



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, August 12, 2014

6:00 PM

City Council Chambers

630 E. Hopkins

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

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on July 22, 2014.
2. PC-14-15_02 (Blanco Vista Tract C, Phase 1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 15.5 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard.

PUBLIC HEARINGS

NON-CONSENT AGENDA

3. Review, discuss and receive direction concerning updates to the Planning & Zoning Commission Bylaws.
4. Development Services Report:
 - a. Code SMTX update
 - b. Rhythm of the Street - July 26th
 - c. APA Conference - Oct.15-18

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#13-455, **Version:** 1

AGENDA CAPTION:

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

Meeting date: August 12, 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, July 22, 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 Wood at 6:00 p.m. on Tuesday, July 22, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

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

Absent 1 - Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on July 8, 2014.

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

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

Against: 0

Absent: 1 - Commissioner Ramirez

PUBLIC HEARINGS

2. CUP-14-23 (Tres Hermanas) Hold a public hearing and consider a request by David Chiu for renewal of a Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 2550 Hunter Road.

Chair Wood opened the public hearing.

Tory Carpenter, Staff 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 Kelsey, that CUP-14-23 (Tres Hermanas) be approved with conditions that the the CUP shall be valid for one (1) year, provided standards are met, subject to the point system; include the statement "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages" on the restaurant menus; the restaurant shall operate such that gross revenue from the alcohol sales will be less than 25% of total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met; the primary entrance for the restaurant shall remain at least 200 feet from the primary entrance of the school and alcoholic beverages shall not be served earlier than 11 am or later than 10 pm. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

- 3.** CUP-14-24 (Chances "R") Hold a public hearing and consider a request by Johnny L. Finch for an amendment to an existing Conditional Use Permit (CUP) to expand the service area for the sale of mixed beverages for on-premise consumption to a rear patio at 138 & 142 S. LBJ.

Chair Wood opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the project.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Carothers, that CUP-14-24 (Chances "R") be approved with conditions that the permit shall be valid for one (1) year from the issuance of the Certificate of Occupancy for the patio, 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: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ramirez

- 4.** CUP-14-25 (Rooftop on the Square) Hold a public hearing and consider a request by Brandon Cash on behalf of Rooftop on the Square for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 126 S Guadalupe Street

Chair Wood opened the public hearing.

Will Parrish, Planning Tech gave an overview of the project.

There were no comments and the public hearing was closed.

A motion was made by Commissioner Ehlers, seconded by Commissioner Hughson, that CUP-14-25 (Rooftop on the Square) be approved with conditions that the permit shall be valid for one (1) year provided standards are met and subject to the point system; all requirements of Section 4.3.4.2 for Condition Use Permits must be met; no live music and no speakers are permitted in the outdoor patio area; and all exterior doors must be maintained in an automatically assisted closed position. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

NON-CONSENT AGENDA

- 5. Presentation, discussion, and direction to staff on the Land Development Code Revisions (Code SMTX).

John Foreman, Planning Manager gave an overview of the schedule and events for the Code SMTX Kickoff week. He introduced the consultants, Jason King, Dover, Kohl, and Partners and Brian and Bill White of TPDUC to the Commission.

- 6. Development Services Report:
 - a. Rhythm of the Street - July 26th

Matthew Lewis invited the Commission to the Rhythm of the Street Event, Saturday, July 26th from 9-6 pm.

V. Question and Answer Session with Press and Public.

There were no questions or 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 6:30 p.m. The motion carried by a unanimous vote.

Chris Wood, Commission Chair Kenneth Ehlers, Commissioner

Travis Kelsey, Commissioner Curtis Seebeck, Commissioner

Jane Hughson, Commissioner Amy Stanfield, Commissioner

Brian Olson, Commissioner Corey Carothers, 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 #: ID#13-469, **Version:** 1

AGENDA CAPTION:

PC-14-15_02 (Blanco Vista Tract C, Phase 1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 15.5 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard.

Meeting date: August 12, 2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

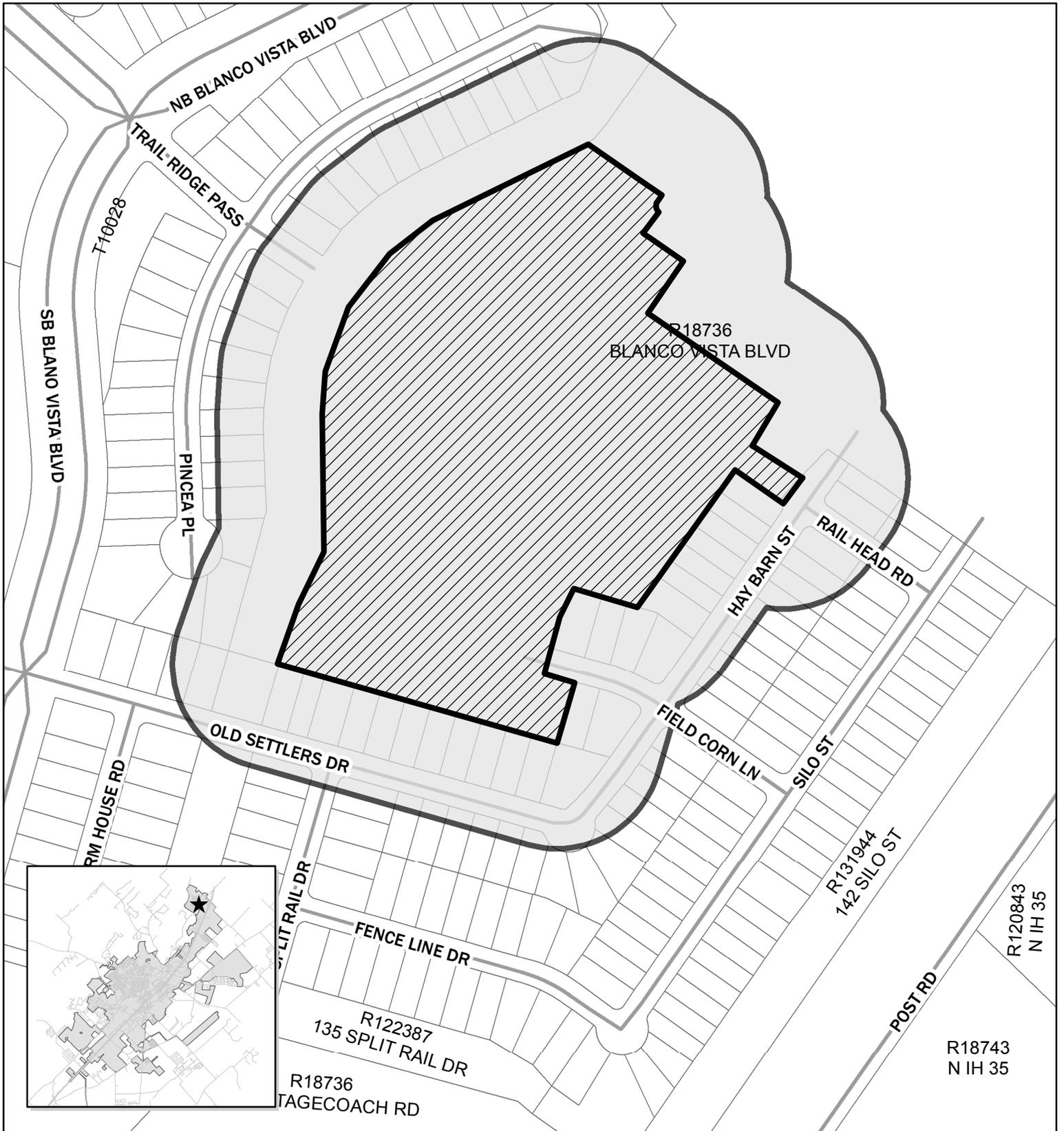
Account Name: N/A

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 67 residential lots and 2 landscape and open space lots.

The proposed preliminary plat is consistent with the developments in the area and meets all the requirements of the Land Development Code. Staff recommends approval of the plat as submitted.



PC-14-15_02
Blanco Vista Tract C-1
Trail Ridge Pass & Railhead Road
Map Date: 7/21/2014

-  Site Location
-  Notification Buffer (200 feet)



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

PC-14-15_02 Preliminary Plat, Blanco Vista, Tract C, Phase 1



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: Preliminary Plat, Blanco Vista, Tract C, Phase 1

Subject Property:

Summary: The subject property is approximately 15.5 acres, more or less, and is located east of Blanco Vista Boulevard.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is east of Blanco Vista Boulevard and is accessed through Trail Ridge Pass. Sidewalks will be installed as part of the development of this plat. The plat does not propose any new streets.

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

Planning Department Analysis:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

The subject property is part of the Blanco Vista Planned Development District, 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 67 residential lots and two (2) landscape and open space lots. No new streets are proposed. Previously approved Field Corn Lane, Railhead Road and Trail Ridge Pass will be extended as part of this section. The proposed plat would be consistent with developments in the area and the PDD. The site is part of the continued build-out of the Blanco Vista subdivision and is not located in floodplain or floodway.

Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied, where no Subdivision Concept Plat has been approved for the land subject to the proposed plat:

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** of this preliminary plat as submitted.

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

Prepared By:

Amanda Hernandez, AICP, CNU-A	Senior Planner	July 18, 2014
Name	Title	Date

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision Preliminary 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.

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT C, PHASE 1 CITY OF SAN MARCOS, TEXAS

BENCHMARK INFORMATION:

B.M. # 5: SQUARE CUT ON NORTHWEST CORNER OF CURB INLET, SOUTH SIDE OF FIELD CORN LANE, +- 142' WEST OF THE INTERSECTION OF FIELD CORN LANE AND HAY BARN DRIVE.
ELEVATION = 634.23'

B.M. #6: SQUARE CUT ON ON SOUTHEAST CORNER OF TRANSFORMER PAD, AT NORTHWEST CORNER OF INTERSECTION OF RAIL HEAD AND HAY BARN DRIVE.
ELEVATION = 638.72'

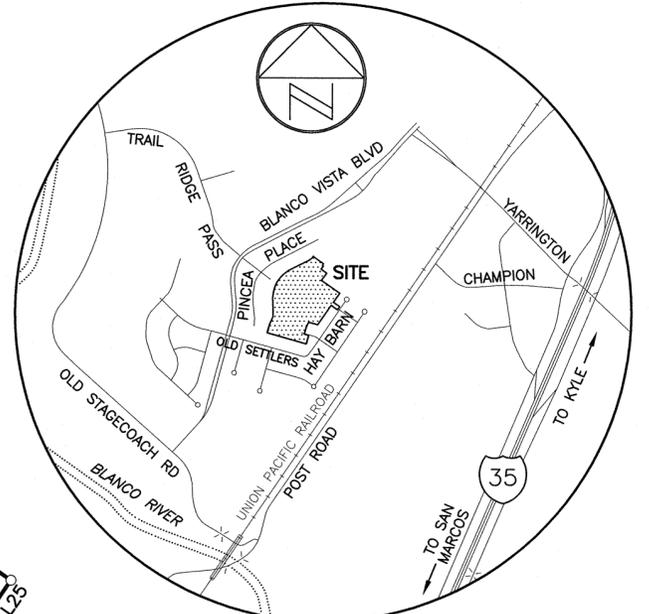
NGVD 29 DATUM (SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.)



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 500-011
DRAWING NO.: 500-011-PL-C1
PLOT DATE: 7/14/14
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE
SHEET 01 OF 04

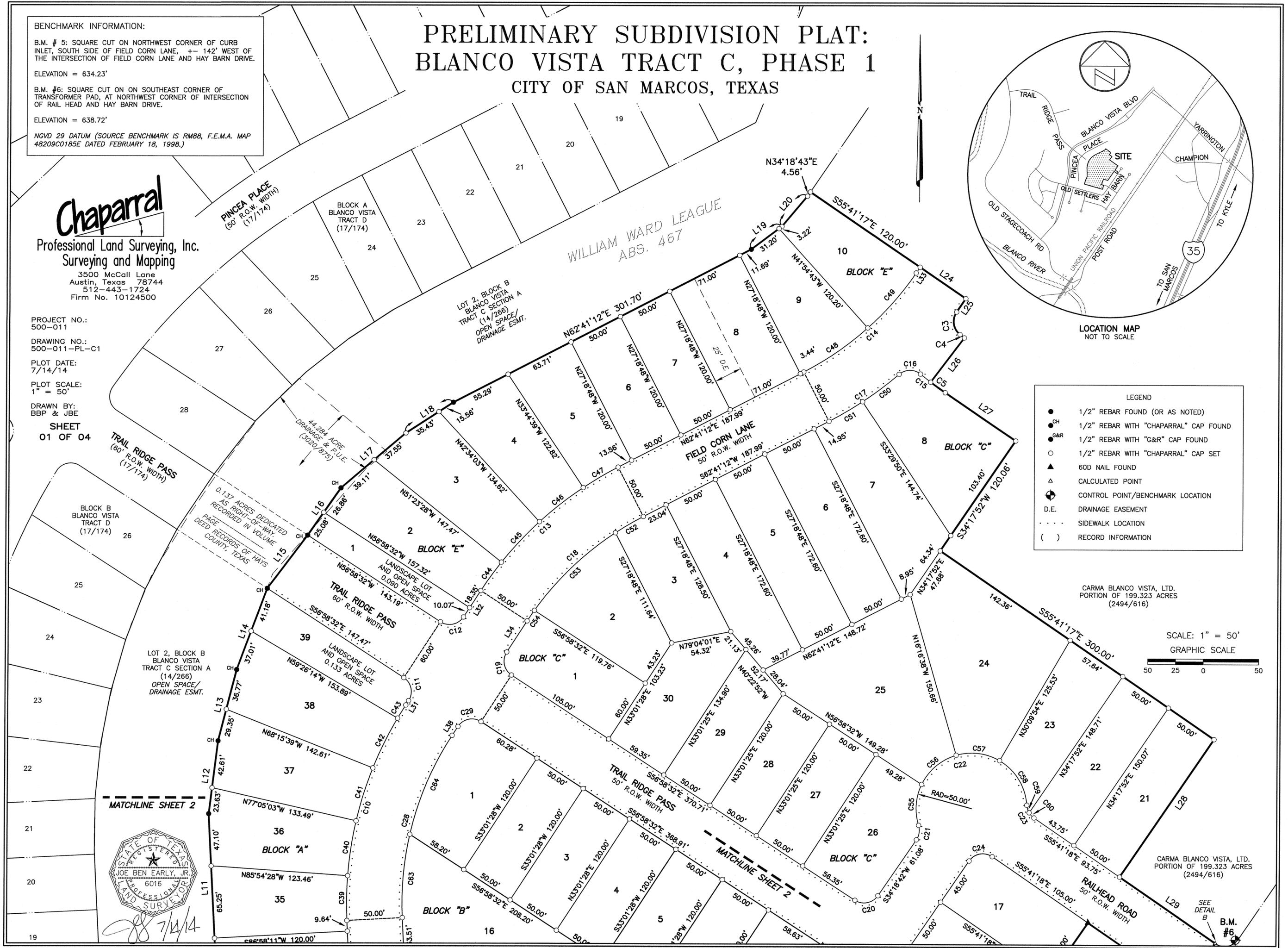
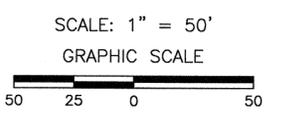


LOCATION MAP
NOT TO SCALE

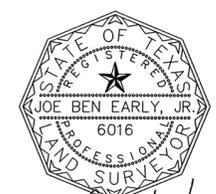
LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- G&R 1/2" REBAR WITH "G&R" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ⊙ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- ⋯⋯⋯ SIDEWALK LOCATION
- () RECORD INFORMATION

CARMA BLANCO VISTA, LTD.
PORTION OF 199.323 ACRES
(2494/616)



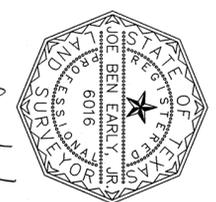
MATCHLINE SHEET 2



7/14/14

CARMA BLANCO VISTA, LTD.
PORTION OF 199.323 ACRES
(2494/616)

B.M. #6



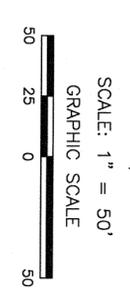
Handwritten signature and initials



**PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT C, PHASE 1
CITY OF SAN MARCOS, TEXAS**

CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.88
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.

CONTROL POINT "HC08"
4" ALUMINUM DISK IN CONC. STAMPED "HC08";
BEARING BASIS: THE TEXAS COORDINATE SYSTEM
OF 1983 (NAD83), CENTRAL ZONE, BASED ON
1983/93 HARN VALUES FROM LCRA CONTROL
NETWORK.
TEXAS CENTRAL ZONE COORDINATES:
N 9954796.42
E 3067134.53
GRID TO SURFACE
1,000,017.434
GRID TO SURFACE
0.999982566
BENCHMARK ELEV. = 637.78 (NGVD 29 DATUM).
SOURCE: BENCHMARK IS HARN88, F.E.M.A. MAP
48209C0189E DATED FEBRUARY 18, 1998.
FROM G.P.S. OBSERVATIONS USING LCRA
HARN NETWORK.



Chapparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-011
DRAWING NO.:
500-011-PL-C1
PLOT DATE:
7/14/14
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP & JBE
SHEET
02 OF 04

**PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT C, PHASE 1
CITY OF SAN MARCOS, TEXAS**

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C2	275.00'	17°45'00"	85.19'	S24°01'23"W	84.85'
C3	15.00'	86°04'36"	22.53'	S08°43'35"E	20.47'
C4	275.00'	1°02'30"	5.00'	S52°17'08"E	5.00'
C5	325.00'	2°52'54"	16.35'	S54°14'50"E	16.34'
C6	15.00'	52°02'06"	13.62'	S79°07'50"W	13.16'
C7	50.00'	186°50'44"	163.05'	N33°27'52"W	99.82'
C8	15.00'	51°38'35"	13.52'	N34°08'12"E	13.07'
C9	275.00'	1°20'44"	54.45'	N02°38'33"E	54.37'
C10	325.00'	36°03'18"	204.52'	N14°59'50"E	201.16'
C11	15.00'	90°00'00"	23.56'	N1°58'32"W	21.21'
C12	15.00'	90°00'00"	23.56'	N78°01'28"E	21.21'
C13	325.00'	29°39'44"	168.25'	N47°51'20"E	166.38'
C14	275.00'	28°22'29"	136.19'	N48°29'58"E	134.80'
C15	325.00'	2°03'49"	11.70'	N51°46'29"W	11.70'
C16	15.00'	79°59'19"	20.94'	S89°15'46"W	19.28'
C17	325.00'	13°25'05"	76.11'	S55°58'40"W	75.94'
C18	275.00'	29°39'44"	142.37'	S47°51'20"W	140.78'
C19	15.00'	90°00'00"	23.56'	S1°58'32"E	21.21'
C20	15.00'	88°42'46"	23.22'	N78°40'05"E	20.97'
C21	15.00'	52°01'12"	13.62'	N08°18'08"E	13.16'
C22	50.00'	194°02'25"	169.33'	N79°18'42"E	99.25'
C23	15.00'	52°01'12"	13.62'	S29°40'42"E	13.16'
C24	15.00'	90°00'00"	23.56'	S79°18'42"W	21.21'
C25	275.00'	1°32'10"	7.37'	S33°39'40"W	7.37'
C26	15.00'	83°10'02"	21.77'	N33°16'06"W	19.91'
C27	325.00'	1°20'44"	64.36'	N02°38'33"E	64.25'
C28	275.00'	36°03'18"	173.05'	N14°59'50"E	170.21'
C29	15.00'	90°00'00"	23.56'	N78°01'28"E	21.21'
C30	15.00'	91°17'14"	23.90'	S11°19'55"E	21.45'
C31	325.00'	18°59'10"	107.70'	S24°49'07"W	107.20'
C32	15.00'	89°49'21"	23.52'	S60°14'12"W	21.18'
C33	50.00'	29°08'48"	25.44'	S67°41'10"W	25.16'
C34	50.00'	59°53'52"	52.27'	S67°41'29"E	49.92'
C35	50.00'	46°53'30"	40.92'	S14°23'48"E	39.79'
C36	50.00'	50°54'33"	44.43'	N34°30'13"E	42.98'
C37	275.00'	5°46'56"	27.75'	S05°25'27"W	27.74'
C38	325.00'	5°33'48"	40.40'	S00°31'52"W	40.38'
C39	325.00'	7°07'22"	40.40'	S00°31'52"W	40.38'
C40	325.00'	8°49'24"	50.05'	N08°30'15"E	50.00'
C41	325.00'	8°49'24"	50.05'	N17°19'39"E	50.00'
C42	325.00'	8°49'24"	50.05'	N26°09'04"E	50.00'
C43	325.00'	2°27'43"	13.96'	S31°47'37"W	13.66'
C44	325.00'	5°35'04"	31.68'	S35°48'00"W	31.66'
C45	325.00'	8°49'24"	50.05'	S43°01'14"W	50.00'
C46	325.00'	8°49'24"	50.05'	S51°50'39"W	50.00'
C47	325.00'	6°25'52"	36.48'	S59°28'17"E	36.46'
C48	275.00'	14°35'55"	70.07'	S55°23'15"W	69.88'
C49	275.00'	13°46'34"	66.12'	N41°12'00"E	65.96'
C50	275.00'	8°33'08"	41.05'	S52°53'09"W	41.01'
C51	275.00'	7°18'35"	35.08'	S59°35'41"W	35.06'
C52	275.00'	6°04'11"	29.13'	S59°39'07"W	29.12'
C53	275.00'	21°10'42"	101.65'	S46°01'40"W	101.07'
C54	275.00'	2°24'51"	11.59'	S34°13'54"W	11.59'
C55	50.00'	43°23'25"	37.87'	N03°59'12"E	36.97'
C56	50.00'	48°02'28"	41.92'	N49°42'08"E	40.71'
C57	50.00'	46°26'32"	40.53'	N83°03'22"W	39.43'
C58	50.00'	56°10'01"	49.01'	S31°45'06"E	47.08'
C59	15.00'	27°23'33"	7.17'	N17°21'52"W	7.10'
C60	15.00'	24°37'40"	6.45'	S43°22'28"E	6.40'
C61	325.00'	10°21'41"	58.77'	N03°08'04"E	58.69'
C62	325.00'	0°59'03"	5.58'	N02°32'18"W	5.58'
C63	275.00'	15°45'33"	75.64'	N04°50'57"E	75.40'
C64	275.00'	20°17'44"	97.41'	N22°52'36"E	96.90'
C65	325.00'	4°18'57"	24.48'	S32°09'14"W	24.47'
C66	325.00'	14°40'13"	83.22'	N22°39'39"E	82.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°18'42"W	50.00'
L2	N55°41'18"W	105.00'
L3	N74°51'07"W	126.95'
L4	S15°08'53"W	86.16'
L5	S74°51'07"E	61.37'
L6	S15°08'53"W	120.00'
L7	N15°08'53"E	120.10'
L8	N24°45'41"E	110.45'
L9	N00°17'34"W	107.17'
L10	N03°01'49"W	152.50'
L11	N07°05'11"E	66.24'
L12	N14°21'38"E	66.11'
L13	N20°22'14"E	78.19'
L14	N37°05'54"E	60.15'
L15	N35°00'41"E	51.94'
L16	N49°36'39"E	76.66'
L17	N56°53'50"E	50.99'
L18	N40°07'56"E	35.68'
L19	S55°41'17"E	50.00'
L20	S34°18'43"W	14.65'
L21	S37°11'37"W	50.00'
L22	S55°41'17"E	77.13'
L23	S34°17'52"W	150.07'
L24	S55°41'18"E	105.02'
L25	N08°18'55"E	4.61'
L26	N33°01'28"E	28.42'
L27	N34°18'43"E	6.24'
L28	S33°01'28"W	33.42'
L29	N08°18'55"E	49.73'
L30	N33°01'28"E	9.61'
L31	S15°19'32"W	22.77'

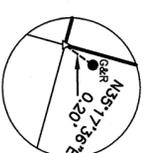
STREET SUMMARY	
FIELD CORN LANE	1408 L.F.
TRAIL RIDGE PASS	635 L.F.
RAIL HEAD ROAD	791 L.F.

TABLE OF LAND USES	
LOT 1, BLOCK E	OPEN SPACE AND DRAINAGE
LOT 39, BLOCK A	OPEN SPACE AND DRAINAGE
ALL OTHER LOTS	SINGLE FAMILY

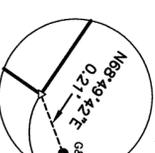
LOT SUMMARY	
RIGHT-OF-WAY	3.340 ACRES
S.F. LOTS (67)	11,887 ACRES
OPEN SPACE/D.E. (2)	0.223 ACRES
TOTAL	15,450 ACRES

TOTAL NO. OF LOTS = 69
TOTAL NO. OF S.F. LOTS = 67

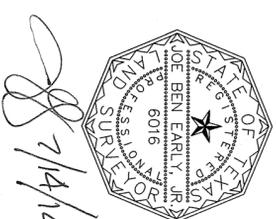
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT C"



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



Chapparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 500-011
DRAWING NO.: 500-011-PL-C1
PLOT DATE: 7/14/14
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE
SHEET 03 OF 04

METES AND BOUNDS DESCRIPTION

WHEREAS, CARMA BLANCO VISTA, LLC (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD. AND CARPER-CARMA PROPERTIES NO. 1, LTD.) IS THE OWNER OF 15.450 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 199.323 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 25, 2004 AND RECORDED IN VOLUME 2494, PAGE 818 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AND A PORTION OF A 51.463 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2419, PAGE 435 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AND A PORTION OF A 58.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2398, PAGE 801 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 15.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "G&R" cap found for the northwest corner of Lot 7, Block A, Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements, a subdivision of record in Volume 13, Page 246 of the Plat Records of Hays County, Texas, being the northeast corner of Lot 8, Block A, of said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements, being also the southeast corner of Lot 2, Block B, Blanco Vista Tract C, Section A, a subdivision of record in Volume 14, Page 266 of the Plat Records of Hays County, Texas;

THENCE crossing the said 51.463 acre tract and the said 199.323 acre tract and with the east line of Lot 2, Block B, of said of Blanco Vista Tract C, Section A, the following fifteen (15) courses and distances:

1. North 15°08'53" East, a distance of 120.10 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 24°45'41" East, a distance of 110.45 feet to a 1/2" rebar found;
3. North 00°17'34" West, a distance of 107.17 feet to a 1/2" rebar with "Chaparral" cap found;
4. North 03°01'49" West, a distance of 152.50 feet to a 1/2" rebar found;
5. North 07°05'11" East, a distance of 88.24 feet to a 1/2" rebar with "Chaparral" cap found;
6. North 14°21'38" East, a distance of 86.11 feet to a 1/2" rebar with "Chaparral" cap found;
7. North 20°22'14" East, a distance of 78.19 feet to a 1/2" rebar with "Chaparral" cap found;
8. North 37°05'54" East, a distance of 60.15 feet to a 1/2" rebar with "Chaparral" cap found;
9. North 35°00'41" East, a distance of 51.94 feet to a 1/2" rebar with "Chaparral" cap found;
10. North 49°38'39" East, a distance of 76.86 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 56°53'50" East, a distance of 50.99 feet to a 1/2" rebar found;
12. North 62°41'12" East, a distance of 301.70 feet to a 1/2" rebar found;
13. North 53°05'27" East, a distance of 34.42 feet to a 1/2" rebar with "Chaparral" cap set;
14. North 40°07'56" East, a distance of 35.68 feet to a 1/2" rebar with "Chaparral" cap set;
15. North 34°18'43" East, a distance of 4.56 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing the said 199.323 acre tract, the following twelve (12) courses and distances:

1. South 55°41'17" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 55°41'17" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 34°18'43" West, a distance of 14.65 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the left, having a radius of 15.00 feet, a delta angle of 86°04'36", an arc length of 22.53 feet, and a chord which bears South 08°43'35" East, a distance of 20.47 feet to a 1/2" rebar with "Chaparral" cap set;
5. With a curve to the left, having a radius of 275.00 feet, a delta angle of 01°02'30", an arc length of 5.00 feet, and a chord which bears South 52°17'08" East, a distance of 5.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 37°11'37" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
7. With a curve to the left, having a radius of 325.00 feet, a delta angle of 02°52'54", an arc length of 16.35 feet, and a chord which bears South 54°14'50" East, a distance of 16.34 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 55°41'17" East, a distance of 77.13 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 34°17'52" West, a distance of 120.06 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 55°41'17" East, a distance of 300.00 feet to a 1/2" rebar with "Chaparral" cap set;
11. South 34°17'52" West, a distance of 150.07 feet to a 1/2" rebar with "Chaparral" cap set;
12. South 55°41'18" East, a distance of 105.02 feet to a calculated point for the northernmost termination of Rail Head Road (50' right-of-way width) as shown on said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements, from which a 1/2" rebar with "G&R" cap found, bears North 68°49'42" East, a distance of 0.21 feet;

THENCE crossing the said 199.323 acre tract, the said 58.694 acre tract and the said 51.463 acre tract, with the perimeter of said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements, the following nine (9) courses and distances:

1. South 34°18'42" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 55°41'18" West, a distance of 105.00 feet to a 60d nail found for the northernmost corner of Lot 1, Block F, of said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements;
3. South 34°18'42" West, a distance of 319.18 feet to a 1/2" rebar with "G&R" cap found;
4. North 74°51'07" West, a distance of 126.95 feet to a 1/2" rebar with "G&R" cap found for the northernmost corner of Lot 11, Block F, of said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements;
5. With a curve to the left, having a radius of 275.00 feet, a delta angle of 17°45'00", an arc length of 85.19 feet, and a chord which bears South 24°01'23" West, a distance of 84.85 feet to a 1/2" rebar found;
6. South 15°08'53" West, a distance of 86.16 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Field Corn Lane (50' right-of-way width) as shown on said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements;
7. South 74°51'07" East, a distance of 61.37 feet to a 1/2" rebar with "G&R" cap found for the northeast corner of Lot 21, Block A, of said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements;
8. South 15°08'53" West, a distance of 120.00 feet to a calculated point for the common corner of Lots 17, 18 and 20, Block A, of said Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure Improvements, from which a 1/2" rebar with "G&R" cap found, bears North 35°17'36" East, a distance of 0.20 feet;
9. North 74°51'07" West, a distance of 550.00 feet to the POINT OF BEGINNING, containing 15.450 acres of land, more or less.

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT C, PHASE 1 CITY OF SAN MARCOS, TEXAS

PLAT NOTES:

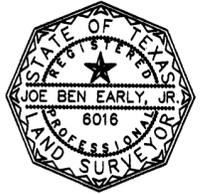
1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011-37, APPROVED AUGUST 18, 2011, AMENDED JULY 17, 2012, ORD. 2012-33.
2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE 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 WILL BE DEDICATED WITH THE FINAL PLAT ADJACENT TO THE RIGHTS-OF-WAY OF FIELD CORN LANE, TRAIL RIDGE PASS, AND RAIL HEAD ROAD.
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. 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: FIELD CORN LANE, TRAIL RIDGE PASS AND RAIL HEAD ROAD. 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 C, PHASE 1" 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. 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.

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 MAY 15, 2012 AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

Joe Ben Early, Jr. 7/14/14



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
FIRM NO. 10124500

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.

NO LOT IN THIS SUBDIVISION FALLS WITHIN THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

Charles Steinman



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

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.: 500-011
	DRAWING NO.: 500-011-PL-C1
	PLOT DATE: 7/14/14
	PLOT SCALE: 1" = 50'
	DRAWN BY: BBP & JBE
	SHEET 04 OF 04



Brookfield Residential

712 Congress Avenue, Suite 100
Austin, TX 78701
Tel: (512) 490-0033 Fax: (512) 490-0617
www.rmpplanning.com

MASTER LOTTING PLAN

SCALE: 1" = 400'
DATE: 04-05-2013

Blanco Vista
San Marcos, Texas

TRACT A
Future Residential

TRACT B
Future Residential

TRACT C
Future Residential

TRACT D
Future Residential

TRACT E
Future Residential

TRACT F
Future Residential

TRACT G
Future Residential

Mixed Use Commercial

Commercial / Multi-Family

Existing Elem. School

Existing Rec. Center

Existing Worship Site

Soccer Park

5 Mile Dam

Dudley Johnson & Randall Vetter Parks

Loop 110

Old Stagecoach Road

Yarrington Rd.

Post Road

RR Tracks

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

Phase 7

Phase 8

Phase 9

Phase 10

Phase 11

Phase 12

Phase 13

Phase 14

Phase 15

Phase 16

Phase 17

Phase 18

Phase 19

Phase 20

Phase 21

Phase 22

Phase 23

Phase 24

Phase 25

Phase 26

Phase 27

Phase 28

Phase 29

Phase 30

Phase 31

Phase 32

Phase 33

Phase 34

Phase 35

Phase 36

Phase 37

Phase 38

Phase 39

Phase 40

Phase 41

Phase 42

Phase 43

Phase 44

Phase 45

Phase 46

Phase 47

Phase 48

Phase 49

Phase 50

Phase 51

Phase 52

Phase 53

Phase 54

Phase 55

Phase 56

Phase 57

Phase 58

Phase 59

Phase 60

Phase 61

Phase 62

Phase 63

Phase 64

Phase 65

Phase 66

Phase 67

Phase 68

Phase 69

Phase 70

Phase 71

Phase 72

Phase 73

Phase 74

Phase 75

Phase 76

Phase 77

Phase 78

Phase 79

Phase 80

Phase 81

Phase 82

Phase 83

Phase 84

Phase 85

Phase 86

Phase 87

Phase 88

Phase 89

Phase 90

Phase 91

Phase 92

Phase 93

Phase 94

Phase 95

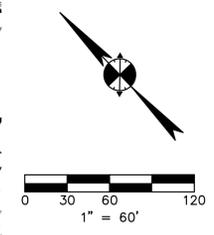
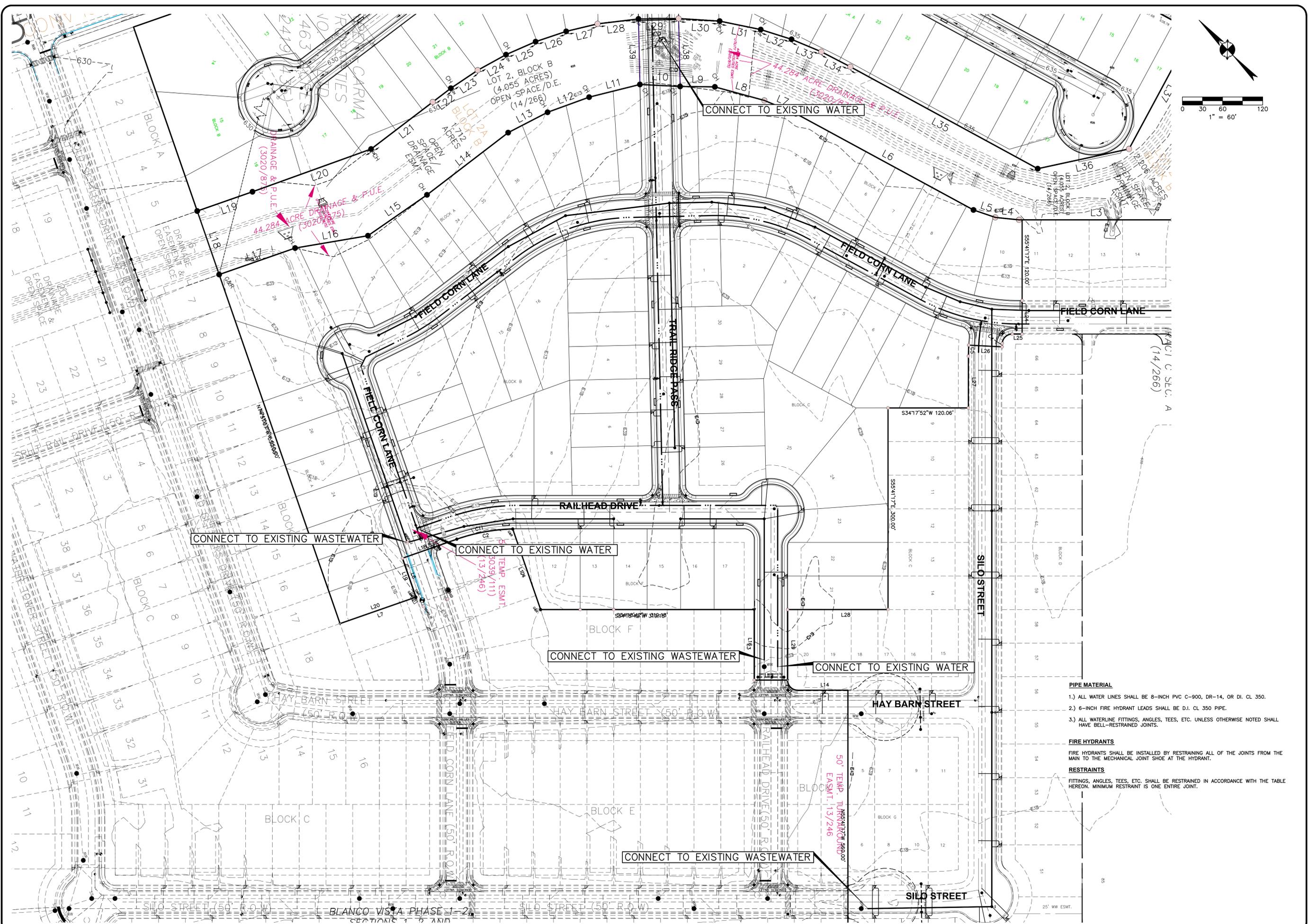
Phase 96

Phase 97

Phase 98

Phase 99

Phase 100



- PIPE MATERIAL**
- 1.) ALL WATER LINES SHALL BE 8-INCH PVC C-900, DR-14, OR DI. CL 350.
 - 2.) 6-INCH FIRE HYDRANT LEADS SHALL BE D.I. CL 350 PIPE.
 - 3.) ALL WATERLINE FITTINGS, ANGLES, TEES, ETC. UNLESS OTHERWISE NOTED SHALL HAVE BELL-RESTRAINED JOINTS.
- FIRE HYDRANTS**
- FIRE HYDRANTS SHALL BE INSTALLED BY RESTRAINING ALL OF THE JOINTS FROM THE MAIN TO THE MECHANICAL JOINT SHOE AT THE HYDRANT.
- RESTRAINTS**
- FITTINGS, ANGLES, TEES, ETC. SHALL BE RESTRAINED IN ACCORDANCE WITH THE TABLE HEREON. MINIMUM RESTRAINT IS ONE ENTIRE JOINT.



 Austin Texas Tel (512) 614-4466

 www.csfgroup.com

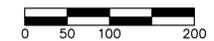
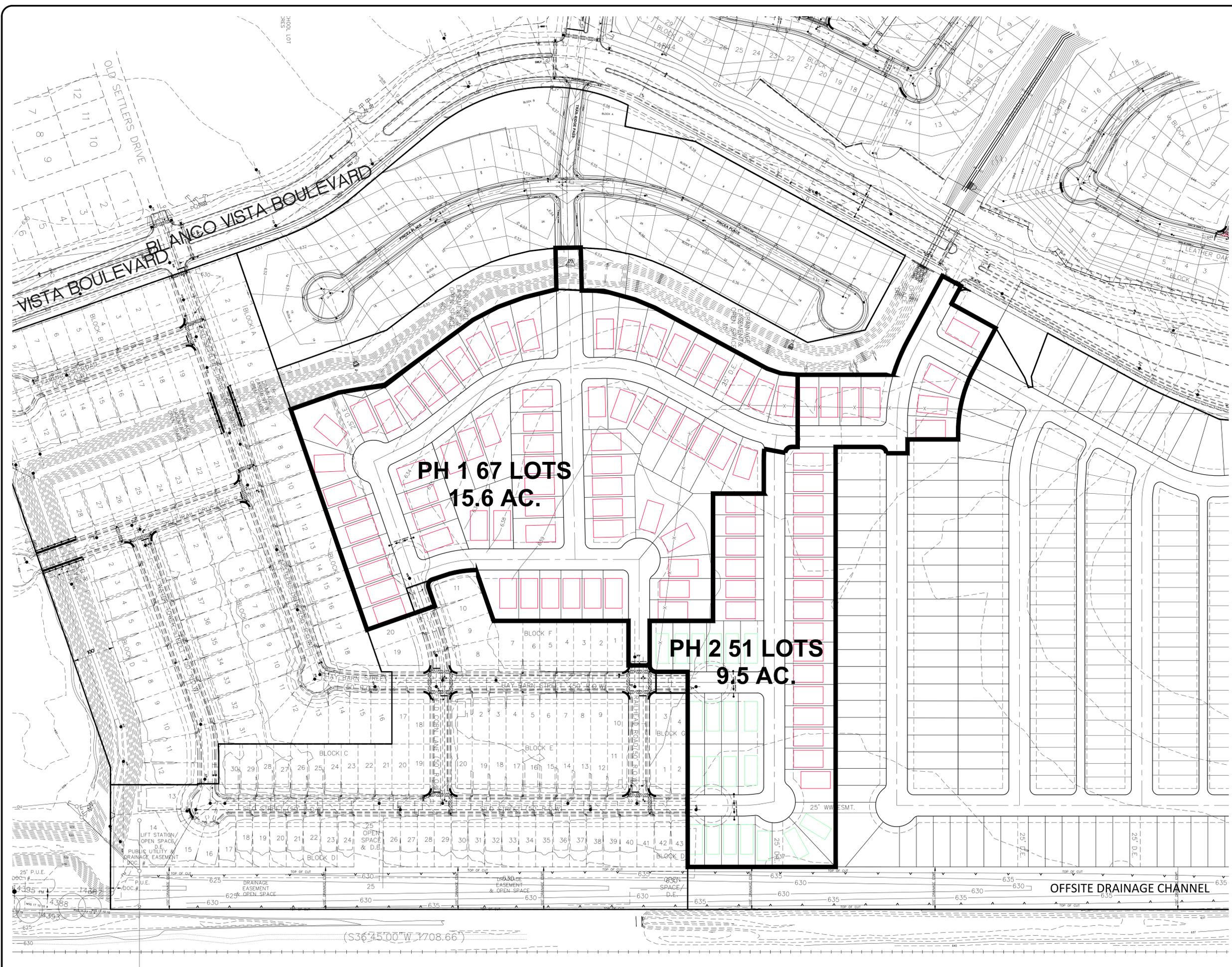
 Texas Registered Firm No. F-12377

 Cook ■ Steinhilber ■ Fleming

 PLANNING, ENGINEERING & CONSTRUCTION SERVICES

BLANCO VISTA TRACT C-1
WATER SYSTEM OVERALL PLAN





LEGEND

- 97 50'x120' LOT
40'x70' BLDG PAD
- 21 40'x120' LOT
30'x70' BLDG PAD
- 118 TOTAL LOTS

**PH 1 67 LOTS
15.6 AC.**

**PH 2 51 LOTS
9.5 AC.**

OFFSITE DRAINAGE CHANNEL

(S36°45'00"W 1708.66')

Austin, Texas
 Tel: (512) 619-9900
 Fax: (512) 619-9901
 Texas Registered Firm No. F-12377
 Cook ■ Steinhilber ■ Fleming
 PLANNING, ENGINEERING & CONSTRUCTION SERVICES

BLANCO VISTA: TRACT C
CONCEPT PLAN TWO

Formerly Carma Developers

P:\11613.01 Brookfield Blanco Vista Tract C\CADD\Concept Plan\11613.01 TRACT C CP2.dwg, 4/30/2014 7:37:55 AM



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.137 ACRES
HAYS COUNTY, TEXAS**

A DESCRIPTION OF 0.137 ACRES (APPROXIMATELY 5,959 SQ. FT.), BEING A PORTION OF LOT 2, BLOCK B, BLANCO VISTA TRACT C SECTION A, A SUBDIVISION OF RECORD IN VOLUME 14, PAGE 266 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; SAID 0.137 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the southernmost termination of Trail Ridge Pass (60' right-of-way width) as shown on Blanco Vista Tract D, a subdivision of record in Volume 17, Page 174 of the Plat Records of Hays County, Texas, being an angle point in the northwest line of said Lot 2, being also the easternmost corner of Lot 26, Block B, of said Blanco Vista Tract D;

THENCE North 33°44'57" East with the southeast termination of Trail Ridge Pass and the northwest line of said Lot 2, a distance of 60.00 feet to a 1/2" rebar with "Chaparral" cap set for the easternmost termination of Trail Ridge Pass, being the southernmost corner of Lot 28, Block A, of said Blanco Vista Tract D;

THENCE South 56°58'32" East crossing said Lot 2, a distance of 101.07 feet to a 1/2" rebar with "Chaparral" cap found for an angle point in the southeast line of said Lot 2;

THENCE South 37°05'54" West with the southeast line of said Lot 2, a distance of 60.15 feet to a 1/2" rebar with "Chaparral" cap found;

THENCE North 56°58'32" West crossing said Lot 2, a distance of 97.56 feet to the **POINT OF BEGINNING**, containing 0.137 Acres of land, more or less.

Surveyed on the ground on May 17, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA control network.

Attachments: Survey Drawing No. 500-011-ROW

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

Date

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.137 ACRES (APPROXIMATELY 5,959 SQ. FT.), BEING A PORTION OF LOT 2, BLOCK B, BLANCO VISTA TRACT C SECTION A, A SUBDIVISION OF RECORD IN VOLUME 14, PAGE 266 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

LEGEND	
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
()	RECORD INFORMATION



Handwritten signature in green ink, dated 7/14/14.

DATE OF SURVEY: 5/17/12
PLOT DATE: 7/14/14
DRAWING NO.: 500-011-ROW
PROJECT NO.: 500-011
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JBE
SHEET 1 OF 2

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
500-011-ROW

Chaparral

1" = 40'



LOT 26
BLOCK A
BLANCO VISTA
TRACT D
(17/174)

LOT 27
BLOCK A
BLANCO VISTA
TRACT D
(17/174)

LOT 28
BLOCK A
BLANCO VISTA
TRACT D
(17/174)

LOT 2, BLOCK B
BLANCO VISTA
TRACT C SECTION A
(14/266)
OPEN SPACE/
DRAINAGE ESMT.

CARMA BLANCO
VISTA, LTD.
PORTION OF
199.323 ACRES
(2494/616)

PROPOSED LOT 2, BLOCK E
BLANCO VISTA TRACT C, PHASE 1

PROPOSED LOT 1, BLOCK E
BLANCO VISTA TRACT C, PHASE 1

PROPOSED TRAIL RIDGE PASS
60' R.O.W. WIDTH

PROPOSED LOT 39, BLOCK A
BLANCO VISTA TRACT C, PHASE 1

CARPER-CARMA
PROPERTIES
NO. 1, LTD.
51.463 ACRES
(2419/435)

S56°58'32"E 101.07'
S37°05'54"W 60.15'
N33°44'57"E 60.00'
N56°58'32"W 97.56'
0.137 ACRES
APPROX. 5,959
SQ. FT.

P.O.B.

LOT 2, BLOCK B
BLANCO VISTA
TRACT C SECTION A
(14/266)
OPEN SPACE/
DRAINAGE ESMT.

LOT 26
BLOCK B
BLANCO VISTA
TRACT D
(17/174)

LOT 25
BLOCK B
BLANCO VISTA
TRACT D
(17/174)

LOT 24
BLOCK B
BLANCO VISTA
TRACT D
(17/174)

TRAIL RIDGE PASS
(60' R.O.W. WIDTH)
(17/174)

PINGEA PLACE
(50' R.O.W. WIDTH)
(17/174)

PINGEA PLACE
(50' R.O.W. WIDTH)
(17/174)



Handwritten signature and date: 7/14/14

Chaparral

DRAWING NO.: 500-011-ROW
SHEET 2 OF 2

City of San Marcos
SUBDIVISION PLAT APPLICATION

TRACT C-1

	<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> <u>CHAD. MATHESON @</u>
Email Address	<u>CHARLIE S @ CSFCIVILGROUP.COM</u>	<u>BROOKFIELD RP.COM</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

I MAX MILLER 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: 
FOR MAX MILLER

Printed Name: CHARLES STEINMAN Date: 6-17-14

Signature of Agent:  FOR CSF CIVIL GROUP

Printed Name: CHARLES STEINMAN Date: 6-11-14

Subdivision Plats

- Subdivision Concept Plat
- Preliminary Subdivision Plat
- Final Subdivision Plat

- Variance Section _____
- Plat Vacation Accompanying _____

Development Plats

- Preliminary Development Plat
- Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: BLANCO VISTA TRACT C

Address or General Location: TRAIL RIDGE PASS & RAILHEAD ROAD

Proposed Number of Lots: 67 Acres: 15.5

Appraisal District Tax ID: R 12736

- 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:  For Max Micon
 Printed Name: Carlos Steinhilber Date: 6-17-14

- Complete application
- Required fees \$ 1535 (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: 6-11-14

*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.

Fee Schedule

TRACT C-1

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

750
 15.5 x 50
 = 775
 1525
 + 10
 1535

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

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: _____

Blanco Vista Tract C

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
 Applicable Utility Service Code(s) A
 Comments/Conditions _____

Signature of Telephone Company Official Kerry Zilly
 Title: Plant Facilities Supv Date 6-17-14

SUBMITTAL REQUIREMENTS FOR ALL PLATS:



BLANCO VISTA TRACT C

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 CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: Tony Selman

Sign Here

Title: Water Dist Manager Date: _____

Name of Wastewater Service Provider CITY OF SAN MARCOS

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 _____

Sign Here

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT C

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 PENQUALES ELECTRIC COOP

Applicable Utility Service Code(s) A

Comments/Conditions ADEQUATE EASEMENTS WITHIN PLAT NOTES

Signature of Electric Company Official [Signature]

Title RIGHT OF WAY AGENT Date 6/12/14



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 _____

BLANCO VISTA TRACT C

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:

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

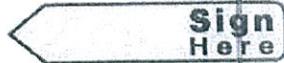
Name of Gas Service Provider Central Point Energy

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official [Signature]

Title Operations Supervisor Date 6/13/14





City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-492, **Version:** 2

AGENDA CAPTION:

Review, discuss and receive direction concerning updates to the Planning & Zoning Commission Bylaws.

Meeting date: August 12, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:

BY-LAWS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS

ARTICLE I. NAME

The name of the Commission shall be "The Planning and Zoning Commission of the City of San Marcos, Texas." Within these By-laws this commission may be referred to as either the "Planning and Zoning Commission" or "the Commission."

ARTICLE II. PURPOSE, AUTHORITY, AND DUTIES

Section 1. The Planning and Zoning Commission is responsible for the orderly growth and physical development of the City of San Marcos and its extraterritorial jurisdiction through the implementation of the community's Master Plan and related land use and development ordinances

Section 2. The Planning and Zoning Commission shall have powers and duties expressly granted to it under Article VII of the City Charter of the City of San Marcos, the ordinances of the City of San Marcos, and the laws of the State of Texas

ARTICLE III. MEMBERSHIP, TERMS, QUORUM, ATTENDANCE

Section 1. The Planning and Zoning Commission shall consist of nine members appointed by the City Council. To be eligible for appointment to the commission, eight of the commission members must have resided and owned real property in the city for a period of three years before the date of appointment, and the remaining member must have resided and owned real property in the city's extraterritorial jurisdiction for a period of three years before the date of appointment. To be eligible for continued service on the commission, the commission members appointed as city residents must maintain residence and property ownership in the city, and the commission member appointed as an extraterritorial jurisdiction resident must maintain residence and property ownership in the extraterritorial jurisdiction. Effective March 1, 2015 the ETJ member of the commission shall be deleted and a qualified city resident member shall be appointed.

~~seven members shall be residents of and own real property in the City. One member shall be a resident of and own real property within the extraterritorial jurisdiction of the City. One member shall be a resident of and owner of real property in either the City or the extraterritorial jurisdiction of the City~~ Members of the Commission shall serve without compensation.

Section 2. Each Commission member serves a three year term. Terms are staggered so that three of the members' terms expire in any given year. Terms expire on the last day of October. Term limits shall be governed by Section 2.068 of the City Code
~~Commission members shall be eligible to serve a maximum of two full terms. If a person is appointed to fill an unexpired term of more than eighteen months, the person will serve the remainder of that term and shall be eligible for reappointment for no more than one full term. If~~

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~~a person is appointed to fill an unexpired term of less than eighteen months, the person shall be eligible for reappointment for no more than two full terms.~~

Section 3. A quorum shall be no less than five members. No business shall be conducted or actions taken without a quorum of the membership present except to call the meeting to order, take roll, declare that a quorum is not present, set time and date of next meeting, and either recess or adjourn the meeting.

Section 4. Absences from meetings shall be governed by Section 2.-069 of the City Code.

ARTICLE IV. OFFICERS

Section 1. The offices of Commission Chair, Commission Vice-Chair and Recording Secretary are established. The Commission shall elect a Chair and Vice Chair at the first regular meeting ~~in November of each year of the new term.~~ The Commission shall also confirm, as needed from time to time to fill a vacancy, the Director of Planning's appointment of a Recording Secretary. The Recording Secretary shall be a member of the Planning and Development Services Department staff and shall not be a member of the Commission.

Section 2. The Chair shall:

- (a) preside at all meetings of the Commission;
 - (b) call special meetings of the Commission in accordance with Article V of these bylaws;
 - (c) sign official documents of the Commission;
 - (d) appoint special committees of the Commission; and,
 - (e) see that all actions of the Commission are properly taken.
- ~~[Who decides what goes on the agenda that is not staff driven?]~~

Section 3. The Vice-Chair shall, during the absence, disability or disqualification of the Chair, perform all the duties of the Chair.

Section 4. In the event that both the Chair and Vice-Chair are absent from any one meeting, the remaining members of the Commission shall elect a temporary Chair to preside over the meeting.

Section 5. In the event of a vacancy in an unexpired term of the Chair, the Vice-Chair will automatically become the Chair and ~~hold conduct~~ an election to fill the unexpired term of the Vice-Chair. Likewise, in the event of a vacancy in an unexpired term of the Vice-Chair, the Chair will hold an election to fill the unexpired term of the Vice-Chair. If both the Chair and Vice-Chair seats are vacated simultaneously, the remaining members of the Planning Commission will hold an election to fill both unexpired terms of office.

Section 6. The Recording Secretary shall:

- (a) post the agenda for all meetings of the Commission;
- (b) give or serve all public notices as required by law;
- (c) attend the meetings of the Commission and record all votes or other actions taken by the

- Commission;
- (d) prepare the written minutes in accordance with the provisions of Article V; Section 2 of these bylaws;
- (e) be the custodian of all Commission records;
- (f) sign and attest to the signature of the Chair on all official documents of the Commission;
- (g) ensure the proper recordation of subdivision plats and other documents requiring filing with the County Clerk's office.

**ARTICLE V.
COMMISSION RECORDS**

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Section 1. A public record shall be maintained of all Commission proceedings. The recording secretary, pursuant to the duties Article IV, Section 6 shall be responsible for all Commission records. All records of the Commission shall be subject to applicable State laws governing the records of a public board.

Section 2. “Minutes of all meetings of the commission, including the vote of “ayes” and “noes” upon the passage of any item properly brought before the Commission, shall be taken and recorded, and such minutes shall constitute a permanent record to which any citizen may have access at all reasonable times.”

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Meeting minutes shall be prepared after each Commission meeting and permanently maintained in the Planning and Development Services Department of the City. Meeting minutes shall be considered draft minutes until the Commission takes formal action to approve the minutes. Meeting minutes shall be a concise record of each agenda item, the action taken on each item and a listing of those who spoke regarding each item. The minutes shall reflect only a short abstract of the position taken by each speaker and shall be neither a verbatim transcript nor a lengthy description of the discussion. Meeting minutes shall accurately reflect all motions and seconds, alone with the results of the vote taken on each motion. Where substitute motions, ~~or~~ motions to reconsider, or motions to withdraw are made, such motions and the votes on those motions shall also be reflected in the meeting minutes.

Section 3. Each Commission member shall have an obligation to check the meeting minutes for accuracy prior to the meeting at which the minutes will be considered for approval. If a Commission member has more than three corrections or amendments to make to a given set of minutes, the member shall report the corrections in writing, to the Recording Secretary prior to the meeting. When the approval of minutes is subsequently called up for discussion, the Recording Secretary shall announce that written corrections have been received and the Commission shall automatically table the minutes to the next meeting without further discussion. Three or fewer corrections may be offered and voted on at the meeting where the minutes are being considered. Approved minutes shall be signed by all members who attended that meeting.

Section 4. ~~Commission meetings shall be recorded on audiotape. The tapes of Commission meetings shall be retained for the period of time prescribed by State law. [From Jamie Pettijohn: We follow the Texas State Records Retention Schedule and under it written minutes are the permanent record to be archived. Audio or videotapes are not permanent and only have to be maintained 90 days from the date the meeting is closed. It is for this reason that we do not~~

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[specify any type of recording method in our Ordinance. \]](#)

The Commission Chair shall require that each person coming before the Commission identify himself or herself for the record prior to addressing the Commission.

ARTICLE VI. MEETINGS, RULES OF CONDUCT

Section 1. The regular meetings of the Planning and Zoning Commission shall be on the second and fourth Tuesdays of each month at ~~7:00~~ 6:00 p.m.

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Section 2. Additional or special meetings of the Commission may be held at any time upon the request of either the Chair, the City Council or a majority of the members of the Commission.

Such meetings shall follow at least seventy-two hours of notification to Commission members and the public.

Section 3. All meetings of the Commission shall be conducted in accordance with the Texas open meetings law, Article 6252-17, Vernon's Texas Civil Statutes.

Section 4. Regular meetings of the Commission may be canceled by the Director of Planning with the consent of the Chair if both of the following criteria are met:

- (a) no new items requiring the Commission's attention have been submitted by the public as of 5 p.m. of Monday, three weeks prior to any regular meeting date; and
- (b) the Chair, a majority of the Commission membership, or the Director of Planning have not submitted any items for discussion as of ten days prior to any regular meeting date.

Section 5. The Commission may vote to reschedule or cancel the dates of regularly scheduled meetings to avoid conflicts with holidays or for other special circumstances. The rescheduling or canceling of regular meetings shall be done at least 30 days in advance of the regularly scheduled meeting date.

Section 6. Except as provided in these bylaws, the rules of conduct contained in the most current edition of Robert's Rules of Order Revised shall govern the meetings of the Planning and Zoning Commission.

Section 7. Members, including the Chair and Vice-Chair, shall have the right to vote on all matters coming before the Commission, except for those matters on which the member has a conflict of interest. Voting shall be by roll call vote and the order of voting is to be rotated with each item.

Section 8. Any member of the Planning and Zoning Commission who has a conflict of interest, as defined in Chapter 2, Article V of the City's Code of Ordinances or State law, concerning a matter that is on the agenda of the Commission shall:

- (a) publicly announce the nature of the conflict immediately after the agenda item has been called up for discussion or action;
- (b) leave the room during the discussion of the item; and
- (c) refrain from any discussion or voting on the matter.

Section 9. Any member of the Planning and Zoning Commission who does not legally have a conflict of interest but would like to avoid the appearance of a conflict of interest may elect to follow the procedure established in Section ~~9~~8 of this Article.

Section 10. Members shall have an obligation to vote on all matters coming before the commission unless the provisions of Sections 8 and 9 of this Article apply or the member was absent during the discussion of the matter.

Section 11. Members shall not represent themselves or any other person, group or interest before the Commission, the Zoning Board of Adjustments and Appeals or the City Council on any matter involving land use or development. This provision shall not preclude a member from representing an interest in his or her homestead. Members may represent an interest in their own property before the City Council. Members may represent the Commission in reporting on the activities of the Commission to ~~;~~ the Zoning Board of Adjustments and Appeals or the City Council.

**ARTICLE VII.
COMMITTEES**

Section 1. Committees, standing or special, may be established or abolished by the direction of a majority of the entire membership of the Commission.

Section 2. The Chair shall appoint members of all committees.

**ARTICLE VIII.
AMENDMENTS**

These rules may be amended at any meeting by a vote of the majority of the entire membership of the Commission provided a minimum of seventy-two hours notice of the intent to change the bylaws has been given to the public and each member of the Commission.

PASSED, APPROVED AND ADOPTED by the City of San Marcos Planning and Zoning Commission on this the ~~27th~~ day of ~~June~~, 2000.

Attest:

Francis Serna
Recording Secretary

Chris Wood, Chair
Planning and Zoning Commission

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City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-456, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX update
- b. Rhythm of the Street - July 26th
- c. APA Conference - Oct. 15-18

Meeting date: August 12, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: