



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, June 10, 2014

6:00 PM

City Council Chambers

- 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 May 27, 2014.
2. PC-14-09_03 (Blanco Vista Tract Q, Section 3) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 22.08 acres, more or less, out of the William Ward League Survey, Abstract 467, located near Old Settlers Drive and Easton Drive.

PUBLIC HEARINGS

3. LDC-14-01 (Multifamily Design Standards) Hold a public hearing and consider revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Multifamily Design Standards.

NON-CONSENT AGENDA

4. Development Services Report:
 - a. Code SMTX update
 - b. Rhythm of the Streets

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#13-376, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on May 27, 2014.

Meeting date: June 10, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, May 27, 2014

6:00 PM

City Council Chambers

630 E. Hopkins

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, May 27, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present 9 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Jane Hughson, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, Commissioner Amy Stanfield, and Commissioner Chris Wood

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Kevin Carswell thanked the Commission for their service. He explained that when he comes to speak before the Commission it is because he is in support of a project and feels it will have a positive impact on the community. Mr. Carswell stated that business looking to move in to the community have a check list and commented that the city is lacking housing. He added that there are not enough executive homes or neighborhoods to choose from for the executives or business looking to relocate to San Marcos. Mr. Carswell stated that La Cima is a Class A Business Park that will go after Class A businesses such as Google, Apple, or businesses to that affect. He pointed out that connectivity is necessary and is a vital part of the development. If connectivity is not achieved the traffic issue will increase. He added that the proposed development is not near any neighborhoods. Mr. Carswell referred to the 74% of reduced meals available to families and feels that the proposed development, La Cima will help in reduce the percent of reduce lunches provided. He stated that La Cima will have a positive affect to San Marcos.

Daniel Scales asked if a school will be built and if the school will be part of the SMCISD. He asked if there are currently San Marcos schools outside the San Marcos City limits. He asked if La Cima initially agreed to pay for the infrastructure and now want San Marcos to pay for miles of wastewater. He pointed out that the people living there will not pay taxes for 15 years and after 35 years they will pay for the infrastructure. Mr. Scales pointed out that he is very upset about the development. He felt that the City of San Marcos should not be held liable for their taxes.

CONSENT AGENDA

1. Consider approval of the minutes of the CIP Workshop on May 13, 2014.
2. Consider approval of the minutes of the Regular Meeting on May 13, 2014.

3. PC-13-42_03 (Lowman Ranch Section 2, Lot 2) Consider a request by Outlet West Investors, Ltd. for approval of a Final Plat for approximately 2.93 acres, more or less, out of the Burleson Survey No. 18, Abstract 63, located near Gregsons Bend and Centerpoint Road.

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

For: 7 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez and Commissioner Wood

Against: 0

Abstain: 2 - Commissioner Seebeck and Commissioner Stanfield

PUBLIC HEARINGS

4.

CUP 14-17 (Showplace Cinema Grill) Hold a public hearing and consider a request by Cinema Grill, Inc. on behalf of Showplace Cinema Grill for approval of a new Unrestricted Conditional Use Permit (CUP) to allow the sale of beer and wine for on-premise consumption at 321 North LBJ Drive.

Chair Wood opened the public hearing. Amanda Hernandez, Senior Planner gave an overview of the project.

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

A motion was made by Commissioner Stanfield, seconded by Commissioner Olson, that CUP-14-17 (Showplace Cinema Grill) be approved with conditions that the permit shall be valid for one (1) year, 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 by the following vote:

For: 9 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

5.

CUP 14-18 (Starplex Cinema Grill) Hold a public hearing and consider a request by Cinema Grill, Inc. on behalf of Starplex Cinema Grill for approval of a new Conditional Use Permit (CUP) to allow the sale of beer and wine for on-premise consumption at 1250 Wonder World Drive.

Chair Wood opened the public hearing.

Amanda Hernandez, Senior Planner gave an overview of the project.

Daniel Scales, 1322 Belvin asked the Commission if they were going to approve the request as they did in the previous item. He asked where will the children go for entertainment.

Mitchell Roberts, 801 Country Estates Drive, stated that the Starplex Cinema will not be 18 and up. He advised that the cinema will remain family oriented.

Mr. Roberts explained that Showplace Cinema will be different in which will only be for customers that are 18 years of age and above. Mr. Roberts stated he was available to answer questions. There were no additional citizen comments and the public hearing was closed.

A motion was made by Commissioner Kelsey, seconded by Commissioner Ehlers, that CUP-14-18, (Starplex Cinema Grill) be approved with conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system and that the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Stanfield and Commissioner Wood

Against: 1 - Commissioner Seebeck

6. CUP-14-19 (Cody's Bistro & Lounge) Hold a public hearing and consider a request by #3 BPCC, Inc., on behalf of Cody's Bistro and Lounge, for an amendment to an existing Conditional Use Permit to allow the expansion of the service area for the sale of mixed beverages for on-premise consumption with the addition of a new deck at the rear of the property located at 690 Centerpoint Road, Suite 209.

Commissioner Ehlers recused himself.

Chair Wood opened the public hearing.

Alison Brake, Staff Planner gave an overview of the project.

Daniel Scales, 1322 Belvin said he wanted the Commission to approve the request because they are going to pass it anyway.

There were no additional citizen comments and the public hearing was closed.

A motion was made by Commissioner Carothers, seconded by Commissioner Hughson, that CUP-14-19 (Cody's Bistro & Lounge) be approved with conditions that the permit shall be valid for three (3) years, provided standards are met, subject to the point system; the permit shall be posted in the same area and manner as the Certificate of Occupancy; and that the permit shall not be effective until the License to Encroach Agreement is approved by the City Council. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Recused: 1 - Commissioner Ehlers

7. **CUP 14-20 (Courtyard by Marriott - San Marcos)** Hold a public hearing and consider a request by San Marcos Platinum, LLC on behalf of Courtyard by Marriott - San Marcos for approval of a new Conditional Use Permit (CUP) to allow the sale of mixed beverages for on-premise consumption at 625 Commercial Loop.

Chair Wood opened the public hearing.

Amanda Hernandez, Senior Planner gave an overview of the project.

Daniel Scales, 1322 Belvin said he was for the request. There were no additional citizen comments and the public hearing was closed.

A motion was made by Commissioner Kelsey, seconded by Commissioner Hughson, that CUP-14-20 (Courtyard by Marriott-San Marcos) be approved with conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system; the permit shall be effective upon issuance of the Certificate of Occupancy; and that the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 9 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

- 8. Amendment to Historic Design Guidelines** - Hold a public hearing and consider a request for an amendment to the *Design Guidelines for the Historic Districts of the City of San Marcos, Texas* to include guidelines on sustainability.

Chair Wood opened the public hearing.

Alison Brake, Staff Planner gave an overview of the amendments to the Design Guidelines.

Graham Dillon, 114 Sierra Circle spoke in support of the amendments.

Rodney Van Oudekerke, Chair of Historic Preservation Commission encouraged the Commission to approve the amendments to the Historic Design Guidelines. He explained that the charge of the Historic Preservation Commission is to preserve the historic integrity of the building and the homes. Mr. Van Oudekerke explained that if the amendments are approved, they will give the Commission good guidelines to be able to work with the applicants of the Historic Districts concerning sustainability guidelines. He added that he was available to answer questions.

Daniel Scales, 1322 Belvin spoke in support of the request. He stated that Mr. Van Oudekerke has worked with the Historic District for many years and is a treasure to the City of San Marcos especially to the Historic District. Mr. Scales said he would be pleased if the Commission passed the request. There were no additional citizen comments and the public hearing was closed.

A motion was made by Commissioner Hughson, seconded by Commissioner Carothers, that the Amendments to the Historic Design Guidelines be approved. The motion carried by the following vote:

For: 9 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

- 9. PDA-14-02 (La Cima)** Hold a public hearing and consider a request by ETR Development Consulting on behalf of Lazy Oaks Ranch, LP, for amendments to an existing development agreement for land originally comprised of approximately 1,396.9 acres out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J Williams Survey, Abstract No. 43, and the J. Huffman Survey, Abstract No. 228, located off of Ranch Road 12 west of Wonder World Drive.

Chair Wood opened the public hearing.

The applicant declined a presentation.

Chuck Berry, 2216 Trammel Road, thanked staff and the Commission for their service. He stated he is pleased to be involved in an innovation project. He explained that his goal is to make La Cima best in class, best in the region and in the state. Mr. Berry stated that the development is a true live in nature, work in nature and play in nature community. He added that he hoped that at last week's meeting with City Council and the Planning and Zoning Commission that many of their questions were answered. Mr. Berry stated he was available to answer questions.

Alison Brake, Staff Planner gave an overview of the project.

Jim Garber, 104 Canyon Fork stated that the applicant did not say that the project would be in class for San Marcos because it is not within the city limits of San Marcos. He added that the annexation could be deferred as long as 45 years or forever. He said the citizens will get all the benefits of a citizen in the city limits of San Marcos without the obligation to pay taxes. Mr. Garber pointed out that in creating the master plan it was agreed that the housing base needs to be expanded in San Marcos. He explained that expansion will have an effect on the ad valorem taxes. Mr. Garber pointed out that the new houses in the upper end of San Marcos will get a tax break and receive all the benefits of being citizens.

Diane Wassenich, 11 Tangelwood, stated she works for the SMRF and knows that the city has hundred if not thousands of lots ready and approved waiting for builders or individuals for someone who may want to build their own home away from the recharge zone or build all of homes in San Marcos. Ms. Wassenich mentioned that she was involved with the Comprehensive Master Plan and is aware that there are many locations where new subdivisions can be planned away from the recharge zone. She stated that there is no reason to make developers wealthy and develop on the Recharge Zone which will damage our precious aquifer water resources. She said the city will end up paying taxes and felt that the City Council, Planning and Zoning Commission and Hays County should be responsible with tax payer funds and protect the aquifer for the good of all in San Marcos. Ms. Wassenich reported the sewage problems that is possible with increased density that can go into the aquifer and into the river.

David Wendell, 118 E. Holland read a letter from Analisa Peace, Executive Director for the Greater Edwards Aquifer Alliance explaining spills of sewage in the Edwards Aquifer. He urged the Commission to deny the request.

Linda Hobson, 102 Canyon Fork stated that she will be deceased when the people of the proposed development will start paying taxes. She felt that it does not make any sense for the citizens of San Marcos.

Grant Dailey, 114 Sierra Circle stated that he is not 100% in support or against the project. He requested that the Commission read the fine print of the project and consider the sensitive areas where the proposed development will be built. Mr. Dailey asked if the project can be affordable and when will the money trickle back down to the City of San Marcos.

Mr. Rourke, 804A Hunter said he previously spoke on the Buie tract and has spoken to people along the area of the proposed development. He advised that they attend meetings and talk about following the San Marcos Master Plan. He said that a Master Plan has been adopted and for once they would like the Commission to stick with the plan for the city of San Marcos.

Chair Wood and the Commission moved Item 10 to proceed after Item 12.

A motion was made by Commissioner Carothers, seconded by Commissioner Olson, that this PDA-14-02 (La Cima) be recommended for approval. The motion carried by the following vote:

For: 9 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

- 10. 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 went into Recess.

Meeting Reconvened.

Commissioner Hughson recused herself.

Chair Wood opened the public hearing.

Amanda Hernandez, Senior Planner gave an overview of the project.

Ocie Vest, Partner of Stratford Land, 5949 Cherry Lane, Dallas Texas gave a brief overview of the purpose of their project moving forward with the Design Standards. He advised he was available to answer questions.

There were no additional citizen comments and the public hearing was closed.

A motion was made by Commissioner Stanfield, seconded by Commissioner Olson, that ZC-13-16 (Yarrington Commons Multi-Family) be approved. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 1 - Commissioner Kelsey

- 11.** Hold a public hearing and consider a recommendation to City Council on the 2015 Capital Improvements Program (CIP).

Chair Wood opened the public hearing. Dale Cromley, Parks Board stated he is in support of the Parks CIP Projects. He asked the Commission to support the CIP for the Parks Department. He pointed out that making parks attractive are beneficial for all citizens of San Marcos. He added that it is important to make Capes Camp safe for the community. Mr. Cromley stated that the City is fortunate to have the Parks Team. There were no additional citizen comments and the public hearing was closed.

Commissioner Hughson indicated that she does not support the One Way/Two Way Conversion Project.

A motion was made by Commissioner Kelsey, seconded by Commissioner Ehlers, that the 2015 Capital Improvements Program be recommended for approval. The motion carried by the following vote:

For: 9 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

- 12.** LDC-14-01 (Multifamily Design Standards) Hold a public hearing and discuss revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Multifamily Design

Standards.

Chair Wood opened the public hearing.

John Foreman, Planning Manager gave an overview of the revisions to Chapters 4 and 8 of the City's Land Development Code.

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

- 13.** LDC-14-04 (Private Wells) Hold a public hearing and consider proposed revisions to Chapter 7 of the Land Development Code to add restrictions for the drilling of new wells and the use of existing wells for customers of the water or wastewater systems.

Chair Wood opened the public hearing.

Jon Clack, Assistant Direct of Public Services/Water -Wastewater Utilities gave an overview of the proposed revisions.

Diane Wassenich, 11 Tangelwood said there are very serious problems when people drill through to the Trinity in the recharge zone which was previously discussed. She explained that the water in the Trinity is not regulated, very old and is sometimes called fossil water. Ms. Wassenich explained that when people drill into the Trinity they can dry up other people's wells. She urged the Commission to pass the request.

There were no additional citizen comments and the public hearing was closed.

A motion was made by Commissioner Hughson, seconded by Commissioner Kelsey, that LDC-14-04 (Private Wells) be approved. The motion carried by the following vote:

For: 9 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

NON-CONSENT AGENDA

- 14.** Development Services Report:
- Code SMTX update
 - Student Liaison update
 - P&Z Bylaws update

Matthew Lewis gave an update on the Development Services reports.

V. Question and Answer Session with Press and Public.

There were no comments from the Press and Public.

VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Hughson, that the meeting be Adjourned at 9:43 p.m. The motion carried by a unanimous vote.

Chris Wood, Chair

Kenneth Ehlers, Commissioner

Corey Carothers, Commissioner

Jane Hughson, Commissioner

Travis Kelsey, Commissioner

Brian Olson, Commissioner

Angie Ramirez, Commissioner

Curtis Seebeck, Commissioner

Amy Stanfield, Commissioner

ATTEST:

Francis Serna, Recording Secretary

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-14-09_03, **Version:** 1

AGENDA CAPTION:

PC-14-09_03 (Blanco Vista Tract Q, Section 3) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 22.08 acres, more or less, out of the William Ward League Survey, Abstract 467, located near Old Settlers Drive and Easton Drive.

Meeting date: 06/10/2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

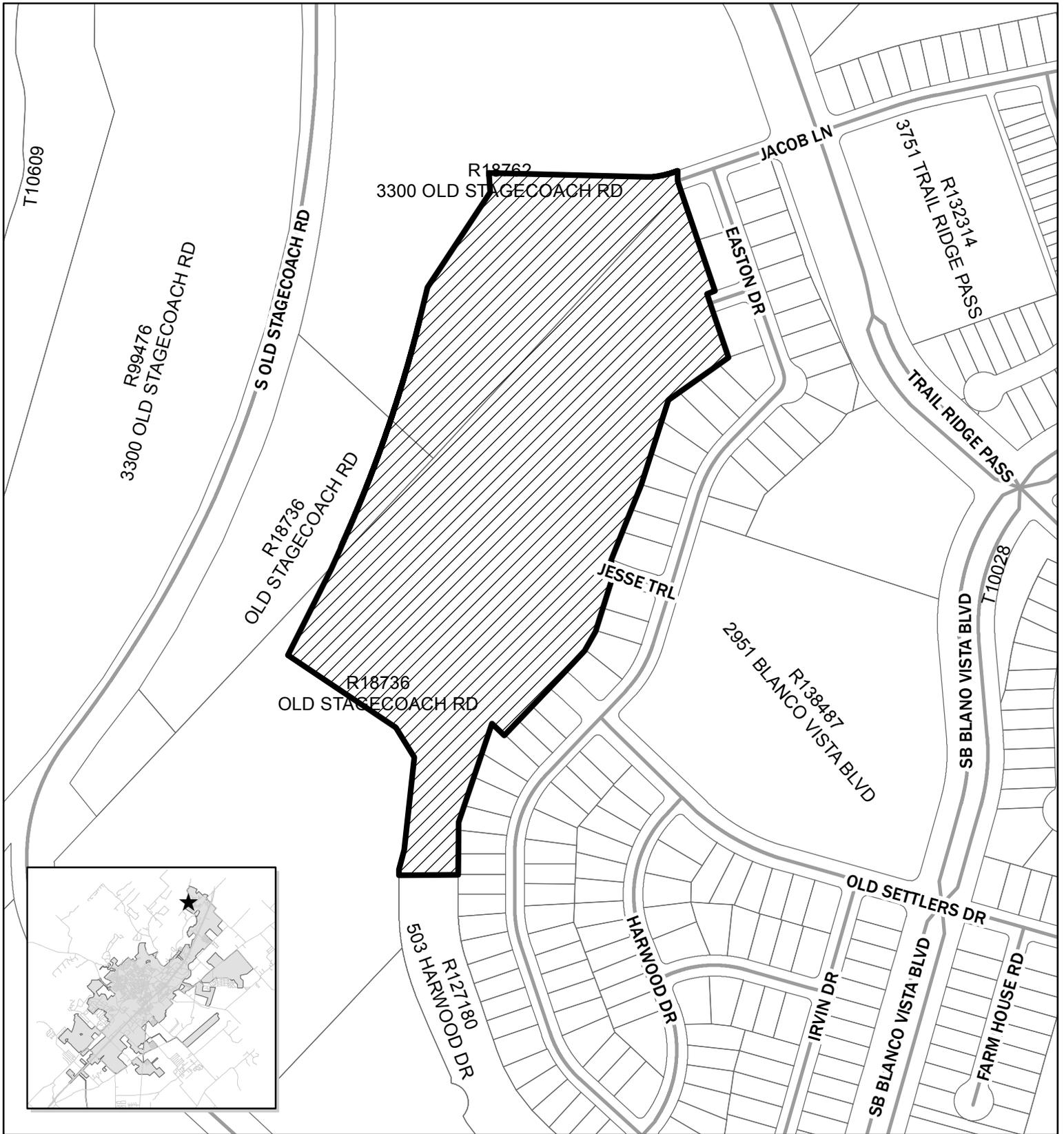
Account Name: N/A

CITY COUNCIL GOAL: Community Wellness/ Strengthen the Middle Class

BACKGROUND:

The subject property is part of the Blanco Vista Planned Development District (PDD). This section is within the single-family portion of the development and provides for the development of 57 residential lots and two drainage lots. One new street, Overcup Drive, is proposed to be constructed. The proposed plat would be consistent with developments in the area and meets all the requirements of the Land Development Code and the PDD. The developer has elected to complete required public improvements prior to the recordation of the plat.

The plat does meet the criteria set forth in the Land Development Code and staff recommends approval of the plat as submitted.



PC-14-09_03
Blanco Vista Tract Q-3
Final Plat
Map Date: 5/28/2014

●  Site Location ●



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.

PC-14-09_03 Final Plat, Blanco Vista, Tract Q, Section 3



Applicant Information:

Agent: CSF Civil Group
3636 Executive Center Drive
Suite 209
Austin, Texas 78731

Property Owner: Brookfield Residential
9737 Great Hills Trail
Suite 260
Austin, Texas 78759

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Blanco Vista Tract Q, Section 3

Subject Property:

Summary: The subject property is approximately 22.468 acres, more or less, and is located at the intersection of Jacob Lane and Easton Drive.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is at the intersection of Jacob Lane and Easton Drive. Sidewalks will be installed as part of the development of this plat. There will be one new street, Overcup Drive, developed with this tract.

Utility Capacity: All utilities are provided for on-site.

Planning Department Analysis:

The subject property is part of the Blanco Vista Planned Development District (PDD), and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 57 residential lots and two drainage lots. One new street, Overcup Drive, is proposed to be constructed. The proposed plat would be consistent with developments in the area and meets all the requirements of the Land Development Code and the PDD. The site is part of the continued build-out of the Blanco Vista subdivision. The developer has elected to complete required public improvements prior to the recordation of the plat.

A Conditional Letter of Map Revision (CLOMR) was approved in 2009 for portions of the Blanco Vista Subdivision and this section was included in that. The Public Improvement Construction Plans and the Watershed Protection Plan Phase 2 have been approved. Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

The plat does meet the criteria set forth in the Land Development Code and staff recommends **approval** of the plat as submitted.

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

Prepared By:

Tory Carpenter, CNU-A

Planner

May 28, 2014

Name

Title

Date

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT Q, SECTION 3 CITY OF SAN MARCOS, TEXAS

BM #2

TRAIL RIDGE PASS
(150' R.O.W.)
(13/246)

17 LANDSCAPE

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**FINAL SUBDIVISION PLAT:
BLANCO VISTA TRACT Q, SECTION 3
CITY OF SAN MARCOS, TEXAS**

TRACT Q, SECTION 3

WHEREAS, CARMA BLANCO VISTA, LLC (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD. AND CARPER-CARMA PROPERTIES NO. 1, LTD.) IS THE OWNER OF 22.076 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 47.575 ACRE TRACT CONVEYED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 776 AND A PORTION OF A 161.325 ACRE TRACT AND 6.067 ACRE TRACT CONVEYED TO CARMA BLANCO VISTA, LTD. IN A WARRANTY DEED DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627, ALL OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 22.076 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the southwest termination of Jacob Lane (50' right-of-way width) as shown on Blanco Vista Tract Q, Section 2, a subdivision of record in Volume 17, Page 33 of the Plat Records of Hays County, Texas, being the northwest corner of Lot 40, Block A, of said Blanco Vista Tract Q, Section 2;

THENCE South 19°27'00" East crossing the said 47.575 acre tract and with the west line of Lots 39-40, Block A, of said Blanco Vista Tract Q, Section 2, a distance of 270.00 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Dewitt Drive (50' right-of-way width) as shown on said Blanco Vista Tract Q, Section 2, being the southwest corner of said Lot 39;

THENCE South 70°33'00" West crossing the said 47.575 acre tract and with the north right-of-way line of Dewitt Drive, a distance of 21.59 feet to a 1/2" rebar with "Chaparral" cap found for the northwest termination of Dewitt Drive;

THENCE South 19°27'00" East crossing the said 47.575 acre tract and with the west termination of Dewitt Drive, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Dewitt Drive, being the northwest corner of Lot 10, Block B, of said Blanco Vista Tract Q, Section 2;

THENCE crossing the said 47.575 acre tract and with the west line of Lots 3-10, Block B, of said Blanco Vista Tract Q, Section 2 and Lots 1-2, Block B, Blanco Vista Tract Q, Section 1, a subdivision of record in Volume 16, Page 302 of the Plat Records of Hays County, Texas, the following five (5) courses and distances:

1. South 19°27'00" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 54°03'16" West, a distance of 187.02 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 17°26'52" West, a distance of 225.79 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 21°16'38" West, a distance of 68.38 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 21°16'38" West, a distance of 135.44 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Jesse Trail (50' right-of-way width) as shown on said Blanco Vista Tract Q, Section 1, being the southwest corner of Lot 1, Block B, of said Blanco Vista Tract Q, Section 1;

THENCE South 00°50'41" East crossing the said 47.575 acre tract and with the west termination of Jesse Trail, a distance of 54.27 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Jesse Trail, being the northwest corner of Lot 4, Block A, of said Blanco Vista Tract Q, Section 1;

THENCE crossing the said 47.575 acre tract and with the west line of Lots 1-4, Block A, of said Blanco Vista Tract Q, Section 1, the following three (3) courses and distances:

1. South 16°44'37" West, a distance of 134.15 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 29°39'04" West, a distance of 55.36 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 42°43'20" West, a distance of 72.43 feet to a 1/2" rebar with "Chaparral" cap set for the northernmost termination of Old Settlers Drive (60' right-of-way width) as shown on said Blanco Vista Tract Q, Section 1, being the westernmost corner of Lot 1, Block A, of said Blanco Vista Tract Q, Section 1;

THENCE South 43°01'11" West crossing the said 47.575 acre tract and with the northwest termination of Old Settlers Drive, a distance of 60.15 feet to a 1/2" rebar with "Chaparral" cap found for the westernmost termination of Old Settlers Drive, being the northernmost corner of Lot 24, Block E, of said Blanco Vista Tract Q, Section 1;

THENCE crossing the said 47.575 acre tract and with the west line of Lots 16-24, Block E, of said Blanco Vista Tract Q, Section 1, the following four (4) courses and distances:

1. South 43°01'11" West, a distance of 163.90 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 46°58'49" West, a distance of 43.15 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 18°23'10" West, a distance of 263.78 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 00°28'19" East, a distance of 133.69 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of said Lot 16, being the northwest corner of Lot 15, Block E, Blanco Vista Tract I, Section A and School Tract, a subdivision of record in Volume 14, Page 37 of the Plat Records of Hays County, Texas, being also the northeast corner of Lot 16, Block E, of said Blanco Vista Tract I, Section A and School Tract;

THENCE crossing the said 47.575 acre tract, the said 6.067 acre tract and the said 161.325 acre tract, the following eighteen (18) courses and distances:

1. South 89°31'41" West, a distance of 150.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 00°28'19" West, a distance of 13.78 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 14°11'08" East, a distance of 51.84 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 05°57'42" East, a distance of 236.39 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 32°55'44" West, a distance of 88.07 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 56°52'27" West, a distance of 329.39 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 26°15'41" East, a distance of 244.50 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 63°25'20" East, a distance of 165.65 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 09°33'31" East, a distance of 62.75 feet to a 1/2" rebar with "Chaparral" cap set;
10. North 63°25'20" West, a distance of 150.39 feet to a 1/2" rebar with "Chaparral" cap set;
11. With a curve to the left, having a radius of 3343.45 feet, a delta angle of 09°31'01", an arc length of 555.35 feet, and a chord which bears North 18°20'09" East, a distance of 554.71 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 12°50'39" East, a distance of 80.23 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 33°08'01" East, a distance of 288.29 feet to a 1/2" rebar with "Chaparral" cap set;
14. North 84°27'38" East, a distance of 152.13 feet to a 1/2" rebar with "Chaparral" cap set;
15. North 05°29'05" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
16. North 84°27'38" East, a distance of 215.57 feet to a 1/2" rebar with "Chaparral" cap set;
17. With a curve to the left, having a radius of 475.00 feet, a delta angle of 13°54'38", an arc length of 115.32 feet, and a chord which bears North 77°30'19" East, a distance of 115.04 feet to a 1/2" rebar with "Chaparral" cap set;
18. North 70°33'00" East, a distance of 12.78 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE South 19°27'00" East crossing the said 161.325 acre tract and the said 47.575 acre tract and with the west termination of Jacob Lane, a distance of 50.00 feet to the POINT OF BEGINNING, containing 22.076 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT I, SHAUN E. CRANSTON, ACTING AS VICE PRESIDENT OF CARMA BLANCO VISTA, LLC AS OWNER OF THE 22.076 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL PLAT: BLANCO VISTA TRACT Q, SECTION 3, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNDS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

SHAUN E. CRANSTON, VICE PRESIDENT

CARMA BLANCO VISTA, LLC
9737 GREAT HILLS TRAIL, SUITE #260
AUSTIN, TX 78759
(512) 391-1331

STATE OF TEXAS:
COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY

PERSONALLY APPEARED SHAUN E. CRANSTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011-37, APPROVED AUGUST 16, 2011, AMENDED JULY 17, 2012, ORD. 2012-33.
2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.
4. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS-OF-WAY OF JACOB LANE, DEWITT DRIVE, OVERCUP DRIVE, JESSE TRAIL AND OLD SETTLERS DRIVE.
5. SPECIAL NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. SIDEWALKS:
PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: JACOB LANE, DEWITT DRIVE, OVERCUP DRIVE, JESSE TRAIL AND OLD SETTLERS DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT Q" WITHIN THE BLANCO VISTA PDD STANDARDS.
8. NEITHER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY NOR BUILDING AND SITE CONSTRUCTION PERMITS (OTHER THAN MODEL HOMES) SHALL OCCUR PRIOR TO THE FILING OF THIS PLAT AND ACCEPTANCE OF ASSOCIATED INFRASTRUCTURE.
9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLANCO VISTA", AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN VOLUME 3062, PAGE 327 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
10. THIS PROPERTY IS LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE.
11. ALL SINGLE-FAMILY LOTS WITHIN THIS SUBDIVISION ARE LOCATED ABOVE AND OUTSIDE OF THE LIMITS OF THE LATEST CLOMR STUDY OF THE 100-YEAR FLOODPLAIN OF THE ADJACENT REACH OF THE BLANCO RIVER, AS REVIEWED AND APPROVED BY FEMA, ON AUGUST 14, 2009, PER CLOMR CASE NO. 08-06-1821R.
HOWEVER, UNTIL A FINAL LOMR IS PROCESSED AND THE FIRM MAP IS AMENDED, A PORTION OF THIS SUBDIVISION WILL APPEAR TO FALL WITHIN THE LIMITS OF THE UN-AMENDED, ZONE "AE", 100-YEAR FLOODPLAIN, AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F (AS YET UNAMENDED), DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. THIS SUBDIVISION WILL CONTINUE TO BE LOCATED WITHIN ZONE "X", 500-YEAR FLOODPLAIN, ON SAID FIRM PANEL REFERENCED ABOVE.
THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WILL RESULT IN A FINISHED FLOOR THAT IS A MINIMUM OF 1'-0" ABOVE THE CLOMR AMENDED 100-YEAR FLOODPLAIN ELEVATIONS INDICATED ON THE APPROVED CLOMR STUDY REFERENCED ABOVE.
12. THE BLANCO VISTA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE AND DRAINAGE LOTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.
13. IF DEVELOPMENT OCCURS WITH A ZERO LOT LINE, A 5 FOOT MAINTENANCE EASEMENT SHALL BE PROVIDED ADJACENT TO THE ZERO PROPERTY LINE.

BENCHMARK INFORMATION:

BM #2: SQUARE CUT IN CENTER FACE OF STORMSEWER INLET ON WESTERN SIDE OF TRAIL RIDGE PASS APPROXIMATELY 61.5' FROM THE INTERSECTION OF THE EAST R.O.W. LINE OF TRAIL RIDGE PASS AND THE SOUTH R.O.W. LINE OF JACOB LANE.

ELEVATION = 641.20'

NGVD 29 DATUM (SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.)

CONTROL POINT HC08

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

4" ALUMINUM DISC IN CONC. STAMPED HC08;

BENCHMARK ELEV. = 637.78 (NGVD 29 DATUM). SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.

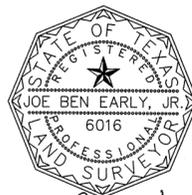
TEXAS CENTRAL ZONE SURFACE COORDINATES:

N 9954796.42
E 3067134.53

SURFACE TO GRID
1.000017434

GRID TO SURFACE
0.999982566

FROM G.P.S. OBSERVATIONS USING
L.C.R.A. H.A.R.N. NETWORK.



JB 5/19/14

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.:
500-009

DRAWING NO.:
500-009-PL-03

PLOT DATE:
5/19/14

PLOT SCALE:
1" = 60'

DRAWN BY:
JBE/BBP/JPA

SHEET
03 OF 04

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT Q, SECTION 3 CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3343.45'	9°31'01"	555.35'	N18°20'09"E	554.71'
C3	475.00'	13°54'38"	115.32'	N77°30'19"E	115.04'
C4	525.00'	13°54'38"	127.46'	S77°30'19"W	127.15'
C5	825.00'	1°30'46"	21.78'	N67°56'33"W	21.78'
C6	625.00'	21°28'40"	234.29'	N56°26'50"W	232.92'
C7	15.00'	57°46'09"	15.12'	N74°35'34"W	14.49'
C8	60.00'	295°32'17"	309.49'	N44°17'30"E	64.00'
C9	15.00'	57°46'09"	15.12'	S16°49'26"E	14.49'
C10	575.00'	1°42'50"	17.20'	S46°33'55"E	17.20'
C11	15.00'	95°28'09"	24.99'	N84°47'28"E	22.20'
C12	275.00'	20°51'03"	100.08'	N26°37'52"E	99.53'
C13	275.00'	23°14'48"	111.58'	N04°34'57"E	110.81'
C14	15.00'	92°39'26"	24.26'	N53°22'10"W	21.70'
C15	15.00'	57°46'09"	15.12'	S51°25'02"W	14.49'
C16	60.00'	295°32'17"	309.49'	N09°41'54"W	64.00'
C17	15.00'	57°46'09"	15.12'	S70°48'49"E	14.49'
C18	275.00'	9°45'06"	46.80'	N75°25'33"E	46.75'
C19	325.00'	9°45'06"	55.31'	S75°25'33"W	55.25'
C20	15.00'	87°58'06"	23.03'	S36°19'04"W	20.83'
C21	325.00'	23°52'20"	135.41'	S04°16'11"W	134.43'
C22	325.00'	21°11'11"	120.18'	S26°47'56"W	119.49'
C23	15.00'	93°00'24"	24.35'	S09°06'41"E	21.76'
C24	575.00'	11°34'17"	116.13'	S61°24'02"E	115.93'
C25	770.00'	12°15'40"	164.78'	N57°17'30"W	164.46'
C26	830.00'	12°33'50"	182.00'	S57°08'25"E	181.64'
C27	7915.58'	2°23'03"	329.39'	S19°49'54"W	329.37'
C28	525.00'	5°09'23"	47.25'	N73°07'42"E	47.23'
C29	525.00'	6°33'06"	60.03'	N78°58'57"E	60.00'
C30	525.00'	2°12'09"	20.18'	N83°21'34"E	20.18'
C31	325.00'	10°07'48"	57.46'	N02°36'05"W	57.39'
C32	325.00'	10°56'26"	62.06'	N07°56'01"E	61.96'
C33	325.00'	2°48'07"	15.89'	N14°48'18"E	15.89'
C34	325.00'	1°36'44"	9.14'	N17°00'43"E	9.14'
C35	325.00'	10°17'57"	58.42'	N22°58'03"E	58.34'
C36	325.00'	9°16'30"	52.61'	N32°45'17"E	52.55'
C37	625.00'	2°27'24"	26.80'	S65°57'28"E	26.80'
C38	625.00'	5°22'17"	58.59'	S62°02'37"E	58.57'
C39	625.00'	5°21'56"	58.53'	S56°40'31"E	58.51'
C40	625.00'	5°21'13"	58.40'	S51°18'56"E	58.38'
C41	625.00'	2°55'50"	31.97'	S47°10'25"E	31.96'
C42	60.00'	45°56'51"	48.12'	S80°30'13"E	46.84'
C43	60.00'	39°26'57"	41.31'	S37°48'19"E	40.50'
C44	60.00'	56°20'52"	59.01'	S10°05'36"W	56.66'
C45	60.00'	36°28'08"	38.19'	S56°30'06"W	37.55'
C46	60.00'	45°28'46"	47.63'	N82°31'27"W	46.39'
C47	60.00'	71°50'43"	75.24'	N23°51'43"W	70.40'
C48	60.00'	53°44'44"	56.28'	N49°24'20"E	54.24'
C49	60.00'	53°30'21"	56.03'	S76°58'08"E	54.02'
C50	60.00'	56°12'32"	58.86'	S22°06'41"E	56.53'
C51	60.00'	43°51'58"	45.94'	S27°55'34"W	44.82'
C52	60.00'	50°53'08"	53.29'	S75°18'07"W	51.55'
C53	60.00'	37°19'34"	39.09'	N60°35'32"W	38.40'
C54	770.00'	7°04'26"	95.06'	N54°41'53"W	95.00'
C55	770.00'	5°06'28"	68.64'	N60°47'20"W	68.62'
C56	770.00'	0°04'47"	1.07'	N63°22'57"W	1.07'
C57	830.00'	0°08'15"	1.99'	N63°21'13"W	1.99'
C58	830.00'	4°08'32"	60.01'	N61°12'49"W	59.99'
C59	830.00'	4°08'31"	60.00'	N57°04'18"W	59.99'
C60	830.00'	4°08'32"	60.01'	N52°55'46"W	59.99'
C61	7915.58'	0°04'00"	9.22'	S18°40'22"W	9.22'
C62	7915.58'	1°30'12"	207.67'	S19°27'28"W	207.67'
C63	7915.58'	0°48'51"	112.49'	S20°37'00"W	112.49'
C64	3343.45'	9°31'01"	555.35'	N18°20'09"E	554.71'
C65	3343.45'	1°01'47"	60.08'	N23°36'33"E	60.08'

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE BEN EARLY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON AUGUST 22, 2013 AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

JBE 3/31/14

JOE BEN EARLY, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 6016
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
Austin, TX 78744
512-443-1724



ENGINEER'S CERTIFICATION:

I, CHARLES STEINMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ALL SINGLE-FAMILY LOTS WITHIN THIS SUBDIVISION ARE LOCATED ABOVE AND OUTSIDE OF THE LIMITS OF THE LATEST CLOMR STUDY OF THE 100-YEAR FLOODPLAIN OF THE ADJACENT REACH OF THE BLANCO RIVER, AS REVIEWED AND APPROVED BY FEMA, ON AUGUST 14, 2009, PER CLOMR CASE NO. 08-06-1821R.

HOWEVER, UNTIL A FINAL LOMR IS PROCESSED AND THE FIRM MAP IS AMENDED, A PORTION OF THIS SUBDIVISION WILL APPEAR TO FALL WITHIN THE LIMITS OF THE UN-AMENDED, ZONE "AE", 100-YEAR FLOODPLAIN, AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F (AS YET UNAMENDED), DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS SUBDIVISION WILL CONTINUE TO BE LOCATED WITHIN ZONE "X", 500-YEAR FLOODPLAIN, ON SAID FIRM PANEL REFERENCED ABOVE.

THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WILL RESULT IN A FINISHED FLOOR THAT IS A MINIMUM OF 1'-0" ABOVE THE CLOMR AMENDED 100-YEAR FLOODPLAIN ELEVATIONS INDICATED ON THE APPROVED CLOMR STUDY REFERENCED ABOVE.

THE CLOMR-STUDIED 100 YEAR FLOOD PLAIN IS CONTAINED IN THE DRAINAGE EASEMENTS SHOWN HEREON.

CHARLES STEINMAN, P.E. #64410,
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377

**CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:**

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

DIRECTOR OF ENGINEERING	DATE	
MATTHEW LEWIS DIRECTOR DEVELOPMENT SERVICES		
FRANCIS SERNA, RECORDING SECRETARY		
CHAIRMAN PLANNING AND ZONING COMMISSION		

**STATE OF TEXAS:
COUNTY OF HAYS:**

I, _____, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20__ AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE _____ DAY OF _____, A.D. 20__ AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°28'19"W	13.78'
L2	N09°33'31"E	62.75'
L3	N05°29'05"W	50.00'
L4	N70°33'00"E	12.78'
L5	S70°33'00"W	21.59'
L6	N46°58'49"W	43.15'
L7	S70°33'00"W	12.78'
L8	N67°11'10"W	8.46'
L9	N45°42'30"W	33.87'
L10	S45°42'30"E	33.87'
L11	S80°18'06"W	20.50'
L12	S67°11'10"E	8.46'

LOT SUMMARY	
RIGHT-OF-WAY	2.907 ACRES
S.F. LOTS (57)	12.615 ACRES
DRAINAGE LOTS (2)	6.554 ACRES
TOTAL	22.076 ACRES

STREET SUMMARY	
JACOB LANE	350 L.F.
DEWITT DRIVE	443 L.F.
OVERCUP DRIVE	544 L.F.
JESSE TRAIL	342 L.F.
OLD SETTLERS DRIVE	482 L.F.

TABLE OF LAND USES	
LOT 32, BLOCK E DRAINAGE & P.U.E.	
LOT 47, BLOCK A DRAINAGE & P.U.E.	
ALL OTHER LOTS	SINGLE FAMILY

TOTAL NO. OF LOTS = 59 CURRENT ZONING: P.D.D.
TOTAL NO. OF S.F. LOTS = 57 CURRENT TRACT: "TRACT Q"

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 500-009	DRAWING NO.: 500-009-PL-Q3
PLOT DATE: 3/31/14	PLOT SCALE: 1" = 60'
DRAWN BY: JBE/BBP/JPA	
SHEET	
04 OF 04	



Plans
Permits
Construction

CSF Civil Group, LLC
3636 Executive Center Drive, Suite 209
Austin, Texas 78731
(512) 614-4466

May 1, 2014

Director
Development Services
City of San Marcos
630 East Hopkins
San Marcos, Texas 78666

Re: Initial Submittal
Final Plat
Blanco Vista Tract Q, Section 3

Dear Mr. Director,

Towards achieving the City of San Marcos approval of a Final Plat for the referenced project, attached please find the following items:

- 1) Completed Application Form;
- 2) Submittal Fee check in the amount of \$3,220.;
- 3) Five (5) copies of the Final Plat;
- 4) Electronic file of the Final Plat;
- 5) Utility Service Acknowledgment Form from PEC;
- 6) Utility Service Acknowledgment Form from Century Telephone;
- 7) Utility Service Acknowledgment Form from Center Point Energy;
- 8) Utility Service Acknowledgment Form sent to Tony Salinas;
- 9) Warranty Deeds 2494/616, 2494/627, and 2396/776;
- 10) Approval Letter for CLOMR from FEMA;
- 11) Tax Certificate.

Our MyPermitNow telephone number is **512-917-1122**.

Please accept our appreciation in advance for your timely attention to this item, and should additional information be required, please contact me.

Sincerely,

Charles E. Steinman, P.E.

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>CSF CIVIL GROUP</u>	<u>BROOKFIELD RESIDENTIAL</u>
Mailing Address	<u>3636 EXECUTIVE CENTER DR</u> <u>SUITE 209</u> <u>AUSTIN, TX 78731</u>	<u>9737 GREAT HILLS TRAIL</u> <u>SUITE 260</u> <u>AUSTIN TX 78759</u>
Daytime Phone	<u>512 917-1122</u>	<u>512 391-1343</u>
Email Address	<u>CHARLES@CSFCIVILGROUP.COM</u>	<u>BROOKFIELD@RP.COM</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

I CHAD MATHESON acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize CSF CIVIL GROUP 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: CHAD MATHESON Date: OCT. 21, 2013

Signature of Agent:  FOR CSF CIVIL GROUP

Printed Name: CHARLES STEINMAN Date: 10-18-13



Subdivision Plats		Development Plats	
<input type="checkbox"/> Subdivision Concept Plat		<input type="checkbox"/> Preliminary Development Plat	
<input checked="" 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: BLANCO VISTA TRACT Q-3

Address or General Location: JACOB LANG @ EASTON DRIVE

Proposed Number of Lots: 57 RES. LOTS Acres: 22.4 22.1

Appraisal District Tax ID: R 18736

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

Proposed Use of Land SINGLE-FAMILY RESIDENTIAL

*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.

Signature:  **CHAD MATHESON
DEVELOPMENT MANAGER
BROOKFIELD RESIDENTIAL**

Printed Name: _____ Date: OCT. 21, 2013



ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT: BLANCO VISTA TRACT Q-3

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 PEDROZAS ELECTRIC COOP

Applicable Utility Service Code(s) A

Comments/Conditions ADEQUATE EASEMENTS ARE
NOTED IN PLAT NOTES.

PBC HAS NO ISSUES W/ PLAT

Signature of Electric Company Official [Signature]

Title RIGHT OF WAY AGENT Date 10/18/13

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Gas Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

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 _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

BLANCO VISTA TRACT Q-3

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
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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 Gas Service Provider CENTER POINT ENERGY

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official [Signature]

Title So. Market Consultant Date 10/8/13



WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

BLANCO VISTA TRACT Q-3

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

Name of Water Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: Water Dist Manager Date: Oct 8, 2013

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: Lloyd Juarez

Title: Wastewater Coll. Mgr Date 10-8-13

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 _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT Q-3

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

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, INC.

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Telephone Company Official Kenny Zeltz

Title: Plant Facilities Supt. Date 10-9-13

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 1850 ³²²⁰ (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)
- 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: 

Printed Name: CHARLES STEINMAN

Date: 10-12-13

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

- Watershed Protection Plan (Phase 1)
- Residential compatibility site plan (where applicable)
- 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.

Q-3

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

100x 22.1'
 2210.
 + 1000
 + 10
 3220.

STAFF USE ONLY:

Submittal Date: 5/1/2014 5 Business Days from Submittal: 5/8/2014

Completeness Review By: Mark Hiler Date: 5/1/2014

Contact Date for Supplemental Info: _____

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

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: 6/24/2014

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2013

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos

SHA - Hays Consolidated ISD
GHA - Hays County
ACCD - AUSTIN COMMUNITY COLLEGE DISTRICT

Property Information

Property ID : 10-0467-0012-00000-2
Quick-Ref ID : R18736

Value Information

OLD STAGECOACH RD SAN MARCOS, TX 78666	Land HS	:	\$0.00
	Land NHS	:	\$662,610.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0467 WILLIAM WARD SURVEY, TRACT 1A-2A-3A-4A, ACRES 421.666, (118.508 AC @ MKT) 1A-2A-3A-4A	Ag Mkt	:	\$1,695,050.00
	Ag Use	:	\$31,500.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$694,110.00

Owner Information

Owner ID : O0140654

CARMA BLANCO VISTA LLC
9737 GREAT HILLS TRL STE 260
AUSTIN, TX 78759-6418

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SHA	2013	10,143.03	0.00	0.00	0.00	0.00
RSP	2013	304.02	0.00	0.00	0.00	0.00
GHA	2013	2,951.35	0.00	0.00	0.00	0.00
CSM	2013	3,680.17	0.00	0.00	0.00	0.00
ACCD	2013	658.71	0.00	0.00	0.00	0.00

Total for current bills if paid by 5/31/2014 : \$0.00

Total due on all bills 5/31/2014 : \$0.00

2013 taxes paid for entity SHA \$10,143.03

2013 taxes paid for entity RSP \$304.02

2013 taxes paid for entity GHA \$2,951.35

2013 taxes paid for entity CSM \$3,680.17

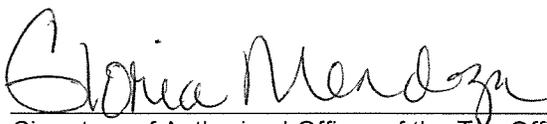
2013 taxes paid for entity ACCD \$658.71

2013 Total Taxes Paid : \$17,737.28

Date of Last Payment : 11/07/13

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.



Signature of Authorized Officer of the Tax Office

Date of Issue : 05/01/2014
Requestor : CARMA BLANCO VISTA LLC
Receipt : SM-2014-745525
Fee Paid : \$20.00
Payer : JOHN SEAY



Legislation Text

File #: ID#13-379, **Version:** 1

AGENDA CAPTION:

LDC-14-01 (Multifamily Design Standards) Hold a public hearing and consider revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Multifamily Design Standards.

Meeting date: June 10, 2014

Department: Development Services

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

BACKGROUND:

More than 1,800 new apartment units have been completed in the last two years, with about 1,300 more under construction. Combined, these new units contain about 8,500 new bedrooms.

Both the Planning and Zoning Commission and City Council directed staff to pursue higher standards to improve the quality of multi-family developments, to ensure they maintain their appearance and value over time, and to create multi-family projects that are compatible with the community.

The draft standards improve the quality of new multi-family development through:

- building improvements including attractive building materials and design
- site design requirements that create quality places
- process updates for student-oriented complexes
- fire safety improvements in the building code

Staff has reviewed existing multifamily development in San Marcos and surrounding cities, examined standards in other cities in Texas, worked with other city departments, and researched best practices in other university communities across the country. On April 30, over forty citizens attended an open house to review and comment on the standards, and other community members have provided constructive feedback as well. Feedback from the Open House is available at www.sanmarcostx.gov/LDC <<http://www.sanmarcostx.gov/ldc>>

The draft was revised based on the public's comments and was presented to the Commission for discussion at the May 27th meeting. A new draft is attached along with several options for the Commission to consider based on the direction at the May 27th meeting.

ARTICLE 4: SUPPLEMENTAL STANDARDS

DIVISION 3: MULTIFAMILY RESIDENTIAL DESIGN STANDARDS

Section 4.4.3.1 Purpose and Applicability

The standards and criteria contained within this Article are applicable to any multifamily residential development in the following zoning districts: MF-12, MF-18, MF-24, MU, or VMU. In addition, 2 (b), Building Materials, shall be applicable to multifamily development in the T5 transect of the SmartCode. The standards in this Article are supplemental to any other applicable standards in this Code or the SmartCode and such other standards will continue to apply except to the extent of a conflict with these standards, in which event, these standards will govern.

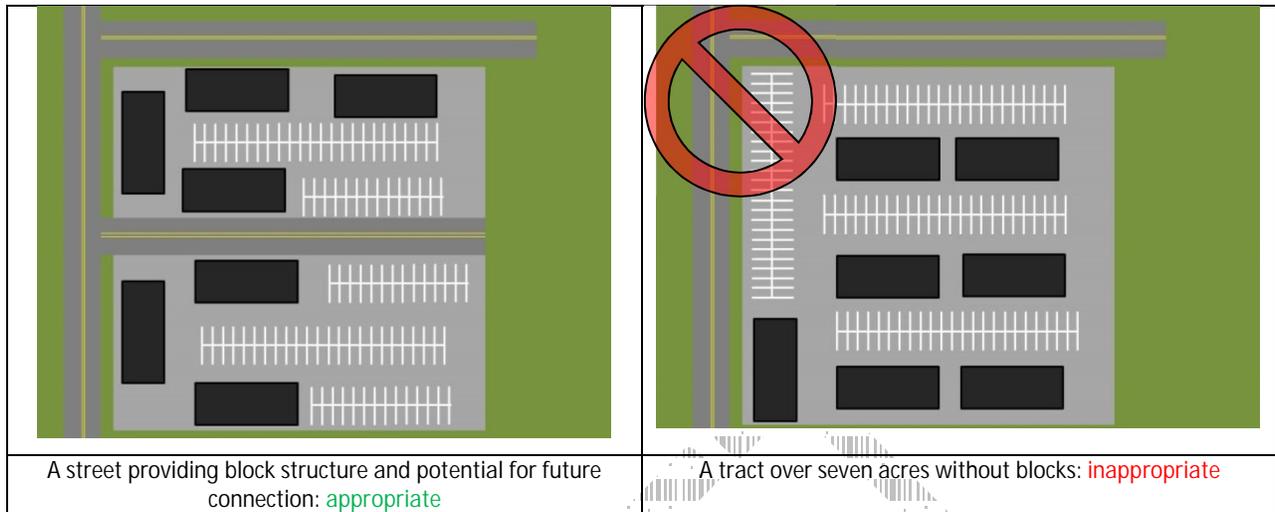
- 1) The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
 - a. All new construction requiring building permits; and/or
 - b. Major Redevelopment, including
 - i. Additions to a building.
 - ii. Alterations of more than 50% of the exterior elevation of any building within a three year period.
 - iii. Any building being expanded or altered as described above shall comply with Division 1, mechanical equipment screening, pedestrian connectivity and residential compatibility and Division 2, Building Design.
- 2) In order to provide flexibility and creativity of project designs, departures from these design standards may be approved by the Director of Development Services, subject to the limitations in Section 1.2.2.2(c) upon a determination by the Director that:
 - a. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Land Development Code; or
 - b. The departure creates a project design that better meets the overall purpose and intent of the design standards.

If the Director of Development Services denies a request for a departure from these design standards, the applicant requesting the departure may file a variance petition in accordance with Article 10, Division 2 of Chapter 1. This subsection shall not, otherwise, be construed to prevent an owner of property from seeking a variance from these standards by filing a variance petition in accordance with Article 10, Division 2 of Chapter 1.

Section 4.4.3.2 Site and Building Design Criteria

- 1) Site Design
 - a) Block Requirements. The intent is to ensure that multifamily development is built to a scale that is compatible with surrounding areas and provides options for all modes of transportation.
 - i) All developments shall comply with the applicable standards set forth below, unless the decision maker determines that compliance with a specific element of the standard is infeasible due to unusual topographic features, existing development, safety factors or a natural area or feature. In such case, the block size must still conform to Section 6.7.1.1.
 - ii) Block Structure – Each multi-family project shall be developed as a series of complete blocks bounded by streets or street-like private drives. (See Figures below). Public streets shall be used to meet this requirement except where there are no possible connections to other public streets. All references to streets in this Article shall refer to both streets and street-like private drives. Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.
 - iii) Block Size – All blocks shall be limited to a maximum size of seven (7) acres

- iv) Connectivity to Adjacent Sites – All streets and pedestrian entrances shall connect to adjacent properties, except for pedestrian connections adjacent to single family sites.



- b) Building location – The intent is to create an external orientation to the streetscape, and an internal orientation to the residential environment with unifying open space and pedestrian pathways. The pedestrian shall be given design consideration equal to the automobile through strategies including the placement of parking in less prominent locations.
 - i) Minimum Building Frontage –At least fifty (50) percent of the frontage along streets shall consist of principal buildings, publicly accessible plazas, transit stops, or other functional open space focused on the corners of the block.
 - ii) The facades of all structures fronting on a street are encouraged to parallel the street.
 - iii) On corner lots, both street-facing facades are encouraged to parallel the intersecting streets.



- c) Parking – The intent is to integrate accessible and convenient vehicular and bicycle parking into the development while ensuring that parking does not dominate the streetscape and site design.
 - i) A reduction in required parking through a variance, waiver, Planned Development District or other mechanism shall require approval of a parking management plan, in accordance with the technical manual, by the Director of Development Services.
 - ii) Parking lots shall be located in the center and rear of the property rather than between buildings and streets. See the block size exhibit above.

- iii) Curb stops shall be provided where parking spaces (not including parallel) are located directly adjacent to buildings or sidewalks (interior or exterior)
- iv) A minimum of one sheltered bicycle parking space shall be provided for each ten dwelling units.
- v) Bicycle parking shall be located within 150 feet of the entrance to each ground floor unit, measured from the front entrance of the unit and along approved pedestrian paths. The Director may allow alternate bicycle parking configurations, provided that they are determined to have met the intent of this section.
- vi) Carports and covered bicycle parking shall compliment the primary buildings in terms of materials and trim.
- vii) The 5 % visitor parking required under 6.2.1.1 shall be signed as "Visitor Parking" and should be located near the amenity center.

<p>Carports complement the building in terms of materials and trim: appropriate</p>	<p>Curb stops for parking spaces directly adjacent to sidewalks: appropriate</p>

- d) Mailbox location and design - The intent is to provide a safe and sheltered area for cluster mailbox service accommodating multiple residents:
 - i) A weather-protected shelter/facility shall be built to allow for the pickup and drop-off of mail that is safe and provides sufficient light.
 - ii) Pedestrian access to the mailbox location shall be provided and clearly identified as a safe and clear passage for pedestrians.
 - iii) The shelter material and design shall be consistent with the primary building.
 - iv) The shelter shall be well lit and free of blind spots or hiding places.
 - v) The shelter shall incorporate secured trash and recycling bins.

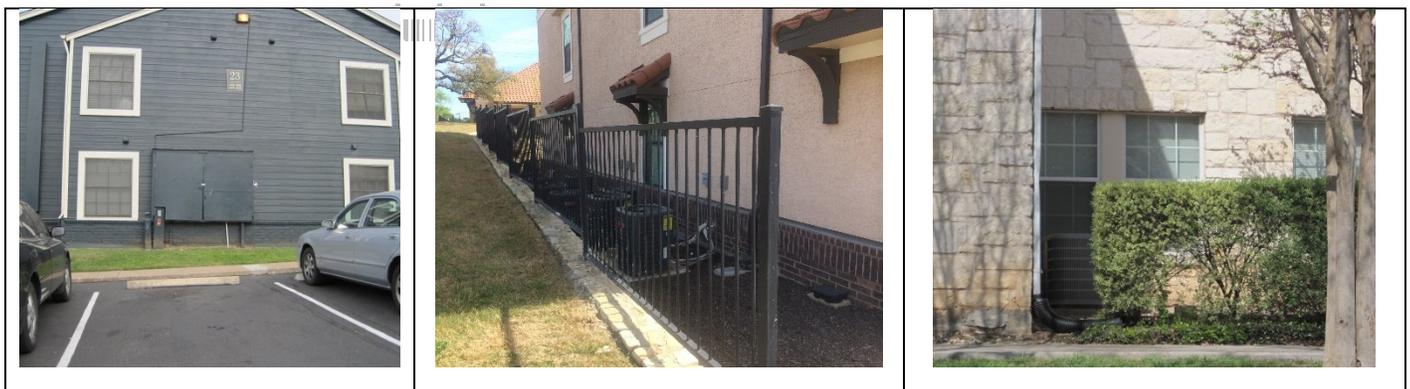
<p>No weather protection or secured trash and recycling bins: inappropriate</p>	<p>Weather-protected shelter with material and design that are consistent with the primary structure which has clear pedestrian access: appropriate</p>

- e) Lighting – The intent is to enhance day and night time appearances, establish a safe environment for residents and minimize light pollution, while minimizing glare and light trespass onto adjacent properties.

- i) The lighting of all parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of Chapter 6, Article 5. Lighting shall be: vandal-proof; compatible with building architecture; and, scaled (dimension and intensity) to complement its location context.
- ii) Lighting shall not be obscured by landscaping.

		
<p>Pedestrian scale lighting along an internal sidewalk: appropriate</p>	<p>Architecturally incompatible and out of scale automobile oriented lighting: inappropriate</p>	<p>Automobile scaled lighting within the parking area: appropriate</p>

- f) Mechanical equipment screening- The intent is to place equipment in less visible locations and obscure them from view while maintaining a safe environment.
 - i) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. This height may be reduced if the developer demonstrates that the equipment will be screened from public view such as through a site line study.
 - ii) Ground mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls and/or landscaping.
 - iii) Wall mounted equipment shall be screened with compatible materials and/or painted to match the structure.
 - i) Mechanical equipment shall be located where their acoustics will not be disruptive to residents.
 - i) All utilities shall be screened from streets and passageways.
 - ii) Screening of all electric utilities shall meet the minimum requirements of San Marcos Electric Utility or applicable electric provider's guidelines for granting safe access to equipment for operation and maintenance and for ventilation and cooling.
 - iii) Large utilities that will be difficult to screen should be carefully placed in areas that will help to conceal them, such as landscape beds, wall cut outs, etc. while allowing for maintenance access and service.



Screened and painted wall-mounted electrical: appropriate	Careful placement using grades and fencing: appropriate	Landscape screening: appropriate
--	--	---

g) Detention location and design – Multifamily developments shall be held to the highest standard of the Stormwater Technical Manual, Appendix N – Aesthetically Enhanced Detention and Water Quality Basins.

	
Attractive curvilinear facility built as a natural-looking amenity: appropriate	Rectangular facility with concrete walls fenced and built at the street edge: inappropriate

h) Fencing and Screening– The intent is to coordinate the design and location of fences to maximize interrelationship of buildings, public streets and open space while avoiding long, unarticulated fences that hinder connectivity.

- i) Perimeter fences around multifamily developments, if used, shall be at least 50 percent transparent. The location and height of fencing shall be subject to Section 6.1.3.3.
- ii) Fences or gates shall not cross public streets or street-like private drives.
- iii) Wrought iron fences shall be articulated with masonry columns spaced at a maximum of every 25 feet.
- iv) Where solid walls are proposed in lieu of perimeter fencing, they may be no taller than 4 feet along the street frontage, and must be constructed of brick, stone or other masonry material.

		
Unarticulated perimeter fence: inappropriate	Perimeter fence which is more than 50% transparent with masonry columns and pedestrian access: appropriate	Solid perimeter fence: inappropriate

i) Pedestrian Access and Circulation - The intent is to enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development. Contact points between pedestrians and

vehicular paths should be minimized; where necessary they should be designed to alert drivers to crossing pedestrians.

- i) One pedestrian entrance shall be provided connecting the multifamily site to the street for block faces up to 500 feet. Two pedestrian entrances shall be provided for block faces longer than 500 feet. Pedestrian entrances shall connect sidewalks to the internal walkway network and shall be open and not gated. Driveways without separate pedestrian facilities shall not be used to meet this requirement.
- ii) Pedestrian walkways shall be provided between buildings, and along streets, driveways, community spaces, and off-street parking.
- iii) Walkways shall transect common open space to enhance visual access while minimizing conflicts between vehicles, bicycles, and pedestrians
- iv) Crosswalks shall be distinguished from driving surfaces via painted striping or materials such as pavers, bricks, stamped concrete, etc.
- v) Pedestrian walkways shall use lighting scaled to the pedestrian.
- vi) If walkways are sheltered, structures shall reflect a design and finish similar to the principal building(s).
- vii) Sudden changes of grade or sharp turns resulting in "blind spots" are discouraged.

<p>Pedestrian crosswalk distinguished from the driving surface via painted striping: appropriate</p>	<p>Walkways not provided to transect common open space: inappropriate</p>	<p>Lighting scaled to the pedestrian: appropriate</p>

- j) **Vehicular and Bicycle Access and Circulation** – The intent is to provide adequate access and capacity while reducing curb cuts and providing for pedestrian safety.
 - i) Access to multi-family developments shall be from a major or minor arterial wherever possible.
 - ii) Dead end streets shall be permitted only where there is no possible connection with an adjacent street.
 - iii) Clear bicycle access from the right-of-way to designated bicycle parking shall be provided.
 - iv) The following measures may be required on neighborhood streets near a new development if appropriate to control traffic, providing any access restrictions are approved by the City of San Marcos Fire Department as not adversely impacting fire and life safety access:
 - (1) Crosswalks marked with a change in paving and pedestrian crossing lights;
 - (2) Chicanes (mid-block narrowing of the street to slow traffic);
 - (3) Traffic circles;
 - (4) A bicycle path adjacent to and in addition to other required street frontage improvements;
 - (5) For any development within 200 feet of a neighborhood participating in the Residential Parking Permit (RPP) program, the development shall pay a fee for signage, striping, enforcement, or other items related to the RPP program. The fee shall be proportionate to the development's impact based on the number of units and amenity center size and shall be required prior to the issuance of a Certificate of Occupancy.

- k) Public Transit Facilities – The intent is to promote public transportation access as an amenity in multi-family developments and ensure that site design considers convenience and comfort factors for residents accessing the facilities.
- i) Access points and shelter locations for current and future public transit facilities must be included in developments that could generate high volumes of transit use or that are along existing or proposed transit routes.
 - ii) Developments shall be oriented to transit stops whenever possible.
 - iii) Uninterrupted pedestrian paths, composed of an all-weather surface, or similar innovative material, shall be provided to connect transit stops with all adjacent sidewalks or pedestrian paths.
 - iv) Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.
 - v) Seating for multiple people, signage and shade (structured or landscaping) shall be provided at all transit stops.

	
<p>Pedestrian access point and shelter location with a <u>gated</u> pedestrian path: inappropriate</p>	<p>Pedestrian access point and transit stop location with an <u>uninterrupted</u> path, seating, signage and shade: appropriate</p>

- l) Landscaping – The intent is to promote quality landscape design as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces while providing buffers, transitions and screening. Landscaping can be used, and is often preferred, to satisfy utility and parking screening requirements.
- i) Trees
 - (1) Street Trees
 - (a) One shade tree shall be provided per 30 feet of street frontage and must be located within 10 feet of the outside edge of the sidewalk. Where existing utilities prevent installation, alternative tree selection must be approved by the Development Services Director in consultation with the utility provider. Small ornamental trees such as Crape Myrtles will not be considered to satisfy this section.
 - (2) Specimen Trees
 - (a) When there are existing Specimen Trees (24 caliper inch or greater) development should be planned around, and not disturb such trees. A consultation with staff is required prior to an application that would result in the removal of such trees.
 - (3) Parking Area Trees
 - (a) Landscaping used to meet the requirements of 6.1.1.4 (e) shall include a tree. Small ornamental trees such as Crape Myrtles will not be considered to satisfy this section.
 - (b) Reduced tree requirements for covered parking may be approved by the Director if they are determined to have met the intent of this section.

	
<p>Small Ornamental Tree: inappropriate</p>	<p>Shade trees planted less than 30 feet apart along the street frontage: appropriate</p>

- m) Refuse and Recycling Dumpsters – The intent is to provide convenient access to dumpsters for residents to reduce littering and outside storage of trash.
- i) Equal Amenities – Equal amenities shall be provided for trash and recycling.
 - ii) Location – All multifamily developments shall provide both trash and recycling dumpsters located next to each other. Both shall be located within 500 feet of the entrance to each ground floor unit measured from the front entrance of the unit and along improved pedestrian paths. The Director may allow alternate facilities, such as chutes, provided that the request is determined to have met the intent of this Section.
 - iii) Screening – Screening shall be designed to reduce the escape of trash and in accordance with Section 6.1.2.4(a)(2). Material and design shall be consistent with the primary building.
 - iv) Signage – Dumpsters and recycle bins shall each be clearly marked

		
<p>Dumpster screening consistent with the primary building: appropriate</p>	<p>Dumpsters screened with materials inconsistent with the primary building: inappropriate</p>	<p>Recycle bins provided instead of recycle dumpsters with no screening: inappropriate</p>

- n) Signage- The intent is to create attractive signage that is visible from the right of way and compatible with the residential nature of multifamily projects.
- i) No free standing sign type other than monument and directional signage is allowed. Flag poles greater than 25 feet in height shall be considered a free standing sign, and will not be permitted.
 - ii) Monument signs
 - (1) No portion of a multifamily sign shall exceed 7 feet in height. The sign face shall not exceed 80 square feet.
 - (2) Monument signage material and design shall be consistent with the primary building.
 - (3) Monument signage shall not be located within 10 feet of any property line

(4) All monument signs shall be lit from the exterior.

iii) Directional signs

(1) No directional sign shall exceed 12 square feet

(2) Directional signage shall not be internally illuminated.

(3) Directional signage should be located within the project to indicate the building number flow at each drive isle intersection

(4) Directional signage should be used to indicate exit/enter only drive isles

o) Residential Compatibility – The intent is to achieve a compatible transition between zones of differing height and scale requirements. Consideration should be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.

i) Where adjacent to single family zoning, all multifamily development shall incorporate:

(1) Height stepback - A maximum building height of thirty (30) feet shall apply to portions of a structure within eighty (80) feet of a single family zoning designation.

(2) One of the buffer options below:

(a) A thirty-five foot (35') wide densely vegetated landscape buffer. Minimum quantity of landscaping shall be determined by the following requirements:

(i) The buffer area remains in its natural state if it contains sufficient trees and shrubs.

(ii) Along the shared property line of the single-family and multifamily tracts, one tree per 50 linear feet with a minimum caliper of four inches, selected from the list of approved evergreen tree species in the Preferred Plant List; or

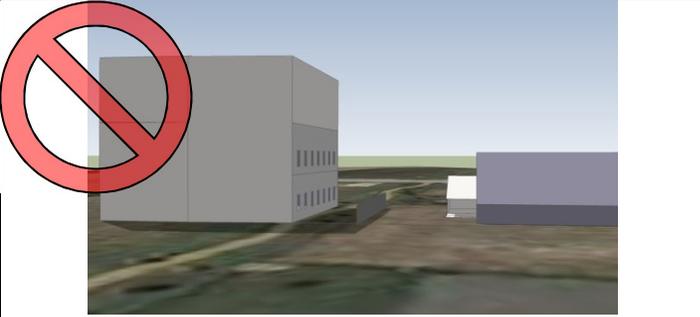
(iii) Along the shared property line of the single-family and multifamily tracts, one tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in the Preferred Plant List.

(b) A street-like private drive so long as any on-street parking is oriented away from the adjacent single-family zoning and the drive is at least thirty-five feet (35') in width. Sidewalks shall not be required on the side of the drive adjacent to the single-family lot, and

(3) A minimum six foot tall masonry wall along the shared property line of the single-family and multifamily tract. A wrought iron fence may be used instead of masonry along with the buffer option in 2(a) above.

ii) Where across a public street from single family zoning, all multifamily development shall incorporate:

(1) Height stepback - A maximum building height of thirty (30) feet shall apply to portions of a structure within seventy (70) feet of a single family zoning designation (measured from the centerline of the street).

	
<p>Natural buffer with trees and height stepback from rear lot line: appropriate</p>	<p>Four-story structure built close to rear lot line shared with single-family zoning : inappropriate</p>

2) Building Design

- a) Façades – The intent is to create visual interest through architectural form, massing, and detailing. All façades open to view by the public, whether viewed from a public right-of-way or private property, shall have architectural treatments.
- i) Articulation refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. An interval is the measure of articulation – the distance before architectural elements repeat. Modulation is a measured and proportioned inflexion or setback in a building’s face. Together, articulation, modulation and their interval create a sense of scale important to residential buildings.
 - ii) Four-sided design is required. All building elevations shall reflect consistent design, textures, colors, and features. All walls shall be articulated and modulated to enhance architectural complexity.
 - iii) Building façades shall be articulated with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood. Vertical articulation shall occur at intervals of no more than forty (40) feet.
 - iv) Three (3) or more of the following methods of articulation shall be used such that the combination of features project a residential character:
 - (1) Providing a balcony, bay window, porch, patio, deck, or clearly defined entry for each interval.
 - (2) Providing a decorative lighting fixture, trellis, prominent ornamental tree or other landscape feature within each interval.
 - (3) Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.
 - (4) Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
 - (5) Artwork or building ornamentation.
 - v) A variety of modulations and articulations shall be employed. No more than four (4) consecutive uniform modulations shall be used.
 - vi) Front façades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.

		
<p>Bay Windows, Indentations, Use of Materials (3 items): appropriate</p>	<p>Use of Materials (only 1 item): inappropriate</p>	<p>Balconies, Indentations, Use of Materials (3 items): appropriate</p>

- b) Materials – The intent is to promote quality design and create visual interest through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.
- i) The following materials are allowed for multifamily residential design: brick, stone, stucco, architectural metal beams and glazing.
 - ii) The use of more than one material on individual buildings is encouraged; however, heavier materials such as brick or stone should be placed on the bottom of the structure, with lighter materials such as stucco above.

- iii) At the time of submittal of building plans, elevations must be provided with a chart stating the material composition percent for each elevation of a building.
- iv) Cement fiber board and similar products may be used only in the following locations:
 - (1) Covered balconies, porches, and patios.
 - (2) Fascia and soffits.
 - (3) Interior portions of covered stairways and covered stair towers.
 - (4) Breezeways, hallways, corridors and walkways which have a roof covering.

	
Use of stone and stucco appropriate	Use of cement fiber board: inappropriate

- c) Building variation – The intent is to create visual interest and balanced massing while avoiding repetition and the monotonous appearance of similar building types. Buildings shall be considered similar unless they vary significantly in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.
 - i) For any street frontage containing at least three (3) and not more than five (5) buildings (excluding clubhouses/ leasing offices), there shall be at least two (2) distinctly different building designs.
 - ii) For any such street frontage containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs.
 - iii) For all street frontages, there shall be no more than two (2) similar buildings placed next to each other along a street.

		
Multiple buildings of the same design: inappropriate	Multiple buildings with different building designs: appropriate	Multiple buildings without distinctly different building designs: inappropriate

- d) Balconies and stairwells – All stairwells, porches, balconies, and elevator shafts shall be contained within the footprint of the building and shall be incorporated into the design of the façade using consistent and compatible materials and design. Porches located on galleries in VMU or MU zoning districts are exempt from this provision.

		
<p>Balconies not contained within the footprint of the building and of a different material and design: inappropriate</p>	<p>Balconies integrated into the facade: appropriate</p>	<p>Balconies and stairways contained within the footprint of the building and incorporated into the design of the façade: appropriate</p>

- e) Quality Building Amenities – The intent is to ensure that taller buildings are of the highest quality. The following shall apply to buildings over three (3) stories.
- i) Elevators shall be required.
 - ii) Stairways and corridors shall be located in an enclosed space.
- f) Building entries- The intent is to provide human-scaled entries that are prominent and highly visible from other buildings and public areas with safe alignment of sidewalks and paths.
- i) At least 50% of all ground-level, street-facing units shall have a street-oriented front entrance.
 - ii) Building entries next to a street or parking area must be pedestrian scaled in relation to building size and covered via canopies or overhangs.
 - iii) Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale. Doors shall be fully articulated with the use of such elements as pilasters, columns, fanlights and transoms.
 - iv) Primary entries shall be fully visible and easily accessible.
 - v) No garages shall be allowed on facades fronting streets.
- g) Glazing and transparency – The intent is to provide relief, detail and variation on façades through the use of window architectural styling that lends human scale to the building type and increases safety by providing eyes on the street. All exterior walls and elevations on all floors of multiple household buildings must contain operable windows except when necessary for health or safety such as fire separation.
- i) Street-facing facades shall have a minimum glazed area of 20 percent. All other building facades shall have a minimum glazed area of 10 percent.
 - ii) In order to provide relief and variation, a minimum of two (2) of the following requirements for windows shall be met:
 - (1) Windows shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;

- (2) Windows shall be accented through use of multiple panes;
 - (3) Windows shall be vertically oriented with a height one and one-half (1-1/2) to two (2) times the width;
 - (4) Windows shall be accented through the use of contrasting trim color and other detailing.
- iii) Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

		
<p>Horizontally oriented windows without proper treatments: inappropriate</p>	<p>Vertically oriented with contrasting trim color: appropriate</p>	<p>Exterior walls with no windows on any floor: inappropriate</p>

Table 4.1.6.1
Dimensional and Development Standards

* See Chapters 4 and 6 for additional standards or requirements.

** There may be additional standards or requirements for development within the Edwards Aquifer Zone, (Chapter 5, Article 2), the San Marcos River Corridor (Chapter 5, Article 3), developments utilizing development transfer techniques (Section 5.3.1.5), and developments utilizing cluster techniques (Section 5.3.1.5).

Standard Category	Residential Districts														
	FD	AR	SF-R	SF-11	SF-6	SF-4.5	D*	DR*	TH	PH-ZL	MF-12	MF-18	MF-24	MR	MH
Lot/Parcel Area, Minimum Sq. Ft.	87120	217800	43560	11000	6000*	4500*	11000	5400	2500*	4000	*	*	12000	6000*	3200*
Lot/Parcel Area, Maximum Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Units per Acre, Maximum/Gross Acre	0.40	0.15	0.80	3.0	5.5	7.5	6.0	6.0	6/12	7.5	12.0	18.0	24.0	5.5	9.0
Lot Frontage Minimum Feet	150	200	150	80	35	35	60	40	25	35	40	60	60	35	40
Lot Width, Minimum Feet	200	200	150	80	50*	50*	90	50	25	40	60	70	60	60	40
Front Yard Setback, Minimum Feet	50	40	40	30	25	20	25	25	20	20	10	10	10	25	10
Side Setback, Minimum Feet, Interior	20	20	20	10	5	5	5	5	0*	0/10*	10	10	10	7.5	5
Side Setback, Corner, Minimum Feet	25	25	25	15	15	15	10	15	12	10	15	15	15	15	25
Rear Yard Setback, Minimum*	20%	20%	20%	20%	20ft.	15ft.	20ft.	15ft.	10ft.	10ft.	10ft.	10ft.	10ft.	20ft.	20ft.
Lot Depth, Minimum Feet	200	200	200	100	100	90	100	90	N/A	85	100	100	100	100	80
Impervious Cover, Max. %**	30%	15%	40%	40%	50%	60%	75%	75%	70%	75%	75%	75%	75%	50%	N/A
Building height, Maximum Stories*	2	2	2	2	2	2	2	2	2	2	4	4	4	2	2

* Stories may not exceed 14 feet in height from finished floor to finished ceiling.

Other Items

Chapter 8 Definitions:

- Street-like private drive – a privately maintained driveway built to look like a public street within a public access easement, including drive lanes, a minimum 6' sidewalk on both sides, and street trees spaced at 30'. Bike lanes and either parallel or angle parking are optional.

DRAFT

The redlines below are options for the Commission to consider based on the discussion on 5/27

1) Site Design

- o) Residential Compatibility – The intent is to achieve a compatible transition between zones of differing height and scale requirements. Consideration should be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.
 - i) Where adjacent to single family zoning, all multifamily development shall incorporate:
 - (1) Height stepback - A maximum building height of thirty (30) feet shall apply to portions of a structure within eighty (80) feet of a single family zoning designation.
 - (2) For sites larger than one (1) acre, one of the buffer options below:
 - (a) A thirty-five foot (35') wide densely vegetated landscape buffer. Minimum quantity of landscaping shall be determined by the following requirements:
 - (i) The buffer area remains in its natural state if it contains sufficient trees and shrubs.
 - (ii) Along the shared property line of the single-family and multifamily tracts, one tree per 50 linear feet with a minimum caliper of four inches, selected from the list of approved evergreen tree species in the Preferred Plant List; or
 - (iii) Along the shared property line of the single-family and multifamily tracts, one tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in the Preferred Plant List.
 - (b) A street-like private drive so long as any on-street parking is oriented away from the adjacent single-family zoning and the drive is at least thirty-five feet (35') in width. Sidewalks shall not be required on the side of the drive adjacent to the single-family lot, and
 - (3) A minimum six foot tall masonry wall along the shared property line of the single-family and multifamily tract. A wrought iron fence may be used instead of masonry along with the buffer option in 2(a) above.

2) Building Design

- b) Materials – The intent is to promote quality design and create visual interest through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.
 - i) The following materials are allowed for multifamily residential design: brick, stone, stucco, architectural metal beams and glazing. Other materials may be considered for up to 20% of the façade if they are shown to be durable and high-quality. EIFS, panel siding, and similar materials shall not be permitted.
 - ii) The use of more than one material on individual buildings is encouraged; however, heavier materials such as brick or stone should be placed on the bottom of the structure, with lighter materials such as stucco above.
 - iii) At the time of submittal of building plans, elevations must be provided with a chart stating the material composition percent for each elevation of a building.
 - iv) Cement fiber board and similar products may be used in the following locations:
 - (1) Covered balconies, porches, and patios.
 - (2) Fascia and soffits.
 - (3) Interior portions of covered stairways and covered stair towers.
 - (4) Breezeways, hallways, corridors and walkways which have a roof covering.

Multi Family Design Standards Items for Consideration

	Recommended Process
Architecture	
Balcony location and design	Design Standards
Stair location and design	Design Standards
Window minimums	Design Standards
Dumpster Screening Material	Design Standards
Materials	Design Standards
Building variation	Design Standards
Window treatments	Design Standards
Building Articulation	Design Standards*
Site	
Building orientation	Design Standards
Parking location	Design Standards
Dumpster locations	Design Standards
Parking screened from right-of way	Design Standards
Mailbox location and design	Design Standards
Bike parking & connectivity	Design Standards
Pedestrian Entrances & connectivity	Design Standards
Internal and external connectivity	Design Standards Code SMTX
Detention location and design	Design Standards Environmental Rev.
Internal Screening	Design Standards
Landscape strips	Design Standards*
Lighting	Design Standards*
Compatibility standards between multifamily and single-family	Code SMTX**
Trees	Design Standards*
Parking screened from adjacent tract not under the same ownership	Design Standards*
Other	
Build to condo specifications	Building Code Code SMTX
Maximum block size	Design Standards*
Additional building types/diversity	Code SMTX
Rent by the bedroom vs. Rent by the unit	Design Standards* Code SMTX
Energy Efficiency	Building Code Code SMTX
Amenity minimums	Code SMTX

*Added to Design Standards at P&Z's Recommendation

**Added to Design Standards at Council's Recommendation



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-377, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX update
- b. Rhythm of the Streets

Meeting date: June 10, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: