



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, September 23, 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 August 26, 2014.
2. Consider approval of the minutes of the Regular Meeting on September 9, 2014.
3. PC-13-37_03 (Vista De Los Santos - Phase 1) Consider a request by HMT Engineering and Surveying for approval of a Final Plat and associated Subdivision Improvement Agreement for approximately 24.75 acres, more or less, out of the John Williams Survey, Abstract No. 2, located near Craddock Avenue and Valencia Way.
4. PC-14-17_03 (Uniprop) Consider a request by Cuatro Consultants on behalf of RSSO, LLC for a Final Plat and the associated Subdivision Improvement Agreement, consisting of 40 acres out of the J.M Veramendi League number 1, establishing Lots 1, 2, and 3 of the Uniprop Subdivision.
5. PC-14-24_02 (Blanco Vista Tract E Phase 1) Consider a request by CSF Civil Group, LLC, on behalf of Brookfield Residential, to approve a preliminary plat for Blanco Vista Tract E, Phase 1.

PUBLIC HEARINGS

6. CUP-14-30 (Shisha Zone Moroccan Hookah Lounge) Hold a public hearing and consider a request by Mohamed Anani, on behalf of Hjortin Family Trust, for a conditional use permit to allow for a smoking lounge at 700 N LBJ Dr.
8. CUP-14-32 (Alcove Self Storage) Hold a public hearing and consider a request by Tyler Grooms, on behalf of 90 San Marcos LTD & DFRM Investments for a Conditional Use Permit to allow for a self-storage business located at 1615 N IH-35.

7. CUP-14-31 (Alcove Self Storage) Hold a public hearing and consider a request by Tyler Grooms, on behalf of 90 San Marcos LTD & DFRM Investments for a Conditional Use Permit to allow for a structure with sheet metal siding to be located at 1615 N IH 35.
9. PSA-14-04 (Trace) Hold a public hearing and consider a request by High Pointe Communities for a Preferred Scenario Amendment to change an Area of Stability to a Medium Intensity Zone on an approximately 158.4 acre tract along the east side of IH 35, north of Posey Road, out of the William H. Van Horn Survey, or alternatively, designate a portion of the area appropriate as an Employment Center along IH 35.
10. PSA-14-05 (Hillert) Hold a public hearing and consider a request by Moeller and Associates for a Preferred Scenario Amendment to change an Area of Stability to a Medium Intensity Zone for an approximately 563.8 acre tract located along Staples Road, east of Old Bastrop Highway out of the William A. Matthews Survey, the William Burnet Survey and the B&G Fulcher League in Hays and Guadalupe Counties.
11. PSA-14-07 (Las Colinas) Hold a public hearing and consider a request by Flying TZ, LP for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for approximately 92.00 acres located between South IH 35 and Old Bastrop Highway South of Posey Road out of the Samuel Craft Sr. Survey, or alternatively, designate a portion of the area appropriate as an Employment Center along IH 35.
12. PSA-14-08 (Thornton) Hold a public hearing and consider a request by ETR Development Consulting for a Preferred Scenario Amendment to change an Area of Stability to a High Intensity Zone for an approximately 6 acre tract located at the intersection of IH 35 and Luciano Flores Boulevard out of the JM Veramendi Survey No. 1.

NON-CONSENT AGENDA

13. Development Services Report:
 - a. Code SMTX Update
 - b. Planning & Zoning Commission meeting dates
 - c. Staff update

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#13-543, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on August 26, 2014.

Meeting date: September 23, 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, August 26, 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 Vice Chair Ehlers at 6:00 p.m. on Tuesday, August 26, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 79666.

II. Roll Call

- Present** 7 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Jane Hughson, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Angie Ramirez, and Commissioner Amy Stanfield
- Absent** 2 - Commissioner Curtis Seebeck, and Commissioner Chris Wood

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 August 12, 2014.

A motion was made by Commissioner Carothers, seconded by Commissioner Kelsey, that the 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 Stanfield

Against: 0

Absent: 2 - Commissioner Seebeck and Commissioner Wood

PUBLIC HEARINGS

2. **PDA-14-03 (Cotton Center)** Hold a public hearing and consider a request by Metcalfe, Wolff, Stuart & Williams, on behalf of Walton Texas, LP, for a petition for a development agreement for approximately 2,358 acres out of the William Pettus League Survey, generally located north of Martindale to FM 1966 and east of the San Marcos Airport to State Highway 142.

Commissioner Hughson recused herself from PDA-14-03, Cotton Center because she is an Elected Director of the Maxwell Water Supply Corporation Board of Directors.

Vice Chair Ehlers opened the public hearing.

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

John Hohn stated he was present as a citizen and as the attorney for the Martindale Water Supply Corporation which has a CCN certificate of convenience and necessity which incorporates the area indicated stated that they have interest in where the applicant will get their water. Mr. Hohn thanked staff and informed the Commission that staff has answered most of his questions prior to the meeting. He made the Commission aware that water supply to the property is an important issue to the Martindale Water Supply Corporation. Mr. Hohn added that Martindale Water Supply Corporation is an independent corporation that is not far from the City of Martindale.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Carothers, that PDA-14-03 (Cotton Center) be approved. The motion carried by the following vote:

For: 6 - Commissioner Carothers, Commissioner Ehlers, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez and Commissioner Stanfield

Against: 0

Absent: 2 - Commissioner Seebeck and Commissioner Wood

Recused: 1 - Commissioner Hughson

NON-CONSENT AGENDA

3. Consider approval of amendments to the Planning & Zoning Commission Bylaws.

A motion was made by Commissioner Hughson, seconded by Commissioner Kelsey, that the amendments to the Planning and Zoning Commission Bylaws be approved.

A motion to amend was made by Commissioner Hughson, seconded by Commissioner Stanfield, that the sentence, "The Commission Chair shall require that each person coming before the Commission identify himself or herself for the record prior to addressing the Commission" located in Article V, Section 4 be numbered as Article V, Section 5. The motion carried with the following vote:

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

Against: 0

Absent: 2 - Commissioner Seebeck and Commissioner Wood

Vice Chair Ehlers called for a vote on the Main Motion that the amendments to the Planning and Commission with the amendment to the Bylaws that the sentence, "The Commission Chair shall require that each person coming before the Commission identify himself or herself for the record prior to addressing the Commission" be removed from Article V, Section 4 and be numbered as Article V, Section 5. The motion carried with the following vote:

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

Against: 0

Absent: 2 - Commissioner Seebeck and Commissioner Wood

4. Development Services Report:

- a. American Planning Association Conference- Oct. 15-18 /Frisco, TX

Matthew Lewis reminded the Commission to notify staff if they are interested in attending the 2014 American Planning Association Conference to be held October 15-18th in Frisco, Texas.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Carothers, seconded by Commissioner Stanfield, that the meeting be adjourned at 6:14 p.m. The motion carried unanimously.

_____	_____
Kenneth Ehlers, Vice Chair	Travis Kelsey, Commissioner

_____	_____
Corey Carothers, Commissioner	Angie Ramirez, Commissioner

_____	_____
Jane Hughson, Commissioner	Amy Stanfield, Commissioner

Brian Olson, Commissioner

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#13-589, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on September 9, 2014.

Meeting date: September 23, 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, September 9, 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, September 9, 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 Jane Hughson, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, Commissioner Amy Stanfield, and Commissioner Chris Wood
- Absent** 1 - Commissioner Kenneth Ehlers

III. Chairperson's Opening Remarks

Chair Wood announced that Item 7-CUP-14-29 (1229 Belvin St) has been withdrawn by the applicant and therefore pulled from the agenda.

IV. 30 Minute Citizen Comment Period

Paul Murray, 102 Barclay, San Marcos requested a Preferred Scenario Amendment (PSA) schedule because he misplaced his. He stated that he was surprised of the request from Campus Village Communities to postpone the request. He explained that the two month delay will be a few days before the holidays and feels that citizens will not be able to attend the meeting. Mr. Murray expressed concerns regarding rescheduling the PSA and suggested that the applicant attend the scheduled meetings as all other PSA applicants or move the items to the next deadline in February. He stated that the applicant should stick to the schedule.

CONSENT AGENDA

1. PC-14-21-01 (Blanco Place II) Consider a request by HMT Engineering and Surveying, on behalf of Arthur Don Purswell FLP and Sara Moesker FLP, for a Concept Plat consisting of 56.34 acres out of a portion of the Juan Martin Veramendi Tract.
2. PC-14-20-03 (Griffith Ford) Consider a request by HMT Engineering and Surveying, on behalf of Arthur Don Purswell FLP, Sara Moesker FLP, and the C J Griffith Family LLP for a Final Plat and the associated subdivision improvement agreement, consisting of 10.125 acres out of a portion the Juan Martin Veramendi, abstract number 17, establishing Griffith Ford Unit 1.

Commissioner Hughson recused herself from the Consent Agenda, PC-14-21_01 (Blanco Place II), PC-14-20_03 (Griffith Ford) and Public Hearing Item 3, PC-14-22_05 (Blanco Riverwalk, Lot 1, Bock D Replat) because she is an Elected Director of the Maxwell Supply Corporation Board of Directors.

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

For: 7 - Commissioner Carothers, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ehlers

Recused: 1 - Commissioner Hughson

PUBLIC HEARINGS

- 3. PC-14-22_05 (Blanco Riverwalk, Lot 1, Block D Replat)** Hold a public hearing and consider a request by Bec-Lin Engineering, L.P., on behalf of Nola Properties, L.P., for approval of a replat, and the associated subdivision improvement agreement, of 13.681 acres, more or less, being Lot 1, Block D of Blanco Riverwalk Subdivision, establishing Lots 1A, 1B and 1C, Block D, Blanco Riverwalk Subdivision, City of San Marcos, Hays County, Texas.

Chair Wood opened the public hearing.

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

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Carothers, that PC-14-22_05 (Blanco Riverwalk, Lot 1, Block D Replat) be approved by the following vote:

For: 7 - Commissioner Carothers, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ehlers

Recused: 1 - Commissioner Hughson

- 4. PC-14-23_04 (San Marcos Business Park Replat)** Hold a public hearing and consider a request by Ramsey Engineering, LLC, on behalf of WMSS Joint Venture, for approval of a replat of 2.52 acres, more or less, being Lot 2-A, San Marcos Business Park, Section One, establishing lots 2-B and 2-C.

Chair Wood opened the public hearing.

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

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

A motion was made by Commissioner Ramirez, seconded by Commissioner Hughson, that PC-14-23_04 (San Marcos Business Park Replat) be approved. 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

Absent: 1 - Commissioner Ehlers

5. CUP-14-26 (Eskimo Hut) Hold a public hearing and consider a request by The Choi Group, LLC, for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption for a restaurant establishment at 1101 Thorpe Lane.

Chair Wood opened the public hearing.

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

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

A motion was made by Commissioner Stanfield, seconded by Commissioner Ramirez, that CUP-14-26 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 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 Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck, Commissioner Stanfield and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Ehlers

6. CUP-14-28 (Barfish/Bar 141) Hold a public hearing and consider a request by Brian Scofield for an amendment to an existing Unrestricted Conditional Use Permit in order to expand the service area on to a 462 square foot deck/patio that would be added to the rear of the property located at 141 E Hopkins Street.

Chair Wood opened the public hearing.

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

Brian Scofield, owner of business made a clarification to staff comments and stated that the area will be a smoking deck, and that the dumpster will remain on property and indicated on the floorplan. He explained that the dumpster will be blocked from view and they do plan to move the dumpster to another location in the future. Mr. Scofield added that they will not have outdoor speakers.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Seebeck, that CUP-14-28 (Barfish/Bar 141) be approved with conditions that the permit shall be valid for the lifetime of the TABC Permit, 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 no speakers shall be permitted in the outdoor deck area. 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

Absent: 1 - Commissioner Ehlers

7. **CUP 14-29 (1229 Belvin Street)** Hold a public hearing and consider a request by Frank Gomillion, on behalf of Kay Hetherly, for an accessory structure greater than 12 feet in height at 1229 Belvin Street.

The applicant withdrew the request.

NON-CONSENT AGENDA

8. Receive an update from staff and hold discussion regarding the Fall 2014 Preferred Scenario Amendment process for consideration and hear details on each of the applications received:

PSA-14-04 High Pointe Communities - approximately 158 acres along the east side of IH 35 south of Posey Road - Medium Intensity

PSA-14-05 Moeller and Associates - approximately 563.8 acres along Staples Road east of Old Bastrop Highway - Medium Intensity

PSA-14-06 Campus Village Communities - approximately 2.78 acres at the intersection of Sessom Drive and Academy Street - Medium Intensity

PSA-14-07 Flying TZ, LP - approximately 92.00 acres along IH 35 and Old Bastrop Highway south of Posey Road - Medium Intensity

PSA-14-08 ETR Development Consulting, LLC - approximately 6 acres at the intersection of IH 35 and Luciano Flores Blvd - High Intensity

Amanda Hernandez, Senior Planner gave an update on the Fall 2014 PSA Process.

The Commission discussed the process and expressed concerns with the Campus Village request to change the hearing dates. They requested that staff be consistent with all incoming requests and not set a precedent in allowing applicants to change the meeting dates. The Commission recommended that staff meet with the applicant to discuss maintaining the meeting schedule.

9. Development Services Report:
- a. Code SMTX Update
 - b. Development Services Staffing Update

John Foreman, Planning Manager gave an update on Code SMTX announcing the Code Rodeo scheduled on October 23-29th. He stated that the Think Tank Committee met on September 3rd and appointed John David Carson as Chair and Sofia Nelson as Vice Chair. The next Think Tank meeting will be held on October 1st.

Matthew Lewis announced that his last day with the City is on September 19th and Amanda Hernandez, Senior Planner's last day is September 26th.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Carothers, that the meeting Adjourned at 6:49 p.m. The motion carried by a unanimous vote.

Chris Wood, Chair

Curtis Seebeck, Commissioner

Travis Kelsey, Commissioner

Corey Carothers, Commissioner

Angie Ramirez, Commissioner

Jane Hughson, Commissioner

Amy Stanfield, Commissioner

Brian Olson, 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#13-395, **Version:** 1

AGENDA CAPTION:

PC-13-37_03 (Vista De Los Santos - Phase 1) Consider a request by HMT Engineering and Surveying for approval of a Final Plat and associated Subdivision Improvement Agreement for approximately 24.75 acres, more or less, out of the John Williams Survey, Abstract No. 2, located near Craddock Avenue and Valencia Way.

Meeting date: 6/27/14

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

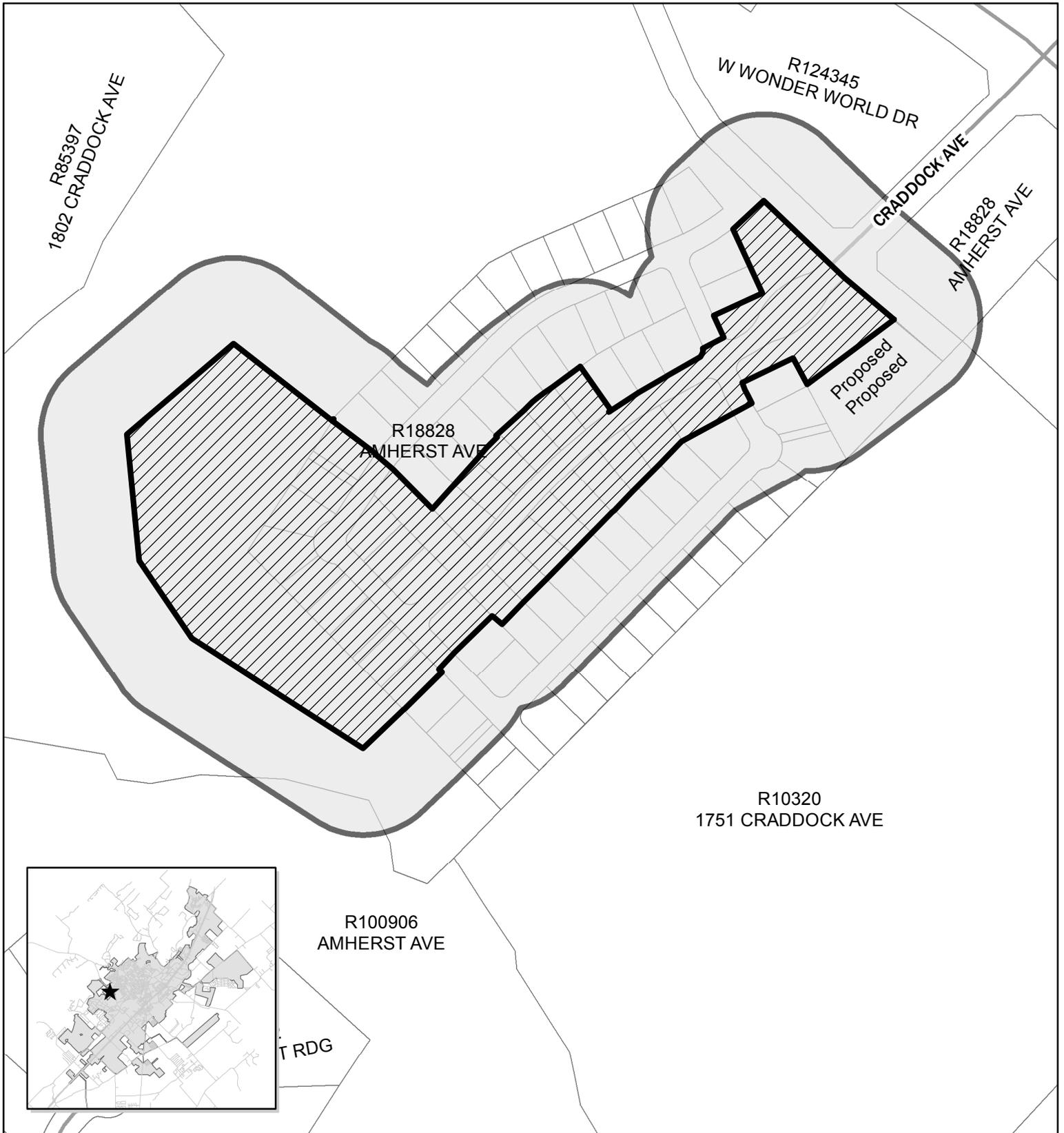
Account Name: N/A

CITY COUNCIL GOAL: Big Picture Infrastructure

BACKGROUND:

This final plat creates 30 residential lots, two open space and easement lots and two drainage lots for the development of a single-family (SF-6) subdivision. Four streets will be constructed as part of this plat.

Staff has reviewed the request and determined that the plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends approval.



PC-13-37_03
Vista De Los Santos - Unit 1
Wonderworld at Craddock
Map Date: 6/10/2014

-  Site Location
-  Notification Buffer (200 feet)
-  Historic District



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-13-37_03 Final Plat, Vista De Los Santos – Phase 1



Applicant Information:

Agent: HMT Engineering & Surveying
410 North Seguin Avenue
New Braunfels, TX 78130

Property Owner: DR Horton
10700 Pecan Park Ste. 400
Austin, TX 78750

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Vista De Los Santos – Phase 1

Subject Property:

Summary: The subject property is approximately 24.75 acres, more or less, and is located at Craddock Avenue and Valencia Way.

Zoning: SF-6 (following annexation by City Council on Sept. 17)

Traffic/ Transportation: The property is at Craddock Avenue and Valencia Way. Sidewalks will be installed as part of the development of this plat. A 10 ft. trail will be installed along the park access road (Valencia Way) as per the Development Agreement. The plat proposes the following new streets: Los Santos Drive, Gibraltar Drive, Madrid Trace, and Valencia Way (dedicated under separate instrument).

Utility Capacity: All utilities will provided per the Development Agreement.

Planning Department Analysis:

The subject property is part of the Development Agreement (Resolution 2012-46R) with C & G Development, of which 45 residential acres were annexed in 2013. The property has a base zoning of SF-6. This phase is within the single-family portion of the development and provides for the development of 30 residential lots, two (2) lots are reserved for open space and easements, and there are two (2) large drainage easement lots. Four (4) streets are proposed to be constructed: Los Santos Drive, Gibraltar Drive, Madrid Trace and a portion of Valencia Way. The proposed plat is consistent with the Development Agreement.

The Watershed Protection Plan Phase 2 and the Public Improvement Construction Plans have been submitted and approved.

Parkland dedication was addressed in the Development Agreement, and is not required for this individual plat.

The Planning Department finds that the plat meets the requirements of the Land Development Code and recommends approval.

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

June 6, 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.

- PLAT NOTES:**
- 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.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN MARCOS ZONING ORDINANCE.
 - A 20' WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY WITHIN THIS SUBDIVISION.
 - PUBLIC SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF SAN MARCOS STANDARDS ALONG BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. 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 COMPANIES.
 - THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
 - PERMANENT AND STABLE MONUMENTATION WAS FOUND OR SET FOR ALL CORNERS ON THE OUTER BOUNDARY OF THIS PLAT. PROPERTY CORNERS WERE SET WITH 1/2" IRON PIN WITH PLASTIC CAP LABELED "HMT" WHERE PRACTICAL. OTHERWISE, A MONUMENT THAT IS PERMANENT AND STABLE WAS USED.
 - THERE IS NO KNOWLEDGE OF ANY WELLS OR SEPTIC SYSTEMS FOUND ON PROPERTY. ANY WELLS OR SEPTIC SYSTEMS FOUND DURING CONSTRUCTION WILL BE ADDRESSED PER LOCAL AND STATE REQUIREMENTS.
 - A 5' EASEMENT SHALL BE LOCATED ALONG ALL SIDE LOT LINES NECESSARY FOR THE "STACKING" OF SAN MARCOS ELECTRIC EQUIPMENT ON COMMON LOT LINES.
 - ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENTS PER THE CITY OF SAN MARCOS ZONING ORDINANCE.
 - THE HOA DOCUMENT FOR MAINTENANCE OF LOTS 89, 90, 93 AND 94, WILL BE RECORDED PRIOR TO ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS.
 - THE APPROVED DEVELOPMENT AGREEMENT (RESOLUTION 2012-46R) BETWEEN C&G DEVELOPMENT, LTD AND THE CITY OF SAN MARCOS DEFINES THE MAXIMUM ALLOWABLE IMPERVIOUS COVER TO BE PERMITTED ON THE 45.02 ACRE RESIDENTIAL SUBDIVISION TO BE 12.52 ACRES. EACH RESIDENTIAL LOT IS LIMITED TO A MAXIMUM IMPERVIOUS COVER OF 43% OF THE TOTAL SQUARE FOOTAGE OF EACH RESIDENTIAL LOT.

KNOW ALL MEN BY THESE PRESENTS:

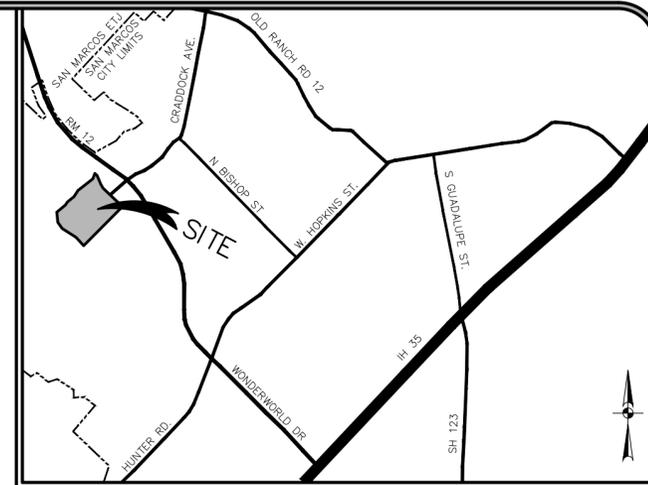
I, DOUGLAS B. COTTLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149
410 N. SEGUIN NEW BRAUNFELS, TEXAS 78130

KNOW ALL MEN BY THESE PRESENTS:

THAT I, STEPHEN WADE HANZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY AFFIRM THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0388F, DATED SEPTEMBER 2, 2005, NO BUILDABLE RESIDENTIAL LOT WITHIN THIS SUBDIVISION IS LOCATED WITHIN A FLOOD HAZARD AREA. PORTIONS OF DRAINAGE LOTS ARE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE".

STEPHEN WADE HANZ, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 95422
410 N. SEGUIN NEW BRAUNFELS, TEXAS 78130



LOCATION MAP
NOT TO SCALE

LINE	LENGTH	DIRECTION
L1	81.71'	S49°59'58"E
L2	75.00'	N28°21'54"W
L3	127.75'	S63°21'44"W
L4	13.34'	S23°38'07"E
L5	29.99'	N44°19'27"W
L6	125.00'	S45°40'33"W
L7	11.71'	S44°19'27"E
L8	50.64'	S36°35'16"W
L9	34.27'	S44°39'29"W
L10	58.59'	S49°03'22"W
L11	102.36'	N35°21'59"E
L12	82.94'	S47°24'26"E
L13	82.35'	S31°17'24"E
L14	129.48'	S57°06'53"W
L15	86.76'	S62°35'42"W
L16	70.06'	S54°23'18"E
L17	135.74'	S44°19'27"E
L18	137.44'	N45°32'34"E
L19	124.32'	S34°52'36"E
L20	1.50'	N66°04'29"E

LINE	LENGTH	DIRECTION
L21	50.00'	N65°47'06"E
L22	54.83'	N23°38'07"W
L23	125.00'	N66°21'53"E
L24	55.12'	N47°54'12"E
L25	26.88'	N45°36'21"E
L26	11.56'	N66°04'29"E
L27	26.93'	N23°38'07"W
L28	13.60'	S23°38'07"E
L29	26.43'	N23°38'07"W
L30	0.99'	N66°04'29"E
L31	10.99'	S66°04'29"W
L32	25.42'	S64°33'29"W
L33	16.20'	S45°36'21"W
L34	52.02'	N46°08'38"W
L35	195.16'	N54°23'18"W
L36	20.00'	N44°19'27"W
L37	24.01'	N44°19'27"W
L38	20.00'	N33°15'47"E
L39	20.24'	S33°15'47"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	40.94'	475.00'	4°56'17"	20.48'	40.92'	N26°06'16"W
C2	3.86'	275.00'	0°48'17"	1.93'	3.86'	N36°44'11"E
C3	228.63'	1210.00'	10°49'33"	114.66'	228.29'	S60°39'42"W
C4	39.14'	25.00'	89°42'37"	24.87'	35.27'	S21°13'11"W
C5	40.09'	525.00'	4°22'30"	20.05'	40.08'	S50°05'27"W
C6	36.46'	104.00'	20°05'03"	18.42'	36.27'	S35°33'49"W
C7	159.17'	181.00'	50°23'05"	85.14'	154.09'	S50°42'50"W
C8	28.29'	104.00'	15°35'16"	14.23'	28.21'	S68°06'45"W
C9	52.89'	526.47'	5°45'23"	26.47'	52.87'	S63°11'48"W
C10	39.14'	25.00'	89°42'37"	24.87'	35.27'	S21°13'11"W
C11	44.65'	525.00'	4°52'21"	22.34'	44.63'	S26°04'18"E
C12	39.40'	25.00'	90°17'23"	25.13'	35.44'	N68°46'49"W
C13	533.50'	1160.00'	26°21'04"	271.55'	528.81'	S52°53'57"W
C14	121.33'	1160.00'	5°59'35"	60.72'	121.28'	N63°04'42"E
C15	100.09'	1160.00'	4°56'37"	50.07'	100.06'	N57°36'36"E
C16	75.39'	1160.00'	3°43'25"	37.71'	75.37'	N53°16'35"E
C17	75.38'	1160.00'	3°43'24"	37.70'	75.37'	N49°33'11"E
C18	75.37'	1160.00'	3°43'21"	37.70'	75.35'	N45°49'48"E
C19	75.36'	1160.00'	3°43'19"	37.69'	75.34'	N42°06'28"E
C20	10.59'	1160.00'	0°31'23"	5.29'	10.59'	N39°59'07"E
C21	51.94'	500.00'	5°57'08"	25.99'	51.92'	S42°41'59"W
C22	26.97'	500.00'	3°05'25"	13.49'	26.96'	N41°16'07"E
C23	24.97'	500.00'	2°51'43"	12.49'	24.97'	N44°14'41"E
C24	39.27'	25.00'	90°00'00"	25.00'	35.36'	S00°40'33"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C25	16.09'	25.00'	36°52'12"	8.33'	15.81'	N62°45'33"W
C26	132.06'	50.00'	151°19'38"	195.64'	96.89'	N05°31'50"W
C27	38.18'	50.00'	43°44'47"	20.07'	37.26'	S59°19'15"E
C28	44.29'	50.00'	50°45'14"	23.72'	42.86'	S12°04'15"E
C29	49.59'	50.00'	56°49'37"	27.05'	47.58'	S41°43'11"W
C30	16.09'	25.00'	36°52'12"	8.33'	15.81'	N51°41'53"E
C31	21.98'	325.00'	3°52'32"	11.00'	21.98'	S35°12'04"W
C32	14.74'	275.00'	3°04'15"	7.37'	14.74'	N34°47'55"E
C33	33.85'	25.00'	77°35'15"	20.10'	31.33'	S05°31'50"E
C34	39.27'	25.00'	90°00'00"	25.00'	35.36'	S89°19'27"E
C35	46.75'	450.00'	5°57'08"	23.40'	46.73'	N42°41'59"E
C36	24.98'	450.00'	3°10'49"	12.49'	24.97'	S44°05'08"W
C37	21.77'	450.00'	2°46'19"	10.89'	21.77'	S41°06'35"W
C38	556.50'	1210.00'	26°21'04"	283.26'	551.60'	N52°53'57"E
C39	28.60'	1210.00'	1°21'16"	14.30'	28.60'	S40°24'03"W
C40	74.70'	1210.00'	3°32'15"	37.36'	74.69'	S42°50'48"W
C41	74.82'	1210.00'	3°32'35"	37.42'	74.81'	S46°23'13"W
C42	74.85'	1210.00'	3°32'39"	37.44'	74.83'	S49°55'49"W
C43	74.89'	1210.00'	3°32'47"	37.46'	74.88'	S53°28'32"W
C44	39.40'	25.00'	90°17'23"	25.13'	35.44'	S68°46'49"E
C45	61.13'	104.00'	33°40'32"	31.47'	60.25'	N46°07'43"E
C46	131.74'	181.00'	41°42'06"	68.94'	128.85'	N50°08'31"E
C47	46.08'	104.00'	25°23'13"	23.43'	45.70'	N58°17'57"E

STATE OF TEXAS
COUNTY OF HAYS

I, DR HORTON, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE VISTA DE LOS SANTOS - PHASE 1 SUBDIVISION, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

CONTINENTAL HOMES OF TEXAS, LP, DBA DR HORTON
BY: RICHARD MAIER
10700 PECAN PARK STE. 400
AUSTIN, TX 78750
512-345-4663

STATE OF TEXAS
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2013 BY _____

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

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

CHAIRMAN _____ DATE _____

RECORDING SECRETARY _____ DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES _____ DATE _____

CIP & ENGINEERING DEPARTMENT _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

I, _____, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M., AND RECORDED ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS VOLUME _____, PAGES _____.

WITNESS MY HAND OFFICIAL SEAL, THIS THE ____ DAY OF _____, 20____.

COUNTY CLERK _____
HAYS COUNTY, TEXAS

PLAT PREPARED SEPTEMBER 25, 2013
PLAT REVISED FEBRUARY 4, 2014
PLAT REVISED MARCH 7, 2014
PLAT REVISED MAY 29, 2014
PLAT REVISED JUNE 9, 2014



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555

FINAL PLAT:
VISTA DE LOS SANTOS - PHASE 1
CITY OF SAN MARCOS, TEXAS

Drawing Name: N:_Projects\031 - Vista de Santos\031.010 - Vista de Santos\031.010.102 Revised Unit 1 Plat.dwg User: thloesel Jun 09, 2014 - 10:23am

REMAINDER OF A CALLED 501.30 AC.
VOLUME 1360, PAGE 97
O.P.R.H.C.T.

REMAINDER OF A CALLED 501.30 AC.
VOLUME 1360, PAGE 97
O.P.R.H.C.T.

CALLED 326.30 AC.
CITY OF SAN MARCOS
VOLUME 1922, PAGE 338
O.P.R.H.C.T.

REMAINDER OF A CALLED 501.30 AC.
VOLUME 1360, PAGE 97
O.P.R.H.C.T.

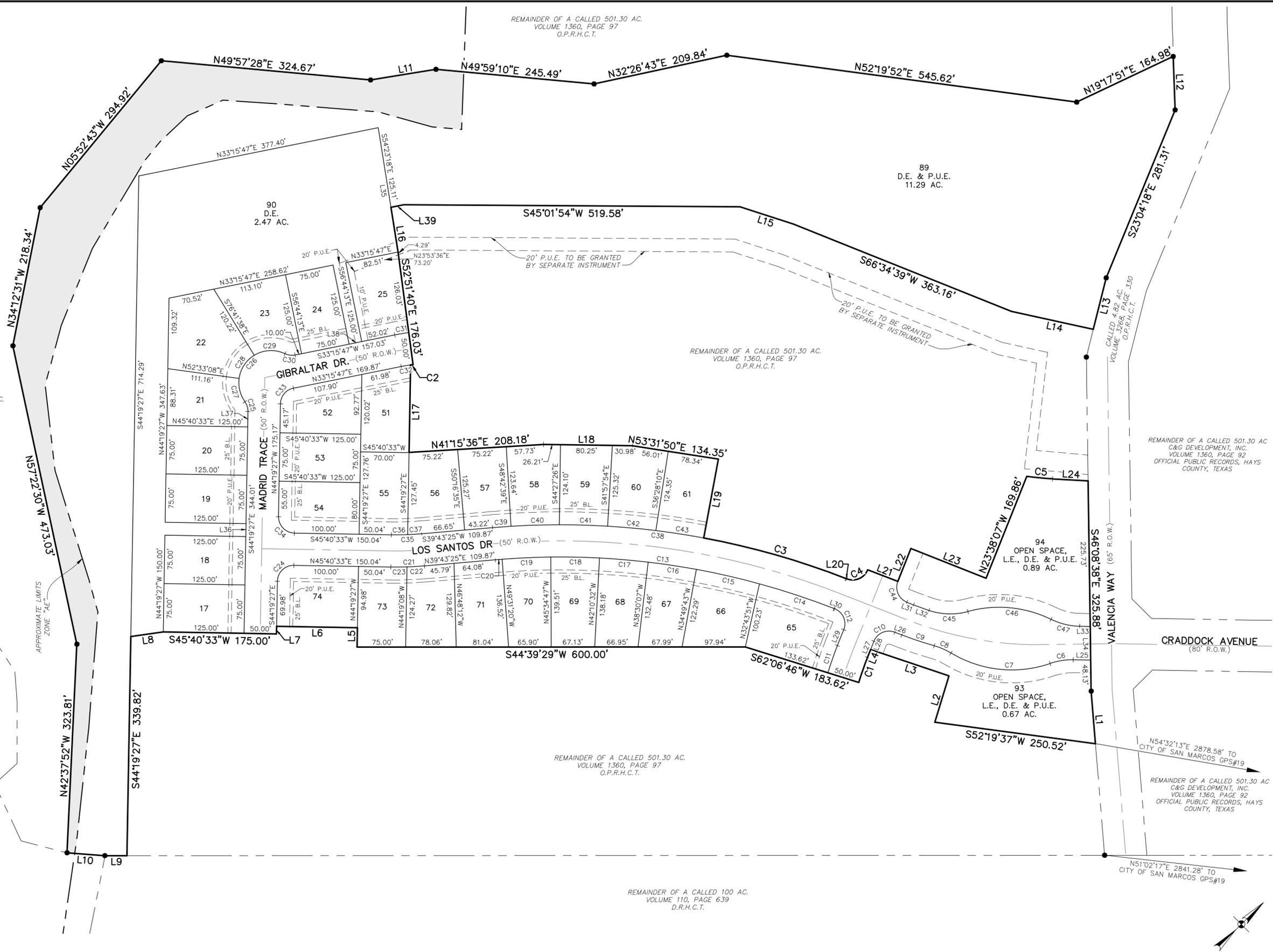
REMAINDER OF A CALLED 100 AC.
VOLUME 110, PAGE 639
D.R.H.C.T.

REMAINDER OF A CALLED 501.30 AC
C&G DEVELOPMENT, INC.
VOLUME 1360, PAGE 92
OFFICIAL PUBLIC RECORDS, HAYS
COUNTY, TEXAS

REMAINDER OF A CALLED 501.30 AC
C&G DEVELOPMENT, INC.
VOLUME 1360, PAGE 92
OFFICIAL PUBLIC RECORDS, HAYS
COUNTY, TEXAS

N54°32'13"E 2878.58' TO
CITY OF SAN MARCOS GPS#19

N51°02'17"E 2841.28' TO
CITY OF SAN MARCOS GPS#19



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555

FINAL PLAT: VISTA DE LOS SANTOS – PHASE 1 CITY OF SAN MARCOS, TEXAS

CONTINENTAL HOMES OF TEXAS, LP. DBA DR HORTON
BY: RICHARD MAIER
10700 PECAN PARK STE. 400
AUSTIN, TX 78750
512-345-4663

- LEGEND:**
- = FND 1/2" IRON PIN
 - B.L. = BUILDING SETBACK LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - D.R.H.C.T. = DEED RECORDS, HAYS COUNTY, TEXAS
 - O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

SCALE: 1"=100'



Legislation Text

File #: PC-14-17_03, **Version:** 1

AGENDA CAPTION:

PC-14-17_03 (Uniprop) Consider a request by Cuatro Consultants on behalf of RSSO, LLC for a Final Plat and the associated Subdivision Improvement Agreement, consisting of 40 acres out of the J.M Veramendi League number 1, establishing Lots 1, 2, and 3 of the Uniprop Subdivision.

Meeting date: 9/23/2014

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

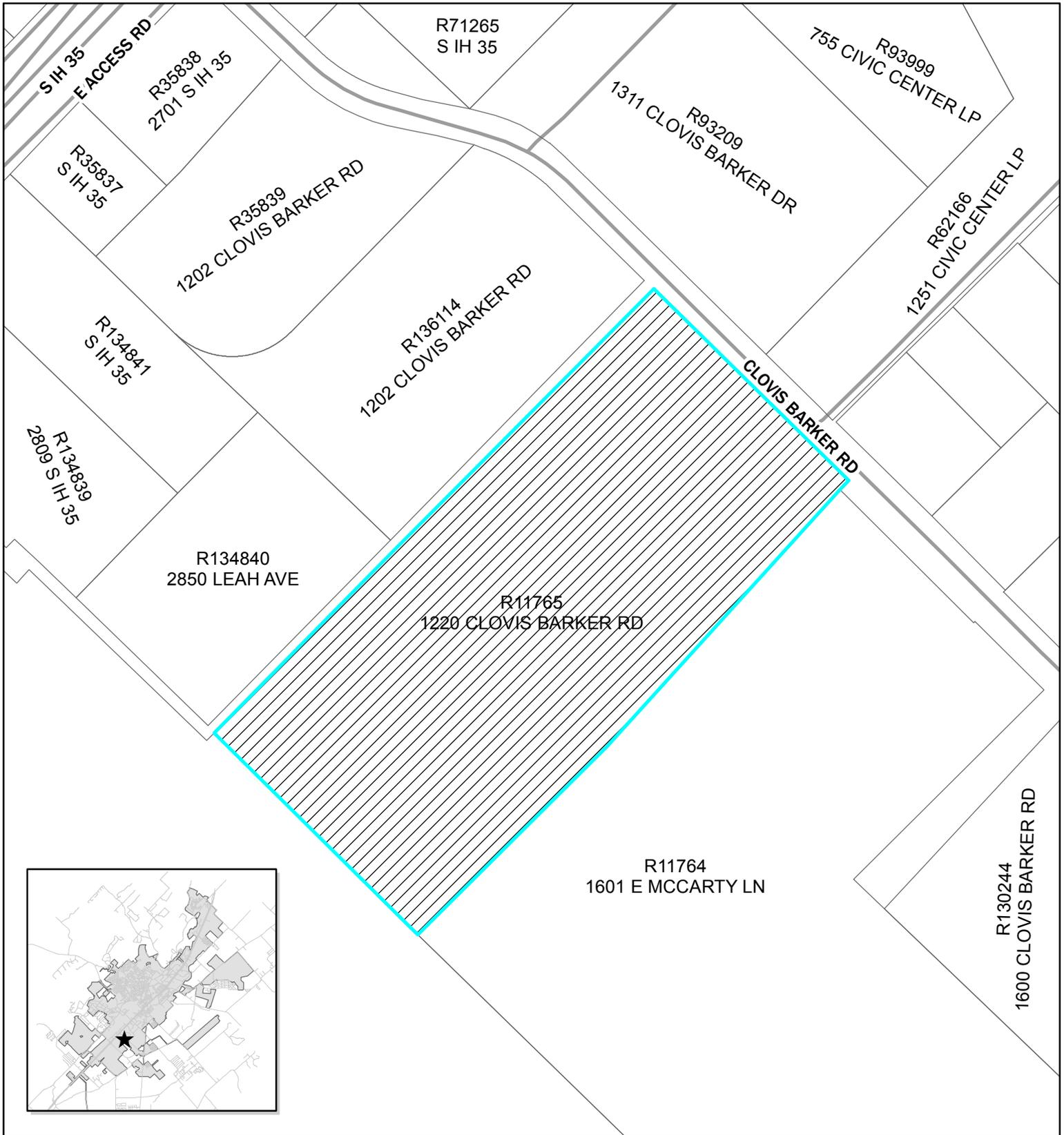
Account Name: NA

CITY COUNCIL GOAL: Community Wellness/Strengthen the Middle Class

BACKGROUND:

The subject property is located within the San Marcos ETJ, at the intersection of the Clovis Barker and Leah Avenue extension. This plat subdivides the approximately 40 acres into three (3) lots. A Public Improvements Construction Plan to extend the required wastewater line and construct a portion of the Leah Avenue extension has been submitted and approved by the Director of Engineering. A Subdivision Improvement Agreement (attached) has been executed to achieve the street and wastewater extension.

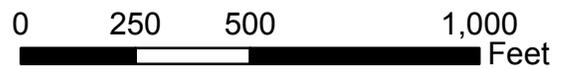
Staff has reviewed the request and determined that the plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends approval.



PC-14-17_03

**Uniprop
Final Plat**

Map Date: 9/12/2014



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-14-17_03 Final Plat Uniprop



Applicant Information:

Applicant: Cuatro Consultants, Ltd
3601 Kyle Cross, Ste. B
Kyle, TX 7864

Property Owner: RSSO, LLC
3415 Floyd
Corpus Christie, TX 78838

Subject Property:

Summary: The subject property is approximately 40 acres out of the J.M. Veramendi Survey No. 1, located at the intersection of Clovis Barker and the Leah Avenue extension. These 40 acres will be divided into three lots.

Zoning: This property is currently within the City of San Marcos Extraterritorial Jurisdiction.

Traffic/ Transportation: Through this plat the Leah Avenue extension will be widened to the full roadway cross section. All lots will have frontage on the Leah Avenue extension.

Utility Capacity: An Out of City Utility extension has been requested and has been accepted for a wastewater line extension which is required for approval of the Plat. City Council heard the request on September 16th 2014. There is currently a City waterline located under the existing portion of the Leah Avenue extension that can serve these lots.

Planning Department Analysis:

The subject property is located within the San Marcos ETJ at the intersection of Clovis Barker and the Leah Avenue extension. A Public Improvements Construction Plan to extend the required wastewater line has been submitted and approved by the Director of Engineering. A Subdivision Improvement Agreement has been executed to achieve the wastewater extension.

Staff has reviewed the request and determined that the plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends approval.

Planning Department Recommendation	
<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative - Postpone
<input type="checkbox"/>	Denial

The Commission's Responsibility:

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

Prepared by:

Will Parrish	Planning Tech	September 10, 2014
Name	Title	Date

Issue Date : 6/25/2014

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
FSO - South Hays Co ESD #3

SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0017-1082-00001-3

Quick-Ref ID : R11765

Value Information

	Land HS	:	\$0.00
CLOVIS BARKER RD SAN	Land NHS	:	\$0.00
MARCOS, TX 78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0017-1 JUAN M	Ag Mkt	:	\$1,702,420.00
VERAMENDI SURVEY #1,	Ag Use	:	\$7,210.00
TRACT PT OF 90, ACRES	Tim Mkt	:	\$0.00
39.927	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$7,210.00

Owner Information

Owner ID : O0131010

RSSO LLC
3415 FLOYD
CORPUS CHRISTI, TX 78411

Ownership: 100.00%

Suit Information: 01-23105

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
SSM	2013	101.95	0.00	0.00	0.00	0.00
RSP	2013	3.16	0.00	0.00	0.00	0.00
GHA	2013	30.65	0.00	0.00	0.00	0.00
FSO	2013	7.21	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2014 : \$0.00
Total due on all bills 6/30/2014 : \$0.00
 2013 taxes paid for entity SSM \$101.95
 2013 taxes paid for entity RSP \$3.16
 2013 taxes paid for entity GHA \$30.65
 2013 taxes paid for entity FSO \$7.21
2013 Total Taxes Paid : \$142.97
Date of Last Payment : 11/01/13

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

6-25-14

Date of Issue : 06/25/2014
 Requestor : RSSO LLC
 Receipt : KY-2014-18890
 Fee Paid : \$10.00
 Payer : RSSO LLC



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: PC-14-24_02, **Version:** 1

AGENDA CAPTION:

PC-14-24_02 (Blanco Vista Tract E Phase 1) Consider a request by CSF Civil Group, LLC, on behalf of Brookfield Residential, to approve a preliminary plat for Blanco Vista Tract E, Phase 1.

Meeting date: 9/23/2014

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

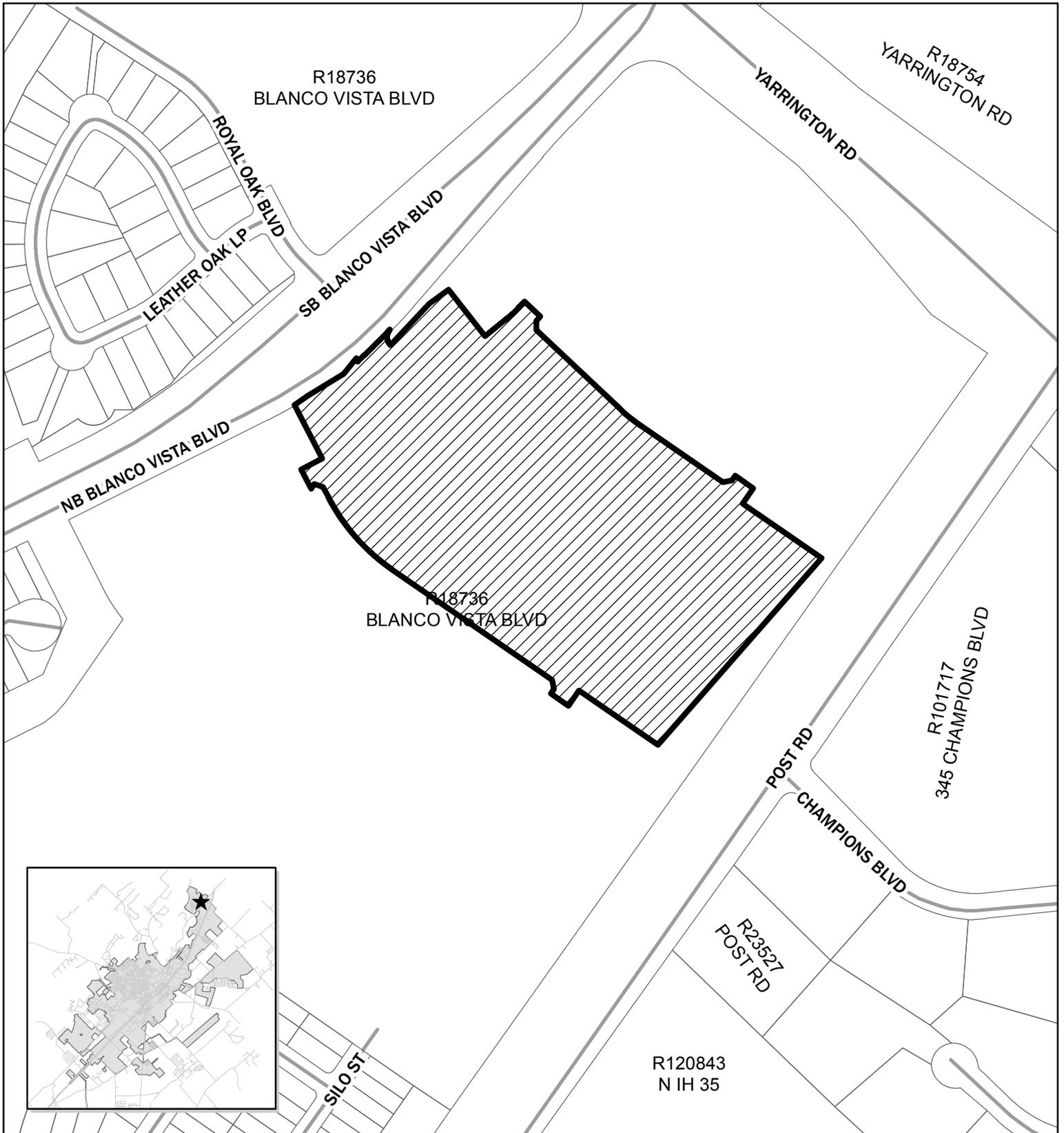
Account Name: NA

CITY COUNCIL GOAL: Community Wellness/Strengthen the Middle Class

BACKGROUND:

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 99 residential lots and one (1) drainage. Two (2) new streets and four (4) new alleys are proposed. Three (3) previously approved streets will be extended with this preliminary as well.

Staff has reviewed the request and determined that the criteria of section 1.6.4.1 have been met and is recommending **approval** of this preliminary plat as submitted.



PC-14-24_02
Blanco Vista Tract E-1
Preliminary Plat
Map Date: 9/12/2014

●  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-14-24_02 Preliminary Plat, Blanco Vista, Tract E, 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 E, 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 and directly accessed from Blanco Vista Boulevard. Sidewalks will be installed as part of the development of this plat. The plat does propose several new streets.

Utility Capacity: All utilities and streets will be extended and constructed by the applicant.

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 99 residential lots and one (1) drainage. Two (2) new streets and four (4) new alleys are proposed. The proposed streets are named Wainscot Oak Way, Gambel Oak Way. The un-named alleys are proposed to be one-way public alleys. Previously approved Stampede Road, Royal Oak Boulevard, and Silo Street will be extended as part of this section. The proposed plat would be consistent with development in 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:

Will Parrish	Planning Tech	September 10, 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.

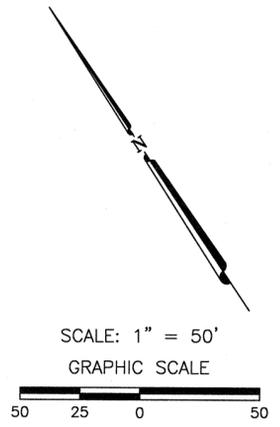
BENCHMARK INFORMATION

BM #5: SQUARE CUT ON THE NORTHERNMOST CORNER OF A CURB INLET APPROXIMATELY 800 FEET SOUTHWEST OF THE INTERSECTION OF BLANCO VISTA BOULEVARD AND YARRINGTON ROAD.
ELEVATION = 648.38'

BM R722: 4" ALUMINUM DISK SET IN CONCRETE IN THE MEDIAN OF BLANCO VISTA BOULEVARD APPROXIMATELY 1200 FEET SOUTHWEST OF THE INTERSECTION OF BLANCO VISTA BOULEVARD AND YARRINGTON ROAD.
ELEVATION = 642.65'

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

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT E-1 CITY OF SAN MARCOS, TEXAS



B.M. #5
ELEV. 648.38'

B.M. R722
ELEV. 642.65'

HC08

LOT 5, BLOCK B
BLANCO VISTA
TRACT C SECTION A
(14/266)
OPEN SPACE

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

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

CONTROL POINT "HC08"

4" ALUMINUM DISC 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

SURFACE TO GRID
1.000017434

GRID TO SURFACE
0.999982566

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

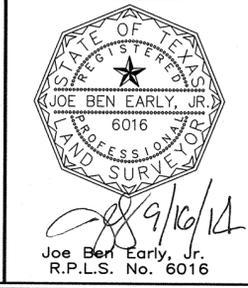
FROM G.P.S. OBSERVATIONS USING L.C.R.A. H.A.R.N. NETWORK.

LEGEND

● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

WILLIAM WARD LEAGUE
ABS. 467

MATCHLINE SHEET 2

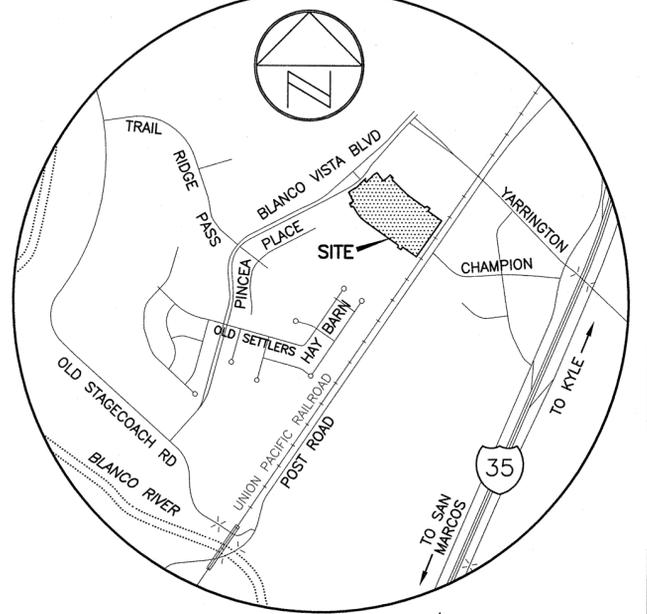


Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

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

PROJECT NO.: 500-012
DRAWING NO.: 500-012-PL-E1
PLOT DATE: 9/16/14
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE
SHEET 01 OF 04

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT E-1 CITY OF SAN MARCOS, TEXAS

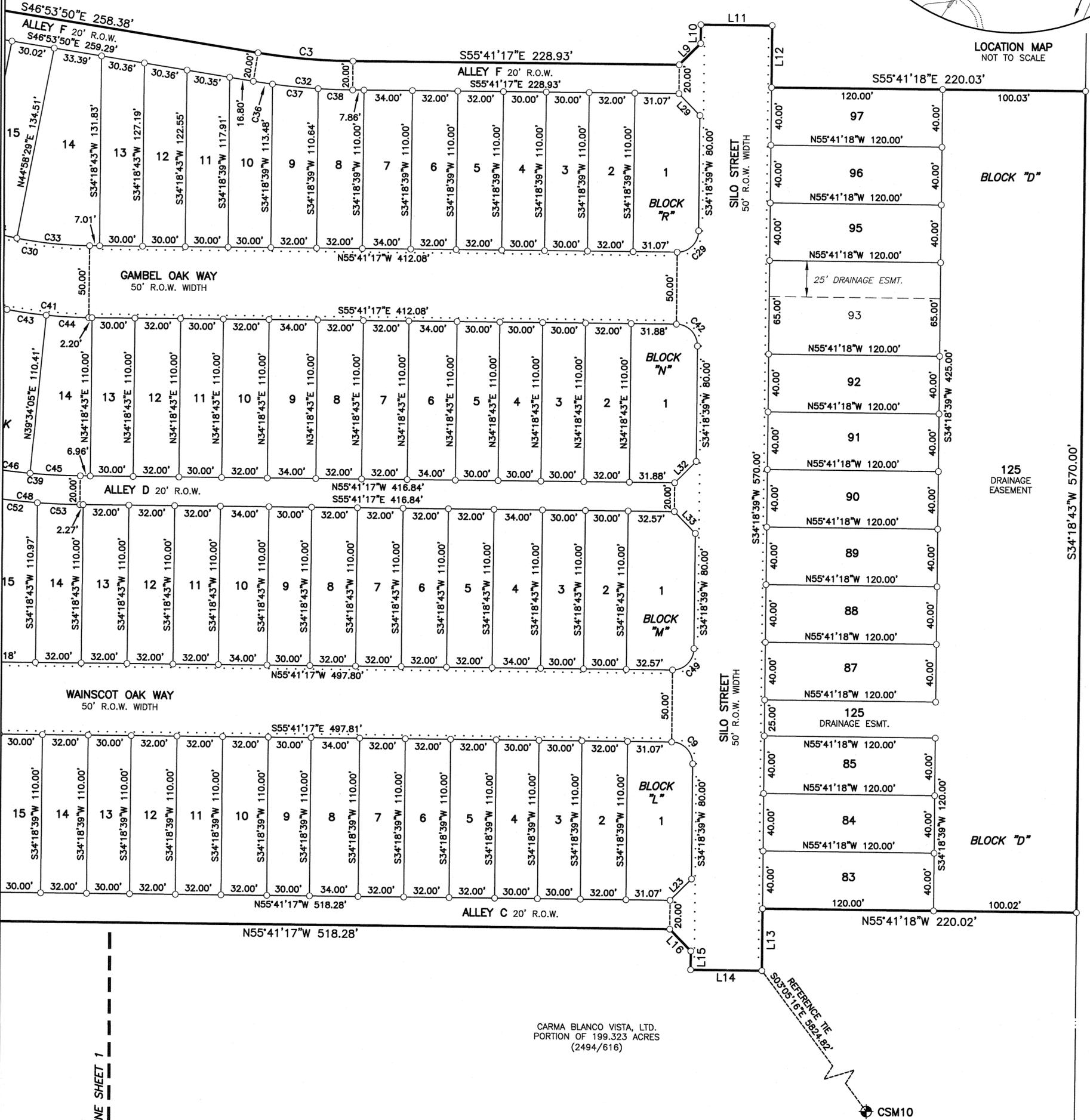


SCALE: 1" = 50'
GRAPHIC SCALE



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

LEGEND	
● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

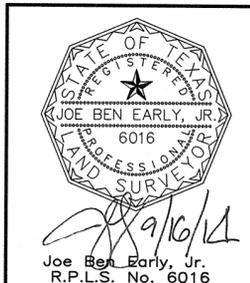


CARMA BLANCO VISTA, LTD.
PORTION OF 199.323 ACRES
(2494/616)

INTERNATIONAL & GREAT NORTHERN RAILROAD
(200' R.O.W.)

MATCHLINE SHEET 1

CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.



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

PROJECT NO.:
500-012
DRAWING NO.:
500-012-PL-E1
PLOT DATE:
9/16/14
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP & JBE
SHEET
02 OF 04

**PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT E-1
CITY OF SAN MARCOS, TEXAS**

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	89°45'49"	39.17'	S02°00'56"E	35.28'
C2	275.00'	8°13'51"	39.50'	N47°13'05"E	39.47'
C3	435.00'	8°47'27"	66.74'	S51°17'34"E	66.68'
C4	455.00'	28°26'00"	225.80'	N41°28'17"W	223.49'
C5	1075.00'	1°57'20"	36.69'	N56°53'48"E	36.69'
C6	1075.00'	5°32'19"	103.92'	N45°38'08"E	103.88'
C7	15.00'	83°19'39"	21.82'	S75°35'27"E	19.94'
C8	325.00'	21°45'39"	123.44'	S44°48'27"E	122.69'
C9	15.00'	89°59'56"	23.56'	S10°41'19"E	21.21'
C10	435.00'	28°26'00"	215.87'	N41°28'17"W	213.66'
C11	435.00'	4°14'48"	32.24'	S53°33'53"E	32.24'
C12	435.00'	5°41'19"	43.19'	S48°35'49"E	43.17'
C13	435.00'	5°42'51"	43.38'	S42°53'44"E	43.37'
C14	435.00'	5°10'16"	39.26'	S37°27'10"E	39.25'
C15	435.00'	4°28'50"	34.02'	S32°37'37"E	34.01'
C16	435.00'	3°07'55"	23.78'	S28°49'15"E	23.78'
C17	325.00'	3°32'55"	20.13'	S35°42'05"E	20.13'
C18	325.00'	5°38'37"	32.01'	S40°17'52"E	32.00'
C19	325.00'	5°38'37"	32.01'	S45°56'29"E	32.00'
C20	325.00'	5°59'47"	34.01'	S51°45'41"E	34.00'
C21	325.00'	0°55'42"	5.27'	S55°13'26"E	5.27'
C22	270.00'	8°13'51"	38.79'	N42°46'55"W	38.75'
C23	15.00'	90°00'00"	23.56'	S06°20'01"W	21.21'
C24	275.00'	11°24'42"	54.77'	S57°02'22"W	54.68'
C25	1075.00'	1°16'37"	23.96'	N47°45'59"E	23.96'
C26	1075.00'	4°15'42"	79.96'	N44°59'50"E	79.94'
C27	330.00'	4°21'52"	25.14'	N40°50'55"W	25.13'
C28	15.00'	90°00'00"	23.56'	S83°39'59"E	21.21'
C29	15.00'	90°00'04"	23.56'	S79°18'41"W	21.21'
C30	275.00'	17°01'18"	81.70'	N47°10'38"W	81.40'
C31	15.00'	90°00'00"	23.56'	N06°20'01"E	21.21'
C32	455.00'	8°47'27"	69.81'	S51°17'34"E	69.74'
C33	275.00'	10°39'46"	51.18'	S50°21'24"E	51.10'
C34	275.00'	6°15'46"	30.06'	S41°53'38"E	30.04'
C35	275.00'	0°05'46"	0.46'	S38°42'52"E	0.46'
C36	455.00'	1°42'14"	13.53'	S47°44'57"E	13.53'
C37	455.00'	4°02'46"	32.13'	S50°37'27"E	32.13'
C38	455.00'	3°02'27"	24.15'	S54°10'04"E	24.14'
C39	435.00'	8°13'45"	62.48'	N51°34'24"W	62.42'
C40	33.00'	98°47'33"	56.90'	N01°56'14"E	50.11'
C41	325.00'	10°09'37"	57.63'	S50°36'28"E	57.56'
C42	15.00'	89°59'56"	23.56'	S10°41'19"E	21.21'
C43	325.00'	4°54'15"	27.82'	S47°58'47"E	27.81'
C44	325.00'	5°15'22"	29.81'	S53°03'36"E	29.80'
C45	435.00'	4°37'55"	35.17'	S53°22'20"E	35.16'
C46	435.00'	3°35'50"	27.31'	S49°15'27"E	27.31'
C47	33.00'	82°45'59"	47.67'	S87°17'00"E	43.63'
C48	455.00'	9°47'16"	77.73'	S50°47'39"E	77.63'
C49	15.00'	90°00'04"	23.56'	S79°18'41"W	21.21'
C50	275.00'	9°31'21"	45.70'	N50°55'36"W	45.65'
C51	455.00'	2°15'46"	17.97'	S47°01'53"E	17.97'
C52	455.00'	3°46'42"	30.00'	S50°03'07"E	30.00'
C53	455.00'	3°44'48"	29.75'	S53°48'53"E	29.75'
C54	15.00'	90°00'00"	23.56'	N83°39'59"W	21.21'
C55	15.00'	85°15'38"	22.32'	S08°42'12"W	20.32'
C56	275.00'	1°51'21"	8.91'	N34°51'18"W	8.91'
C57	275.00'	0°06'36"	0.53'	S51°10'34"W	0.53'
C58	275.00'	11°18'06"	54.24'	S57°05'48"W	54.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°01'14"E	16.18'
L2	N54°48'35"E	54.47'
L3	N31°38'34"E	0.87'
L4	N51°20'01"E	61.94'
L5	N43°06'10"E	18.33'
L6	S46°53'50"E	50.00'
L7	S43°06'10"W	13.00'
L8	S01°53'50"E	21.21'
L9	N79°18'41"E	21.21'
L10	N34°18'39"E	13.00'
L11	S55°41'21"E	50.00'
L12	S34°18'39"W	43.00'
L13	S34°18'39"W	43.00'
L14	N55°41'21"W	50.00'
L15	N34°18'39"E	13.00'
L16	N10°41'19"W	21.21'
L17	N27°15'17"W	24.97'
L18	N72°15'17"W	21.21'
L19	S62°44'43"W	13.00'
L20	N27°15'17"W	50.00'
L21	N62°44'43"E	54.14'
L22	N39°20'55"E	46.58'
L23	S79°18'41"W	21.21'
L24	N27°15'17"W	24.97'
L25	N17°44'43"E	21.21'
L26	N46°53'50"W	21.57'
L27	N43°06'10"E	4.21'
L28	S87°46'55"E	22.68'
L29	S10°41'19"E	21.21'
L30	N51°20'01"E	59.55'
L31	S86°26'09"E	22.21'
L32	S79°18'39"W	21.21'
L33	S10°41'21"E	21.21'
L34	N03°21'55"E	20.09'
L35	N06°20'01"E	21.21'
L36	N81°17'48"W	20.12'

STREET SUMMARY	
ROYAL OAK BOULEVARD	183 L.F.
STAMPEDE ROAD	658 L.F.
GAMBEL OAK WAY	682 L.F.
WAINSCOT OAK WAY	772 L.F.
SILO STREET	656 L.F.
ALLEY C	844 L.F.
ALLEY D	571 L.F.
ALLEY E	302 L.F.
ALLEY F	636 L.F.

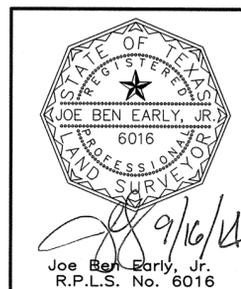
TABLE OF LAND USES	
LOT 125, BLOCK D	DRAINAGE
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY	
RIGHT-OF-WAY	4.334 ACRES
S.F. LOTS (99)	9.730 ACRES
OPEN SPACE/D.E. (1)	1.378 ACRES
TOTAL	15.442 ACRES

STREET DESIGN SUMMARY		
NAME	PAVEMENT	R.O.W. VARIES'
ROYAL OAK BOULEVARD	37' F-F	
STAMPEDE ROAD	33' F-F	50'
GAMBEL OAK WAY	33' F-F	50'
WAINSCOT OAK WAY	33' F-F	50'
SILO STREET	33' F-F	50'
ALL ALLEYS	16' PVM'T.	20'

TOTAL NO. OF LOTS = 100
TOTAL NO. OF S.F. LOTS = 99

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



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

PROJECT NO.: 500-012
DRAWING NO.: 500-012-PL-E1
PLOT DATE: 9/16/14
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE
SHEET 03 OF 04

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT E-1 CITY OF SAN MARCOS, TEXAS

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 15.442 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 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 816 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 15.442 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found in the southeast right-of-way line of Blanco Vista Boulevard (right-of-way width varies) as shown on Blanco Vista Tract C Section A, a subdivision of record in Volume 14, Page 268 of the Plat Records of Hays County, Texas, being the northeast corner of Lot 4, Block B, of said Blanco Vista Tract C Section A;

THENCE with the southeast right-of-way line of Blanco Vista Boulevard and crossing the said 199.323 acre tract with a curve to the left, having a radius of 1075.00 feet, a delta angle of 05°32'19", an arc length of 103.92 feet, and a chord which bears North 45°38'08" East, a distance of 103.88 feet to a 1/2" rebar with "Chaparral" cap set for an angle point in the southwest line of Lot 5, Block B, of said Blanco Vista Tract C Section A;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Lot 5, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 25.00 feet, a delta angle of 89°45'49", an arc length of 39.17 feet, and a chord which bears South 02°00'56" East, a distance of 35.28 feet to a 1/2" rebar with "Chaparral" cap found;
2. South 47°01'14" East, a distance of 16.18 feet to a 1/2" rebar with "Chaparral" cap found for the southernmost corner of said Lot 5;
3. North 43°08'10" East, a distance of 130.03 feet to a 1/2" rebar with "Chaparral" cap found
4. North 54°48'35" East, a distance of 54.47 feet to a 1/2" rebar with "Chaparral" cap found
5. North 31°38'34" East, a distance of 0.87 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing the said 199.323 acre tract, the following fifteen (15) courses and distances:

1. South 38°39'59" East, a distance of 135.40 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 51°20'01" East, a distance of 61.94 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 275.00 feet, a delta angle of 08°13'51", an arc length of 39.50 feet, and a chord which bears North 47°13'05" East, a distance of 39.47 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 43°08'10" East, a distance of 18.33 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 48°53'50" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 43°08'10" West, a distance of 13.00 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 01°53'50" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 48°53'50" East, a distance of 258.38 feet to a 1/2" rebar with "Chaparral" cap set;
9. With a curve to the left, having a radius of 435.00 feet, a delta angle of 08°47'27", an arc length of 66.74 feet, and a chord which bears South 51°17'34" East, a distance of 66.68 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 55°41'17" East, a distance of 228.93 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 79°18'41" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 34°18'39" East, a distance of 13.00 feet to a 1/2" rebar with "Chaparral" cap set;
13. South 55°41'21" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
14. South 34°18'39" West, a distance of 43.00 feet to a 1/2" rebar with "Chaparral" cap set;
15. South 55°41'18" East, a distance of 220.03 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of the International & Great Northern Railroad (200' right-of-way width), being in the southeast line of the said 199.323 acre tract;

THENCE South 34°18'43" West with the northwest right-of-way line of the International & Great Northern Railroad and the southeast line of the said 199.323 acre tract, a distance of 570.00 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing the said 199.323 acre tract, the following thirteen (13) courses and distances:

1. North 55°41'18" West, a distance of 220.02 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 34°18'39" West, a distance of 43.00 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 55°41'21" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 34°18'39" East, a distance of 13.00 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 10°41'19" West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 55°41'17" West, a distance of 518.28 feet to a 1/2" rebar with "Chaparral" cap set;
7. With a curve to the right, having a radius of 455.00 feet, a delta angle of 28°28'00", an arc length of 225.80 feet, and a chord which bears North 41°28'17" West, a distance of 223.49 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 27°15'17" West, a distance of 24.97 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 72°15'17" West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 62°44'43" West, a distance of 13.00 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 27°15'17" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 62°44'43" East, a distance of 54.14 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 27°15'17" West, a distance of 138.54 feet to a 1/2" rebar with "Chaparral" cap set in the southeast right-of-way line of Blanco Vista Boulevard;

THENCE with the southeast right-of-way line of Blanco Vista Boulevard and crossing the said 199.323 acre tract, with a curve to the left, having a radius of 1075.00 feet, a delta angle of 01°57'20", an arc length of 36.69 feet, and a chord which bears North 58°53'48" East, a distance of 36.69 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of said Lot 4;

THENCE crossing the said 199.323 acre tract and with the southeast line of said Lot 4, the following two (2) courses and distances:

1. North 58°20'19" East, a distance of 96.01 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 39°20'55" East, a distance of 46.58 feet to the POINT OF BEGINNING, containing 15.442 Acres of land, more or less.

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 WILL BE DEDICATED WITH THE FINAL PLAT ADJACENT TO THE RIGHTS-OF-WAY OF ROYAL OAK BOULEVARD, STAMPEDE ROAD, SILO STREET, WAINSCOT OAK WAY AND GAMBEL OAK WAY.
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: ROYAL OAK BOULEVARD, STAMPEDE ROAD, SILO STREET, WAINSCOT OAK WAY AND GAMBEL OAK WAY. 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 E-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.
12. DRIVEWAY ACCESS IS PROHIBITED BETWEEN BLANCO VISTA BOULEVARD AND LOTS 11,12,13,14, AND 15, BLOCK "P".
13. THE ALLEYS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF SAN MARCOS AS ONE-WAY PUBLIC STREETS. ON-STREET PARKING WITHIN THE ALLEY RIGHTS-OF-WAYS IS PROHIBITED. THE ALLEYS ARE INTENDED TO PROVIDE VEHICULAR ACCESS TO GARAGES AND PARKING AREAS LOCATED ON PRIVATE PROPERTY.
14. 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.

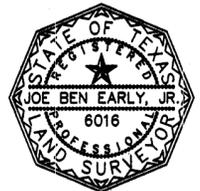
SURVEYOR'S CERTIFICATE:

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.

[Signature] 9/16/14

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:

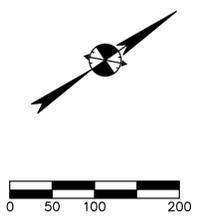
I, CHARLES STEINMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]

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.: 500-012
	DRAWING NO.: 500-012-PL-E1
	PLOT DATE: 9/16/14
	PLOT SCALE: 1" = 50'
	DRAWN BY: BBP & JBE
	SHEET 04 OF 04



LEGEND

36	50'x120' LOT 40'x100' BLDG PAD
66	40'x120' LOT 30'x100' BLDG PAD
49	34'x110' LOT 24'x90' BLDG PAD
87	32'x110' LOT 22'x90' BLDG PAD
52	30'x110' LOT 20'x90' BLDG PAD

290 TOTAL LOTS

16.914 ACRES
UNPLATTED
CARMA BLANCO VISTA, LTD.
199.523 ACRES
(2494/616)

PHASE TWO
(103 LOTS)
15.6 AC.

PHASE ONE
(99 LOTS)
14.0 AC.

PHASE THREE
(88 LOTS)
14.0 AC.

OFFSITE DRAINAGE CHANNEL

DRAINAGE CHANNEL

(S36°45'00"W 3571.51')

(N41°16'51"E 587.65')

(S34°18'43"W 75')



Legislation Text

File #: CUP-14-30, **Version:** 1

AGENDA CAPTION:

CUP-14-30 (Shisha Zone Moroccan Hookah Lounge) Hold a public hearing and consider a request by Mohamed Anani, on behalf of Hjortin Family Trust, for a conditional use permit to allow for a smoking lounge at 700 N LBJ Dr.

Meeting date: 9/23/14

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

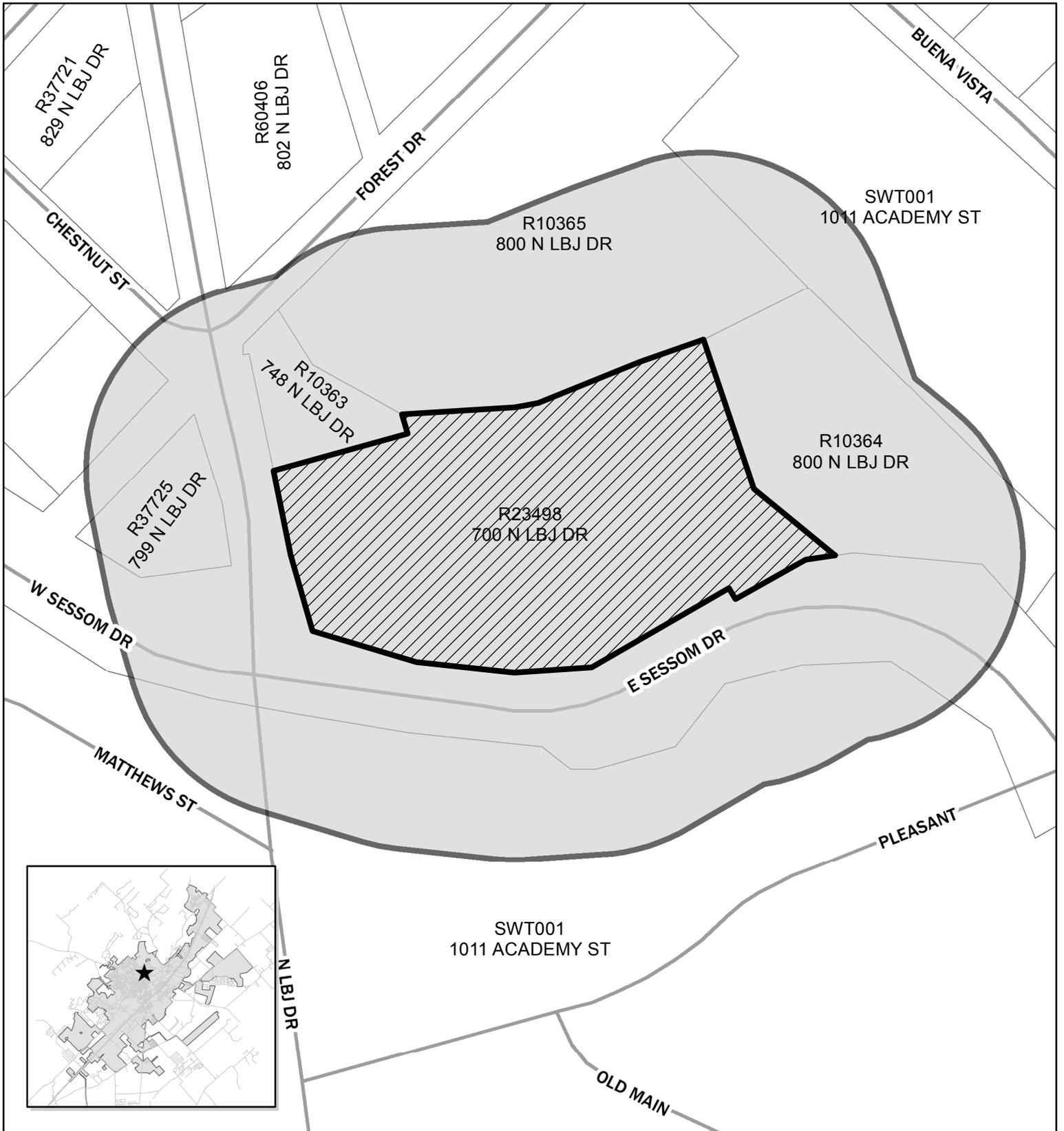
Account Name: N/A

CITY COUNCIL GOAL: Community Wellness/ Strengthen the Middle Class

BACKGROUND:

The applicant is proposing to open a new hookah smoking lounge in a Community Commercial Zoning District. Along with selling shisha (the tobacco mixture smoked in a hookah) the applicant intends to sell soft drinks, coffee, and tea. Section 4.3.1.2 of the Land Development Code requires that a smoking lounge may not operate in a CC Zoning District without a conditional use permit (CUP).

Staff finds that the nature of the business would not generate pedestrian and vehicular traffic which will be hazardous, and that it is compatible with the character and integrity of adjacent developments and recommends **approval** of the request for a CUP.



CUP-14-30

Hookah Lounge

700 N LBJ Dr, Ste 105

Map Date: 9/11/2014

-  Site Location
-  Notification Buffer (200 feet)



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

CUP-14-30
Conditional Use Permit
700 N LBJ Dr. # 111
Smoking Lounge



Applicant Information:

Applicant: Mohamed Anani
 11002 Baltus Drive
 Austin, TX 78758

Owner: Hjortin Family Trust
 926 San Rogue Rd
 Santa Barbara, CA 93105

Applicant Request: A Conditional Use Permit (CUP) to allow a smoking lounge in a CC zoning district.

Notification: Public hearing notification mailed on September 12, 2014.

Response: No responses as of the date of publication.

Subject Property:

Location: 700 N LBJ Dr. # 111

Legal Description: The Centre at San Marcos, Lot 1

Frontage On: Sessom Dr, LBJ Dr

Neighborhood: None

Existing Zoning: Community Commercial (CC)

Preferred Scenario: Area of Stability

Utilities: Existing

Existing Use of Property: Strip Retail

Proposed Use of Property: Same

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	MF-18	Treehouse Apartments
S of Property	P	Texas State University
E of Property	P	Texas State University
W of Property	GC	Gas Station

Code Requirements:

This is a request for a conditional use permit (CUP) to operate a smoking lounge in a Community Commercial (CC) Zoning District. Section 4.3.1.2 of the Land development Code (LDC) provides that a smoking lounge may not operate in a Community Commercial (CC) Zoning District without a CUP. A CUP allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Case Summary

The retail center currently houses several restaurants, clothing stores, and a bar. The property is bordered on two sides by Texas State University, and also abuts an apartment complex to the rear.

The applicant is proposing to open a new hookah smoking lounge. Along with selling shisha (the tobacco mixture smoked in a hookah) the applicant intends to sell soft drinks, coffee, and tea. Proposed hours of operation are Mon-Thurs 5pm – 1am, Fri-Sat 5pm-2:30am, Sun 4pm-12am.

Comments from Other Departments:

There were no issues reported by other City departments.

Planning Department Analysis:

Within the past several years, this strip center has taken on the role of a small-scale entertainment district. The center currently houses 5 conditional use permits for on-premise consumption of alcohol, 3 of which hold mixed beverage permits. A hookah lounge at this location has the potential to act as a third-place for University students and nearby residence.

In 2013 the City passed a “Smoking in Public Places” ordinance, which prohibits smoking in most workplaces, parks, and city property. Being a smoking lounge, this business would be exempt from this ordinance.

Staff finds that the nature of the business would not generate pedestrian and vehicular traffic which will be hazardous, and that it is compatible with the character and integrity of adjacent developments. Staff finds no need for an expiration date to be attached to the Conditional Use Permit. The permit, however, would remain subject to the termination and revocation provisions of Section 1.5.7.6 of the LDC

Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit as submitted:

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

Prepared by:

Tory Carpenter, CNU-A	Planner	September 16, 2014
Name	Title	Date

The Commission's Responsibility:

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

The Commission may approve, approve with conditions or modifications or deny the permit. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission, pursuant to Section 1.5.7.5 of the LDC, should consider the extent to which:

- The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

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

City of San Marcos CONDITIONAL USE PERMIT APPLICATION - GENERAL

	APPLICANT	PROPERTY OWNER
Name:	<u>MOHAMED ANANI</u>	<u>Hjorting Family Trust</u>
Mailing Address:	<u>11002 BALDUS DRIVE 78758</u> <u>MUSTIN TX</u>	<u>926 San Roque Rd</u> <u>SANTA BARBARA CA 93105</u>
Telephone No.:	<u>512 850 3778</u>	<u>512-326-2727</u>
E-mail address:	<u>BABEL1231@Hotmail.com</u>	<u>Fhjorting@aol.com</u>

Property Address: 700 North LBJ San Marcos, TX 78666
 Legal Description (if platted): Lot 1 Block _____ Subdivision _____
 Tax ID Number: R 562-68-1813 Zoning District: _____

PROPOSED USE
 Brief description of Proposed Use (attach separate page if needed): Shisha Lounge.
Hookah smoking, serving beverages and student
hangout spot.

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

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

Signature of Applicant: Keith Whittington Date: 8-6-2014

To be completed by Staff:

Meeting Date: 9/23/14 Application Deadline: 8/11/14
 Accepted by: Mark Hiler Date: 8/11/14

Conditional Use Permit Application Checklist: GENERAL



Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input type="checkbox"/>	A completed application for Conditional Use Permit and required fees	<input type="checkbox"/>	
<input type="checkbox"/>	A site plan illustrating the location of all structures on the subject property and on adjoining properties	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
<input type="checkbox"/>	Application Fee \$600 + \$10 Technology Fee	<input type="checkbox"/>	
<input type="checkbox"/>	Renewal Fee \$300	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Planning Director:			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	<input type="checkbox"/>	

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

Signed: _____ Date: _____

Printed Name: _____

Engineer Surveyor Architect/Planner Owner Agent: _____

Land Development Code: Conditional Use Permit

Purpose, Applicability, Exceptions and Effect

Purpose. The purpose of a Conditional Use Permit is to allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses enumerated as conditional uses in a particular zoning district, or those nonconforming uses which are damaged or destroyed, and which are permitted to be reestablished under this Land Development Code, shall be authorized as conditional uses.

Effect. Approval of a Conditional Use Permit authorizes the use or development of the property in accordance with the conditions of the permit. Approval of a Conditional Use Permit shall be deemed to authorize only the particular use for which the permit is issued and shall apply only to the property for which the permit is issued (i.e., it is not personal to the applicant), except for uses authorized under Section 4.3.4.2 or Section 4.3.4.3 of this Code. No conditionally permitted use shall be enlarged, extended, increased in intensity or relocated unless an application is made for a new Conditional Use Permit in accordance with the procedures set forth in this section. Initiation or development of the use shall not be authorized until the applicant has secured all the permits and approvals required by this Land Development Code.

Processing of Application and Decision

Hearing and Notification. The Director shall schedule a public hearing before the Planning and Zoning Commission on the application for a Conditional Use Permit, and shall cause personal notice to be given in accordance with the LDC.

Commission Decision. The Planning and Zoning Commission shall be the initial decision maker, subject to appeal to the City Council, on whether to approve, approve with conditions or modifications, or deny the permit. The Planning and Zoning Commission may also recommend whether any requested variations from the standards in the zoning district regulations should be granted by the Zoning Board of Adjustments.

Criteria for Approval

Factors. When considering an application for a Conditional Use Permit, the Planning and Zoning Commission shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

(5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;

(6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and

(7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions. The Planning and Zoning Commission may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the Planning and Zoning Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Conditions and modifications may include but are not limited to limitation of building size or height, increased open space, limitations on impervious surfaces, enhanced loading and parking requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.

Expiration and Revocation

Time of Expiration. A Conditional Use Permit shall expire if:

(1) A building permit, if any, for the use has not been approved within one year of the date of approval of the permit;

(2) The building permit subsequently expires;

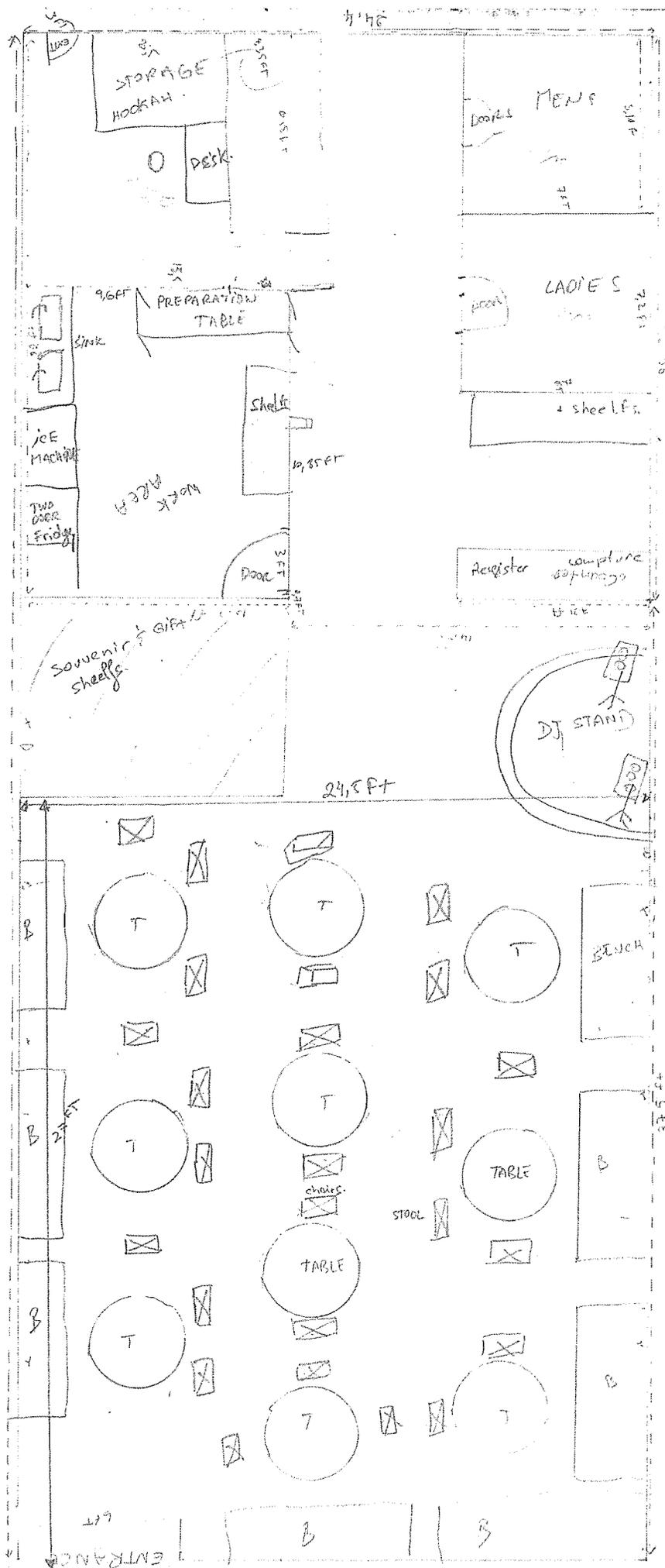
(3) The use has been discontinued for a period exceeding six months; or

(4) A termination date attached to the permit has passed.

Revocation. The Planning and Zoning Commission may revoke any Conditional Use Permit that is in violation of any condition imposed on the use in accordance with the procedures of Article 3, Division 7 of this Chapter 1.

Appeals

The applicant or other interested person may appeal the decision of the Planning and Zoning Commission to grant or deny a permit to the City Council in accordance with Article 10, Division 1, of this Chapter 1. The Council shall apply the criteria in Section 1.5.7.5 in deciding whether the Commission's action should be upheld, modified or reversed. A three-fourths vote of all of the members of the City Council shall be necessary to reverse a decision of the Planning and Zoning Commission to deny a permit.



Furniture List

No Qty

1	4	COPPER CHANDELIER
2	10	APPLIED COPPER
3	30	WOODEN STOOL
4	01	COPPER CHANDELIER
5	20	ASHTRAY
6	10	WOOD CHAIR
7	10	ASHTRAY table
8	20	under table (Feets)
9	02	MIRROR
10	05	DECORATIVE MIRROR
11	02	WALL DECORATIVES IN WOOD
12	03	WALL SMALL DECORATIVE
13	04	MORROCCAN PLATE FOR FOOD
14	01	ENTRANCE LIGHT DECORATIVE
15	02	WALL ARTISANAL DECORATIVES
16	16	LIGHT ARTISANAL DECORATIVE
18	04	MIRROR
19	40	Tea POT
20	40	TRAYS
21	20	COPPER TRAYS
22	37.5	TISSUE to cover the SEAT
23	08	SPONGE SEAT
24	08	WOODEN BENCH
25	10	Posters with FRAM
26	32	Posters without FRAM
27	02	POLLYSTER PILLOWS FOR the SEAT
28	01	water copper DECORATIVES
29	02	MORROCCAN plate (FOOD)
30	30	HOOKA
31	120	Tea MORROCCAN cups -

KITCHEN SUPPLIES

Commercial two doors fridge	: 1200\$
Dishwasher	: 300\$
Commercial stainless steel sink two compartments	: 500 \$
Stainless work table	: 300 \$
Fire Pit	: 400\$
Oders	: 1000\$

ELECTRONICS

Flat sceen tv QT 3/ 600 \$: 1800 \$
satellite Dish	: 300 \$
Music and surround system	: 400 \$

Hour of operation

monday to thursday 5:00pm to 1:00am

friday sturday 5:00pm to 2:30am

sunday 4:00pm to 12:00am

Operation team

4 employes in a shift including one manager one waitress , In weekends a minimum of 6 employes is a must , Schedule may change depending how busy we are .

Shisha Zone Menu

BEVERAGES / COFFE SELECTION

Caffe Americano	4\$
Expresoo	2.50\$
Hot Chocolate	3.75\$

TEA SELECTION

Black Currant	3\$
Chai	3.25\$
Jasmine	3\$
Lipton	2.50\$
Moroccan Green Mint	3.50\$
Tea Pot up to four person	6\$

SOFT DRINKS

Coke,Diet Coke ,Sprite,Icead Tea	2.50\$
Apple , Cranberry ,Orange , Pineapple juice	3\$
Red Bull	3.50\$
Water	2\$

HOOKAH FLAVORS : 15 \$

DOUBLE HOSE HOOKAH : 18\$

Blackberry

Blueberry

Blue Mist

Bubble Gum

Chocolate Mint

Citrus Mint

Coco Jumbo

Double Apple

Fruit sensation

Grape

Guava

Peach

Kiwi

Lemon

Mint

Mango

Orange

Passion Kiss

Pina Colado

Pineapple

Pink

Raspberry

Rose

Melon

Strawberry

Water Melon

Wild berry

Winter Fresh

FRUIT BOWLS

Apple & Orange : 3 \$ Extra

Melon & Pineapple : 5 \$ Extra

ADD-ONS (ice tips) :3 \$

REFILLS : 7 \$

Shisha Zone Moroccan hookah Lounge

Shisha Zone is a coffee lounge determined to become a daily necessity a local hookah lovers .

Its a place to dream of as you try to escape the daily stress of life ,More its a comfortable

Moroccan place to meet friends and enjoy smoking fruity with various option and flavors,

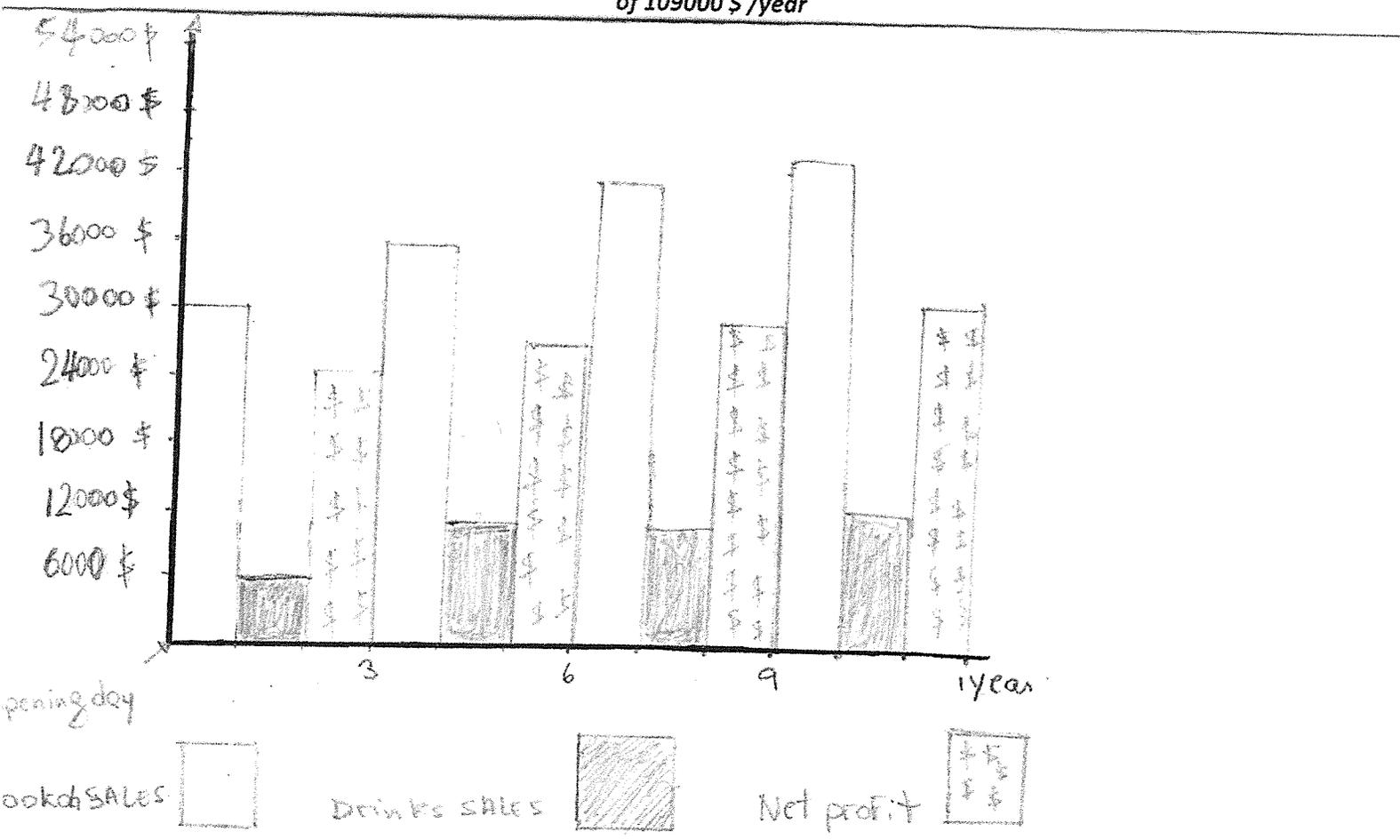
drinks and moroccan sweets . The coffee shop will operate 1600,00SF being close to San Marcos

University Situated in a big shopping center with plenty parking ,surrounded by many bars

and restaurants .

The coffee Shop is expected to grow the sale revenue to 193000 \$ /year with expected net profit

of 109000 \$ /year





Legislation Text

File #: CUP-14-32, **Version:** 1

AGENDA CAPTION:

CUP-14-32 (Alcove Self Storage) Hold a public hearing and consider a request by Tyler Grooms, on behalf of 90 San Marcos LTD & DFRM Investments for a Conditional Use Permit to allow for a self-storage business located at 1615 N IH-35.

Meeting date: 9/23/2014

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

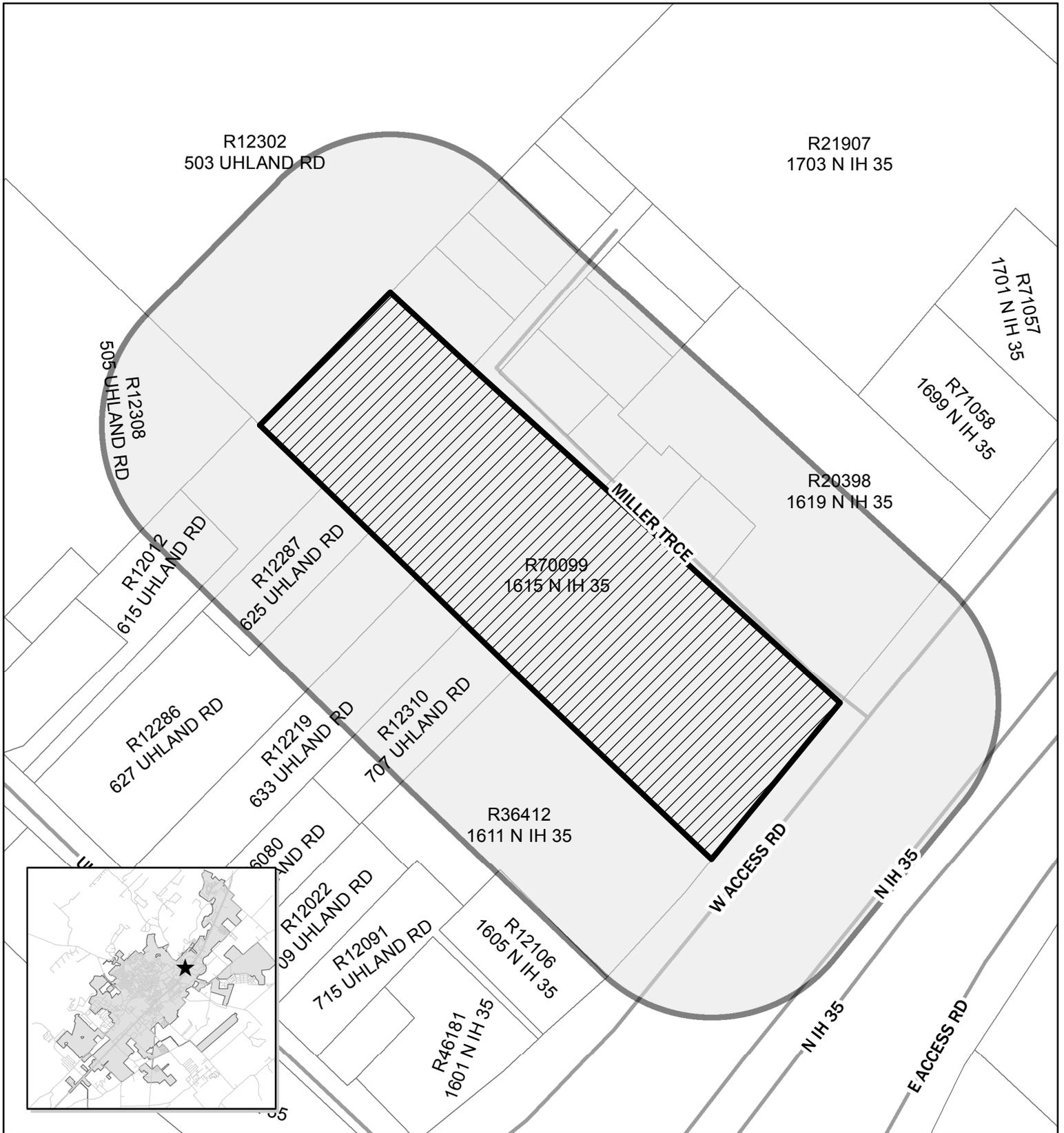
Account Name: NA

CITY COUNCIL GOAL: Community Wellness/Strengthen the Middle Class

BACKGROUND:

The applicant is proposing to open a self-storage/mini warehouse at 1615 N IH 35 which is within a General Commercial (GC) Zoning District. Section 4.3.1.2 of the Land Development Code provides that a self-storage business may not be operated in a GC District without a CUP.

Staff finds that the nature of the business would not generate pedestrian and vehicular traffic which will be hazardous, and that it is compatible with the character and integrity of adjacent developments and recommends **approval** of the request.



CUP-14-32
Alcove Self Storage
1615 N IH 35
Map Date: 9/10/2014

 Site Location
 Notification Buffer
 (200 feet)

0 100 200 400
 Feet



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

CUP-14-32
Conditional Use Permit
1615 N IH 35
Mini-Warehouse/Self-storage



Applicant Information:

Applicant: Tyler Grooms
 PO Box 200463
 Austin, TX 78720

Property Owner: 90 San Marcos LTD & DFRM Investments
 1124 Rutland
 Austin, TX 78758

Applicant Request: A Conditional Use Permit (CUP) to allow a Mini Warehouse/Self-Storage use on a tract of land zoned General Commercial (GC).

Notification: Public hearing notification mailed on 9/12/2014

Response:

Subject Property:

Location: 1615 N IH 35

Legal Description: 4.53 acres out of the Juan Veramendi Survey

Frontage On: IH 35 and Miller Trace

Neighborhood:

Existing Zoning: General Commercial (GC)

Preferred Scenario: Area of Stability

Utilities: Existing

Existing Use of Property: Vacant

Proposed Use of Property: Mini-Warehouse/Self-Storage

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	SF-6/MH	Single Family and Mobile Home Park
S of Property	GC	IH-35
E of Property	MU/GC	Single Family and Hotel
W of Property	SF-6/MU/GC	Single Family, Vacant, Hotel

Code Requirements:

This is a request for a conditional use permit (CUP) for a mini warehouse/self-storage use in a General Commercial (GC) Zoning District. Section 4.3.1.2 of the Land Development Code (LDC) provides that a mini warehouse/self-storage use may not be allowed in a GC zoning district without a CUP. A CUP allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Section 6.1.2.1 of the LDC discusses additional screening requirements for new construction non-residential (other than multi-family) uses located adjacent to residential uses. These requirements include increased setback as well as physical screening requirements.

Case Summary

The subject property is located on the west side of IH 35 between the River Ridge and Aquarena Springs Exits. The site is currently a 4 ½ acre vacant lot. The applicant is proposing to construct a self-storage warehouse site consisting of six buildings: two large building approximately of 36,000 square feet each, and four smaller buildings between 4,350 and 5,250 square feet each. In addition to the CUP for the self-storage use, the applicant has also applied for a CUP for metal siding, which the commission will hear next.

There are residential uses on three sides of the property. To the west, there is a small neighborhood consisting of 12 lots. All are zoned Mixed Use (MU), but are used as residential homes. Between the residential area and IH-35, also next to the property in question, is a hotel in a General Commercial zone. To the east, there are several Single Family 6 zoned lots (SF-6), as well as two Mixed Use lots, one of which appears to be vacant and the other used as a residence. Again, there is a General Commercial zone with another hotel between the residential area and IH 35.

Do to the residential uses of some of the neighboring properties, the applicant has acknowledged that an increased standard of screening and buffering between themselves and the residential properties is required. While the code requires a minimum of doubling the setback between residential and non-residential uses, the applicants have located the buildings at seven times the standard five foot side setback in order to provide a buffer between themselves and their neighbors. In addition they will be erecting a six foot tall privacy fence at the property line and provide landscaping in the form of trees behind the fence to create a visual screen of the site.

Comments from Other Departments:

None.

Planning Department Analysis:

Evaluation of a request for a CUP is subject to the criteria in Section 1.5.7.5 of the LDC concerning impacts of the use on surrounding properties (criteria provided at end of report). This is an area of transition, with commercial lots fronting on IH 35 and residential lots behind them. As this lot is rather long, it is adjacent to both the commercial and residential areas. In evaluating the impact of the proposed use on the adjacent residential areas pursuant to section 1.5.7.5 of the LDC, the staff considered the screening proposed between the project site and the adjacent residential areas. Specifically, section 6.1.2.1 of the LDC provides that commercial uses adjacent to residential uses must be screened in order to decrease aspects of the commercial use which may be incompatible with the adjacent residential uses. The applicant has provided a representative site plan which shows their intent to comply with these regulations. As the property is currently not platted, the site plan may be slightly altered by the creation of a legal lot, but must still comply with the screening requirements of section 6.1.2.1.

The intent of section 6.1.2.1 of the LDC is to ensure a buffer and screen between non-residential uses and residential uses. Staff has reviewed this request with the required criteria from section 6.1.2.1 and has found the following:

1. The nonresidential or multiple-family use shall construct an opaque screening fence a minimum of six feet in height. The screen shall be located no closer to the street than the property line. Such screening fence shall be maintained in good condition;
 - **The applicant is proposing to erect a 6 foot tall privacy fence at the property line**
2. Buildings shall be set back from the applicable street or property line at a width equal to twice the required setback; and
 - **The applicant proposes to substantially increase the setback to 7 times the standard setback of a GC zoning district, 3.5 times greater than this section of code requires.**
3. Prior to construction of buffers, as defined in Section 6.1.2.4 (3), complete plans showing type of material, depth of beam and structural support shall be submitted to the Building Inspection Division for analysis to determine whether or not the screen will withstand the pressures of time and nature and the screen adequately accomplishes the purpose for which it was intended.
 - **The applicant understands that this will be required at the time of site plan and is subject to approval of the City's Building Official.**

Based on meeting and exceeding the screening and buffer requirements of section 6.1.2.1 of the LDC, staff believes the screening and setbacks proposed by the applicant will mitigate adverse impacts on the adjacent residential areas.

This is a large lot fronting on IH 35. There is no other access available to this lot which creates challenges for development. Because the lot fronts on IH 35, where it is adjacent to other lots zoned General Commercial, a commercial use is appropriate. However, the adjacency to residential lots on the back half of the property lends the lot towards a use that is less intense in terms of activity than most of the uses allowed in a General Commercial zone. In general, self-storage uses generate lower traffic counts and less impact on surrounding properties than other uses allowed in this zoning category, such as gas stations and retail shops.

Taking into account the location of the property along IH 35, straddling a commercial zone and a residential zone, a use that generates low amounts of traffic and is appropriately screened and buffered appears to be appropriate.

Staff finds that the proposed Mini-Warehouse/Self-Storage use at this location will not have a detrimental effect on neighboring properties.

- **Staff recommends Approval of the Conditional Use Permit to allow a Mini-Warehouse/Self Storage Use on this General Commercial zoned lot under the following conditions:**
 - **All buildings shall be setback at a minimum of 35 feet from any lot which has a residential use other than multifamily.**
 - **The applicant shall comply with applicable screening requirements and the proposed additional landscape (trees behind the fence to create a visual screen) screening, and buffer requirements as noted above.**

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

The Commission's Responsibility:

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

The Commission may approve, approve with conditions or modifications or deny the permit. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission, pursuant to Section 1.5.7.5 of the LDC, should consider the extent to which:

- The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

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

Prepared by:

Will Parrish

Planning Technician

September 16, 2014

Name

Title

Date

Alcove Self-Storage San Marcos Drive-Up Unit Examples

1615 N I-35



Drive-up unit example



Drive-up unit example

Alcove Self-Storage San Marcos Façade Inspirations

1615 N I-35



Volkswagen Onion Creek, Austin, TX



Container Store Concept

Alcove Self-Storage San Marcos Façade Inspirations

1615 N I-35

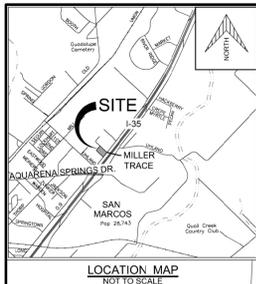


Volkswagen Onion Creek, Austin, TX

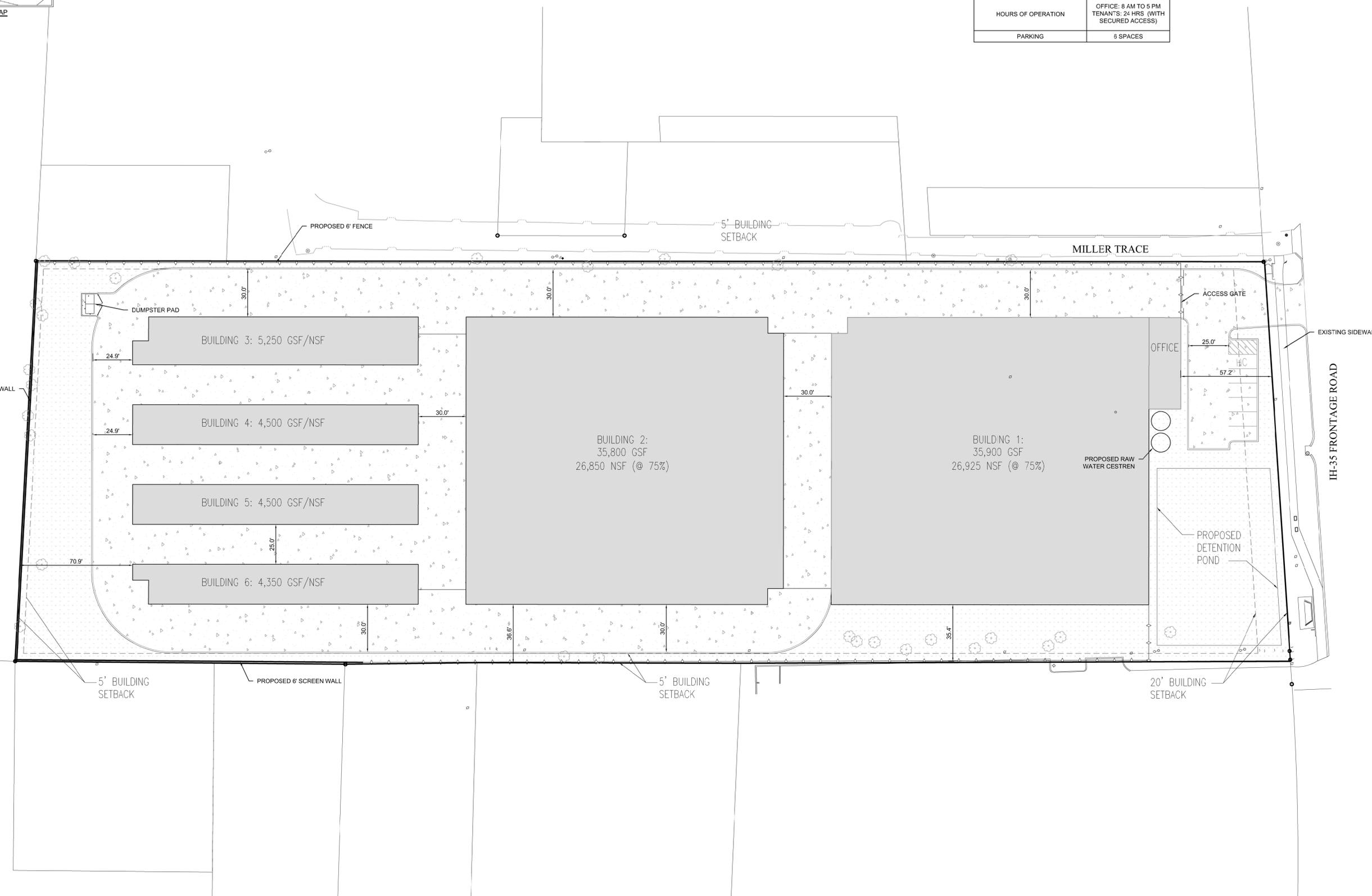
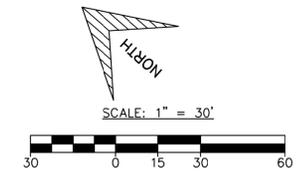
Alcove Self-Storage San Marcos Concept Rendering

1615 N I-35





SUMMARY TABLE	
TOTAL ACREAGE	4.55 AC
CURRENT ZONING	GC
PROPOSED IMPERVIOUS COVER (%)	80%
PROPOSED USE	SELF-STORAGE FACILITY
HEIGHT OF ALL STRUCTURES	OFFICE BLDG: 23' REMAINING BLDGS: 15'
HOURS OF OPERATION	OFFICE: 8 AM TO 5 PM TENANTS: 24 HRS (WITH SECURED ACCESS)
PARKING	8 SPACES



PRIMARY CONTACT:
RAO VASAMSETTI, P.E.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-5302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-794



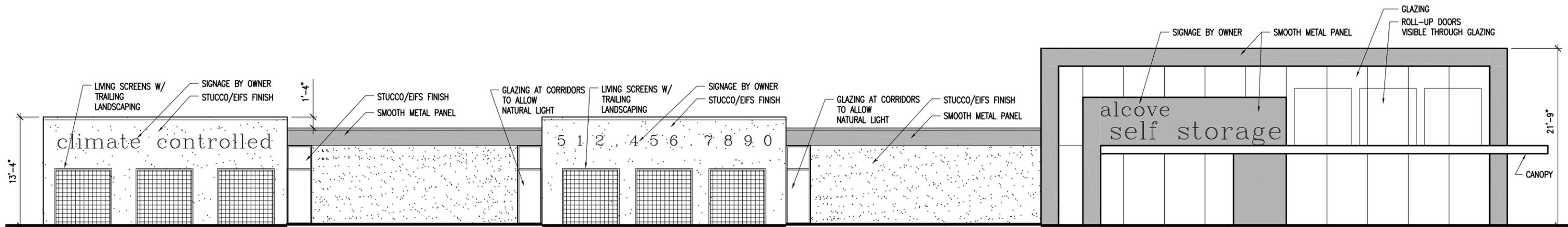
SAN MARCOS STORAGE
MILLER TRACE & IH-35
SAN MARCOS, TX.
SITE PLAN

REVISIONS	DATE	DESCRIPTION	BY

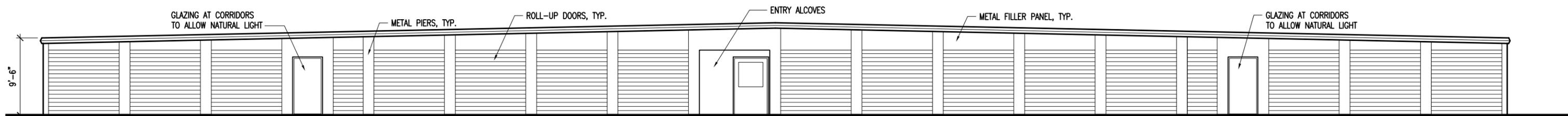
PLAT ID#	
APR	RV
DESIGN	RV
DRAWN	MH
CHECKED	RV
DATE	08-06-14
JOB NO.	HAYS-31068
SHT.	1 OF 1

CUP SUBMITTAL
08-11-14

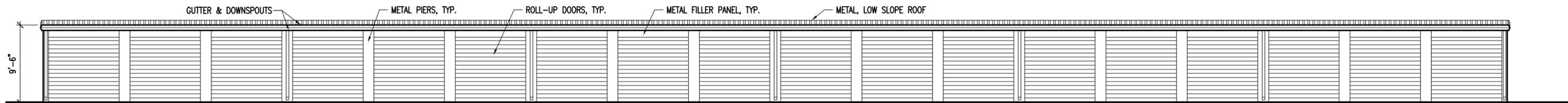
Date: Aug 08, 2014, 4:05pm User: ID: rvasamsetti Layout: Layout1 File: P:\Hays\31068-15 Ac Tract\H35 & Miller Trace\Design\Exhib\ex03-site plan-080614.dwg Layout name: Layout1



I-35 Elevation - Front Facade



Typical Storage Elevation (Bldg. 1 & 2) - Rake Side



Typical Storage Elevation (Bldgs 1-6) - Gutter Side

SAN MARCOS STORAGE - ELEVATION

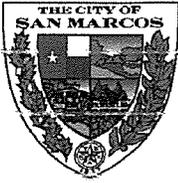
08.08.14

N.T.S



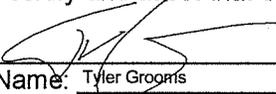
12035 COLWICK - SUITE 200 SAN ANTONIO, TX 78216
P 210.493. 2234

Conditional Use Permit Application Checklist: GENERAL



Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input type="checkbox"/>	A completed application for Conditional Use Permit and required fees	<input type="checkbox"/>	
<input type="checkbox"/>	A site plan illustrating the location of all structures on the subject property and on adjoining properties	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
<input type="checkbox"/>	Application Fee \$600 + \$10 Technology Fee	<input type="checkbox"/>	
<input type="checkbox"/>	Renewal Fee \$300	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Planning Director:			
<input checked="" type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	<input type="checkbox"/>	

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

Signed:  Date: 8/11/2014

Printed Name: Tyler Grooris

Engineer Surveyor Architect/Planner Owner Agent: Developer

August 7, 2014

City of San Marcos
630 East Hopkins Street
San Marcos, Texas 78666

RE: San Marcos Storage at Miller Trace & IH-35
Agent of Authorization

The purpose of this letter is to authorize Mainfold Real Estate and their consultants to submit the Conditional Use Permit, Subdivision Plat, Watershed Protection Plan and other necessary documents required for the approval process in reference to ±4.5 acres tract (R70099).

If you have any questions or need additional information please feel free to contact us.

Sincerely,

90 San Marcos Ltd.



DRFM Investments, Inc.

August 7, 2014

City of San Marcos
630 East Hopkins Street
San Marcos, Texas 78666

RE: San Marcos Storage at Miller Trace & IH-35
Agent of Authorization

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If you have any questions or need additional information please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, written over a horizontal line.

90 San Marcos Ltd.

DRFM Investments, Inc.



Legislation Text

File #: CUP-14-31, **Version:** 1

AGENDA CAPTION:

CUP-14-31 (Alcove Self Storage) Hold a public hearing and consider a request by Tyler Grooms, on behalf of 90 San Marcos LTD & DFRM Investments for a Conditional Use Permit to allow for a structure with sheet metal siding to be located at 1615 N IH 35.

Meeting date: 9/23/2014

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

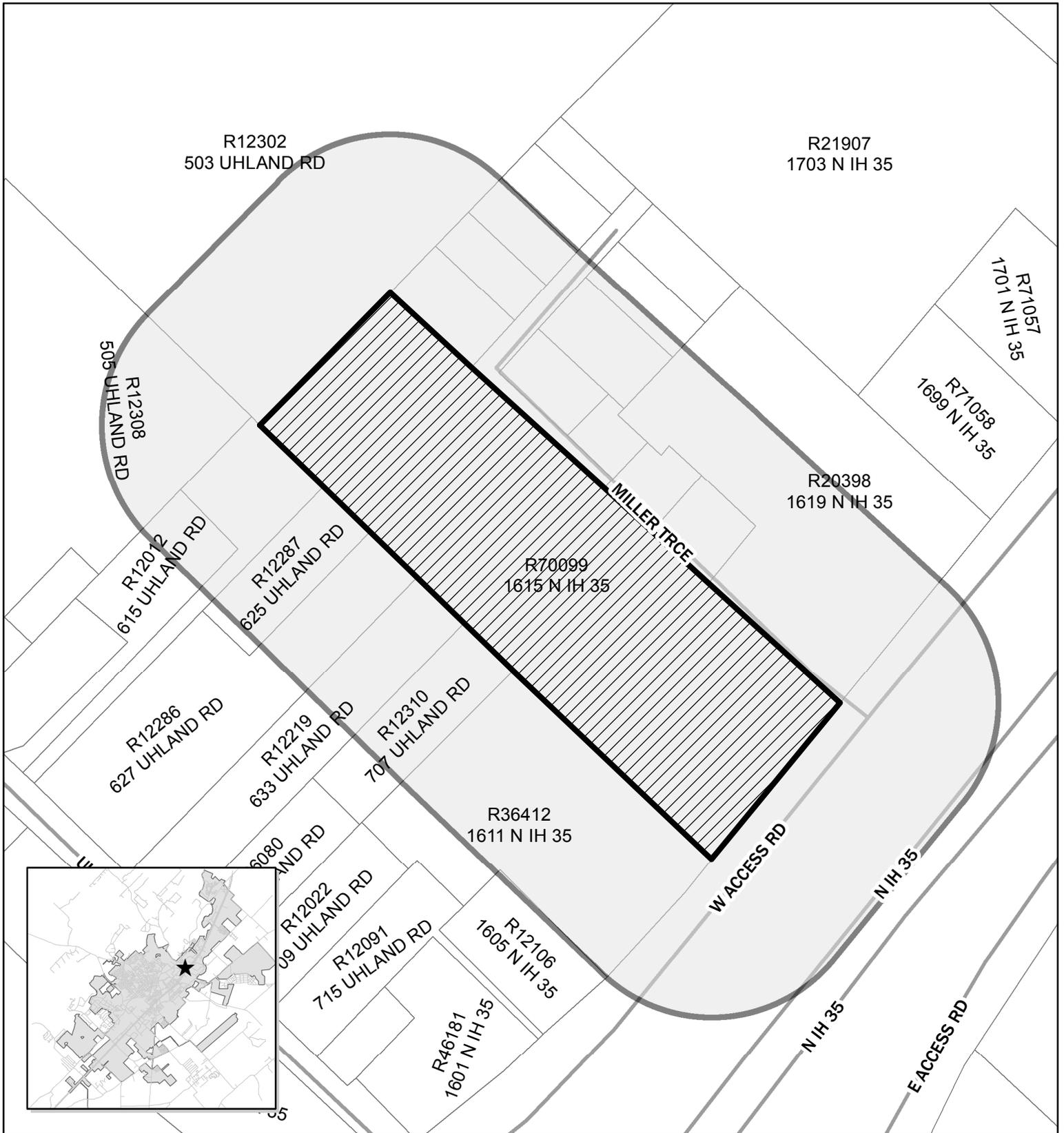
Account Name: NA

CITY COUNCIL GOAL: Community Wellness/Strengthen the Middle Class

BACKGROUND:

The applicant is proposing to use metal siding on several a self-storage buildings located at 1615 N IH-35. Section 4.4.2.1 of the Land Development Code (LDC) discusses exterior material requirements for buildings. It states that materials will be listed as permitted by right or by CUP in the Technical Manual. The Technical Manual states metal sheet siding (in any amount) is required to have a CUP.

Staff finds that the grounds for the CUP are specific to a unique character of the property or use in question, that financial hardship is not the basis of the request, and that the proposed design meets the intent of the code. Staff recommends approval of the request.



CUP-14-31
Alcove Self Storage
1615 N IH 35
Map Date: 9/10/2014

-  Site Location
-  Notification Buffer (200 feet)



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

**CUP-14-31
 Conditional Use Permit
 1615 N IH 35
 Metal Façade Material**



Applicant Information:

Applicant: Tyler Grooms
 PO Box 200463
 Austin, TX 78720

Property Owner: 90 San Marcos LTD & DFRM Investments
 1124 Rutland
 Austin, TX 78758

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

Notification: Public hearing notification mailed on 9/12/2014

Response:

Subject Property:

Location: 1615 N IH 35

Legal Description: 4.53 acres out of the Juan Veramendi Survey

Frontage On: IH 35 and Miller Trace

Neighborhood:

Existing Zoning: General Commercial (GC)

Preferred Scenario: Area of Stability

Utilities: Existing

Existing Use of Property: Vacant

Proposed Use of Property: Mini warehouse/Self storage

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	SF-6/MH	Single Family and Mobile Home Park
S of Property	GC	IH-35
E of Property	MU/GC	Single Family and Hotel
W of Property	SF-6/MU/GC	Single Family, Vacant, Hotel

Code Requirements:

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

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

Case Summary

The subject property is located on the west side of IH 35 between the River Ridge and Aquarena Springs exits. The site is currently a 4 ½ acre vacant lot. The applicant is proposing to construct a self-storage warehouse site consisting of six buildings: two large building approximately 36,000 square feet each, and four smaller buildings between 4,350 and 5,250 square feet each. The majority of the buildings would use metal rib panels for siding on the exterior the buildings that do not front on IH 35. The street facing facade of the building that fronts on IH 35 would consist mainly of glass and stucco, with some flat panel metal siding used as trim. The applicant has provided a proposed elevation as well as pictures of several inspirations for the façade. In addition to the Conditional Use Permit for metal siding, the applicant has also requested a Conditional Use Permit to allow a Mini-Warehouse/Self Storage use on this property, as it is zoned General Commercial and requires a CUP.

Due to the residential uses of some of the neighboring properties, the applicant has acknowledged that an increased standard of screening and buffering between themselves and the residential properties is required. While the code requires a minimum of doubling the setback between residential and non-residential uses, the applicants have located the buildings at seven times the required building five foot side setback in order to provide a 35 foot buffer between themselves and their neighbors. In addition they will be erecting a six foot tall privacy fence at the property line and provide landscaping in the form of trees behind the fence to create a visual screen of the site.

Comments from Other Departments:

None.

Planning Department Analysis:

The intent of section 4.4.2.1 of the LDC is to ensure aesthetic value and visual appeal. Staff has reviewed this request with the required criteria from section 4.4.2.4 and has found the following:

1. The grounds for the CUP are specific to a unique character of the property or use in question;
 - **The property is currently vacant, and fronts on IH 35 in a mixed Commercial and Residential area.**
 - **The character of this self-storage use is unique in that they have substantially increased the required buffer area and will be screening the majority of the building facades from their neighbors.**
2. Financial hardship is not the basis for the CUP; and
 - **It does not appear that financial hardship is the basis for the request.**
3. The proposed alternative achieves the intent of the code to an equivalent or better degree than the standards cited in this division.
 - **The façade fronting on IH 35 achieves the intent of the code, and only uses metal siding as trim. The non-street fronting facades will largely be screened by a combination of privacy fencing and landscaping.**

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

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

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

Prepared by:

Will Parrish

Planning Technician

September 16, 2014

Name

Title

Date

The Commission's Responsibility:

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

Section 4.4.2.4 Procedure for Approving Alternative Exterior Designs or Materials

The Planning and Zoning Commission shall be required to make findings of full compliance with each of the following criteria:

1. The grounds for the CUP are specific to a unique character of the property or use in question;
2. Financial hardship is not the basis for the CUP; and
3. The proposed alternative achieves the intent of the code to an equivalent or better degree than the standards cited in this division

Alcove Self-Storage San Marcos Drive-Up Unit Examples

1615 N I-35



Drive-up unit example



Drive-up unit example

Alcove Self-Storage San Marcos Façade Inspirations

1615 N I-35



Volkswagen Onion Creek, Austin, TX



Container Store Concept

Alcove Self-Storage San Marcos Façade Inspirations

1615 N I-35

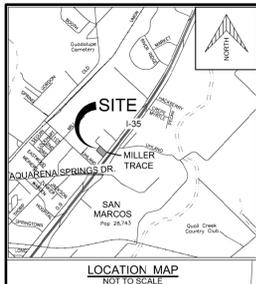


Volkswagen Onion Creek, Austin, TX

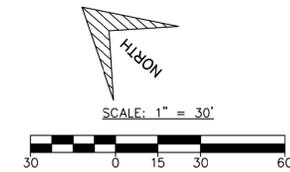
Alcove Self-Storage San Marcos Concept Rendering

1615 N I-35





SUMMARY TABLE	
TOTAL ACREAGE	4.55 AC
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PROPOSED IMPERVIOUS COVER (%)	80%
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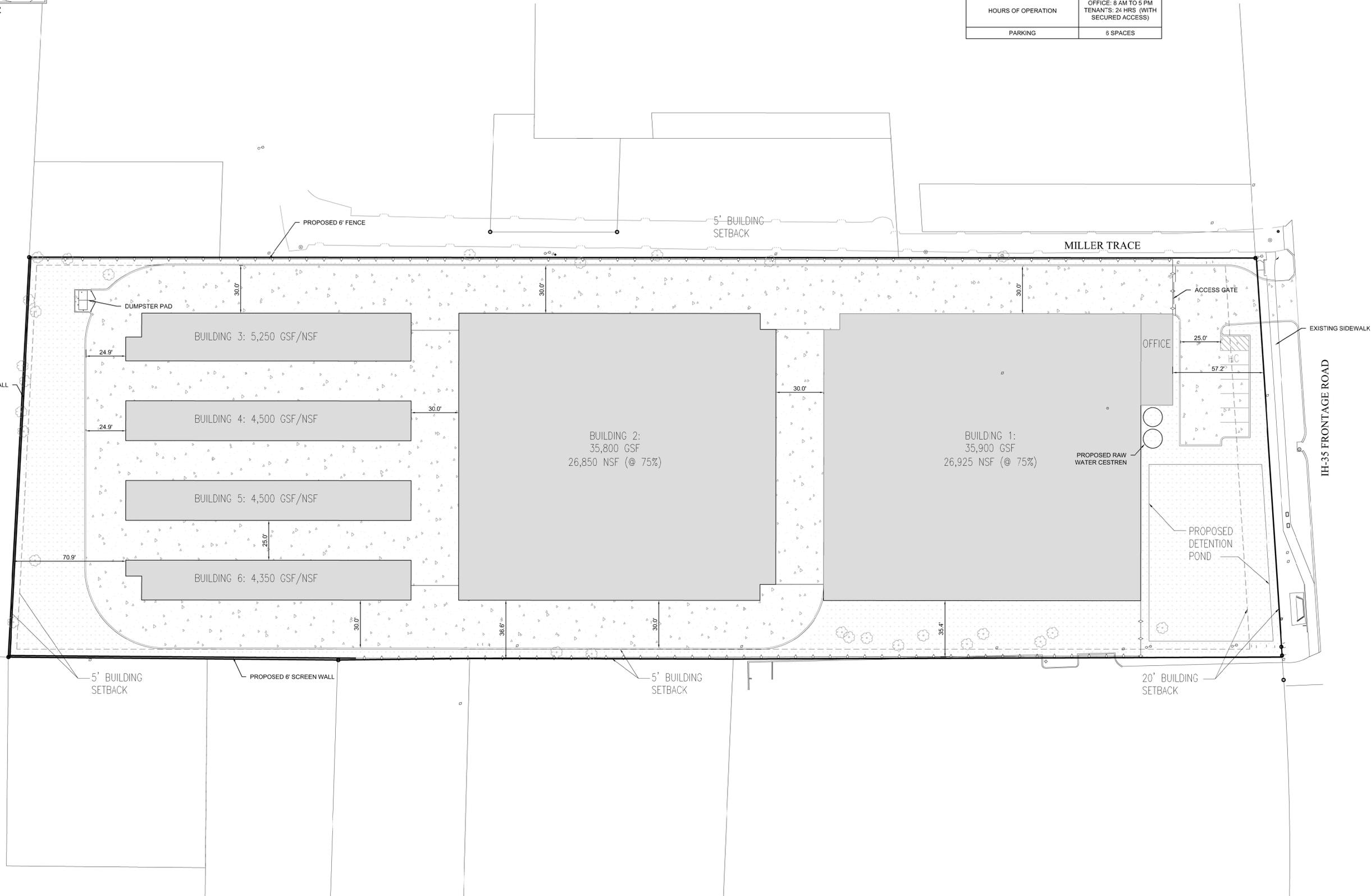


PRIMARY CONTACT:
RAO VASAMSETTI, P.E.

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CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-5302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-794



SAN MARCOS STORAGE
MILLER TRACE & IH-35
SAN MARCOS, TX.
SITE PLAN

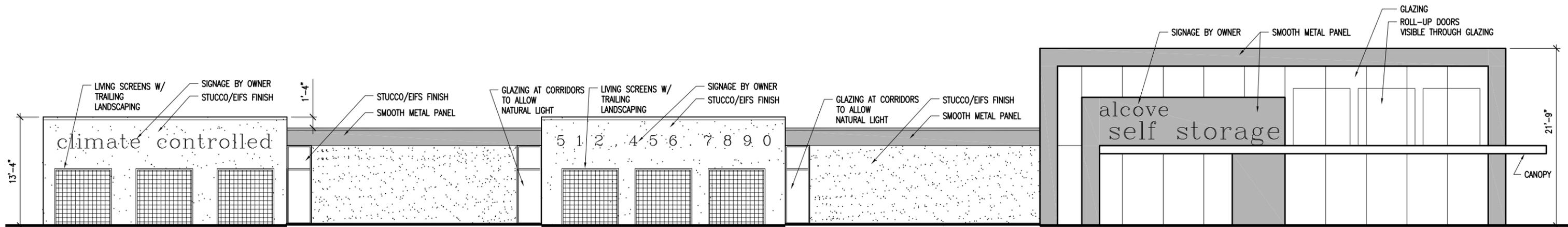


CUP SUBMITTAL
08-11-14

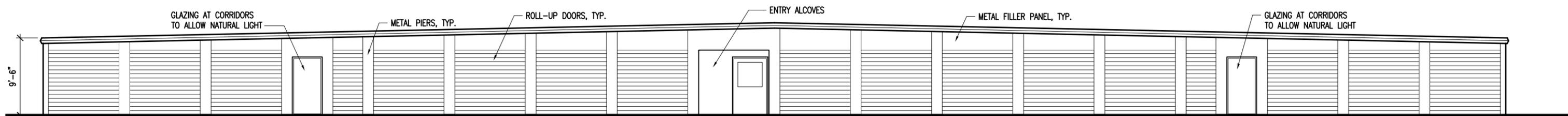
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REVISIONS	DATE	DESCRIPTION	BY

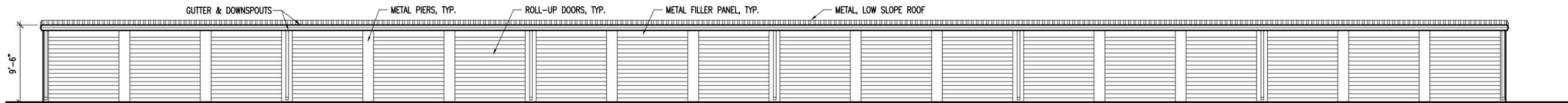
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APP	RV
DESIGN	RV
DRAWN	MH
CHECKED	RV
DATE	08-06-14
JOB NO.	HAYS-31068
SHT.	1 OF 1



I-35 Elevation - Front Facade



Typical Storage Elevation (Bldg. 1 & 2) - Rake Side



Typical Storage Elevation (Bldgs 1-6) - Gutter Side

SAN MARCOS STORAGE - ELEVATION

08.08.14

N.T.S

ARCHCON
architecture

12035 COLWICK - SUITE 200 SAN ANTONIO, TX 78216
P 210.493. 2234

CUP- 17 - 31

City of San Marcos CONDITIONAL USE PERMIT APPLICATION - GENERAL

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	Tyler Grooms	90 San Marcos LTD & DFRM Investments
Mailing Address:	PO Box 200463 Austin, TX 78720	1124 Rutland Austin, TX 78758
Telephone No.:	619-818-0151	512-451-4116
E-mail address:	tgrooms@manifoldre.com	aaafire@netzero.com

Property Address: 1615 N IH 35

Legal Description (if platted): Lot _____ Block _____ Subdivision _____

Tax ID Number: R 70099 Zoning District: GC

PROPOSED USE

Brief description of Proposed Use (attach separate page if needed): Metal Building Material

Land Development Code: Exterior Construction and Design Requirements CUP Request for Wall Materials with Metal Sheet Siding (in any amount).

I-35 Elevation - Front Facade
 Facade consists of small amounts of smooth metal wall panel, glazing, stucco finish and living screens

Typical Storage Elevations
 Facade consists of metal roll-up doors, metal filler panels (above doors) and metal piers (between doors)

Reference Elevation Drawings and sample photos. Screening from adjacent uses will be per development code.

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

I am the property owner of record; or

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

Signature of Applicant: _____ Date: 8/11/14

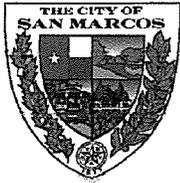
To be completed by Staff:

Meeting Date: 9/23/14

Accepted by: MH

Application Deadline: 8/11

Date: 8/11



Conditional Use Permit Application Checklist: GENERAL

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
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<input type="checkbox"/>	Application Fee \$600 + \$10 Technology Fee	<input type="checkbox"/>	
<input type="checkbox"/>	Renewal Fee \$300	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Planning Director:			
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<input checked="" type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
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<input checked="" type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
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<input checked="" type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	<input type="checkbox"/>	

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

Signed: Date: 8/11/14

Printed Name: Tyler Grooms

Engineer Surveyor Architect/Planner Owner Agent: Developer

August 7, 2014

City of San Marcos
630 East Hopkins Street
San Marcos, Texas 78666

RE: San Marcos Storage at Miller Trace & IH-35
Agent of Authorization

The purpose of this letter is to authorize Mainfold Real Estate and their consultants to submit the Conditional Use Permit, Subdivision Plat, Watershed Protection Plan and other necessary documents required for the approval process in reference to ± 4.5 acres tract (R70099).

If you have any questions or need additional information please feel free to contact us.

Sincerely,

90 San Marcos Ltd.



DREFM Investments, Inc.

August 7, 2014

City of San Marcos
630 East Hopkins Street
San Marcos, Texas 78666

RE: San Marcos Storage at Miller Trace & IH-35
Agent of Authorization

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Sincerely,

A handwritten signature in black ink, appearing to be "D. R. F. M.", written over a horizontal line.

90 San Marcos Ltd.

DRFM Investments, Inc.



Legislation Text

File #: ID#13-565, **Version:** 1

AGENDA CAPTION:

PSA-14-04 (Trace) Hold a public hearing and consider a request by High Pointe Communities for a Preferred Scenario Amendment to change an Area of Stability to a Medium Intensity Zone on an approximately 158.4 acre tract along the east side of IH 35, north of Posey Road, out of the William H. Van Horn Survey, or alternatively, designate a portion of the area appropriate as an Employment Center along IH 35.

Meeting date: September 23, 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:

This request to change the Preferred Scenario Map has been reviewed along with "Vision San Marcos: A River Runs Through Us", the City's Comprehensive Plan (Plan), and was found to not be completely consistent with the Plan as outlined in the staff report. All figures used to review this case are attached.

Staff believes that the request is unnecessary due to the variety of options available to a property of this size and the character of the surrounding area. However, staff does find that the area along IH 35 is suitable for commercial development and offers an alternate recommendation.

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

Staff recommends denial of the request to change from an Area of Stability to a Medium Intensity Zone.

Alternately, staff would support a change to allow Employment Center along IH 35 for a depth of 1,000 feet.

PSA-14-04 Preferred Scenario Amendment Trace East side of South IH 35, South of Posey Road



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

Applicant: Highpointe Communities
20 Enterprise, Suite 320
Aliso Viejo, CA 92656

Property Owners: JOQ San Marcos Ventures, LP
P.O. Box 27501
Houston, TX 77227

Notification: Courtesy notice sent on August 15, 2014 with updates at Neighborhood Commission August 20th; Planning & Zoning Commission September 9th; and City Council September 16th.

Personal notice sent and signs posted on September 12, 2014 for the September 23rd, Public Hearing.

Response: Approximately 13 people attended the Neighborhood Commission meeting on August 20th, and four (4) people noted that they were interested in this request. Approximately 4 attended P&Z on September 9th with none noting interest in this request.

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

Subject Property:

Location: Between South IH 35 and the LCRA electric easement and south of Posey Road

Legal Description: Approximately 158.4 acres out of the William H. Van Horn Survey

Sector: Adjacent to Sector Five (5)

Current Zoning: Extraterritorial Jurisdiction (ETJ)

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

Surrounding Area:	Zoning	Existing Land Use	Preferred Scenario
N of Property	GC	Auto Sales, Vacant	Area of Stability
S of Property	ETJ	Vacant	ETJ
E of Property	ETJ	Residential, Vacant	ETJ
W of Property	AR / HI	IH 35	ETJ

Preferred Scenario Amendments, Generally:

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

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

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

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

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

Property Description & Current Conditions:

The subject site consists of approximately 158.4 acres out of the William H. Van Horn Survey. The property is located between South IH 35 and the LCRA electric easement and south of Posey Road.

The initial application for this request included approximately 417.6 acres of land extending to Old Bastrop Highway. Following discussions with the applicant the area was reduced to include only the front 158.4 acres of the property along IH 35 where commercial and higher density development is proposed and more appropriate. The applicant’s concept plan remains unchanged and illustrates the full 417.6 acres.

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

Currently the site is vacant and located in the City’s Extraterritorial Jurisdiction (ETJ). Surrounding land uses include vacant land, single-family residences and a Toyota Dealership.

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

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

The applicant is proposing a mix of uses at this location which would require the property to be designated as Medium Intensity on the Preferred Scenario map. The applicant indicates that the Trace project will be a master planned community that provides a diversity of housing types and jobs and be the southern gateway into the city.

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

Vision San Marcos Plan Elements:

Economic Development

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	applicant indicates that proposed project will provide jobs		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	applicant indicates that proposed project will provide housing, jobs and other amenities		

Environment & Resource Protection

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

The land use suitability for this site varies from one (1) to four (4) with one being the least constrained. The areas with a score of three (3), four (4) and five (5) can be attributed to the water quality zone and potentially erosive soils across the property. Please refer to the attached Land Use Suitability and Environmental Features maps for further clarification. The table below indicates the scores for this site for each of the variables used in creating the Land Use Suitability Map.

Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	X	X	X	X	
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X		X		
Soils	X	X		X	
Vegetation	X				
Watersheds	X				
Water Quality Zone	X			X	X

Water Quality Modeling

Located in Subwatershed:	York Creek				
		0-25%	25-50%	50-75%	75-100%
					100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: No additional impervious cover was anticipated, or modeled, in this subwatershed. There were no additional recommendations for this watershed in the Plan.					

Land Use

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

Neighborhoods & Housing

The Neighborhoods and Housing chapter of *Vision San Marcos* focuses on the Neighborhood Character Studies which are in process as part of CodeSMTX. The site will be subject to the Code that is in place at the time of development.

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A (adjacent to Sector 5)
Neighborhood Character Study Area(s):	N/A

Parks, Public Spaces & Facilities

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

	YES	NO
Will Parks and / or Open Space be Provided?	X	
Will Trails and / or Green Space Connections be Provided?	X	
Parkland dedication or fee in lieu will be determined at the time of subdivision.		
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X
Wastewater service available?		X
Water service available?	X	

Transportation

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

		A	B	C	D	F
Existing Daily LOS	IH 35 Frontage Road	X				
	Posey Rd	X				
	Old Bastrop Highway	X				
Existing Peak LOS	IH 35 Frontage Road	X				
	Posey Rd	X				
	Old Bastrop Highway	X				
Preferred Scenario Daily LOS	IH 35 Frontage Road	X				
	Posey Rd					X
	Old Bastrop Highway	X				
Preferred Scenario Peak LOS	IH 35 Frontage Road	X				
	Posey Rd					X
	Old Bastrop Highway	X				
			N/A	Good	Fair	Poor
Sidewalk Availability		X				
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: Posey Road and Old Bastrop Highway are listed as Major Arterials on the Transportation Master Plan .						

Staff Analysis:

Comments from Other Departments

The Public Services Department noted that this site is not located within the City of San Marcos Waste Water Certificate of Convenience and Necessity (CCN) Boundary and currently wastewater infrastructure is not available at this site.

Planning Department Analysis

Planning Department staff, following a review of *Vision San Marcos*, finds that this request is not completely consistent with the Plan. The project has the potential to promote economic development while developing on a site that is mostly suitable for development. Parkland and roadway dedication can and will be addressed at the time of residential subdivision and will follow the standards in place at that time.

The Preferred Scenario Map was created by the community through various planning activities. The intent of the map is to indicate areas that are most appropriate for different types of development. The low, medium and high designations are not preempting areas outside the intensity zones from development. *Vision San Marcos* states that Areas of Stability should develop appropriate with the character of the area they are located. Currently, the area surrounding the subject property is mostly rural in nature with some single family housing and one car dealership.

Staff feels that this request is unnecessary as a variety of zoning options are available with the current Preferred Scenario designation that would allow for compatible development with the surrounding area.

If a portion of the property were to be considered an Employment Center, the Zoning Translation Table would allow zoning change requests that may be more appropriate for the frontage along IH 35. An Employment Center designation would allow the applicant to request a variety of commercial options. Staff has provided an alternate recommendation that would designate an Employment Center along IH 35 following the natural boundaries of two existing creeks. This area is shown as the most suitable for development and would orient commercial development toward the intersection with Posey Road and existing commercial development.

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

The Commission's Responsibility:

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

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

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

Recommendations & Options for Action:

Based on the analysis with Vision San Marcos and review by other City Departments, staff recommends denial of the request to change the 158.4 acre tract from an Area of Stability to a Medium Intensity Zone on the preferred scenario map.

Alternately, staff would support a change to allow Employment Center along IH 35 following the natural boundary of two existing creeks on the property where higher intensity development is most suitable.

Options for the Commission include:

- Approval of the request as submitted
- Alternate approval
- Denial of the request

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input checked="" type="checkbox"/>	Alternate approval
<input type="checkbox"/>	Denial

Prepared by:

Amanda Hernandez, AICP, CNU-A

Senior Planner

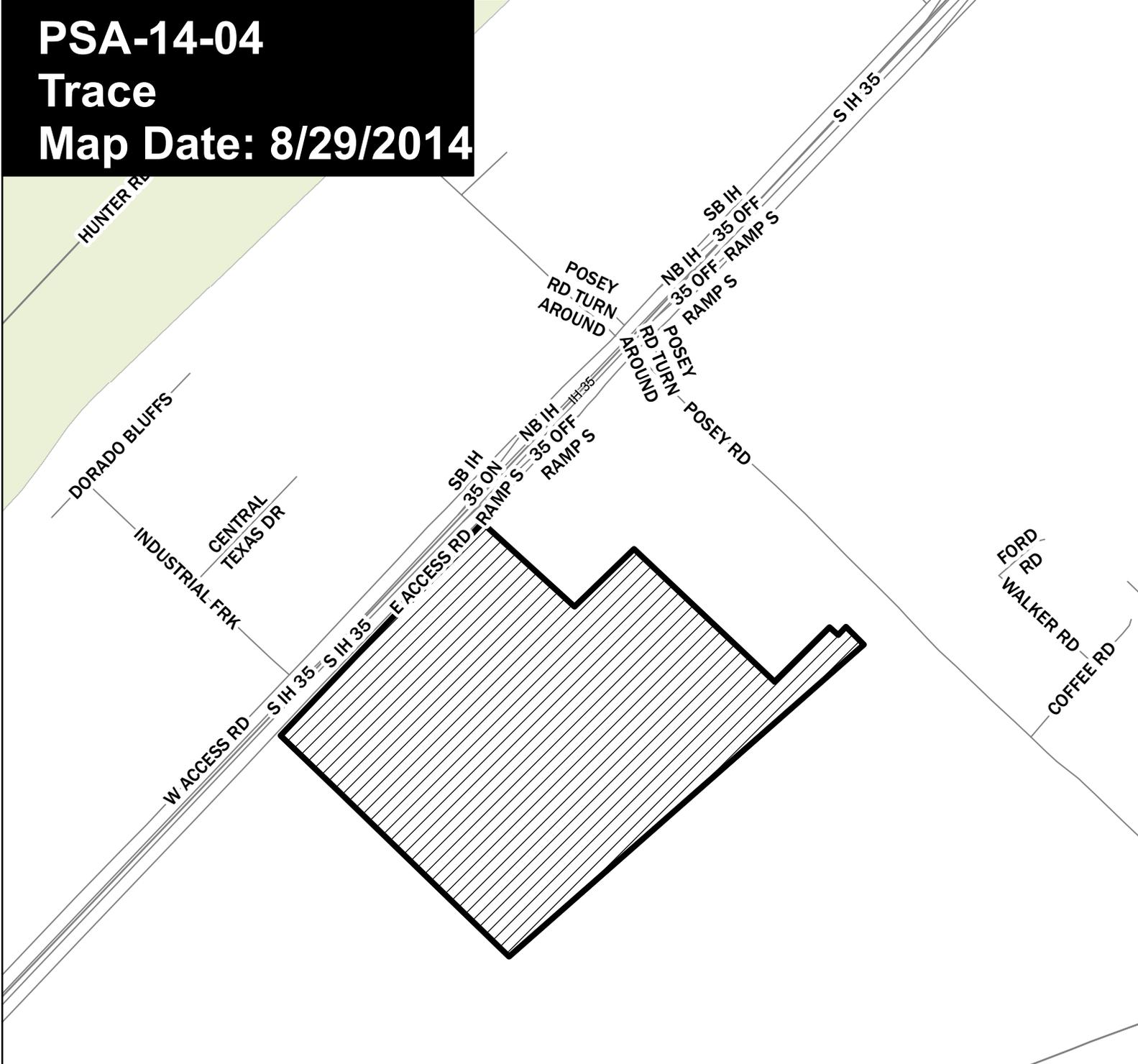
September 11, 2014

Name

Title

Date

PSA-14-04 Trace Map Date: 8/29/2014



Environmental Features

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



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OLD BASTROP HWY — Old Bastrop

FRANCIS HARRIS LN

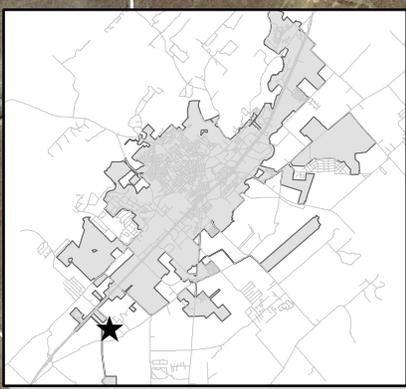
PSA-14-04 Trace Map Date: 8/29/2014



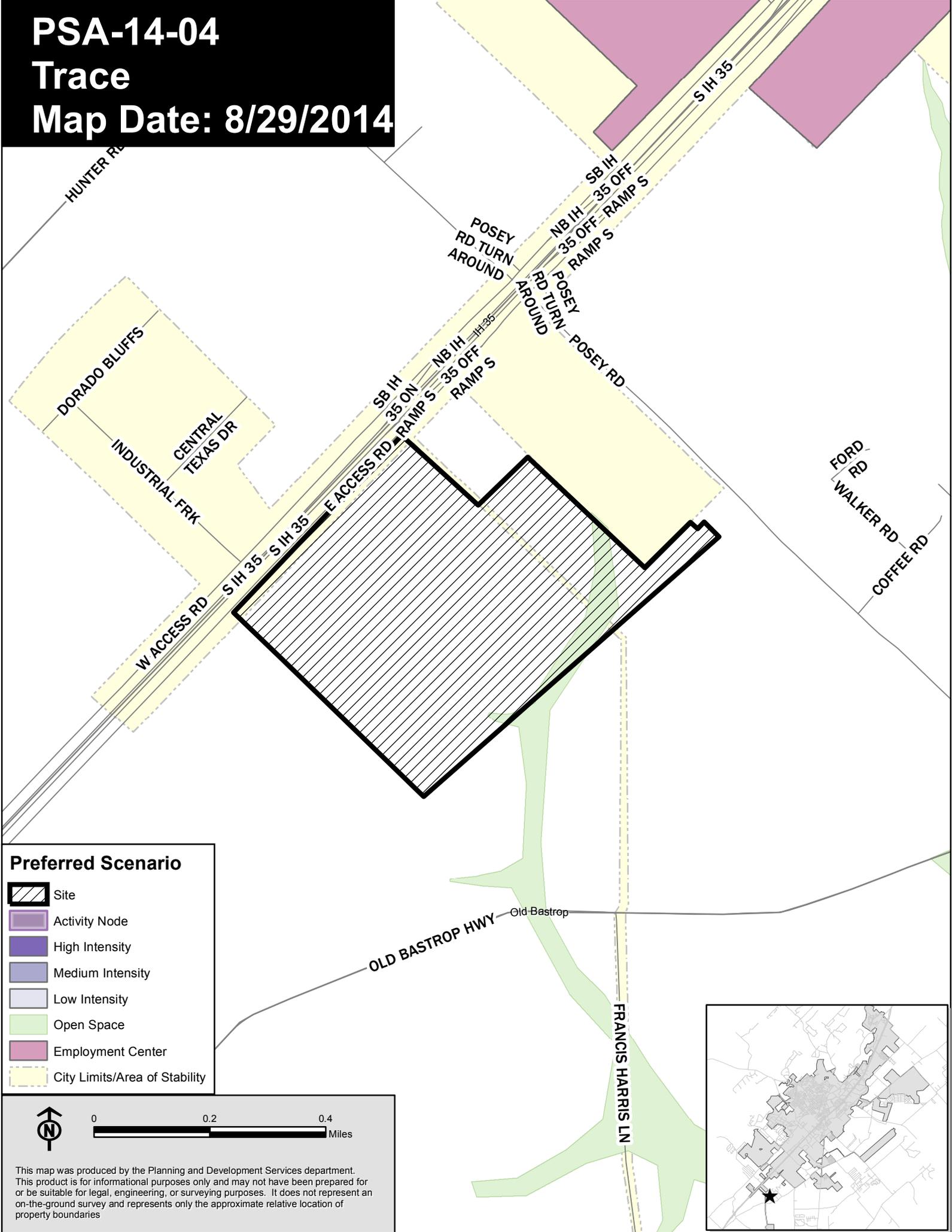
Aerial
Site



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PSA-14-04 Trace Map Date: 8/29/2014



Preferred Scenario

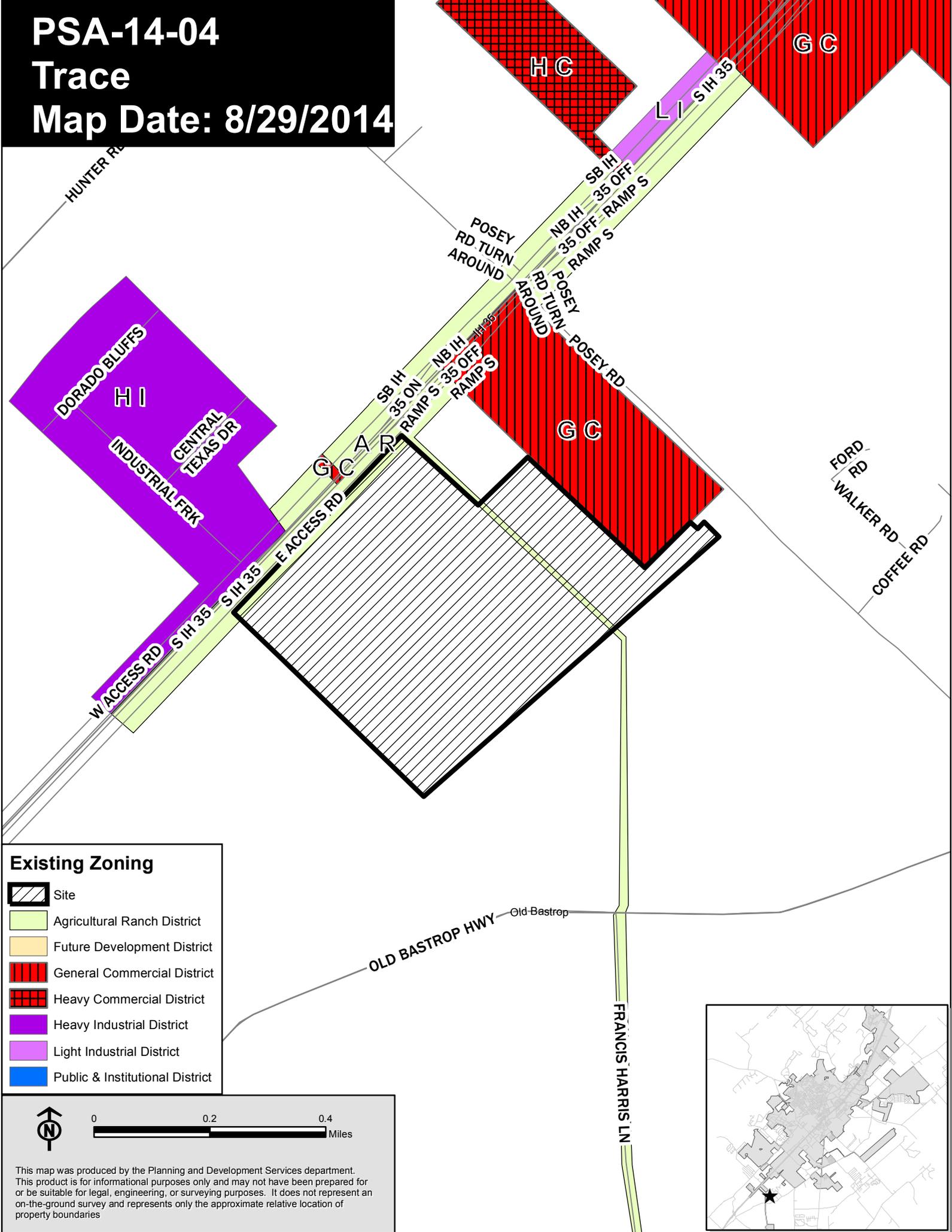
-  Site
-  Activity Node
-  High Intensity
-  Medium Intensity
-  Low Intensity
-  Open Space
-  Employment Center
-  City Limits/Area of Stability

 0 0.2 0.4 Miles

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PSA-14-04 Trace Map Date: 8/29/2014



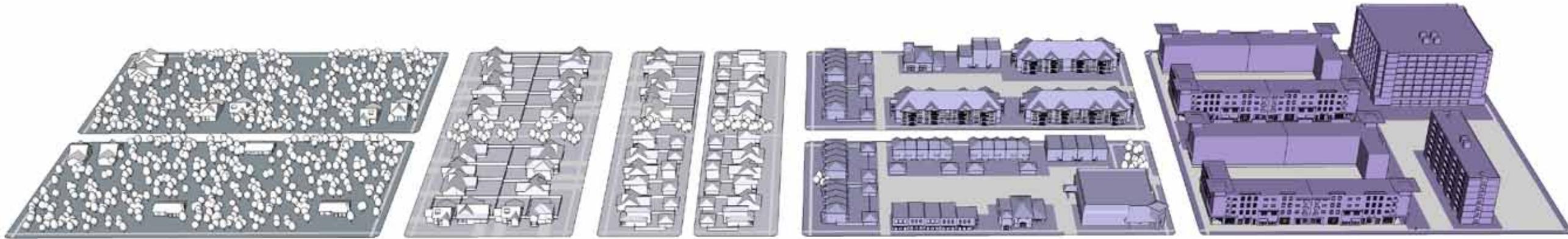
Existing Zoning

-  Site
-  Agricultural Ranch District
-  Future Development District
-  General Commercial District
-  Heavy Commercial District
-  Heavy Industrial District
-  Light Industrial District
-  Public & Institutional District



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Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

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

Neighborhood & Area Protection / Conservation

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

Building Types: 1-2 Story, 3 with CUP

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

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

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

Preferred Scenario Examples: Triangle - single family

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

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

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

Redevelopment Infill

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

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

Examples: Existing Mixed Residential Areas

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

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

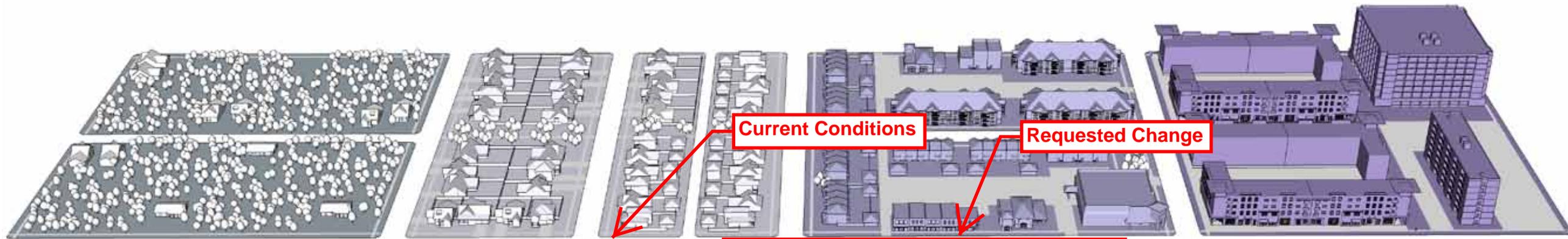
Preferred Scenario Examples: South End

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

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

Preferred Scenario Examples: Downtown, Midtown

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



	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
New Development	General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through	General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP	General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP
	Building Types: 1-3 Story, Mixed-use at nodes and corridors	Building Types: 1-5 Story, Mixed-use at nodes and corridors	Building Types: 1-5 Story, Mixed-use at nodes and corridors
	Preferred Scenario Examples: Blanco Vista, Paso Robles Default classification for sites with 20 acres or more	Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle	

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

GENERAL NOTES:

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

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

TRANSLATION TABLE

Trace Current Condition

Requested Change

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

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

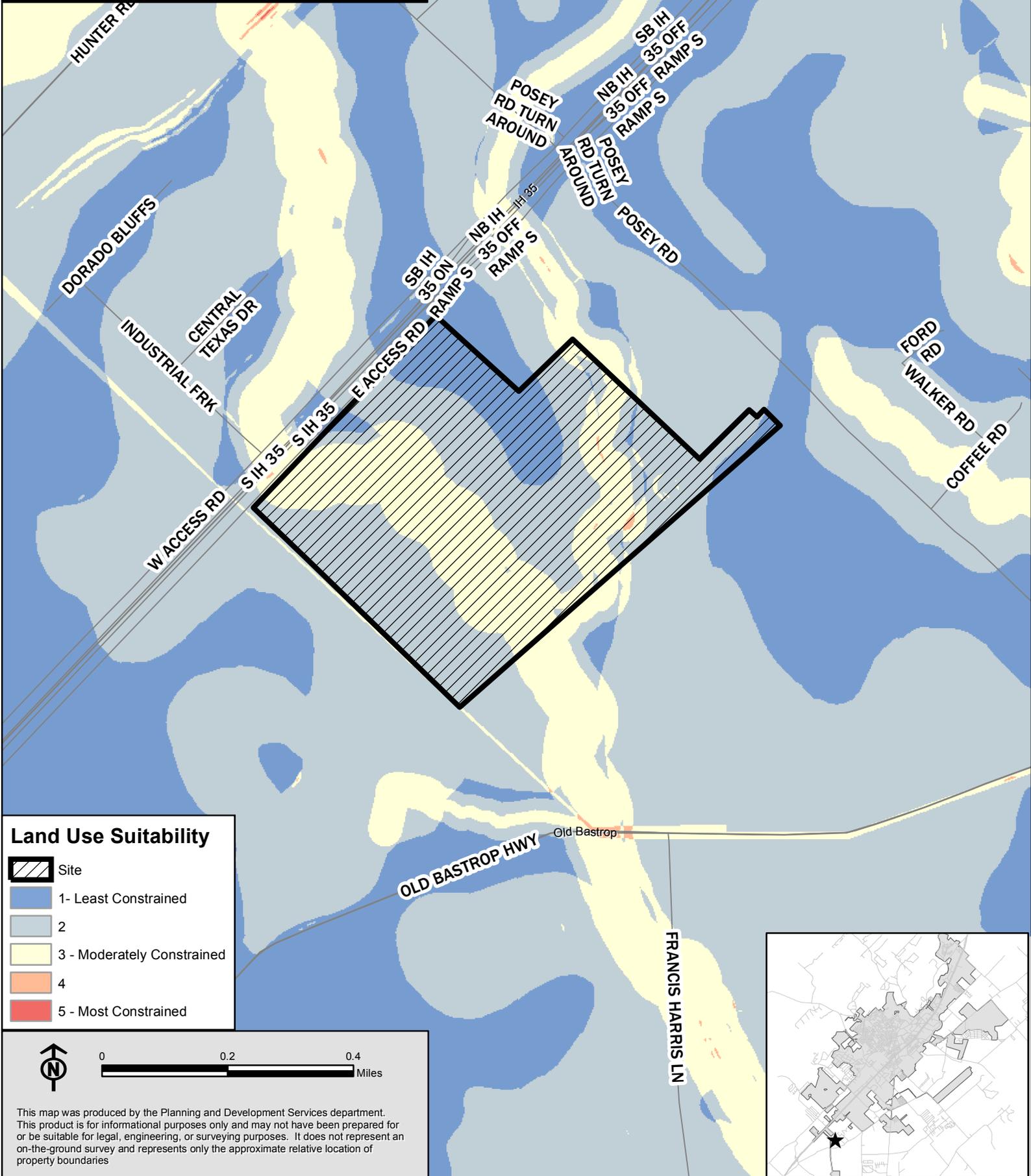
LS - Low Intensity and Areas of Stability
 M - Medium Intensity
 H - High Intensity

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

Staff Recommendation

EC - Employment Center
 OA - Open Space / Agricultural

PSA-14-04 Trace Map Date: 8/29/2014

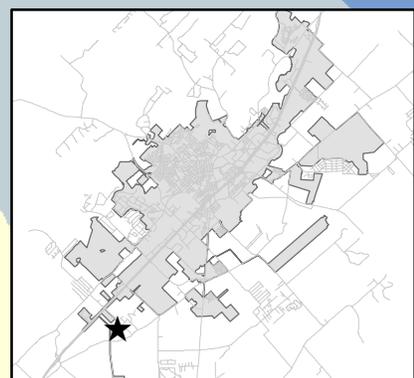


Land Use Suitability

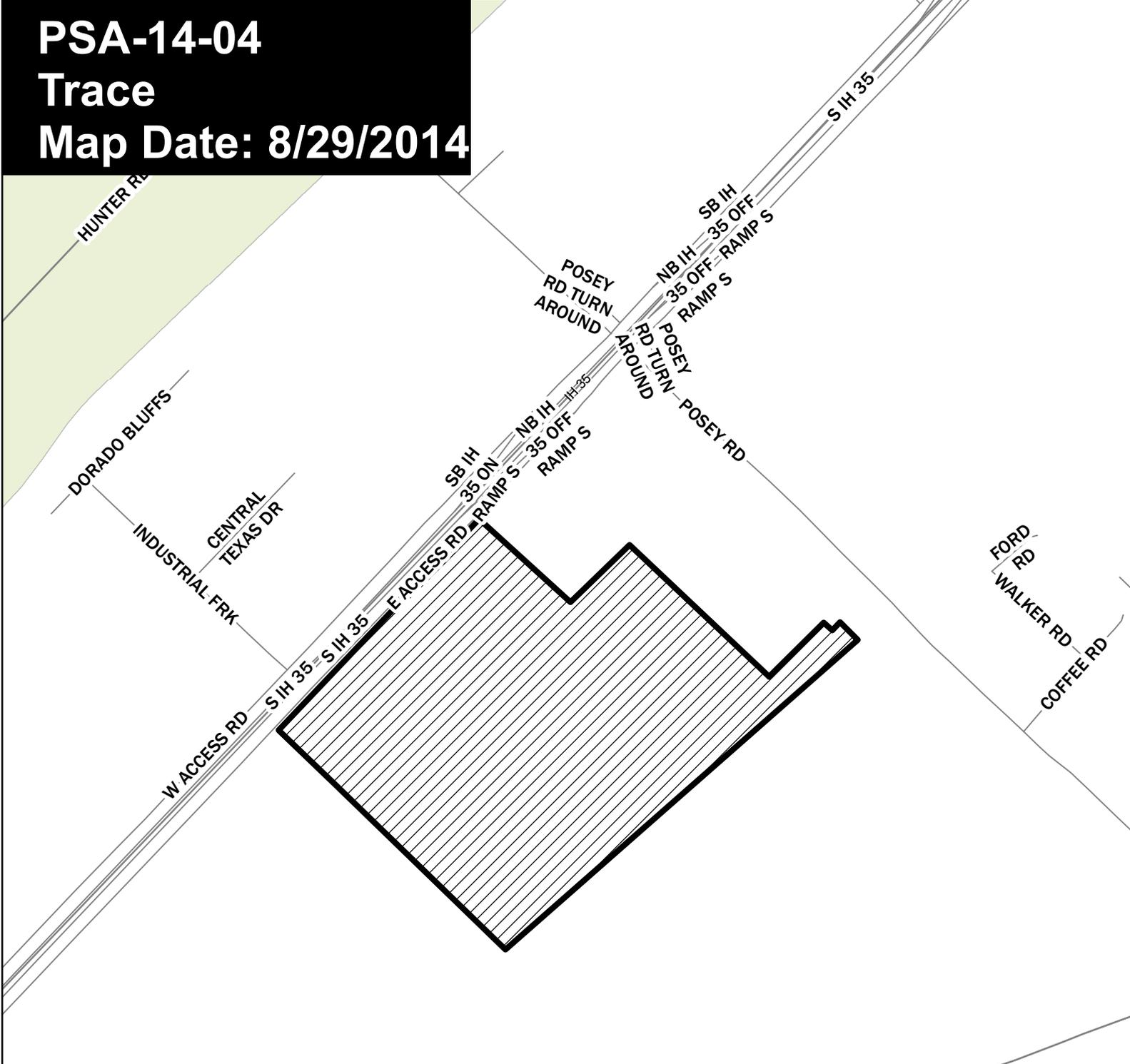
-  Site
-  1- Least Constrained
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



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PSA-14-04 Trace Map Date: 8/29/2014



Environmental Features

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



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OLD BASTROP HWY — Old Bastrop

FRANCIS HARRIS LN

FORD RD
WALKER RD
COFFEE RD

POSEY RD TURN AROUND

POSEY RD TURN AROUND

SB IH 35 ON RAMP S
NB IH 35 OFF RAMP S

SB IH 35 OFF RAMP S
NB IH 35 OFF RAMP S

S IH 35

HUNTER RD

DORADO BLUFFS

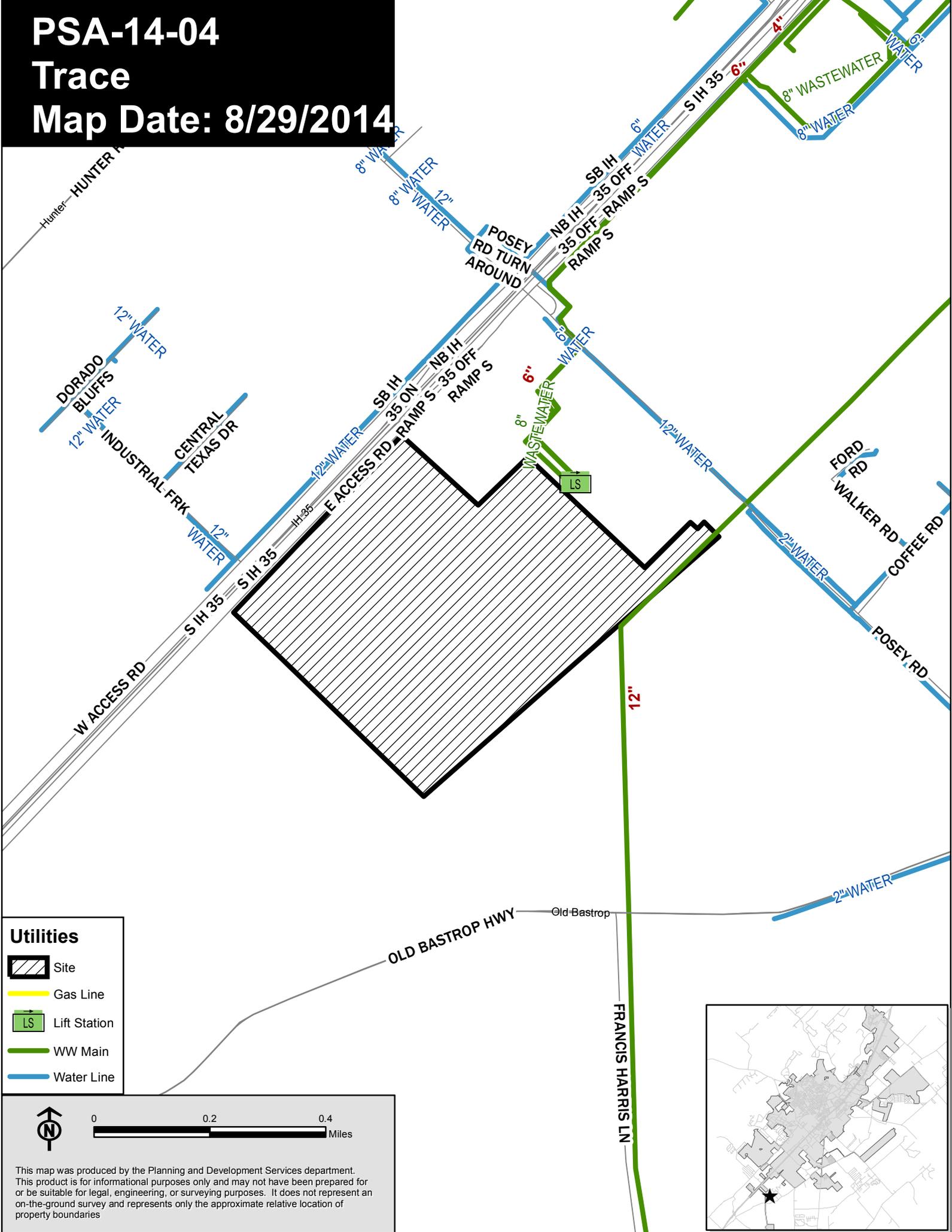
INDUSTRIAL FRK
CENTRAL TEXAS DR

W ACCESS RD
S IH 35

E ACCESS RD

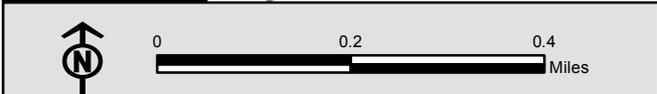
IH 35

PSA-14-04 Trace Map Date: 8/29/2014



Utilities

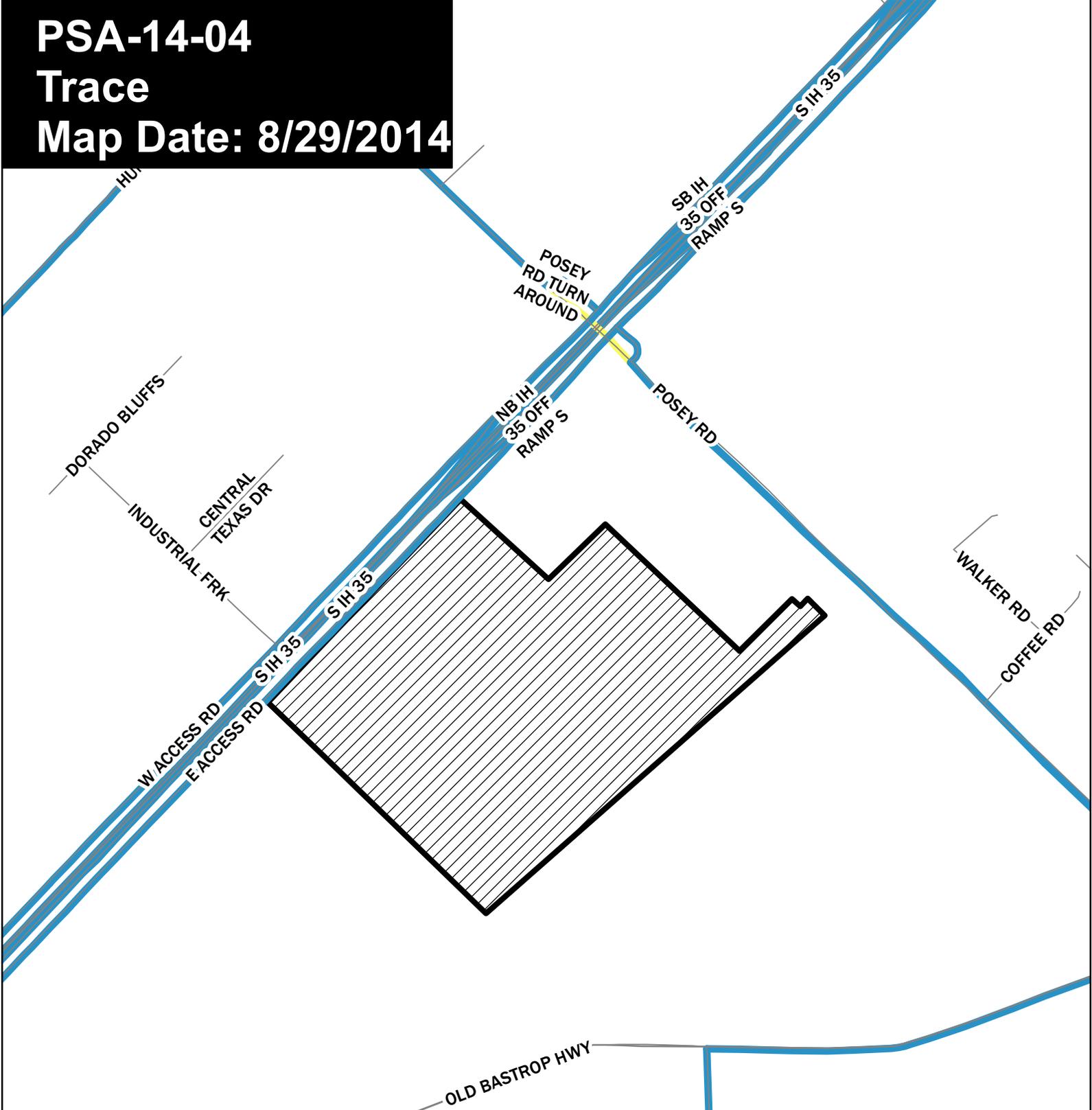
-  Site
-  Gas Line
-  Lift Station
-  WW Main
-  Water Line



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PSA-14-04 Trace Map Date: 8/29/2014



Travel Demand Model - Existing Conditions - DAILY

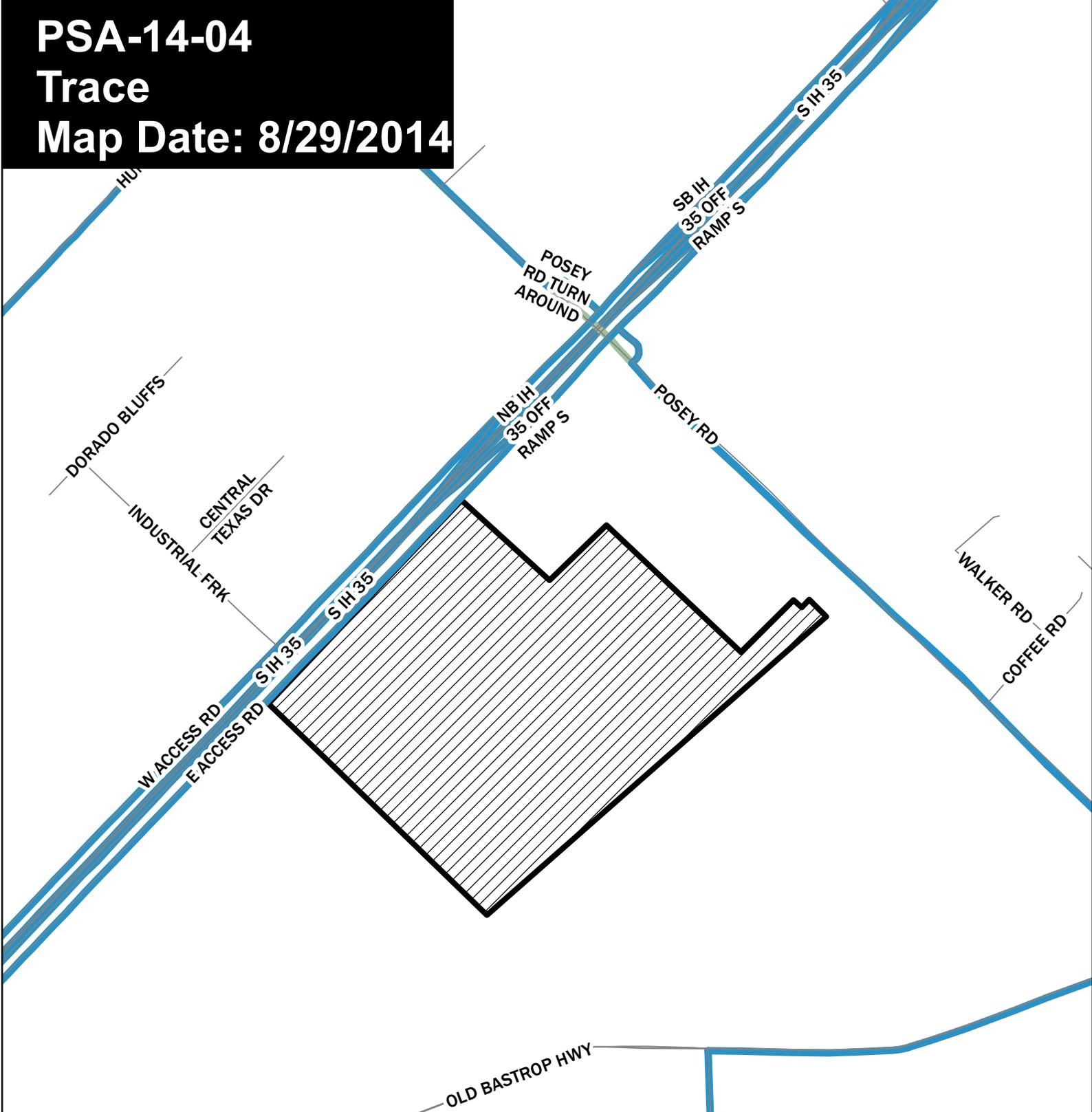
 Site	 LOS A	 LOS D
 LOS B	 LOS F	
 LOS C		



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PSA-14-04 Trace Map Date: 8/29/2014



Travel Demand Model - Existing Conditions - PEAK

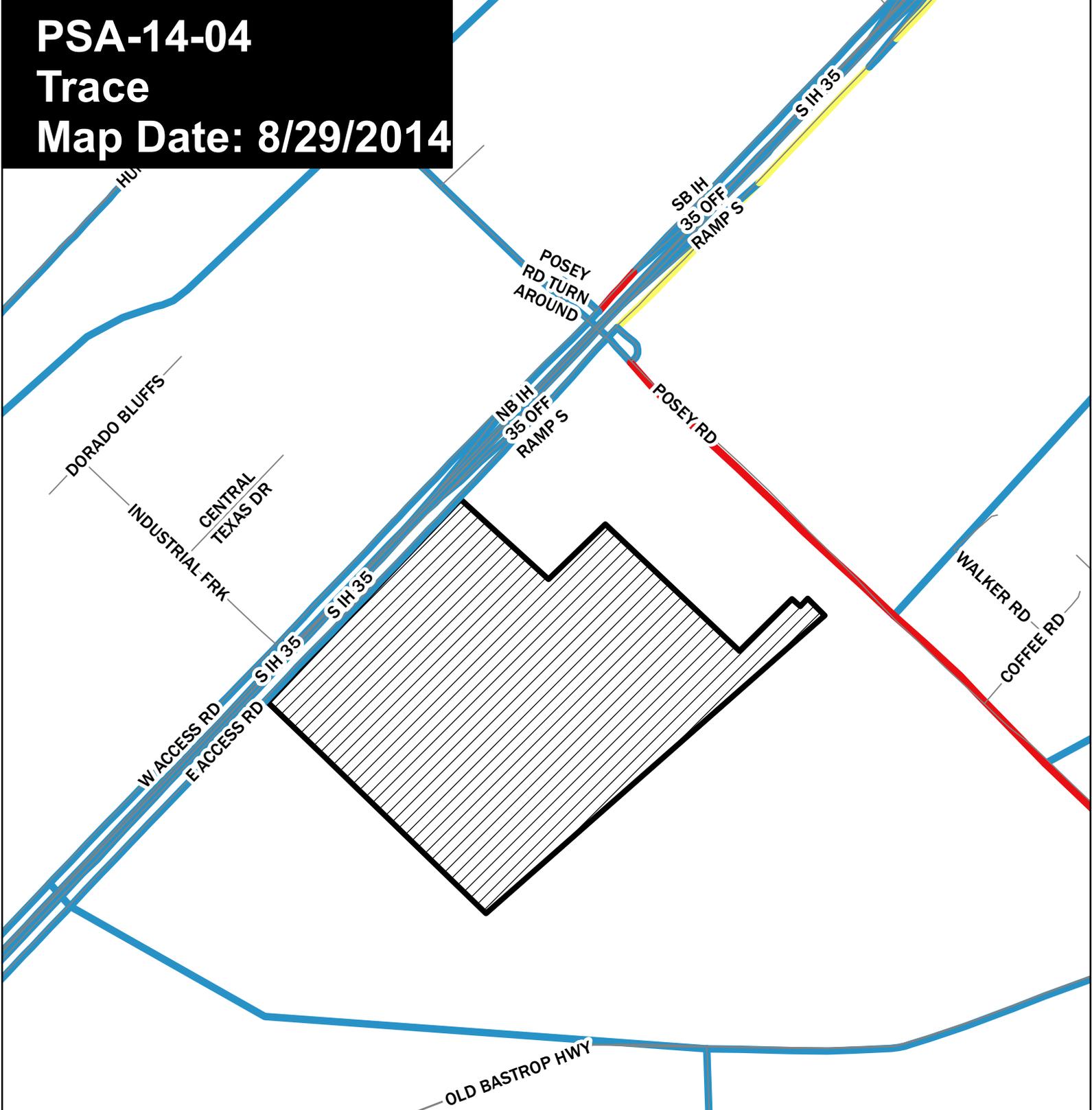
 Site	 LOS A	 LOS D
	 LOS B	 LOS F
	 LOS C	



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PSA-14-04 Trace Map Date: 8/29/2014



Travel Demand Model - Future Conditions - DAILY

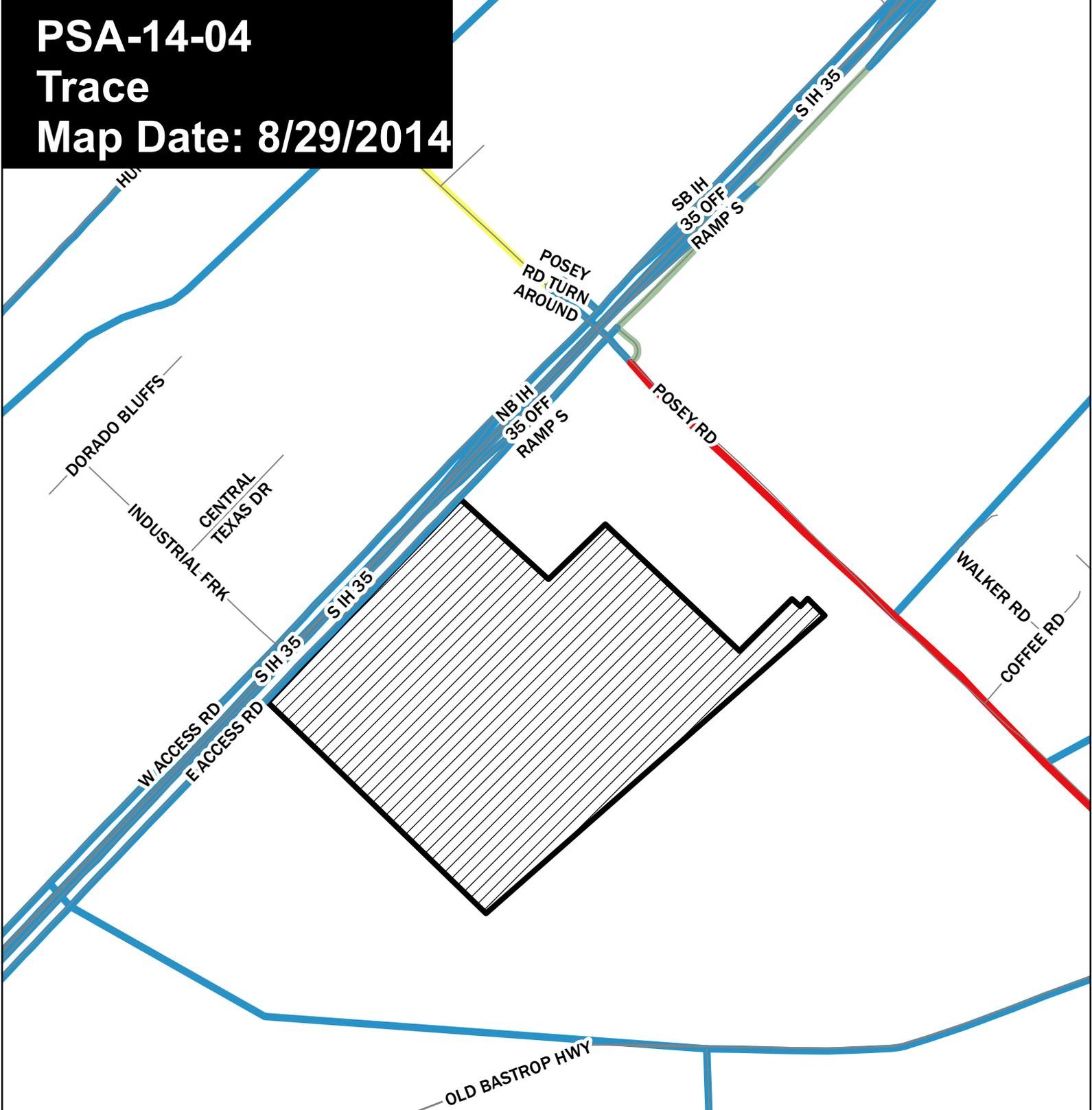
 Site	 LOS A	 LOS D
 LOS B	 LOS F	
 LOS C		



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PSA-14-04 Trace Map Date: 8/29/2014



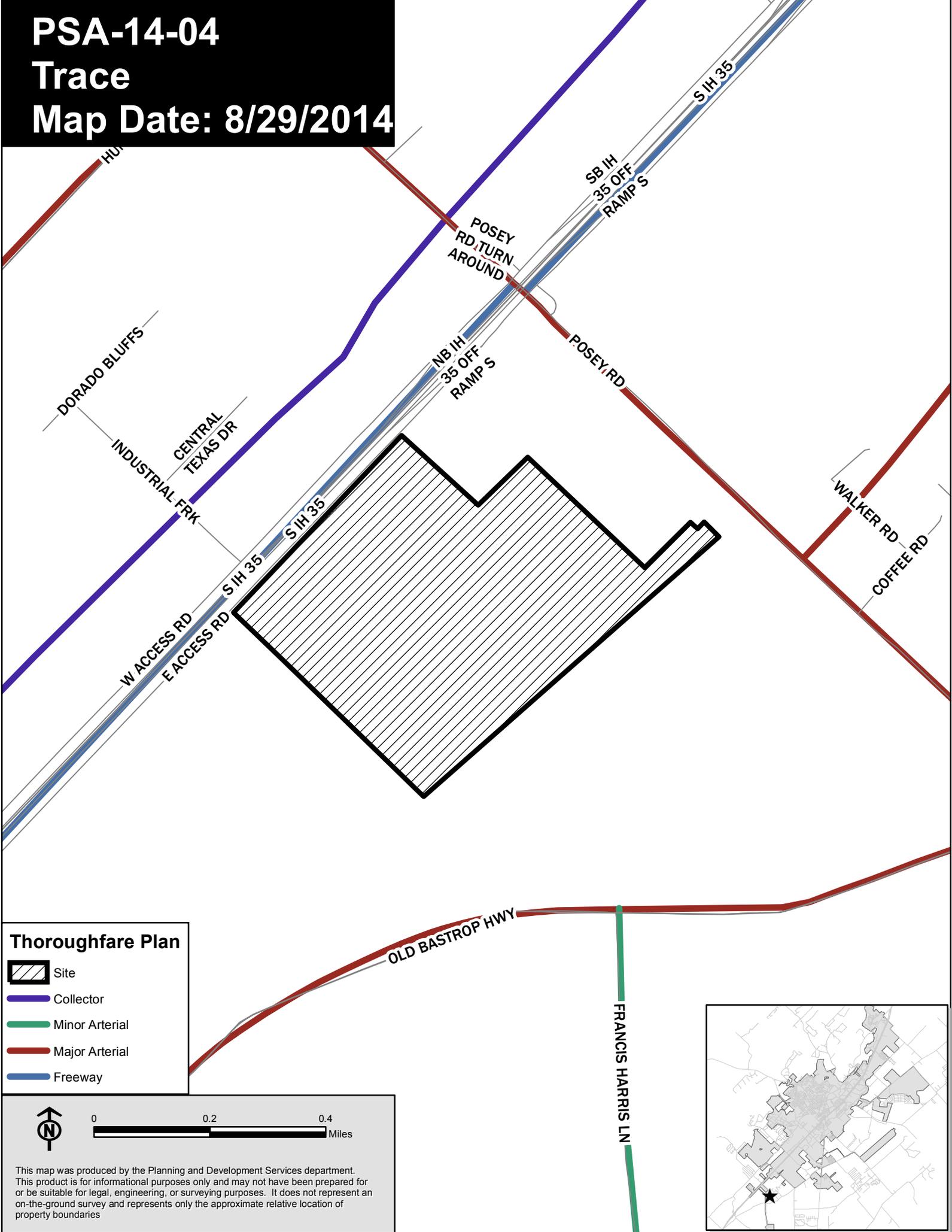
Travel Demand Model - Future Conditions - PEAK

 Site	 LOS A	 LOS D
	 LOS B	 LOS F
	 LOS C	



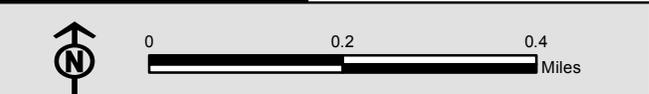
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PSA-14-04 Trace Map Date: 8/29/2014



Thoroughfare Plan

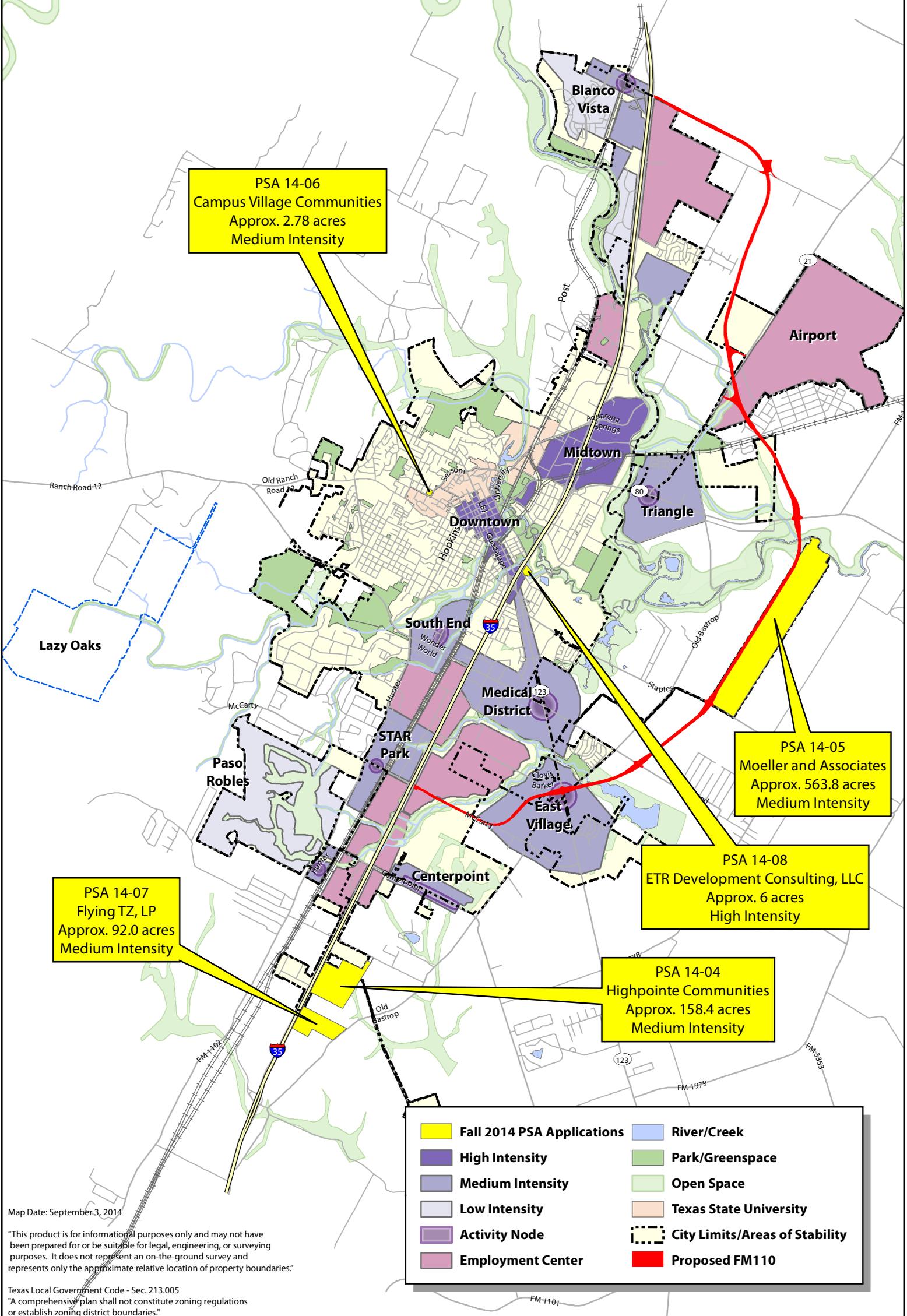
-  Site
-  Collector
-  Minor Arterial
-  Major Arterial
-  Freeway



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Preferred Scenario Applications Fall 2014



PSA 14-06
 Campus Village Communities
 Approx. 2.78 acres
 Medium Intensity

PSA 14-05
 Moeller and Associates
 Approx. 563.8 acres
 Medium Intensity

PSA 14-08
 ETR Development Consulting, LLC
 Approx. 6 acres
 High Intensity

PSA 14-07
 Flying TZ, LP
 Approx. 92.0 acres
 Medium Intensity

PSA 14-04
 Highpointe Communities
 Approx. 158.4 acres
 Medium Intensity

	Fall 2014 PSA Applications		River/Creek
	High Intensity		Park/Greenspace
	Medium Intensity		Open Space
	Low Intensity		Texas State University
	Activity Node		City Limits/Areas of Stability
	Employment Center		Proposed FM110

Map Date: September 3, 2014

"This product is for informational purposes only 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."

Texas Local Government Code - Sec. 213.005
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

City of San Marcos
PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>HIGHPOINTE COMMUNITIES</u>	<u>JOQ SAN MARCOS VENTURES, L.P.</u>
Mailing Address	<u>20 ENTERPRISE Ste 320</u> <u>ALISO VIEJO, CA 92656</u>	<u>ATTN: ROBERT C. WILSON</u> <u>P.O. Box 27501</u> <u>HOUSTON, TX 77227</u>
Daytime Phone	<u>325 642 3277</u>	_____
E-mail	<u>Caren@starlandandrealtyco.com</u>	<u>wilson@qlokdhco.com</u>

PROPERTY DESCRIPTION:

Address 417.6 AC. LOCATED SOUTH OF POSEY RD and EAST OF IH-35

Legal Description (if platted) _____

Appraisal District Tax I.D. R 18632, 18633, 18634, 18657, Acres 417.6
18635, 18614

Current Intensity Zone AREA of STABILITY Proposed Intensity Zone MEDIUM INTENSITY

Zoning Classification N/A Proposed New Zoning, if any N/A

Located In Floodway Edwards Aquifer Recharge Zone
 S.M. River Corridor Historic District

Existing use of land and building(s)
VACANT/ AGRICULTURAL

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property MASTER PLANNED COMMUNITY PROVIDING A VARIETY OF HOUSING TYPES, ELEMENTARY SCHOOL SITE, RECREATION CENTER, PARKS and TRAILS, COMMERCIAL AND BUSINESS PARK/ CORPORATE CAMPUS. (SEE ATTACHED CONCEPTUAL MASTER PLAN)

Reasons which support this request

THIS IS A MASTER PLANNED COMMUNITY THAT WILL PROVIDE A DIVERSITY OF HOUSING TYPES AND PROVIDE JOBS FOR THE COMMUNITY. THE PROPOSED DEVELOPMENT WILL CREATE THE SOUTHERN GATEWAY TO THE CITY OF SAN MARCOS.

SUBMITTAL REQUIREMENTS:

\$760 plus \$50 per acre (\$2000 max) plus \$10 Technology Fee payable to the City of San Marcos

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

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

I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

I am the property owner of record; or

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

Signature: Caren Williams Date: Aug 4, 2014

Printed Name: CAREN WILLIAMS

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

Hernandez, Amanda

From: Caren Williams <caren@starlandandrealtyco.com>
Sent: Thursday, August 28, 2014 1:29 PM
To: Hernandez, Amanda
Cc: Steve Vliss; Chris Crawford
Subject: Request to Amend the Preferred Scenario Amendment Application

Amanda,

We wish to amend our application to only request Medium intensity for that portion of the land located between IH 35 and the LCRA Electric Easement. I will have the exact legal description for you no later than Tuesday, September 2nd.

Thank you for your assistance regarding this matter. If you have any other questions or concerns, please do not hesitate to contact me.

Caren Williams

Land Development Consultant
Project Manager

512-757-7006

Realtor - Star Land and Realty Co.

caren@starlandandrealtyco.com
www.starlandandrealtyco.com

Hernandez, Amanda

From: Caren Williams <caren@starlandandrealtyco.com>
Sent: Thursday, August 28, 2014 3:29 PM
To: Hernandez, Amanda
Subject: New Project Name

Amanda,

Just wanted you to know that we have rename the Posey Road project to TRACE. We have been working with a marketing and branding firm from Houston to get this naming process completed and a decision has been made on the word TRACE.

If you have any questions, please feel free to contact me but in the future presentations please refer to our project as Trace. Thanks and have a great afternoon.

Caren Williams

Land Development Consultant
Project Manager

512-757-7006

Realtor - Star Land and Realty Co.

caren@starlandandrealtyco.com
www.starlandandrealtyco.com



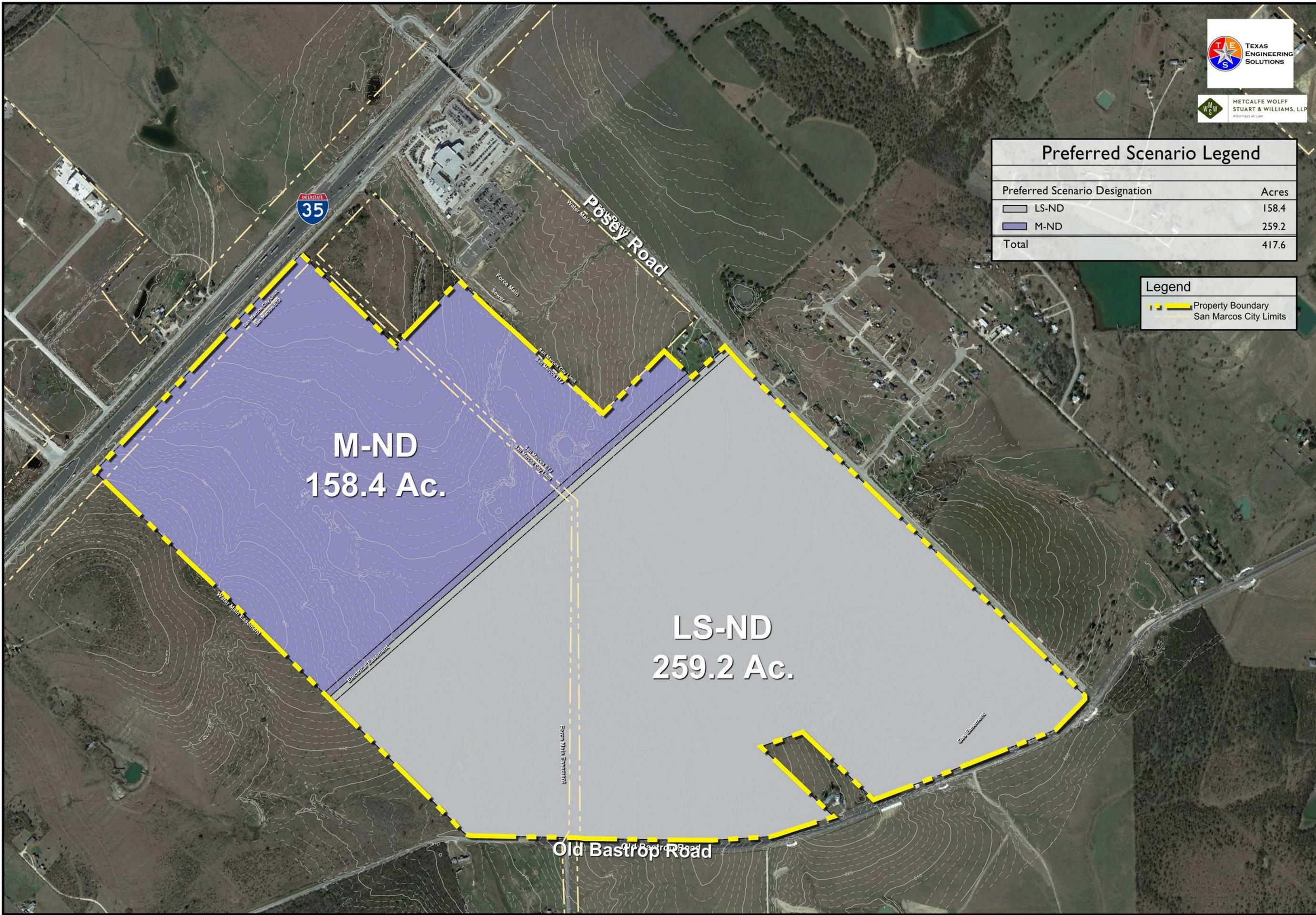
712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rfpplanning.com

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of the property and does not warrant the accuracy of the information. The land plan is conceptual in nature and does not represent any regulatory approval. Land plans are subject to change. The developer has reserved the right, without notice, to amend, modify, or delete any map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objectives.

File: L:\2014\14118\Preferred Scenario Submittal\Preferred Scenario Submittal 2014-09-17.dwg

Preferred Scenario Legend	
Preferred Scenario Designation	Acres
LS-ND	158.4
M-ND	259.2
Total	417.6

Legend	
	Property Boundary
	San Marcos City Limits



M-ND
158.4 Ac.

LS-ND
259.2 Ac.

**Highpointe
Communities**
San Marcos, Texas

Preferred Scenario Amendment

SCALE: 1"=300'
0 150 300 600
DATE: 09-17-2014



Aerial Photography circa January 2014
2' Contour Interval

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

WILFORD L. WOOTAN, JR., ET UX
VOL. 401, PG. 789

WILFORD L. WOOTAN, JR., ET UX
VOL. 536, PG. 649

JMC REALTY LP
VOL. 1862, PG. 668
(REMAINDER)

APPROX. BOUNDARY LINE (HEREINAFTER REFERRED TO AS "BOUNDARY LINE") BETWEEN THE 100.22 ACRE TRACT AND VOL. 1862, PG. 668, VOL. 536, PG. 649, VOL. 401, PG. 789, AND VOL. 1820, PG. 715.

APPROX. BOUNDARY LINE OF 64.74 ACRE TRACT FOR VOL. 536, PG. 649

APPROX. BOUNDARY LINE OF 67.53 ACRE TRACT FOR VOL. 536, PG. 649

APPROX. BOUNDARY LINE OF 248.77 ACRE TRACT FOR VOL. 536, PG. 649

APPROX. BOUNDARY LINE OF 47.630 ACRES (18,191,980 SQ. FT.) TRACT FOR VOL. 536, PG. 649

APPROX. BOUNDARY LINE OF 5.01 ACRES TRACT FOR VOL. 536, PG. 649

APPROX. BOUNDARY LINE OF 5.0000 ACRES TRACT FOR VOL. 1862, PG. 668

APPROX. BOUNDARY LINE OF 5.0000 ACRES TRACT FOR VOL. 1862, PG. 668

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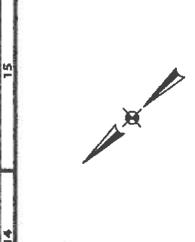
APPROX. BOUNDARY LINE OF 5.0000 ACRES TRACT FOR VOL. 1862, PG. 668

APPROX. BOUNDARY LINE OF 5.0000 ACRES TRACT FOR VOL. 1862, PG. 668

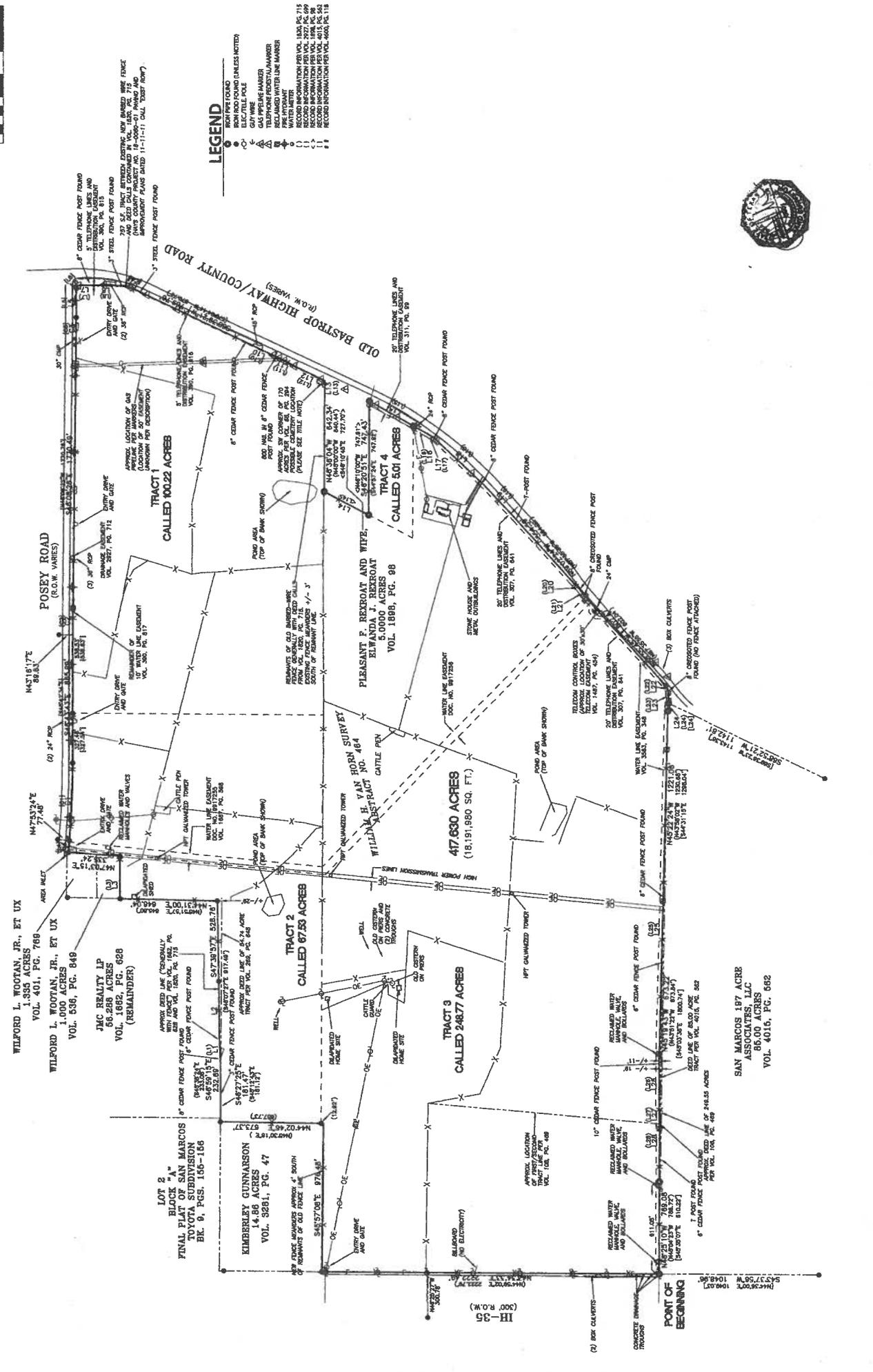
APPROX. BOUNDARY LINE OF 5.0000 ACRES TRACT FOR VOL. 1862, PG. 668

APPROX. BOUNDARY LINE OF 5.0000 ACRES TRACT FOR VOL. 1862, PG. 668

SAN MARCOS 197 ACRE ASSOCIATES, LLC
86.00 ACRES
VOL. 4016, PG. 062



0 300' 600'



LEGEND

- BOUNDARY MARKER
- BOUNDARY MARKER (DASHES NOTED)
- ELEC./TELE. POLE
- GUY WIRE
- TELEPHONE LINE
- TELEPHONE RECONSTRUCTION
- RECLAIMED WATER LINE MARKER
- WATER TOWER
- WATER TOWER
- RECORD INFORMATION PER VOL. 1820, PG. 715
- RECORD INFORMATION PER VOL. 1862, PG. 668
- RECORD INFORMATION PER VOL. 536, PG. 649
- RECORD INFORMATION PER VOL. 4016, PG. 062
- RECORD INFORMATION PER VOL. 4016, PG. 062

<p>CLIENT INFORMATION</p> <p>REVISION / DESCRIPTION</p> <p>DATE</p>		<p>CHIEF EXECUTIVE OFFICER</p> <p>20 ENTERPRISE</p> <p>ALSO VIEJO, CA 92656</p>		<p>KIMBELL BRUEHL GARCIA ESTES</p> <p>105 West Riverside Drive, Ste 110, Austin, Texas 78704</p> <p>T (512) 439-0400 www.kbge-eng.com</p> <p>TRPE No. F-12802</p>		<p>LAND TITLE SURVEY</p> <p>GTY OF SAN MARCOS, HAYS COUNTY, TEXAS</p> <p>± 417 ACRES</p> <p>POSEY ROAD AND IH 35</p>		<p>DATE: June 9, 2014</p> <p>ISSUE DATE: 06/09/14</p> <p>JOB NUMBER: 25-501</p> <p>SHEET: 1 of 2</p>	
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Legislation Text

File #: ID#13-567, **Version:** 1

AGENDA CAPTION:

PSA-14-05 (Hillert) Hold a public hearing and consider a request by Moeller and Associates for a Preferred Scenario Amendment to change an Area of Stability to a Medium Intensity Zone for an approximately 563.8 acre tract located along Staples Road, east of Old Bastrop Highway out of the William A. Matthews Survey, the William Burnet Survey and the B&G Fulcher League in Hays and Guadalupe Counties.

Meeting date: September 23, 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

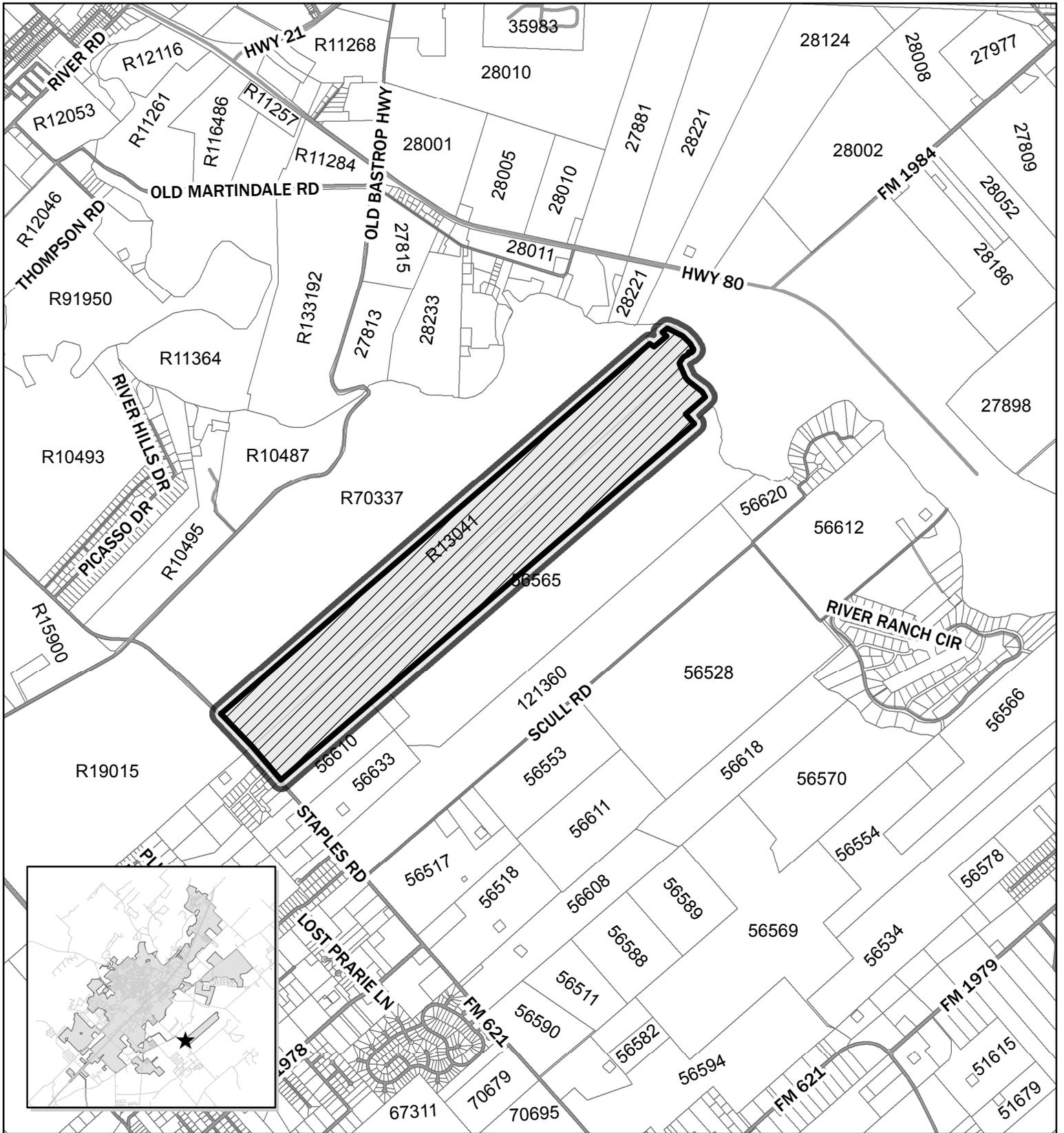
BACKGROUND:

This request to change the Preferred Scenario Map has been reviewed along with "Vision San Marcos: A River Runs Through Us" and was found to be not completely consistent with the Plan as outlined in the staff report. All figures used to review this case are attached.

Staff has concerns with the property's score on the Land Use Suitability Map. Staff believes that the request is unnecessary due to the variety of options available to a property of this size and the character of the surrounding area.

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

Staff recommends denial of the request to change from an Area of Stability to a Medium Intensity Zone.



PSA-14-05
Hilert Tract
Map Date: 8/8/2014

-  Site Location
-   Notification Buffer (200 feet)

0 1,750 3,500 7,000 Feet



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PSA-14-05

Preferred Scenario Amendment

Hillert

North side of Staples Road, east of Old Bastrop Highway



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

Applicant: Moeller and Associates
1040 N. Walnut Ave., Suite B
New Braunfels, TX 78130

Property Owners: The Mayan at San Marcos River, LLC
22711 Fossil Peak
San Antonio, TX 78261

Notification: Courtesy notice sent on August 15, 2014 with updates at Neighborhood Commission August 20th; Planning & Zoning Commission September 9th; and City Council September 16th.

Personal notice sent and signs posted on September 12, 2014 for the September 23rd, Public Hearing.

Response: Approximately 13 people attended the Neighborhood Commission meeting on August 20th, and 1 person noted that they were interested in this request. Approximately 4 attended P&Z on September 9th with none noting interest in this request.

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

Subject Property:

Location: North side of Staples Road, extending to the San Marcos River, east of Old Bastrop Highway. On the county lines of Hays and Guadalupe Counties

Legal Description: Approximately 563.8 acres out of the William A. Matthews Survey, the William Burnet Survey and the B&G Fulcher League

Sector: N/A

Current Zoning: Future Development (FD)

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

Surrounding Area:	Zoning	Existing Land Use	Preferred Scenario
N of Property	Martindale	San Marcos River, Residential, Vacant	Area of Stability
S of Property	ETJ	Residential, Vacant	ETJ
E of Property	ETJ	Residential, Vacant	ETJ
W of Property	ETJ	Vacant	ETJ

Preferred Scenario Amendments, Generally:

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

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

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

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

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

Property Description & Current Conditions:

The subject site consists of approximately 563.8 acres out of the William A. Matthews Survey, the William Burnet Survey and the B&G Fulcher League. The property is located on the north side of Staples Road, extending to the San Marcos River, and east of Old Bastrop Highway, on the county lines of Hays and Guadalupe Counties.

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

Currently the site is vacant and zoned Future Development (FD). Surrounding land uses include vacant land and single-family residences. The site will have frontage on FM 110 once construction is complete.

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

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

The applicant is proposing a mix of uses at this location which may require the property to be designated as Medium Intensity on the Preferred Scenario map. The applicant indicates that the project will include a wide variety of housing types, possibly including resorts, student living, assisted living and basic apartments.

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

Vision San Marcos Plan Elements:

Economic Development

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			X
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			applicant indicates that proposed project will provide a wide variety of housing

Environment & Resource Protection

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

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

Land Use Suitability & Development Constraints

INCLUDE MAP	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X	X	X	X
Constraint by Class					
Cultural	X			X	
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X	X		X	X
Geological	X				
Slope	X		X		X
Soils	X	X		X	
Vegetation	X				
Watersheds		X	X		
Water Quality Zone	X			X	X

Water Quality Modeling

Located in Subwatershed:	Lower San Marcos River				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: Additional impervious cover was anticipated for the Triangle in this subwatershed. The Plan recommends various landscape management methods, including vegetative filter strips to reduce nutrient loadings.					

Land Use

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

Neighborhoods & Housing

The Neighborhoods and Housing chapter of *Vision San Marcos* focuses on the Neighborhood Character Studies which are in process as part of CodeSMTX. The site will be subject to the Code that is in place at the time of development.

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
Neighborhood Character Study Area(s):	N/A

Parks, Public Spaces & Facilities

The Parks, Public Spaces and Facilities chapter of *Vision San Marcos* discusses the city’s recreational facilities as well as the water, wastewater and other public infrastructure. The table below is an analysis of the facilities in the area.

	YES	NO
Will Parks and / or Open Space be Provided?		
Will Trails and / or Green Space Connections be Provided?		
Parkland dedication or fee in lieu will be determined at the time of subdivision.		
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X
Wastewater service available?		X
Water service available? Water main exists along Old Bastrop Highway		X

Transportation

A Travel Demand Model (TDM) was created to analyze the traffic impacts of growth in San Marcos. The table below is a summary of the TDM results and other transportation modes surrounding the site. The TDM analyzes the overall transportation network of the Preferred Scenario. It is not a measure of the impact of this proposed change.

		A	B	C	D	F
Existing Daily LOS	Staples Road	X				
Existing Peak LOS	Staples Road	X				
Preferred Scenario Daily LOS	Staples Road New Road (N/A)	X			X	
Preferred Scenario Peak LOS	Staples Road New Road (N/A)	X				X
			N/A	Good	Fair	Poor
Sidewalk Availability		X				
		YES		NO		
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: A freeway is indicated through this property on the thoroughfare map. The 2035 Travel Demand Model did not connect this freeway to other roadways – likely resulting in the low Level of Service shown on the maps.						

Staff Analysis:

Comments from Other Departments

The Public Services Department noted that this site is not located within the City of San Marcos Water or Wastewater Certificate of Convenience and Necessity (CCN) Boundary.

Planning Department Analysis

Planning Department staff, following a review of *Vision San Marcos*, finds that this request is not generally consistent with the Plan at this time.

At this time, there is no indication of economic development potential which could further the goals of the Core 4 to make San Marcos a competitive community of choice. At such time that FM 110 is built and this property fronts the new highway, an Employment Center may be appropriate to allow commercial opportunities along that roadway.

In general, staff does not support increased intensity in areas that are indicated on the Land Use Suitability Map as being Most Constrained (4-5). This property borders the San Marcos River, is bisected by a tributary of the River and is located in the Lower San Marcos River Watershed. A mixed use development on the property may be appropriate, but a Conservation Design should be seriously considered to protect those areas that are not suitable for development. This type of project and design could be accomplished with the existing Preferred Scenario designation.

At this time, there is no Infrastructure and the property is not located within the City of San Marcos Water or Wastewater Service Areas. There are no major roadways to service a higher density development.

The Preferred Scenario map was created by the community through various planning activities. The intent of the map is to indicate areas that are most appropriate for different types of development. The low, medium and high designations are not preempting areas outside the intensity zones from development. *Vision San Marcos* states that Areas of Stability should develop appropriate with the character of the area they are located. Currently, the area surrounding the subject property is rural in nature with some single family housing. Staff believes this request may be untimely as a variety of housing options can be built with the current designation, including single family housing and multifamily apartments. The requested change to the map seems as though it may be speculative entitlement of the property and does not fit with the community's vision of the future of San Marcos.

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

The Commission's Responsibility:

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

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

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

Recommendations & Options for Action:

Based on the analysis with *Vision San Marcos* and review by other City Departments, staff recommends denial of the request to change from an Area of Stability to a Medium Intensity Zone.

Options for the Commission include:

- Approval of the request as submitted
- Alternate approval
- Denial of the request

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Alternate approval
<input checked="" type="checkbox"/>	Denial

Prepared by:

Amanda Hernandez, AICP, CNU-A

Senior Planner

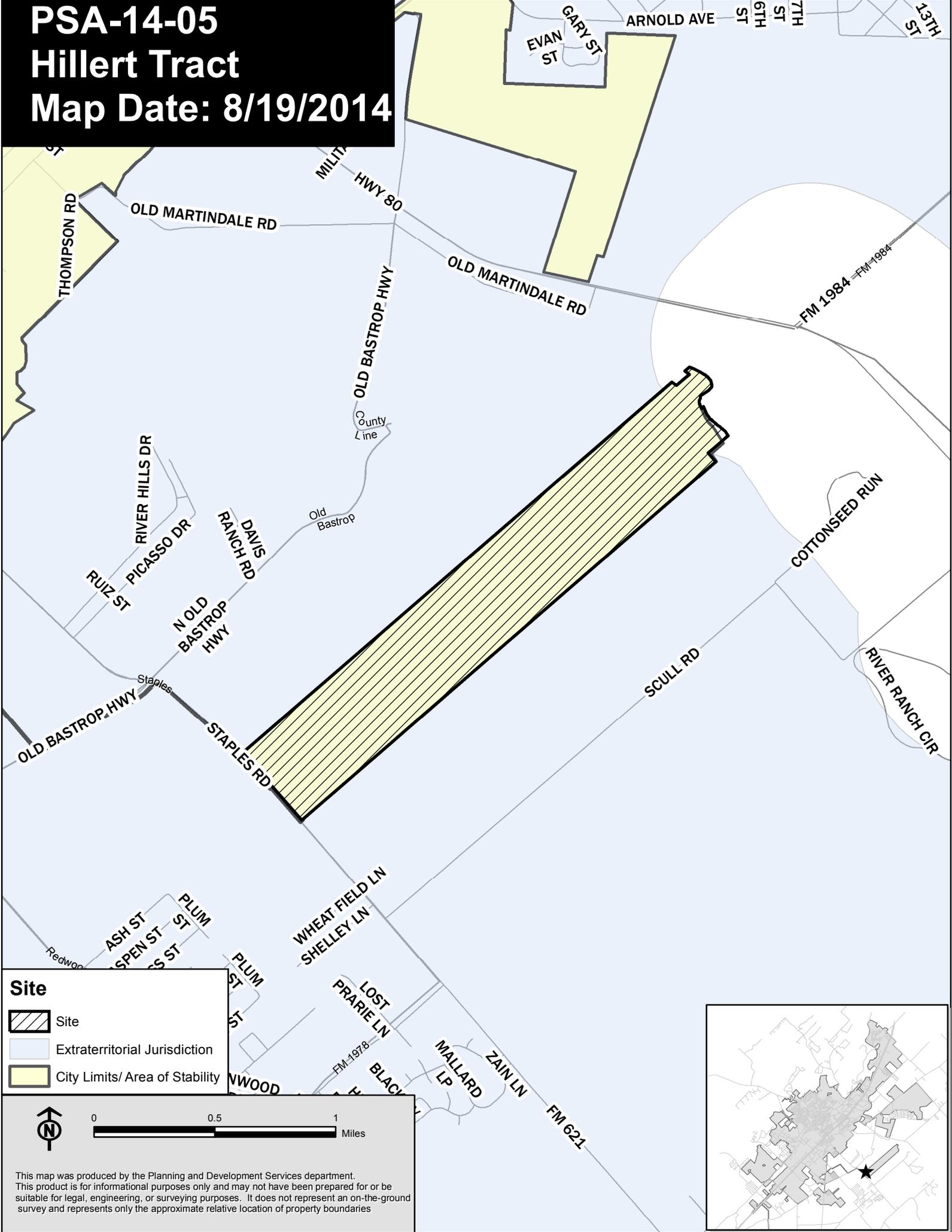
September 11, 2014

Name

Title

Date

PSA-14-05 Hillert Tract Map Date: 8/19/2014



Site

-  Site
-  Extraterritorial Jurisdiction
-  City Limits/ Area of Stability



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

PSA-14-05 Hillert Tract Map Date: 8/14/2014



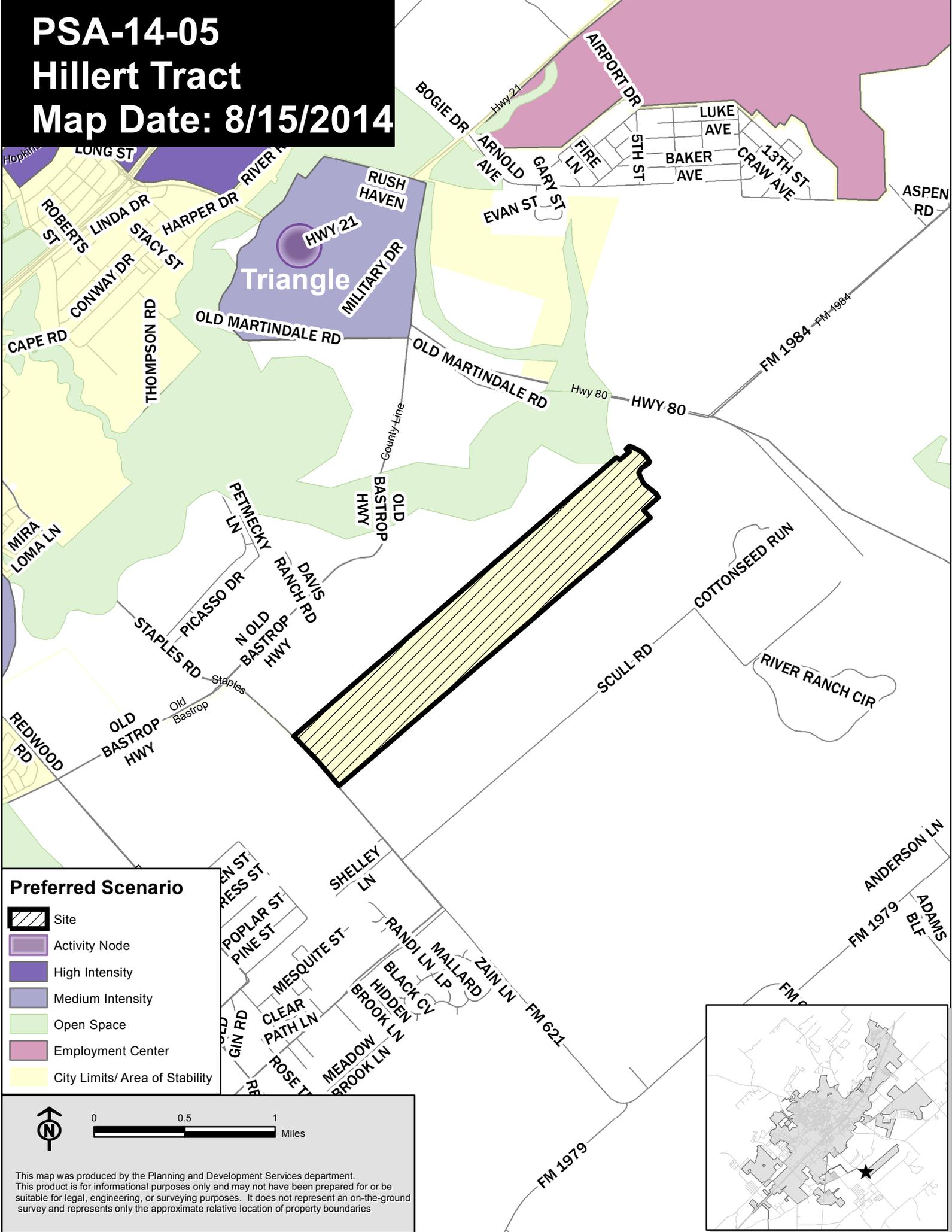
Aerial
 Site



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PSA-14-05 Hillert Tract Map Date: 8/15/2014



Preferred Scenario

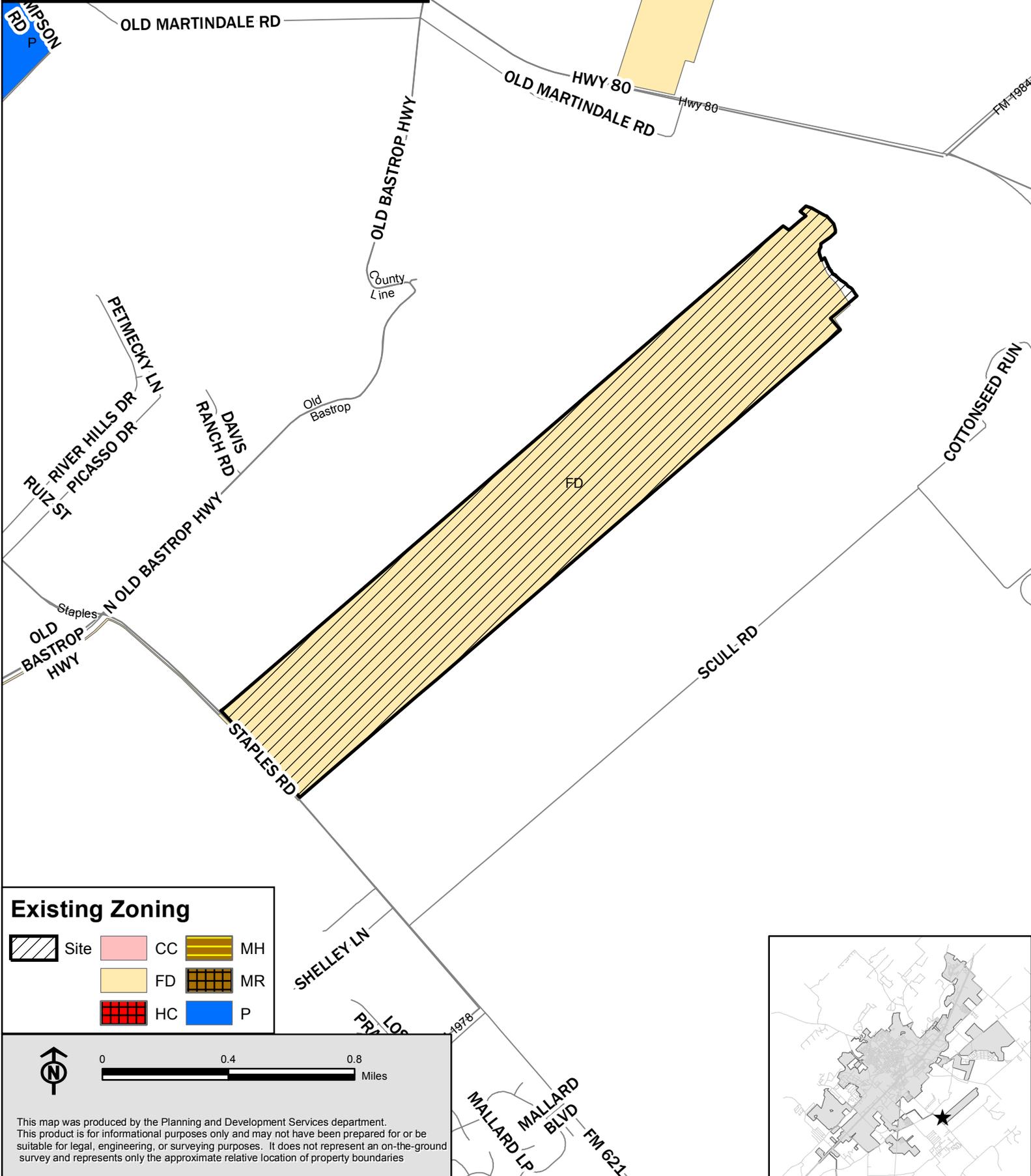
-  Site
-  Activity Node
-  High Intensity
-  Medium Intensity
-  Open Space
-  Employment Center
-  City Limits/ Area of Stability



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PSA-14-05 Hillert Tract Map Date: 8/19/2014



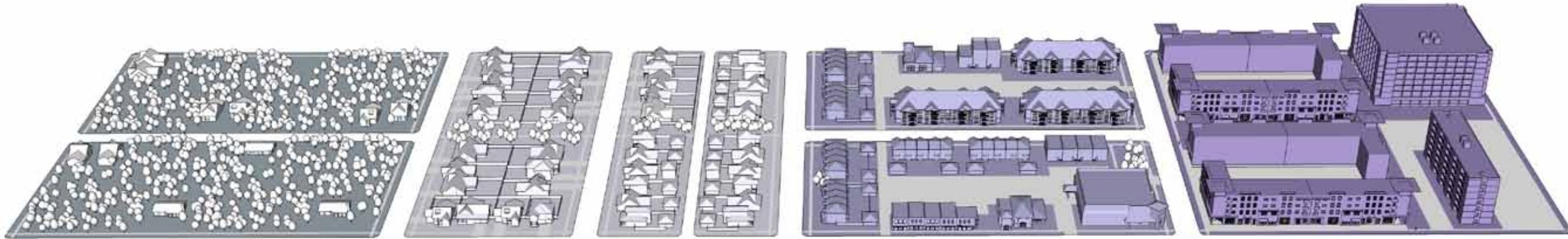
Existing Zoning

	Site		CC		MH
			MR		P
	HC				



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Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

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

Neighborhood & Area Protection / Conservation

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

Building Types: 1-2 Story, 3 with CUP

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

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

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

Preferred Scenario Examples: Triangle - single family

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

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

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

Redevelopment Infill

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

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

Examples: Existing Mixed Residential Areas

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

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

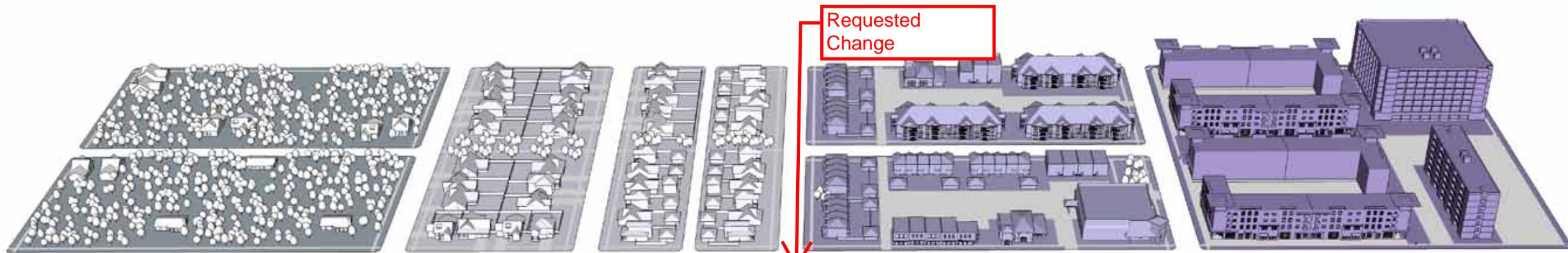
Preferred Scenario Examples: South End

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

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

Preferred Scenario Examples: Downtown, Midtown

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



Current Conditions

Requested Change

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

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

TRANSLATION TABLE

Hillert Tract
Current Condition

Requested Change

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

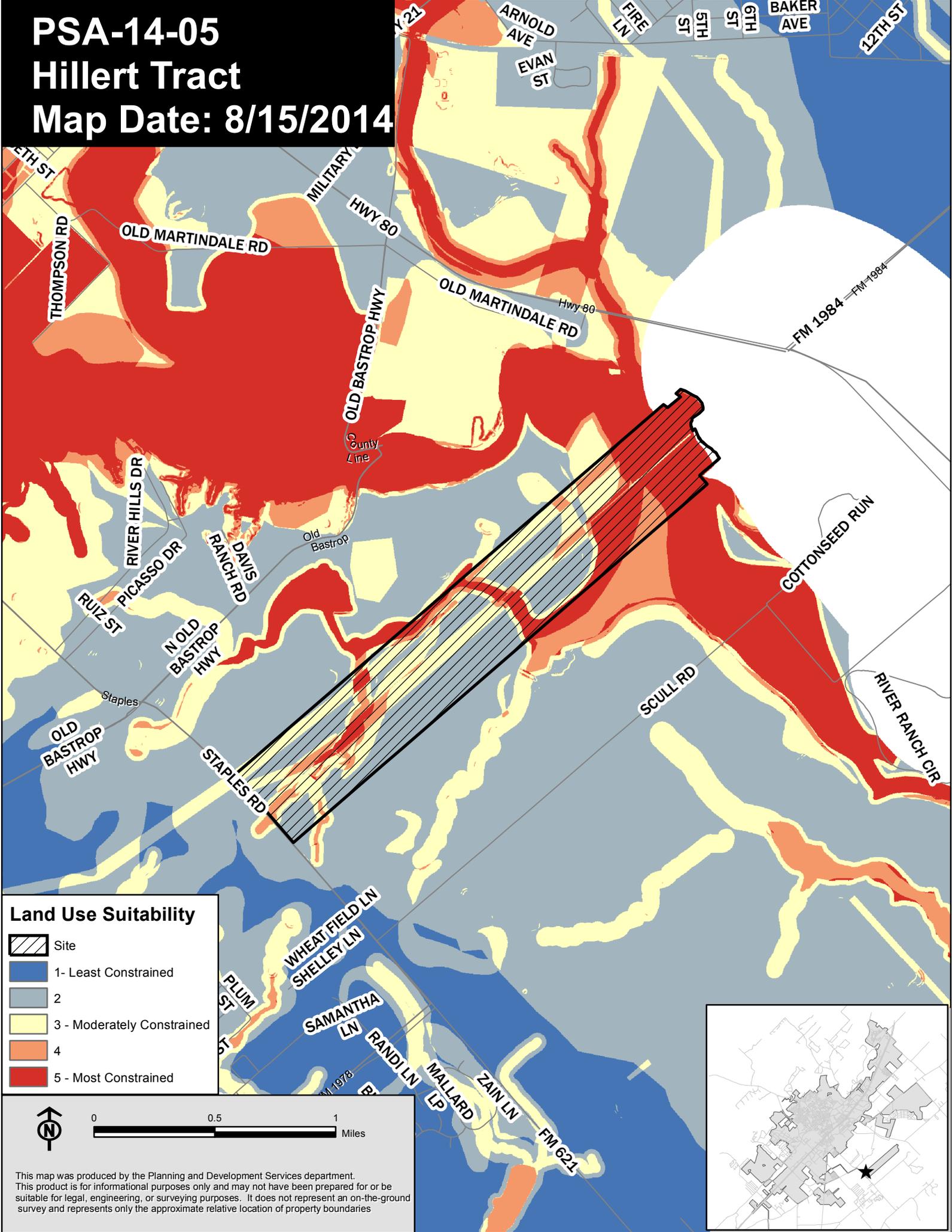
*OA is generally intended where shown on the Preferred Scenario Map

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

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

EC - Employment Center
OA - Open Space / Agricultural

PSA-14-05 Hillert Tract Map Date: 8/15/2014



Land Use Suitability

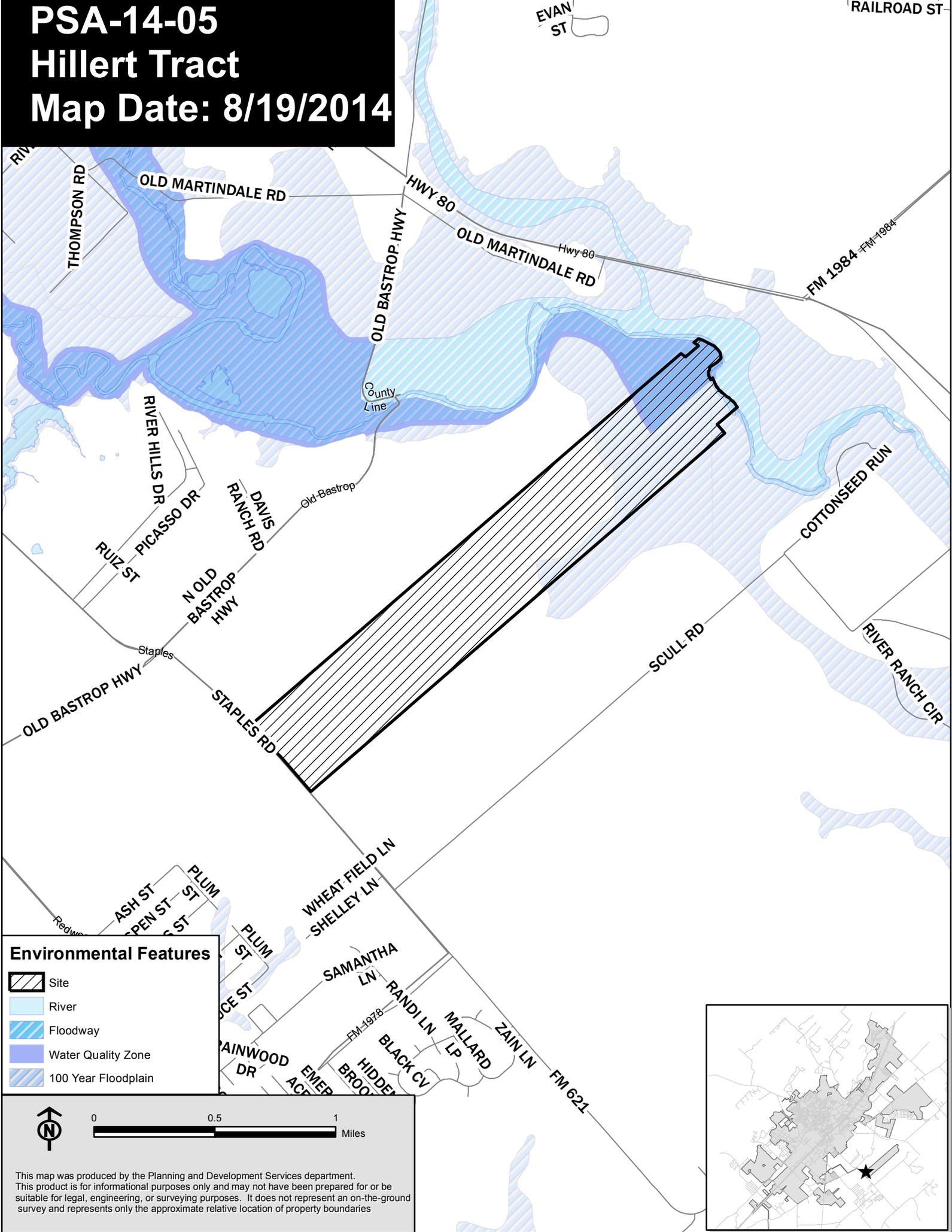
-  Site
-  1- Least Constrained
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



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PSA-14-05 Hillert Tract Map Date: 8/19/2014



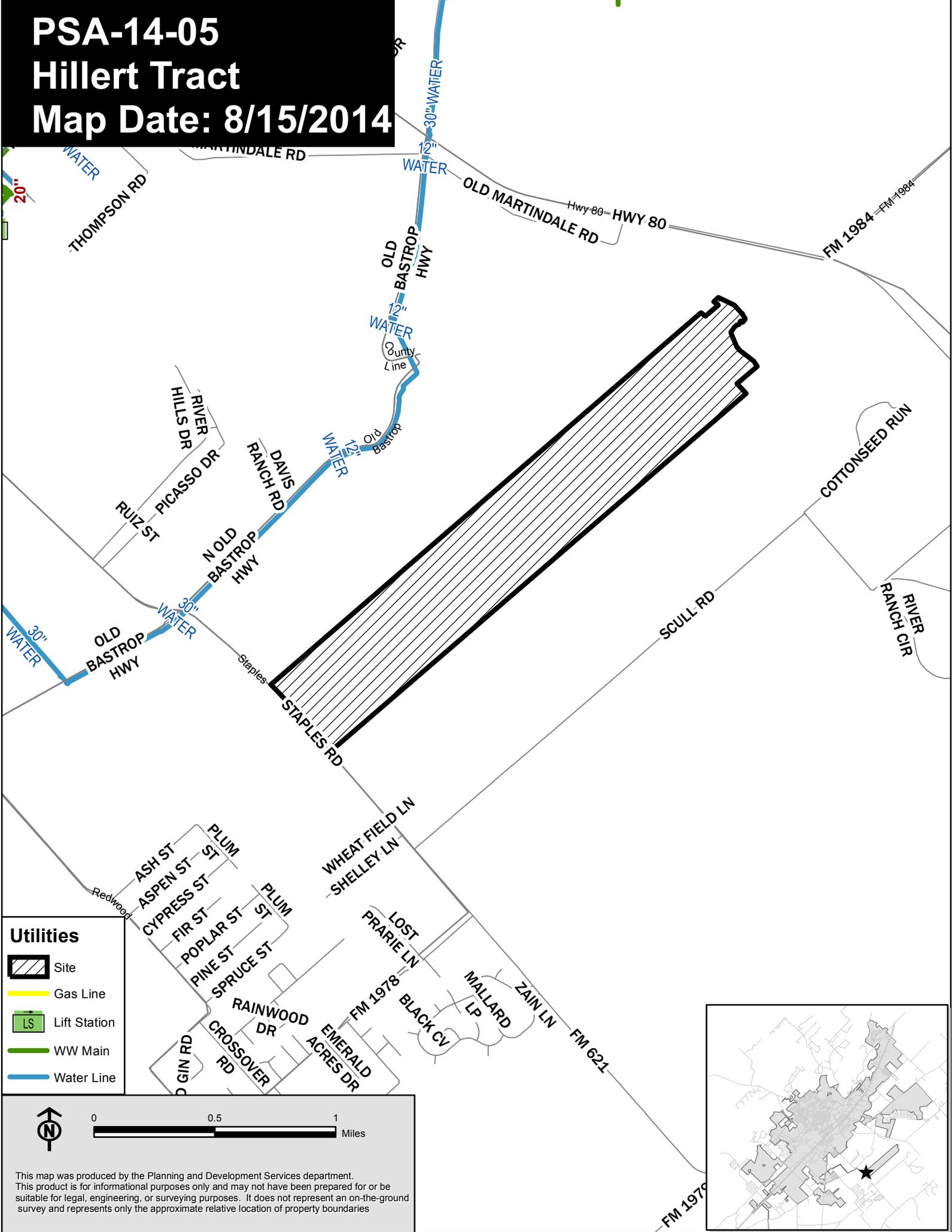
Environmental Features

-  Site
-  River
-  Floodway
-  Water Quality Zone
-  100 Year Floodplain



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PSA-14-05 Hillert Tract Map Date: 8/15/2014



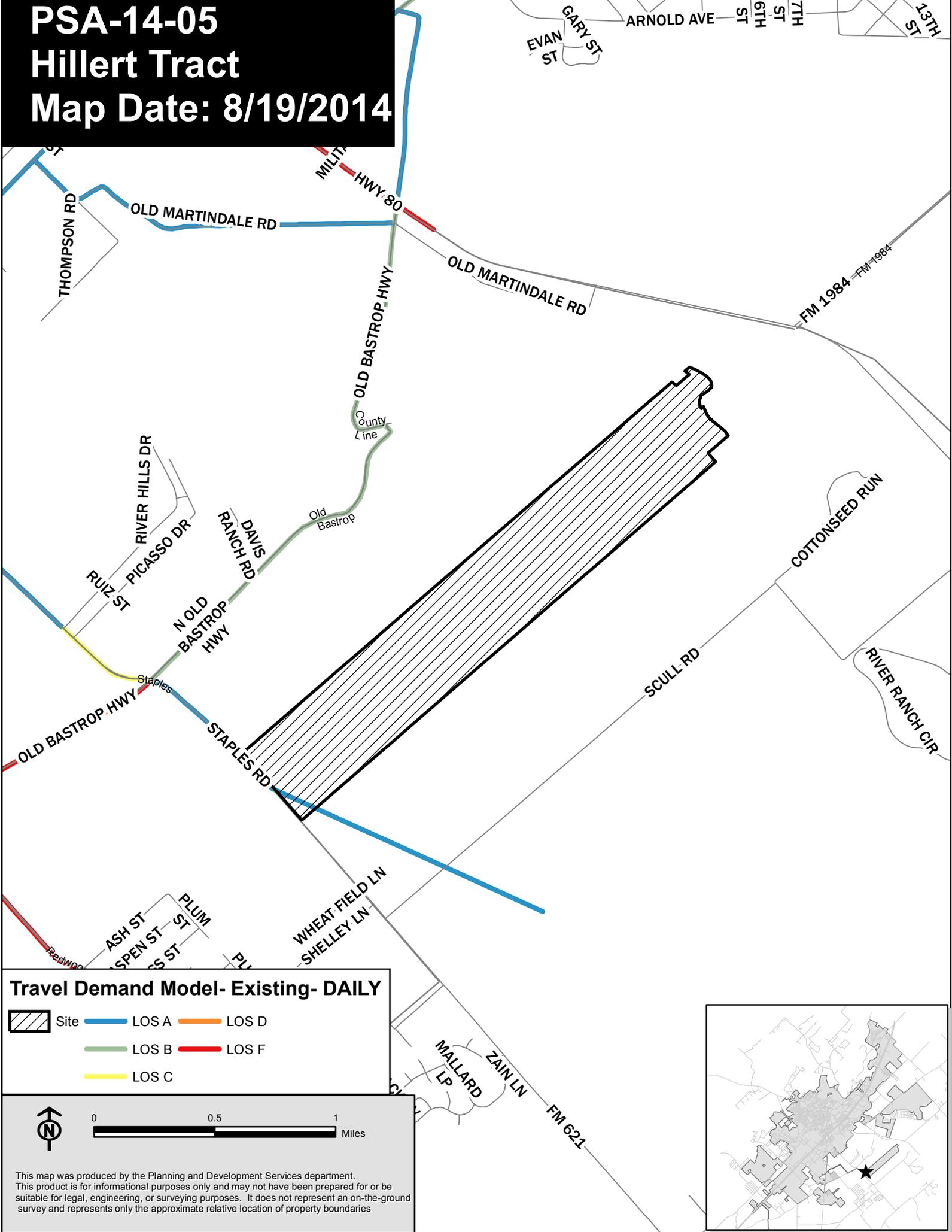
- Utilities**
-  Site
 -  Gas Line
 -  Lift Station
 -  WW Main
 -  Water Line



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PSA-14-05 Hillert Tract Map Date: 8/19/2014



Travel Demand Model- Existing- DAILY

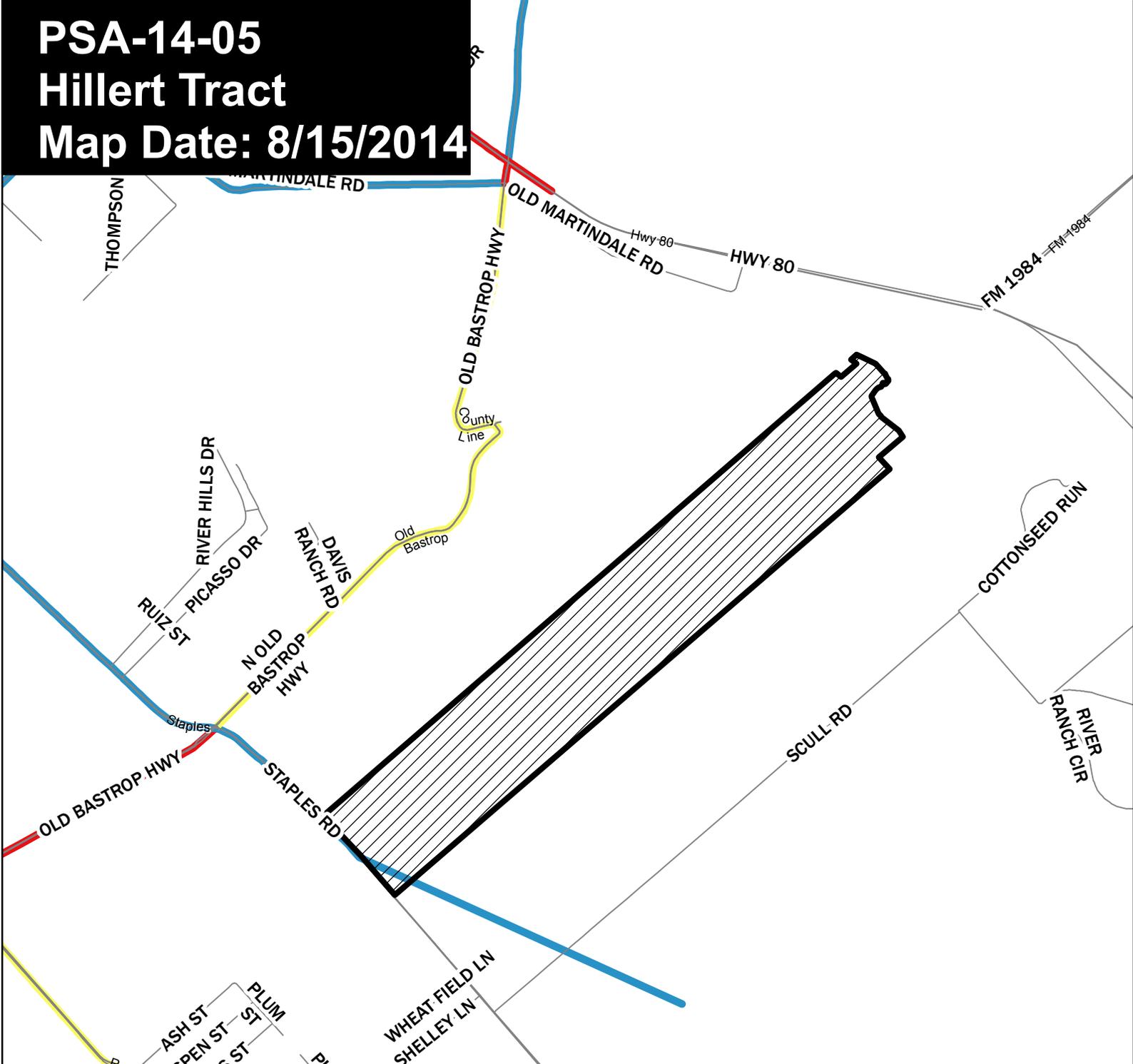
	Site		LOS A		LOS D
			LOS B		LOS F
			LOS C		



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PSA-14-05 Hillert Tract Map Date: 8/15/2014



Travel Demand Model- Existing Conditions- PEAK

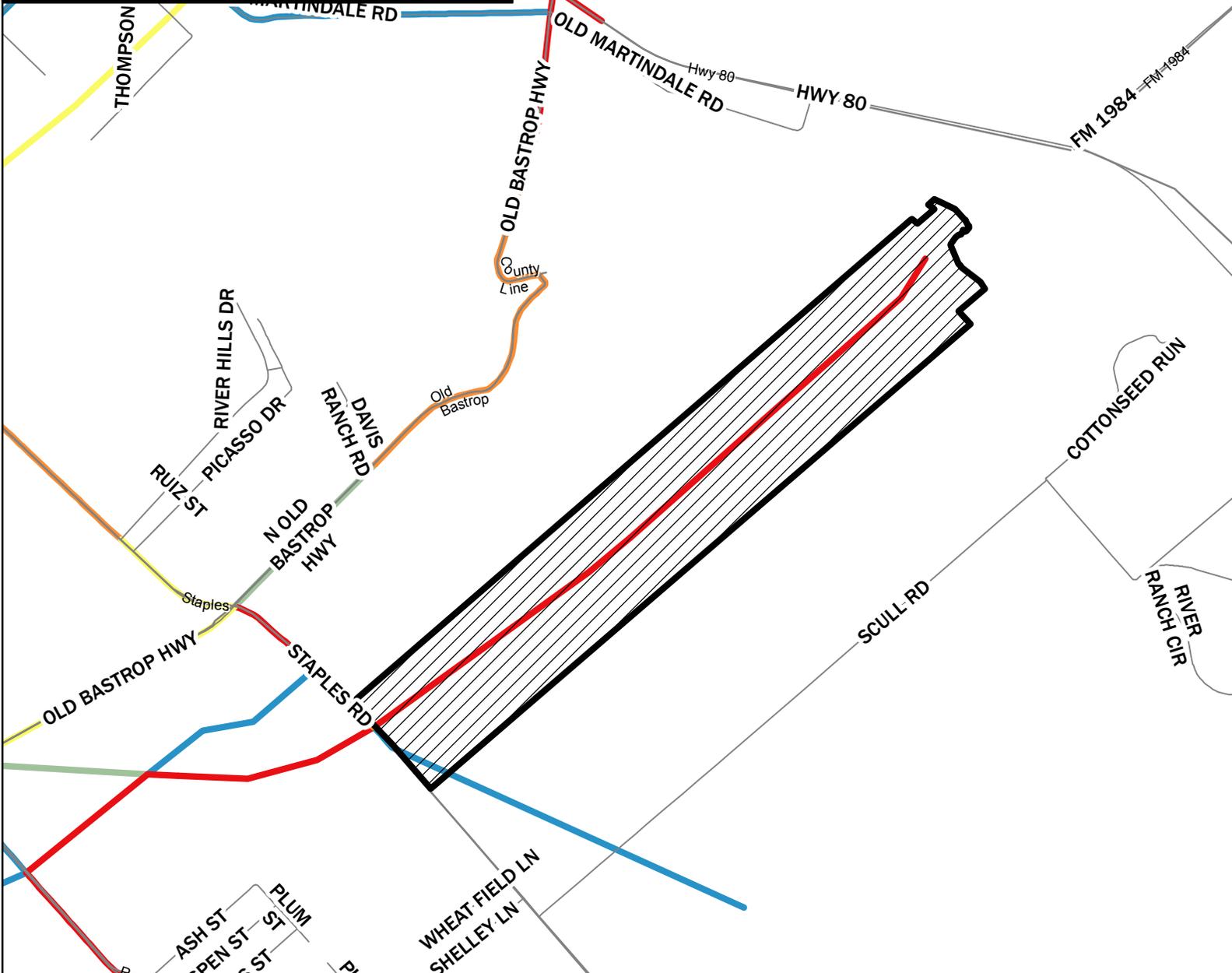
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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PSA-14-05 Hillert Tract Map Date: 8/15/2014



Travel Demand Model- Future Conditions- DAILY

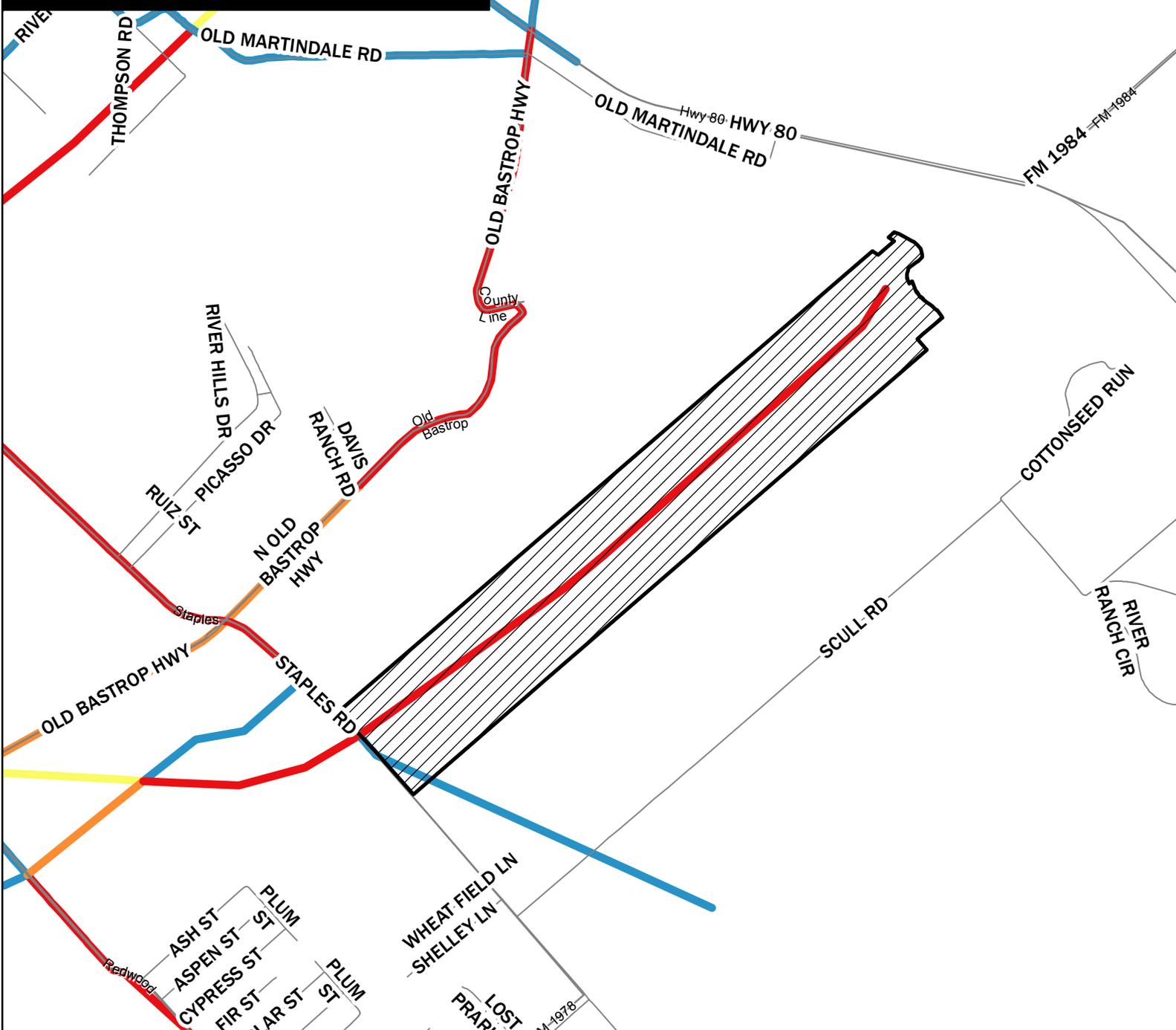
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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PSA-14-05 Hillert Tract Map Date: 8/19/2014



Travel Demand Model- Future- PEAK

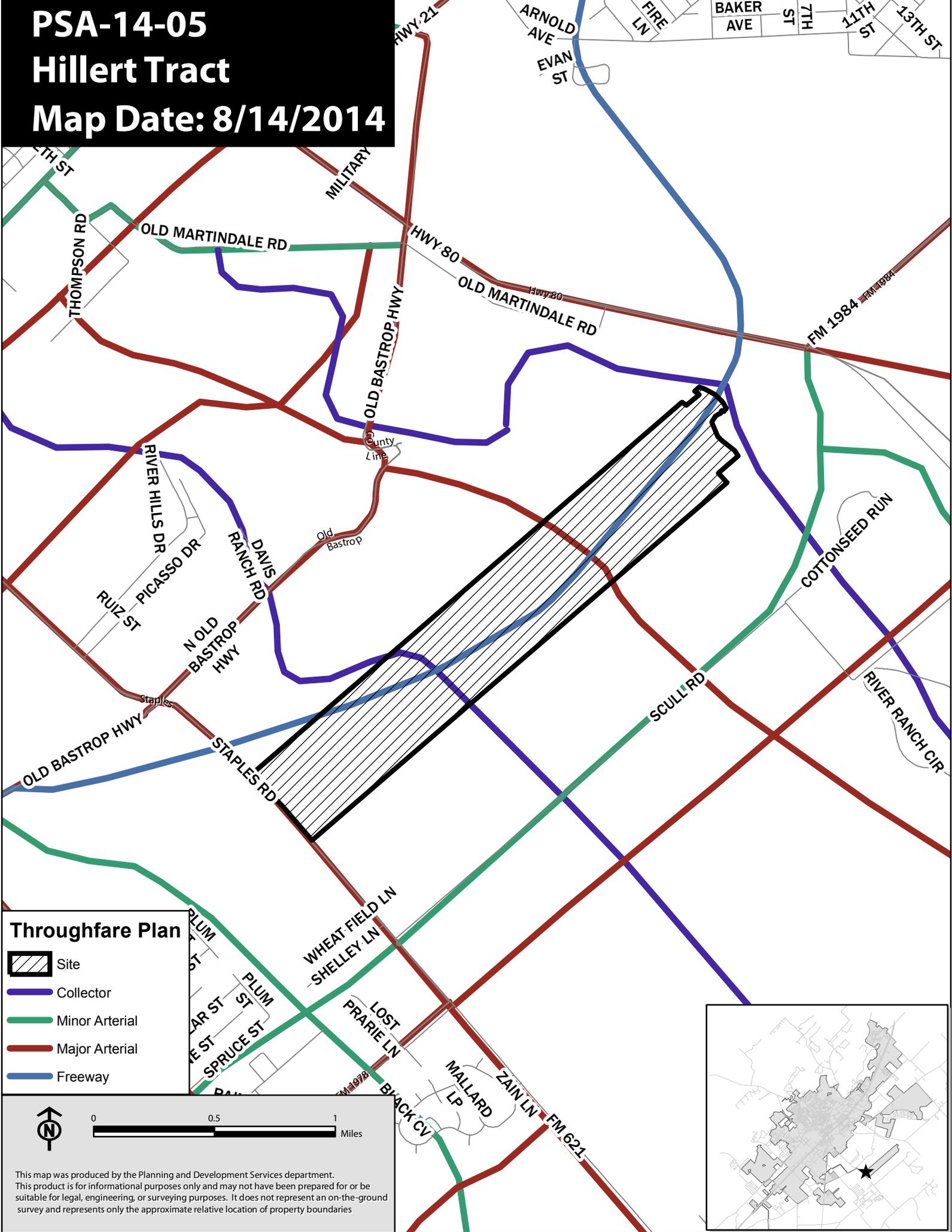
-  Site
-  LOS A
-  LOS D
-  LOS B
-  LOS F
-  LOS C



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PSA-14-05 Hillert Tract Map Date: 8/14/2014



Throughfare Plan

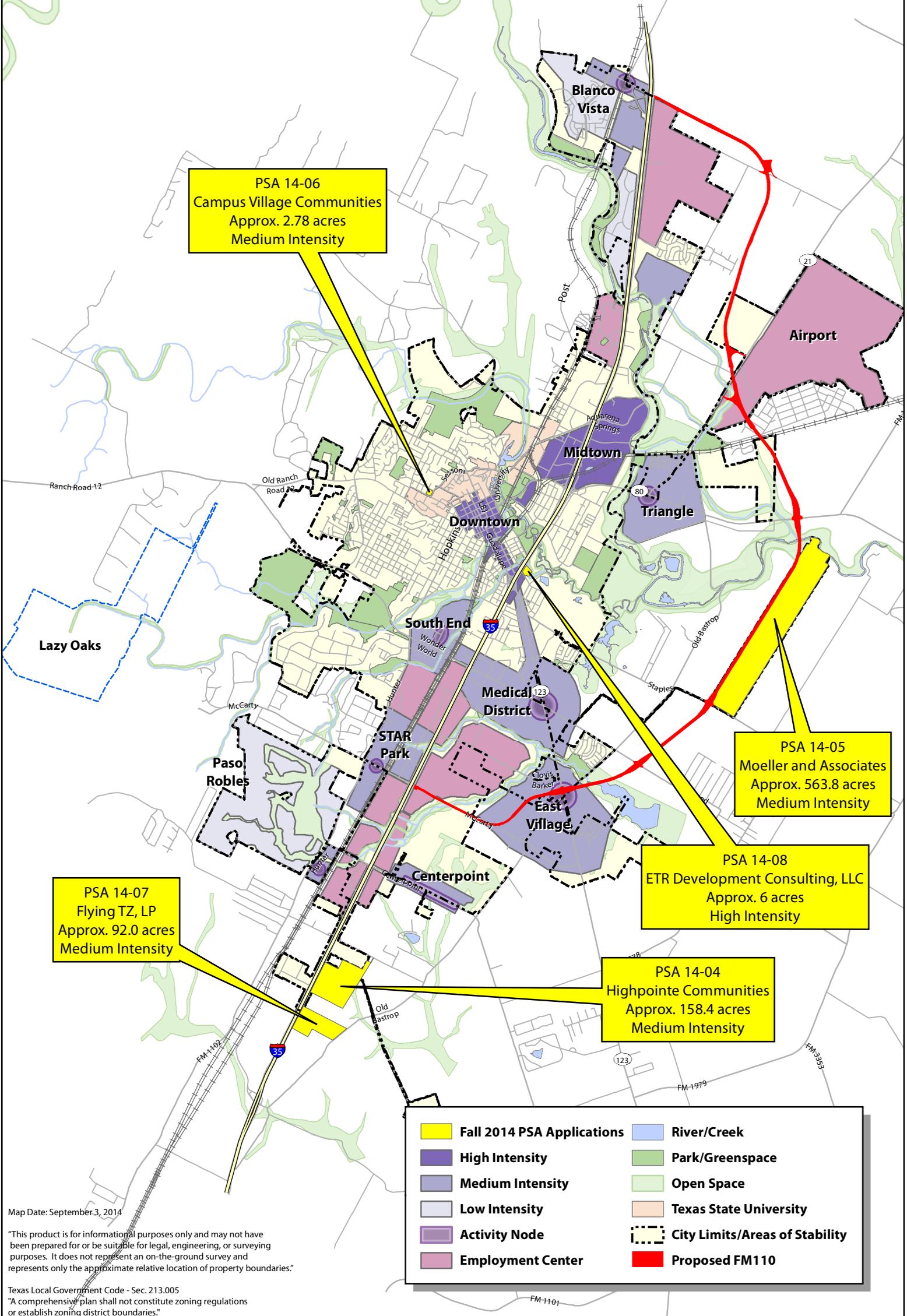
-  Site
-  Collector
-  Minor Arterial
-  Major Arterial
-  Freeway



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Preferred Scenario Applications Fall 2014



PSA 14-06
 Campus Village Communities
 Approx. 2.78 acres
 Medium Intensity

PSA 14-05
 Moeller and Associates
 Approx. 563.8 acres
 Medium Intensity

PSA 14-08
 ETR Development Consulting, LLC
 Approx. 6 acres
 High Intensity

PSA 14-07
 Flying TZ, LP
 Approx. 92.0 acres
 Medium Intensity

PSA 14-04
 Highpointe Communities
 Approx. 158.4 acres
 Medium Intensity

	Fall 2014 PSA Applications		River/Creek
	High Intensity		Park/Greenspace
	Medium Intensity		Open Space
	Low Intensity		Texas State University
	Activity Node		City Limits/Areas of Stability
	Employment Center		Proposed FM110

Map Date: September 3, 2014

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Texas Local Government Code - Sec. 213.005
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Moeller and Associates</u>	<u>The Mayan at San Marcos River, LLC</u>
Mailing Address	<u>1040 N. Walnut Ave., Ste. B</u> <u>New Braunfels, TX 78130</u>	<u>22711 Fossil Peak</u> <u>San Antonio, TX 78261</u>
Daytime Phone	<u>830-358-7127</u>	<u>210-313-3453</u>
E-mail	<u>plat@ma-tx.com</u> <u>clairec@ma-tx.com</u>	<u>plat@ma-tx.com</u>

PROPERTY DESCRIPTION:

Address 2801 FM 621, San Marcos, TX, 78666

Legal Description (if platted) _____

Appraisal District Tax I.D. R 92442, R13041, R16386, 56565 **Acres** 500 (+/-)

Current Intensity Zone Low **Proposed Intensity Zone** Medium

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

Located In

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

Existing use of land and building(s)

Existing land is underdeveloped agricultural land.

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property _____

The owners are proposing a mixed-use development, zoning to be submitted at a later date.

Reasons which support this request

Potential for a wide variety of housing on this property; i.e.. resorts, student living, assisted living, and basic apartments are all proposed reasons which support the use of property per this request.

SUBMITTAL REQUIREMENTS:

\$750 plus \$50 per acre (\$2000 max) plus \$10 Technology Fee payable to the City of San Marcos

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

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

I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

I am the property owner of record; or

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

Signature:

James Arvalls

Date: 8-5-14

Printed Name:

JAMES ARVALLS

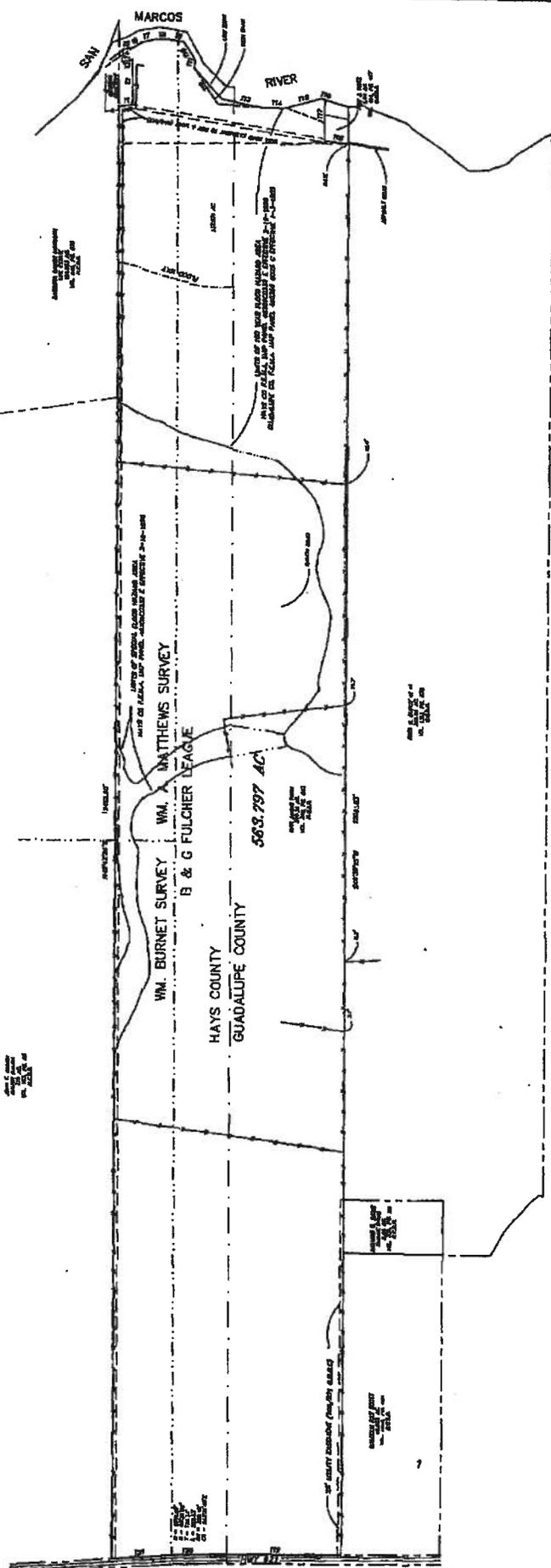
To be completed by Staff:

Meeting Date: 9/23/2014

Application Deadline: 8/11/2014

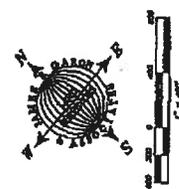
Accepted By: Will Parrish

Date: 8/5/2014



SURVEY MAP
OF
563.797 ACRES
OUT OF THE
WM. BURNET SURVEY
WM. A. MATTHEWS SURVEY
&
B & G FULCHER LEAGUE
HAYS & GUADALUPE COUNTY, TEXAS

JAMES E. GARDIN & ASSOC.
PROFESSIONAL LAND SURVEYORS
224 Main Street
Bastrop, Texas 78008
Phone (512) 331-3107 (Bus)
Fax (512) 331-3107 (Ext)
E-mail: jgardin@earthlink.net



UNIT	DESCRIPTION
1/4	1/4 Section
1/2	1/2 Section
3/4	3/4 Section
1	1 Section
1/4	1/4 Section
1/2	1/2 Section
3/4	3/4 Section
1	1 Section

UNIT	DESCRIPTION
1/4	1/4 Section
1/2	1/2 Section
3/4	3/4 Section
1	1 Section
1/4	1/4 Section
1/2	1/2 Section
3/4	3/4 Section
1	1 Section

TO THE ORDER, CERTIFICATE AND
PROCEEDINGS OF THE COMMISSIONERS OF THE PUBLIC LANDS OF THE STATE OF TEXAS, IN THE MATTER OF THE APPLICATION OF JAMES E. GARDIN & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, FOR A RECONSTRUCTION OF THE BURNET SURVEY, AS SHOWN ON THE ORIGINAL SURVEY MAP OF SAID SURVEY, AND FOR A RECONSTRUCTION OF THE MATTHEWS SURVEY, AS SHOWN ON THE ORIGINAL SURVEY MAP OF SAID SURVEY, AND FOR A RECONSTRUCTION OF THE FULCHER LEAGUE, AS SHOWN ON THE ORIGINAL SURVEY MAP OF SAID SURVEY.



legal description - 588.797 acres
page 2

THENCE South $50^{\circ}15'03''$ West a distance of 359.69 feet leaving said river and along the northwest line of that certain 1.04 acre tract conveyed to Roy J. Hotz by deed recorded in Volume 414, Page 417 of the Guadalupe County Deed records to an iron rod found for the west corner of said 1.04 acre tract;

THENCE South $33^{\circ}48'59''$ East a distance of 207.19 feet along the southwest line of said tract to an iron rod set for the southerly corner of said 1.04 acre tract;

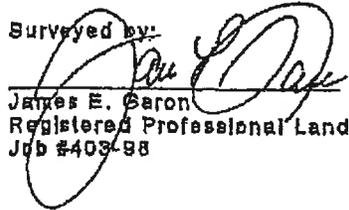
THENCE South $49^{\circ}39'15''$ West a distance of 12091.83 feet along the southeast line hereof and said 456 and 100 acre tracts and the northwest line of that certain 365.86 acre tract conveyed to Fred G. DuPuy by deed recorded in Volume 1311, Page 876, that certain 8.85 acre tract conveyed to Richard G. Davis by deed recorded in Volume 731, Page 22 and that certain 49.872 acre tract conveyed to Malcolm Ray Scott by deed recorded in Volume 1048, Page 691, all Guadalupe County Deed Records, to a concrete monument found on the northeasterly r-o-w of State Highway 821 for the southerly corner hereof and westerly corner of said 49.872 acre tract;

THENCE along said r-o-w line the following calls:

1. North $40^{\circ}46'40''$ West a distance of 1144.52 feet to a concrete r-o-w monument found for point of curvature of a curve to the left;
2. a length of 352.53 feet along the arc of said curve to the left having a radius of 5771.07 feet and a chord bearing North $42^{\circ}31'40''$ West a distance of 352.48 feet to a concrete r-o-w monument found;
3. North $44^{\circ}19'40''$ West a distance of 468.45 feet

to the POINT OF BEGINNING and containing 588.797 acres of land, more or less, and as shown on map of survey prepared herewith.

Surveyed by:


James E. Baron
Registered Professional Land Surveyor
Job #403-88

September 17, 1988

Hernandez, Amanda

From: ddavis@frostbank.com
Sent: Wednesday, August 27, 2014 2:48 PM
To: jamesi@ma-tx.com
Cc: Hernandez, Amanda
Subject: Fall 2014 PSA Applications Hillert Project 2

We attended the meeting last week to hear about the preferred scenario applications for Fall 2014.

We would like to talk about the Hillert Project 2.

We own 8.85 acres of Abs: 21 Sur B & G Fulcher , address of 3289 FM 621, next to the Hillert tract off FM 1979.

We have a recorded utility easement that we were granted from Mr and Mrs Hillert .

We are concerned of how you will take care of us if the project is approved and moves forward in regards to our water and electrical that we currently have with Bluebonnet Electric and Crystal Clear.

We are very concerned that our property will be protected with our easements.

The land around us has always been for agriculture use and farming. No one would have expected the land to be development with what is proposed.

We would appreciate being kept in the loop of what is going on.

Thank you

Richard and Dianne Davis
967 Cheatham St.
San Marcos Tx 78666



Legislation Text

File #: PSA-14-07, **Version:** 1

AGENDA CAPTION:

PSA-14-07 (Las Colinas) Hold a public hearing and consider a request by Flying TZ, LP for a Preferred Scenario Map Amendment to change an Area of Stability to a Medium Intensity Zone for approximately 92.00 acres located between South IH 35 and Old Bastrop Highway South of Posey Road out of the Samuel Craft Sr. Survey, or alternatively, designate a portion of the area appropriate as an Employment Center along IH 35.

Meeting date: 9/23/14

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Community Wellness/ Strengthen the Middle Class

BACKGROUND:

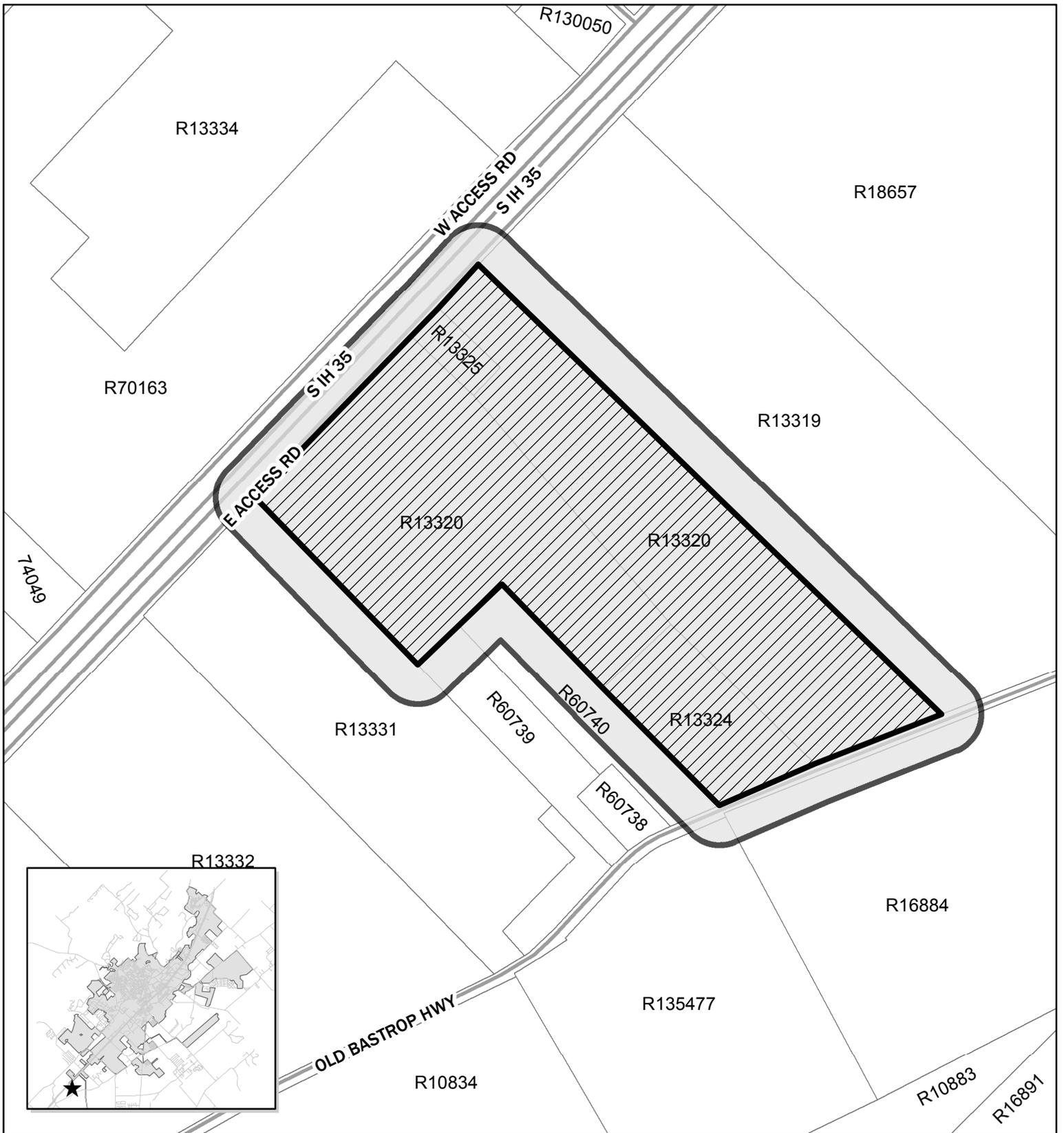
The request to change the Preferred Scenario Map has been reviewed along with "Vision San Marcos: A River Runs Through Us" (*Vision San Marcos*), the City's Comprehensive Plan (Plan), and was found to not be completely consistent with the Plan as outlined in the staff report. All figures used to review this case are attached.

Staff believes that the request is unnecessary due to the variety of options available to a property of this size and the character of the surrounding area. However, staff does find that the area along IH 35 is suitable for commercial development and offers an alternate recommendation.

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

Staff recommends denial of the request to change from an Area of Stability to a Medium Intensity Zone.

Alternately, staff would support a change to allow Employment Center along IH 35 for a depth of 1,000 feet.



PSA-14-07
Las Colinas
Map Date: 8/12/2014

-  Site Location
-  Notification Buffer (200 feet)

0 405 810 1,620
 Feet



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PSA-14-07

Preferred Scenario Amendment

Las Colinas

East side of North IH 35, South of Posey Rd



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

Applicant: Flying TZ LP
5225 S IH 35
San Marcos, TX 78666

Property Owners: Flying TZ LP
5225 S IH 35
San Marcos, TX 78666

Notification: Courtesy notice sent on August 15, 2014 with updates at Neighborhood Commission August 20th; Planning & Zoning Commission September 9th; and City Council September 16th.

Personal notice sent and signs posted on September 12, 2014 for the September 23rd, Public Hearing. Personal notice sent and signs posted on May 2, 2014 for the May 13th, Public Hearing.

Response: Approximately 13 people attended the Neighborhood Commission meeting on August 20th, with none noting that they were interested in this request. Approximately 4 attended P&Z on September 9th, none noting interest in this request.

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

Subject Property:

Location: Between South IH 35 and Old Bastrop Highway south of Posey Road.

Legal Description: Approximately 92.00 acres out of the Samuel Craft Sr. Survey.

Sector: Partially within Sector Five (5)

Current Zoning: Partially Zoned Agricultural, (AR). Primarily in the ETJ.

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

Surrounding Area:	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD, ETJ	Agricultural	Area of Stability
S of Property	ETJ	Agricultural / Residential	Area of Stability
E of Property	ETJ	Agricultural	Area of Stability
W of Property	HI, ETJ	Agricultural	Area of Stability

Preferred Scenario Amendments, Generally:

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

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

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

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

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

Property Description & Current Conditions:

The subject site consists of approximately 92.0 acres out of the Samuel Craft Sr. Survey. The property is located between South IH 35 and Old Bastrop Highway south of Posey Road.

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

The site is currently used as farmland and as a single-family residence. Surrounding land uses include farm land, and single-family residences.

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

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

The applicant is proposing a mix of uses including senior living residential units and a resort hotel. The applicant indicates that retail would be incorporated in future phases of the development.

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

Vision San Marcos Plan Elements:

Economic Development

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

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities				x
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		X Applicant indicates that this project would extend infrastructure to the site which could be used by surrounding properties.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity		X The concept includes residential areas for neighborhoods and employment opportunities. The applicant indicates that a golf course may be constructed as a community amenity.		Applicant indicates that proposed project will provide housing.

Environment & Resource Protection

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

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

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

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	York Creek				
		0-25%	25-50%	50-75%	75-100%
					100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: No additional impervious cover was anticipated, or modeled, in this subwatershed. There were no additional recommendations for this watershed in the Plan.					

Land Use

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

Neighborhoods & Housing

The Neighborhoods and Housing chapter of *Vision San Marcos* focuses on the Neighborhood Character Studies which are in process as part of CodeSMTX. The site will be subject to the Code that is in place at the time of development. Staff received direction from the Planning and Zoning Commission to make this neighborhood area one of the highest priorities for completion.

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	Partially within sector 5
Neighborhood Character Study Area(s):	Not applicable at this time.

Parks, Public Spaces & Facilities

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

		YES	NO
Will Parks and / or Open Space be Provided? Dedication or Fee in Lieu with plat			
Will Trails and / or Green Space Connections be Provided?		X	
Maintenance / Repair Density	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure	N/A		
Water Infrastructure	N/A		
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?			X
Wastewater service available? An Out of City Utility Extension was approved for wastewater service.			X
Water service available?		X	

Transportation

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

		A	B	C	D	F
Existing Daily LOS	IH 35 Frontage Road	X				
	Old Bastrop Highway	N/A				
Existing Peak LOS	IH 35 Frontage Road	X				
	Old Bastrop Highway	N/A				
Future Daily LOS	IH 35 Frontage Road	X				
	Old Bastrop Highway	N/A				
Future Peak LOS	IH 35 Frontage Road	X				
	Old Bastrop Highway	N/A				
		N/A	Good	Fair	Poor	
Sidewalk Availability		X				
Sidewalks will be required at time of subdivision						
		YES	NO			
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Transportation Notes: Old Bastrop Highway is listed as a Major Arterial on the Transportation Master Plan.						

Staff Analysis:

Comments from Other Departments

The Public Services Department noted that this site is not located within the City of San Marcos Water Certificate of Convenience and Necessity (CCN) Boundary. The applicant has requested an interlocal agreement between Crystal Clear Water Supply and the City to allow the City to provide fire-flow to the property. However, City staff does not see a benefit of an interlocal agreement. Wastewater utility is proposed to be extended by the developer. An Out of City Utility Extension request was approved by City Council February 4, 2014. Plans for the extension are being reviewed by the City. Electric service to this site will be supplied by Pedernales Electric Cooperative (PEC).

Planning Department Analysis

Planning Department staff, following a review of *Vision San Marcos*, finds that this request is not completely consistent with the Plan. The project has the potential to promote economic development while developing on a site that is mostly suitable for development. Parkland and roadway dedication can and will be addressed at the time of residential subdivision and will follow the standards in place at that time.

The Preferred Scenario Map was created by the community through various planning activities. The intent of the map is to indicate areas that are most appropriate for different types of development. The low, medium and high designations are not preempting areas outside the intensity zones from development. *Vision San Marcos* states that Areas of Stability should develop appropriate with the character of the area they are located. Currently, the area surrounding the subject property is mostly rural in nature with some single family housing.

Staff believes this request is unnecessary as a variety of zoning options are available with the current Preferred Scenario designation that would allow for compatible development with the surrounding area.

If a portion of the property were to be considered an Employment Center, the Zoning Translation Table would allow zoning change requests that may be more appropriate for the frontage along IH 35. An Employment Center designation would allow the applicant to request a variety of commercial options. Staff has provided an alternate recommendation that would designate an Employment Center along IH 35 for a depth of 1,000 feet.

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

The Commission's Responsibility:

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

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

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

Recommendations & Options for Action:

Based on the analysis with *Vision San Marcos* and review by other City Departments, staff recommends denial of the request to change the 92.00 acre tract from an Area of Stability to a Medium Intensity Zone on the preferred scenario map.

Alternately, staff would support a change to allow Employment Center along IH 35 for a depth of 1,000 feet.

Options for the Commission include:

- Approval of the request as submitted
- Alternate approval
- Denial of the request

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input checked="" type="checkbox"/>	Alternate approval
<input type="checkbox"/>	Denial

Prepared by:

Tory Carpenter, CNU-A

Planner

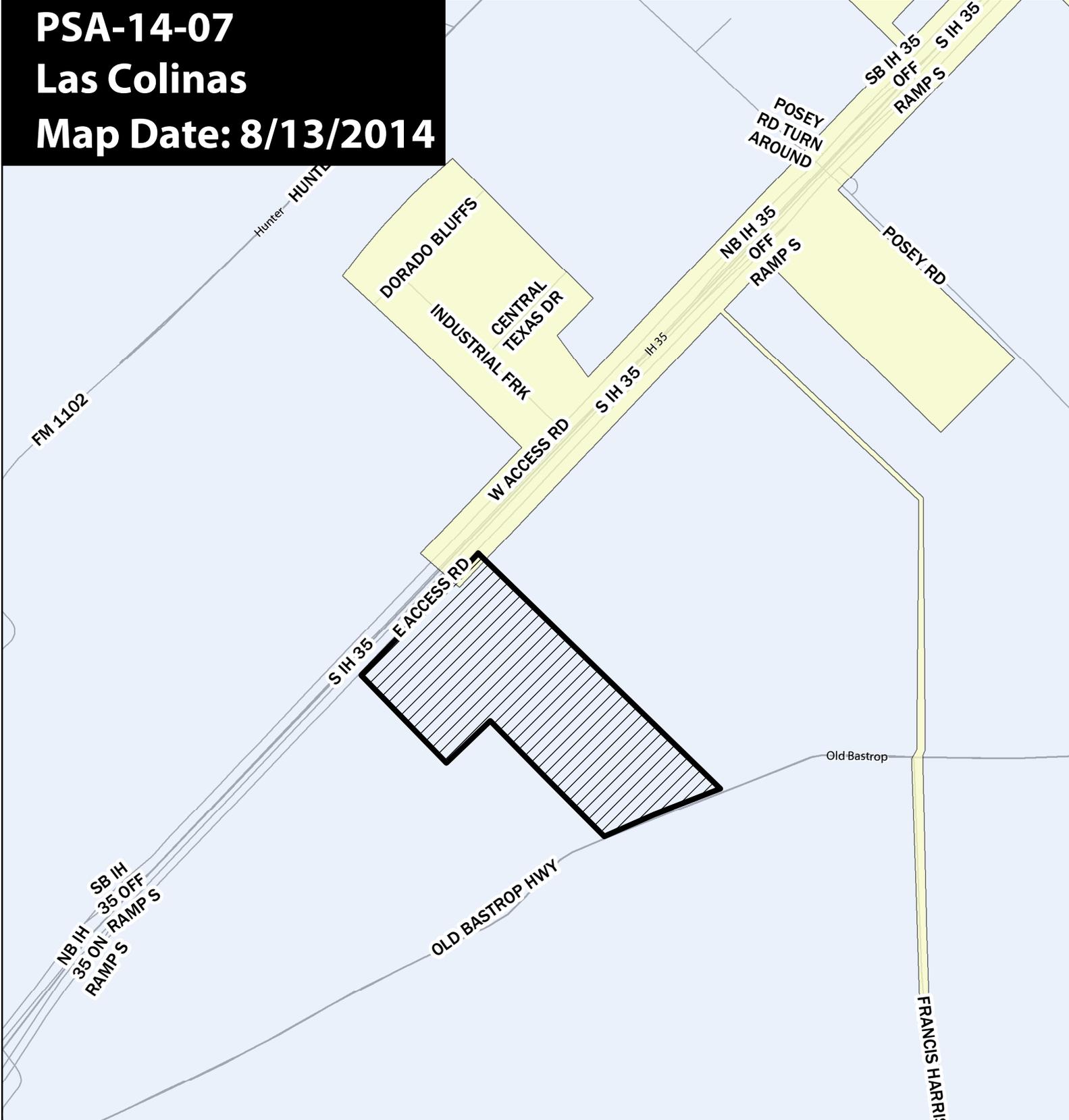
September 8, 2014

Name

Title

Date

PSA-14-07 Las Colinas Map Date: 8/13/2014



-  Site
-  City Limits
-  Extraterritorial Jurisdiction



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PSA-14-07

Las Colinas

Map Date: 8/20/2014



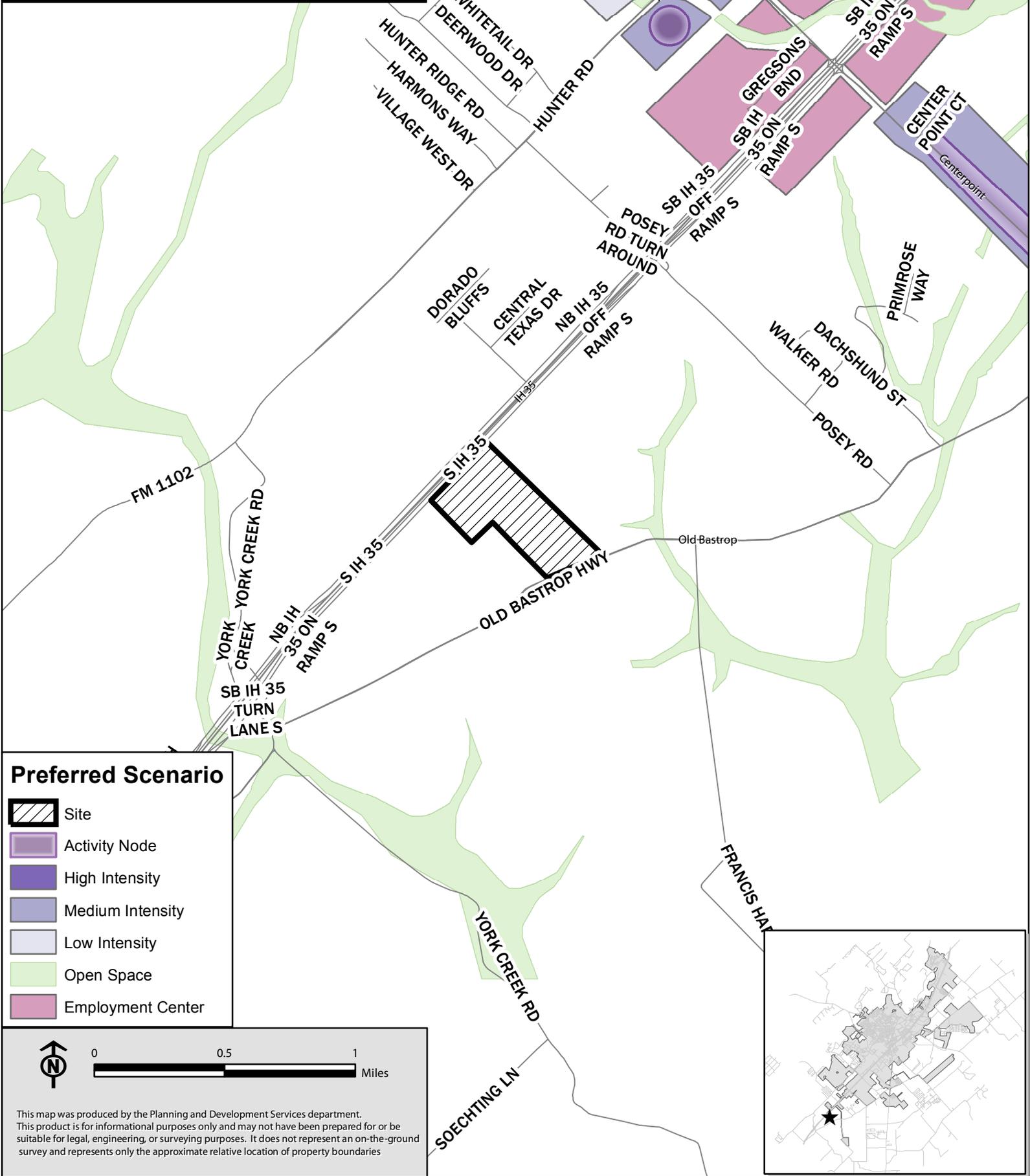
Aerial
[Hatched Box] Site



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PSA-14-07 Las Colinas Map Date: 8/13/2014



Preferred Scenario

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



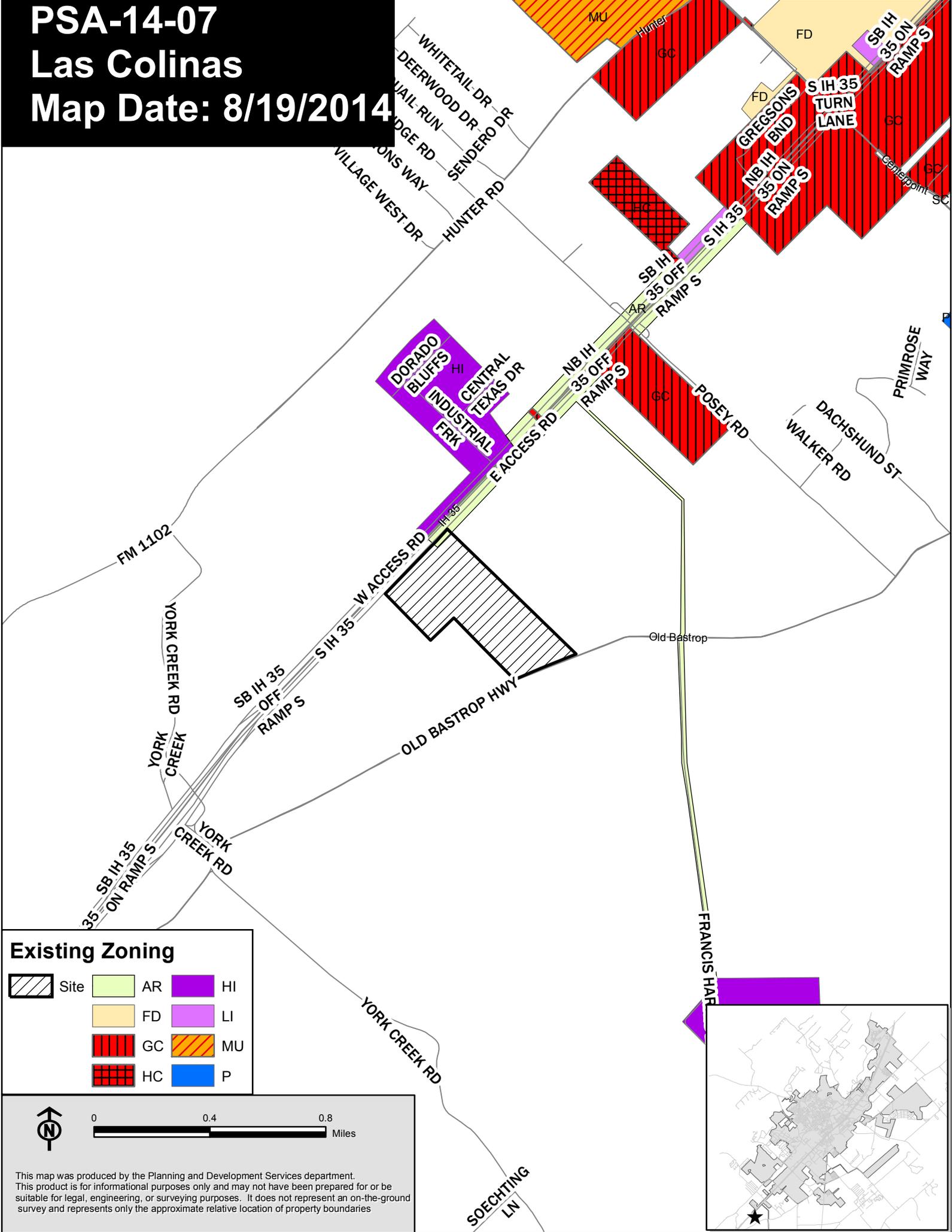
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PSA-14-07

Las Colinas

Map Date: 8/19/2014



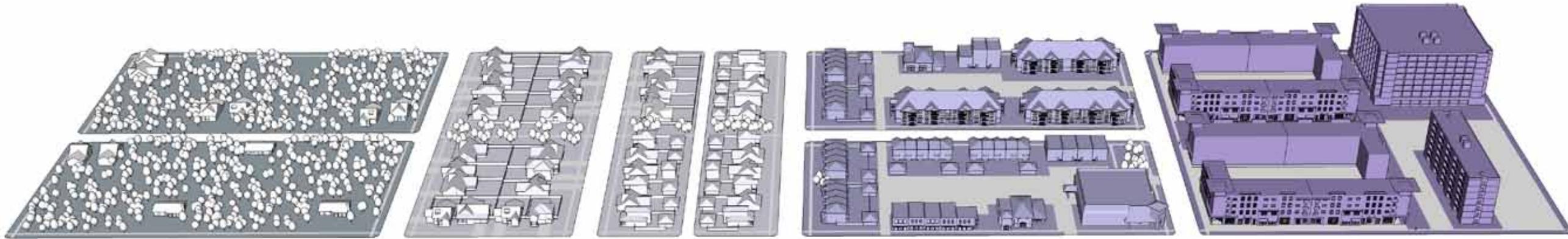
Existing Zoning

	Site		AR		HI
	FD		LI		MU
	GC		HC		P



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Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

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

Neighborhood & Area Protection / Conservation

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

Building Types: 1-2 Story, 3 with CUP

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

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

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

Preferred Scenario Examples: Triangle - single family

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

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

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

Redevelopment Infill

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

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

Examples: Existing Mixed Residential Areas

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

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

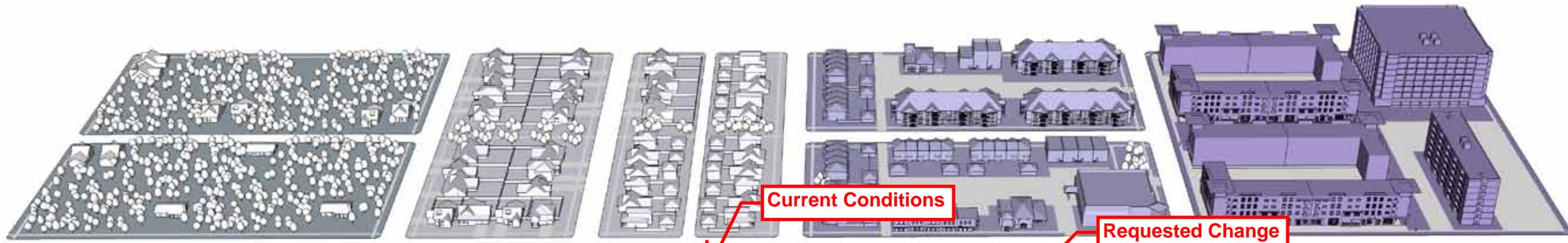
Preferred Scenario Examples: South End

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

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

Preferred Scenario Examples: Downtown, Midtown

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



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

TRANSLATION TABLE

**Las Colinas
Current Condition**

Requested Change

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

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

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

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

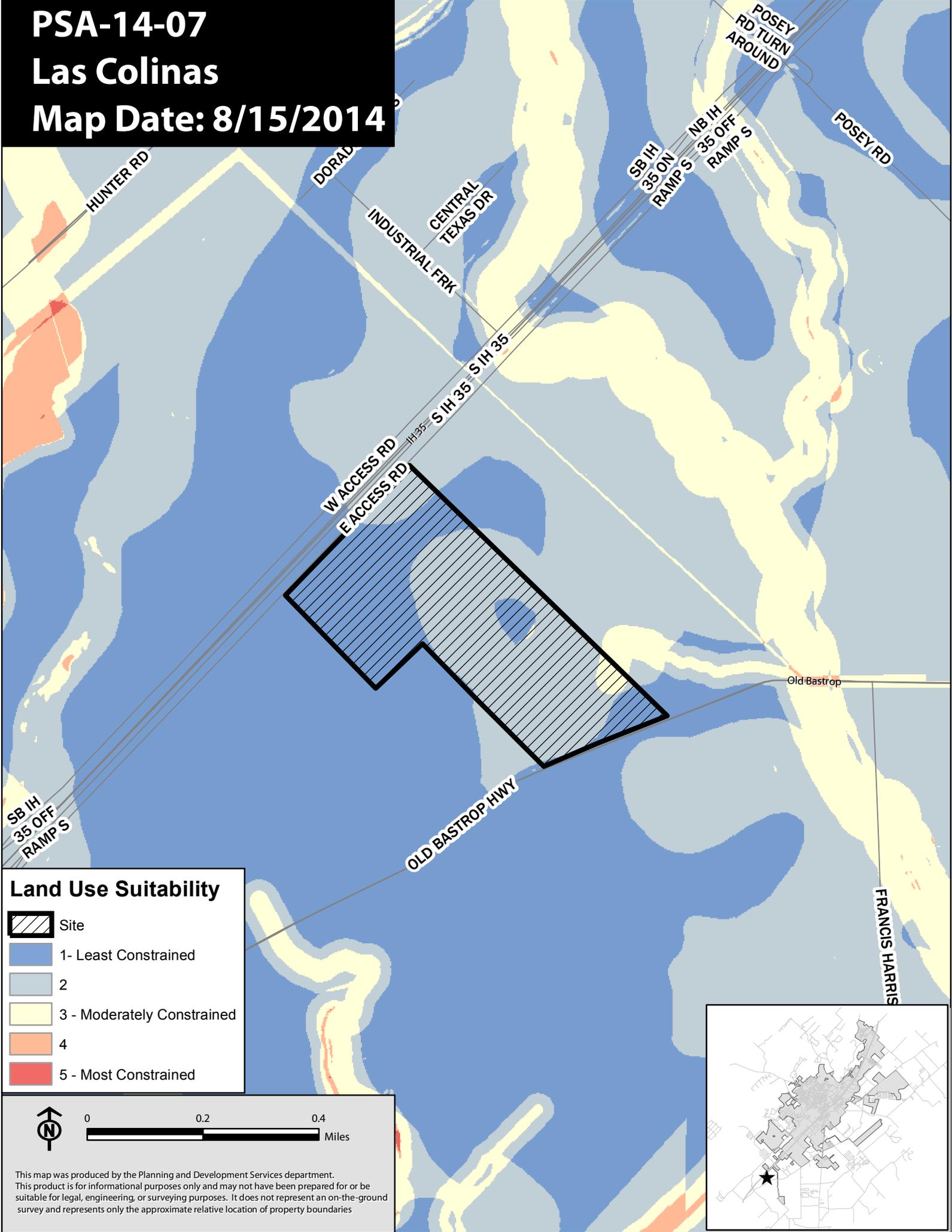
**Staff
Recommendation**

EC - Employment Center
OA - Open Space / Agricultural

PSA-14-07

Las Colinas

Map Date: 8/15/2014



Land Use Suitability

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



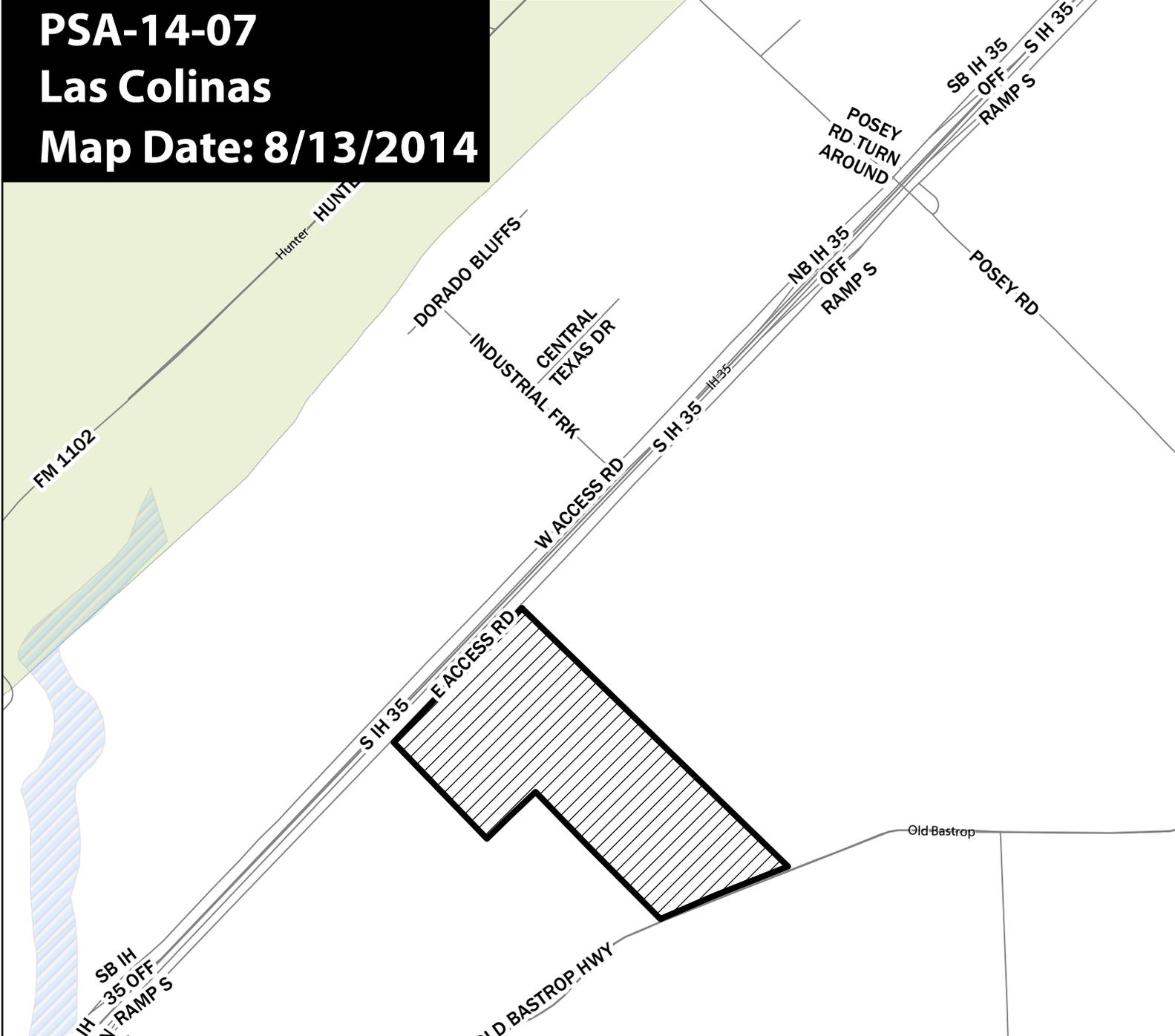
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PSA-14-07

Las Colinas

Map Date: 8/13/2014



Environmental Features

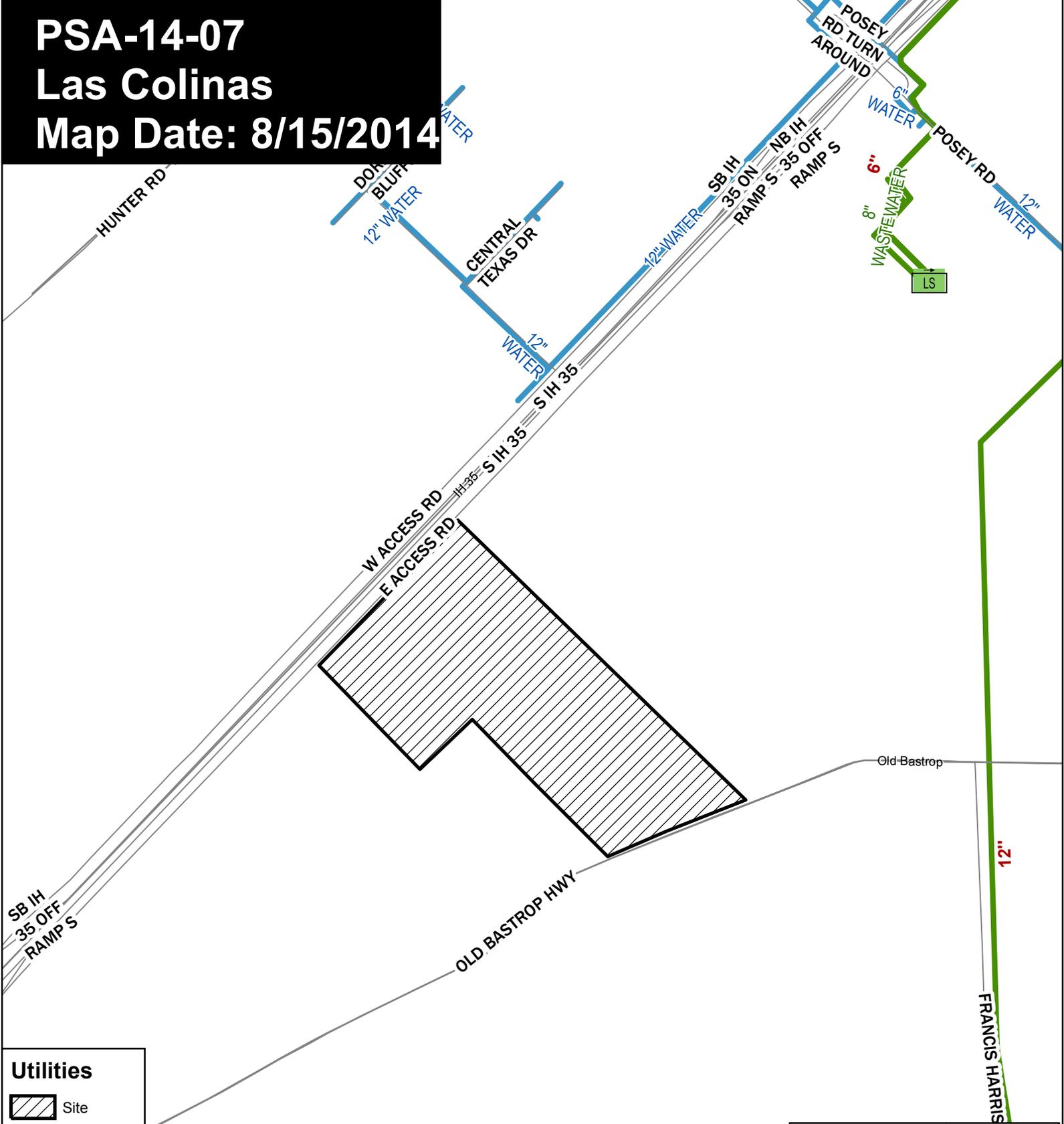
-  Site
-  River
-  100 Year Floodplain
-  Edwards Aquifer Contributing Zone
-  Edwards Aquifer Contributing Zone within the Transition Zone
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Transition Zone



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PSA-14-07 Las Colinas Map Date: 8/15/2014



Utilities

-  Site
-  Lift Station
-  WW Main
-  Water Line

 0 0.2 0.4 Miles



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PSA-14-07 Las Colinas Map Date: 8/29/2014



Travel Demand Mode - Existing Conditions - DAILY

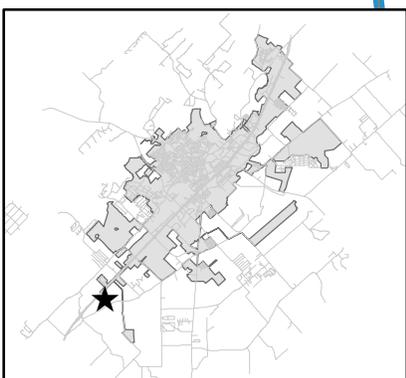


Site
2010 San Marcos (DAILY)
 Current Roadway Level of Service

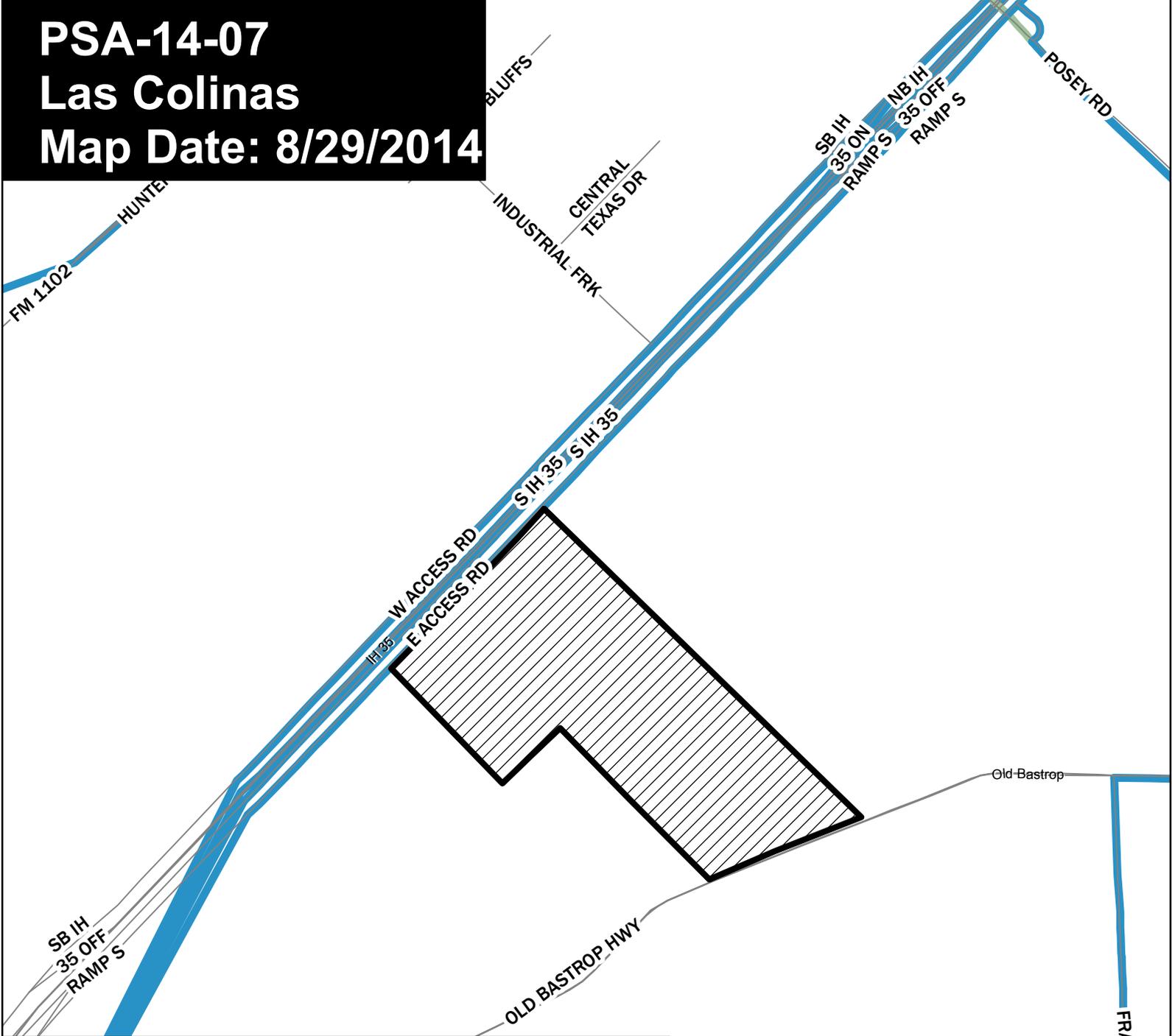
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



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PSA-14-07 Las Colinas Map Date: 8/29/2014



Travel Demand Mode - Existing Conditions - PEAK

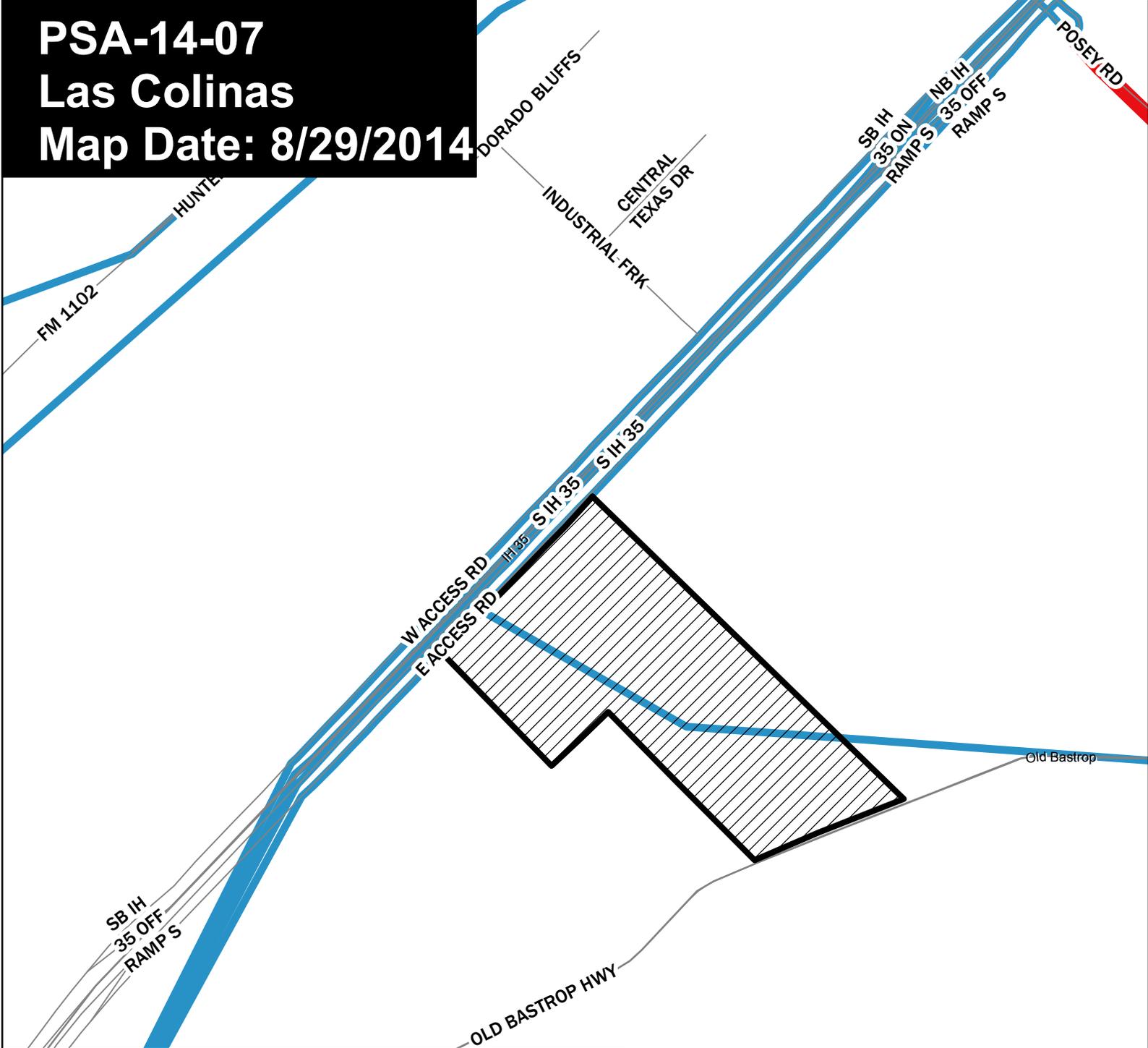
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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PSA-14-07 Las Colinas Map Date: 8/29/2014



Travel Demand Model - Future Conditions - DAILY

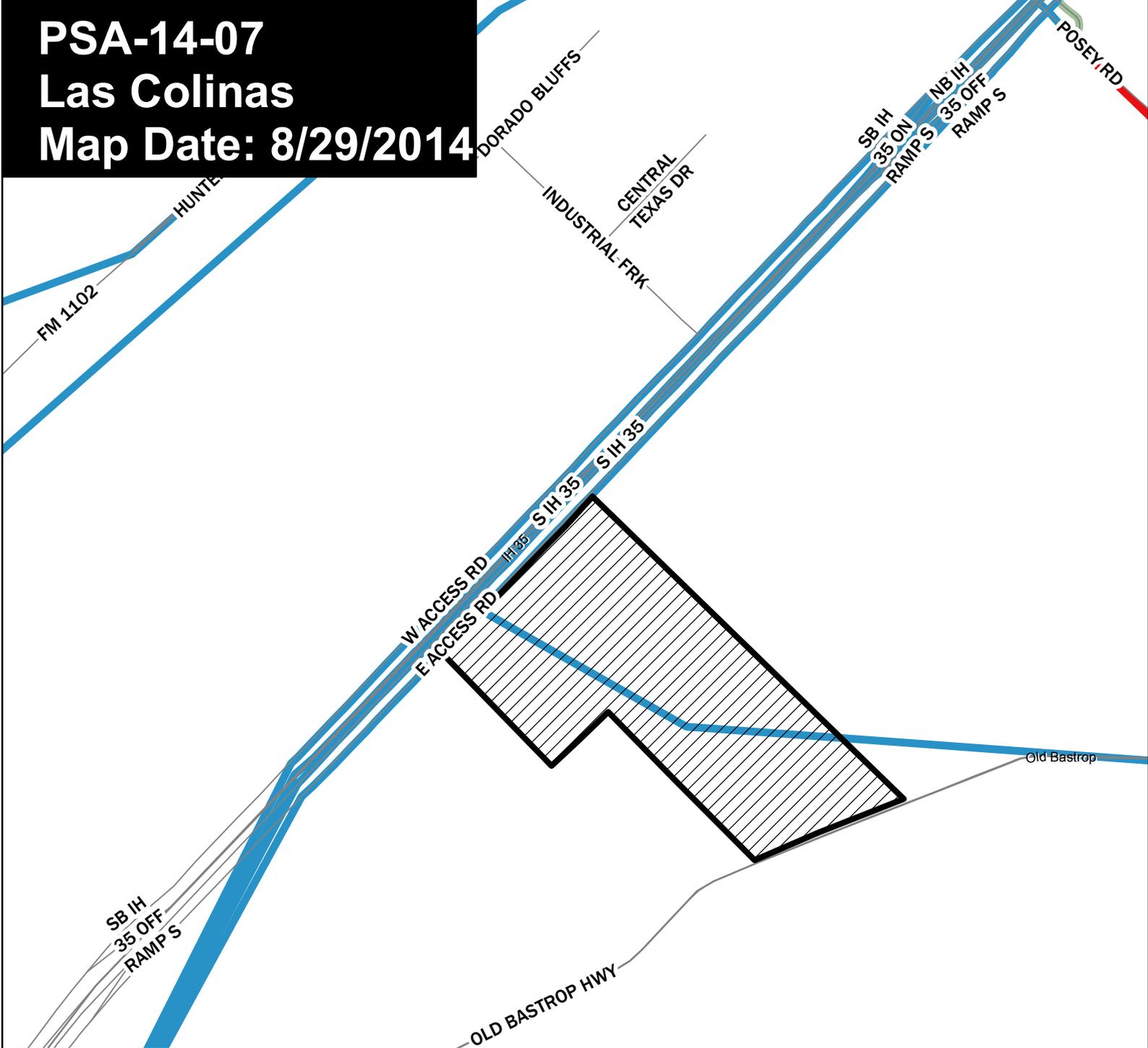
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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PSA-14-07 Las Colinas Map Date: 8/29/2014



Travel Demand Model - Future Conditions - PEAK

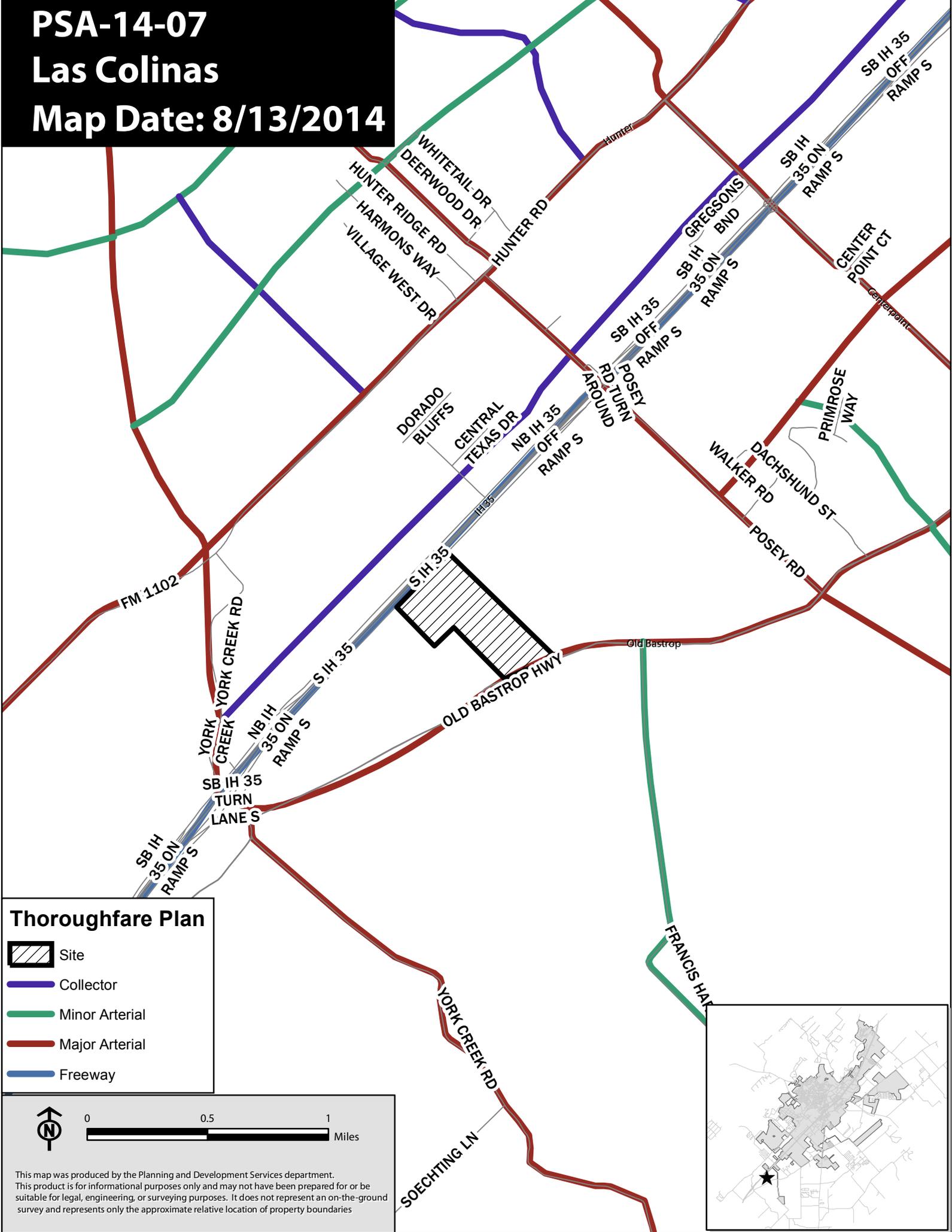
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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PSA-14-07 Las Colinas Map Date: 8/13/2014



Thoroughfare Plan

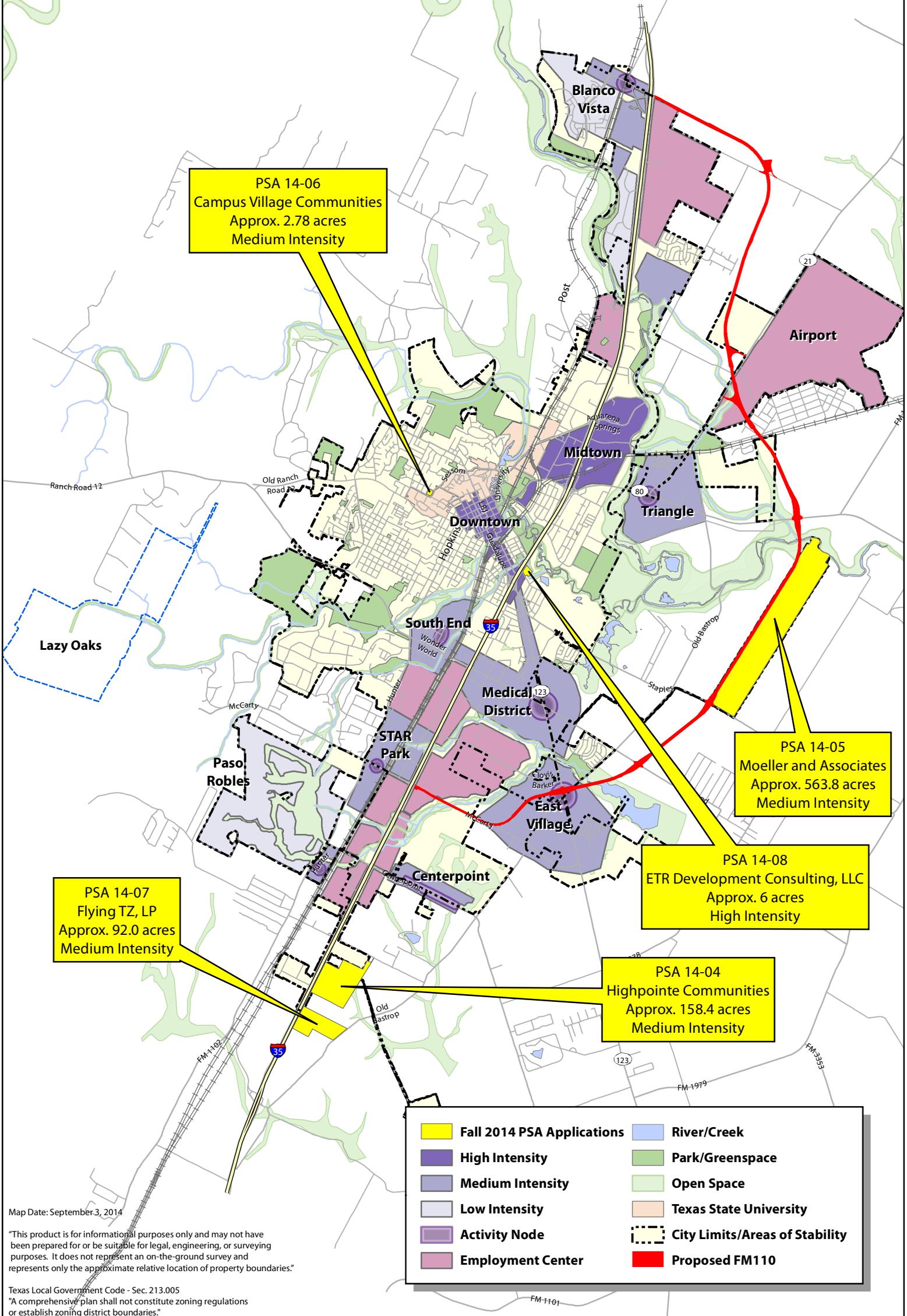
-  Site
-  Collector
-  Minor Arterial
-  Major Arterial
-  Freeway



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Preferred Scenario Applications Fall 2014



PSA 14-06
Campus Village Communities
 Approx. 2.78 acres
 Medium Intensity

PSA 14-05
Moeller and Associates
 Approx. 563.8 acres
 Medium Intensity

PSA 14-08
ETR Development Consulting, LLC
 Approx. 6 acres
 High Intensity

PSA 14-07
Flying TZ, LP
 Approx. 92.0 acres
 Medium Intensity

PSA 14-04
Highpointe Communities
 Approx. 158.4 acres
 Medium Intensity

	Fall 2014 PSA Applications		River/Creek
	High Intensity		Park/Greenspace
	Medium Intensity		Open Space
	Low Intensity		Texas State University
	Activity Node		City Limits/Areas of Stability
	Employment Center		Proposed FM110

Map Date: September 3, 2014

"This product is for informational purposes only 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."

Texas Local Government Code - Sec. 213.005
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Flying TZ LP</u>	<u>Flying TZ LP</u>
Mailing Address	<u>5225 S IH 35</u> <u>San Marcos, TX 78666</u>	<u>5225 S IH 35</u> <u>San Marcos, TX 78666</u>
Daytime Phone	<u>512-392-1633</u>	<u>512-392-1633</u>
E-mail	<u>reagan@flyingtzlp.com</u>	<u>reagan@flyingtzlp.com</u>

PROPERTY DESCRIPTION:
Address 5225 S IH 35 San Marcos, TX 78666

Legal Description (if platted) _____

Appraisal District Tax I.D. R13320 R13322 Acres 78.116,1.9514 (80)

Current Intensity Zone Area of Stability Proposed Intensity Zone Medium Intensity

Zoning Classification AR (agricultural ranch) Proposed New Zoning, if any PDD

Located In Floodway Edwards Aquifer Recharge Zone
 S.M. River Corridor Historic District

Existing use of land and building(s)
Agricultural and ranch usage.

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property Multifamily, Commercial, Lodging, Retail etc.

Reasons which support this request

The property is in the initial phases of development. The land will be developed and utilized for multifamily, lodging, and general commercial in the future.

SUBMITTAL REQUIREMENTS:

\$750 plus \$50 per acre (\$2000 max) plus \$10 Technology Fee payable to the City of San Marcos

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

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

I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

I am the property owner of record; or

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

Signature:

Date:

8/8/14

Printed Name:

Reagan T. Dickerson

To be completed by Staff:

Meeting Date:

9/23/14

Application Deadline:

8/11/14

Accepted By:

Mark Hiler

Date:

8/11/14



Preferred Scenario Map Amendment Application Checklist

- Pre-application conference with staff recommended
- A completed application for a Preferred Scenario Amendment and required fees
- Reasons for the change
- Visual representations of the change
- Other information as requested by the City
- Certificate of no tax delinquency

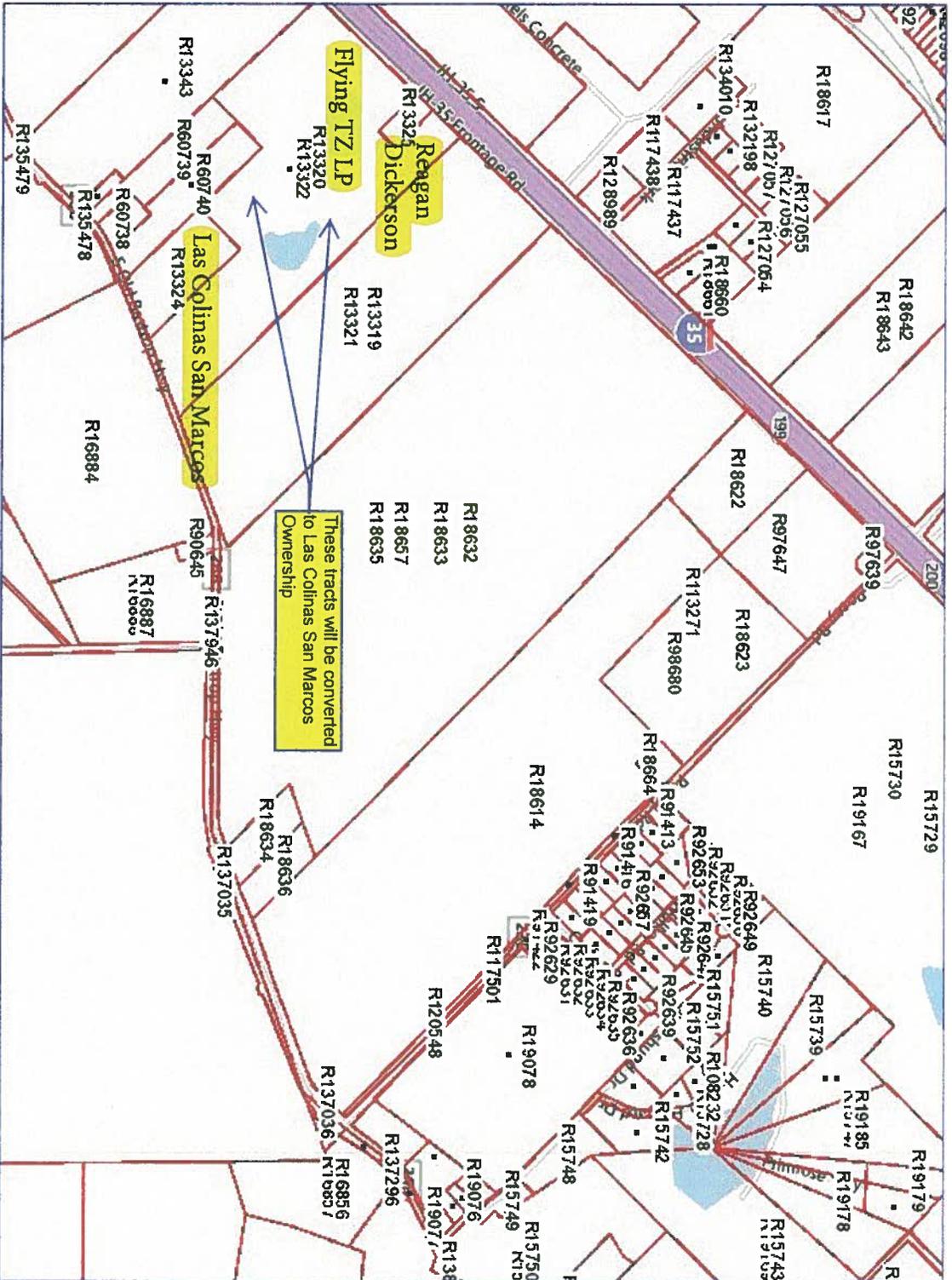
I do hereby certify and attest that the application is complete and all information identified above is complete and hereby submitted for review.

Signed: Flying TZ LP
by Flying TZ Management LLC  Date: 08/08/2014

Print Name: by Reagan T. Dickerson President

Engineer Surveyor Architect/Planner Owner Agent: Flying TZ Management LLC

STAFF COMMENTS: _____



Ten Acre survey

A SURVEY OF THREE PARCELS

OUT OF

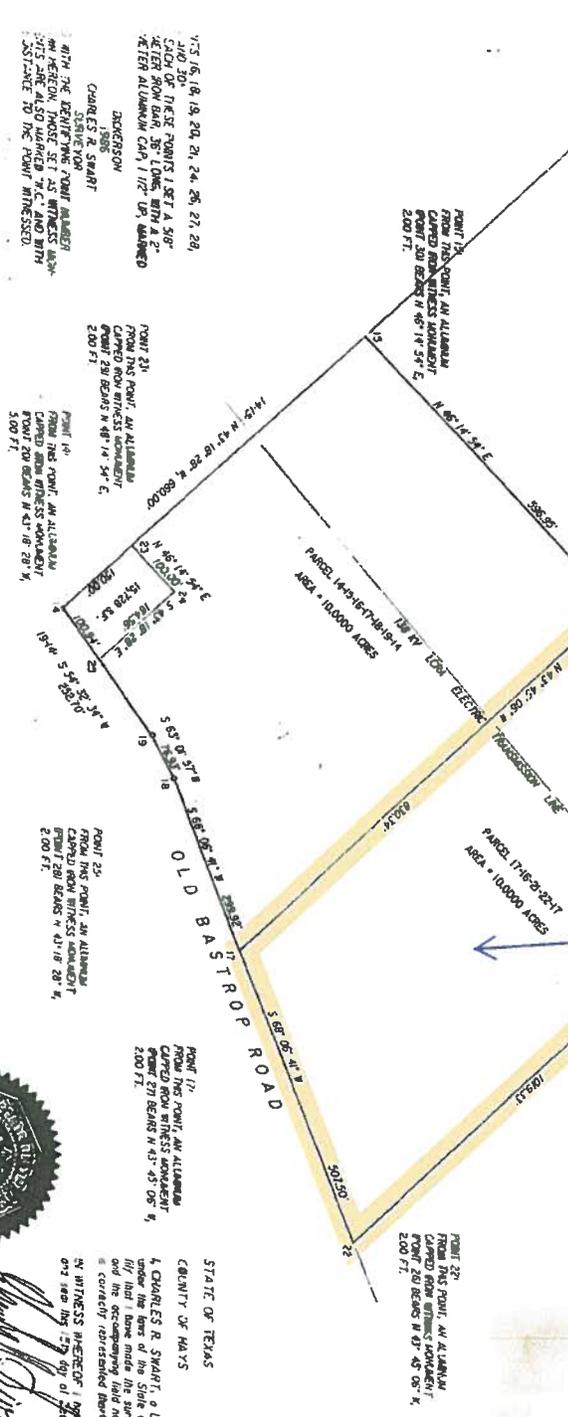
THE SAMUEL CRAFT LEAGUE

HAYS COUNTY TEXAS

SCALE: 1" = 150'

THIS INSTRUMENT IS FILED WITH THE COUNTY CLERK OF HAYS COUNTY TEXAS FOR RECORD AND TO BECOME A PUBLIC RECORD AND TO BE RECORDED IN VOLUME 133, PAGE 3, 33-35 OF THE HAYS COUNTY RECORDS.

FIELD NOTES MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT FOR THE RECORDING OF FIELD NOTES FOR THESE THREE PARCELS.



STATE OF TEXAS
 COUNTY OF HAYS
 I, CHARLES R. SMART, a Licensed Surveyor registered under the laws of the State of Texas, do hereby certify that I have made the survey depicted by this plat and the accompanying field notes, and that the survey is a correct representation of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of December, 1986.

Charles R. Smart
 Surveyor Registration No. 1933



Legislation Text

File #: ID#13-572, **Version:** 1

AGENDA CAPTION:

PSA-14-08 (Thornton) Hold a public hearing and consider a request by ETR Development Consulting for a Preferred Scenario Amendment to change an Area of Stability to a High Intensity Zone for an approximately 6 acre tract located at the intersection of IH 35 and Luciano Flores Boulevard out of the JM Veramendi Survey No. 1.

Meeting date: September 23, 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

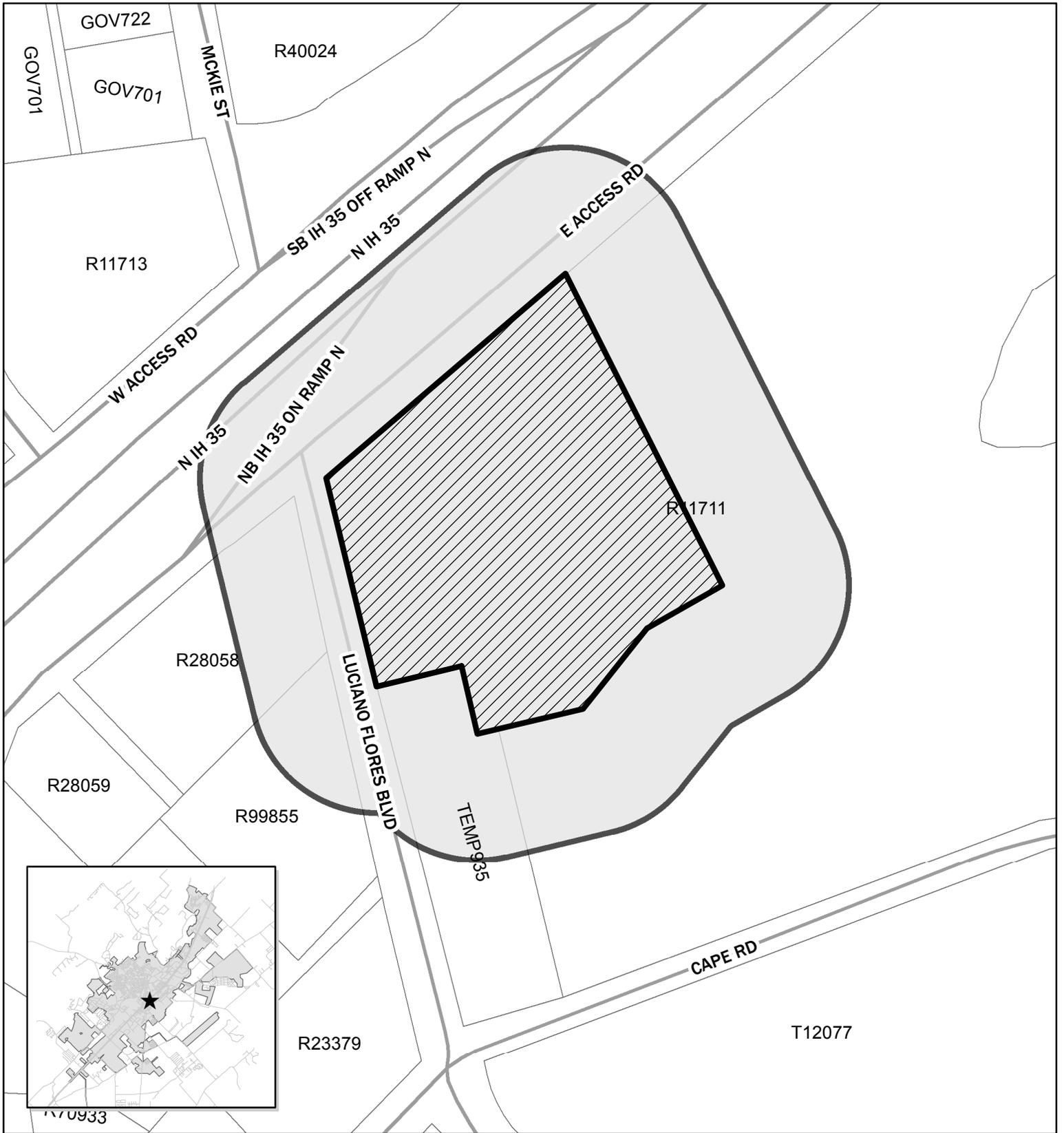
BACKGROUND:

This request to change the Preferred Scenario Map has been reviewed along with the city's comprehensive plan, "Vision San Marcos: A River Runs Through Us", and was found to be generally consistent with the Plan as outlined in the attached staff report. All figures used to review this case are attached.

Staff has concerns with the property's score on the Land Use Suitability Map, specifically those areas along Willow Creek. Staff believes that these areas should be preserved as Open Space.

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

Staff recommends approval of the request to change from an Area of Stability to a High Intensity Zone while preserving the designation of Open Space for the floodway and water quality zones, as may be amended, on the Preferred Scenario Map.



PSA-14-08
Thornton Addition
Map Date: 8/12/2014

-  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.

PSA-14-08

Preferred Scenario Amendment

Thornton

Southeast corner of IH 35 & Luciano Flores



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

Applicant: ETR Development Consulting, LLC
5395 Highway 183
Lockhart, Texas 78644

Property Owners: Thornton Family Investments, LP
P.O. Box 1430
San Marcos, TX 78667

Notification: Courtesy notice sent on August 15, 2014 with updates at Neighborhood Commission August 20th; Planning & Zoning Commission September 9th; and City Council September 16th.

Personal notice sent and signs posted on September 12, 2014 for the September 23rd, Public Hearing.

Response: Approximately 13 people attended the Neighborhood Commission meeting on August 20th, and 2 people noted that they were interested in this request. Approximately 4 people attended P&Z on September 9th with no one noting interest in this request.

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

Subject Property:

Location: South of IH 35, East of Luciano Flores Boulevard, to Willow Creek

Legal Description: Approximately 6 acres out of the JM Veramendi Survey No. 1

Sector: 5

Current Zoning: General Commercial (GC) & Future Development (FD)

Current Preferred Scenario Designation: High Intensity, Area of Stability & Open Space
Proposed Preferred Scenario Designation: High Intensity

Surrounding Area:	Zoning	Existing Land Use	Preferred Scenario
N of Property	GC	IH 35	High Intensity / Area of Stability
S of Property	GC / FD	Vacant	Area of Stability
E of Property	GC / FD	Willow Creek, Vacant	Area of Stability / Open Space
W of Property	GC	Restaurant, Lodging	High Intensity

Preferred Scenario Amendments, Generally:

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

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

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

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

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

Property Description & Current Conditions:

The subject site consists of approximately 6 acres out of the JM Veramendi League Survey No. 1. The property is located south of IH 35, east of Luciano Flores Boulevard to Willow Creek.

The majority of this site is in an Area of Stability with some High Intensity along IH 35 and some Open Space along the creek. Given the size and surrounding zoning, it is considered a Protection / Conservation area on the Land Use Intensity Matrix. This matrix, attached, provides general uses that Vision San Marcos recommends in this type of area. Also attached is the Zoning Translation Table. This table is currently part of the Land Development Code and indicates what types of zoning can be requested for properties based on their Preferred Scenario Map classification. The site currently falls under the LS-PC (Low / Stability-Protection/Conservation) column.

Currently the site is vacant with some storage buildings and is zoned General Commercial (GC) and Future Development (FD). Surrounding land uses include vacant land, restaurants and lodging.

If this request is not granted, the applicant would be able to apply for various single family residential zoning options. Although a PSA would not be necessary for these zoning categories, P&Z and Council approval would be required for any proposed zoning changes.

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

The applicant is proposing a commercial use at this location which would require the property to be designated as High Intensity on the Preferred Scenario map. The applicant indicates that the request would allow the Intensity Zone and Zoning Category boundaries to follow the property line.

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

Vision San Marcos Plan Elements:

Economic Development

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

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities				applicant indicates jobs will be provided
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		applicant indicates consistency with commercial south of property		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity				applicant indicates commercial land is needed

Environment & Resource Protection

The Environmental and Resource Protection chapter of “Vision San Marcos: A River Runs Through Us” provides useful analysis tools. The Land Use Suitability Map considers the constraints as listed in the table below in its creation to determine what areas are most suitable for development. The water quality model provides a watershed-level analysis of the impacts of adding impervious cover for developments.

The land use suitability for this site varies from three (3) to five (5) with five being the most constrained. The areas with a score of four (4) and five (5) are located along Willow Creek. Please refer to the attached Land Use Suitability and Environmental Features maps for further clarification. The table below indicates the scores for this site for each of the variables used in creating the Land Use Suitability Map.

Land Use Suitability & Development Constraints

INCLUDE MAP	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint			X	X	X
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains		X		X	X
Geological	X				
Slope	X				
Soils	X	X		X	
Vegetation	X				
Watersheds					X
Water Quality Zone		X		X	X

Water Quality Modeling

Located in Subwatershed:	Willow Creek				
		0-25%	25-50%	50-75%	75-100%
Modeled Impervious Cover Increase Anticipated for watershed			X		
Notes: There were no additional recommendations for this watershed in the Plan.					

Land Use

The Land Use chapter of “Vision San Marcos: A River Runs Through Us”, focuses on the Preferred Scenario Map. This site is mostly located in an area of stability. A map is attached which shows a detailed view of the preferred scenario zones within and surrounding this property.

Neighborhoods & Housing

The Neighborhoods and Housing chapter of “Vision San Marcos: A River Runs Through Us”, focuses on the Neighborhood Character Studies which are in process as part of CodeSMTX. The site will be subject to the Code that is in place at the time of development.

CONA Neighborhood(s):	Wallace Addition
Neighborhood Commission Area(s):	Sector 5
Neighborhood Character Study Area(s):	N/A

Parks, Public Spaces & Facilities

The Parks, Public Spaces and Facilities chapter of "Vision San Marcos: A River Runs Through Us", discusses the city's recreational facilities as well as the water, wastewater and other public infrastructure. The table below is an analysis of the facilities in the area.

	YES	NO
Will Parks and / or Open Space be Provided?		X
Will Trails and / or Green Space Connections be Provided?		X
Parkland dedication or fee in lieu is not required for commercial development.		
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	X	
Wastewater service available?	X	
Water service available?	X	

Transportation

A Travel Demand Model (TDM) was created to analyze the traffic impacts of growth in San Marcos. The table below is a summary of the TDM results and other transportation modes surrounding the site. The TDM analyzes the overall transportation network of the Preferred Scenario. It is not a measure of the impact of this proposed change.

	A	B	C	D	F
Existing Daily LOS IH 35 Frontage Road	X				
Existing Peak LOS IH 35 Frontage Road	X				
Preferred Scenario Daily LOS IH 35 Frontage Road	X				
Preferred Scenario Peak LOS IH 35 Frontage Road	X				
	N/A	Good	Fair	Poor	
Sidewalk Availability	X				
	YES		NO		
Adjacent to existing bicycle lane?			X		
Adjacent to existing public transportation route?	X				
Notes:					

Staff Analysis:

Comments from Other Departments

The Public Services Department noted that this site is located in the floodplain. Any development on this property should carefully consider the water quality of the San Marcos River

Planning Department Analysis

Planning Department staff, following a review of "Vision San Marcos: A River Runs Through Us", finds that this request is generally consistent with the Plan. The project has the potential to promote economic development and is partially within a High Intensity Zone.

Staff believes that the area indicated on the Land Use Suitability map as Most Constrained (5) should not be included in this request for high intensity and should remain an area of stability and open space. The majority of this area is within the floodway and water quality zone. In addition to impervious cover limitations, water quality should be carefully considered as this property develops. This area should be considered for a greenway with trails.

The staff recommendation includes preservation of the floodway and water quality zone, as may be amended. If a future developer wishes to petition FEMA or a change is made to the FEMA Floodway Boundaries, this language would allow flexibility for the High Intensity Zone boundary. The Planning and Zoning Commission will have an opportunity to see future requests for floodplain reclamation which may affect these boundaries through a Qualified Watershed Protection Plan (Phase 2).

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

The Commission's Responsibility:

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

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

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

Recommendations & Options for Action:

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

Options for the Commission include:

- Approval of the request as submitted
- Alternate approval
- Denial of the request

Planning Department Recommendation:	
<input type="checkbox"/>	Approve as submitted
<input checked="" type="checkbox"/>	Alternative approval
<input type="checkbox"/>	Denial

Prepared by:

Amanda Hernandez, AICP, CNU-A

Senior Planner

September 11, 2014

Name

Title

Date

PSA-14-08 Thornton Tract Map Date: 8/14/2014



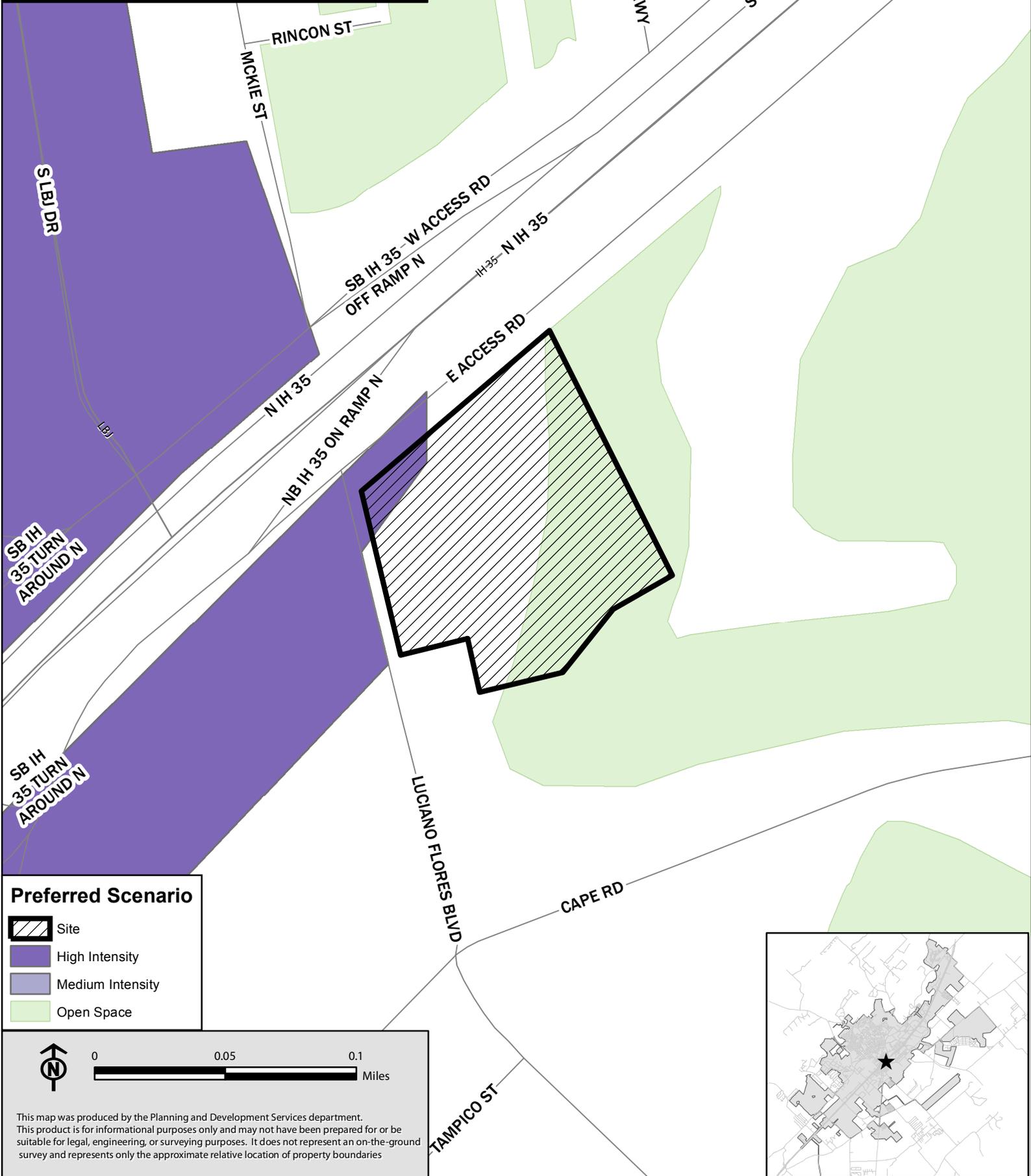
Aerial
Site



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

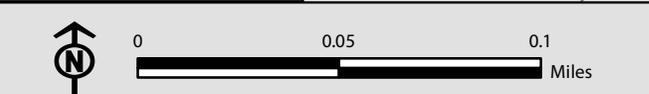


PSA-14-08 Thornton Tract Map Date: 8/14/2014



Preferred Scenario

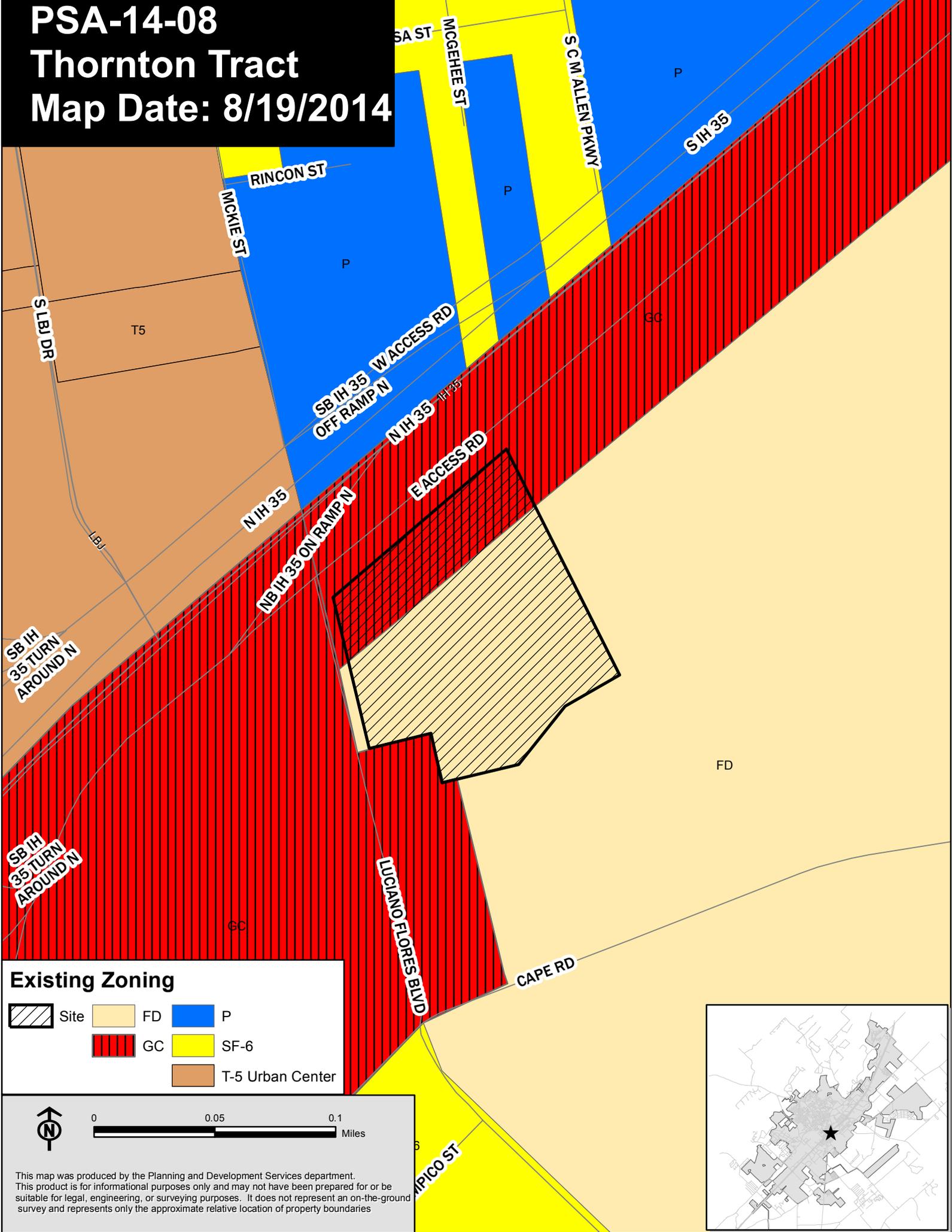
-  Site
-  High Intensity
-  Medium Intensity
-  Open Space



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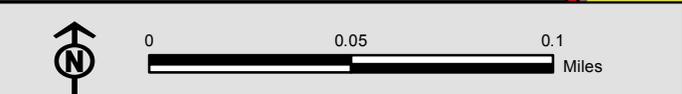


PSA-14-08 Thornton Tract Map Date: 8/19/2014



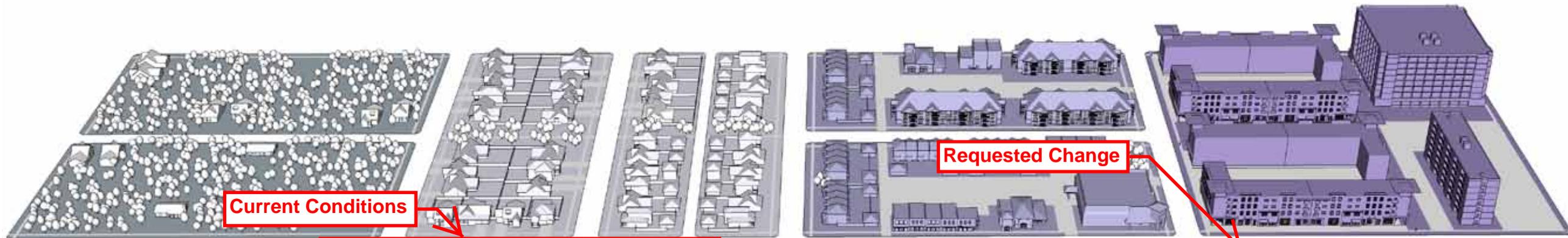
Existing Zoning

 Site	 FD	 P
 GC	 SF-6	
	 T-5 Urban Center	



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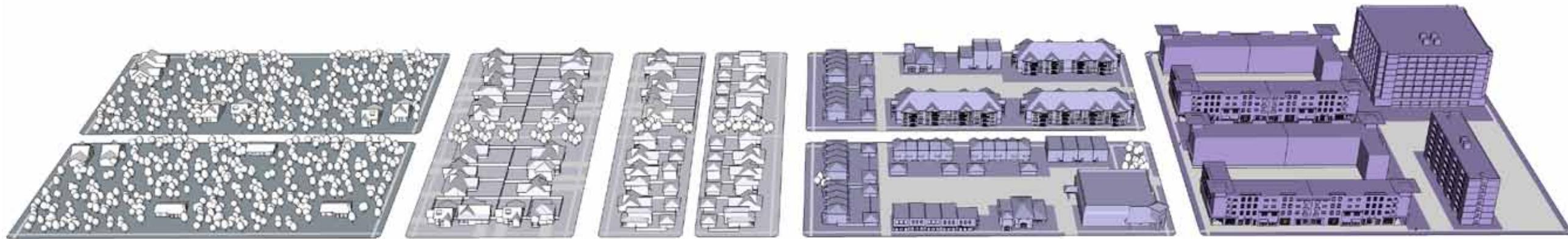


	Open Space / Agricultural	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
Neighborhood & Area Protection / Conservation	<p>Preserve Areas Hiking Trails Community Gardens</p> <p>Active Recreation Areas Recreation-related Commercial Camping Hiking Trails Community Gardens</p>	<p>General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas</p> <p>Building Types: 1-2 Story, 3 with CUP</p> <p>Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</p>	<p>General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Triangle - single family</p>	<p>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</p> <p>Building Types: 1-4 Story, Mixed-use at nodes and corridors</p>
	<p>Agricultural / Ranching Single Family Residential Bed & Breakfast Home Office Produce Stands Hiking Trails Community Gardens</p>			

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

Redevelopment Infill		<p>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Examples: Existing Mixed Residential Areas</p>	<p>General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: South End</p>	<p>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</p> <p>Building Types: 1-5 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Downtown, Midtown</p>
	<p>NOTES: Recreation-related commercial uses in active recreation areas will require special standards</p>			

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



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

TRANSLATION TABLE

**Thornton Tract
Current Condition**

Requested Change

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

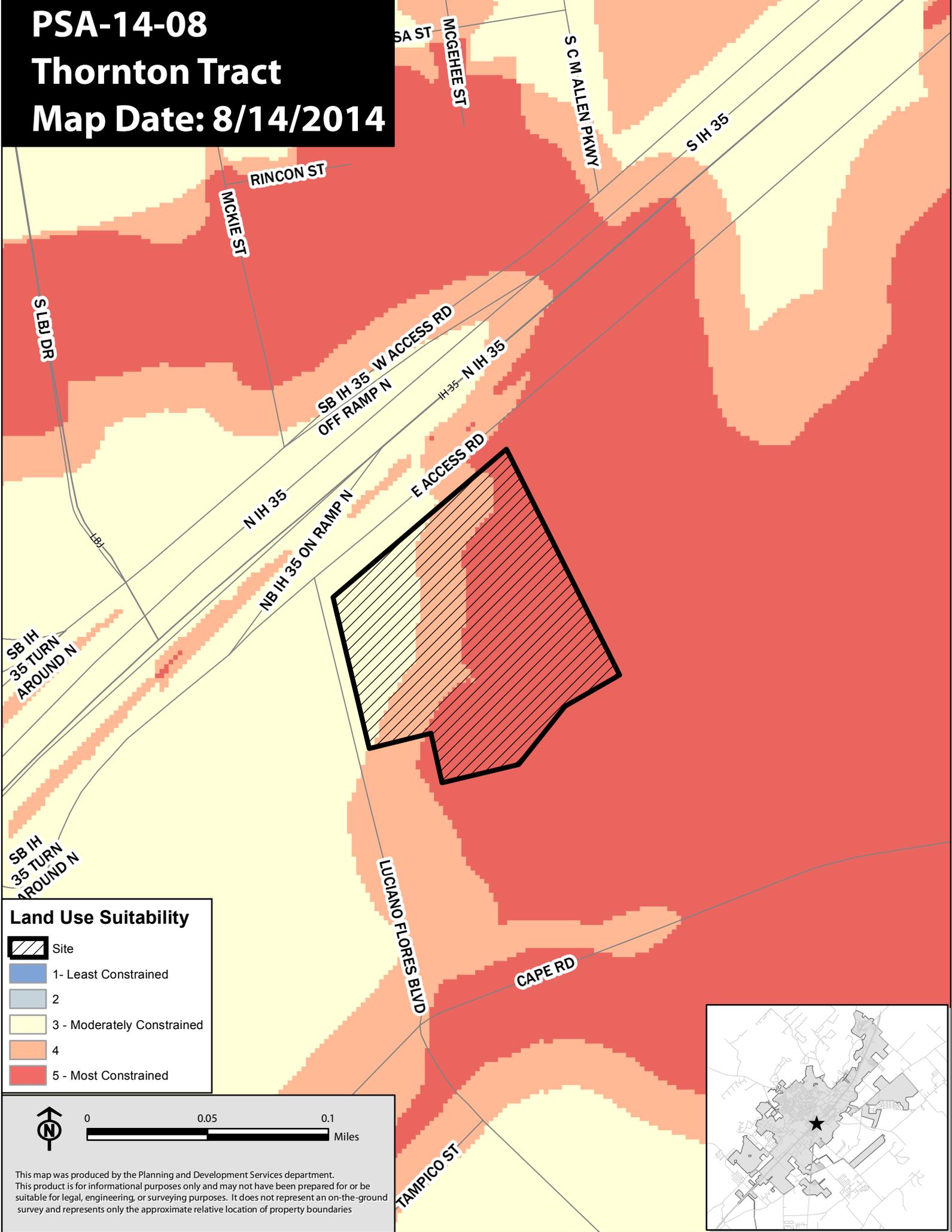
*OA is generally intended where shown on the Preferred Scenario Map

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

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

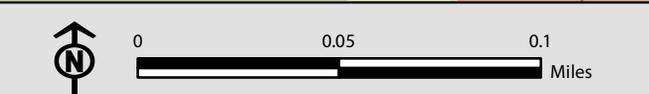
EC - Employment Center
 OA - Open Space / Agricultural

PSA-14-08 Thornton Tract Map Date: 8/14/2014

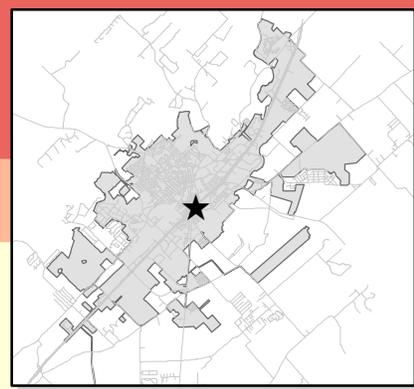


Land Use Suitability

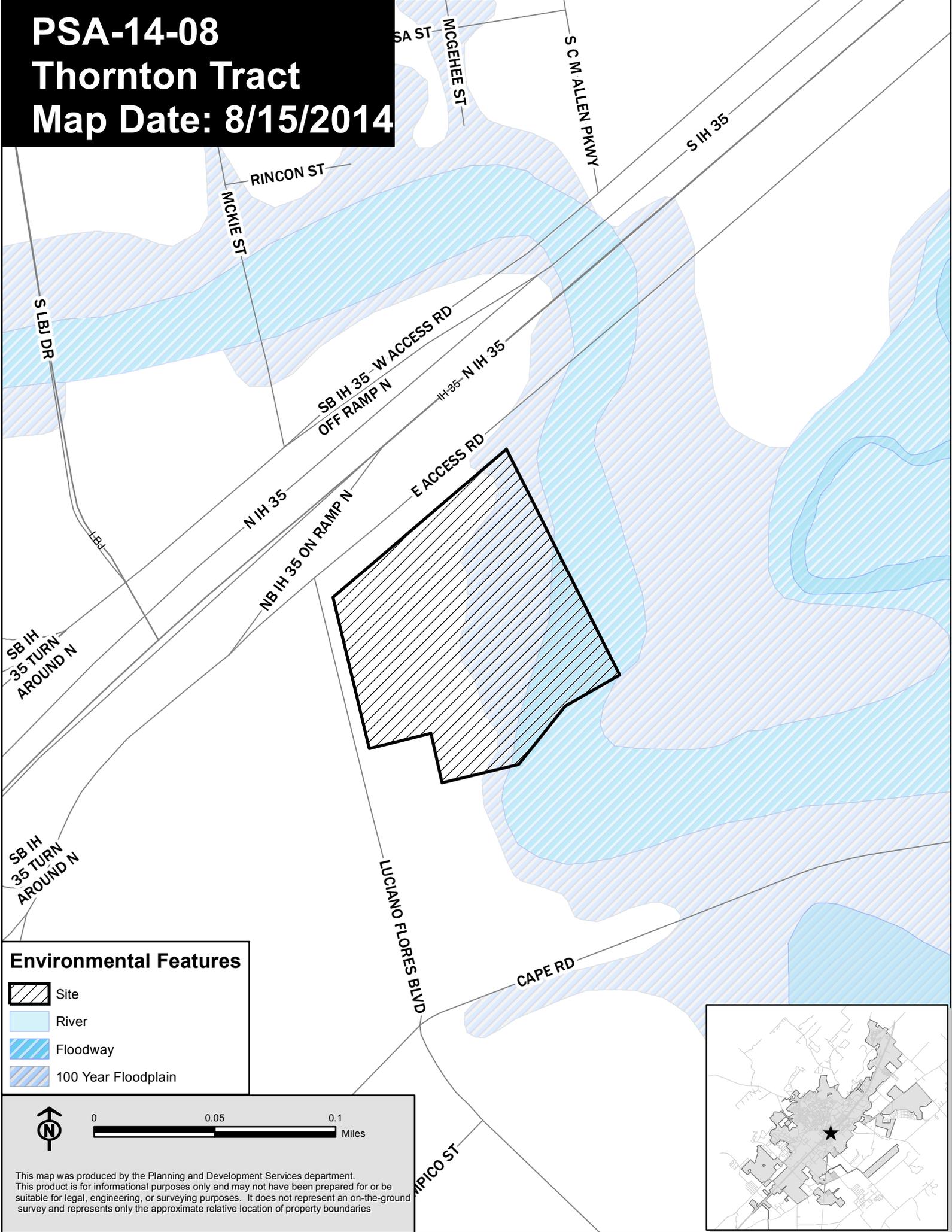
-  Site
-  1- Least Constrained
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



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



PSA-14-08 Thornton Tract Map Date: 8/15/2014



Environmental Features

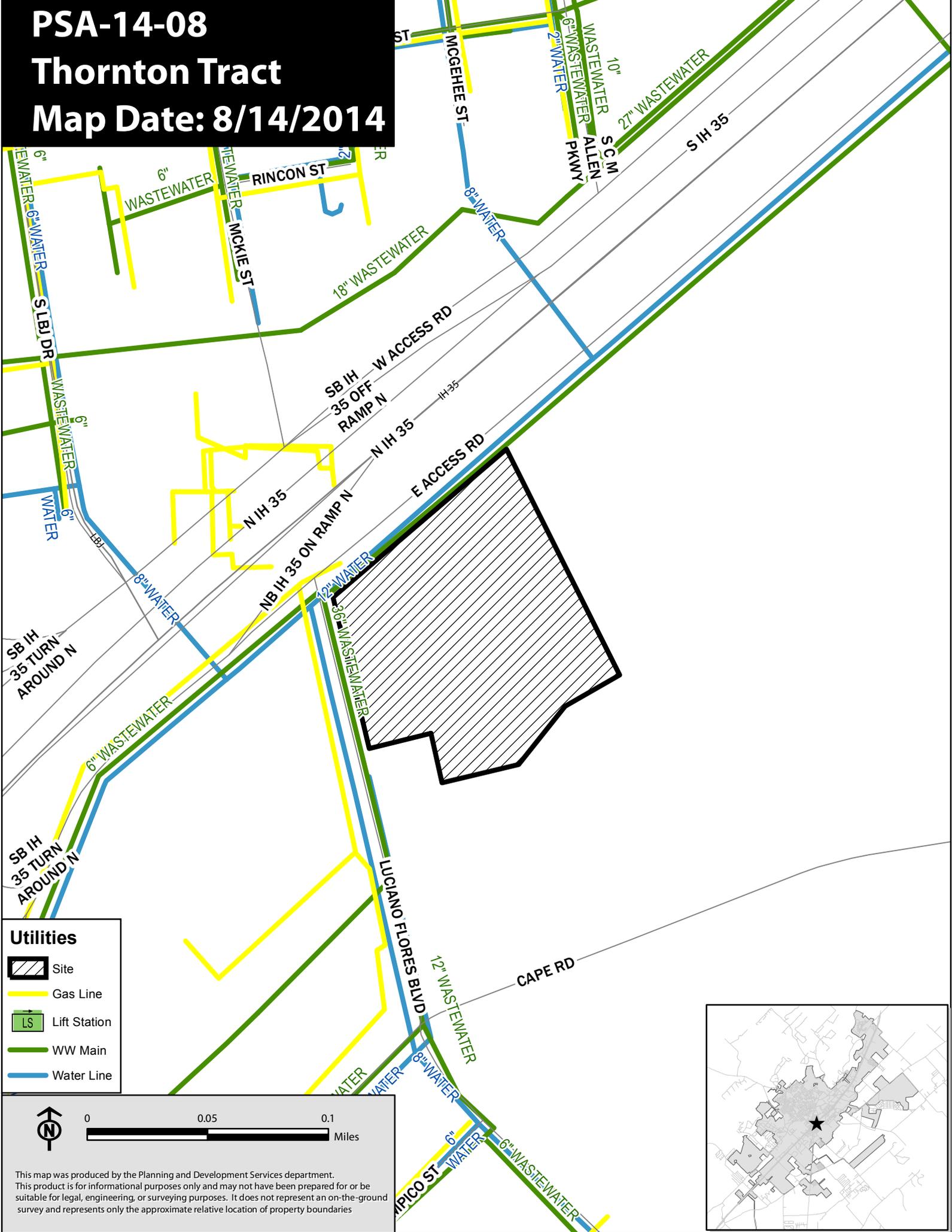
-  Site
-  River
-  Floodway
-  100 Year Floodplain

 0 0.05 0.1 Miles

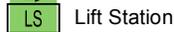
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate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

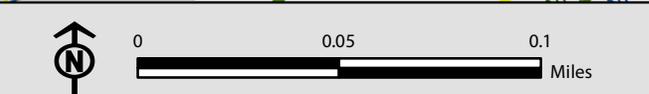


PSA-14-08 Thornton Tract Map Date: 8/14/2014



Utilities

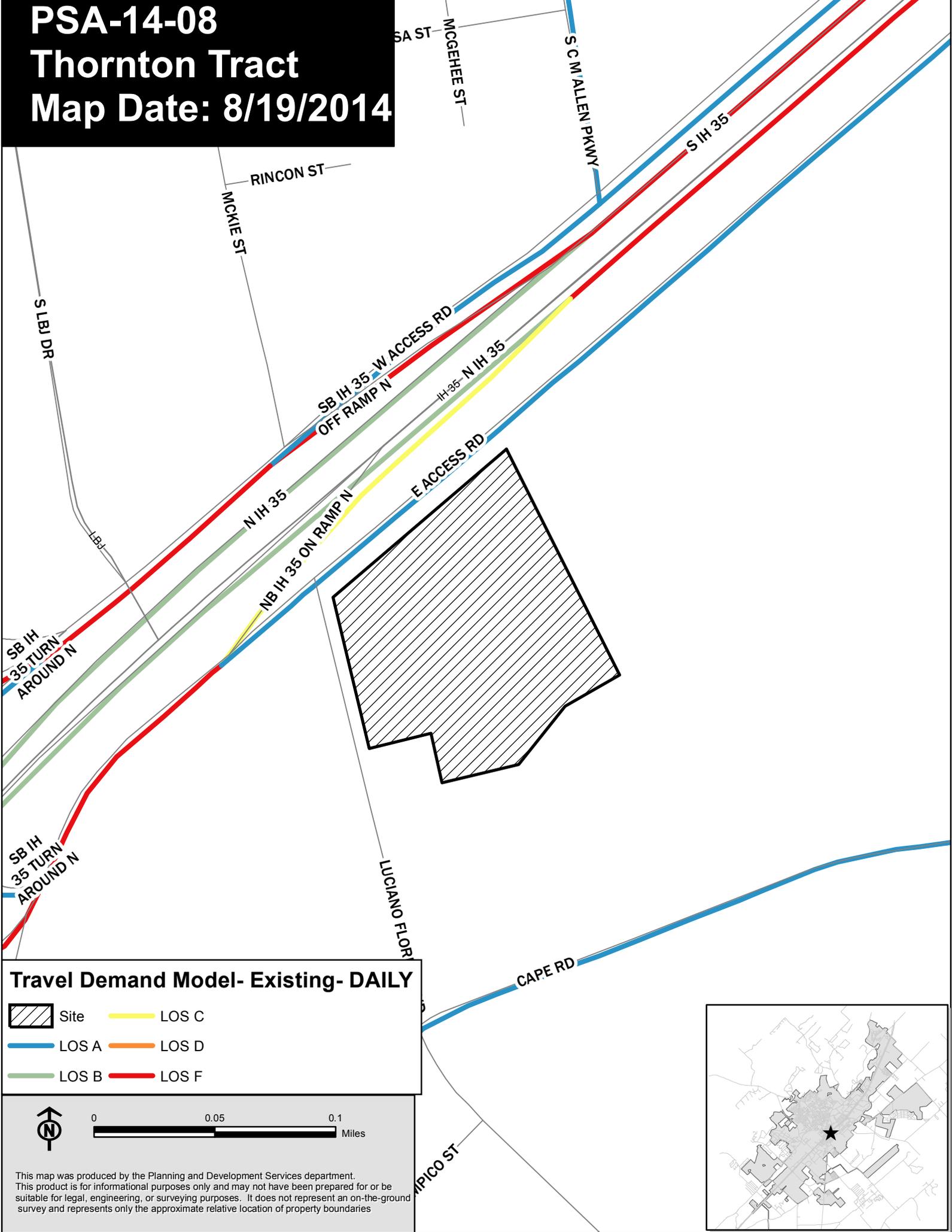
-  Site
-  Gas Line
-  Lift Station
-  WW Main
-  Water Line



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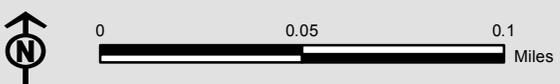


PSA-14-08 Thornton Tract Map Date: 8/19/2014



Travel Demand Model- Existing- DAILY

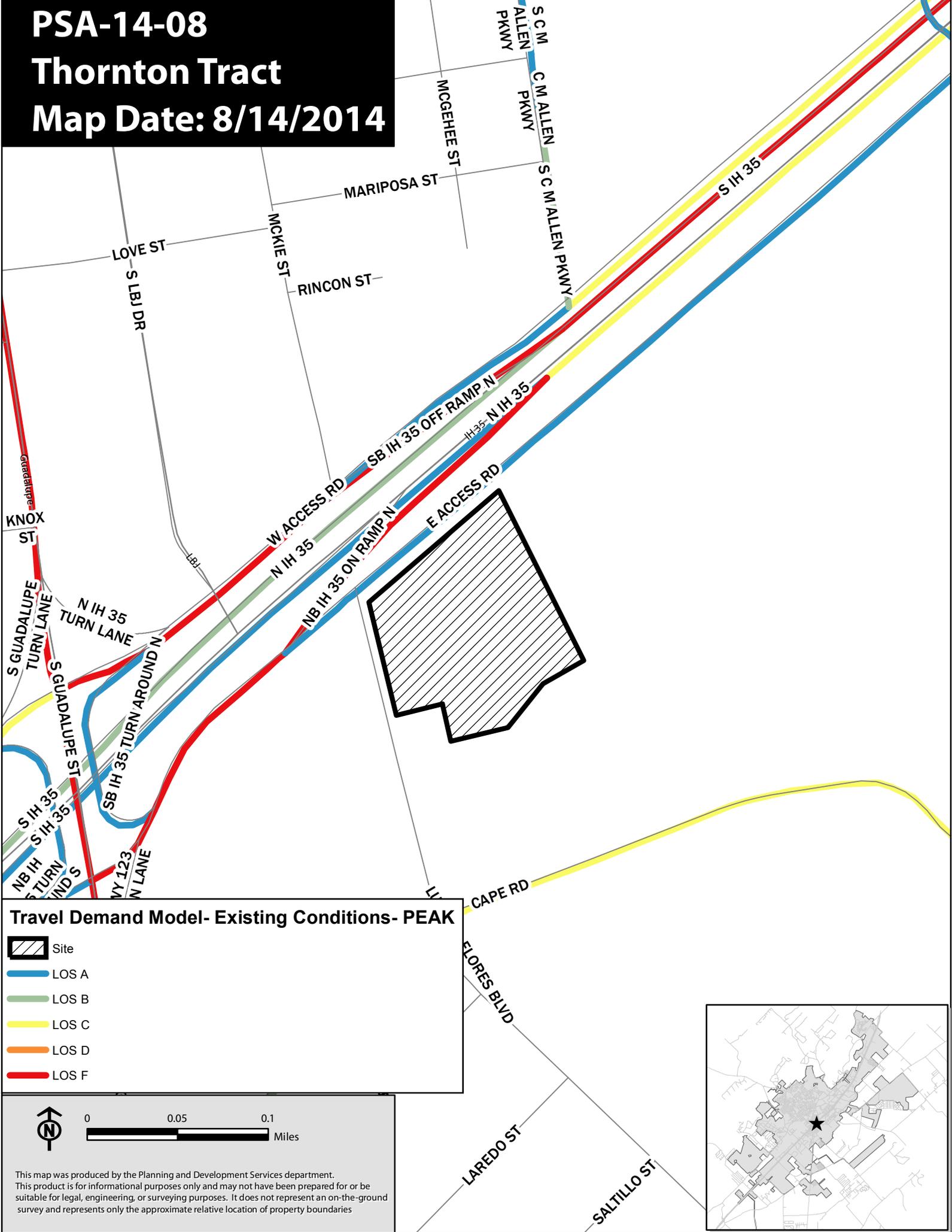
- Site
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



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PSA-14-08 Thornton Tract Map Date: 8/14/2014



Travel Demand Model- Existing Conditions- PEAK

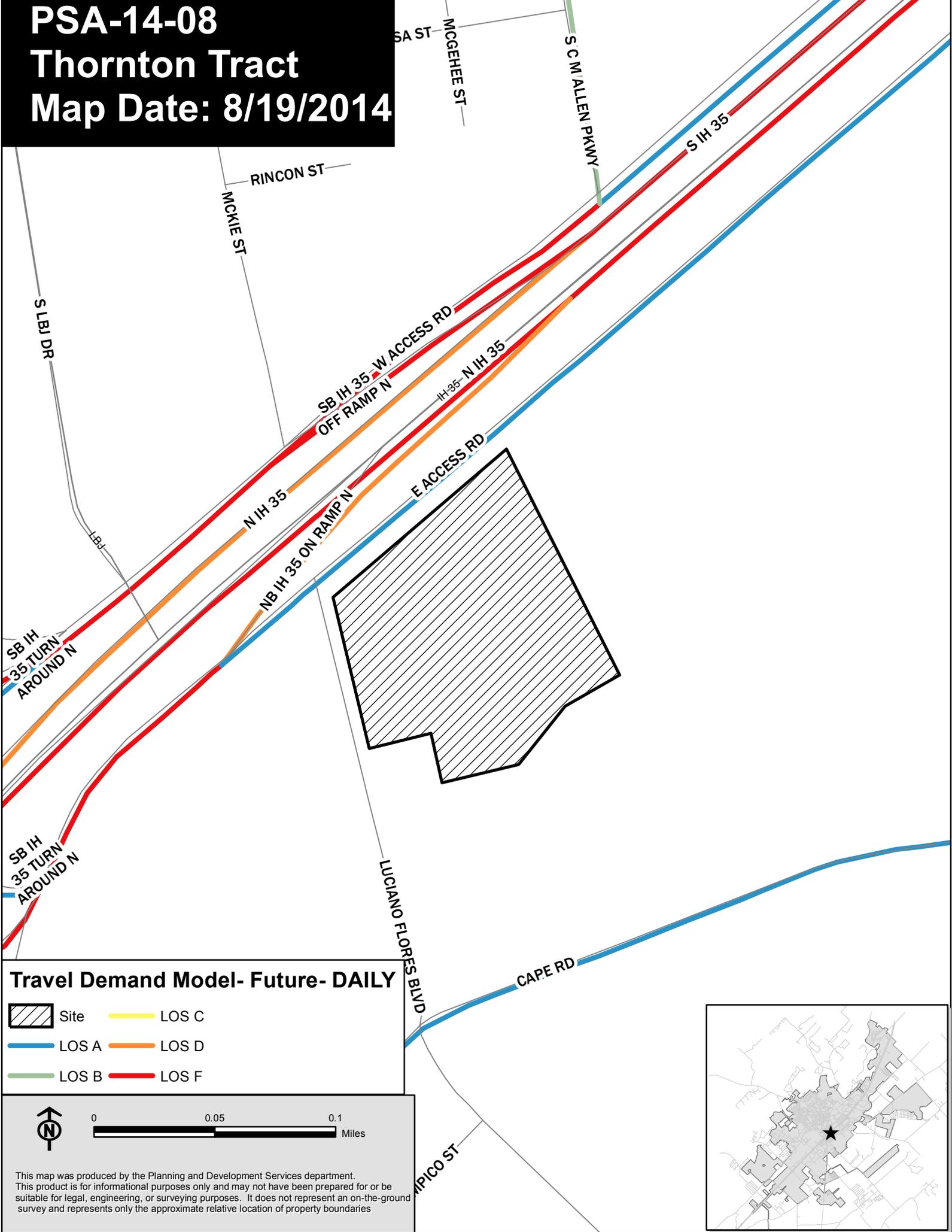
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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PSA-14-08 Thornton Tract Map Date: 8/19/2014



Travel Demand Model- Future- DAILY

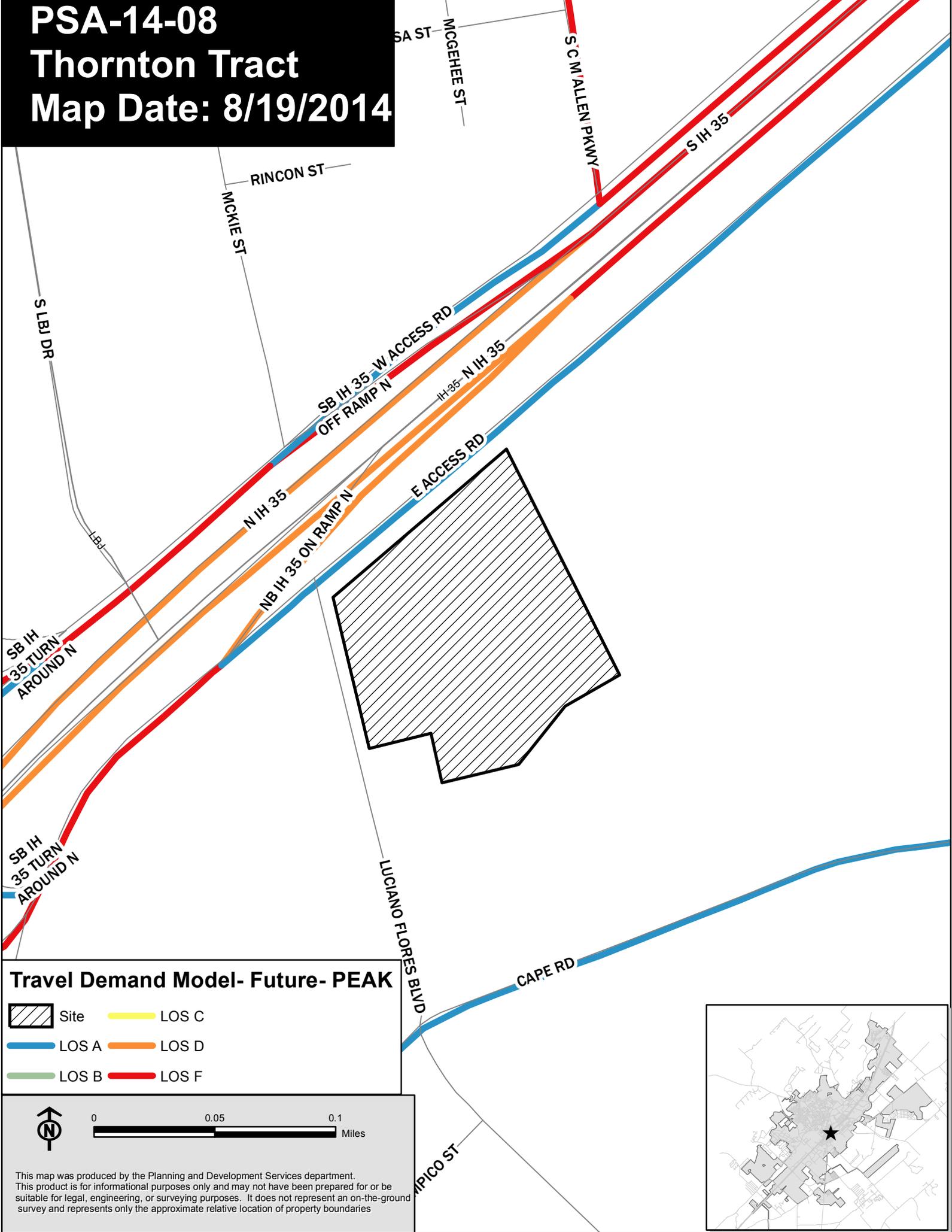
- Site
- LOS C
- LOS A
- LOS D
- LOS B
- LOS F



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PSA-14-08 Thornton Tract Map Date: 8/19/2014



Travel Demand Model- Future- PEAK

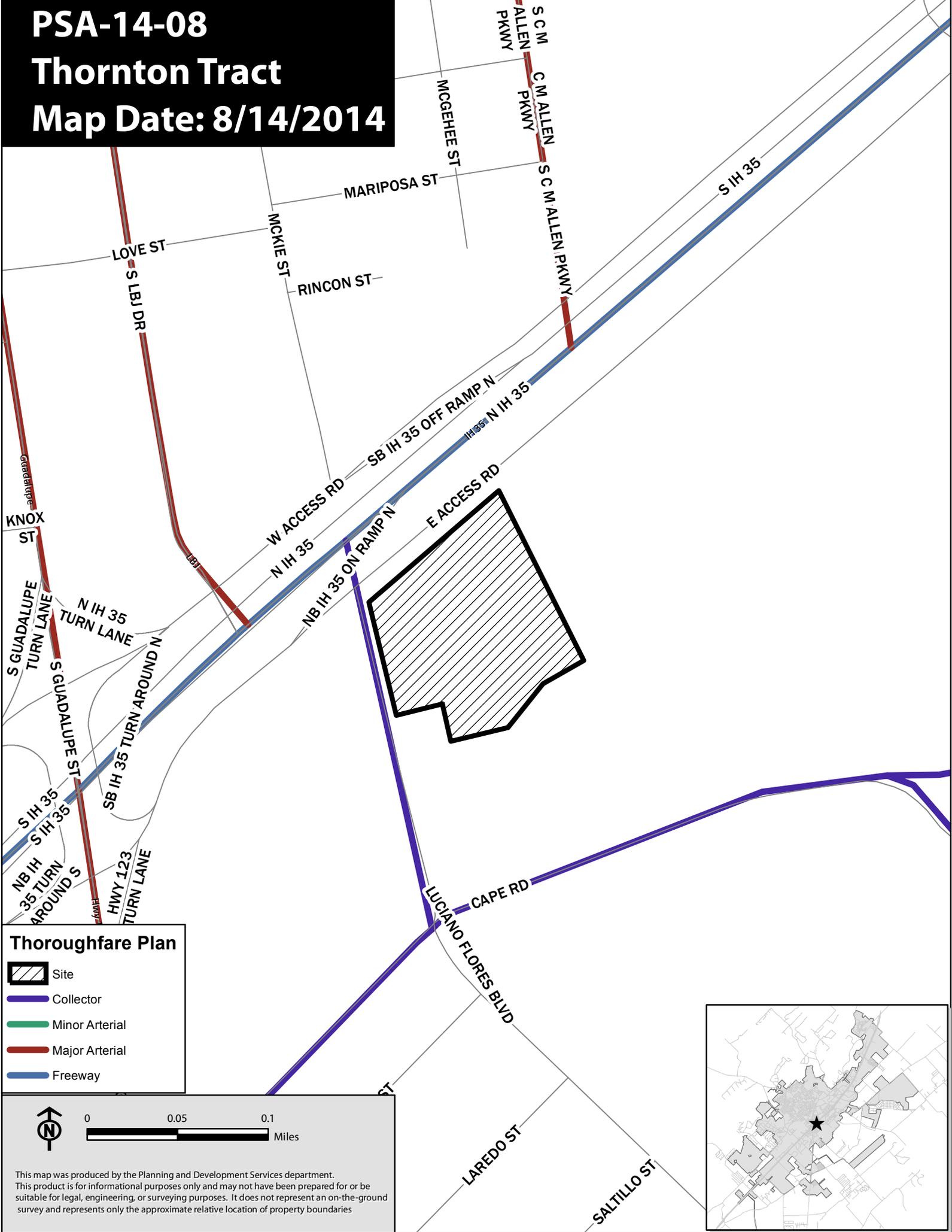
- Site
- LOS C
- LOS A
- LOS D
- LOS B
- LOS F



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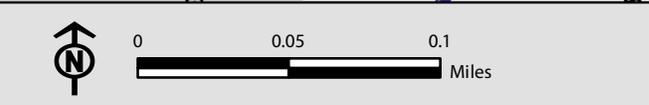


PSA-14-08 Thornton Tract Map Date: 8/14/2014



Thoroughfare Plan

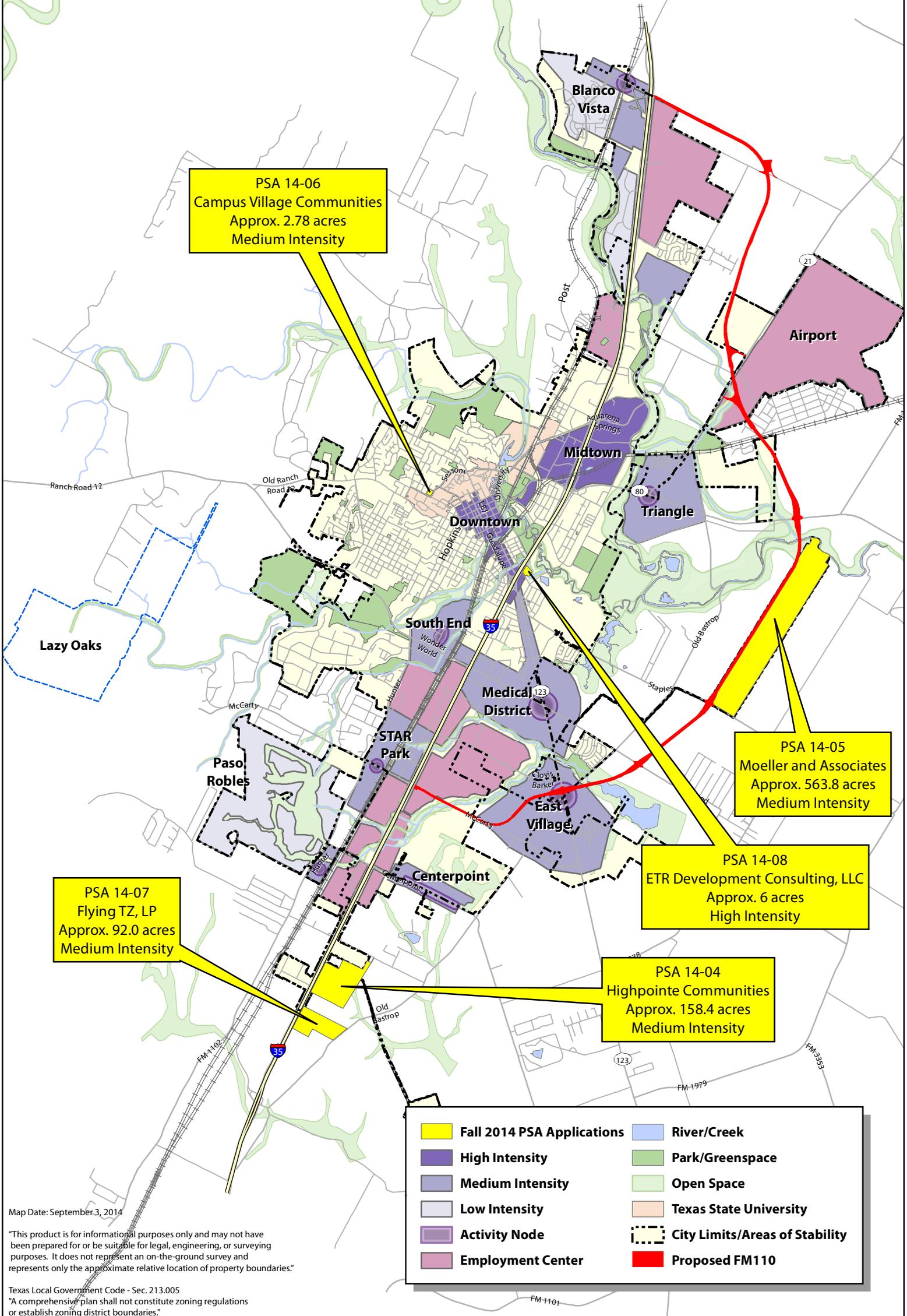
-  Site
-  Collector
-  Minor Arterial
-  Major Arterial
-  Freeway



This map was produced by the Planning and Development Services department. This product is for informational purposes only 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



Preferred Scenario Applications Fall 2014



PSA 14-06
Campus Village Communities
 Approx. 2.78 acres
 Medium Intensity

PSA 14-05
Moeller and Associates
 Approx. 563.8 acres
 Medium Intensity

PSA 14-08
ETR Development Consulting, LLC
 Approx. 6 acres
 High Intensity

PSA 14-07
Flying TZ, LP
 Approx. 92.0 acres
 Medium Intensity

PSA 14-04
Highpointe Communities
 Approx. 158.4 acres
 Medium Intensity

	Fall 2014 PSA Applications		River/Creek
	High Intensity		Park/Greenspace
	Medium Intensity		Open Space
	Low Intensity		Texas State University
	Activity Node		City Limits/Areas of Stability
	Employment Center		Proposed FM110

Map Date: September 3, 2014

"This product is for informational purposes only 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."

Texas Local Government Code - Sec. 213.005
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

City of San Marcos
PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	ETR Development Consulting, LLC	Thornton Family Investments, LP
Mailing Address	5395 Highway 183 Lockhart, Texas 78644	P.O. Box 1430 San Marcos, Texas 78667
Daytime Phone	(512) 618-7449	
E-mail	thomas@etrdevcon.com	

PROPERTY DESCRIPTION:

Address IH 35 & Luciano Flores Blvd

Legal Description (if platted) Lot 1, Thornton Addition (Proposed)

Appraisal District Tax I.D. R R11720 **Acres** 6.00

Current Intensity Zone High Intensity & Area of Stability **Proposed Intensity Zone** High Intensity

Zoning Classification GC & FD **Proposed New Zoning, if any** GC

Located In Floodway Edwards Aquifer Recharge Zone
 S.M. River Corridor Historic District

Existing use of land and building(s)

Vacant/Agricultural

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property Commercial

Reasons which support this request

The existing Preferred Scenario Map indicates a portion of this property as high intensity. The existing zoning also indicates a portion of the property as General Commercial (GC). However, the boundaries of the existing designations do not follow the parcel boundaries. This request is to modify the Preferred Scenario Map to expand the existing high intensity designation to follow the existing property boundaries.

SUBMITTAL REQUIREMENTS:

\$750 plus \$50 per acre (\$2000 max) plus \$10 Technology Fee payable to the City of San Marcos

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

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

I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

I am the property owner of record; or

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

Signature:



Date:

8/11/2014

Printed Name:

Thomas K. Rhodes

To be completed by Staff:

Meeting Date: _____

Application Deadline: _____

Accepted By: _____

Date: _____

August 11, 2014

Planning and Zoning Commission
City of San Marcos
630 E. Hopkins Street
San Marcos, Texas 78666

Commissioners,

Attached, please find our complete submittal for an amendment to the City's Preferred Scenario Map. The amendment proposes a change from the current designation of High Intensity and Area of Stability to a designation of High Intensity across the entire parcel. The existing Preferred Scenario Map designates a commercial node at this intersection but it appears, possibly due to a mapping error, that the majority of the node covers the existing IH 35 R.O.W. area. We believe the intent of the Preferred Scenario Map was to create a usable node of commercial on this property at this intersection. Luciano Flores is designated as a commercial collector on the City's Thoroughfare Plan and would support a commercial node. The purpose of this request is to allow for commercial development across this entire parcel. We believe the request is appropriate and is supported by the elements of the Vision San Marcos Plan as follows:

Economic Development

Strategy	Supporting Project Feature
Preparing the 21 st Century Workforce	Commercial development will bring additional jobs to the City of San Marcos. The variety of uses within the General Commercial zoning district will allow for multiple types of development on the property.
Competitive Infrastructure and Entrepreneurial Regulation	Land abutting the IH 35 frontage Road is the most important and highest tax producing commercial inventory in the City of San Marcos. The development of a commercial node on this site is consistent with adjacent node size on the south side of Luciano Flores.

The Community of Choice	The availability of appropriately zoned commercial land is important to the continued growth and viability of the City of San Marcos.
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Environment and Resource Protection ERP

Environmental feature	Impact Analysis
Cultural	No known archeological sites, however, additional study will be performed prior to any development.
Edwards Aquifer	Not located within Edwards Aquifer contributing or recharge zone.
Endangered Species	No known habitat for endangered species, however, additional study will be performed prior to any development on the property.
Floodplains	The property does contain floodway and floodplain. Development will account for proper buffers and water quality zones as required by City codes and ordinances.
Geological	No known geological features, however, additional study will be performed prior to development on the property.
Priority Watershed	Located within the San Marcos River Corridor. The plat on the property reflects the dedication of water quality and buffer zonings as required by City codes and ordinances.
Slope	Project site is largely 0 to 15% slope. A small area (less than 0.25 acre) is over 15% slope.
Soils	Existing soils are Krum Clay (1-3% slopes) and Oakalla Soils (frequently flooded) These soil types are common for properties within the San Marcos River Corridor.

Vegetation	Site is largely vacant with a few trees.
Water Quality Zones	The plat for the property provides for water quality and buffer zones as required by City codes and ordinances.

Land Use, Neighborhood, and Housing

Existing Conditions	Analysis
Zoning	Property is currently zoned General Commercial (GC) along the frontage of IH 35 and Future Development (FD) along the remainder of the tract. It appears the zoning was done without regard to parcel boundaries.
Existing Land Use	Property has historically been agricultural and contains several buildings that are accessory to the agricultural use (barns, agricultural pens, etc.)
Neighborhood Housing Conditions	The property is located along the IH 35 corridor. There are no existing residential neighborhoods within this area. Development of a residential neighborhood at this location would not be appropriate.

Parks, Public Spaces, and Facilities

Public Facility	Analysis
Parks and Open Space	A large portion of the floodplain and floodway on the adjacent property has previously been dedicated as parkland/open space with other developments. The site contains areas within a designated water quality zone and these areas will remain as permanent open space. Commercial development is not required to dedicate parkland.

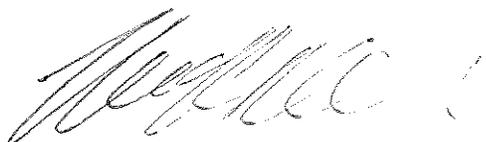
Water Service	Adequately sized water is available to the project. The project site is not located within an area designated as a hotspot for water service problems.
Wastewater Service	Adequately sized wastewater is available to the project. The project site is not located within an area designated as a hotspot for wastewater service problems.

Transportation

Existing Conditions	Analysis
Street and Intersection Levels of Service	This property is at the intersection of IH 35 and Luciano Flores Blvd. Luciano Flores is designated as a 76' Commercial Collector and the plat has dedicated additional R.O.W. along the entire frontage. Adequate transportation networks are available.
Sidewalk availability	No sidewalks currently exist. Sidewalks will be required and constructed at the time of development.
Bicycle Infrastructure	No bike lanes or facilities currently exist on or adjacent to the project site. Development of the property would not warrant additional improvements to the adjacent roadways.

Please contact me at (512) 618-7449 if you have any questions regarding the request or if you need additional supporting information.

Sincerely,



Thomas K. Rhodes, Managing Member
ETR Development Consulting, LLC

DESCRIPTION OF 6.00 ACRES, MORE OR LESS, OF LAND AREA IN THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 3.501 ACRES IN A DEED FROM MARY LOUISE CAPE THORNTON ET VIR TO ROBERT EDWARD THORNTON ET AL DATED FEBRUARY 18, 1969 AND RECORDED IN VOLUME 228, PAGE 482 OF THE HAYS COUNTY DEED RECORDS, BEING A PORTION OF THAT TRACT DESCRIBED AS "FIRST TRACT-34.96 ACRES" IN A DEED FROM E. M. CAPE ET UX TO J. R. THORNTON ET AL DATED OCTOBER 11, 1967 AND RECORDED IN VOLUME 220, PAGE 169 OF THE HAYS COUNTY DEED RECORDS, SAID 3.501 ACRE TRACT AND 34.96 ACRE TRACT BEING A PORTION OF THAT TRACT DESCRIBED AS SEVERAL TRACTS TOTALING 73.490 ACRES IN A DEED FROM MARY LOUISE CAPE THORNTON ET AL TO THORNTON FAMILY INVESTMENTS, L.P., DATED OCTOBER 23, 1998 AND RECORDED IN VOLUME 1471, PAGE 769 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{3}{4}$ " iron rod found in the east line of Flores Street and southeast line of Interstate Highway Number 35 for the northwest corner of the Thornton 3.501 acre tract and this description and southwest corner of that tract described as 1.439 acres in a deed from Texacon industries, inc., to the State of Texas dated April 27, 1961 and recorded in Volume 186, Page 463 of the Hays County Deed Records (said 1.439 acre tract being a portion of Interstate 35);

THENCE leaving Flores Street and the **PLACE OF BEGINNING** as shown on that plat numbered 25049-11-6.2-d dated October 12, 2011 prepared for Thornton Investments by Byrn & Associates, Inc., of San Marcos, Texas, with the southeast line of Interstate 35 and the State of Texas 1.439 acre tract and northwest line of the Thornton 3.501 acre tract and its extension, **N 50°23'54" E 491.46 feet** to a $\frac{1}{2}$ " iron rod set in the northwest line of the previously mentioned Thornton 34.96 acre tract and southeast line of that tract described as "7.303 acre tract 67" in a deed from E. M. Cape et ux to the State of Texas dated June 3, 1961 and recorded in Volume 187, Page 273 of the Hays County Deed Records for the northeast corner of this description, pass at a record distance of 456.3 feet the northeast corner of the

Thornton 3.501 acre tract and northwest corner of the Thornton 34.96 acre tract;

THENCE leaving Interstate 35 and the State of Texas 7.303 acre tract crossing the northwest corner of the Thornton 34.96 acre tract the following four courses:

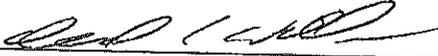
1. **S 26°45'18" E 544.68 feet** to a calculated point in Willow Springs Creek for the east corner of this description, pass at 507.92 feet a ½" iron rod set for reference,
2. **S 60°27'08" W 137.67 feet** to a calculated point in Willow Springs Creek for an angle point, from which a ½" iron rod set for reference bears N 02°25'58" W 25.32 feet,
3. **S 38°51'53" W 162.92 feet** to a calculated point in Willow Springs Creek for an angle point, and
4. **S 76°59'54" W 141.05 feet** to a ½" iron rod set for an interior corner in the west line of the Thornton tract and an exterior corner in the east line of that tract described as 2.22 acres in a deed from J. M. Cape, II, to Cape Family Limited Partnership dated April 15, 1991 and recorded in Volume 877, Page 141 of the Hays County Official Public Records, pass at 8.67 feet a ½" iron rod set for reference;

THENCE with the common west line of the Thornton tract and east and north lines of the Cape 2.22 acre tract the following three courses:

1. **S 76°59'54" W 31.13 feet** to a ½" iron pipe found in concrete for an exterior corner;
2. **N 13°27'57" W 108.87 feet** through a metal barn to an iron bolt found in concrete for the northeast corner of the Cape 2.22 acre tract, and
3. **S 76°18'13" W 138.62 feet** to an iron bolt found in the east line of the previously mentioned Flores Street for the northwest corner of the Cape 2.22 acre tract;

THENCE leaving the Cape 2.22 acre tract with the common east line of Flores Street and west line of the Thornton tract and its extension, **N 12°31'24" W 341.64 feet** to the **PLACE OF BEGINNING**, pass at a record distance of 271.10 feet the southwest corner of the previously mentioned Thornton 3.501 acre tract.

There are contained within these metes and bounds 6.00 acres, more or less, as prepared from public records and a survey made on the ground on December 27, 2011 by Byrn & Associates, Inc., of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey". The bearing basis for this description is based on the Texas State Plane Coordinate System, South Central Zone, and refers to Grid North.


David C. Williamson, R.P.L.S. #4190

Client: Thornton Investments
Date: October 12, 2011
Survey: Veramendi No. 2, J. M., A-17
County: Hays, Texas
Job No.: 25049-11-6
END6.00

LEGEND



HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS



HAYS COUNTY PLAT RECORDS

- // — WOOD FENCE
- # — CHAIN LINK FENCE
- X — WIRE FENCE



978
512

J. R. THORNTON ET AL TO THE CITY OF SAN MARCOS (0.105 ACRE WASTEWATER UTILITY EASEMENT) FEBRUARY 24, 1993

I.H. 35

ORIGINAL SCALE
1" = 100'

491.48'

1471
789

MARY LOUISE CAPE THORNTON ET AL TO THORNTON FAMILY INVESTMENTS, L.P. (75.490/ACRES) OCTOBER 23, 1998

228
482

MARY LOUISE CAPE THORNTON ET VIR TO ROBERT EDWARD THORNTON ET AL (3,501 ACRES) FEBRUARY 18, 1989

FLORES STREET
(60' R.O.W.)

1721
719
E. M. CAPE ET UX TO J. R. THORNTON ET AL (FIRST TRACT—34.98 ACRES) OCTOBER 11, 1987

MARY LOUISE CAPE THORNTON ET AL TO THORNTON FAMILY INVESTMENTS, L.P. (73.490 ACRES) OCTOBER 23, 1998

6.000 ACRES±

CREEK
WILLOW

6040

610

611

612

613

614

615

CENTERLINE

OF

6060

530

6052



BYRN & ASSOCIATES, INC.

ENGINEERS SURVEYORS

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-398-2270 FAX 512-392-2945

CLIENT: THORNTON INVESTMENTS
DATE: DATE OF SURVEY
OFFICE: BRYANT, LAUCH
CREW: FIELD CREW
FB/PG: BOOK/PAGE
PLAT NO. JOB #25049-11-a

EXHIBIT OF 6.00 ACRES ±,
HAYS COUNTY, TEXAS



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-588, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX Update
- b. Planning & Zoning Commission meeting dates
- c. Staff update

Meeting date: August 26, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: