



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, November 25, 2014

6:00 PM

City Council Chambers

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

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on October 28, 2014.

PUBLIC HEARINGS

2. ZC-14-04 (136/140 S. Fredericksburg Street) Hold a public hearing and consider a request by Randall Morris, on behalf of Richard and Gloria Hartwell, for a Zoning Change from T4 General Urban to T5 Urban Center within the Downtown SmartCode District for Lot 2, Block 16, Old Town of San Marcos, located at 136/140 S. Fredericksburg Street.
3. ZC-14-05 (Thornton Tract) Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of Thornton Family Investments, L.P., for a Zoning Change from Future Development (FD) to General Commercial (GC) for approximately 5.94 acres, save and except the portions of the property designated as floodway and water quality zone and the portion of the property along the frontage already zoned as GC General Commercial, of Lot 1 of the Thornton Addition located at the northeast corner of Luciano Flores and Interstate Highway 35.

NON-CONSENT AGENDA

4. Development Services Report:
 - a. Code SMTX Update
 - b. December Planning and Zoning Commission meeting dates

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#13-686, **Version:** 1

AGENDA CAPTION:

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

Meeting date: November 25, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



Meeting Minutes
Planning and Zoning Commission

Tuesday, October 28, 2014

6:00 PM

City Council Chambers

I. Call To Order

With a quorum present, the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, October 28, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666

II. Roll Call

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

Absent 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

Chair Wood announced that the Highpointe Communities petition for a development agreement which was noticed in the newspaper on October 12 has been pulled from the agenda.

IV. 30 Minute Citizen Comment Period

There were no comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on September 23, 2014.
2. PC-14-28_03 (Blanco Vista, Tract G-H) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 20.089 acres, more or less, out of the William Ward League Survey, Abstract 467, for 53 residential lots located at Blanco Vista Boulevard and Royal Oak Boulevard.

A motion was made by Commissioner Seebeck, seconded by Commissioner Carothers, that the Consent Agenda approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

Abstain: 1 - Commissioner Ehlers

PUBLIC HEARINGS

3. **PC-14-27_05 (Ace Relocation Replat)** Hold a public hearing and consider a request by Kurt Prossner on behalf of OBTX LLC, for the resubdivision of approximately 14.72 acres, known as Lot 1 Block A, Ace Relocation Subdivision, Lot 1A, and Lot 2A, Block A, Ace Relocation Subdivision.

Chair Wood opened the public hearing. Will Parrish, Planning Tech gave an overview of the project. There were no comments and the public hearing was closed.

A motion was made by Commissioner Seebeck, seconded by Commissioner Olson, that PC-14-27_05 (Ace Relocation Replat) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

4. **ZC-14-03 (Sac-N-Pac)** Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of Sac-N-Pac, Inc., for a Zoning Change from Future Development (FD) to General Commercial (GC) for approximately .545 acres of lot 3 of the Sac-N-Pac Centerpoint Subdivision.

Chair Wood opened the public hearing.

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

Ed Theriot, 5395 Hwy 83, Lockhart, Texas stated he was present on behalf of Sac N Pac. He explained that after the 2005 rezoning the property remained Future Development. Mr. Theriot advised that they are proposing a consistent zoning for the area.

He stated he was available to answer questions. There were no additional comments and the public hearing was closed.

A motion was made by Commissioner Stanfield, seconded by Commissioner Ehlers, that ZC-14-02 (Sac-N-Pac) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

5. **SCW-13-02 (205 W Hopkins St)** Hold a public hearing and consider a request by SM Hopkins, LTD. for a SmartCode Warrant to allow drive-through facility in a SmartCode T-5 zoning district at 205 W Hopkins Street.

Chair Wood opened the public hearing.

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

Dan Fry stated he was available to answer questions.

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

A motion was made by Commissioner Stanfield, seconded by Commissioner Ehlers, that this Action Item be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

NON-CONSENT AGENDA

- 6. MUD-14-02 Consider a petition submitted by Metcalfe, Wolfe, Stuart & Williams, on behalf of Walton Texas, LP to create a municipal utility district within the City of San Marcos Extraterritorial Jurisdiction consisting of 2,358 acres located east of I-35 and generally located both north and south of the intersection of FM 1984 and Yarrington Road (project commonly known as Cotton Center).

Kevin Burke, Economic Development Coordinator gave an overview of the project.

- 7. Development Services Report:
 - a. Code SMTX Update

Kristy Stark, Development Services Assistant Director gave an 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:



Legislation Text

File #: ZC-14-04, **Version:** 1

AGENDA CAPTION:

ZC-14-04 (136/140 S. Fredericksburg Street) Hold a public hearing and consider a request by Randall Morris, on behalf of Richard and Gloria Hartwell, for a Zoning Change from T4 General Urban to T5 Urban Center within the Downtown SmartCode District for Lot 2, Block 16, Old Town of San Marcos, located at 136/140 S. Fredericksburg Street.

Meeting date: November 25, 2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

BACKGROUND:

The applicant is requesting a zoning change from T4 General Urban to T5 Urban Center within the Downtown SmartCode for approximately 0.305 acres located south of W. San Antonio Street. The property has frontage along S. Fredericksburg Street and Feltner Alley. The property is surrounded by a mix of land uses including commercial properties, professional offices, and some residential. It is located within the Downtown Development Zone, a High Intensity Zone, on the Preferred Scenario Map where density is encouraged.

The applicant has plans to incorporate the subject property with the lot that lies just north of it through the platting process and wishes to rezone the property to T5 in order to have a consistent zoning category over the site. While there is no proposed use for the property at this time any commercial or retail use of the property would mainly serve the residents in the surrounding neighborhoods and those who live and shop Downtown.

Staff finds this request is consistent with the Comprehensive Plan Elements and the Land Development Code.

Staff recommends approval of the request.



ZC-14-04
136 & 140 S Fredricksburg
Zoning Change
Map Date: 11/12/2014

Legend
 200 Foot Buffer
 ZC-14-04



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



Zoning Change

ZC-14-04

136/140 S. Fredericksburg Street

(0.305 Acres)

Summary: The applicant is requesting a zoning change from T4 General Urban to T5 Urban Center within the Downtown SmartCode for approximately 0.305 acres located at 136/140 S. Fredericksburg Street.

Applicant: Randall Morris
333 Cheatham Street
San Marcos, TX 78666

Property Owners: Richard and Gloria Hartwell
59 Trilling Bird Place
The Woodlands, TX 77384

Notification: Personal notifications of the public hearing were mailed on Thursday, November 13, 2014 to all property owners within 200 feet of the subject property.

Response: None as of report date.

Property/Area Profile:

Legal Description: Block 16, Lot 2, Original Town of San Marcos

Location: 136/140 S. Fredericksburg Street

Existing Use of Property: Vacant

Proposed Use of Property: Commercial

Preferred Scenario Map: Downtown – High Intensity

Existing Zoning: T4 (General Urban)

Proposed Zoning: T5 (Urban Center)

Utility Capacity: Adequate

Sector: Sector 8

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	T5	Commercial	High Intensity-Downtown
S of Property	T4	Residential	High Intensity-Downtown
E of Property	T5	Commercial	High Intensity-Downtown
W of Property	T5	Commercial	High Intensity-Downtown

Case Summary

The subject property consists of approximately 0.305 acres located south of W. San Antonio Street with frontage along S. Fredericksburg Street as well as along Feltner Alley. It is located within the area identified on the Preferred Scenario Map as the Downtown Development Zone and surrounded by a mix of land uses including commercial properties, professional offices, and some residential. While the property is not adjacent to the Dunbar Historic District, it is located relatively close. A vacant single family residence is currently located on the property and is proposed for demolition.

The applicant has future plans to incorporate the subject property with the lot that lies just north of it through the platting process. The applicant proposes to rezone the property to T5 in order to have a consistent zoning category over the site.

Planning Department Analysis

The zoning change request has been reviewed using *Vision San Marcos: A River Runs Through Us* as well as the guidance criteria in Section 1.5.1.5 of the Land Development Code.

The property is located within the Downtown Development Zone which is the most historic section of the city and almost entirely developed. The area is considered a High Intensity Zone where density is encouraged but there is also a priority to maintain the unique character of downtown, especially historic structures and local businesses in the area. The area surrounding the subject property is mostly a mix of commercial and retail businesses and professional offices, such as Gold Crown Billiards, Los Vegas Mexican Restaurant and Second to None Resale Shop, but there is some residential in the area. While there is no proposed use for the property at this time, any commercial or retail use of the property would mainly serve the residents in the surrounding neighborhoods and those who live and shop Downtown.

A review worksheet is attached to this report which details the analysis of the zoning change using Comprehensive Plan Elements. Staff finds this request is consistent with the Comprehensive Plan Elements as summarized below:

- The subject tract lies within a High Intensity Zone on the Preferred Growth Scenario Map – T5, or SmartCode, is an eligible zoning category within these zones; therefore, a Preferred Scenario Map Amendment is not required.
- The subject tract is located in the Purgatory Creek watershed. As a result of its location within a High Intensity Zone, additional impervious cover for the site is already accounted for within the Plan’s Water Quality Model.
- The tract is “moderately” constrained according to the Land Use Suitability Map – this is due mainly to the presence of erodible soils in the area and the subject property’s location within the Purgatory Creek watershed.
- Eddie Durham Park is located within walking distance of the subject property.
- While transportation access to the site is adequate, the Travel Demand Model shows S. Comanche Street and W. MLK Drive at capacity during peak traffic hours. These two streets are the closest streets shown on the Level of Service maps as S. Fredericksburg Street and Feltner Alley are not shown. The site is within walking distance to the main CARTS station on Guadalupe Street which puts it near several routes.

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

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
X			<p>Change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map</p> <p><i>The change is consistent with the Preferred Scenario Map and</i></p>

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
			<i>Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.</i>
		X	Consistency with any development agreement in effect <i>No development agreements are in effect for this property.</i>
X			Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified <i>Uses allowed within T5 are compatible and appropriate for this area which is a mix of commercial uses with some residential.</i>
X			Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area <i>The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.</i>
X			Other factors which substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>

Additionally, the Commission should consider:

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

Staff evaluation: T4 zoning allows for a mix of uses in a primarily residential urban fabric to include houses, townhouses, small apartment buildings and scattered commercial.

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

Staff evaluation: The surrounding area has transitioned toward more commercial and mixed uses.

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

Staff evaluation: A change to T5 zoning would be consistent the comprehensive plan vision for downtown as a high intensity zone with a higher density and a mix of uses.

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

Staff evaluation: There is no special benefit to the landowner.

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

Staff evaluation: As this area densifies as called for in the Comprehensive Plan, the uses allowed within T5 will benefit those in the area.

Staff presents this request to the Commission and recommends approval.

The Commission's Responsibility:

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

Prepared by:

Alison Brake, CNU-A

Planner

November 12, 2013

Name

Title

Date

ZC-14-04 Zoning Change Review
(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Is the request consistent with the Preferred Scenario Map, Land Use Intensity Matrix and Zoning Translation Table?	X	

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies
[Not applicable to this Zoning Change Request](#)

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint				X	
Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL					
Cultural	X				
Edwards Aquifer		X			
Endangered Species					
Floodplains	X				
Geological	X				
Slope	X				
Soils				X	
Vegetation	X				
Watersheds				X	
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality - ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS analysis of all PSA vs. Stand Alone Requests

Located in Subwatershed:	Purgatory Creek				
ANALYSIS FOR PSA ONLY					
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Additional Impervious Cover Increase Anticipated					
Additional Impervious Cover was anticipated within Intensity Zones					

Anticipated pollutants:	N/A
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NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Dunbar
Neighborhood Commission Area(s):	Sector 8
Neighborhood Character Study Area(s):	Not applicable at this time.

PARKS, PUBLIC SPACES AND FACILITIES – ZC / PSA ALONE MAY NOT BE ABLE TO ADDRESS ALL OF THESE

Availability of parks and infrastructure

		YES	NO
Will Parks and / or Open Space be Provided?			X
Will Trails and / or Green Space Connections be Provided?			X
Connections are not called for in this area on the Preferred Scenario			
	Low (maintenance)	Medium	High (maintenance)
Wastewater Hotspot			X
Water Hotspot			X
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X - Eddie Durham Park	
Wastewater service available?		X	
Water service available?		X	

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

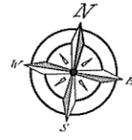
		A	B	C	D	F
Existing Daily LOS	ROADWAY 1 S. Comanche St. ROADWAY 2 W. MLK Dr.	X X				
Existing Peak LOS	ROADWAY 1 S. Comanche St. ROADWAY 2 W. MLK Dr.	X X			X	
S. Fredericksburg Street and Feltner Alley are not shown on the LOS maps. The closest streets that are shown are S. Comanche Street and W. MLK Drive. The existing peak LOS along W. MLK Drive at the intersection of S. Fredericksburg Street is shown as a LOS D.						
Preferred Scenario Daily LOS	ROADWAY 1 S. Comanche St. ROADWAY 2 W. MLK Dr.	X X	X	X		
Preferred Scenario Peak LOS	ROADWAY 1 S. Comanche St. ROADWAY 2 W. MLK Dr.					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: This site is located near existing CARTS routes as shown on the Public Transportation Map. The site is also within walking distance to the main CARTS station on Guadalupe Street.						

LOT SURVEY

BEING A SURVEY OF COMMITMENT FOR TITLE INSURANCE, GF NO. 14-00867-SM, PREPARED BY CORRIDOR TITLE LLC AS AGENT FOR WFG NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 28, 2014 AND BEING DESCRIBED IN SCHEDULE 'A' LEGAL DESCRIPTION AS BEING LOT 2, IN BLOCK 16, OF THE ORIGINAL TOWN OF SAN MARCOS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 46, PAGE 448, DEED RECORDS, HAYS COUNTY, TEXAS.

LEGEND:

- AC = ASPHALT
- BCM = BRASS CAPPED MONUMENT
- BD = BUILDING
- CB = CATCH BASIN
- COM = COMMUNICATION
- CONC. = CONCRETE
- EM = ELECTRIC METER
- EST = ESTABLISHED
- DWY = DRIVEWAY
- FD = FOUND
- FR = FIRE HYDRANT
- GM = GAS METER
- GP = GUARD POST
- IR = IRON ROD
- M = MEASURED
- NTS = NOT TO SCALE
- OH = OVERHEAD WIRES
- PL = PROPERTY LINE
- SCO = SEWER CLEAN-OUT
- SDMH = STORM DRAIN MANHOLE
- SL = STREET LIGHT
- SMH = SEWER MANHOLE
- SVP = SEWER VENT PIPE
- UP = UTILITY POLE
- UT = UTILITY
- WH = WATER HEATER CLOSET
- WM = WATER METER
- WW = WATER VALVE
- ⚡ = FIRE HYDRANT
- ☀ = STREET LIGHT



SCALE: 1" = 20'

DIRECTION LEGEND:

- ELY = EASTERLY
 - NLY = NORTHERLY
 - SLY = SOUTHERLY
 - WLY = WESTERLY
- (DIRECTIONS USED FOR OCCUPATION CLEARS ARE REFERENCED PERPENDICULAR TO PAGE LAYOUT)

LINETYPE LEGEND:

- CHAIN LINK FENCE
- AC LIMITS
- OVERHEAD WIRES
- WOOD AND STEEL FENCE
- WROUGHT IRON RAILING
- OVERHANG
- BOUNDARY
- CALCULATED LOT LINES
- RIGHT OF WAY
- BROKEN LINE (NTS)
- DIRECTION OF TRAFFIC

REFERENCE LEGEND:

- D.P.R.H.C.T.X. = DEED PLAT RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T.X. = DEED RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T.X. = PLAT RECORDS, HAYS COUNTY, TEXAS
- (R1) = ORIGINAL TOWN OF SAN MARCOS SUBDIVISION, VOL. 46, PG. 448, D.P.R.H.C.T.X.
- (R2) = GENERAL WARRANTY DEED RECORDED IN VOL. 1471, PG. 197, O.P.R.H.C.T.X.
- (R3) = MAP OF SURVEY RECORDED IN VOL. 165, PG. 50-51, D.P.R.H.C.T.X.
- (R4) = RESUBDIVISION OF LOT 13, BLOCK 16, ORIGINAL TOWN OF SAN MARCOS, VOL. 14, PG. 279, P.R.H.C.T.X.

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED
- ⊠ = FD BRASS CAPPED MONUMENT STAMPED 'CITY OF SAN MARCOS BLOCK CORNER 1977.'
- ⊠ = FD 1/2" IRON ROD
- ⊠ = FD 1" IRON ROD WITH CAP, 'HINKLE SURVEYORS.'
- ⊠ = FD 1" IRON ROD WITH CAP, 0.10' ELY OF ALLEY RIGHT OF WAY LINE, ILLEGIBLE, SHOWN FOR REF. ONLY
- ⊠ = FD 1" IRON ROD WITH CAP, BYRN SURVEY, ACCEPTED AS THE NORTHEAST CORNER LOT 13-A PER (R4)
- ⊠ = FD 3/4" IRON ROD, ACCEPTED AS THE SOUTHEAST COR. LOT 13A PER (R4)
- ⊠ = FD DRILL HOLE IN CONC. STEP
- ⊠ = FD DRILL HOLE ATOP CONC. CURB
- ⊠ = FD 1/2" IRON ROD BENT, LOCATION TAKEN AT BASE
- ⊠ = FD STEEL CORNER POST, CUT FLUSH W/ SURFACE IN CONC. FOOTING, ACCEPTED AS THE NORTHWEST COR. OF LOT 15, BLOCK 16, (R1)
- ⊠ = FD 1" IRON ROD WITH CAP, BYRN SURVEY, ACCEPTED AS THE NORTHEAST CORNER LOT 12 PER (R4)
- ⊠ = FD 1/2" IRON ROD, DOWN 8', FALLS ON PRORATED LOT LINE 2.74' WLY OF CORNER, NO REF.
- ⊠ = FD 1/2" IRON ROD, 0.06' EAST OF RIGHT OF WAY

COMMITMENT FOR TITLE INSURANCE:

(GF NO. 14-00867-SM)
ISSUED BY CORRIDOR TITLE LLC, AS AGENT FOR WFG NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE:
AUGUST 28, 2014

EFFECTIVE DATE:

SCHEDULE A ITEM 4 LEGAL DESCRIPTION:

4. LOT 2, BLOCK 16, OF THE ORIGINAL TOWN OF SAN MARCOS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 46, PAGE 448, DEED RECORDS, HAYS COUNTY, TEXAS

GROSS AREA:

13,295.46 SQ. FT. - 0.305 ACRES

SURVEYORS NOTICE:

1. OVERHEAD WIRES CROSS OVER THE SUBJECT PROPERTY SERVICING 215 W. SAN ANTONIO ST. NO SCHEDULE B ITEMS INDICATE THIS EASEMENT ACROSS THE SUBJECT PROPERTY.
2. OVERHEAD WIRES CROSS OVER THE SUBJECT PROPERTY SERVICING 146 S. FREDERICKSBURG ST. NO SCHEDULE B ITEMS INDICATE THIS EASEMENT ACROSS THE SUBJECT PROPERTY.
3. OVERHEAD WIRES CROSS OVER THE SUBJECT PROPERTY SERVICING UTILITY POLE AND STREET LIGHT. UTILITY POLE FALLS ON PROPERTY LINE OR WITHIN THE SUBJECT PROPERTY. NO SCHEDULE B ITEMS INDICATE THIS EASEMENT ACROSS THE SUBJECT PROPERTY OR OWNERSHIP OF SAID UTILITY POLE.
4. UTILITY POLE AND STREET LIGHT, UTILITY POLE FALLS ON PROPERTY LINE OR WITHIN THE SUBJECT PROPERTY. NO SCHEDULE B ITEMS INDICATE THIS EASEMENT ACROSS THE SUBJECT PROPERTY OR OWNERSHIP OF SAID UTILITY POLE.

SCHEDULE B ITEM 10 ONLY:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
 - A. RIGHTS OF PARTIES IN POSSESSION (OWNER POLICY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COST THEREOF.
 - B. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - C. NO LIABILITY IS ASSUMED FOR LOSS, CLAIM OR DAMAGE ARISING BY VIRTUE OF THE FOLLOWING, AS REFLECTED ON SURVEY DATED FEBRUARY 13, 2008, PREPARED BY JERRY HINKLE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5459: PROTRUSIONS OF FENCE ALONG THE EAST AND SOUTH LINES AND INTRUSIONS OF FENCE ALONG THE NORTH LINE. (OTP ONLY)

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

ADJOINING OWNER INFORMATION:

INFORMATION PROVIDED BY THE HAYS CENTRAL APPRAISAL DISTRICT, GIS WEBSITE (<http://gis.bisconsultants.com/asscad/>) HAS BEEN USED FOR THE ADJOINING OWNER INFORMATION SHOWN HEREON, THIS IS FOR REFERENCE INFORMATION ONLY AS NO TITLE SEARCH WAS PERFORMED BY SPOT ON SURVEYING DURING THE COURSE OF THIS SURVEY.

FLOOD PLAIN NOTE:

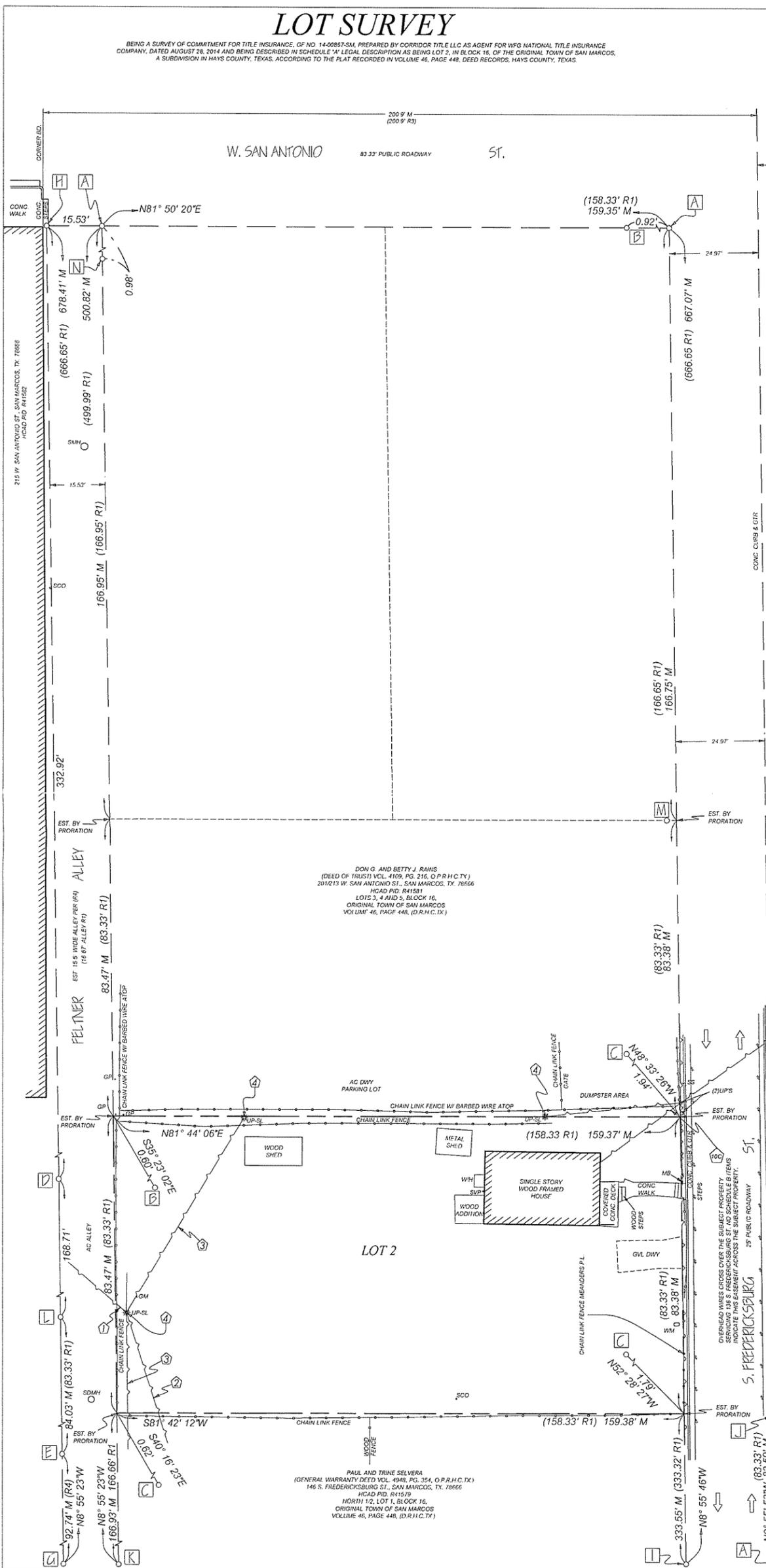
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48202C0389E, DATED SEPTEMBER 02, 2005, THIS TRACT FALLS WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEYORS CERTIFICATION:

TO WFG NATIONAL TITLE INSURANCE COMPANY, RANDALL MORRIS & COMPANY AND THEIR SUCCESSORS AND ASSIGNS
I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND CORRECTLY SHOWS THE BOUNDARY LINE AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM THE PUBLIC RIGHT OF WAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ITEM NO. 10 OF SCHEDULE 'B' OF THE SUBJECT PROPERTY COMMITMENT FOR TITLE INSURANCE IS SHOWN AND OR REFERENCED ON THIS SURVEY.

SCOTT A. HAHN RPLS 6375 DATE 2014-08-28
TEXAS FIRM NO. 10163894

PREPARED BY: SPOT ON SURVEYING
130 WILD WIND CV.
BUDA, TEXAS 78610
www.spotonurveying.com
© (512) 523-8092 / EMAIL: INFO@SPOTONSURVEYING.COM



DON G. AND BETTY J. RAINS
(DEED OF TRUST) VOL. 4169, PG. 216, O.P.R.H.C.T.X.
201213 W. SAN ANTONIO ST., SAN MARCOS, TX. 78666
HCAD PID: R41581
LOTS 3, 4 AND 5, BLOCK 16,
ORIGINAL TOWN OF SAN MARCOS
VOL UMF 46, PAGE 448, (D.P.R.H.C.T.X.)

PAUL AND TRINE SILVERA
(GENERAL WARRANTY DEED VOL. 4940, PG. 354, O.P.R.H.C.T.X.)
146 S. FREDERICKSBURG ST., SAN MARCOS, TX. 78666
HCAD PID: R41579
NORTH 1/2, LOT 1, BLOCK 16,
ORIGINAL TOWN OF SAN MARCOS
VOLUME 46, PAGE 448, (D.P.R.H.C.T.X.)



Legislation Text

File #: ZC-14-05, **Version:** 1

AGENDA CAPTION:

ZC-14-05 (Thornton Tract) Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of Thornton Family Investments, L.P., for a Zoning Change from Future Development (FD) to General Commercial (GC) for approximately 5.94 acres, save and except the portions of the property designated as floodway and water quality zone and the portion of the property along the frontage already zoned as GC General Commercial, of Lot 1 of the Thornton Addition located at the northeast corner of Luciano Flores and Interstate Highway 35.

Meeting date: November 25, 2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

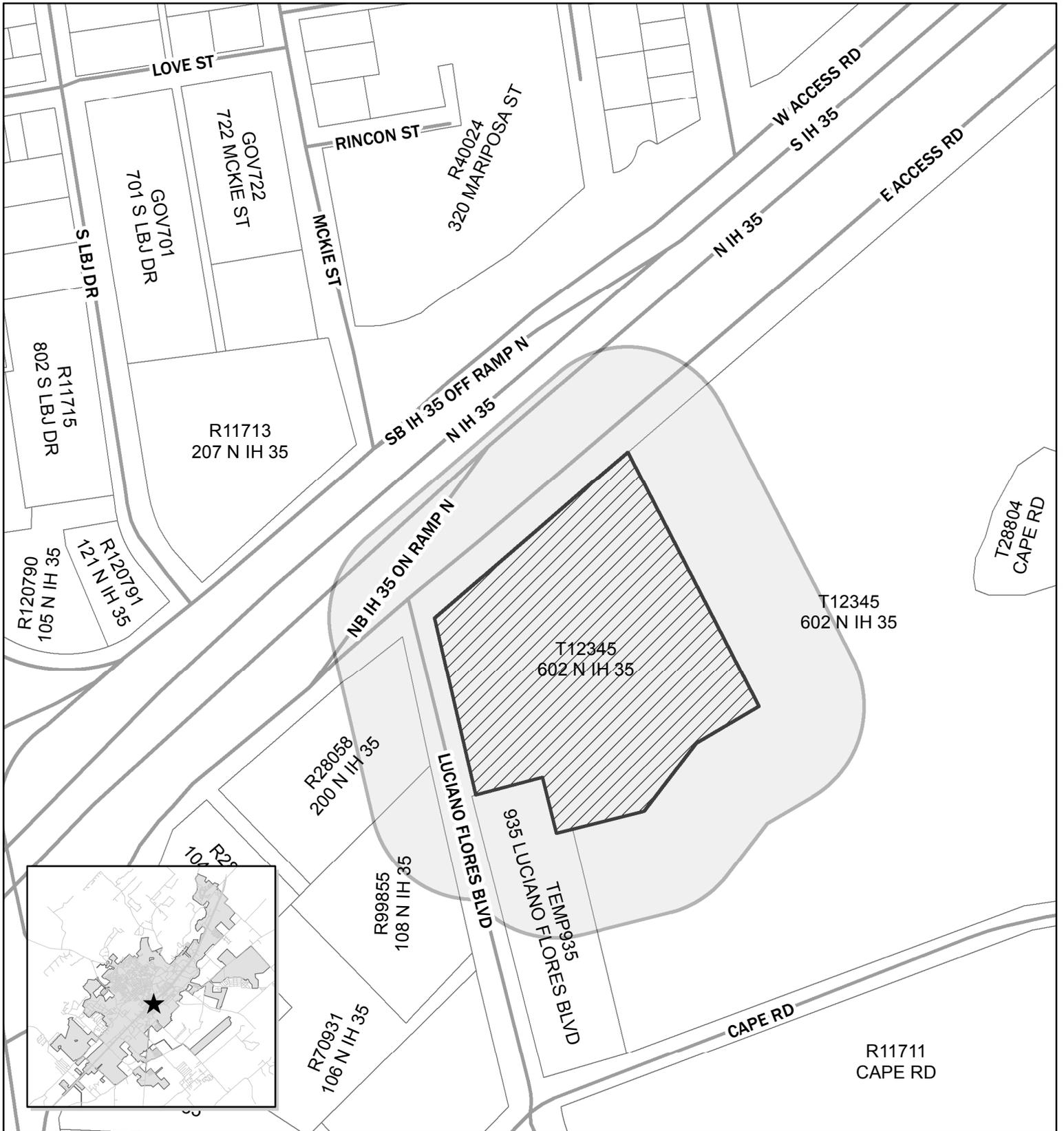
CITY COUNCIL GOAL:

Community Wellness/ Strengthen the Middle Class

BACKGROUND:

The subject property is approximately 5.94 acres in size and is located along the northbound access road of Interstate Highway 35 and its intersection with Luciano Flores Drive. The property is partially zoned General Commercial (the length of the IH-35 frontage with a depth of approximately 150-200 feet) with the remainder of the property zoned Future Development. On November 5th the City Council approved an amendment to the preferred scenario map to identify the subject property as an Employment Center (excluding the area identified as Floodway and Water Quality Zone which was designated as Open Space). The applicant is seeking a rezoning request to permit the portion of the property identified as Employment Center on the Preferred Scenario Map to be changed from a zoning designation of "FD" Future Development" to "GC" General Commercial.

Staff has reviewed the application for consistency with the Comprehensive Master Plan and Land Development Code and is recommending approval of the request.



ZC-14-05
Thorton Tract
Zoning Change
Map Date: 11/12/2014

Legend

-  200 Foot Buffer
-  ZC-14-05



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



Zoning Change ZC-14-05 Thornton Tract

Northeast corner of IH-35 N. and Luciano Flores

Summary: The applicant is requesting a zoning change from “FD” Future Development to “GC” General Commercial for 3.70 acres.

Applicant: Ed Theriot
ETR Development Consulting, LLC

Property Owners: Thornton Family Investments, LP

Notification: Personal notifications of the public hearing were mailed on Thursday, November 13, 2014 to all property owners within 200 feet of the subject property.

Response: None as of report date.

Property/Area Profile:

Legal Description: Lot 1, Thornton Addition (area that will not be rezoned-save and except area designated as floodway and/or water quality zone on the subdivision plat and the portion already zoned General Commercial).

Location: Northeast corner of IH-35 N. and Luciano Flores

Existing Use of Property: Vacant/ Barnes/Sheds

Proposed Use of Property: Commercial

Preferred Scenario Map: Employment Center

Existing Zoning: Future Development

Proposed Zoning: General Commercial

Utility Capacity: Adequate

Sector: 5

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	GC and FD	Undeveloped	Area of Stability
S of Property	GC	Commercial	High Intensity
E of Property	GC and FD	Undeveloped	Area of Stability
W of Property	IH-35	Interstate 35	-

Case Summary

The subject property is approximately 5.94 acres in size and is located along the northbound access road of Interstate Highway 35 (IH-35) and its intersection with Luciano Flores Drive. The property is partially zoned General Commercial (the length of the IH-35 frontage with a depth of approximately 150-200 feet)

with the remainder of the property zoned Future Development. On November 5th the City Council approved an amendment to the preferred scenario map to identify the subject property as an Employment Center (excluding the area identified as Floodway and Water Quality Zone which was designated as Open Space). **The applicant is seeking a rezoning request to permit the portion of the property identified as Employment Center on the Preferred Scenario Map to be changed from a zoning designation of “FD” Future Development” to “GC” General Commercial.**

Attached to this staff report are the following exhibits that may help in visualizing the areas described above:

- A. Plat of the property identifying the water quality zone and floodway;
- B. An exhibit of the property depicting the employment center and open space intensity zones; and,
- C. An exhibit identifying the above areas and the portion of property subject to rezoning.

Planning Department Analysis

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

- The property is located along IH-35 and is located within a designated Employment Center on the Preferred Scenario Map;
- The property owner is seeking a zoning designation that is consistent with the portion of the property already zoned;
- The portion of the property being considered for rezoning is located in a moderately constrained area according to the Land Use Suitability Map;
- The transportation access to the site appears to be adequate; the Travel Demand Model shows the segment of IH-35 in which the property fronts on to be flowing at a level of service A.

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

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
X			<p>The proposed change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map and any incorporated sector plan maps</p> <p><i>The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.</i></p>
		X	<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X			<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>The zoning designation of General Commercial is consistent with the designation of surrounding parcels to the south and along I-35 access road.</i></p>
X			<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>The property is within the City’s water and wastewater service area.</i></p>

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
X			<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>

Additionally, the Commission should consider:

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

Staff evaluation: Since the property is partially zoned General Commercial and partially zoned Future Development only the portion of the property zoned General Commercial can be developed commercially. If the property retained the zoning designation of future development then it would be limited to agriculture/ranch uses, single family residential, government buildings, parks, religious assemble, plant nursery or artist studio.

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

Staff evaluation: This property has undergone a preferred scenario map amendment to change to an Employment Center. Development in an Employment Center is more consistent with surrounding development along IH-35.

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

Staff evaluation: City Council has recently amended the Comprehensive Plan to include this area as an Employment Center.

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

Staff evaluation: There is no special benefit to the landowner.

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

Staff evaluation: As infill areas along IH-35 develop in a commercial manner this allows for commercial development to be further concentrated in areas already served by utilities rather than continuing to sprawl to areas that require additional extension and maintenance of utilities.

Staff presents this request to the Commission and recommends approval.

The Commission's Responsibility:

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

Prepared by:

Sofia Nelson, CNU-A

November 13, 2014

Name

Title

Date

ZC-14-05 Zoning Change Review
(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	X	

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

[Not applicable to this Zoning Change Request](#)

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

INCLUDE MAP	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint			X		
Constraint by Class - ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains		X			
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds					X
Water Quality Zone	X				

[The subject property is located within the San Marcos watershed.](#)

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	Willow Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes:					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Wallace Addition
-----------------------	----------------------------------

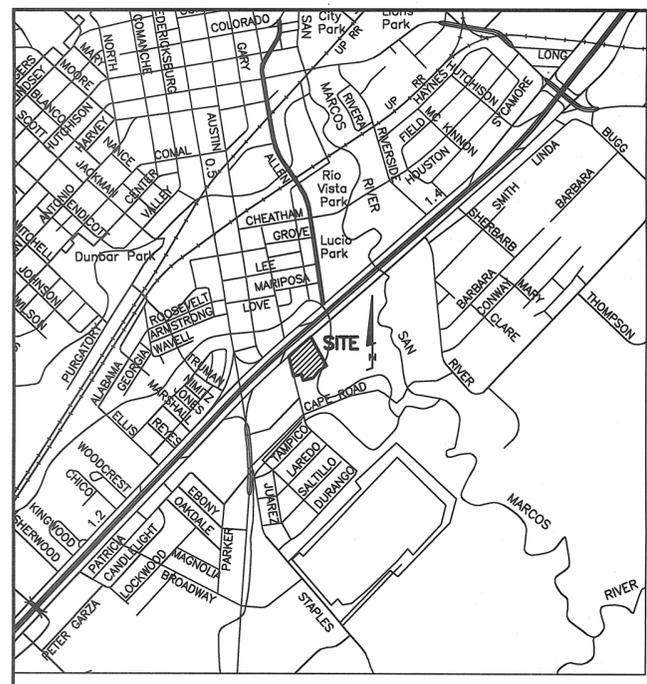
Neighborhood Commission Area(s):	Sector 5
Neighborhood Character Study Area(s):	n/a

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

		YES	NO
Will Parks and / or Open Space be Provided?		X	
Will Trails and / or Green Space Connections be Provided?			X
The tract of land in its entirety is subject to water quality and floodplain provisions. Since only a portion of the property is seeking a rezoning the portion being rezoned will not be responsible for providing additional open space. Parkland dedication or fee in lieu is not required for commercial development.			
Maintenance / Repair Density	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure			
Water Infrastructure			
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X	
Wastewater service available?		X	
Water service available?		X	

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

		A	B	C	D	F
Existing Daily LOS	ROADWAY 1: IH 35 Frontage Road	X				
Existing Peak LOS	ROADWAY 1: IH 35 Frontage Road	X				
Preferred Scenario Daily LOS	ROADWAY 1: IH 35 Frontage Road	X				
Preferred Scenario Peak LOS	ROADWAY 1: 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:						



SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0481F, DATED 9/2/2005. A PORTION OF THIS LOT LIES WITHIN ZONE AE, (BASE FLOOD ELEVATIONS DETERMINED).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PLAT NOTES

- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0481F, DATED 9/2/2005. A PORTION OF THIS LOT LIES WITHIN ZONE AE, (BASE FLOOD ELEVATIONS DETERMINED). THE BASE FLOOD ELEVATION FOR THIS LOT IS 571.0.
- A SIDEWALK IS REQUIRED FOR THIS LOT.
- A WATERSHED PROTECTION PLAN PHASE 2 WILL NEED TO BE APPROVED BY THE CITY OF SAN MARCOS PRIOR TO SITE PLAN APPROVAL ON THIS LOT.
- THIS LOT LIES WITHIN THE SAN MARCOS RIVER CORRIDOR.
- DRIVEWAY ACCESS TO INTERSTATE HIGHWAY 35 WILL REQUIRE A TxDOT DRIVEWAY PERMIT.

STATE OF TEXAS*
COUNTY OF HAYS*

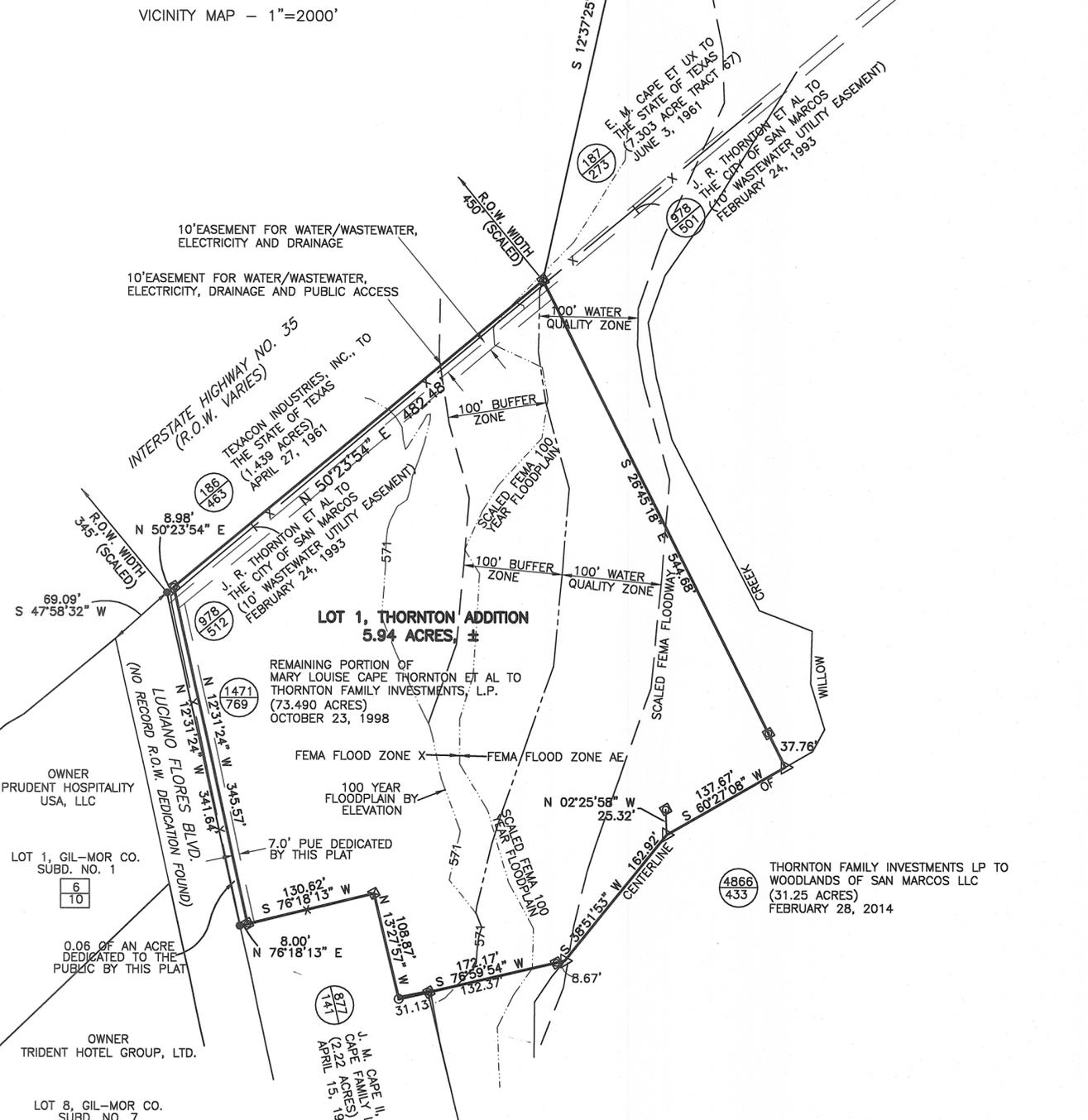
WE, THORNTON FAMILY INVESTMENTS, LP, AND JR THORNTON UNIFIED CREDIT TRUST, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 1, THORNTON ADDITION, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

THORNTON FAMILY INVESTMENTS, LP, BY RR THORNTON, LLC GENERAL PARTNER
BY ROBERT E. THORNTON, MANAGER
BY RUSSEL C. THORNTON, MANAGER

JR THORNTON UNIFIED CREDIT TRUST
BY ROBERT E. THORNTON, CO-TRUSTEE
BY RUSSELL C. THORNTON, CO-TRUSTEE



ORIGINAL SCALE
1" = 100'

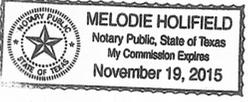


STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Robert E. Thornton, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF Sept., 2014

Melodie Holifield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: Nov. 19, 2015

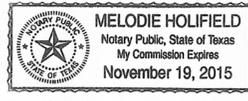


STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Russell C. Thornton, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF Sept., 2014

Melodie Holifield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: Nov. 19, 2015



APPROVED AND AUTHORIZED TO BE RECORDED ON THE 23rd DAY OF September, 2014, BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

Veronica 9.30.14
DATE

Francis Serna 9.29.14
DATE

Francis Serna 9/29/14
DATE

CIP AND ENGINEERING

STATE OF TEXAS *
COUNTY OF HAYS *

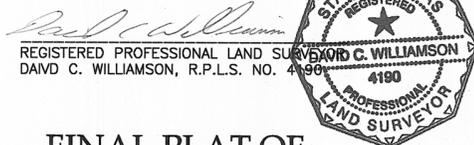
I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF October, 2014 AT 1:35 O'CLOCK P.M., AND RECORDED ON THE 24 DAY OF October, 2014 AT 1:35 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 18, AT PAGE 81.

Liz Gonzalez by Osca Mejia
LIZ GONZALEZ COUNTY CLERK
HAYS COUNTY, TEXAS
Osca Mejia Deputy



KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. WILLIAMSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.



- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - 1/2" IRON PIPE FOUND OR DIAMETER NOTED
 - CALCULATED POINT
 - WIRE FENCE
 - CONCRETE MONUMENT FOUND

ENGINEERS CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0481F FOR SAN MARCOS/HAYS COUNTY, TEXAS, DATED 9/2/2005.

John DiPelle 9/25/2014
DATE
JOHN DIPELLE, P.E.

CLIENT: THORNTON FAMILY INVESTMENTS
DATE: 5/8/2014
OFFICE: K. SMITH
CREW: C. SMITH, HADEN
FB/PG:
PLAT NO. 25049-14-10-c

FINAL PLAT OF
LOT 1, THORNTON ADDITION

BEING 6.00 ACRES, MORE OR LESS, IN THE J. M. VERAMENDI SURVEY NUMBER 1, ABSTRACT 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

OWNER:
OWNER: THORNTON FAMILY INV.
129 PAINTED BUNTING LANE
GEORGETOWN, TEXAS 78633

DATE: MAY 8, 2014
SCALE: 1" = 100'

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

Subject Property with Updated Intensity Designations





City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-687, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX Update
- b. December Planning and Zoning Commission meeting dates

Meeting date: November 25, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: