating that "all townhouse lots shall take access off of an alley."

Staff Recommendation

Staff finds that the Cotton Wood Creek Master Plan meets the criteria for approval. This Master Plan also guides developments to maximize the utilization of existing and proposed public improvements. For these reasons, staff recommends that the Subdivision Master Plan be extended for an additional one year period.

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

Prepared by:

Tory Carpenter, CNU-A	Planner	April 30, 2014
Name	Title	Date

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed master plan extension. Because the last extension expires in May of this year, it is necessary to approve another extension at this meeting if the commission wishes to continue the Subdivision Master Plan. Your options are to grant consent to the extension of the Master Plan for another one-year period or to withhold consent.

The commission shall not change the approved overall layout unless the subdivider agrees to the change or the commission finds that adherence to the previously approved overall layout will:

1. Hinder the orderly subdivision of land in the area in accordance with this chapter; or
2. Be detrimental to the public health, safety or general welfare.

Subdivision Plats <i>Master Plan</i>		Development Plats	
<input checked="" type="checkbox"/> Subdivision Concept Plat		<input type="checkbox"/> Preliminary Development Plat	
<input type="checkbox"/> Preliminary Subdivision Plat		<input type="checkbox"/> Final Development Plat	
<input type="checkbox"/> Final Subdivision Plat			
<input type="checkbox"/> Variance	Section _____		
<input type="checkbox"/> Plat Vacation	Accompanying _____		
Minor Subdivision Plats (for Administrative Approval)			
<input type="checkbox"/> Minor Subdivision Plat			
Revisions to Recorded Plats (for Administrative Approval)			
<input type="checkbox"/> Amending Plat			
<input type="checkbox"/> Replat without Vacation			

SUBJECT PROPERTY

Subdivision Name: COTTONWOOD CREEK

Address or General Location: SH 123 - MONTERREY OAK

Proposed Number of Lots: 2,694 Acres: 471.97

Appraisal District Tax ID: R14310, R135076, R135068, R70227

Located In City Limits ETJ* - Please circle county: Caldwell Comal Guadalupe Hays
 S.M. River Corridor Planned Development District

Proposed Use of Land RESIDENTIAL; COMMERCIAL; PUBLIC & INSTITUTIONAL; PARKLAND; OPEN SPACE

**Subdivision plat applications for land in the ETJ may be subject to additional requirements and review as defined by the Interlocal Agreement for the respective county.*

SUBDIVISION IMPROVEMENT AGREEMENT

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

I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.

I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

N/A

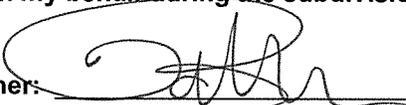
Signature: _____

Printed Name: _____ Date: _____

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>RAMSEY ENGINEERING, LLC</u>	<u>COTTONWOOD CREEK JDR, LTD.</u>
Mailing Address	<u>3206 YELLOWPINE TERRACE</u> <u>AUSTIN, TX 78757</u>	<u>333 CHEATHAM STREET</u> <u>SAN MARCOS, TX 78666</u>
Daytime Phone	<u>512-650-6800</u>	<u>512-353-1776</u>
Email Address	<u>ramsey-eng@att.net</u>	<u>jenny@randallmorris.com</u>

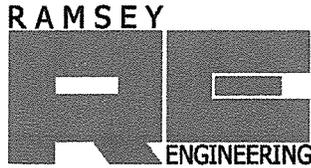
AGENT ACKNOWLEDGEMENT STATEMENT:
 I RANDALL MORRIS acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize RAMSEY ENGINEERING to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: 

Printed Name: RANDALL MORRIS Date: 3/26/14

Signature of Agent: Stephen Ramsey, P.E.

Printed Name: STEPHEN RAMSEY, P.E. Date: 3/26/14



Ramsey Engineering, LLC

Civil Engineering - Consulting
TBPE Firm No. F-12606

3206 Yellowpine Terrace
Austin, Texas 78757
Cell: 512-650-6800
ramsey-eng@att.net

March 28, 2014

Mr. Matthew Lewis, Director
City of San Marcos
Planning and Development Services Department
630 E. Hopkins Street
San Marcos, Texas 78666

RE: Cottonwood Creek Subdivision Master Plan
Annual Renewal Application
Project No. 14-003-10

Dear Mr. Lewis:

Please accept this cover letter transmitting our application for the referenced subdivision master plan annual renewal. Attached please find the following items:

1. Subdivision Master Plan Application;
2. Five (5) Copies of Master Plan (2 Pages) plus CD for CAD file and PDFs;
3. \$2,010.00 Check Payable to City of San Marcos for Master Plan Review/Processing Fee and Technology Fee;
4. Property Deed Records for Proof of Ownership; and
5. 2013 Paid Tax Certificates

The following highlights the activities and proposed changes since last year's Master Plan renewal approval:

1. Rattler Road Extension, from the San Marcos High School to State Highway (SH) 123, is under construction. Construction of the associated SH 123 Left Turn Lane Improvements is also ongoing. Construction completion is anticipated within about two (2) months or less.
2. An amending plat for Phase 1 Section 1-D was recorded to change two (2) street names, at the City's request. Primrose Lane was changed to Linden Lane. Cedar Sage Street was changed to Tallow Trail.
3. The previously shown McCarty Lane, on the east side of SH 123, is changed to Rattler Road.

We request to be placed on the May 13, 2014 Planning & Zoning Commission agenda for approval action. Please let us know if you need anything else. We trust you will find this application submittal to be complete and satisfactory.

Sincerely,



Stephen Ramsey, P.E.
Manager/President

Cc: Jenny Frisbie, Cottonwood Creek JDR, LTD.

"Vested Development"
Approved May 2006
Requires annual renewal
(LDC Adopted Dec 2006)

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

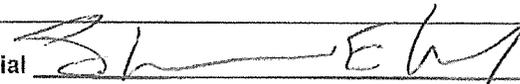
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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

Name of Electric Service Provider BLUEBONNET ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) A, D

Comments/Conditions PROPERTY CURRENTLY SERVED, POSSIBLE
ADDITIONAL EASEMENTS NEEDED AS DEVELOPMENT
CONTINUES TO BUILD OUT.

Signature of Electric Company Official 

Title SR. ENGINEERING PROJECT MGR. Date 3-24-14

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
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Name of Gas Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____

Date _____

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- D. Need easement(s) within subject property

Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official [Signature]

Title Sr. Marketing Consultant

Date 3-25-14

Cottonwood Creek Subdivision Master Plan

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: Tony Salmer

Title: Water Dist Manager Date: March 24, 2014

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

Cottonwood Creek Subdivision Master Plan 2014 Annual Renew

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) B

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

Comments/Conditions _____

Signature of City or County Wastewater Official: [Signature]

Title: Wastewater Coll. mgr Date 3-24-14

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

Cottonwood Creek Master Plan 2014

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider Century Link _____

Applicable Utility Service Code(s) A _____

Comments/Conditions _____

Signature of Telephone Company Official Kenny E. Kelly _____

Title: Plant Facilities Supv Date 3-21-14

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 2,010.00 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- N/A* Names and addresses of property lien-holders
- One digital copy of submittal materials including CAD file
- Five 18"x24" hard copies of plat document*

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: Stephen Ramsey, P.E.
 Printed Name: Stephen Ramsey, P.E., Agent Date: 3/21/14

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

- Watershed Protection Plan (Phase 1)
- N/A* Residential compatibility site plan (where applicable)
- N/A* Cluster development plan (where applicable)

Preliminary Subdivision Plats or Preliminary Development Plats

- Approved Watershed Protection Plan Phase I (can be submitted concurrently)
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Final Subdivision or Final Development Plats:

- Preliminary Plat (where applicable)
- Approved Watershed Protection Plan Phase II and approved Public Improvement Construction Plan by the Director of Engineering (can be submitted concurrently).
- Subdivision Improvement Agreement and surety if public facility construction was deferred.
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential) .
 Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

- Proposed subdivision results in 4 or fewer lots
- All lots front onto an existing public street and construction or extension of a street or alley is not required or is considered a minor extension by Director of Engineering.
- Extension of municipal facilities is not required or the installation of utilities is considered a minor extension by the Director of Engineering.
- Approved WPP Phase II is required if land is located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor, or if the land contains floodplain, floodway or a waterway as defined by the LDC.

Amending Plats and Replats:

- Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change.

Fee Schedule

For Plats Located Inside/Outside of the City Limits	
Subdivision Minor Plat / Amending Plat	\$400 plus \$100 per acre (max \$1000) + \$10.00 Technology Fee
Concept Plan	\$750 plus \$50 acre (max \$2000) + \$10.00 Technology Fee
Preliminary Plat	\$750 plus \$50 acre (max \$2000) + \$10.00 Technology Fee
Final Plat	\$1000 plus \$100 acre (max \$2500) + \$10.00 Technology Fee
Replat, not administrative	\$750 plus \$50 acre (max \$2000) + \$10.00 Technology Fee
Vacation of Previously Recorded Plat	\$150 + \$10.00 Technology Fee
Subdivision Variance Request	\$600 + \$10.00 Technology Fee
Cluster Development Plan	\$25 per acre (\$100 min / \$1500 max) + \$10.00 Technology Fee

STAFF USE ONLY:

Submittal Date: March 28, 2014 5 Business Days from Submittal: _____

Completeness Review By: SK Date: _____

Contact Date for Supplemental Info: _____

Supplemental Info Received (required within 5 days of contact): _____

Application Returned to Applicant: _____

Application Accepted for Review: 3/28/14 Fee: \$2010.00

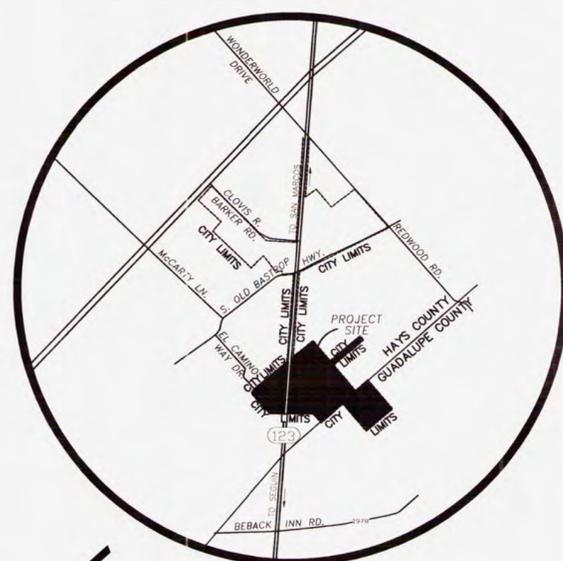
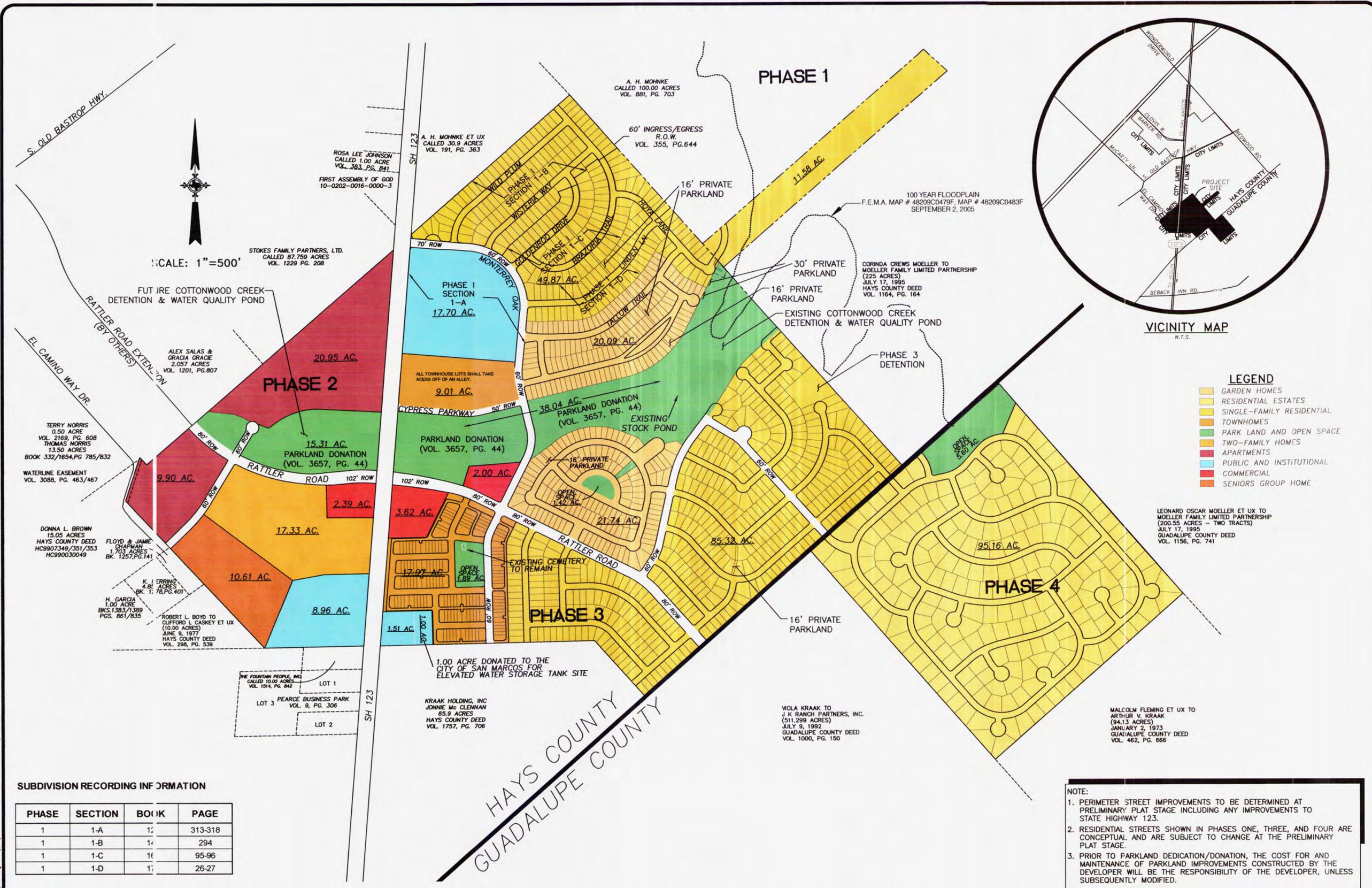
Comments Due to Applicant April 16

Date for Plat Resubmittals April 25

Date of Planning and Zoning Commission Meeting: May 13, 2014

30 day deadline : April 25

C:\CompanyData\Clients\0420-Ramsey Engineering LLC\0420-RE-Cottonwood Creek Subd\1262-4-001 - COTTONWOOD CREEK SUBDIVISION MASTER PLAN-03-17 MASTER PLANNING [18x34] April 21, 2014 - 2:28pm



VICINITY MAP
N.T.S.

- LEGEND**
- GARDEN HOMES
 - RESIDENTIAL ESTATES
 - SINGLE-FAMILY RESIDENTIAL
 - TOWNHOMES
 - PARK LAND AND OPEN SPACE
 - TWO-FAMILY HOMES
 - APARTMENTS
 - PUBLIC AND INSTITUTIONAL
 - COMMERCIAL
 - SENIORS GROUP HOME

LEONARD OSCAR MOELLER ET UX TO MOELLER FAMILY LIMITED PARTNERSHIP (200.55 ACRES - TWO TRACTS) JULY 17, 1995 GUADALUPE COUNTY DEED VOL. 1156, PG. 741

MALCOLM FLEMING ET UX TO ARTHUR V. KRAAK (94.13 ACRES) JANUARY 2, 1973 GUADALUPE COUNTY DEED VOL. 462, PG. 666

SUBDIVISION RECORDING INFORMATION

PHASE	SECTION	BOOK	PAGE
1	1-A	12	313-318
1	1-B	14	294
1	1-C	16	95-96
1	1-D	17	26-27

- NOTE:**
- PERIMETER STREET IMPROVEMENTS TO BE DETERMINED AT PRELIMINARY PLAT STAGE INCLUDING ANY IMPROVEMENTS TO STATE HIGHWAY 123.
 - RESIDENTIAL STREETS SHOWN IN PHASES ONE, THREE, AND FOUR ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE PRELIMINARY PLAT STAGE.
 - PRIOR TO PARKLAND DEDICATION/DONATION, THE COST FOR AND MAINTENANCE OF PARKLAND IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, UNLESS SUBSEQUENTLY MODIFIED.

PROJECT No.
14-003-10

SHEET No.
1 OF 2

SHEET TITLE:
MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VISITED DEVELOPMENT)

CLIENT/OWNER
**COTTONWOOD CREEK JDR, LTD.
RANDALL MORRIS, PRESIDENT
333 CHEATHAM ST.
SAN MARCOS, TEXAS 78666**

No.	DATE	REVISIONS	RECOM'D



RAMSEY ENGINEERING

Ramsey Engineering, LLC
Civil Engineering • Consulting
TBPE Firm No. F-12606

3206 Yellowpine Terrace
Austin, Texas 78757

Cell: 512-650-6800
ramsey-eng@att.net

G:\CompanyData\Cherita\0420-Ramsey Engineering LLC\0420-RE-Cottonwood Creek Sub\1282-4-001 - COTTONWOOD CREEK SUBDIVISION\MASTER PLAN\DWG [tab] April 21, 2014 - 2:29pm

Development Plan Summary

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
Single-Family Residential	136.19	Low Density Residential	SF-6	-	6	797	2.75	2,192
Single-Family Residential	11.58	Low Density Residential	SF-6	-	<1	4	2.75	11
Garden Homes	43.45	Medium Density Residential	PH-ZL	-	12	521	2.10	1,094
Apartments	30.85	High Density Residential	MF-18	-	18	555	2.10	1,166
Two-Family Homes	17.33	Medium Density Residential	DR	-	12	208	2.10	437
Seniors Group Home	10.61	Medium Density Residential	MF-12	-	-	-	-	-
Townhomes	26.98	Medium Density Residential	TH	-	12	324	2.10	681
Residential Estates	96.16	Very Low Density	SF-11	-	3	285	2.75	784
Commercial	8.60	Commercial	GC	-	-	-	-	-
Public and Institutional	29.17	Public	P	-	-	-	-	-
Parkland	53.35	Parkland	P	-	-	-	-	-
Private Park	9.70	Open Space	P	-	-	-	-	-
Totals	471.97					2,694		6,365

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' ROW Boulevard Arterials	630
80' ROW Arterials	3,822
70' ROW Arterials	320
60' ROW Collectors	12,077
50' ROW Residentals	45,863
20' ROW Alleys	6,200

Cottonwood Creek Subdivision - Phase 1 Section 1-A

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
Public and Institutional	17.70	Public	P	-	-	-	-	-
Totals	17.70							

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
70' ROW Arterials	320
60' ROW Collectors	1,286

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/28/02 PLANNING AND ZONING COMMISSION APPROVAL:

THE EXISTING LAND USE FOR THE TOTAL LAND AREA IS VACANT (AGRICULTURAL AND RANCHING)

~~THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/10/05 PLANNING AND ZONING COMMISSION APPROVAL:~~
05/02/11 HEREBY DELETED

~~THERE WILL BE FOUR(4) LOTS FRONTING ON CYPRESS PARKWAY, AT/NEAR THE TERMINUS OF CYPRESS PARKWAY, WITH 50 FOOT MINIMUM WIDTH EACH, BACKING UP TO THE ADJACENT ASCE LAKE.~~

Cottonwood Creek Subdivision - Phase 1 Section 1-B

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
Single-Family Residential	19.32	Low Density Residential	SF-6	-	6.3	102	2.75	281
Totals	19.32					102		281

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
60' ROW Residentals	2,966

Cottonwood Creek Subdivision - Phase 1, Section 1-C

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
Single-Family Residential	14.50	Low Density Residential	SF-6	-	5.3	72	2.75	198
Private Parkland	0.12	Low Density Residential	SF-6	-	-	-	-	-
Totals	14.62					72		198

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,495

Cottonwood Creek Subdivision - Phase 1, Section 1-D

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
Single-Family Residential	13.40	Low Density Residential	SF-6	-	5.3	71	2.75	195
Private Parkland	0.16	Low Density Residential	SF-6	-	-	3.0	-	-
Totals	13.56					74		195

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,327

Cottonwood Creek Subdivision - Phase 1 Remainder

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
Single-Family Residential	13.49	Low Density Residential	SF-6	-	<1	4	2.75	11
Garden Homes	20.09	Medium Density Residential	PH-ZL	-	12	241	2.10	506
Townhomes	9.01	Medium Density Residential	TH	-	12	108	2.10	227
Parkland	38.04	Parkland	P	-	-	-	-	-
Totals	80.63					536		744

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
60' ROW Collectors	3,768
50' ROW Residentals	3,553
20' ROW Alleys	1,871

Cottonwood Creek Subdivision - Phase 2

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
Apartments	30.85	High Density Residential	MF-18	-	18	555	2.10	1,166
Two-Family Homes	17.33	Medium Density Residential	DR	-	12	208	2.10	437
Senior's Group Home	10.61	Medium Density Residential	MF-12	-	-	-	-	-
Commercial	2.30	Commercial	GC	-	-	-	-	-
Public & Institutional	8.96	Public & Institutional	P	-	-	-	-	-
Parkland	15.30	Parkland	P	-	-	-	-	-
Totals	85.44					763		1,603

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' ROW Boulevard Arterials	330
80' ROW Arterials	1,286
60' ROW Collectors	1,079

Cottonwood Creek Subdivision - Phase 3

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
Single-Family Residential	85.32	Low Density Residential	SF-6	-	6	512	2.75	1,408
Garden Homes	23.38	Medium Density Residential	PH-ZL	-	12	280	2.10	588
Townhomes	17.97	Medium Density Residential	TH	-	12	216	2.10	454
Commercial	6.21	Commercial	GC	-	-	-	-	-
Public and Institutional	2.51	Public	P	-	-	-	-	-
Private Park	4.10	Open Space	P	-	-	-	-	-
Totals	138.47					1,008		2,450

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' Row Blvd Arterials	300
80' ROW Arterials	2,556
60' ROW Collectors	5,944
50' ROW Residentals	19,772
20' ROW Alleys	4,329

Cottonwood Creek Subdivision - Phase 4

Land Use Category	Area (acres)	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
Residential Estates	95.16	Very Low Density Residential	SF-11	-	3	285	2.75	784
Private Park	5.60	Open Space	P	-	-	-	-	-
Totals	100.76					285		784

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	14,600

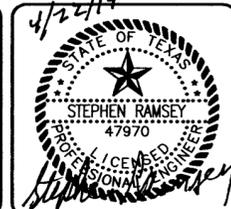
PROJECT No.
13-001-10

SHEET No.
2 OF 2

SHEET TITLE
MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT)

CLIENT/OWNER
COTTONWOOD CREEK JDR, LTD. RANDALL MORRIS, PRESIDENT 333 CHEATHAM ST. SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS



RAMSEY ENGINEERING

Ramsey Engineering, LLC
Civil Engineering • Consulting
TBPE Firm No. F-12606

3206 Yellowpine Terrace
Austin, Texas 78757

Cell: 512-650-6800
ramsey-eng@att.net



Legislation Text

File #: ID#13-200, **Version:** 1

AGENDA CAPTION:

PSA-14-02 (Whisper Texas) Hold a public hearing and consider a request by Doucet & Associates for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for approximately 216.5 acres out of the Juan M. Veramendi Survey. The site is located between IH 35 and Harris Hill Road north of the Blanco River.

Meeting date: May 13, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

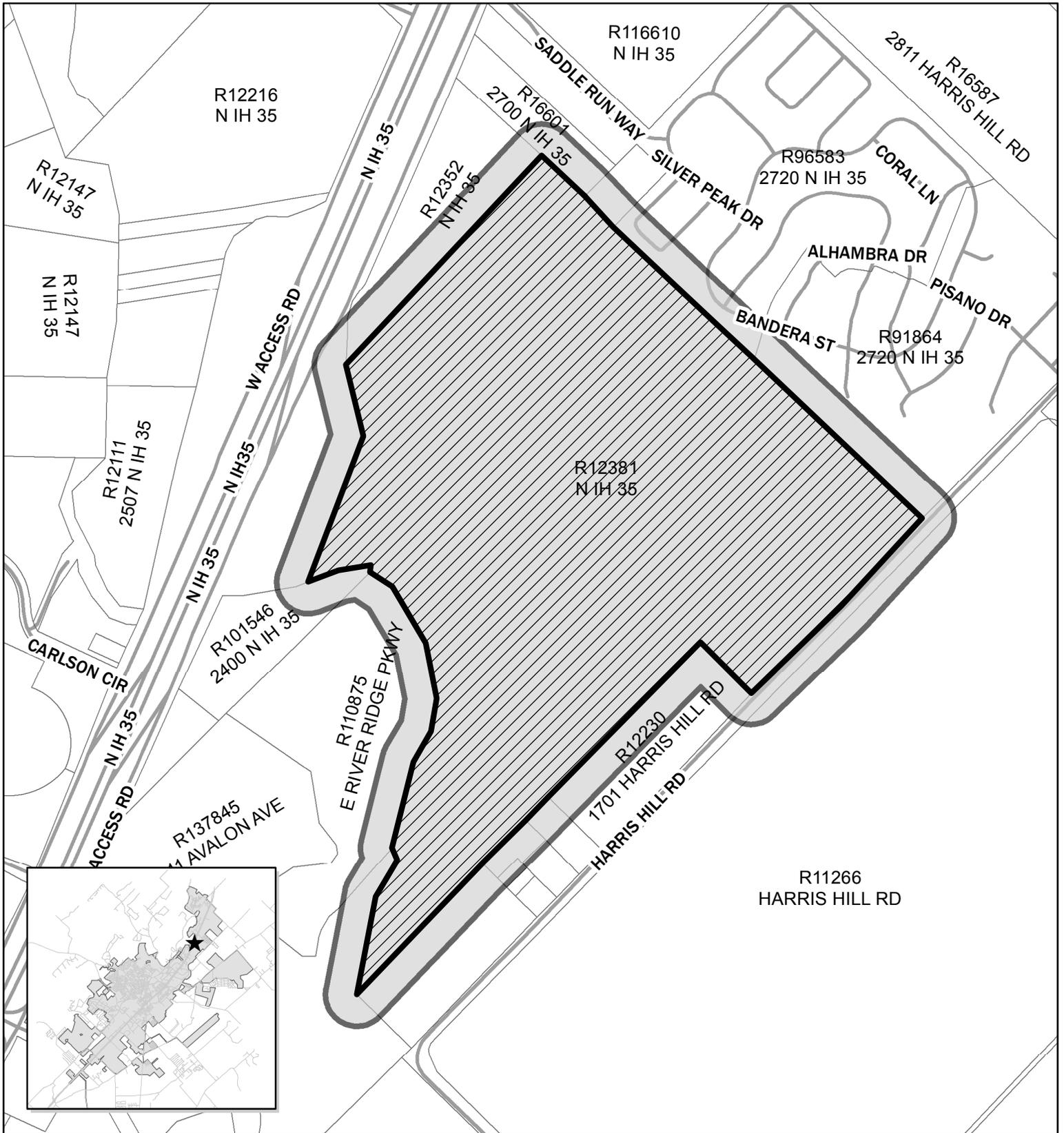
CITY COUNCIL GOAL: Strengthen the Middle Class, Encourage Strong Neighborhoods, Education and Workforce

BACKGROUND:

This request to change the Preferred Scenario Map has been reviewed with *Vision San Marcos* and was found to be generally consistent with the Plan as outlined in the staff report. All figures used to review this case are attached along with letters in opposition and support of the request.

At this time the Commission is acting on a request to change the Preferred Scenario Map. Any future changes in the zoning of the property would be required to follow the standard process of notice and public hearing. Zoning requests are considered separately and require a full staff analysis.

Staff recommends Approval of the request to change from an Area of Stability to a Medium Intensity Zone while preserving the designation of Open Space for the Floodway and Water Quality Zones, as may be amended, on the Preferred Scenario Map.



PSA-14-02
Whisper Texas
Map Date: 3/7/2014

-  Site Location
-  Notification Buffer (200 feet)

0 500 1,000 2,000 Feet



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

PSA-14-02

Preferred Scenario Amendment

Whisper Texas

East side of North IH 35, North of the Blanco River



Summary: The applicant is requesting a change from Area of Stability to Medium Intensity on the Preferred Scenario Map

Applicant: Doucet & Associates
7401-B Hwy 71 W, Suite 160
Austin, TX 78735

Property Owners: N.O.B. Holdings, Ltd.
1700 A Ranch Road 12 #240
San Marcos, TX 78666

Notification: Courtesy notice sent on March 7, 2014 with updates at CONA March 17, 2014; Planning & Zoning Commission March 25, 2014; Neighborhood Commission March 26th; and City Council April 1, 2014.

Response: Personal notice sent and signs posted on May 2, 2014 for the May 13th, Public Hearing. Approximately 40 people attended the CONA meeting on March 17th, and one (1) person noted that they were interested in this request. Approximately 6 attended P&Z on March 25th with two (2) noting interest in this request. Approximately 7 attended Neighborhood Commission on March 26th with three (3) noting interest in this request.

No written comments or letters in opposition or support were received in reference to this request.

Subject Property:

Location: Between North IH 35 and Harris Hill Road extending from the Blanco River to the Saddle Creek Subdivision

Legal Description: Approximately 216.5 acres out of the JM Veramendi League Survey No. 2

Sector: Sector Six (6)

Current Zoning: Future Development (FD)

Current Preferred Scenario Designation: Area of Stability **Proposed Preferred Scenario Designation:** Medium Intensity

Surrounding Area:	Zoning	Existing Land Use	Preferred Scenario
N of Property	MH, FD	Residential (mobile homes, single family)	Area of Stability
S of Property	GC, PDD	Blanco River, vacant	Area of Stability Open Space
E of Property	ETJ	Residential, Vacant	Area of Stability
W of Property	FD	Vacant, IH 35	Area of Stability Low Intensity

Preferred Scenario Amendments, Generally:

With the adoption of Vision San Marcos, the city's comprehensive plan, the Preferred Scenario Map replaced the City's previous Future Land Use Map, and the process for changes to the Map was amended. In order for a property to develop, the appropriate zoning must be in place. If a zoning change is necessary, the underlying designation on the Preferred Scenario, (Area of Stability, Intensity Zone, or Employment Area) must support the proposed zoning – this is determined by using the Preferred Scenario and Land Use Intensity Matrix from Vision San Marcos as well as the Zoning Translation Table in the Land Development Code. If the proposed zoning is not allowed based on the Preferred Scenario designation, an applicant may request an amendment to the Preferred Scenario.

The Comprehensive Plan recommends that amendments to the Preferred Scenario Map only be considered twice per year, and this language was adopted as part of the City's Land Development Code. Preferred Scenario Amendment requests should be carefully examined using the tools provided in *Vision San Marcos*.

The process adopted in the Land Development Code in response to Vision San Marcos also separates the zoning request from the Preferred Scenario Request. Only with an approval recommendation from the Planning and Zoning Commission and a motion for approval by the City Council can an applicant file for a zoning change request.

Standard procedures for reviewing and taking action on zoning change and planned development district requests have not changed as part of this process except as noted above.

These changes more appropriately handle the natural sequence for development to occur.

Property Description & Current Conditions:

The subject site consists of approximately 216.5 acres out of the JM Veramendi League Survey No. 2. The property is located between North IH 35 and Harris Hill Road extending from the Blanco River to the Saddle Creek Subdivision.

This site is in an Area of Stability and given the size would be considered New Development on the Land Use Intensity Matrix. This matrix, attached, provides general uses that Vision San Marcos recommends in this type of area. Also attached is the Zoning Translation Table. This table is currently part of the Land Development Code and indicates what types of zoning can be requested for properties based on their Preferred Scenario Map classification. The site currently falls under the LS-ND (Low / Stability-New Development) column.

Currently the site is vacant and zoned Future Development (FD). Surrounding land uses include vacant land, single-family residences and a mobile home development.

If this request is not granted, the applicant would be able to apply for various residential zoning options as well as mixed use and some low intensity commercial uses. Examples include large lot single family to low density multi-family, mixed use and small office or service businesses. Although a PSA would not be necessary for these zoning categories, P&Z and Council approval would be required for any proposed zoning changes. A summary of what could currently be considered is attached.

Request: Change from Area of Stability to Medium Intensity on the Preferred Scenario Map

The applicant is proposing a mix of uses at this location which would require the property to be designated as Medium Intensity on the Preferred Scenario map. The applicant indicates that the Whisper Texas project will include a mixture of residential and commercial uses, including the following specific uses: Community Commercial, Neighborhood Commercial, Office, Single Family Residential, Duplex Residential, Multi-Family Residential, Golf Course, Trails, Open Space, Water Quality Areas.

If the request is granted, the site would be classified as Medium Intensity – New Development on the Land Use Intensity Matrix and the Zoning Translation Table (M-ND). The list of general uses and zoning categories can be found on these attachments. An increase to medium intensity would allow many residential zoning options, any commercial option as well as SmartCode. Examples include small lot single family to high density multi-family, mixed use and any commercial uses permitted in the Land Development Code.

Vision San Marcos Plan Elements:

Economic Development (ED)

The ED chapter of Vision San Marcos looks specifically at the strategies of the Core 4 Collaboration moving forward. The three collaborative actions identified by the Core 4 are 1) Preparing the 21st Century Workforce, 2) Competitive Infrastructure and Entrepreneurial Regulation and 3) Creating the Community of Choice. Staff analyzed this request based on the three action items to determine if the request supports, contradicts or is neutral toward the actions and provides the following table of the analysis:

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			X The applicant has not indicated that educational facilities will be included
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	X The concept may provide infrastructure for business		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	X The concept includes residential areas for neighborhoods and employment opportunities. The applicant indicates that a golf course may be constructed as a community amenity.		

Environment & Resource Protection (ERP)

The ERP chapter of Vision San Marcos provides useful analysis tools. The Land Use Suitability Map considers the constraints as listed in the table below in its creation to determine what areas are most suitable for development. The water quality model provides a watershed-level analysis of the impacts of adding impervious cover for developments.

The land use suitability for this site varies from two (2) to five (5) with five being the most constrained. The areas with a score of three (3), four (4) and five (5) are isolated near the Blanco River and a tributary of the San Marcos river which runs through the property. Please refer to the attached Land Use Suitability and Environmental Features maps for further clarification. The table below indicates the scores for this site for each of the variables used in creating the Land Use Suitability Map.

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X	X	X	X
Constraint by Class	(Higher Constraints located along the Blanco River and a tributary of the San Marcos River)				
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X	X		X	X
Geological	X				
Slope	X		X		X
Soils	X				
Vegetation	X				
Watersheds		X	X		
Water Quality Zone	X			X	X

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	Blanco River & Lower San Marcos River				
		0-25%	25-50%	50-75%	75-100% 100%+
Modeled Impervious Cover Increase Anticipated for watershed	X			X	
Notes: Both of the studies for these subwatersheds indicate a concern with bacteria during rain events. In the Blanco River subwatershed Best Management Practices are recommended to reduce the potential increase of bacteria with development. In the Lower San Marcos River subwatershed, landscape management methods are proposed to provide a vegetative filter strip.					

Land Use (LU)

The LU chapter of Vision San Marcos focuses on the Preferred Scenario Map. This site is mostly located in an area of stability. A map is attached which shows a detailed view of the preferred scenario zones within and surrounding this property.

Neighborhoods & Housing (NH)

The NH chapter of Vision San Marcos focuses on the Neighborhood Character Studies which are proposed to be conducted as part of the update to the Land Development Code in 2014. The site will be subject to the Code that is in place at the time of development.

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	Sector 6
Neighborhood Character Study Area(s):	Not applicable at this time.

Parks, Public Spaces & Facilities (PPSF)

The PPSF chapter of Vision San Marcos discusses the city's recreational facilities as well as the water, wastewater and other public infrastructure. The table below is an analysis of the facilities in the area.

		YES	NO
Will Parks and / or Open Space be Provided? Dedication or Fee in Lieu with plat			
Will Trails and / or Green Space Connections be Provided?		X	
Maintenance / Repair Density	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure	N/A		
Water Infrastructure	N/A		
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?			X
Wastewater service available?		X	
Water service available? **Applicant has requested release from Maxwell Water Supply CCN			

Transportation

A Travel Demand Model (TDM) was created to analyze the traffic impacts of growth in San Marcos. The table below is a summary of the TDM results and other transportation modes surrounding the site. The TDM analyzes the overall transportation network of the Preferred Scenario. It is not a measure of the impact of this proposed change. The results of the TDM indicate that IH 35 and Post Road will be near capacity and will require improvements.

		A	B	C	D	F
Existing Daily LOS	North IH 35 Frontage Road Harris Hill Road	X		X	X	
Existing Peak LOS	North IH 35 Frontage Road Harris Hill Road	X		X		
Future Daily LOS	North IH 35 Frontage Road Harris Hill Road				X	X
Future Peak LOS	North IH 35 Frontage Road Harris Hill Road	X				X
		N/A	Good	Fair	Poor	
Sidewalk Availability		X				
Sidewalks will be required at time of subdivision						
		YES	NO			
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Transportation Notes: Various roadways are proposed on the City's Thoroughfare Plan, these will have to be addressed at the time of subdivision.						

Staff Analysis:

Comments from Other Departments

The Community Services Department (Parks) would like the property along the Blanco River to be dedicated as parkland or an access easement for a trail. This would provide an opportunity to continue the connections along the Blanco River. This request may need to be presented to the Parks Board for review. Comments from the department of the Fire Marshal indicate that the requirements will vary based on the use of the buildings – there are no additional comments at this time.

The Public Services Department noted that this site is not located within the City of San Marcos Water Certificate of Convenience and Necessity (CCN) Boundary. The applicant has requested release from the Maxwell Water Supply's Service Area; however the process has not been finalized. Wastewater utility infrastructure is available at this site and the property is within the City of San Marcos CCN. Electric service to this site will be supplied by Pedernales Electric Cooperative (PEC).

Planning Department Analysis

Planning Department staff, following a review of *Vision San Marcos*, finds that this request is generally consistent with the plan. The project has the potential to promote economic development and stable neighborhoods in the City while developing on a site that is mostly suitable for development. Parkland and roadway dedication can and will be addressed at the time of subdivision and will follow the standards in place at that time.

Staff feels that the area indicated on the Land Use Suitability map as Most Constrained (4-5) should not be included in this request for medium intensity and should remain an area of stability and open space. This area is within the floodway and water quality zone and only very limited impervious cover would be permitted based on environmental regulations. This area should be considered for a greenway with trails that could eventually connect along the Blanco River as mentioned by the Community Services Department.

At this time the Commission is acting on the request which will change the City's Preferred Scenario Map. As many options for development may occur with or without the approval of this request, the Commission should consider all aspects of this staff report, the attached maps and figures as well as the existing Codes in their decision.

The Commission's Responsibility:

The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Preferred Scenario Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

After considering the public input, your recommendation should consider whether the amendment is consistent with the following policies of the Comprehensive Plan as stated in section 1.4.1.5 of the Land Development Code:

- Is the request in an area suitable for development as shown on the Land Use Suitability Map and if not what development constraints exist;
- Is the request consistent with the Neighborhood Character Study for the area;
- Is the request near existing parks and public utilities; and,
- Based on the Travel Demand Model, is the request in an area with sufficient roadway capacity.

Recommendations & Options for Action:

Based on the analysis with Vision San Marcos and review by other City Departments, staff recommends approval of the request to change from an Area of Stability to a Medium Intensity Zone while preserving the designation of Open Space for the floodway and water quality zones, as may be amended, on the preferred scenario map.

Options for the Commission include:

- Approval of the request as submitted
- Approval with conditions
- Denial of the request

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input checked="" type="checkbox"/>	Approve with conditions as noted above
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

Prepared by:

Amanda Hernandez, AICP, CNU-A

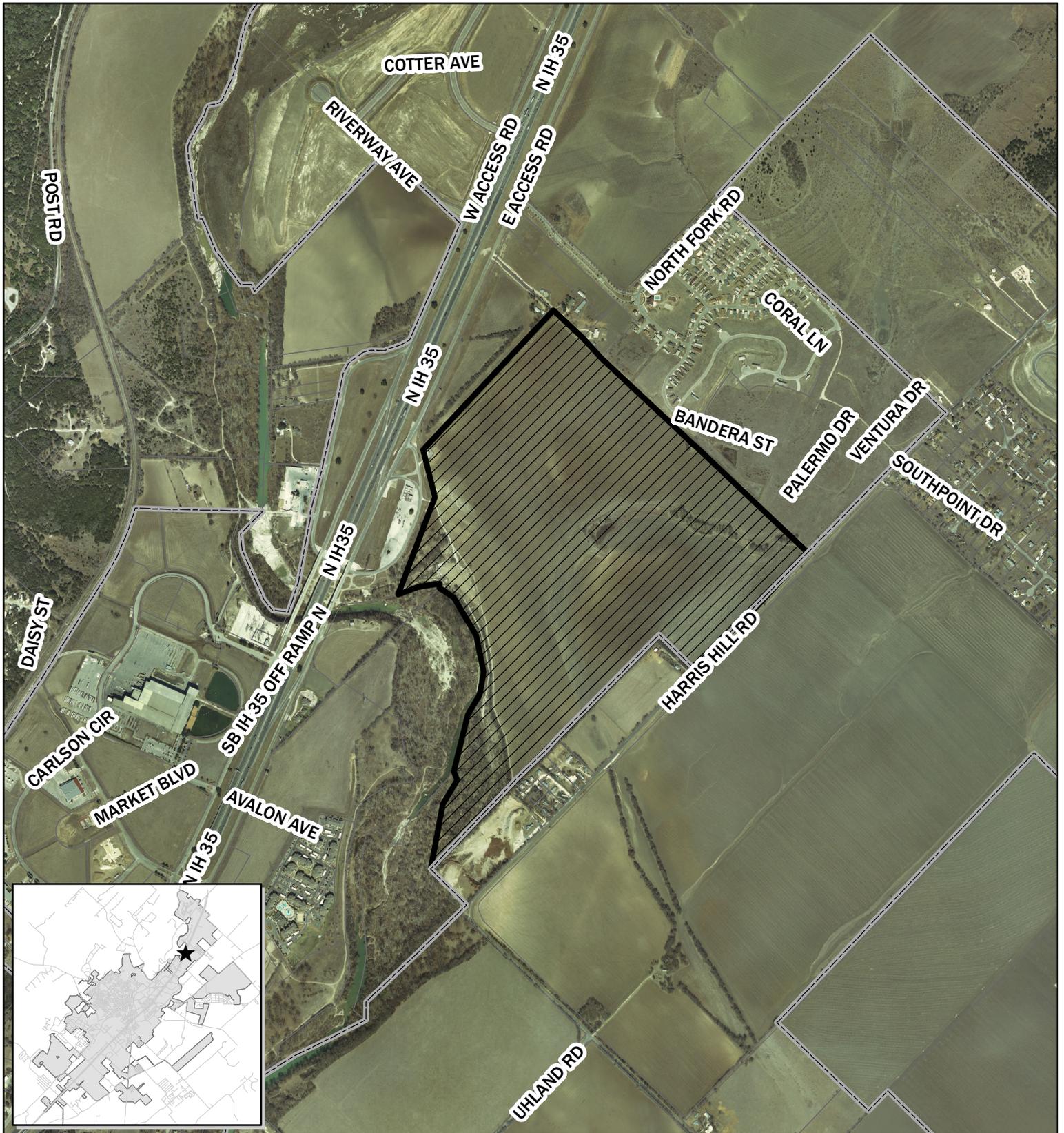
Senior Planner

May 1, 2014

Name

Title

Date



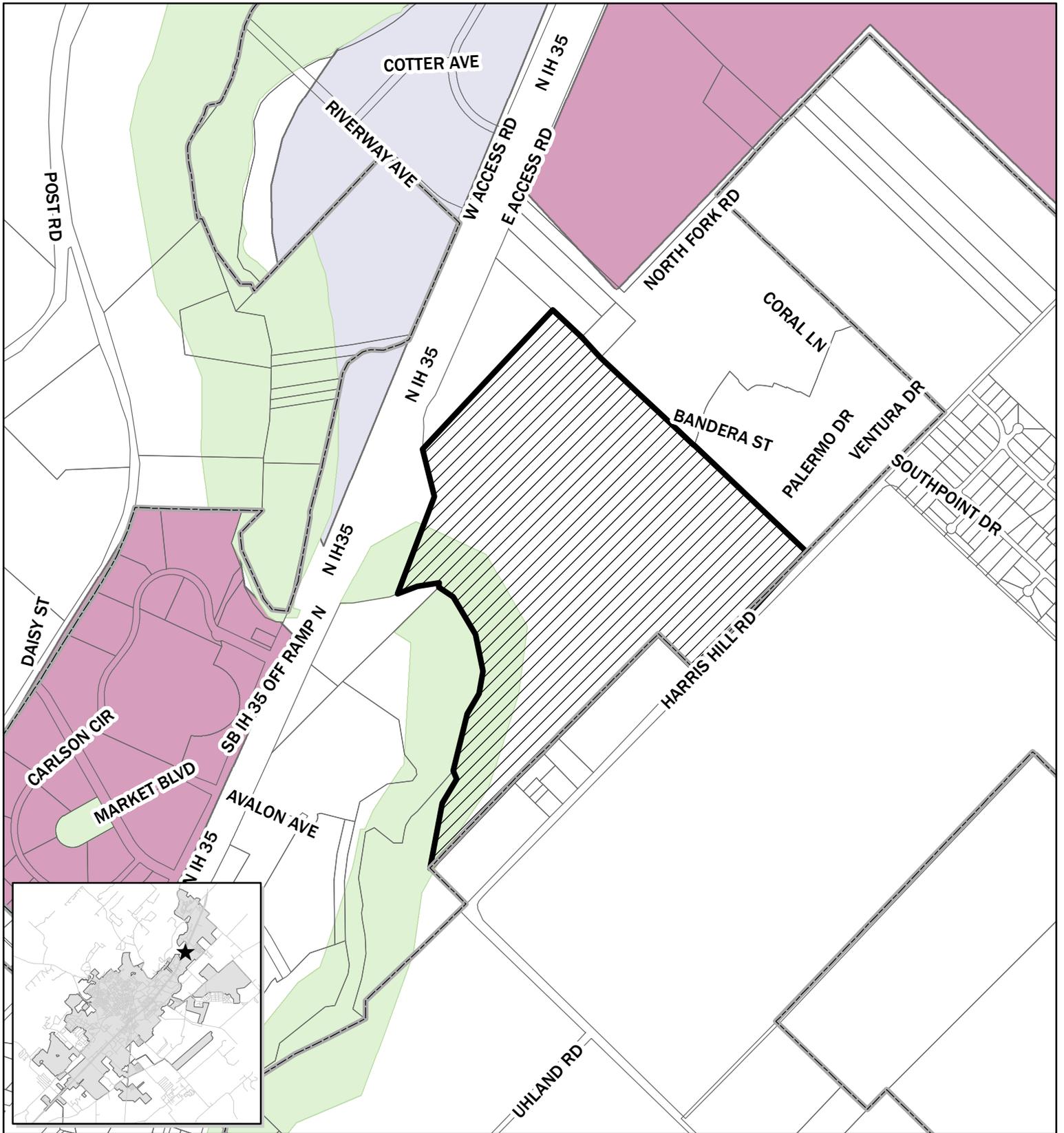
Aerial

-  City Limits
-  Site



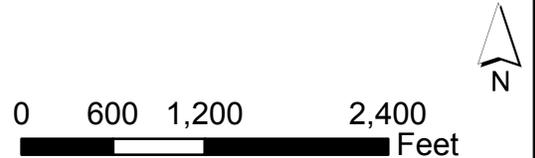
● **PSA-14-02** ●
Whisper Texas
Map Date: 3/12/2014

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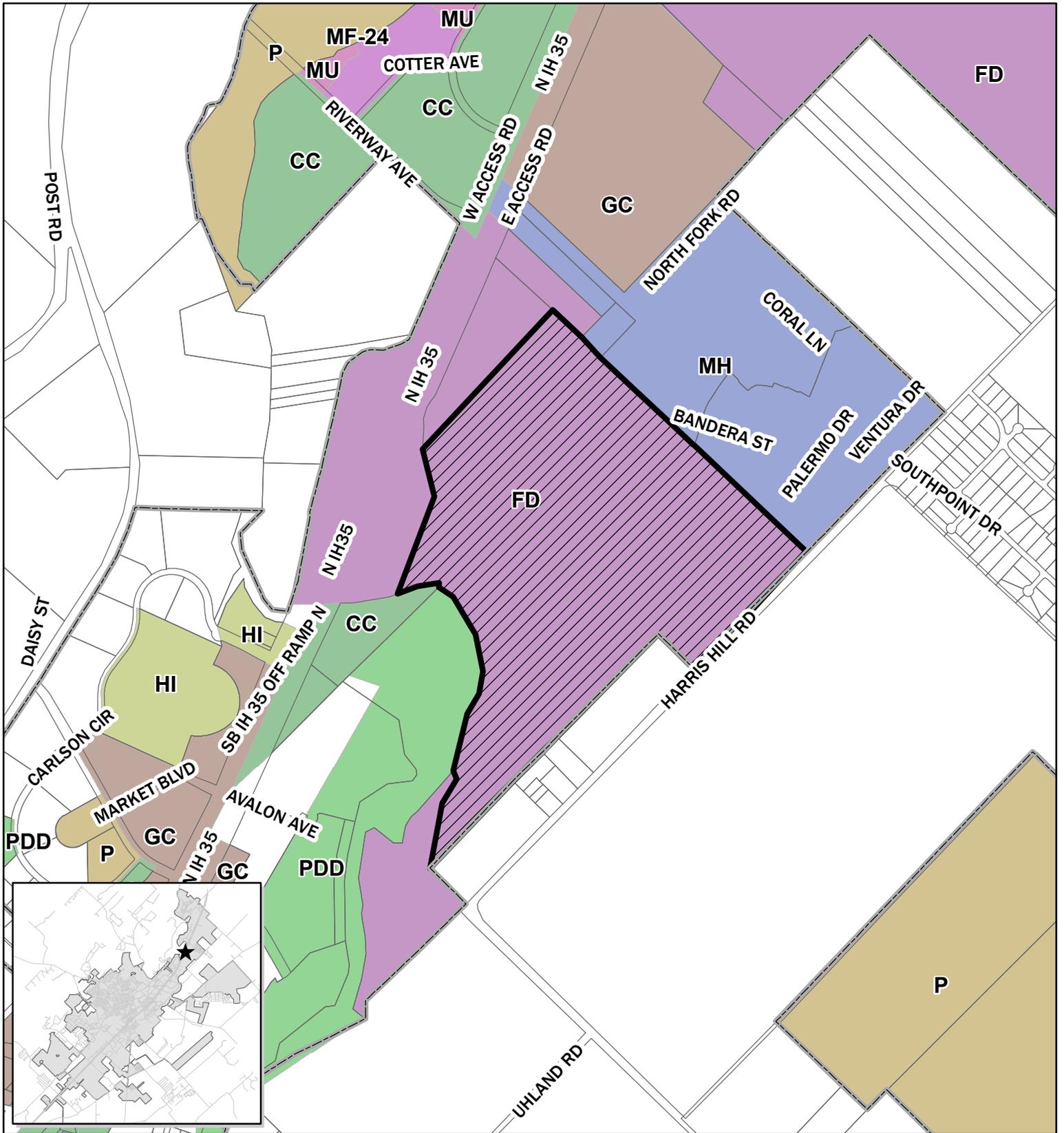
Preferred Scenario

- Activity Node
- High Intensity
- Medium Intensity
- Low Intensity
- Open Space
- Employment Center
- City Limits
- Site



PSA-14-02
Whisper Texas
Map Date: 3/12/2014

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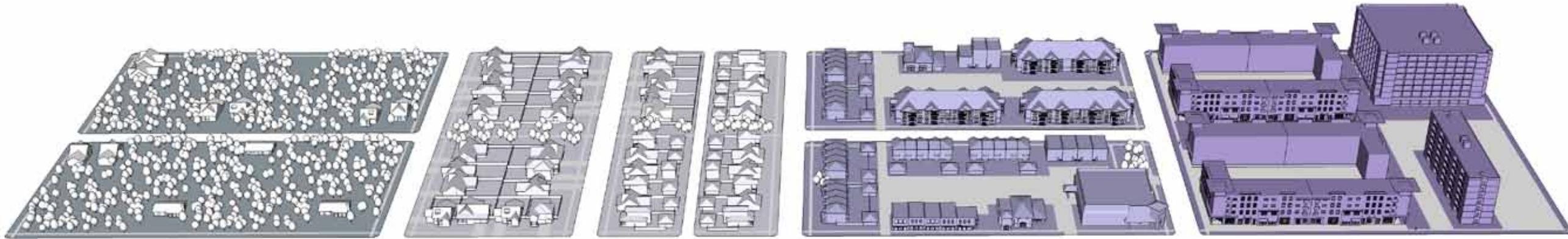


Existing Zoning

- | | |
|--|---|
|  Future Development (FD) |  General Commercial (GC) |
|  Public and Institutional (P) |  Heavy Industrial (HI) |
|  PDD Overlay (PDD) |  Manufactured Home (MH) |
|  Multiple Family Residential (MF-24) |  Mixed Use (MU) |
|  Community Commercial (CC) |  City Limits |
| |  Site |



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Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

Preserve Areas

Hiking Trails
Community Gardens

Active Recreation Areas

Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens

Agricultural / Ranching

Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

Neighborhood & Area Protection / Conservation

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderland, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment Infill

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

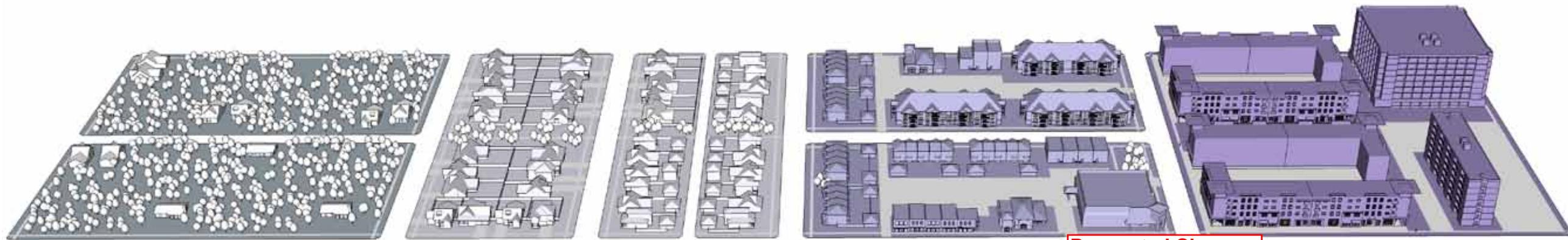
Preferred Scenario Examples: South End

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderland



Current Conditions

Low Intensity and Areas of Stability

Medium Intensity

Requested Change

High Intensity

New Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

- Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards
- Uses and intensity must conform with the City's Edwards Aquifer regulations
- Corridor intensity varies with intensity zone
- Development intensity decreases with distance from a node or corridor
- Home Office - no signage, no sales, one employee
- All on-premise consumption of alcohol requires a CUP
- The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office
- Civic uses are permitted in all development types / intensity zones
- All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards
- Lot depth for corridors is typically 120 feet

Land Development Code Zoning Classifications :: Vision San Marcos Comprehensive Plan Intensity Zone / Development Pairs

TRANSLATION TABLE

**Whisper Texas
Current Condition**

Requested Change

Zoning Abbreviation	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓		
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC			✓	✓	✓	✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability
M - Medium Intensity
H - High Intensity

PC - Neighborhood Area Protection /Conservation
RI - Redevelopment / Infill
ND - New Development

EC - Employment Center
OA - Open Space / Agricultural

Existing Zoning Category (subject site)

Future Development (FD)

- The site contains approximately 216.5 acres of FD
- The property is vacant
- With out a zoning change request this land could be used for farming, farm equipment storage, grain sales, plant nursery, stables, single family homes on two acre lots with accessory buildings or dwellings, home child care, art studios, tennis courts, religious assembly, government buildings, public schools
- Bed and breakfasts, outdoor amusement venues, country clubs, day camps, fairgrounds, cemeteries, electrical substation, post offices, private schools, veterinarians, and livestock sales are conditional

Permitted Zoning Categories & Uses in existing Area of Stability-New Development

Single-Family Districts

(SF-R, SF-11, SF-6, SF 4.5, MH, MR)

- These districts allow single family residences on lots ranging from 1 acre to 4,500 square feet
- Uses include single family residences, accessory buildings, home child care, art studio, park or playground, religious assembly, and some conditional uses for governmental and recreational purposes

Other Residential Districts

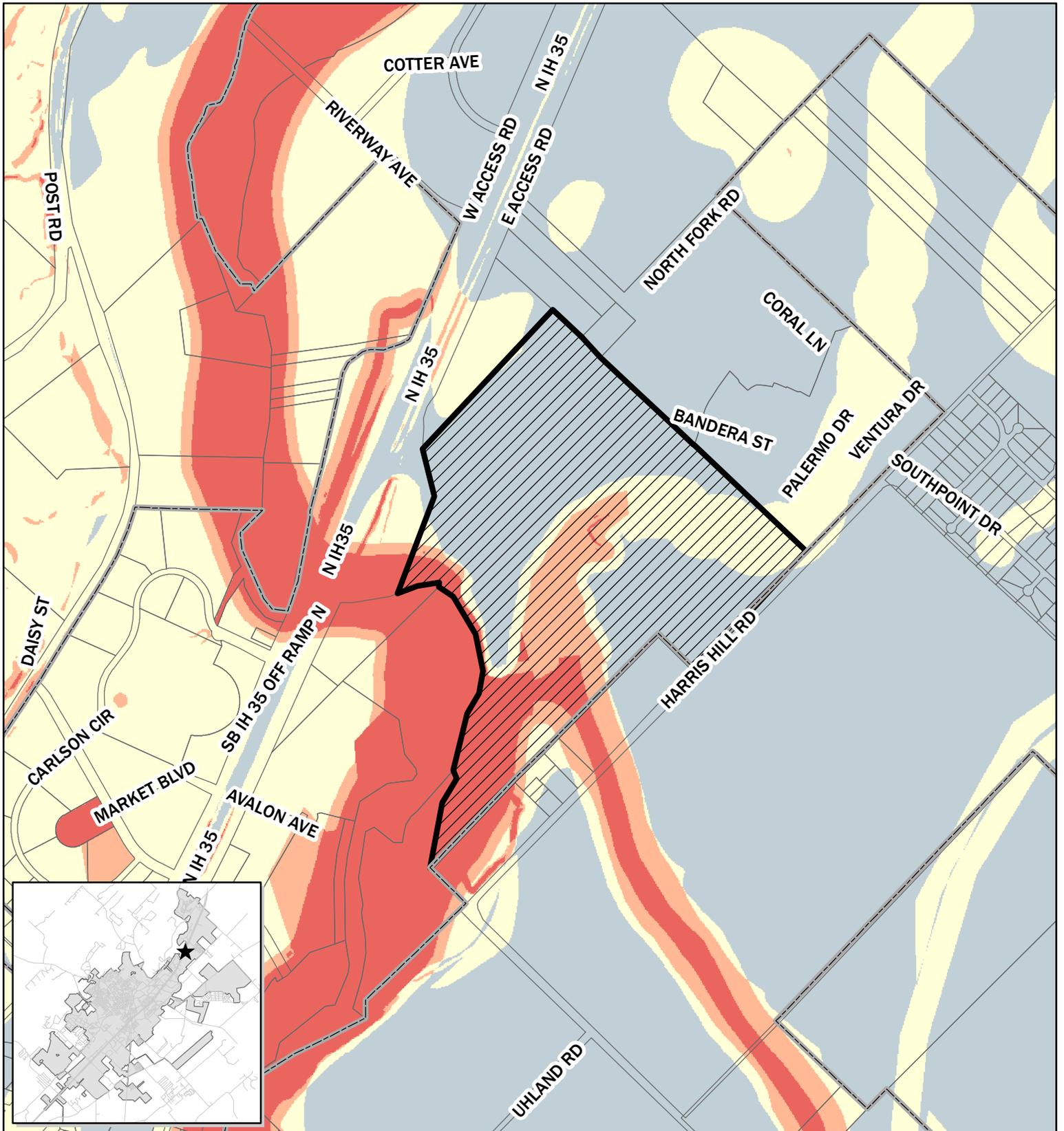
(D, TH, PH-ZL, MF12)

- These districts allow other residential housing types such as Duplex, Townhome, Patio Home, and apartments up to 12 units per acre

Other Zoning Districts

(FD, AR, P, MU, NC, SC, PDD)

- FD is a place holder for newly annexed properties
- AR is the agricultural district for nurseries, farms and ranches
- P is public zoning meant for schools, governmental and some office
- MU allows offices, personal services, restaurants and retail with lofts
- NC allows offices and some personal services, many uses are conditional
- SC would follow the SmartCode regulations for New Development
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development



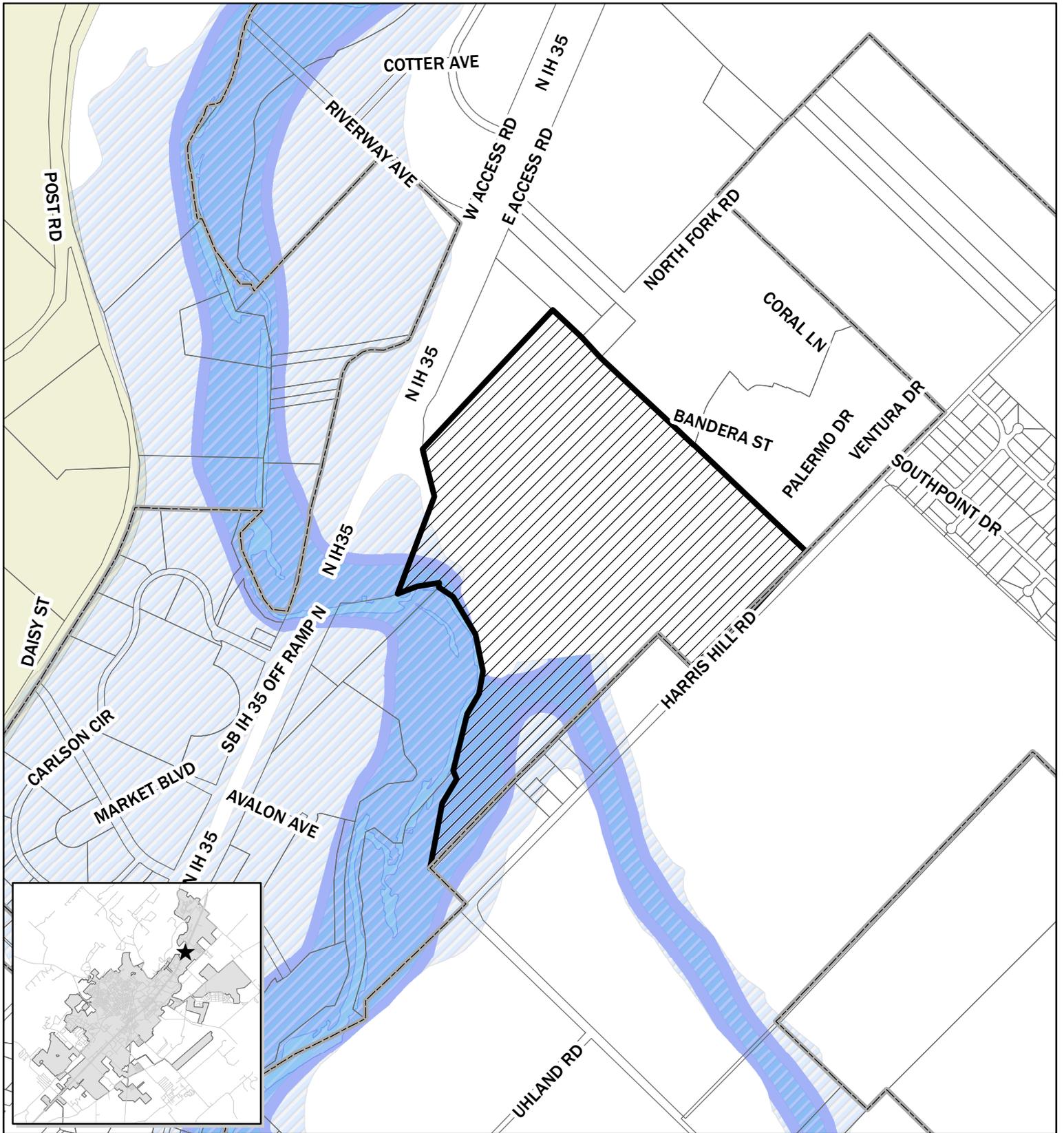
Land Use Suitability

- 1- Least Constrained
 - 2
 - 3 - Moderately Constrained
 - 4
 - 5 - Most Constrained
- City Limits
 - Site



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Whisper Texas
Map Date: 3/12/2014

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Environmental

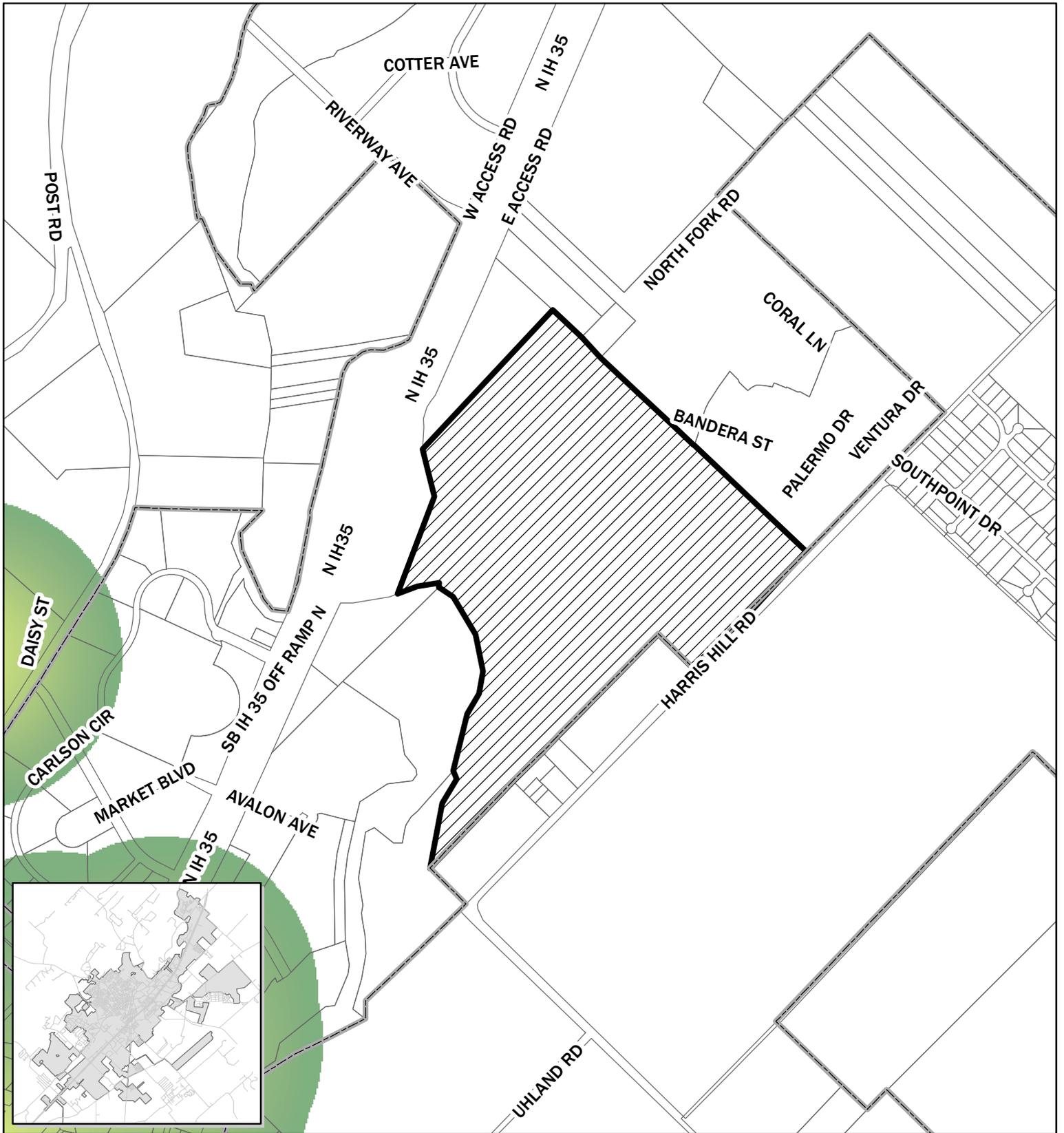
-  River
-  Floodway
-  Water Quality Zone
-  100 Year Floodplain
-  Edwards Aquifer Transition Zone

-  City Limits
-  Site

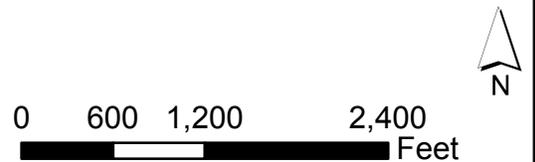
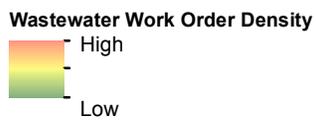


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Wastewater Hot Spots

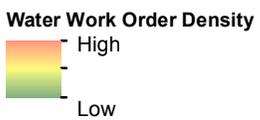


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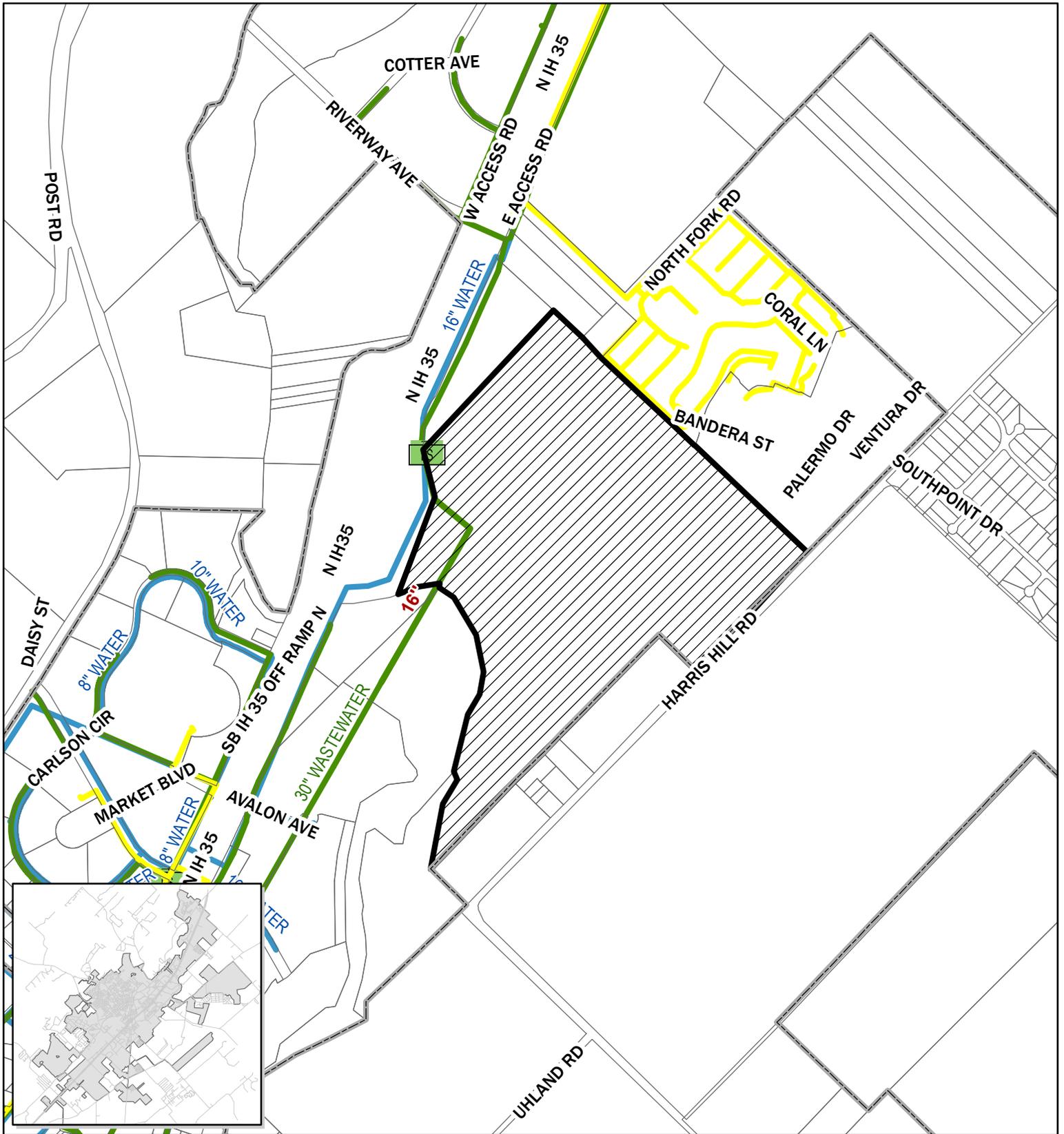


Water Hot Spots



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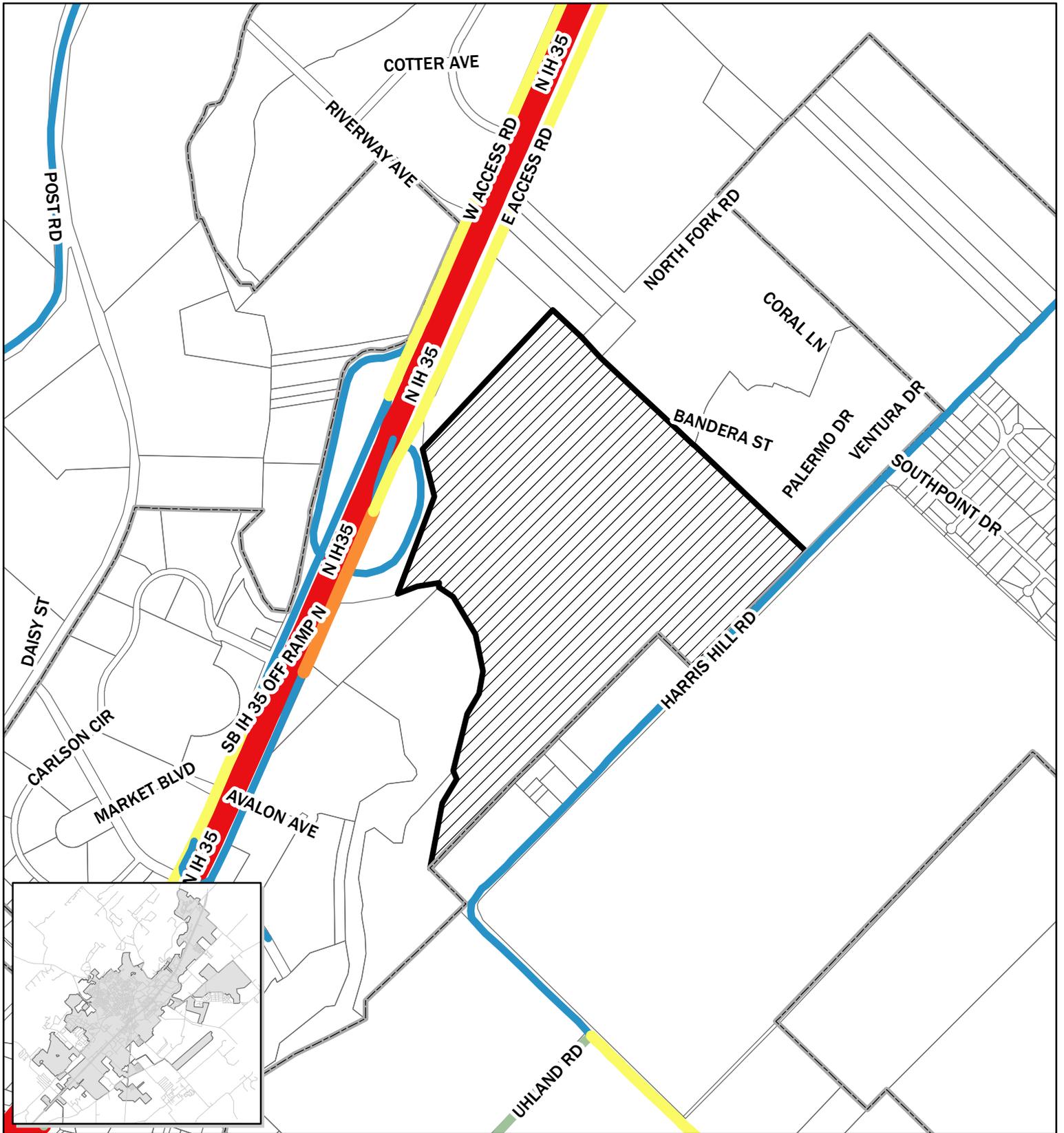
Utilities

- Gas Line
- City Limits
- LS Lift Station
- WW Main
- Water Line
- Site



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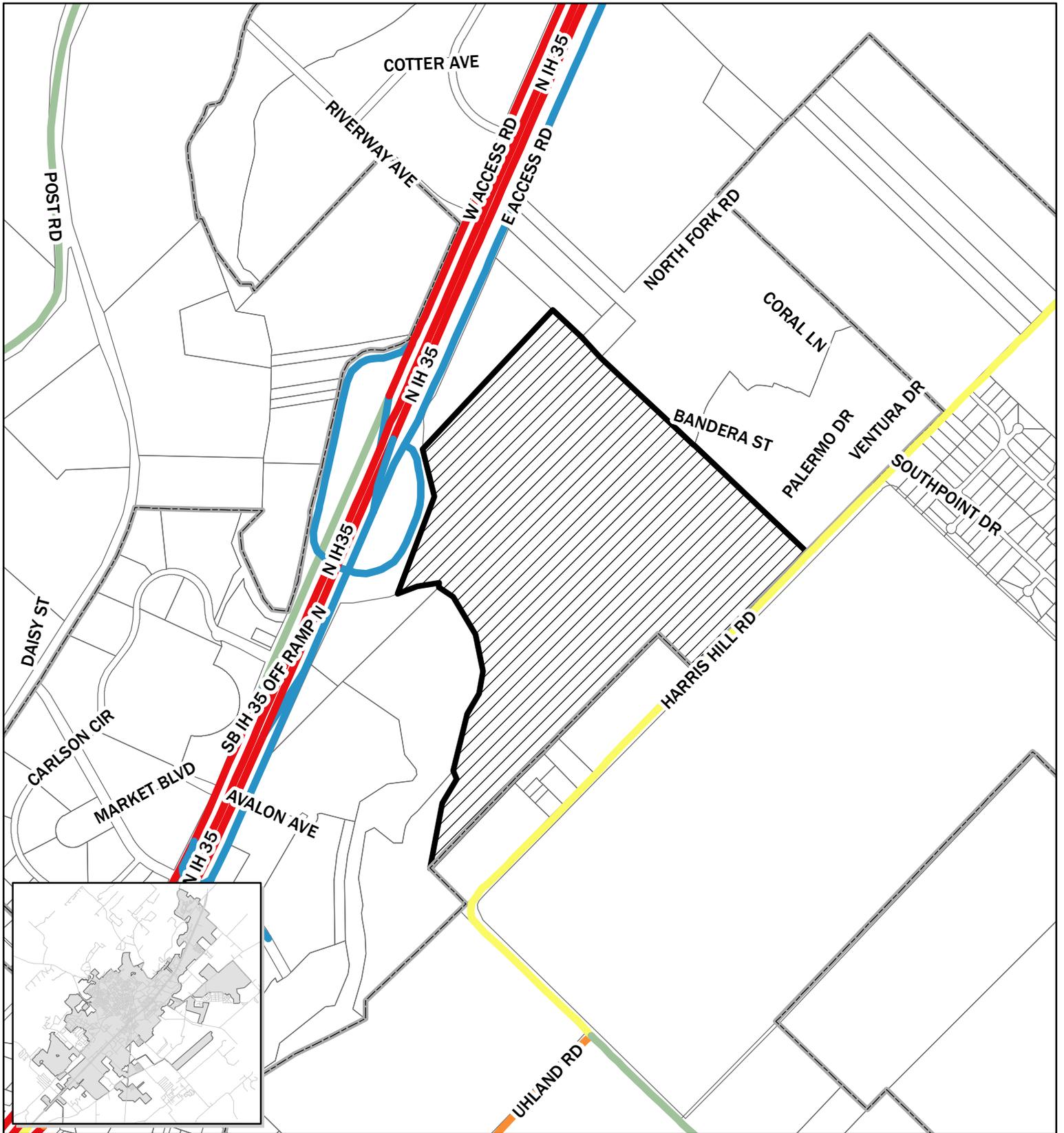
Travel Demand Model - Existing Conditions (DAILY)

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F
- City Limits
- Site



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Whisper Texas
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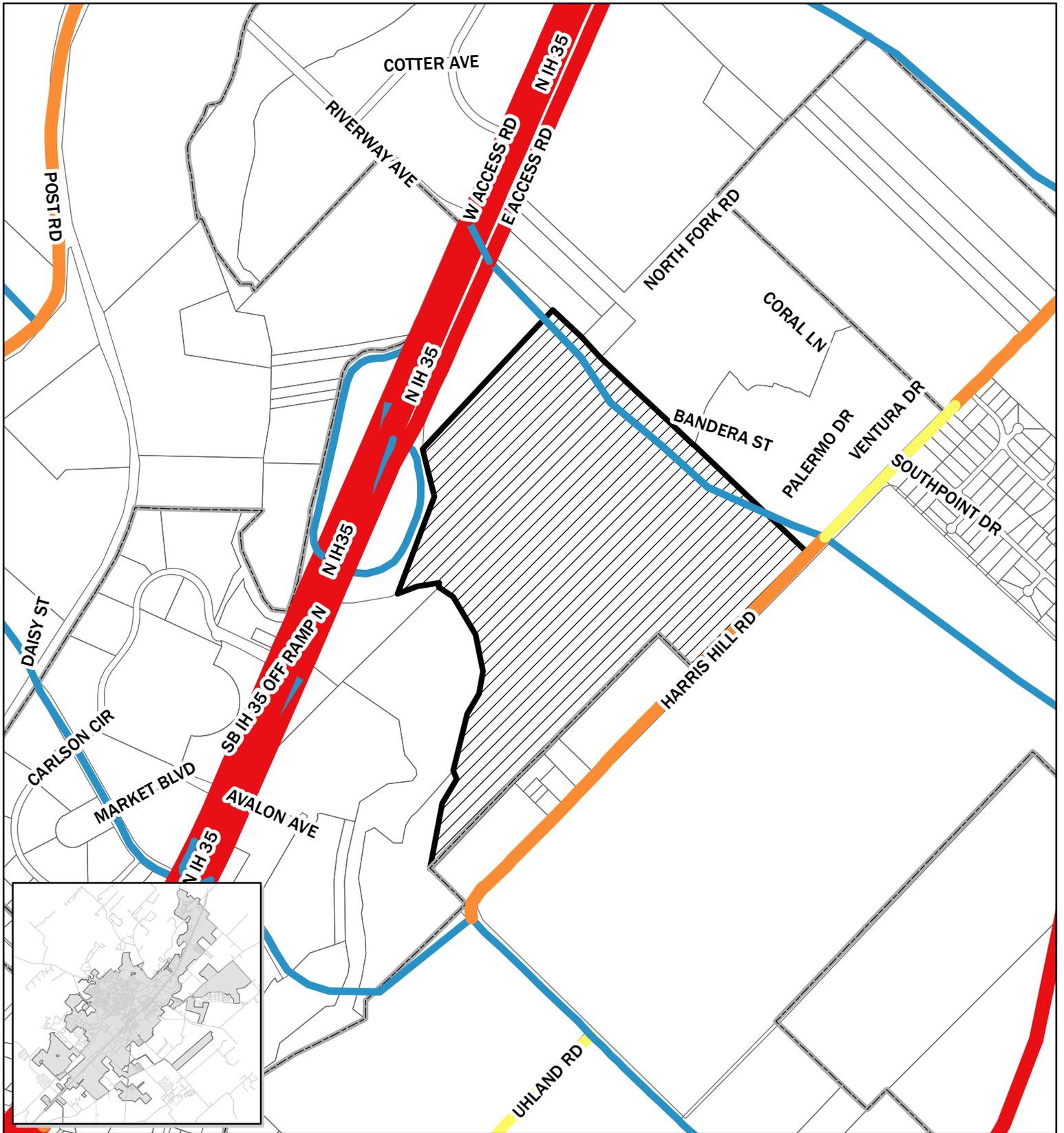
Travel Demand Model - Existing Conditions (AM PEAK)

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F
- City Limits
- Site



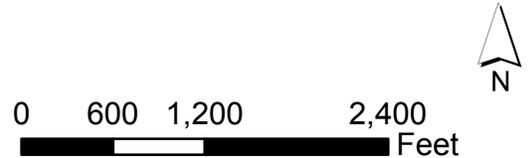
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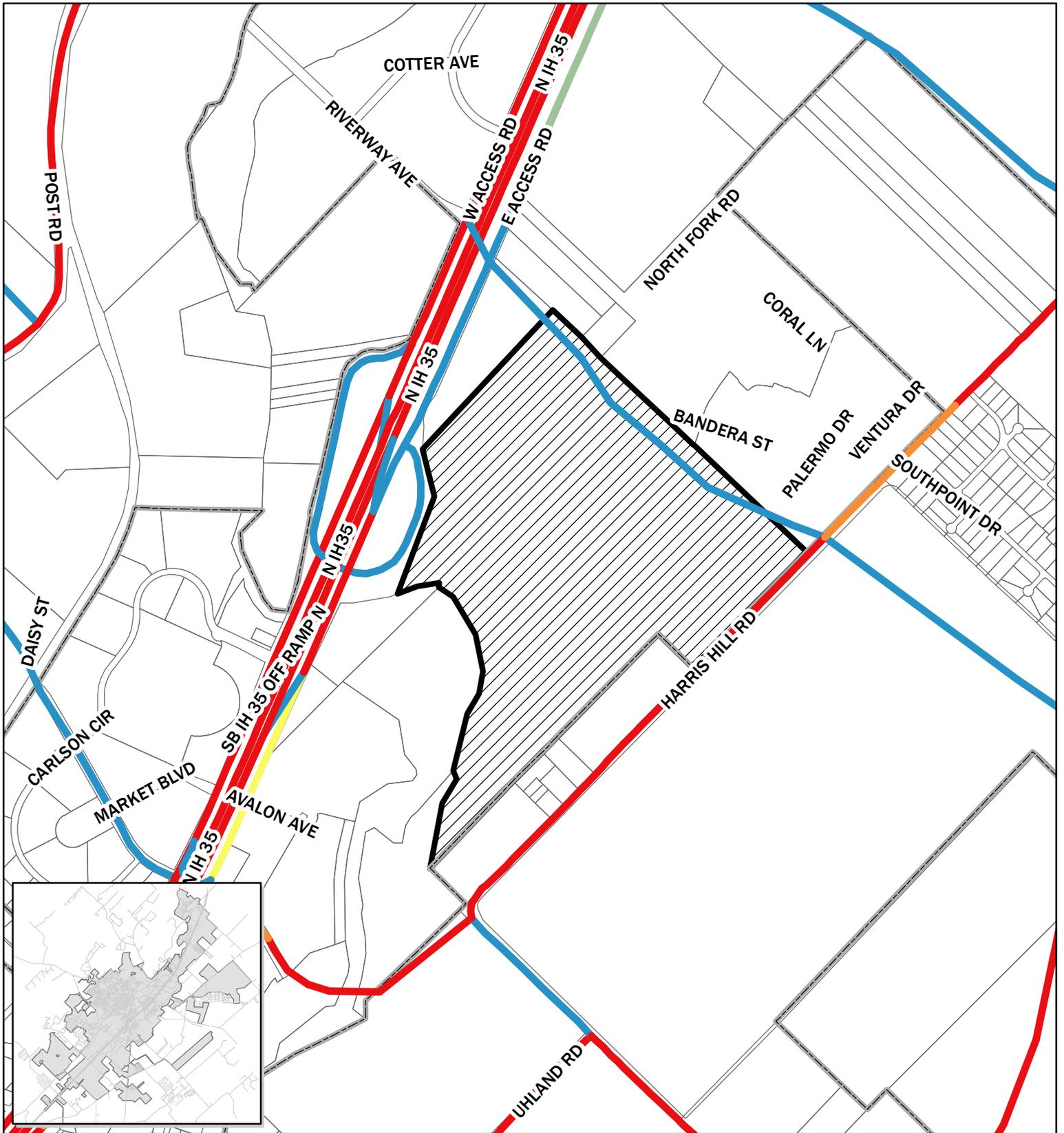
Travel Demand Model - Future Conditions (DAILY)

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F
- City Limits
- Site



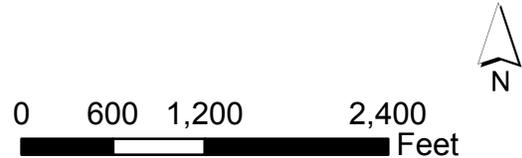
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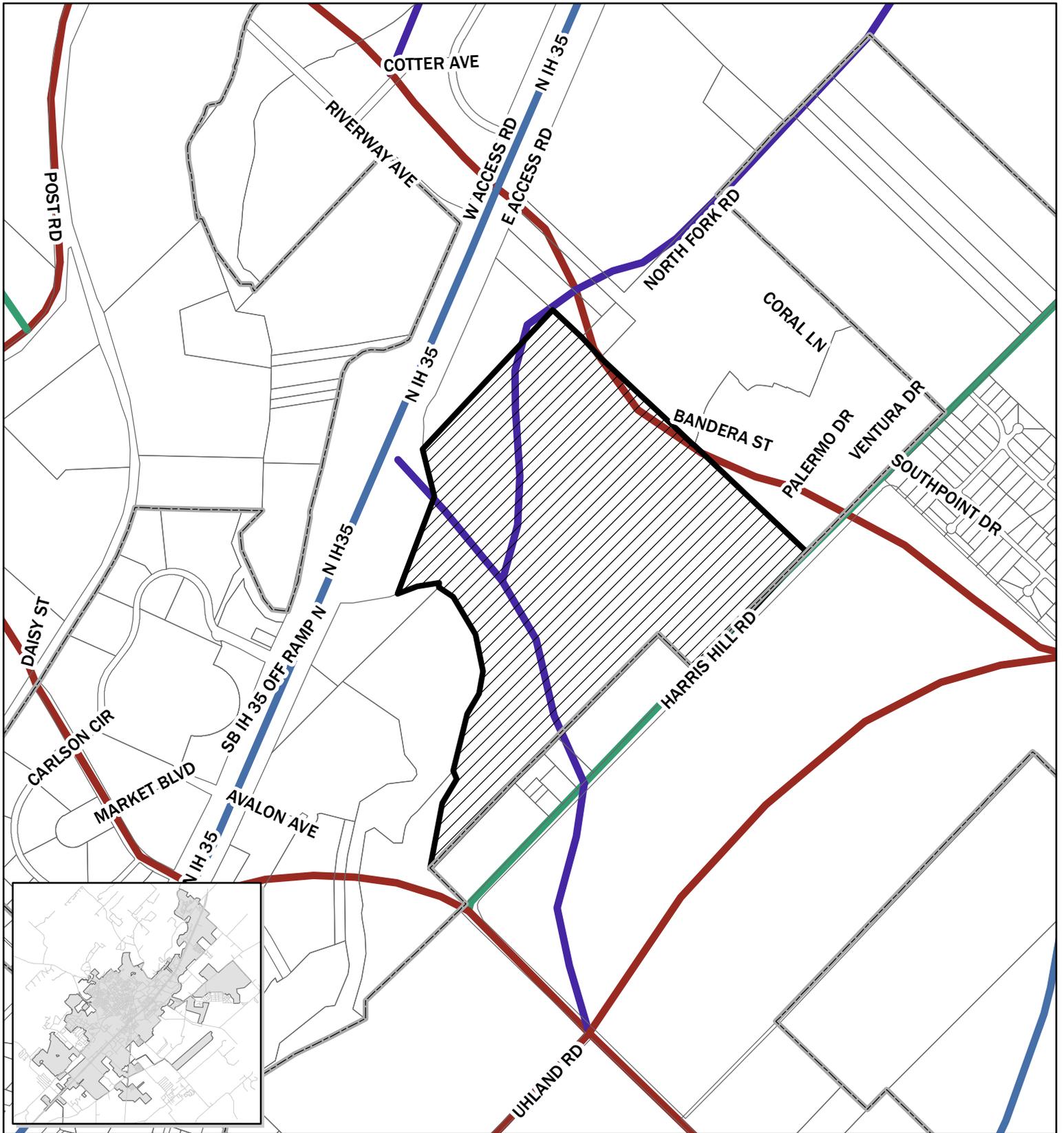
Travel Demand Model - Future Conditions (AM PEAK)

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F
- City Limits
- Site



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Thoroughfare Plan

- Collector
- Minor Arterial
- Major Arterial
- Freeway
- City Limits
- Site



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City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Doucet & Associates (Ted McConaghy)</u>	<u>N.O.B. Holdings, Ltd. (Robert Mc Doucette III)</u>
Mailing Address	<u>7401-B Hwy 71 W, Ste 160</u> <u>AUSTIN, TX 78735</u>	<u>1700 A Ranch Road 12 #240</u> <u>San Marcos, TX 78666</u>
Daytime Phone	<u>(512) 426-9326</u>	_____
E-mail	<u>ted.mcconaghy@doucet-austin.com</u>	<u>Rwmc3@swbell.net</u>

PROPERTY DESCRIPTION:

Address 216.30 Acres, N IH-35, San Marcos, TX

Legal Description (if platted) _____

Appraisal District Tax I.D. R 12381 **Acres** 216.30

Current Intensity Zone Area of Stability **Proposed Intensity Zone** Medium

Zoning Classification _____ **Proposed New Zoning, if any** _____

Located In

<input checked="" type="checkbox"/> Floodway	<input type="checkbox"/> Edwards Aquifer Recharge Zone
<input type="checkbox"/> S.M. River Corridor	<input type="checkbox"/> Historic District

Existing use of land and building(s)

VACANT

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property Commercial, residential, trail / open space

Reasons which support this request

SEE MEMO

SUBMITTAL REQUIREMENTS:

\$750 plus \$50 per acre (\$2000 max) payable to the City of San Marcos

Name(s) and Address(es) of Property Lien-Holder(s), if any

Metes and Bounds legal description or a map/survey to scale (if not platted), submitted on paper no larger than 11" x 17" showing the location and boundaries of the property (if the amendment involves changing more than one existing designation, show the boundaries of such designations within the property).

I certify the preceding information is complete and accurate, and it is understood 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: Tom McCoskey Date: 2-21-14

Printed Name: Tom McCoskey, M.A.

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

Hernandez, Amanda

From: Ted McConaghy <TMcConaghy@doucetengineers.com>
Sent: Thursday, March 13, 2014 2:59 PM
To: Hernandez, Amanda
Subject: Whisper Preferred Scenario Map Amendment

Amanda – per our meeting today, we are requesting a postponement of the following public hearings to these dates:

Planning and Zoning Commission: May 13
City Council First Reading: July 1

Sincerely,

Ted McConaghy, MA
Senior Planner
Doucet & Associates, Inc.
Authorized Agents, Whisper project



PLANNING & DEVELOPMENT SERVICES

3/7/2014

PSA-14-02

Courtesy Notice Preferred Scenario Amendment Approximately 216.5 acres along the east side of IH 35 north of the Blanco River

Doucet & Associates has requested a **Preferred Scenario Amendment** to allow a **Medium Intensity Zone** for an approximately 216.5 acre tract out of the JM Veramendi League Survey No. 2. The property is located along the east side of IH 35, north of the Blanco River.

The City of San Marcos Planning Staff is inviting the applicant, developer, engineer, etc. and all interested parties to the **Neighborhood Commission Meeting** to hear an update on this and all other Preferred Scenario requests. The Neighborhood Commission will meet on **Wednesday March 26, 2014** in the **City Hall Conference Room (630 East Hopkins)** at **6:00 pm**. Please take advantage of this opportunity to gather more information on the future plans for this property.

If you cannot attend but wish to inquire on this request you may contact Planning & Development Services Staff:
(please reference case number PSA-14-02)

planning_info@sanmarcostx.gov
512-393-8230

The San Marcos Planning and Zoning Commission will be advised of this and all other Preferred Scenario requests at their regular meeting on March 25th and is scheduled to take action on April 8th during a public hearing. The City Council will be advised of this request at their regular meeting on April 1st and is scheduled to take action on May 6th during a public hearing.

Please be advised that this is not a notification of public hearing. Property owners located within 200 feet of the subject property will receive further notification of the public hearing(s). This courtesy notice has been prepared to alert stakeholders of changes being requested at this location and to allow a dialogue regarding the project to occur outside of the setting of a public hearing. Planning staff hopes to answer any questions and hear and address comments and concerns prior to making its recommendation. A summary of the dialogue during this outreach process, if applicable, will be presented by staff at the public hearings

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

PLANNING & DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

OWNERNAME	ADDRESS1	ADDRESS2	CITY	STATE
CLYDE & SONS REVOCABLE LIVING TRUST	1403 HARRIS HILL RD		SAN MARCOS	TX
GARY WILLIAM M EST	Attn: LEE G GARY	10501 LA COSTA DR	AUSTIN	TX
HOPSON, J W	545 W HOPKINS ST		SAN MARCOS	TX
N O B 216 HOLDINGS LTD	102 WONDER WORLD DR STE 304 PMB 110		SAN MARCOS	TX
NIXON, ROBERT G, Sr	6505 KING GEORGE DR		AUSTIN	TX
REASONER HARRY MAX	1001 FANNIN ST	FIRST CITY TOWER STE 2500	HOUSTON	TX
RIZK, JOE	1701 HARRIS HILL RD		SAN MARCOS	TX
SALINAS PROPERTIES LTD	EDUARDO E SALINAS GEN PARTNER	4209 HWY 621	SAN MARCOS	TX
SUN SADDLE BROOK LTD	27777 FRANKLIN RD	STE 200	SOUTHFIELD	MI
WEHRMAN JEAN ETAL	P O BOX 273		SAN MARCOS	TX
Neighborhood Commissioner Joe Gonzales	621 Barbara Dr		San Marcos	TX



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-290, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX update
- b. Multifamily Design Standards update
- c. Strong Towns Curbside Chat Event
- d. Condition Use Permit (CUP) update
- e. Commission Gathering - Recognition of outgoing Commissioners

Meeting date: May 13, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: