City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, December 9, 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 October 28 and November 25, 2014.

2. PC-14-33_03 (Blanco Vista Tract C, Phase 1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 15.5 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard.

3. PC-14-34_03 (Blanco Vista Tract E-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 15.4 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard at the intersection of Royal Oak Boulevard and Stampede Road.

PUBLIC HEARINGS

4. 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.

5. 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.

6. CUP-14-33 (Hays County Bar-B-Que & Catering) Hold a public hearing and consider a request by Hays County Bar-B-Que & Catering, Inc. for a renewal to an existing Conditional Use Permit (CUP) for the sale of beer and wine for on-premise consumption at 1612 S. IH 35.

7. CUP-14-34 (Aquabrew) Hold a public hearing and consider a request by Carlos Russo, on behalf of Aquabrew, for a renewal and amendment to an existing Restricted Conditional Use Permit (CUP) for the sale of mixed beverages for on-premise consumption at 150 S. LBJ.

8. SCW-14-04 (Concho Commons) Hold a public hearing and consider a request by ETR Development Consulting LLC, on behalf of Casey Development, Ltd, for approval of a Height Warrant to allow two additional floors to an already approved 13 story building (to permit 15 floors total) for the Concho Commons project located on Lot 1, Carson Addition (owned by Carson Diversified Properties, LP) located at 101 Concho Street (intersection of N. LBJ and Concho Street).

NON-CONSENT AGENDA

9. Development Services Report:
a. Code SMTX Update
b. Planning Commission second December Meeting date
c. Planning Commission Update
d. Staffing 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:
_____

File #: ID#13-690, **Version:** 1

AGENDA CAPTION:
Consider approval of the minutes of the Regular Meeting on October 28 and November 25, 2014.
Meeting date: December 9, 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, 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:
_____

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes
Planning and Zoning Commission

Tuesday, November 25, 2014 | **6:00 PM** | **City Council Chambers**

I. Call To Order

Chair Wood called the meeting to order at 6:15 p.m.

II. Roll Call

Without a quorum present, the regular meeting of the San Marcos Planning and Zoning Commission was adjourned and by Chair Wood at 6:15 p.m. on Tuesday, November 25, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas. He announced that the items on the agenda will be postponed to the December 9, 2014 Regular Planning and Zoning Commission meeting.

Present 4 - Commissioner Kenneth Ehlers, Commissioner Travis Kelsey, Commissioner Angie Ramirez, and Commissioner Chris Wood

Absent 4 - Commissioner Corey Carothers, Commissioner Brian Olson, Commissioner Curtis Seebeck, and Commissioner Amy Stanfield

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:
_____

File #: PC-14-33_03, **Version:** 1

AGENDA CAPTION:

PC-14-33_03 (Blanco Vista Tract C, Phase 1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 15.5 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard.

Meeting date: December 9, 2014

Department: Development Services

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

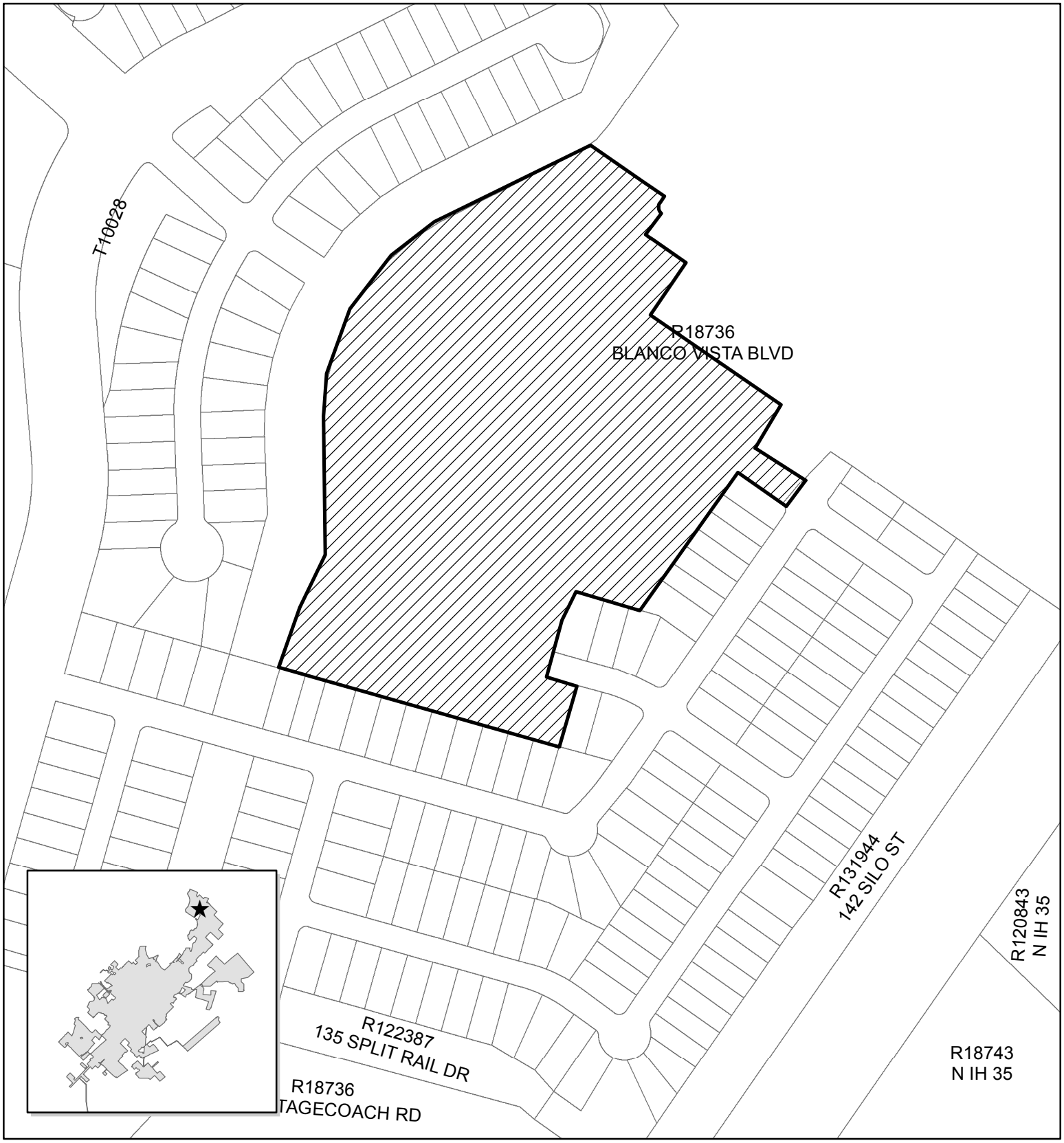
CITY COUNCIL GOAL:

Big Picture Infrastructure

BACKGROUND:

The subject property is part of the Blanco Vista Planned Development District, and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 67 residential lots. Field Corn Lane, Railhead Road and Trail Ridge Pass will be extended as part of this section and the property is not located in floodplain or floodway.

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



PC-14-33_03
Blanco Vista Tract C-1
Trail Ridge Pass & Railhead Road
Map Date: 11/21/2014

Site Location
Notification Buffer
(200 feet)

0 175 350 700 Feet

N

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-14-33_03 Final Plat, Blanco Vista, Tract C, Phase 1

Applicant Information:

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

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

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Blanco Vista, Tract C, Phase 1

Subject Property:

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

Zoning: Mixed Use/PDD

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

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

Planning Department Analysis:

The subject property is part of the Blanco Vista Planned Development District, and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 67 residential lots. No new streets are proposed. Previously approved Field Corn Lane, Railhead Road and Trail Ridge Pass will be extended as part of this section. The proposed plat would be consistent with developments in the area and the PDD. The site is part of the continued build-out of the Blanco Vista subdivision and is not located in floodplain or floodway.

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

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

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

Prepared By:

Alison Brake, CNU-A	Planner	November 21, 2014
Name	**Title**	**Date**

The Commission's Responsibility:

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

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

BENCHMARK INFORMATION:

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

ELEVATION = 634.23'

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

ELEVATION = 638.72'

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

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

PROJECT NO.: 500–011

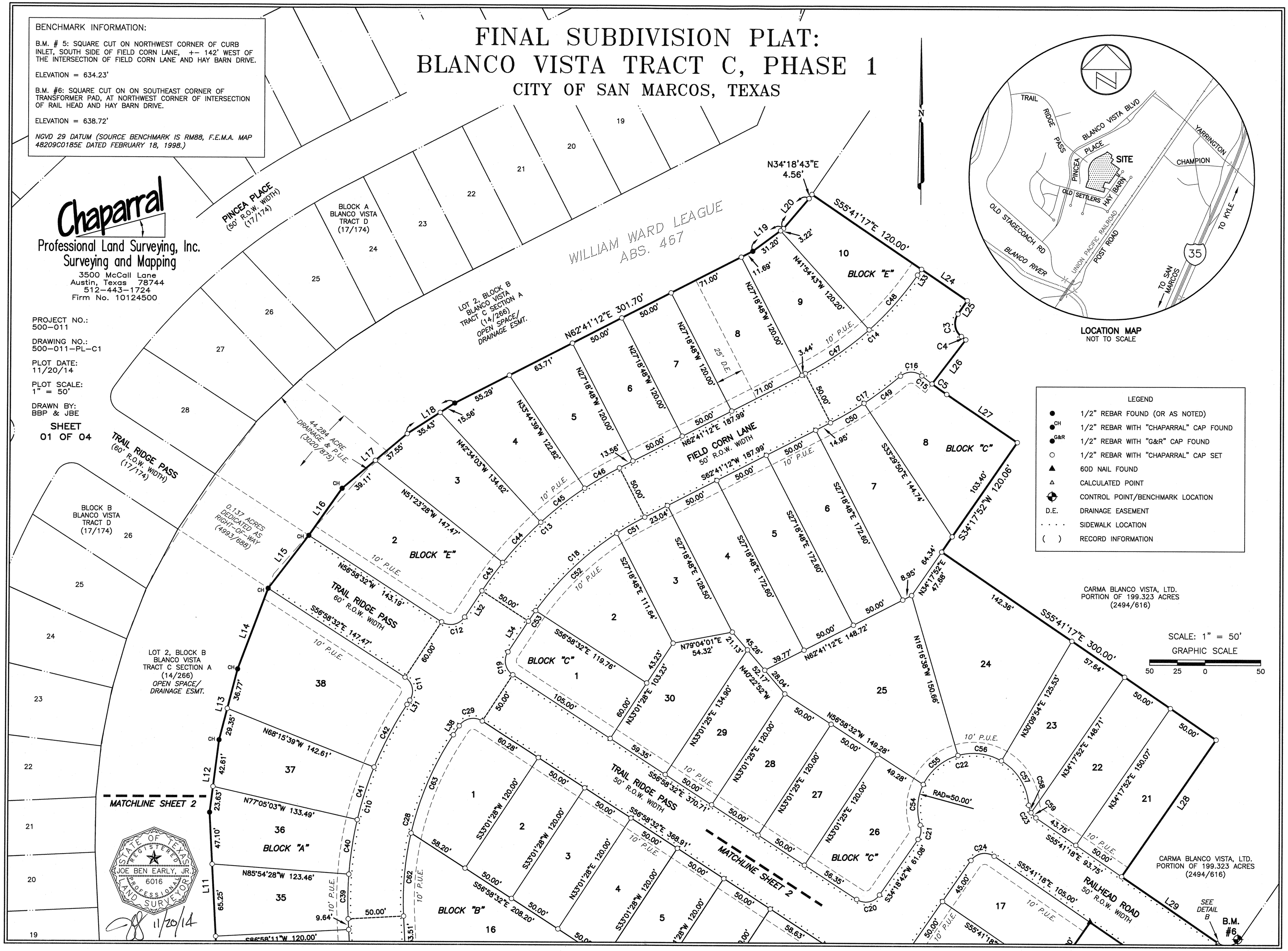
DRAWING NO.: 500–011–PL–C1

PLOT DATE: 11/20/14

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

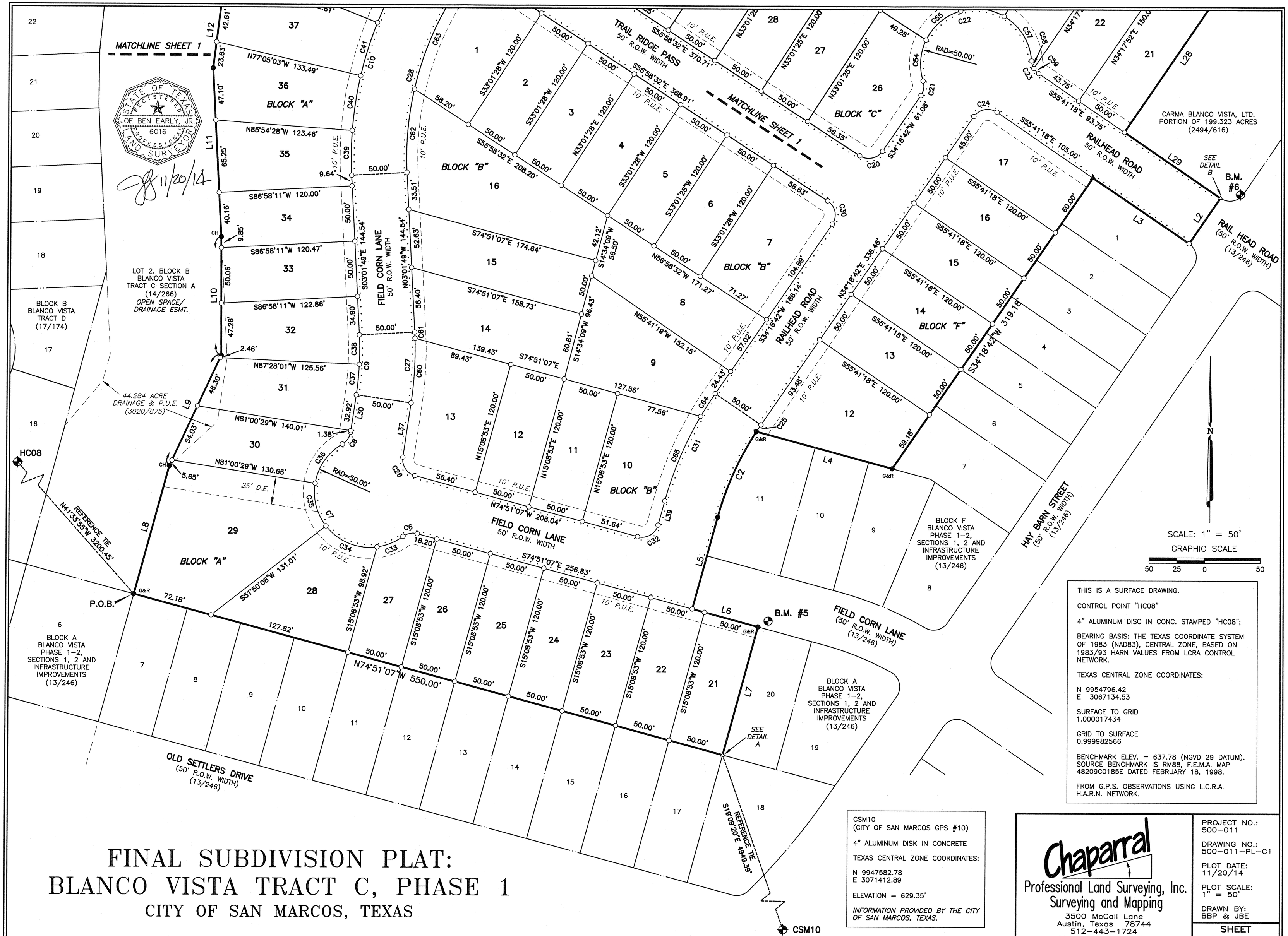
SHEET 01 OF 04



LOCATION MAP
NOT TO SCALE

LEGEND

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



THIS IS A SURFACE DRAWING.

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.

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.

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT C, PHASE 1

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.: 500-011

DRAWING NO.: 500-011-PL-C1

PLOT DATE: 11/20/14

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

SHEET 02 OF 04

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C2	275.00'	17°45'00"	85.19'	S24°01'23"W	84.85'
C3	15.00'	86°04'36"	22.53'	S08°43'35"E	20.47'
C4	275.00'	1°02'30"	5.00'	S52°17'08"E	5.00'
C5	325.00'	2°52'54"	16.35'	S54°14'50"E	16.34'
C6	15.00'	52°02'06"	13.62'	S79°07'50"W	13.16'
C7	50.00'	186°50'44"	163.05'	N33°27'52"W	99.82'
C8	15.00'	51°38'35"	13.52'	N34°08'12"E	13.07'
C9	275.00'	11°20'44"	54.45'	N02°38'33"E	54.37'
C10	325.00'	36°03'18"	204.52'	N14°59'50"E	201.16'
C11	15.00'	90°00'00"	23.56'	N11°58'32"W	21.21'
C12	15.00'	90°00'00"	23.56'	N78°01'28"E	21.21'
C13	325.00'	29°39'44"	168.25'	N47°51'20"E	166.38'
C14	275.00'	28°22'29"	136.19'	N48°29'58"E	134.80'
C15	325.00'	2°03'49"	11.70'	N51°46'29"W	11.70'
C16	15.00'	79°59'19"	20.94'	S89°15'46"W	19.28'
C17	325.00'	13°25'05"	76.11'	S55°58'40"W	75.94'
C18	275.00'	29°39'44"	142.37'	S47°51'20"W	140.78'
C19	15.00'	90°00'00"	23.56'	S11°58'32"E	21.21'
C20	15.00'	88°42'46"	23.22'	N78°40'05"E	20.97'
C21	15.00'	52°01'12"	13.62'	N08°18'06"E	13.16'
C22	50.00'	194°02'25"	169.33'	N79°18'42"E	99.25'
C23	15.00'	52°01'12"	13.62'	S29°40'42"E	13.16'
C24	15.00'	90°00'00"	23.56'	S79°18'42"W	21.21'
C25	275.00'	1°32'10"	7.37'	S33°39'40"W	7.37'
C26	15.00'	83°10'02"	21.77'	N33°16'06"W	19.91'
C27	325.00'	11°20'44"	64.36'	N02°38'33"E	64.25'
C28	275.00'	36°03'18"	173.05'	N14°59'50"E	170.21'
C29	15.00'	90°00'00"	23.56'	N78°01'28"E	21.21'
C30	15.00'	91°17'14"	23.90'	S11°19'55"E	21.45'
C31	325.00'	18°59'10"	107.70'	S24°49'07"W	107.20'
C32	15.00'	89°49'21"	23.52'	S60°14'12"W	21.18'
C33	50.00'	29°08'48"	25.44'	S67°41'10"W	25.16'
C34	50.00'	59°53'52"	52.27'	S67°47'29"E	49.92'
C35	50.00'	46°53'30"	40.92'	S14°23'48"E	39.79'
C36	50.00'	50°54'33"	44.43'	N34°30'13"E	42.98'
C37	275.00'	5°46'56"	27.75'	S05°25'27"W	27.74'
C38	275.00'	5°33'48"	26.70'	S00°14'55"E	26.69'
C39	325.00'	7°07'22"	40.40'	S00°31'52"W	40.38'
C40	325.00'	8°49'24"	50.05'	N08°30'15"E	50.00'
C41	325.00'	8°49'24"	50.05'	N17°19'39"E	50.00'
C42	325.00'	11°17'07"	64.01'	S27°22'55"W	63.91'
C43	325.00'	5°35'04"	31.68'	S35°49'00"W	31.66'
C44	325.00'	8°49'24"	50.05'	S43°01'14"W	50.00'
C45	325.00'	8°49'24"	50.05'	S51°50'39"W	50.00'
C46	325.00'	6°25'52"	36.48'	N59°28'17"E	36.46'
C47	275.00'	14°35'55"	70.07'	S55°23'15"W	69.88'
C48	275.00'	13°46'34"	66.12'	N41°12'00"E	65.96'
C49	275.00'	8°33'06"	41.05'	S52°53'09"W	41.01'
C50	275.00'	7°18'35"	35.08'	S59°35'41"W	35.06'
C51	275.00'	6°04'11"	29.13'	S59°39'07"W	29.12'
C52	275.00'	21°10'42"	101.65'	S46°01'40"W	101.07'
C53	275.00'	2°24'51"	11.59'	S34°13'54"W	11.59'
C54	50.00'	43°23'25"	37.87'	N03°59'12"E	36.97'
C55	50.00'	48°02'28"	41.92'	N49°42'08"E	40.71'
C56	50.00'	46°26'32"	40.53'	N83°03'22"W	39.43'
C57	50.00'	56°10'01"	49.01'	S31°45'06"E	47.08'
C58	15.00'	27°23'33"	7.17'	N17°21'52"W	7.10'
C59	15.00'	24°37'40"	6.45'	S43°22'28"E	6.40'
C60	325.00'	10°21'41"	58.77'	N03°08'04"E	58.69'
C61	325.00'	0°59'03"	5.58'	N02°32'18"W	5.58'
C62	275.00'	15°45'33"	75.64'	N04°50'57"E	75.40'
C63	275.00'	20°17'44"	97.41'	N22°52'36"E	96.90'
C64	325.00'	4°18'57"	24.48'	S32°09'14"W	24.47'
C65	325.00'	14°40'13"	83.22'	N22°39'39"E	82.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S34°18'42"W	50.00'
L3	N55°41'18"W	105.00'
L4	N74°51'07"W	126.95'
L5	S15°08'53"W	86.16'
L6	S74°51'07"E	61.37'
L7	S15°08'53"W	120.00'
L8	N15°08'53"E	120.10'
L9	N24°45'41"E	110.45'
L10	N00°17'34"W	107.17'
L11	N03°01'49"W	152.50'
L12	N07°05'11"E	66.24'
L13	N14°21'38"E	66.11'
L14	N20°22'14"E	78.19'
L15	N37°05'54"E	60.15'
L16	N35°00'41"E	51.94'
L17	N49°36'39"E	76.66'
L18	N56°53'50"E	50.99'
L19	N53°05'27"E	34.42'
L20	N40°07'56"E	35.68'
L24	S55°41'17"E	50.00'
L25	S34°18'43"W	14.65'
L26	S37°11'37"W	50.00'
L27	S55°41'17"E	77.13'
L28	S34°17'52"W	150.07'
L29	S55°41'18"E	105.02'
L30	N08°18'55"E	34.31'
L31	N33°01'28"E	4.61'
L32	N33°01'28"E	28.42'
L33	N34°18'43"E	6.24'
L34	S33°01'28"W	33.42'
L37	N08°18'55"E	49.73'
L38	N33°01'28"E	9.61'
L39	S15°19'32"W	22.77'

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.

11/20/14

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

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION:

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

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

CHARLES STEINMAN, 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

TOTAL NO. OF LOTS = 67

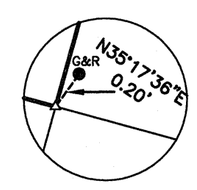
TOTAL NO. OF S.F. LOTS = 67

CURRENT ZONING: P.D.D.

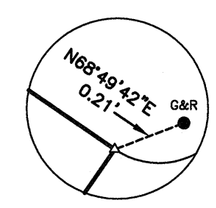
CURRENT TRACT: "TRACT C"

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

LOT SUMMARY	
RIGHT-OF-WAY	3.340 ACRES
S.F. LOTS (67)	12.110 ACRES
TOTAL	15.450 ACRES



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

TABLE OF LAND USES
ALL LOTS SINGLE FAMILY

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

PROJECT NO.: 500-011

DRAWING NO.: 500-011-PL-C1

PLOT DATE: 11/20/14

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

SHEET 03 OF 04

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT C, PHASE 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 15.450 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 199.323 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 25, 2004 AND RECORDED IN VOLUME 2494, PAGE 616 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF A 51.463 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER–CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2419, PAGE 435 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF A 58.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER–CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 801 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 15.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "G&R" cap found for the northwest corner of Lot 7, Block A, Blanco Vista Phase 1–2, Sections 1, 2 and Infrastructure Improvements, a subdivision of record in Volume 13, Page 246 of the Plat Records of Hays County, Texas, being the northeast corner of Lot 6, Block A, of said Blanco Vista Phase 1–2, Sections 1, 2 and Infrastructure Improvements, being also the southeast corner of Lot 2, Block B, Blanco Vista Tract C, Section A, a subdivision of record in Volume 14, Page 266 of the Plat Records of Hays County, Texas;

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

1. North 15°08'53" East, a distance of 120.10 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 24°45'41" East, a distance of 110.45 feet to a 1/2" rebar found;
3. North 00°17'34" West, a distance of 107.17 feet to a 1/2" rebar with "Chaparral" cap found;
4. North 03°01'49" West, a distance of 152.50 feet to a 1/2" rebar found;
5. North 07°05'11" East, a distance of 66.24 feet to a 1/2" rebar with "Chaparral" cap found;
6. North 14°21'38" East, a distance of 66.11 feet to a 1/2" rebar with "Chaparral" cap found;
7. North 20°22'14" East, a distance of 78.19 feet to a 1/2" rebar with "Chaparral" cap found;
8. North 37°05'54" East, a distance of 60.15 feet to a 1/2" rebar with "Chaparral" cap found;
9. North 35°00'41" East, a distance of 51.94 feet to a 1/2" rebar with "Chaparral" cap found;
10. North 49°36'39" East, a distance of 76.66 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 56°53'50" East, a distance of 50.99 feet to a 1/2" rebar found;
12. North 62°41'12" East, a distance of 301.70 feet to a 1/2" rebar found;
13. North 53°05'27" East, a distance of 34.42 feet to a 1/2" rebar with "Chaparral" cap set;
14. North 40°07'56" East, a distance of 35.68 feet to a 1/2" rebar with "Chaparral" cap set;
15. North 34°18'43" East, a distance of 4.56 feet to a 1/2" rebar with "Chaparral" cap set;

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

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

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

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

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC, BY AND THROUGH SHAUN E. CRANSTON, VICE PRESIDENT, AS OWNER OF THE 15.450 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL PLAT: BLANCO VISTA TRACT C, PHASE 1, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

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

_____
SHAUN E. CRANSTON, VICE PRESIDENT

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

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011–37, APPROVED AUGUST 16, 2011, AMENDED JULY 17, 2012, ORD. 2012–33.

2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.

3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.

4. A 10 FOOT–WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS–OF–WAY OF FIELD CORN LANE, TRAIL RIDGE PASS, AND RAIL HEAD ROAD.

5. SPECIAL NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: FIELD CORN LANE, TRAIL RIDGE PASS AND RAIL HEAD ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

7. THE LOTS HEREIN SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND RESTRICTIONS OF 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. 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.

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

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

_____ _____ _____
C.I.P. ENGINEERING — DATE

_____ _____ _____
DIRECTOR DEVELOPMENT SERVICES — DATE

_____ _____ _____
FRANCIS SERNA, RECORDING SECRETARY — DATE

_____ _____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____,

20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY

11/20/14

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

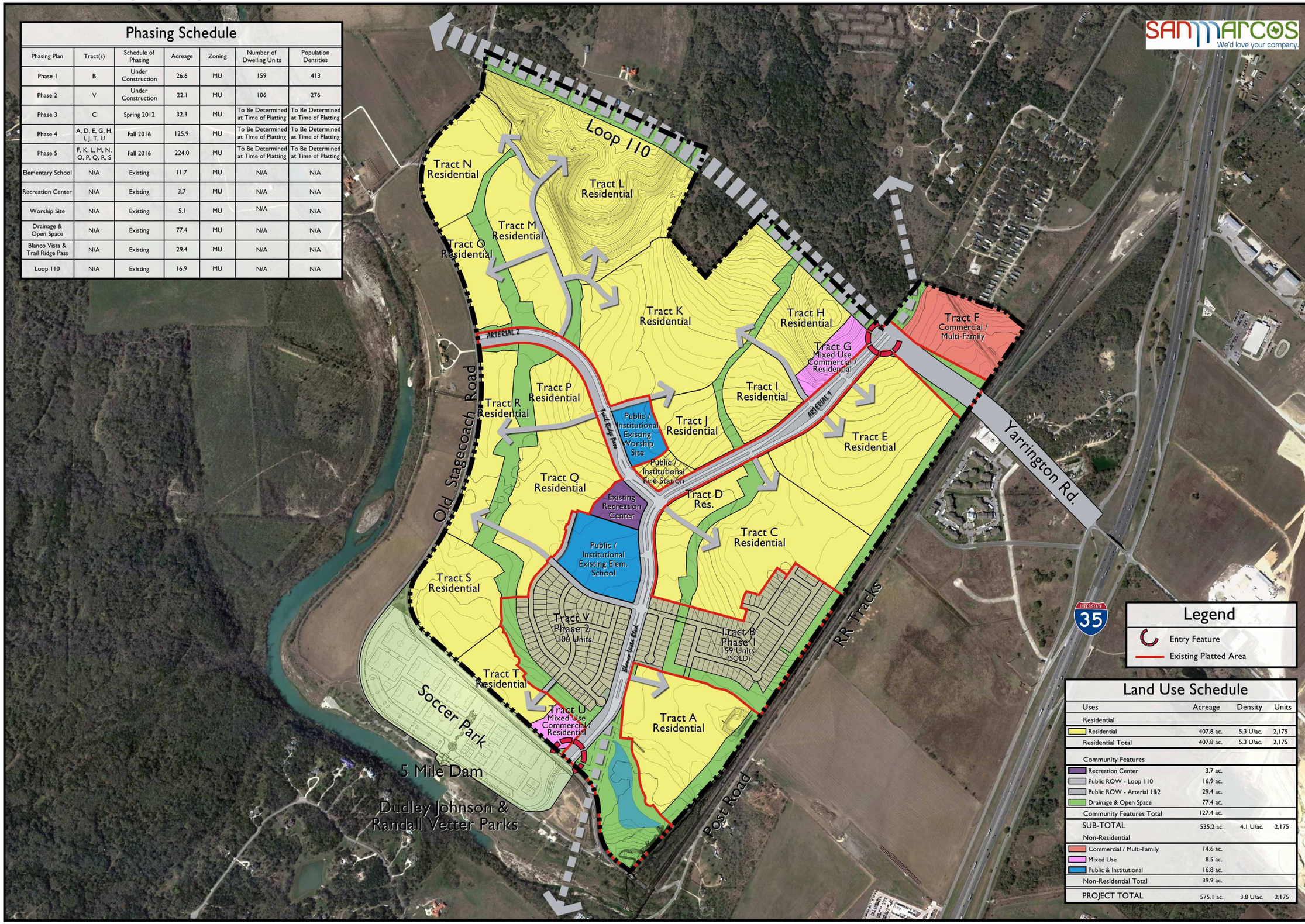
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724
Firm No. 10124500

PROJECT NO.: 500–011
DRAWING NO.: 500–011–PL–C1
PLOT DATE: 11/20/14
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE

File: L:\252919\PDD-2011\Exhibits\Concept Plan\Concept Plan.dwg

Phasing Schedule

Phasing Plan	Tract(s)	Schedule of Phasing	Acreage	Zoning	Number of Dwelling Units	Population Densities
Phase 1	B	Under Construction	26.6	MU	159	413
Phase 2	V	Under Construction	22.1	MU	106	276
Phase 3	C	Spring 2012	32.3	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Phase 4	A, D, E, G, H, I, J, T, U	Fall 2016	125.9	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Phase 5	F, K, L, M, N, O, P, Q, R, S	Fall 2016	224.0	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Elementary School	N/A	Existing	11.7	MU	N/A	N/A
Recreation Center	N/A	Existing	3.7	MU	N/A	N/A
Worship Site	N/A	Existing	5.1	MU	N/A	N/A
Drainage & Open Space	N/A	Existing	77.4	MU	N/A	N/A
Blanco Vista & Trail Ridge Pass	N/A	Existing	29.4	MU	N/A	N/A
Loop 110	N/A	Existing	16.9	MU	N/A	N/A



Legend

- Entry Feature
- Existing Platted Area

Land Use Schedule

Uses	Acreage	Density	Units
Residential			
Residential	407.8 ac.	5.3 U/ac.	2,175
Residential Total	407.8 ac.	5.3 U/ac.	2,175
Community Features			
Recreation Center	3.7 ac.		
Public ROW - Loop 110	16.9 ac.		
Public ROW - Arterial 1&2	29.4 ac.		
Drainage & Open Space	77.4 ac.		
Community Features Total	127.4 ac.		
SUB-TOTAL	535.2 ac.	4.1 U/ac.	2,175
Non-Residential			
Commercial / Multi-Family	14.6 ac.		
Mixed Use	8.5 ac.		
Public & Institutional	16.8 ac.		
Non-Residential Total	39.9 ac.		
PROJECT TOTAL	575.1 ac.	3.8 U/ac.	2,175

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvlplanning.com
RVL Planning • Landscape Architecture • Graphic Design

All information furnished regarding this property is from sources deemed reliable. However, RVL has not made an independent verification of the information and makes no representations or guarantees, express or implied, as to the same or as related subject to errors, omissions, land price changes, or other conditions. This land plan is conceptual in nature and is subject to change. The information contained herein is for illustrative purposes only. Actual development may vary and reflects trade changes to the market and other aspects that the development is subject to, with approval from the municipality and the EARZ Board of Directors.

CONCEPTUAL PLAN
(EXHIBIT - 2)

SCALE: 1" = 300'
0 — 400'
DATE: 07-05-2011
NORTH

Blanco Vista
San Marcos, Texas

PC- 14 - 33 - 03

City of San Marcos
SUBDIVISION PLAT APPLICATION

TRACT C-1

	APPLICANT	PROPERTY OWNER
Name	CSF CIVIL GROUP	BROOKFIELD RESIDENTIAL
Mailing Address	3636 EXECUTIVE CENTER DR SUITE 209 AUSTIN, TX 78731	9737 GREAT HILLS TRAIL SUITE 260 AUSTIN, TX 78759
Daytime Phone	512-917-1122	512-391-1843
Email Address	CHARLIES@CSFCIVILGROUP.COM	CHAD.MATHESON@BROOKFIELDRP.COM

AGENT ACKNOWLEDGEMENT STATEMENT:

I MAX MILLER acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize CSF CIVIL GROUP to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: [signature] FOR MAX MILLER

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

Signature of Agent: [signature] FOR CSF CIVIL GROUP

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

Subdivision Plats

- ☐ Subdivision Concept Plat
- ☐ Preliminary Subdivision Plat
- ☒ Final Subdivision Plat

Development Plats

- ☐ Preliminary Development Plat
- ☐ Final Development Plat

- ☐ Variance — Section _____
- ☐ Plat Vacation — Accompanying _____

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
- ☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: Blanco Vista Tract C-1

Address or General Location: Trail Ridge Pass & Railhead Road

Proposed Number of Lots: 67 Acres: 15.5

Appraisal District Tax ID: R 107 36

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

Proposed Use of Land Single-Family Residential

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

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

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

Signature: _____ For Max Miller

Printed Name: Charles Steinmann Date: 6-17-14

- ☑ Complete application
- ☑ Required fees $ 2510 *(see next page for Fee Schedule)*
- ☐ All legislative requirements complete
- ☑ Proof of record ownership *(recorded deed corresponds to ownership indicated on tax certificate)*
- ☑ Current tax certificate *(must show prior year taxes paid by January 31st of current year)*
- ☒ Names and addresses of property lien-holders
- ☑ One digital copy of submittal materials including CAD file
- ☑ Five 18"x24" hard copies of plat document*

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

Signature of Applicant: CHE Stn

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

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

- ☐ Watershed Protection Plan (Phase 1)
- ☐ Residential compatibility site plan (where applicable)
- ☐ Cluster development plan (where applicable)

Preliminary Subdivision Plats or Preliminary Development Plats

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

Final Subdivision or Final Development Plats:

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

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

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

Amending Plats and Replats:

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

Fee Schedule C-1

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

1000
15.4 x 100
10
2550
= $2510

STAFF USE ONLY:

Submittal Date: _____ **5 Business Days from Submittal:** _____

Completeness Review By: _____ **Date:** _____

Contact Date for Supplemental Info: _____

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

Application Returned to Applicant: _____

Application Accepted for Review: _____ **Fee:** _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____

BLANCO VISTA TRACT C

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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

Name of *Water Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

_____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of *Wastewater Service Provider* _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

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

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

Name of *Telephone Service Provider* CENTURY LINK

Applicable Utility Service Code(s) A

Comments/Conditions _____

_____

Signature of Telephone Company Official Kenny Z Ellis

Sign Here

Title: Plant Facilities Supv Date 6-17-14

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT C

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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

Name of *Water Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: Tony Sedrani

Sign Here

Title: Water Dist Manager Date: _____

Name of *Wastewater Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Sign Here

Title: _____ Date _____

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

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

Name of *Telephone Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT C

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* PEDERNALES ELECTRIC COOP

Applicable Utility Service Code(s) A

Comments/Conditions ADEQUATE EASEMENTS WITHIN PLAT NOTES.

Signature of Electric Company Official

Title RIGHT of WAY AGENT Date 6/12/14

Sign Here

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

BLANCO VISTA TRACT C

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* Center Point Energy

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official W. Jenschke

Title Operations Supervisor Date 6/13/14

Sign Here

File #: PC-14-34_03, **Version:** 1

AGENDA CAPTION:

PC-14-34_03 (Blanco Vista Tract E-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 15.4 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard at the intersection of Royal Oak Boulevard and Stampede Road.

Meeting date: December 9, 2014

Department: Development Services

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

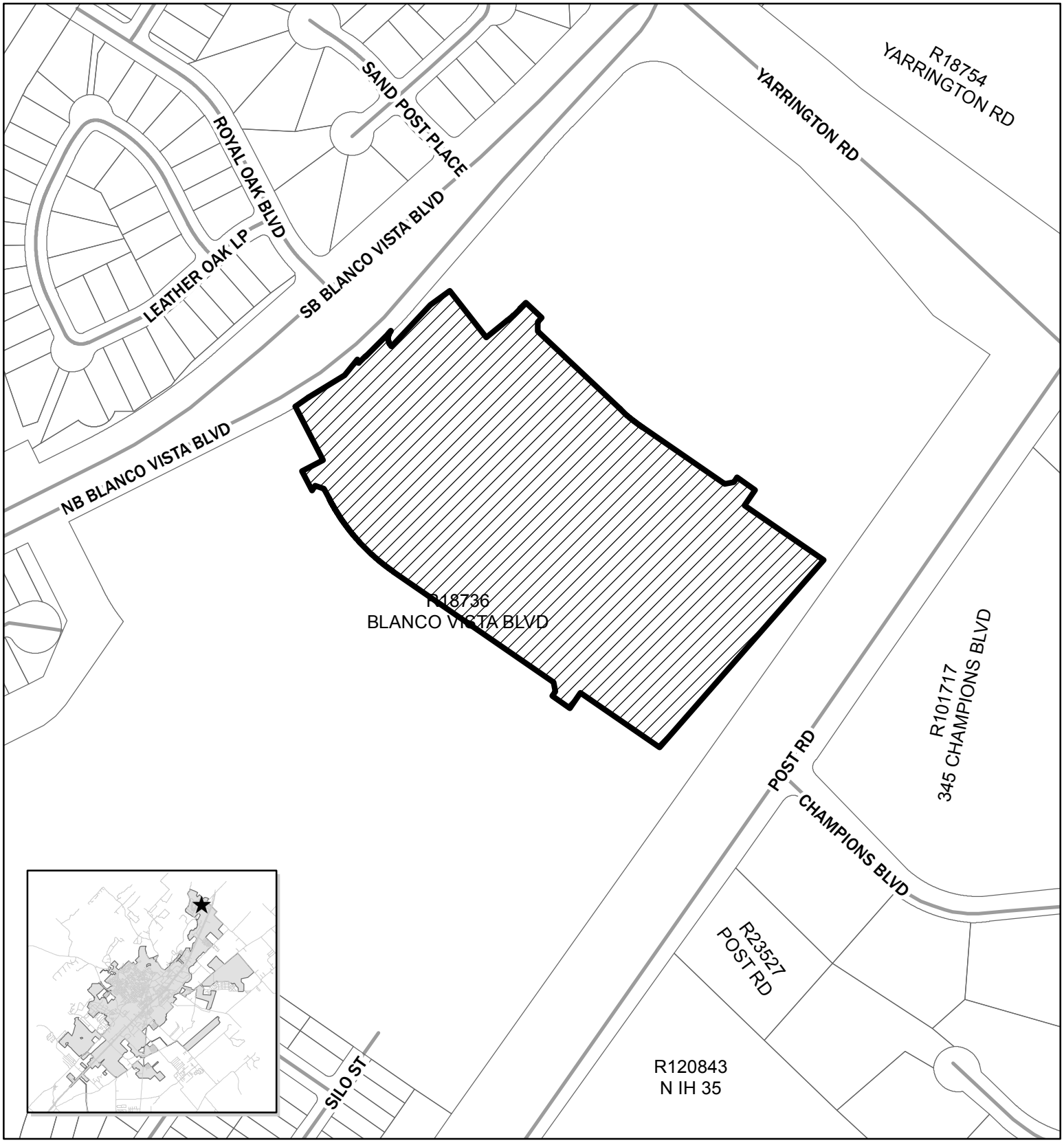
CITY COUNCIL GOAL:

Big Picture Infrastructure

BACKGROUND:

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 lot. There are two new streets proposed, Wainscot Oak Way and Gambel Oak Way along with four new un-named, one-way alleys. The property is not located within floodplain or floodway and three previously approved streets, Stampede Road, Royal Oak Boulevard, and Silo Street, will be extended with development of this section.

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



PC-14--34_03
Blanco Vista Tract E-1
Final Plat
Map Date: 11/24/2014

Site Location

0 210 420 840 Feet N

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-14-34_03 Final Plat, Blanco Vista, Tract E-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: Final Plat, Blanco Vista, Tract E-1

Subject Property:

Summary: The subject property is approximately 15.5 acres, more or less, and is located east of Blanco Vista Boulevard at the intersection of Royal Oak Boulevard and Stampede Road.

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 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 lot. Two (2) new streets are proposed, Wainscot Oak Way and Gambel Oak Way. Four (4) new un-named, one-way public alleys are proposed. 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 plat does meet the criteria set forth in the Land Development Code and staff recommends **approval** of the plat as submitted.

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

	Alternative
	Statutory Denial

Prepared By:

Alison Brake, CNU-A	Planner	November 21, 2014
Name	**Title**	**Date**

The Commission's Responsibility:

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

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT E-1

CITY OF SAN MARCOS, TEXAS

BENCHMARK INFORMATION

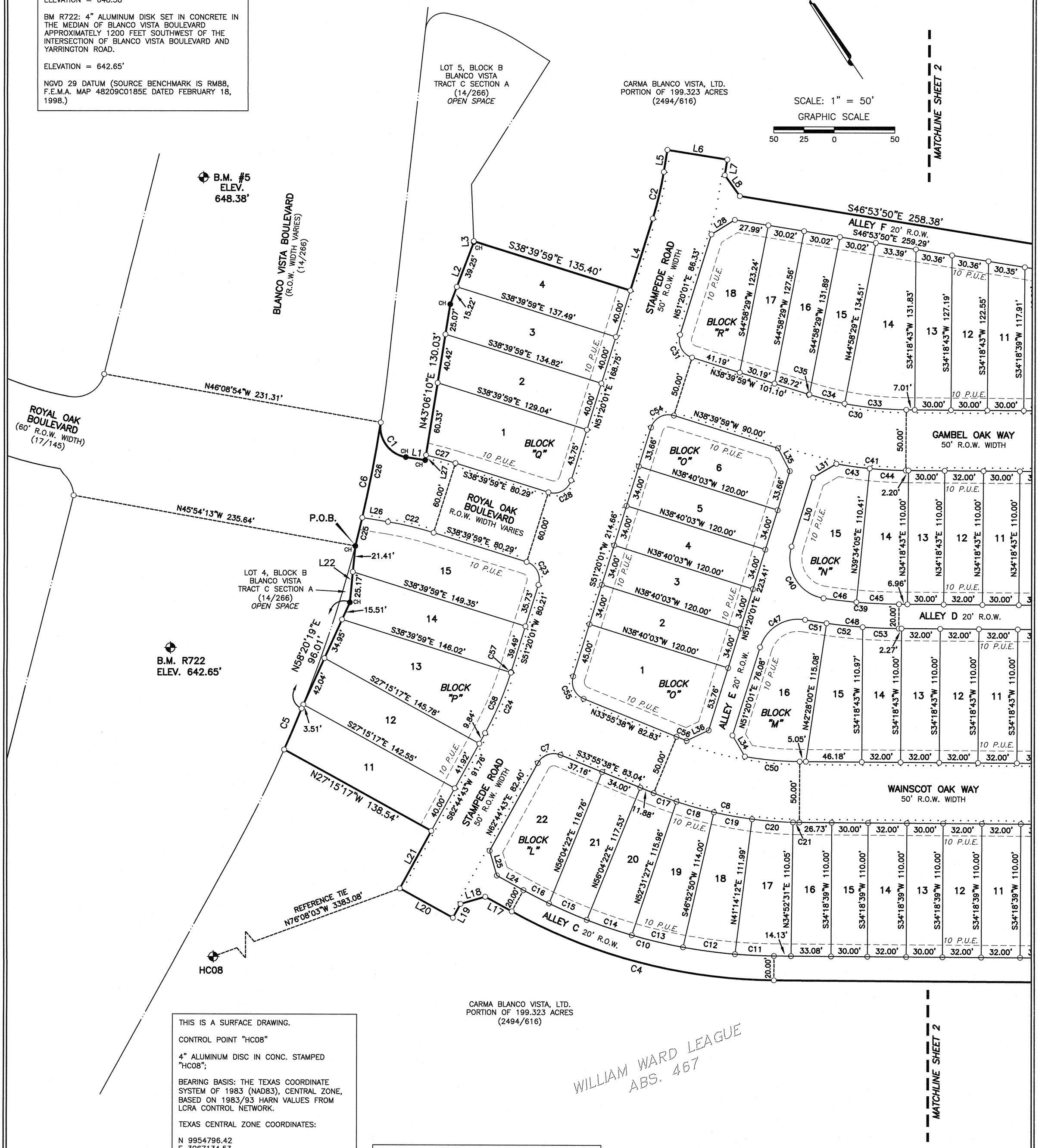
BM #5: SQUARE CUT ON THE NORTHERNMOST CORNER OF A CURB INLET APPROXIMATELY 800 FEET SOUTHWEST OF THE INTERSECTION OF BLANCO VISTA BOULEVARD AND YARRINGTON ROAD.

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.)



THIS IS A SURFACE DRAWING.

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

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

11/20/14

Joe Ben Early, Jr.
R.P.L.S. No. 6016

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: 11/20/14

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

SHEET 01 OF 04

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT E-1

CITY OF SAN MARCOS, TEXAS

SCALE: 1" = 50'

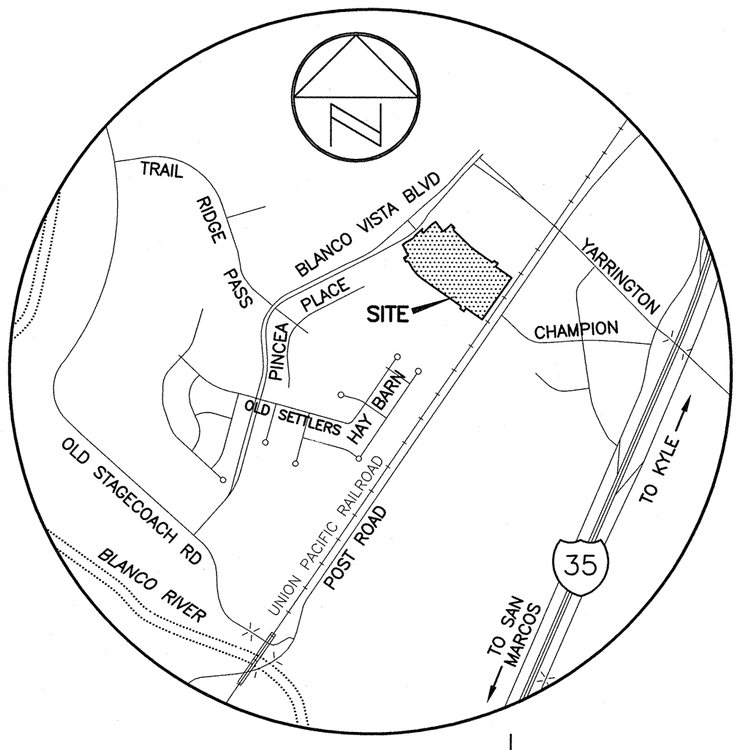
GRAPHIC SCALE

50 25 0 50

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
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION



LOCATION MAP
NOT TO SCALE

MATCHLINE SHEET 1

S46°53'50"E 258.38'

ALLEY F 20' R.O.W.
S46°53'50"E 259.29'

S55°41'17"E 228.93'

ALLEY F 20' R.O.W.
S55°41'17"E 228.93'

BLOCK "R"

N55°41'17"W 412.08'

GAMBEL OAK WAY
50' R.O.W. WIDTH

S55°41'17"E 412.08'

BLOCK "N"

ALLEY D 20' R.O.W.
N55°41'17"W 416.84'
S55°41'17"E 416.84'

BLOCK "M"

N55°41'17"W 497.80'

WAINSCOT OAK WAY
50' R.O.W. WIDTH

S55°41'17"E 497.81'

BLOCK "L"

N55°41'17"W 518.28'

ALLEY C 20' R.O.W.

N55°41'17"W 518.28'

SILO STREET
50' R.O.W. WIDTH

S55°41'18"E 220.03'

BLOCK "D"

125
DRAINAGE EASEMENT
1.378 ACRES

125
DRAINAGE ESMT.

25' DRAINAGE ESMT.

N55°41'18"W 220.02'

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

S34°18'43"W 570.00'

REFERENCE TIE
S03°05'16"E 5824.82'

CSM10

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

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.

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

11/20/14

Joe Ben Early, Jr.
R.P.L.S. No. 6016

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: 11/20/14

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

SHEET 02 OF 04

FINAL 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'

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.

11/20/14

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

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

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

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.

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

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

STREET DESIGN SUMMARY		
NAME	PAVEMENT	R.O.W.
ROYAL OAK BOULEVARD	37' F-F	VARIES'
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: 11/20/14

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

FINAL 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 616 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 266 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°06'10" 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°06'10" East, a distance of 18.33 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 46°53'50" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 43°06'10" 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 46°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°26'00", 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 56°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.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC, BY AND THROUGH SHAUN E. CRANSTON, VICE PRESIDENT, AS OWNER OF THE 15.442 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL PLAT: BLANCO VISTA TRACT E-1, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

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

_____
SHAUN E. CRANSTON, VICE PRESIDENT

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

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011-37, APPROVED AUGUST 16, 2011, AMENDED JULY 17, 2012, ORD. 2012-33.

2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.

3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.

4. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS-OF-WAY OF ROYAL OAK BOULEVARD, STAMPEDE ROAD, SILO STREET, WAINSCOT OAK WAY, GAMBEL OAK WAY, ALLEY C, ALLEY D, ALLEY E, AND ALLEY F.

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", AND BETWEEN ROYAL OAK BOULEVARD AND LOT 1, BLOCK Q AND LOT 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.

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF

_____, 20_____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

_____ _____ _____
C.I.P. ENGINEERING DATE

_____ _____ _____
DIRECTOR DEVELOPMENT SERVICES DATE

_____ _____ _____
FRANCIS SERNA, RECORDING SECRETARY DATE

_____ _____ _____
CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____,

20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

11/20/14

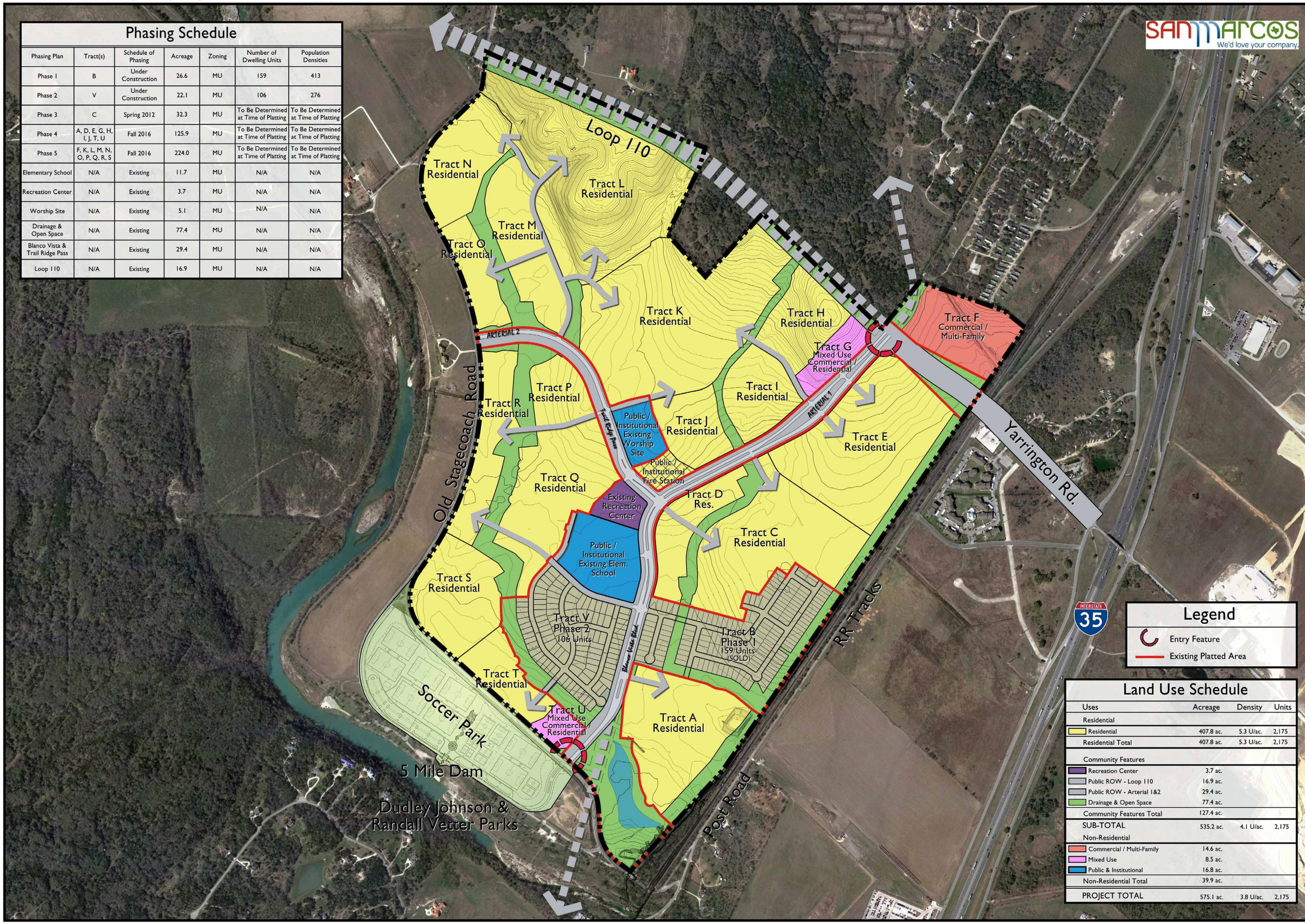
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 500-012
DRAWING NO.: 500-012-PL-E1
PLOT DATE: 11/20/14
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE

File: L:\252919\PDD-2011\Exhibits\Concept Plan\Concept Plan.dwg

Phasing Schedule

Phasing Plan	Tract(s)	Schedule of Phasing	Acreage	Zoning	Number of Dwelling Units	Population Densities
Phase 1	B	Under Construction	26.6	MU	159	413
Phase 2	V	Under Construction	22.1	MU	106	276
Phase 3	C	Spring 2012	32.3	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Phase 4	A, D, E, G, H, I, J, T, U	Fall 2016	125.9	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Phase 5	F, K, L, M, N, O, P, Q, R, S	Fall 2016	224.0	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Elementary School	N/A	Existing	11.7	MU	N/A	N/A
Recreation Center	N/A	Existing	3.7	MU	N/A	N/A
Worship Site	N/A	Existing	5.1	MU	N/A	N/A
Drainage & Open Space	N/A	Existing	77.4	MU	N/A	N/A
Blanco Vista & Trail Ridge Pass	N/A	Existing	29.4	MU	N/A	N/A
Loop 110	N/A	Existing	16.9	MU	N/A	N/A



Legend

- Entry Feature
- Existing Platted Area

Land Use Schedule

Uses	Acreage	Density	Units
Residential			
Residential	407.8 ac.	5.3 U/ac.	2,175
Residential Total	407.8 ac.	5.3 U/ac.	2,175
Community Features			
Recreation Center	3.7 ac.		
Public ROW - Loop 110	16.9 ac.		
Public ROW - Arterial 1&2	29.4 ac.		
Drainage & Open Space	77.4 ac.		
Community Features Total	127.4 ac.		
SUB-TOTAL	535.2 ac.	4.1 U/ac.	2,175
Non-Residential			
Commercial / Multi-Family	14.6 ac.		
Mixed Use	8.5 ac.		
Public & Institutional	16.8 ac.		
Non-Residential Total	39.9 ac.		
PROJECT TOTAL	575.1 ac.	3.8 U/ac.	2,175

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvlplanning.com
RVL Planning • Landscape Architecture • Graphic Design

All information furnished regarding this property is from sources deemed reliable. However, RVL has not made an independent verification of the information and makes no representations or guarantees, express or implied, as to the same or as related subject to errors, omissions, land price changes, or other conditions. This land plan is conceptual in nature and is subject to change. The information contained herein is for illustrative purposes only. Actual development may vary and reflects trade changes to the market and other aspects that the development is subject to, with approval from the municipality and the EARZ Board of Directors.

CONCEPTUAL PLAN
(EXHIBIT - 2)

SCALE: 1" = 300'
0 — 400'
DATE: 07-05-2011
NORTH

Blanco Vista
San Marcos, Texas

PC- 14 - 34-03

City of San Marcos
SUBDIVISION PLAT APPLICATION

TRACT E-1

	APPLICANT	PROPERTY OWNER
Name	CSF Civil Group	Brookfield Residential
Mailing Address	3636 Executive Center Suite 209 Austin Tx 78731	9737 Great Hills Trail Suite 260 Austin, Tx 78759
Daytime Phone	512-917-1122	512-391-1343
Email Address	Charlie@csfcivilgroup.com	Chad.Matheson@Brookfieldrp.com

AGENT ACKNOWLEDGEMENT STATEMENT:

I Max Millon acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize CSF Civil Group to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: For Max Millon

Printed Name: Charles Steinman Date: Aug 1, 2014

Signature of Agent:

Printed Name: Charles Steinman Date: Aug 1, 2014

Subdivision Plats

- ☐ Subdivision Concept Plat
- ☐ Preliminary Subdivision Plat
- ☒ Final Subdivision Plat

Development Plats

- ☐ Preliminary Development Plat
- ☐ Final Development Plat

- ☐ Variance — Section _____
- ☐ Plat Vacation — Accompanying _____

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
- ☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: BLANCO VISTA TRACT E-1

Address or General Location: ROYAL OAK BLVD @ BLANCO VISTA BLVD

Proposed Number of Lots: 99 Acres: 15.4 Ac

Appraisal District Tax ID: R 12736

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

Proposed Use of Land SINGLE-FAMILY RESIDENTIAL

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

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

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

Signature: CHESTER FOR MAX MILLER

Printed Name: CHARLES STEINMAN Date: AUG 1, 2014

- ☑ Complete application
- ☐ Required fees $ 2510 *(see next page for Fee Schedule)*
- ☐ All legislative requirements complete
- ☑ Proof of record ownership *(recorded deed corresponds to ownership indicated on tax certificate)*
- ☑ Current tax certificate *(must show prior year taxes paid by January 31st of current year)*
- ☒ Names and addresses of property lien-holders
- ☑ One digital copy of submittal materials including CAD file
- ☑ Five 18"x24" hard copies of plat document*

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

Signature of Applicant: [signature]

Printed Name: Charles Stegmann **Date:** Aug 1, 2014

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:
- ☐ Watershed Protection Plan (Phase 1)
- ☐ Residential compatibility site plan (where applicable)
- ☐ Cluster development plan (where applicable)

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

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

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

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

BLANCO VISTA TRACT C

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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

Name of *Water Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) C

Comments/Conditions water mains need extending to area

Signature of Water Utility Official: Tony Solano

Title: 7-24-14 Date: _____

Name of *Wastewater Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

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

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

Name of *Telephone Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT E

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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

Name of *Water Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

_____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of *Wastewater Service Provider* _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

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

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

Name of *Telephone Service Provider* CENTURY LINK

Applicable Utility Service Code(s) A

Comments/Conditions _____

_____

Signature of Telephone Company Official Kenny L Ellis

Title: Plant Facilities Supv. Date 7-14-14

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT E

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* PEC

Applicable Utility Service Code(s) A;

Comments/Conditions ADEQUATE EASEMENTS HAVE BEEN PLACED IN PLAT NOTES.

Signature of Electric Company Official

Title Right of Way Agent Date 7/14/14

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

BLANCO VISTA TRACT E.

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* CENTER POINT ENERGY

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official _____

Title MARKETING CONSULTANT Date 7/14/2014

Fee Schedule ∈ 1

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

1000.00
15.4 x 100
10
$2550
= $2510

STAFF USE ONLY:

Submittal Date: _____ **5 Business Days from Submittal:** _____

Completeness Review By: _____ **Date:** _____

Contact Date for Supplemental Info: _____

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

Application Returned to Applicant: _____

Application Accepted for Review: _____ **Fee:** _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____

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

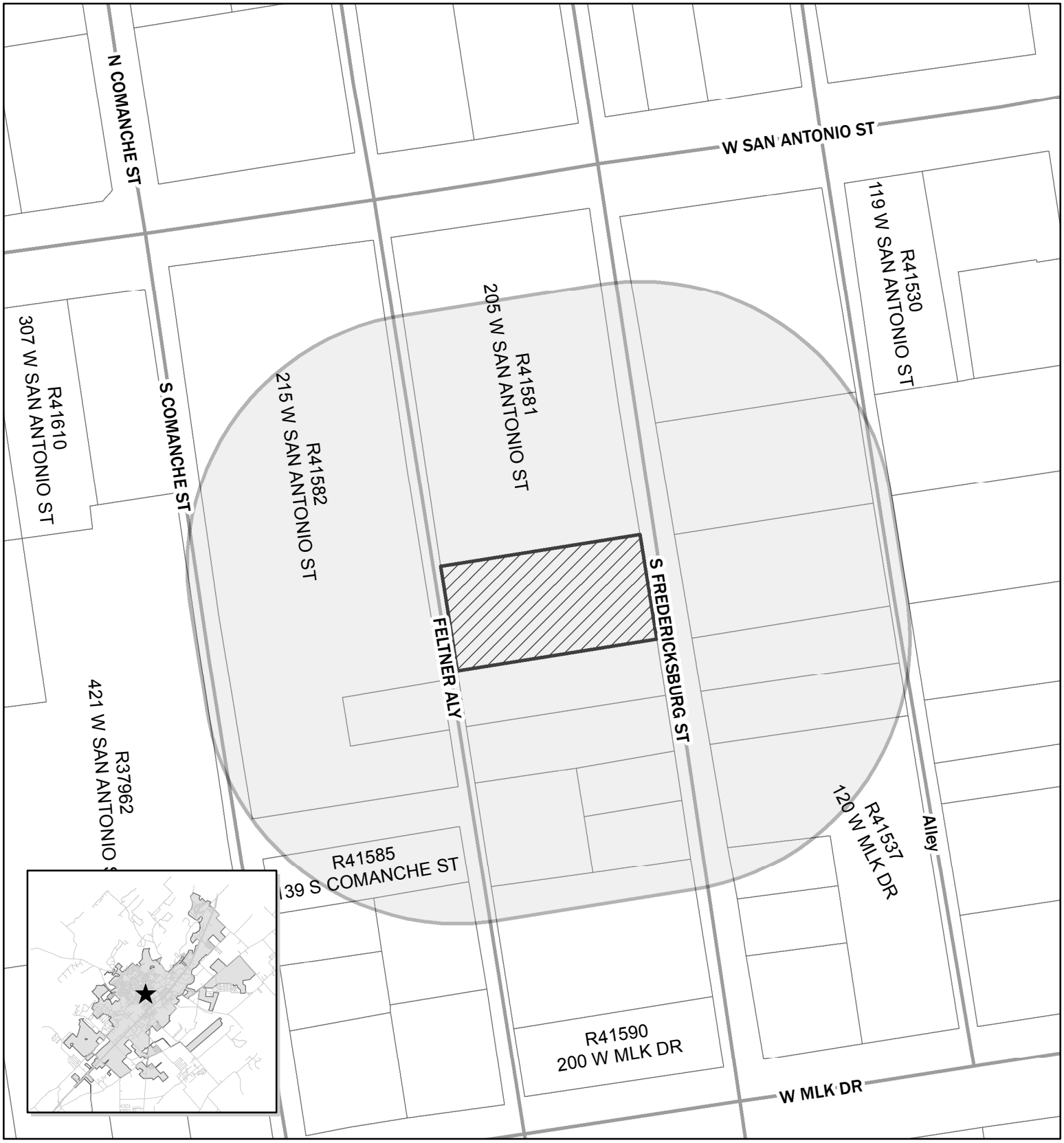
BACKGROUND:

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
Zonning Change
Map Date: 11/12/2014

Legend

- 200 Foot Buffer
- ZC-14-04

0 50 100 200 Feet

N

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			**Change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map** *The change is consistent with the Preferred Scenario Map and*

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
			Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.
		X	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
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** *Uses allowed within T5 are compatible and appropriate for this area which is a mix of commercial uses with some residential.*
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** *The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.*
X			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

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 21st 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

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

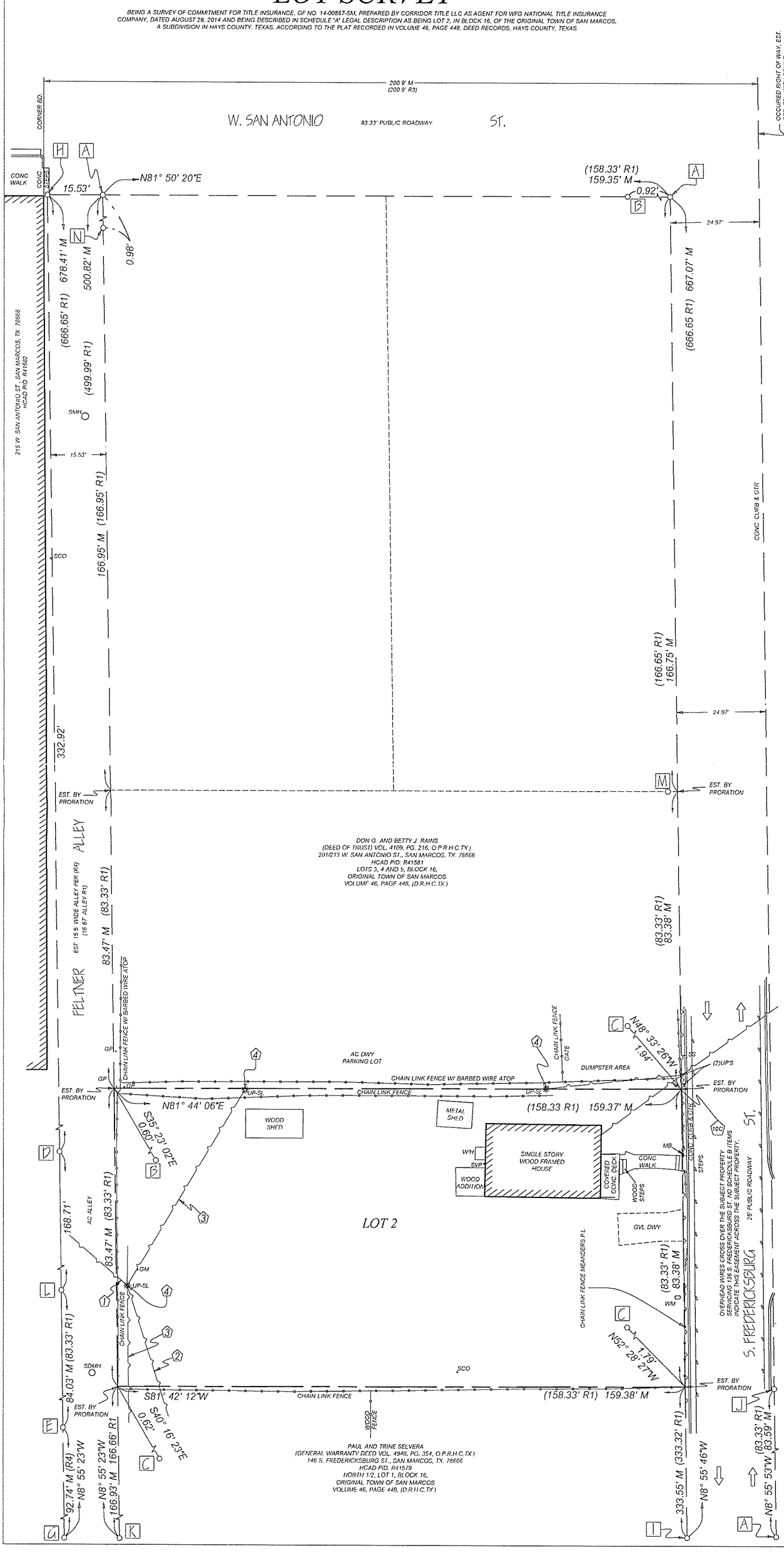
	N/A	Good	Fair	Poor
Sidewalk Availability			X	

	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.

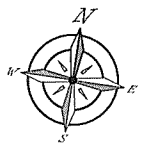
LOT SURVEY

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
FH = FIRE HYDRANT
GM = GAS METER
GP = GUARD POST
I.R. = IRON ROD
M = MEASURED
NTS = NOT TO SCALE
OHD = 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
WV = 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.TX. = DEED PLAT RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.TX. = DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS
(R1) = ORIGINAL TOWN OF SAN MARCOS SUBDIVISION, VOL. 46, PG. 448, D.R.H.C.TX
(R2) = GENERAL WARRANTY DEED RECORDED IN VOL. 1477, PG. 197, O.P.R.H.C.TX
(R3) = MAP OF SURVEY RECORDED IN VOL. 165, PG. 50-51, D.P.R.H.C.TX
(R4) = RESUBDIVISION OF LOT 13, BLOCK 16, ORIGINAL TOWN OF SAN MARCOS, VOL. 14, PG. 279, P.R.H.C.TX.

MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED

A = FD. BRASS CAPPED MONUMENT STAMPED "CITY OF SAN MARCOS BLOCK CORNER 1977".

B = FD. 1/2" IRON ROD.

C = FD. I.R. WITH CAP, "HINKLE SURVEYORS".

D = FD. I.R., WITH CAP, 0.10' E'LY OF ALLEY RIGHT OF WAY LINE, ILLEGIBLE, SHOWN FOR REF. ONLY.

E = FD. I.R., WITH CAP, BYRN SURVEY, ACCEPTED AS THE NORTHEAST CORNER LOT 13-A PER (R4).

G = FD. 3/4" IRON ROD, ACCEPTED AS THE SOUTHEAST COR. LOT 13A PER (R4).

H = FD. DRILL HOLE IN CONC. STEP.

I = FD. DRILL HOLE ATOP CONC. CURB

J = FD. 1/2" IRON ROD BENT, LOCATION TAKEN AT BASE.

K = FD. STEEL CORNER POST, CUT FLUSH W/ SURFACE IN CONC. FOOTING. ACCEPTED AS THE NORTHWEST COR. OF LOT 15, BLOCK 16, (R1).

L = FD. I.R., WITH CAP, BYRN SURVEY, ACCEPTED AS THE NORTHEAST CORNER LOT 12 PER (R4).

M = FD. 1/2" I.R., DOWN 8", FALLS ON PRORATED LOT LINE 2.74' WLY OF CORNER, NO REF.

N = 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

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 WETHER 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/hascad/) 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. 48209C0389F, DATED SEPTEMBER 02, 2005, THIS TRACT FALLS WITHIN 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 — 2014/09/30 DATE
TEXAS FIRM NO: 10193894

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

STATE OF TEXAS REGISTERED SCOTT A. HAHN 6375 PROFESSIONAL LAND SURVEYOR

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: December 9, 2014

Department: Development Services

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

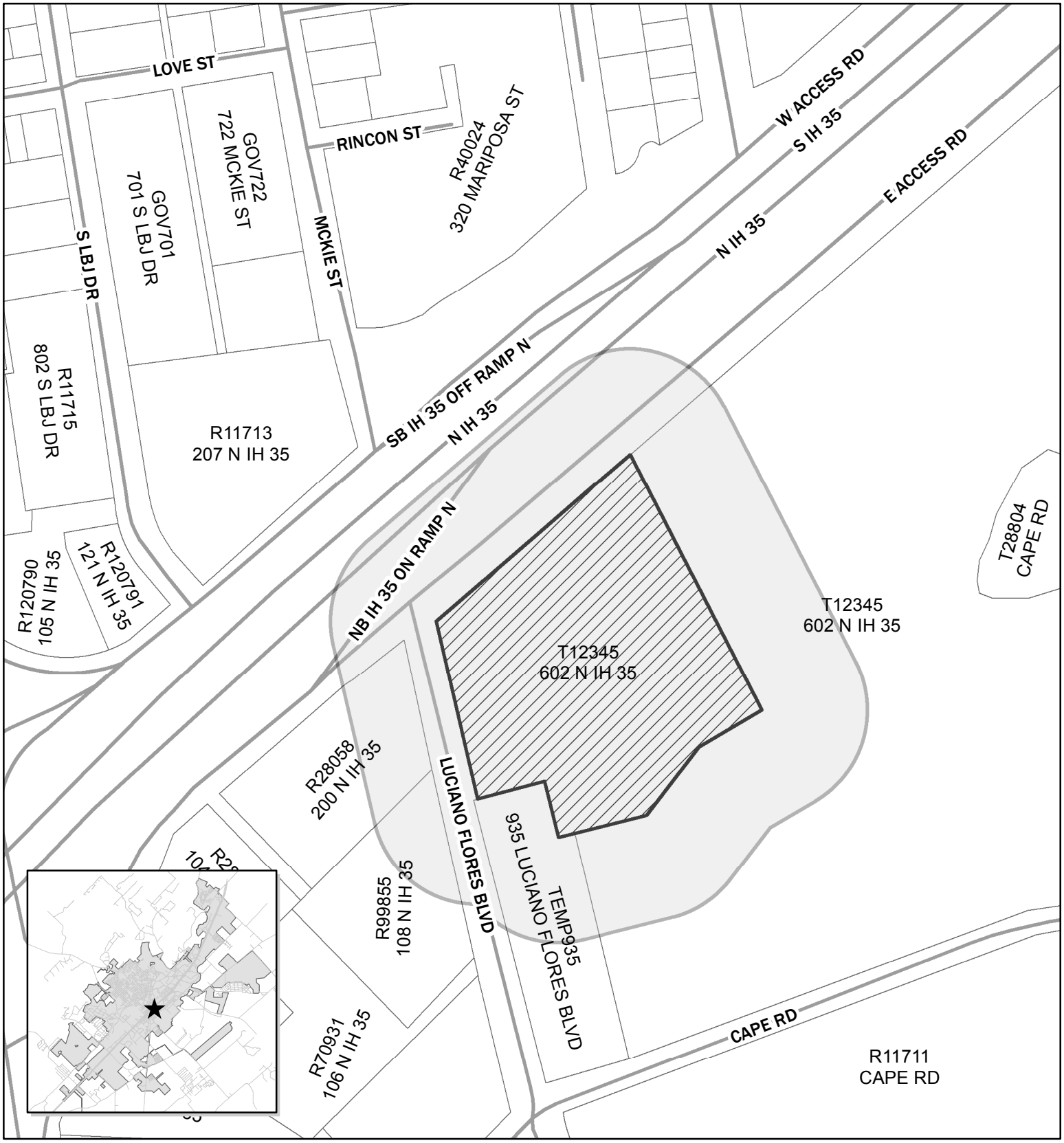
CITY COUNCIL GOAL:

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
Zonning Change
Map Date: 11/12/2014

Legend

200 Foot Buffer

ZC-14-05

0 125 250 500 Feet

N

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/ Barns/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			**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** *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.*
		x	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
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** *The zoning designation of General Commercial is consistent with the designation of surrounding parcels to the south and along I-35 access road.*
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** *The property is within the City's water and wastewater service area.*

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
x			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

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 21st 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

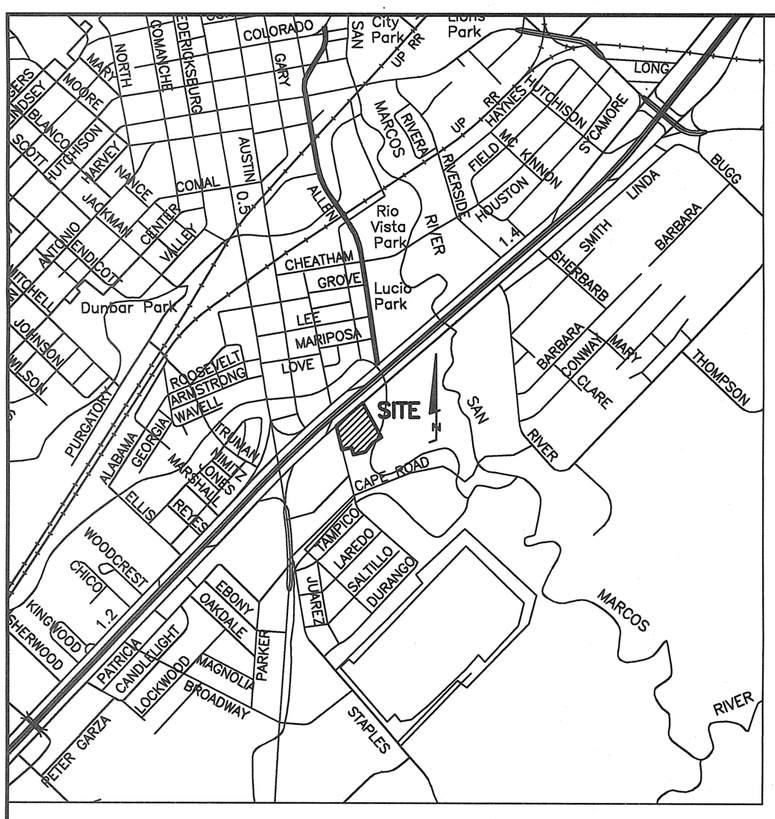
		A	B	C	D	F
Existing Daily LOS	ROADWAY 1: IH 35 Frontage Road	X				
Existing Peak LOS	ROADWAY 1: IH 35 Frontage Road	X				
Preferred Scenario Daily LOS	ROADWAY 1: IH 35 Frontage Road	X				
Preferred Scenario Peak LOS	ROADWAY 1: IH 35 Frontage Road	X				

	N/A	Good	Fair	Poor
Sidewalk Availability	X			

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?	X	

Notes:

Vol 18 Pg 81



VICINITY MAP – 1"=2000'

SURVEYORS NOTES

1. FENCES MEANDER.

2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.

3. 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).

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PLAT NOTES

1. 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.

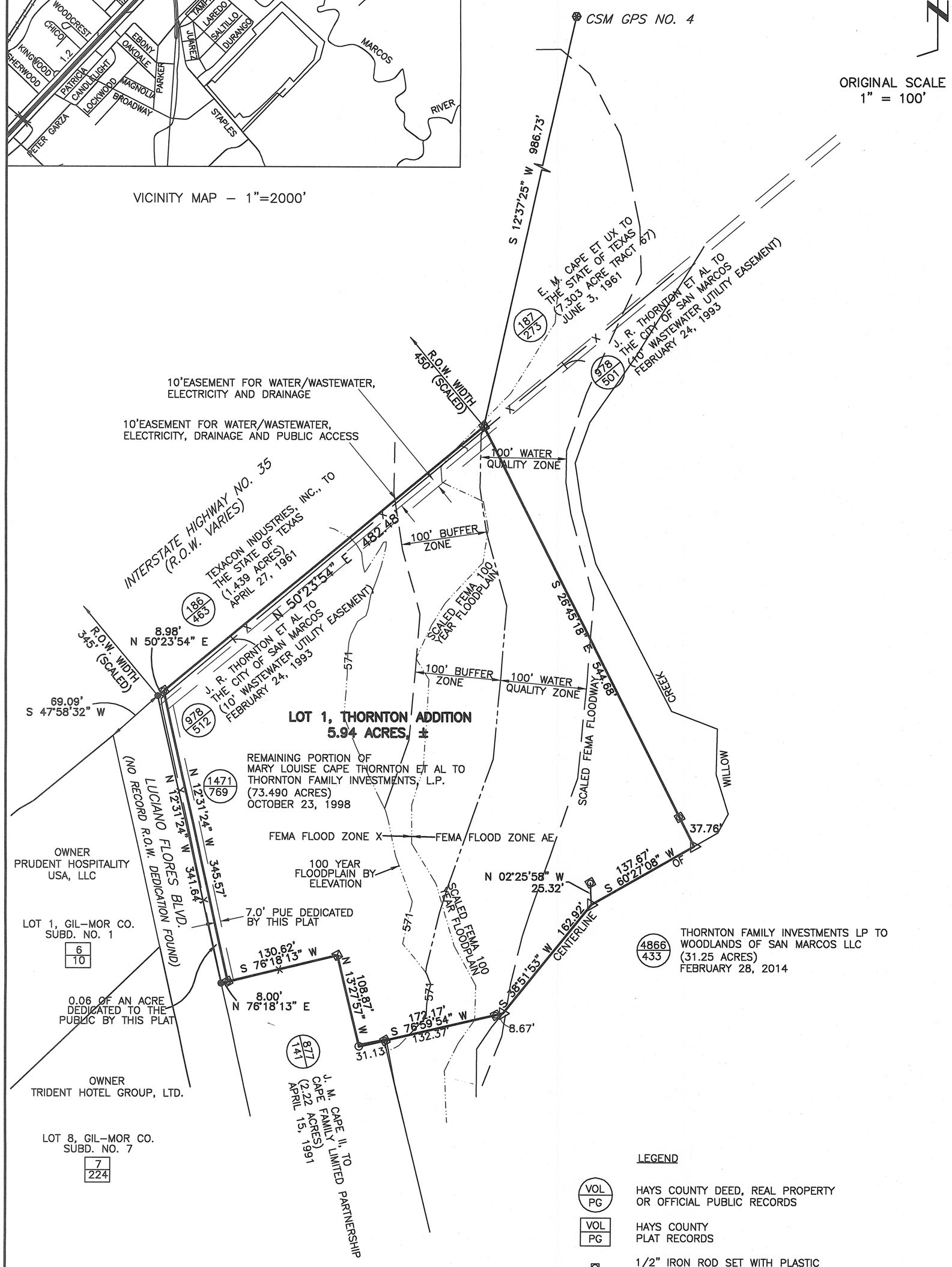
2. A SIDEWALK IS REQUIRED FOR THIS LOT.

3. 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.

4. THIS LOT LIES WITHIN THE SAN MARCOS RIVER CORRIDOR.

5. DRIVEWAY ACCESS TO INTERSTATE HIGHWAY 35 WILL REQUIRE A TXDOT DRIVEWAY PERMIT.

ORIGINAL SCALE
1" = 100'



LEGEND

VOL/PG	HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
VOL/PG	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
— X —	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 DIPOLLINO, P.E. — DATE 9/25/2014

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

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

MELODIE HOLIFIELD
Notary Public, State of Texas
My Commission Expires
November 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

MELODIE HOLIFIELD
Notary Public, State of Texas
My Commission Expires
November 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.

For — MATTHEW LEWIS, CNU-A, DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES — DATE 9.30.14

FRANCIS SERNA, RECORDING SECRETARY — DATE 9.29.14

CIP AND ENGINEERING — DATE 9/29/14

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 Q Gonzalez by Oscar Mejia Deputy
LIZ GONZALEZ, HAYS COUNTY, TEXAS — COUNTY CLERK

COUNTY COURT OF HAYS COUNTY, TEXAS

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
DAIVD C. WILLIAMSON, R.P.L.S. NO. 4190

STATE OF TEXAS REGISTERED DAVID C. WILLIAMSON 4190 PROFESSIONAL LAND SURVEYOR

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

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

Subject Property with Updated Intensity Designations

File #: CUP-14-33, **Version:** 1

AGENDA CAPTION:
CUP-14-33 (Hays County Bar-B-Que & Catering) Hold a public hearing and consider a request by Hays County Bar-B-Que & Catering, Inc. for a renewal to an existing Conditional Use Permit (CUP) for the sale of beer and wine for on-premise consumption at 1612 S. IH 35.

Meeting date: December 9, 2014

Department: Development Services

Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

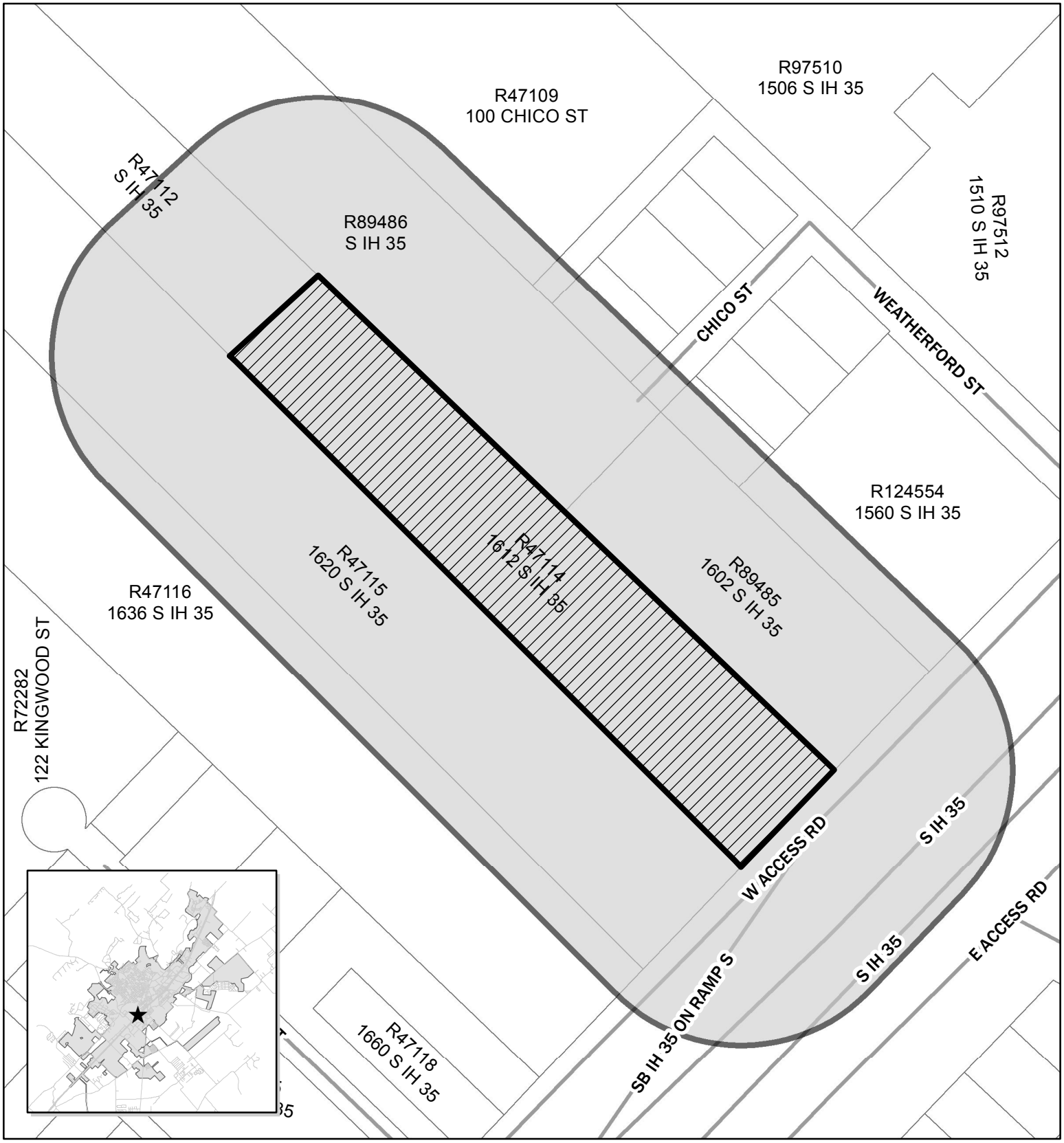
CITY COUNCIL GOAL: Strengthen the Middle Class, Encourage Strong Neighborhoods, Education and Workforce

BACKGROUND:

Hays Co. Bar-B-Que is a restaurant located on the west side of South IH 35 south of Weatherford Street. It is adjacent to self-storage units and an auto repair business. The Commission approved the CUP last September for one year to allow the on-premise consumption of beer and wine and to allow live music in the outdoor seating area in the rear. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application. The proposed hours of operation are Monday-Thursday 11:00 a.m. to 9:00 p.m. and Friday-Saturday 11:00 a.m. to 10:00 p.m. The applicant is not proposing any other improvements at this time.

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system; and
2. The permit shall be visibly posted in the same manner as the Certificate of Occupancy and in the same area.



CUP-14-33
Hays Co. Barbecue
1612 S IH 35
Map Date: 10/27/2014

Site Location
Notification Buffer (200 feet)
Historic District

0 100 200 400 Feet

N

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-14-33
Conditional Use Permit
Hays County Bar-B-Que & Catering
1612 South IH 35

Applicant Information:

Applicant: Hays Co. Bar-B-Que & Catering, Inc.
1612 South IH 35
San Marcos, TX 78666

Property Owner: Asenette Hernandez & Michael Hernandez
2608 Oak Haven
San Marcos, TX 78667

Applicant Request: Conditional Use Permit (CUP) to allow the sale and on-premise consumption of beer and wine in a General Commercial zoning district.

Public Hearing Notice: Public hearing notification was mailed on November 26, 2014

Response: None as of November 26, 2014

Subject Property:

Location: 1612 South IH 35

Legal Description: 2.44 Acres of Lot 8, AF Weatherford #1

Frontage On: South IH 35

Neighborhood: Victory Gardens

Existing Zoning: General Commercial (GC)

Utilities: Sufficient

Existing Use of Property: Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	HC – Heavy Commercial	Automotive repair and body shop
S of property	HC – Heavy Commercial	Self-Storage Units
E of property	South IH 35 / MU – Mixed Use	South IH 35
W of property	GC – General Commercial	Vacant

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.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located within a zoning district that limits density to six units per acre or less. While there are residential uses on Mixed Use zoned properties within the 200' notification buffer; they are not within 300 feet as measured by following the property lines. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2). This location is not located in the Central Business Area; therefore, the property **is not subject** to the additional restrictions within the CBA.

Case Summary:

Hays Co. Bar-B-Que is a restaurant located on the west side of South IH 35 south of Weatherford Street. It is adjacent to self-storage units and an auto repair business. The Commission approved the CUP on September 10, 2013 for one (1) year to allow the on-premise consumption of beer and wine and to allow live music in the outdoor seating area in the rear. For renewal purposes, the CUP was effective upon the issuance of the Certificate of Occupancy and will therefore expire on December 20, 2014. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application.

The proposed hours of operation are Monday-Thursday 11:00 a.m. to 9:00 p.m. and Friday-Saturday 11:00 a.m. to 10:00 p.m. The applicant is not proposing any other improvements at this time.

Comments from Other Departments:

There have been no concerns regarding the subject property reported by other City Departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and it appears that the request is consistent with the policies and the general intent of the zoning district and does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic. Staff has not received any citizen comments or comments from other departments regarding this establishment.

In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is that they be approved initially for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
- Final approval for the life of the State TABC license, provided standards are met.

Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

1. **The permit shall be valid for three (3) years, provided standards are met, subject to the point system; and**
2. **The permit shall be visibly posted in the same manner as the Certificate of Occupancy and in the same area.**

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

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.

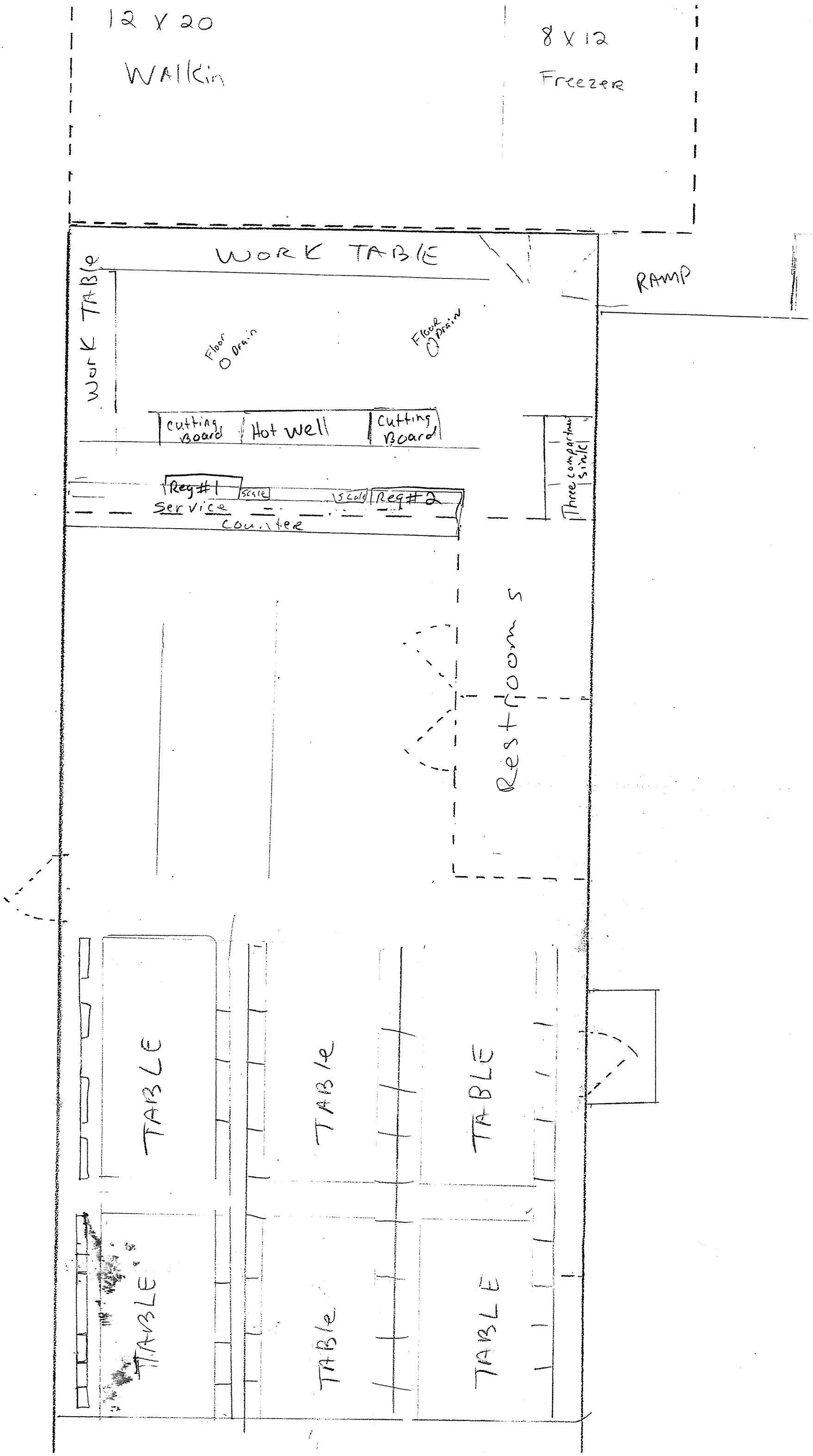
The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in 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:

Andrea Villalobos	Planning Technician	November, 13 2014
Name	**Title**	**Date**


12 X 20
WAlkin
8 X 12
Freezer
WORK TABLE
WorK TABle
RAMP
Floor Drain
Floor Drain
cutting Board
Hot well
Cutting Board
Three compartment sink
Reg #1
scale
scale
Reg #2
Service
counter
Restrooms
TABLE
TABle
TABLE
TABle
TABLE

09/12

CUP- 14 - 33

City of San Marcos

CONDITIONAL USE PERMIT APPLICATION

To Allow On-Premise Consumption of Alcoholic Beverages

Outside the Central Business Area

LICENSE INFORMATION

Trade Name of Business: Hays Co. Bar-B-Que & Catering, Inc.

Application is filed by:

☐ Individual ☐ Partnership ☑ Corporation ☐ Other: _____

Name of Individual or Entity: _____ **Phone Number:** 512-392-6000

Mailing Address: 1612 S. IH 35 San Marcos TX 78666

Email Address: pitmaster@HaysCoBBQ.com

Type of Permit Requested: ☐ Mixed Beverage ☑ Beer & Wine ☐ Other: _____

PROPERTY

Street Address: 1612 S. IH 35 **Current Zoning:** _____

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R_____

Property Owner's Name: _____ **Phone Number:** _____

Address: _____

BUSINESS DETAILS

Primary Business Use: ☑ Restaurant ☐ Bar ☐ Other: _____

Hours of Operation: M-Thur 11-9 Fri-Sat 11-10

Type of Entertainment Facilities: _____

Indoor Fixed Seats Capacity: _____ **Outdoor Fixed Seats:** _____

Gross Floor Area Including Outdoor Above-ground Decks: _____ Square Feet

Number of Off-Street Parking Spaces Provided: _____

Located more than 300 feet from church, public school, hospital, low density residential? ☐ Y ☑ N

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

- [ ] **New request**, no existing TABC CUP Permit at this location
- [ ] **Change** to existing TABC Permit. Nature of Change: _____
- [x] **Renewal**
- [ ] **Change in name of license holder** of existing business at same location
- [ ] **Change in name of existing business** at this location

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit: **$600 Application fee + $10.00 Technology Fee** (non-refundable)
- Mixed Beverage Permit: **$600 Application fee + $10.00 Technology Fee** (non-refundable)
- Change to Existing Permit/Renewal: **$300.00 fee + $10.00 Technology Fee** (non-refundable)
- **Site Plan** drawn to scale, preferably on paper no larger than 11" x 17", showing dimensions of property, locations and square footage of building(s), interior layout showing dimensions of tables, bar area, etc., number of off-street paved parking spaces, and fences buffering residential uses.
- **Copy of State TABC License Application**

I certify that this information is complete and accurate. I understand that I or a representative should be present at all meetings regarding this application.

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

Applicant's Signature

Printed Name: ASENETTE HERNANDEZ **Date:** 10-23-14

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

09/12

Conditional Use Permit Application Checklist
To Allow On-Premise Consumption of Alcoholic Beverages
Outside the Central Business Area

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	**Required Item**	Staff Verification	**Staff Comments**
☐	A pre-application conference with staff is recommended	☐	
☐	A completed application for Conditional Use Permit and required fees. * (see note below)	☐	
☐	A site plan *drawn to scale* showing dimensions of property, locations and square footage of building(s), number of off-street paved parking spaces, and fences buffering residential uses. * (see note below)	☐	
☐	Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities	☐	
☐	All information and illustrations necessary to show the nature of the proposed use and its effect on surrounding properties	☐	
☐	Authorization to represent the property owner, if applicant is not the owner	☐	
Any of the following pieces of information as requested by the Director of Development Services : *(see note below)			
☐	Landscaping and/or fencing of yards and setback areas and proposed changes	☐	
☐	Design of ingress and egress	☐	
☐	Off-street loading facilities	☐	
☐	Height of all structures	☐	
☐	Proposed uses	☐	
☐	The location and types of all signs	☐	
☐	Copy of State TABC License application	☐	
☐	Impervious cover or drainage issues or impacts	☐	
☐	Menu		

* For renewals, staff may accept a written statement that no changes have been made to these items if copies are available on file.

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

Signed: _____ Date: _____

Print Name: _____

☐ Engineer ☐ Surveyor ☐ Architect/Planner ☐ Owner ☐ Agent: _____

File #: CUP-14-34, **Version:** 1

AGENDA CAPTION:
CUP-14-34 (Aquabrew) Hold a public hearing and consider a request by Carlos Russo, on behalf of Aquabrew, for a renewal and amendment to an existing Restricted Conditional Use Permit (CUP) for the sale of mixed beverages for on-premise consumption at 150 S. LBJ.

Meeting date: December 9th 2014

Department: Development Services

Funds Required: NA
Account Number: NA
Funds Available: NA
Account Name: NA

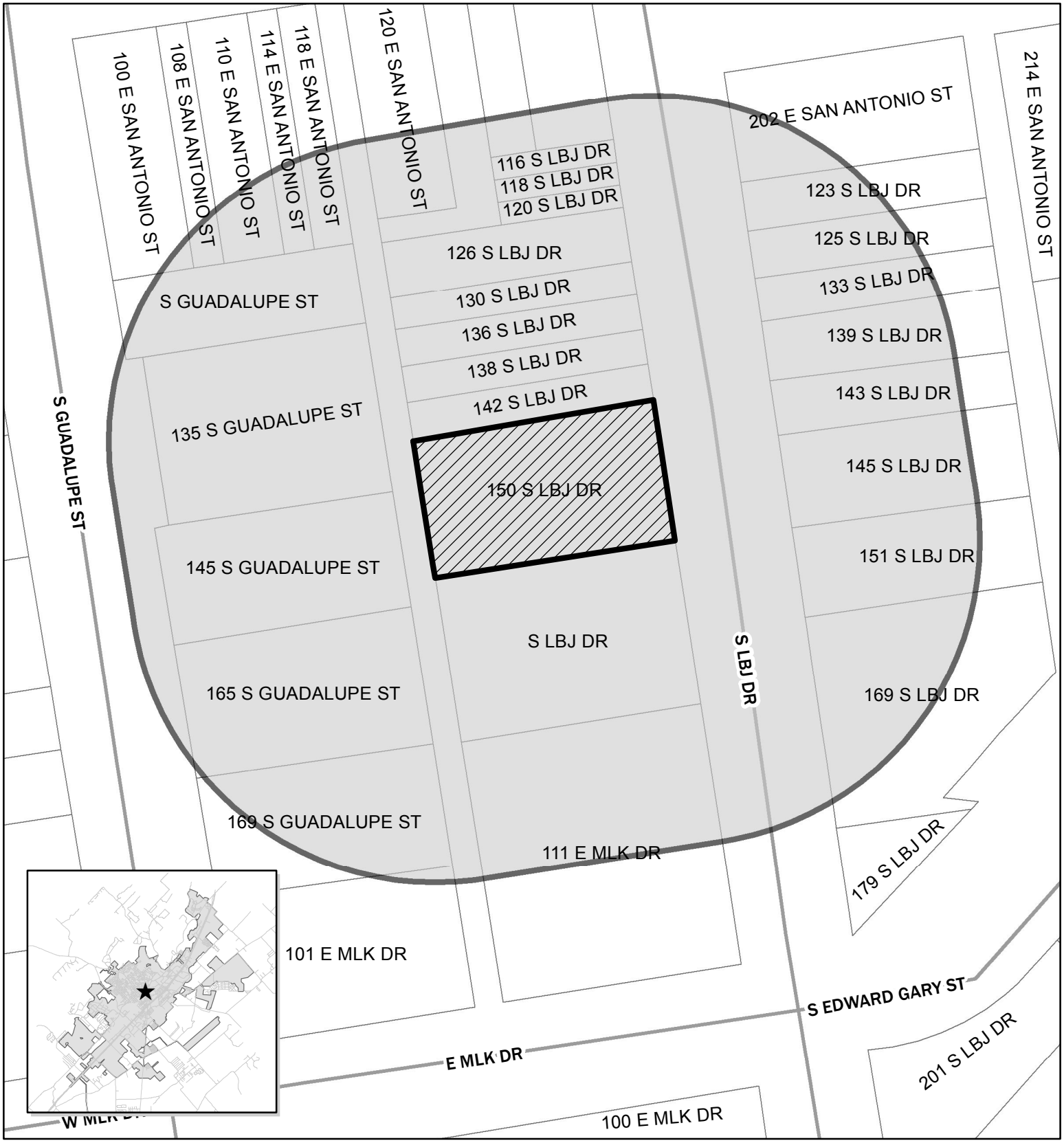
CITY COUNCIL GOAL: Community Wellness/ Strengthen the Middle Class

BACKGROUND:

This application is for a renewal and amendment to a Restricted Conditional Use Permit for the on premise consumption of alcohol. Aquabrew is located at 150 S LBJ, and is within the Central Business District. Last year, the applicant was awarded a Restricted CUP for one year, however the establishment has not yet been constructed. Since the previous approval of this CUP, the applicant has modified the planned structure by reducing it in total size, having a roof top deck instead of a partial second floor, and removing the proposed gelato shop. In addition, the applicant has modified the proposed business hours.

Staff recommends approval with the following conditions:

1. **The permit shall be effective upon issuance of the Certificate of Occupancy; and,**
2. **The permit shall be valid for one (1) year, provided standards are met, subject to the point system.**
3. **Outdoor live music shall be limited to the hours between 11 a.m. and 12 a.m.**



CUP-14-34
Aquabrew
150 S LBJ Dr
Map Date: 11/24/2014

Site Location

Notification Buffer (200 feet)

0 50 100 200 Feet

N

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-14-34
Conditional Use Permit Renewal and Amendment
Aquabrew
150 S. LBJ Dr.

Applicant Information:

Applicant: Carlos Russo
Austin Street Tavern, LLC
PMB #222, 102 Wonder World Dr. #304
San Marcos, TX 78666

Property Owner: WCI, LLC
PMB #222, 102 Wonder World Dr. #304
San Marcos, TX 78666

Applicant Request: Restricted (Restaurant) Conditional Use Permit (CUP) Renewal and Amendment to allow the sale and on-premise consumption of mixed beverages in a T-5 Urban Center zoning district.

Public Hearing Notice: Public hearing notification was mailed on November 26, 2014.

Response: None.

Subject Property:

Location: 150 S. LBJ Dr.

Legal Description: Original Town of San Marcos, Block 13, Lot N Pt of 1 and S Pt of 2

Frontage On: S. LBJ

Neighborhood: Downtown

Existing Zoning: SmartCode T5 – Urban Center

Utilities: Sufficient

Existing Use of Property: Vacant (Previously Costumed Occasions)

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T5 – Urban Center	Commercial - Bar
S of property	T5 – Urban Center	Vacant – Parking Lot
E of property	T5- Urban Center	Commercial – Various Services
W of property	T5 – Urban Center	Commercial/Public and Institutional

Code Requirements:

A conditional use permit 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.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located in a low density residential zoning district. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2). This location is located within the Central Business Area and is subject to the additional restrictions with the CBA.

Case Summary:

The subject property consists of .339 acres in the Central Business Area south of the Courthouse Square within the boundary of the SmartCode. It has frontage along S. LBJ Dr. and rear alley access. It is surrounded by T5 (Urban Center) with a variety of uses including bars, salons, professional services, office and more. The tract is vacant as the previous structure was demolished after the approval of the original CUP. The new structure will reuse some of the original materials and will contain an upscale restaurant/bar and brewery surrounding an interior courtyard. Since the previous approval of this CUP, the applicant has modified the planned structure by reducing it in total size, having a roof top deck instead of a partial second floor, and removing the proposed gelato shop.

The concept will require a Brewpub License, Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit from the Texas Alcoholic Beverage Commission (TABC). The appropriate TABC permits have been issued.

The entire structure will be approximately 5,200 square feet, with an additional roof top deck. In addition to the structure and deck, the applicant has proposed an open air beer garden. Parking is not required to be provided for properties located in the CBA. However, the owner has secured a parking lot near the rear of the property on the other side of the alley for the use of this business. Currently this parking lot has approximately 30 spaces available for the use of this business.

The hours of operation are proposed as Tuesday –Thursday 3 p.m. – 1 a.m. (with food service between 3 p.m. and 11 p.m.); Friday-Sunday 11 a.m. -2 a.m. (with food service between 11 a.m. and 11 p.m.)

Proposed entertainment includes the bar, pool tables, live music stage in the courtyard (beer garden) and a water feature.

On June 18, 2013, the San Marcos City Council approved an Economic Development Incentive Agreement to grant a waiver of the twelve-month waiting period required by restaurants for the sale of mixed beverages - Section 4.3.4.2 (b)(8)(c)(2). This agreement was approved based on the City's desire to promote local economic development and to stimulate business and commercial activity by encouraging new infill development and job creation in the downtown area (Resolution 2013-86R). This allows the applicant to apply for the CUP without being subject to the waiting period.

Comments from Other Departments:

At this time no other department has raised any concerns with the renewal or amendment of this Conditional Use Permit.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and it appears that the request is consistent with the general intent of the T5-Urban Center zoning district and with the policies described in Section 4.3.4.2 - *Conditional Use Permits for On-Site Alcoholic Beverage Consumption*. Due to the location of the subject property and the surrounding uses, staff does not believe noise as typically associated with this type of use will be a problem; however, as the establishment is open late, it may be wise for the Commission to establish a time period that is appropriate for live outdoor music. The Planning and Zoning Commission has previously ruled that an outdoor live music period of 11 a.m. to 12 a.m. was appropriate for another downtown venue, and the applicant has stated that he does not have an objection to this time period.

The applicant has worked diligently with staff to ensure the building design will meet SmartCode standards. The concept is appropriate for an urban infill project and should attract a more diverse audience to downtown. It will also help catalyze redevelopment south of the square.

In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is that they be approved initially for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
- Final approval for the life of the State TABC license, provided standards are met.

As this project has previously been awarded the initial 1 year approval, but the permit has not yet become effective as the Certificate of Occupancy has not been issued due to lack of completion, staff feels that it would be appropriate for the Planning and Zoning Commission to once again award the applicant with a 1 year approval, effective upon the date of the Certificate of Occupancy.

Staff recommends approval with the following conditions:

1. **The permit shall be effective upon issuance of the Certificate of Occupancy; and,**
2. **The permit shall be valid for one (1) year, provided standards are met, subject to the point system.**
3. **Outdoor live music shall be limited to the hours between 11 a.m. and 12 a.m.**

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

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.

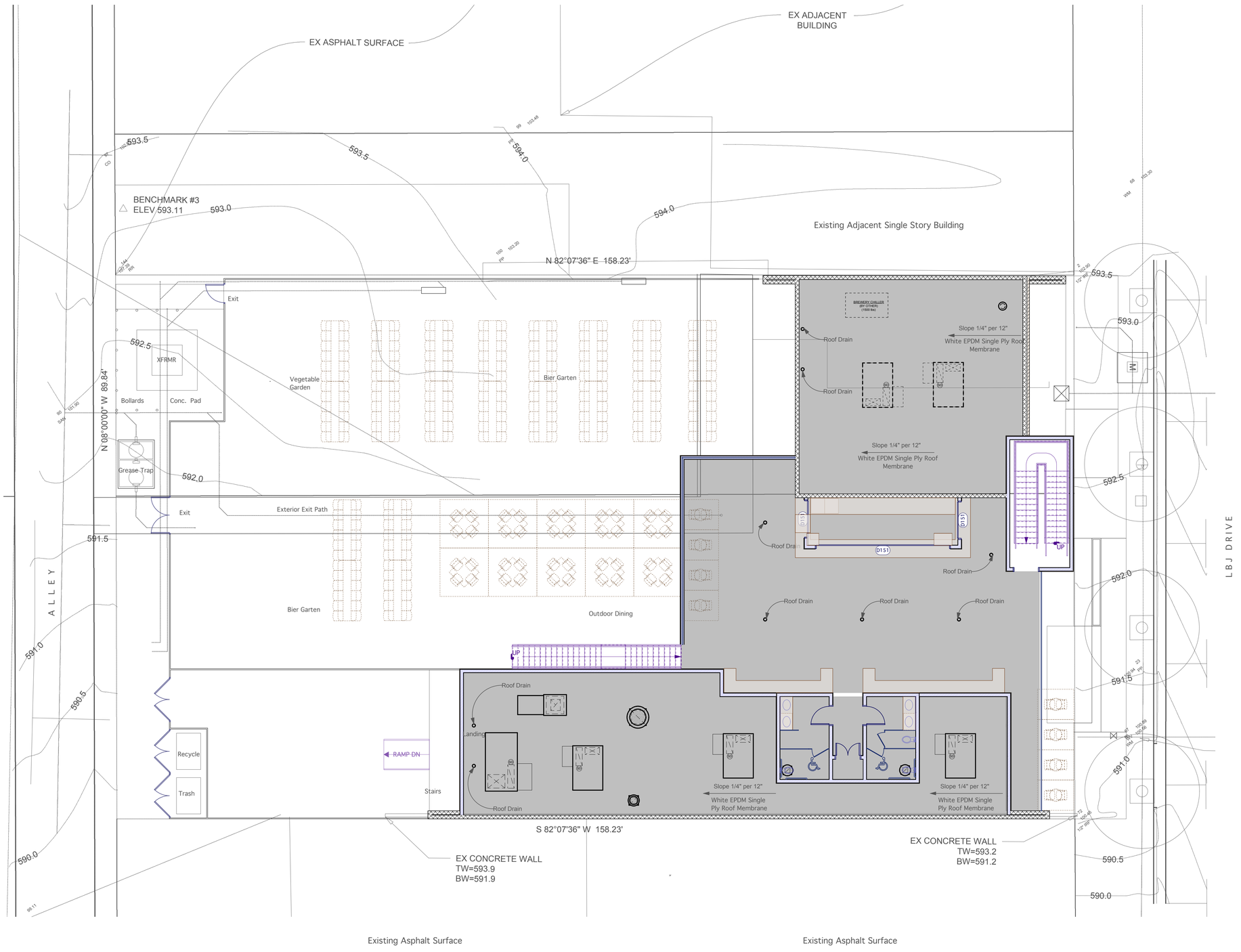
The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in 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 Tech	November 25, 2014
Name	**Title**	**Date**



1 Site / Roof Plan
Scale: 1/8" = 1'-0"

PROJECT SUMMARY:

Project Name: AquaBrew
Project Location: 150 S LBJ, San Marcos, Texas 78666
Zoning: T5
Project Description: New Commercial Construction
Use: Restaurant
Occupancy Classification: A2 - Restaurant+Gelateria / F1 - Brewhouse
Fully Automatic Sprinkler System: Yes
Construction Type: 2B
Floor Area: 6,781 G.S.F.
Number of Exits Required: 5
Number of Exits Provided: 8

CODE STANDARDS:

2009 IBC International Building Code
2009 IECC International Energy Conservation Code
2008 NEC National Electrical Code
2009 IFC International Fire Code
2009 IMC International Mechanical Code
2009 IPC International Plumbing Code
2006 TFER Texas Food Establishment Rules
2012 Texas Department of Licensing and Regulation Texas Accessibility Standards

GENERAL NOTES:

Scope of work is build a new commercial structure for use as a Microbrewery/Bar/Restaurant. Contractor shall supply following project work: All new building and site construction, interior build out, millwork, fixtures, finishes, commercial kitchen installation, mechanical, plumbing, and electrical work as called out in the construction documents.

This project must be constructied n compliance with accessibility standards as specified by Texas Department of Licensing and Regulations.

In these documents, "Owner" shall refer to Carlos Russo of AquaBrew; "Contractor" shall refer to the General Contractor, and Architect" shall refer to 'Martin Barrera, Architect.

All work described by these documents shall be performed in full accordance with all applicable codes as adopted by the City of San Marcos, Texas.

Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency or any other request for clarification to the Architect for resolution.

Contractor shall submit reproducible shop drawings to Architect for Owner's, Architect's, and Engineer's approval.

Contractor shall coordinate with all trades to provide complete working systems.

Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area and adjacent areas.

All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.

Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.

Contractor shall be responsible for seeing that each subcontractor cleans up daily and removes any and all debris generated by construction operations, making ready for all subsequent subcontractors.

Martin Barrera, Architect

4229 Mattie Street
Austin, Texas 78723

512.473.0055 [phone]
512.473.0056 [fax]
512.740.4417 [mobile]

martin@mb-architect.com
www.mb-architect.com

Authority

Not for regulatory approval, permitting, or construction.

This document is released for the purpose of interim review under the authority of Martin R. Barrera Jr. TBAE #18559.

© Martin Barrera, Architect 2014

consultant

Project ID

4601

Project

Aquabrew
150 South LBJ
San Marcos, Texas 78666

Owner

Carlos Russo
102 Wonder World Drive #304
PMB#222
San Marcos, Texas 78666

ID	Date	Revision

ID	Date	Issue

Date: 11.13.2014
Drawn: mrb
Reviewed: mrb

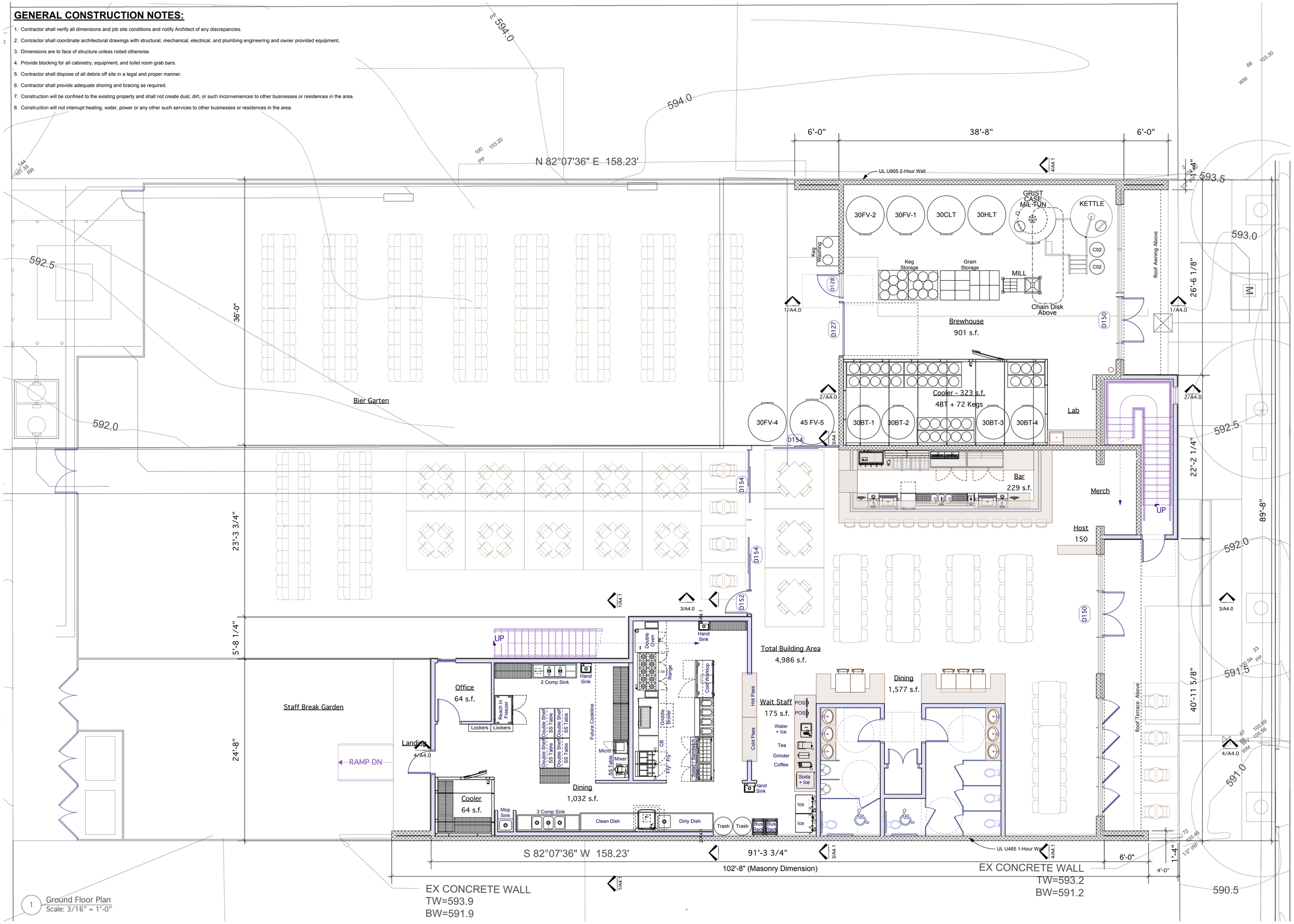
Site / Roof Plan

A1.0

of
23

GENERAL CONSTRUCTION NOTES:

1. Contractor shall verify all dimensions and job site conditions and notify Architect of any discrepancies.
2. Contractor shall coordinate architectural drawings with structural, mechanical, electrical, and plumbing engineering and owner provided equipment.
3. Dimensions are to face of structure unless noted otherwise.
4. Provide blocking for all cabinetry, equipment, and toilet room grab bars.
5. Contractor shall dispose of all debris off site in a legal and proper manner.
6. Contractor shall provide adequate shoring and bracing as required.
7. Construction will be confined to the existing property and shall not create dust, dirt, or such inconveniences to other businesses or residences in the area.
8. Construction will not interrupt heating, water, power or any other such services to other businesses or residences in the area.



1 Ground Floor Plan
Scale: 3/16" = 1'-0"

Martin Barrera, Architect

4229 Mattie Street
Austin, Texas 78723

512.473.0055 [phone]
512.473.0056 [fax]
512.740.4417 [mobile]

martin@mb-architect.com
www.mb-architect.com

Authority

Not for regulatory approval, permitting, or construction.

This document is released for the purpose of interim review under the authority of Martin R. Barrera Jr. TBAE #18559.

© Martin Barrera, Architect 2014

consultant

Project ID

4601

Project

Aquabrew
150 South LBJ
San Marcos, Texas 78666

Owner

Carlos Russo
102 Wonder World Drive #304
PMB#222
San Marcos, Texas 78666

ID	Date	Revision

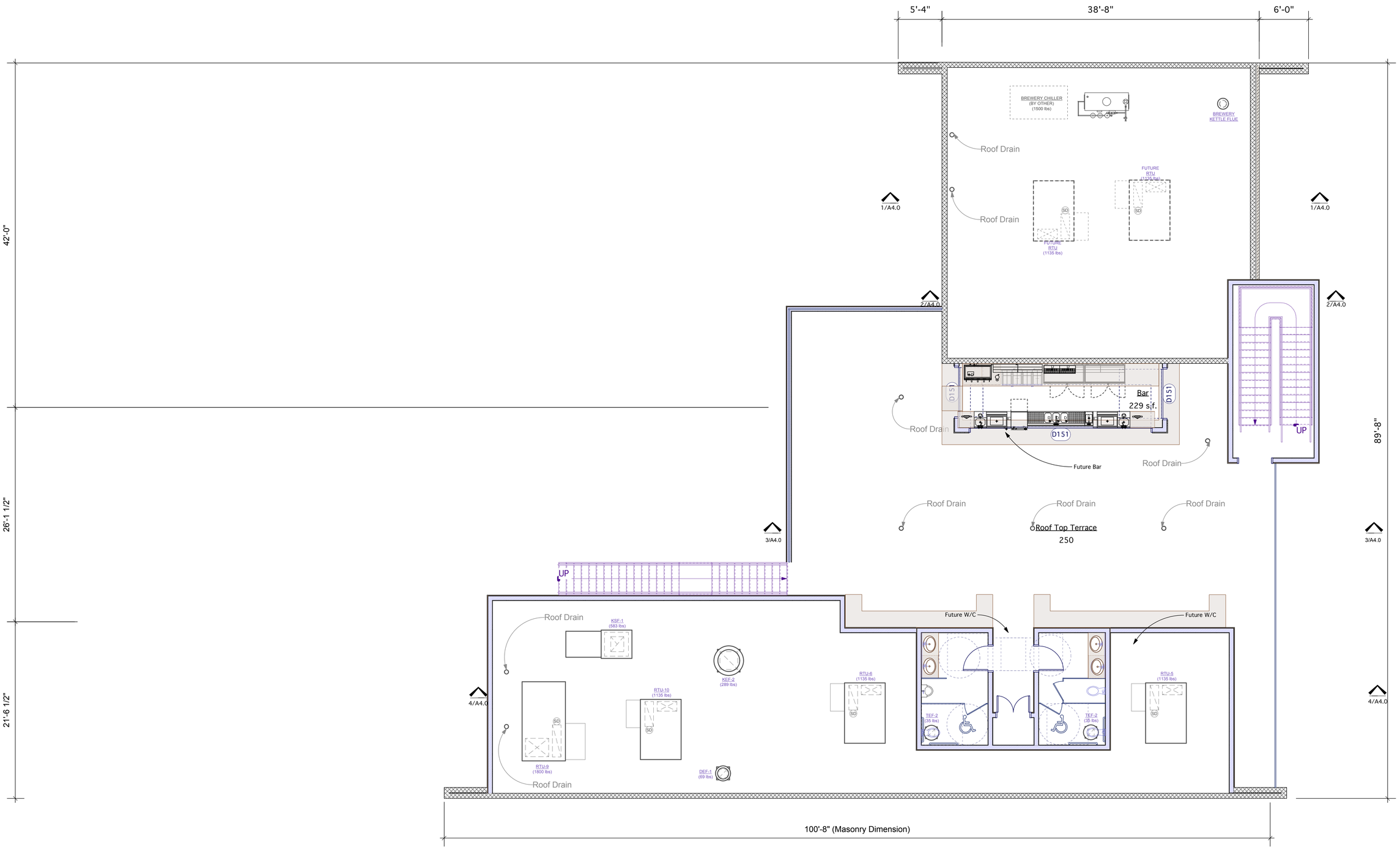
ID	Date	Issue

Date: 11.13.2014
Drawn: mrb
Reviewed: mrb

Floor Plan

A2.0

of 23



1 Second Floor Plan
Scale: 3/16" = 1'-0"

Martin Barrera, Architect

4229 Mattie Street
Austin, Texas 78723

512.473.0055 [phone]
512.473.0056 [fax]
512.740.4417 [mobile]

martin@mb-architect.com
www.mb-architect.com

Authority

Not for regulatory approval, permitting, or construction.

This document is released for the purpose of interim review under the authority of Martin R. Barrera Jr. TBAE #18559.

© Martin Barrera, Architect 2014

consultant

Project ID

4601

Project

Aquabrew
150 South LBJ
San Marcos, Texas 78666

Owner

Carlos Russo
102 Wonder World Drive #304
PMB#222
San Marcos, Texas 78666

ID	Date	Revision

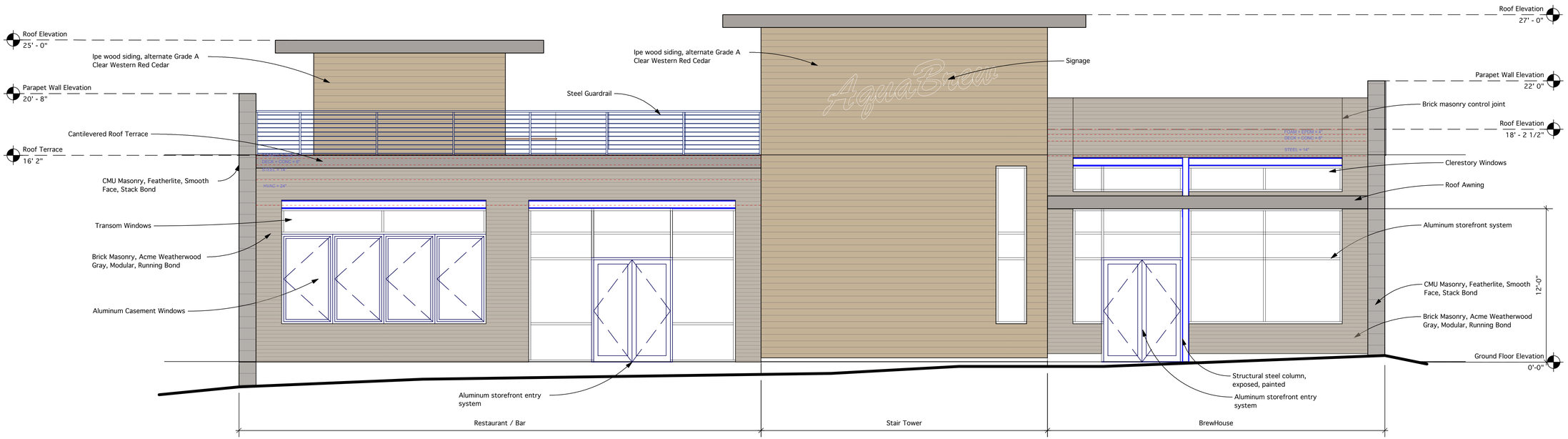
ID	Date	Issue

Date: 11.13.2014
Drawn: mrb
Reviewed: mrb

Second Level Plan

A2.1

of
23



1 East (Street) Elevation
Scale: 1/4" = 1'-0"

Martin Barrera, Architect

4229 Mattie Street
Austin, Texas 78723

512.473.0055 [phone]
512.473.0056 [fax]
512.740.4417 [mobile]

martin@mb-architect.com
www.mb-architect.com

Authority

Not for regulatory approval, permitting, or construction.

This document is released for the purpose of interim review under the authority of Martin R. Barrera Jr. TBAE #18559.

© Martin Barrera, Architect 2014

consultant

Project ID

4601

Project

Aquabrew
150 South LBJ
San Marcos, Texas 78666

Owner

Carlos Russo
102 Wonder World Drive #304
PMB#222
San Marcos, Texas 78666

ID	Date	Revision

ID	Date	Issue

Date:	11.13.2014
Drawn:	mrb
Reviewed:	mrb

Building Elevations

A3.0

of
23

Appetizers & Soups Bruschetta Garlicky Shrimp Hummus Ceviche French Onion Soup Tomato Basil Soup	**Sandwiches and Burgers** Panino Burger Chicken burger Fish Tacos Tacos al Carbon
Salads Cesar Salad Greek Salad Salad Nicoise	**Pastas** Linguini al Salmone Affumicato Ravioli al Pesto, Linguini Carbonara Penne Amatriciana
Entrees Filet Mignon Fresh Gulf Fish in season Seared Salmon with Quinoa	**Desserts** Peaches Foster Crème Brulee Chocolate Mouse
Sides	
Mom's black beans	Rice dish (TBD)
French Fries	Quinoa / Polenta

Sauteed Veggies / Fresh Side Salad	Fried Yucca

09/12

CUP-14-34

City of San Marcos
RESTRICTED OR UNRESTRICTED CONDITIONAL USE PERMIT APPLICATION

To Allow On-Premise Consumption of Alcoholic Beverages for Businesses within the Central Business Area Zoning District

LICENSE INFORMATION

Trade Name of Business: AquaBrew

Application is filed by: ☐ Individual ☐ Partnership ☐ Corporation ■ Other: LLC

Name of Individual or Entity: Carlos Russo **Phone Number:** 623-337-7083

Mailing Address: PMB #222, 102 WONDERWORLD DR #304, SAN MARCOS, TX 78666

Email Address: carlosrusso@yahoo.com

Type of Permit Requested: ■ Mixed Beverage ☐ Beer & Wine ☐ Other: _____

PROPERTY

Street Address: 150 S LBJ Dr.

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R41546

Property Owner's Name: 150 S LBJ, LLC **Phone Number:** 623-337-7083

Address: 150 S LBJ Dr, San Marcos TX 78666

BUSINESS DETAILS

Primary Business Use: ■ Restaurant (Restricted) ☐ Bar (Unrestricted) ☐ Other: _____

Hours of Operation: Monday Thru Sunday 11am - 2am

Type of Entertainment Facilities: Restaurant, Bar and Brewery (Brewpub), Biergarten

Indoor Fixed Seats: 120 **Outdoor Fixed Seats:** 300

Gross Floor Area Including Outdoor Above-ground Decks: 13,000 Square Feet

Number of Off-Street Parking Spaces Provided: 0

Located more than 300 feet from churches, public schools, hospitals, low density residential? ■ Yes ☐ No

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

- [ ] **New request,** no existing TABC CUP Permit at this location
- [ ] **Change** to existing TABC Permit. Nature of Change:_____
- [x] **Renewal** - 7/9/13 (~~previous~~ original approval of CUP)
- [ ] **Change in name of license holder** of existing business at same location
- [ ] **Change in name of existing business** at this location

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit: **$600 Application fee + $10.00 Technology Fee** (non-refundable)
- Mixed Beverage Permit: **$600 Application fee + $10.00 Technology Fee** (non-refundable)
- Change to Existing Permit/Renewal: **$300.00 Application fee + $10.00 Technology Fee** (non-refundable)
- **Site Plan** drawn to scale, preferably on paper no larger than 11" x 17", showing dimensions of property, locations and square footage of building(s), interior layout showing dimensions of tables, bar area, etc., number of off-street paved parking spaces, and fences buffering residential uses.
- **Copy of State TABC License Application**

I certify that this information is complete and accurate. I understand that I or a representative should be present at all meetings regarding this application.

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

Applicant's Signature

Printed Name: Carlos Russo **Date:** 10/31/2014

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

Legislation Text

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

AGENDA CAPTION:

SCW-14-04 (Concho Commons) Hold a public hearing and consider a request by ETR Development Consulting LLC, on behalf of Casey Development, Ltd, for approval of a Height Warrant to allow two additional floors to an already approved 13 story building (to permit 15 floors total) for the Concho Commons project located on Lot 1, Carson Addition (owned by Carson Diversified Properties, LP) located at 101 Concho Street (intersection of N. LBJ and Concho Street).

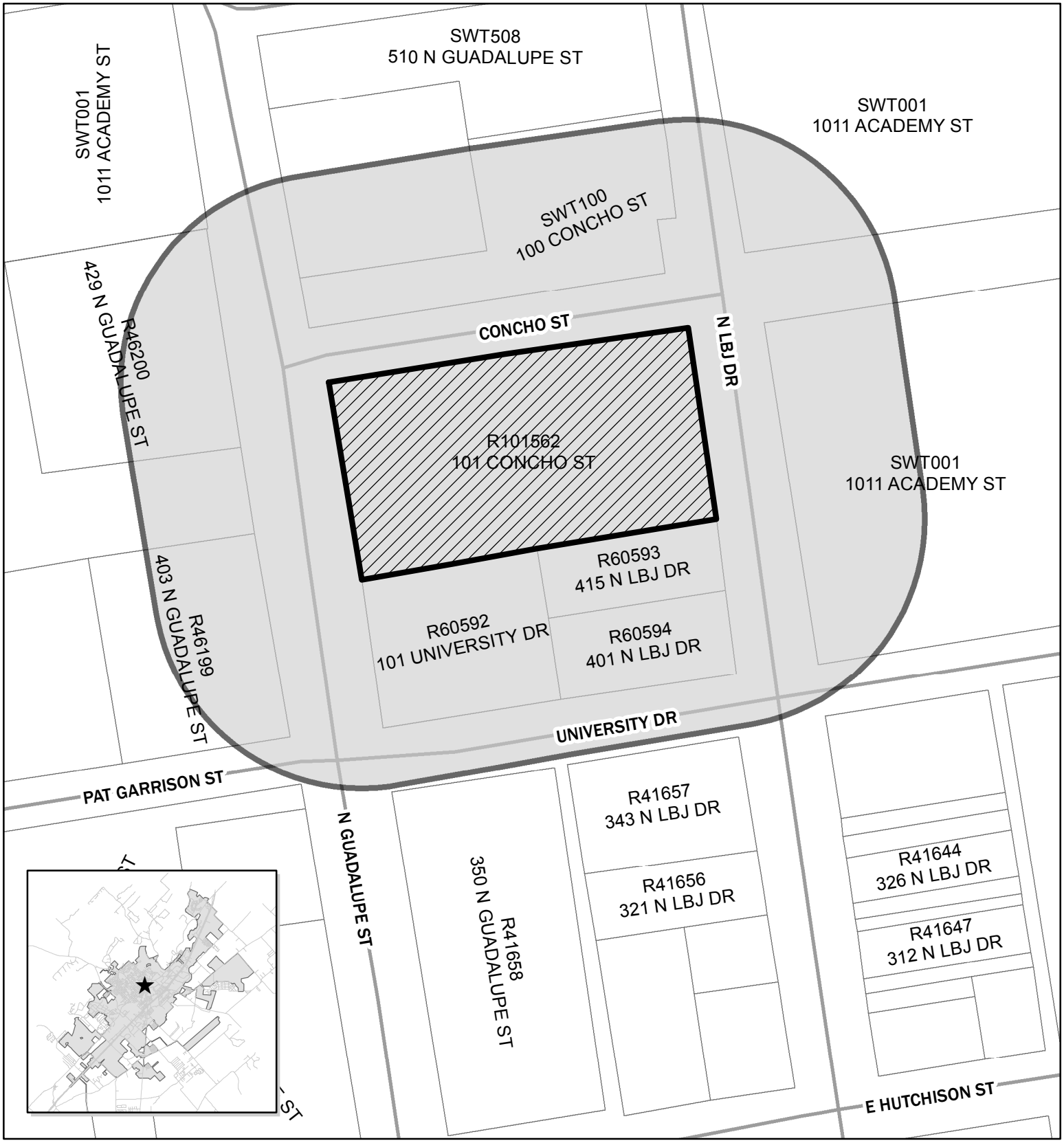
Meeting date: December 9, 2014
Department: Development Services

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

CITY COUNCIL GOAL: Big Picture Infrastructure

BACKGROUND:

The applicant is seeking approval of a warrant request to add two additional stories to the already approved 13 story building to allow a 15 story building at 101 Concho Street.



SCW-14-04
Concho Commons
Hight Warrant
Map Date: 11/26/2014

Site Location
Notification Buffer
(200 feet)

0 75 150 300 Feet

N

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.

CONCHO COMMONS

Elevation (N Guadalupe St)

SCW-14-04
SmartCode Warrant
Concho Commons Height Warrant Request
101 Concho Street

Summary:

Agent:	ETR Development Consulting 5395 Highway 183 Lockhart, Texas 78644
Applicant:	Darren Casey, Casey Development 814 Arion Pkwy San Antonio, TX 78216
Property Owner:	Carson Diversified Properties LP C1911 Corporate Drive, Suite 102 San Marcos, TX 78666
Applicant Request:	The applicant is seeking approval of a warrant request to add two additional stories to the already approved 13 story building to allow a 15 story building at 101 Concho Street. Due to the topography of the site, the building will have a full 15 stories of building height above ground, along LBJ Drive and 14 stories of building height along Guadalupe Street.
Notification	Public hearing notification mailed on November 27, 2014.
Response:	None as of report date.

Property Area/Profile:

Location:	101 Concho Street
Legal Description:	Lot 1 Carson Addition
Frontage On:	LBJ Drive, Concho Street, and Guadalupe Street
Neighborhood:	Downtown
Existing Zoning:	T5
Preferred Scenario Map:	High Intensity
Existing Utilities:	Adequate
Existing Use of Property:	Vacant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	P	University Dorms
S of Property	P T5	Guadalupe Street
E of Property	T5	Restaurants
W of Property	P	Concho Street/ Catholic Student Center

Code Requirements:
A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the SmartCode, but is justified by the provisions of Section 1.3 Intent. Height is regulated in the SmartCode within the Building Configuration section (Table 5.2). Five stories are permitted by right in a T5 district and additional height may be considered by Warrant.

In reviewing a warrant request for additional height the code calls for the following review:

- The height request must be determined to meet the Intent of the SmartCode.
- The adopted design guidelines have provided a basis for the design of the project.

Comments from Other Departments:

- Public Services-Transportation: The "jellyfish" product proposed for increased removal of total suspended solids shall not be located in the ROW and shall be maintained by the property owner.
- Fire Marshal's Office: The increase in height does not change code requirements for construction standards

Background:
Due to the extensive history of this case and the recent changes in the approval process for height warrant cases in general, this section of the staff report is divided in the following three sections:

- Project History & Council Adopted Code Changes
- Description of the Currently Approved Development
- Description of the Proposed Development

Project History & Council Adopted Code Changes

- September 16, 2008
  - PDD approved by City Council permitted the site to be developed as a 3 story commercial building
- December 16, 2009
  - PDD amendment approved by City Council permitted the site to be developed as a 5 story mixed use building (4 above street grade); 39 dwelling units and total of 27,369 square feet of commercial space.
- May 3, 2011
  - SmartCode approved- subject property became zoned T5 with a permitted height of 5 stories by right, additional height required a warrant request
- October 23, 2012
  - SmartCode warrant is approved by the Planning and Zoning Commission to permit the development of a 13 story building
- December 4, 2012
  - City Council adopted the Downtown Design Guidelines
- March 4, 2014
  - City Council directed staff to initiate a code amendment that will require any requests for height beyond five stories to receive Council review and final approval.
- April 15, 2014
  - City Council amended the SmartCode warrant process to require the City Council to hold a public hearing and decide all warrant request as a negotiated agreement for height beyond the five story maximum after review and a recommendation has been made by the P&Z Commission.

Currently Approved Development
The Concho Street project is located on the northern edge of Downtown between N. Guadalupe and N. LBJ on Concho Street. The project is currently entitled to be developed as a 13 story multi-family development with retail space to be included within the first floor of the proposed building. The front

façade faces north towards the University along Concho Street and the rear façade faces Downtown. A parking garage has been designed to include above ground parking wrapped with housing on three sides.

Proposal
The applicant is seeking to add two additional stories of multi-family development to the proposed 13 story development. The addition of the two stories would allow for an increase in unit count from 310 units to 326 units. Additionally, the applicant is proposing to redesign the parking garage to include 2.5 levels of below grade parking with additional parking on LBJ Drive (Floor 1), Guadalupe Street (Floor 2) and Floors 3 and 4 which have integrated parking wrapped on three sides by housing. The general massing of the currently approved 13 story development and the proposed 15 story development appear to be consistent. However, the following design features have changed:

- Roof Line
- Materials
- The corner of Concho and LBJ Drive has been redesigned to create a more prominent commercial corner.
- The apartment balconies have been recessed into the building

Additionally, in negotiations with the City Manager's Office the applicant has agreed to provide the following:

- Screening of an electric transformer previously proposed for location within the streetscape.
- Expiration of the current warrant request if a site preparation permit has not been issued within two years of the warrant approval.
- Installation of a product identified as a "jellyfish" to help improve water quality and reduce total suspended solids from the site.
- Verification that construction of the development will meet standards for LEED certification.

Planning Department Analysis:
Staff has reviewed the request for consistency with the Downtown SmartCode Regulations, Design Guidelines, and the context of the surrounding development. For transparency purposes, the analysis of the case is divided into the following four sections:

- Intent of SmartCode Regulations
- Review of Design Standards and Guidelines
- Attachments & Overview
- Staff Findings

Intent of SmartCode
As a large mixed use residential project in the transition area between the Texas State campus and Downtown San Marcos, the proposed development would help to meet the housing demand created by the University in a way that offers students an opportunity to live a lifestyle with a reduced dependency on motor vehicles. In many ways it appears the development supports the general intent of the type of development the SmartCode envisions; however due to the size of the development structure, it appears the proposed project is more consistent with a slightly more dense set of development standards than what is currently adopted within the T1-T5 transects.

Attachments that support this section: **Exhibit A**- SmartCode Intent Statements

Design Guidelines
Lots and buildings located within Downtown San Marcos are identified on a Design Contexts Map that is included as an appendix to the Design Guidelines. The SmartCode contains Downtown Design Standards that include requirements for the following: contextual height step down requirements, expression requirements, upper floor window design requirements and varied upper floor massing requirements. The regulations in the SmartCode establish the basic requirements for building mass and scale throughout the Downtown.

The subject property is located in the SmartCode-T5 Urban Center and is within the University Edge Design Context. This area is described as a context that should create a safe, pedestrian-friendly transition between campus and Downtown. New development in this context should be compatible in scale and respectful of downtown design traditions. In addition, within the University campus there are key public views up to campus and downtown to the Courthouse Square. New development should preserve and enhance these views.

Attachments & Overview
Attached to this report, staff has included all materials, renderings, and perspective views the applicant has provided.

Important to Note: The development is currently entitled to build a 13 story structure. The warrant approval that entitled the property to the 13 floor design was approved prior to the adoption of the design standards and guidelines, as such the approved development was not required to be designed with adherence to the design standards or guidelines.

Since the 13 story approval, the following aspects of the case have changed:

- Design Guidelines and Standards were adopted;
- The Council amended the approval process for height warrants to require City Council approval through a negotiated process similar to a development agreement or PDD;
- Some design aspects of the building have changed;
- The applicant is seeking additional development entitlements;

Attachments that support this section: **Exhibit B**- Review of the current proposal for 15 stories with the adopted Design Standards and Guidelines

Findings
Staff has reviewed this request and has made the following findings:

- The proposed type of use at the specified location appears to be generally consistent with the policies embodied in the adopted Comprehensive Plan.
- The proposed use appears to be generally consistent with the general purpose and intent of the SmartCode and the T5 character.
- It does not appear that adding two stories to the already entitled 13 story building will substantially change the already approved development nor will it take steps to bring the development into closer conformance with addressing the goals of the Smartcode design standards.
- The height of the building does not appear to be consistent with the typical building height associated with the T5 transect.
- As indicated above, attached to this report staff has included all materials, renderings, and perspective views the applicant has provided.
- Utilizing the perspectives provided by the applicant, it appears the proposed 15 story building will share a consistent overall height (building height + ground elevation) as the Tower Dormitory, just at a lower elevation.

Options for proceeding are outlined below:

- **Option1- Recommend approval of the negotiated agreement reflecting the proposal as submitted by the applicant.**
- **Option 2- Recommend denial of the request. (If Council also denies the request the applicant will still be permitted to construct the 13 story building previously approved.)**
- **Option 3- Recommend other terms and conditions to be included in a negotiated agreement.**

Due to the already approved 13 story structure, **staff recommends approval** of the applicant's request.

List of Attachments for your review:

- Exhibit A- Review of the project with the Intent Statements outlined in the SmartCode
- Exhibit B- Review of the project with the adopted Design Guidelines
- Exhibit C- The applicants submittal including description of the project and renderings
- Exhibit D- Perspectives provided by the applicant

The Commission's Responsibility:

The Commission is required by Code to hold a public hearing and receive public comment on this application. After considering the public input, the Commission is charged with making a recommendation to the City Council to approve or deny the Warrant.

The Commission's decision is discretionary. In evaluating the impact of the proposed Warrant on surrounding properties, the Commission should consider the extent to which the practice:

- enables, encourages and qualifies the implementation of the SmartCode policies on Intent;
- is consistent with policies of the Comprehensive Plan and Downtown Master Plan;
- is compatible with the character and integrity of adjacent developments and the general intent of the Transect.

The following standards are not available for Warrants:

a. the maximum dimensions for traffic lanes;
b. the required provision of Rear Alleys; and
c. the Base Residential Densities.

Kristy Stark & Case Mgr: Sofia Nelson, CNU-A	December 4, 2014
Name	**Date**

EXHIBIT A

X- The intent statement appears to be met
N/A- The statement does not appear to be applicable to the request
[ ] An empty box indicates that it appears the request is not consistent with the intent statement

1.3. - INTENT

1.3.1. The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.2. THE REGION

[n/a] a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and the river.

[X] b. That growth strategies should encourage infill and redevelopment in parity with New Communities.

[X] c. That development contiguous to urban areas should be integrated with the existing urban pattern.

[n/a] d. That development non-contiguous to urban areas should be organized in the pattern of Clustered Land Development ("CLD") or Traditional Neighborhood Design ("TND").

[ ] e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty. – ***The request does not appear to include an affordable housing component.***

[n/a] f. That transportation Corridors should be planned and reserved in coordination with land use.

[n/a] g. That green corridors should be used to define and connect the urbanized areas.

[X] h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.3.3. THE COMMUNITY

[X] a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.

[X] b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.

X	c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
n/a	d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
	e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes. ***The request does not appear to include a range of housing options.***
X	f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
X	g. That Civic, Institutional, and Commercial activities should be embedded downtown, not isolated in remote single-use complexes.
n/a	h. That schools should be sized and located to enable children to walk or bicycle to them.
n/a	i. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtown.

1.3.4. THE BLOCK AND THE BUILDING

	a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places. ***It does not appear the request is in full compliance with the SmartCode design standards and guidelines incorporated into the code for evaluating how buildings contribute to defining thoroughfares.***
X	b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
X	c. That architecture and landscape design should grow from local climate, topography, history, and building practice.
n/a	d. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
n/a	e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
n/a	f. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
n/a	g. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.

n/a	h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.3.5. THE TRANSECT

X	a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
	b. That the Transect Zone descriptions on Table 1.1 shall constitute the Intent of this Code with regard to the general character of each of these environments. ***In many ways it appears the development supports the general intent of the type of development the SmartCode envisions, however due to the size of the development it appears the proposed project is more consistent with a slightly more dense set of development standards than what is currently adopted with the T1-T5 transects.***

Exhibit B.

Review of Design Guidelines
The project meets most of the requirements of the new Article 6: Building Design. It is categorized as "Condition A" in that it is more than 60' in length and greater than two stories high.

6.3.2(a) Horizontal Expression Requirements – Minimum of two required
Under Condition A, the project must use a minimum of two horizontal expression tools and at least one vertical expression tool. The current design utilizes a second floor expression line and generally meets the varied parapet height.

6.3.2(b) Vertical Expression Requirements – Minimum of one required
The current design appears to utilize a wall notch as a vertical expression tool.

6.4 Upper Floor Window Design – Minimum of one required
Article 6 calls for special treatment for upper floor window design. The applicant has not specified that they have selected one of the treatments, but do note that the ground floor windows will be 100% transparent.

6.5 Varied Upper Floor Massing - Required
Any project that is over three stories with a frontage of 60' or more is required to utilize the upper floor massing requirement. Most buildings in downtown San Marcos are typically three stories or less with a range of building heights occurring across a single block face. The varied upper floor massing requirement is intended to ensure that new, taller structures do not dominate the street front. Taller buildings should provide variety in building height as perceived from the street and to maintain a sense of pedestrian scale at the sidewalk. No variation in upper floor massing has been provided. Staff is concerned that there is no variation provided. The scale of this project is so much larger than what is in the immediate vicinity and much larger than the typical building pattern in downtown.

Important to Note: The development is currently entitled to build a 13 story structure. The warrant approval that entitled the property to the 13 floor design was approved prior to the adoption of the design standards and guidelines, as such the approved development was not required to be designed with adherence to the design standards or guidelines.

CASEY LTD
DEVELOPMENT

Height Warrant Application

Concho Street Commons

San Marcos, Texas

October 27, 2014

Contents

A. INTRODUCTION 3
B. PROJECT DESCRIPTION 3
C. PROPOSED USE 4
D. NEGOTIATED ITEMS Presented by City of San Marcos 4
E. T5 URBAN CENTER 5
F. 1.3. – INTENT (from the SmartCode) 6
G. THE UNIVERSITY EDGE 9
H. PARKING 10
I. DESIGN CONSIDERATIONS 10
J. DESIGN GUIDELINES 11
K. FIRE AND LIFE SAFETY CONSIDERATIONS 16

A. INTRODUCTION

This warrant application is submitted to receive approval to add two (2) stories to a previously approved Height Warrant for Concho Street Commons located at 101 Concho. The project is currently approved for thirteen (13) stories and this warrant application is to add two (2) additional stories to the already approved project.

The Applicant believes that the additional height meets the intent of the SmartCode as defined in Section 1.3 Intent. This is a large mixed use residential project in the far north section of the transition area between campus and downtown. The goal of the project is to meet the housing demand created by the University and provide an urban-oriented livable community without negatively impacting surrounding properties.

This request allows further residential density in downtown which is supported in the 2008 Downtown Master Plan's vision of a dense, vibrant 24/7 urban center.

The project satisfies most of the Intent criteria and is characteristic of compact, pedestrian-oriented mixed use development that the SmartCode encourages.

The Applicant believes that the project significantly meets the intent of the SmartCode and merits approval.

B. PROJECT DESCRIPTION

The proposed development is a mixed-use retail and residential project located on Concho Street between Guadalupe and LBJ Streets in San Marcos.

The 326 proposed units have open plan, high quality living areas in a variety of room configurations (Studio, 1BR, 2BR and 4BR), and sizes. The rooms have been designed to maximize views of Downtown and the Hill Country. All rooms are furnished with beds, desks, chairs, dressers, sofas, chairs, bar stools and entertainment centers including flat screens. Each unit will have a washer/dryer and a fully outfitted kitchen with dishwasher, stove and refrigerator. Move-in effort will be lessened by providing a building that is sufficiently furnished and move-in ready. Significant security protocols are in place to limit access to the residential floors including 24/7 security interface at the main entrance, card key access on elevators and hallways, emergency buttons. On-site staff includes management, programming/marketing/activities, security and maintenance.

As a property surrounded on three sides by street, the building will have two access points for parking (LBJ and Guadalupe) to facilitate the slope of the site. Pedestrian access to the building is through locations along Concho and LBJ. The street level floors (Floors 1 and 2) are contained within a podium with a floor to floor height of approximately 15' each. The remaining housing will have 9' floor to floor height.

There are 2.5 levels of below grade parking along with parking on LBJ (Floor 1), Guadalupe (Floor 2), and Floors 3 and 4 which have integrated parking wrapped on three sides by housing. All parking is concealed.

The applicant anticipates compliance with Article 6 of the SmartCode – Downtown Design Standards. As a mixed-use residential project located directly adjacent the Texas State campus boundary, this project will help address housing demand created by Texas State University in a manner that provides students an opportunity to live a pedestrian-oriented lifestyle within proximity to their daily needs and tasks, thereby minimizing impacts on the City (i.e., traffic congestion and conflicts with single-family housing) while providing excellent access to campus and easily enabling students to participate in the downtown community. The retail shops will provide additional services for the community to use.

The Applicant has taken great strides to enhance the building elevation perceived from Downtown by removing the exterior wall on the Downtown-facing façade. By removing that portion of the building, approximately 40% of the building face is open and the elevation will be seen as smaller forms. The Applicant believes that this adds visual interest and breaks up the mass of the project from the Downtown and address the spirit and intent of the Design Guidelines.

C. PROPOSED USE

The project is located within the T5 – Urban Center zone as defined by SmartCode.

The project is located within the University Edge as defined in Section 2 – Design Contexts of the Downtown Design Guidelines.

The project is in the High Intensity zone of the Comprehensive Master Plan.

The proposed facility is a market-level, mixed use residential housing facility which is a conforming use.

The site has been cleared and is currently used for parking.

D. NEGOTIATED ITEMS Presented by City of San Marcos

The City of San Marcos provided the following items for consideration by the Applicant in respect to the Warrant Application to allow two additional stories beyond the thirteen (13) already approved.

The Applicant's answers are included below each acceptable article:

Compliance with City's Design Guidelines related to height

APPLICANT: The architecture of the additional two floors will be consistent with the design approved with the original 13-floor Warrant. Staff and P&Z made a determination that the design substantially supported and was consistent with the intent of the Downtown Design Guidelines.

The project meets most of the Downtown Design Guidelines including varied parapet height, canopies, second floor expression line, wall notch, vertical expression line, horizontal expression line, wall offset and window design guidelines.

The building façade seen from downtown has deep setbacks from the face of the building – essentially reading as three distinct forms. This building face articulation merits consideration as an upper floor massing setback.

LEED or Certified Green Building

APPLICANT: The building will be designed and constructed in a manner that will qualify for LEED certification. LEED accredited architects and engineers will work on the project.

The design team will specify sustainable design practices including high performance building envelope, energy efficient systems (mechanical and electrical), indoor air quality, low flow and other water savings devices, recyclable content and lean construction practices that minimizes waste and truck traffic.

Water Quality features

APPLICANT: The Applicant proposes to use a product available in Central Texas, currently used in Austin and used several times by the design team. With this system, the Applicant can commit to removing 90% total suspended solids (TSS) on the site. This product is called "Jellyfish" and is approved by TCEQ for uses inside and outside the Edwards Aquifer. Additional information about the system can be provided upon request.

Public parking included within the development

APPLICANT: The Applicant is willing to provide public parking by modify the parking ratio for housing from 1:1 to .92, which would yield 52 parking spaces. These spaces would be subject to provisions similar to retail use parking planned for the facility.

Streetscape elements – trees, sidewalk widths, lighting, benches, bicycle parking, trash cans.

APPLICANT: The Applicant has already agreed to substantial streetscape improvements for the project. Additional space and other amenities can be added if additional unused R.O.W. becomes available on Concho Street.

Put an expiration date on the height warrant for the two additional stories – ie., must pull a building permit on or before a specified date.

APPLICANT: This request is acceptable to the Applicant depending on the timeframe anticipated. As long as there is a favorable outcome to the negotiated conclusion of the above items – and any other items that CoSM brings forward as part of the negotiated agreement – the Applicant will abide by this request.

E. T5 URBAN CENTER

The project resides in the T5 Urban Center district and as such has provisions for high density development with urban character and pedestrian-oriented accessibility and building use. The project meets most of the criteria established in SmartCode including the general provisions shown below:

T5 URBAN CENTER			**Applicant Response**
T-5 Urban Center Zone consists of higher density mixed use building that accommodates retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, regularly spaced street tree planting and buildings set close to the sidewalks.	General Character:	shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity	This mixed use project exemplifies the type of project anticipated within the T5 Urban Center. The project will offer high density urban living with market-level apartments, wide sidewalks, trees, and substantial pedestrian activity potential due to its location and retail potential.
	Building Placement	Shallow Setbacks or none; buildings oriented to street defining a street wall	The building engages the site at the property lines with placement oriented to the street defining a street wall.
	Frontage Types:	Stoops, Shop fronts, Galleries	The building has retail shop fronts, stoops for access to building and areas for outdoor activity.
	Typical	2 to 5-Story with some variation	The proposed building height is higher than

	Building Height:		typical due to the desired program, its adjacency to the TSU-SM campus and the massing relationship to buildings within the surrounding area. The project is currently approved for thirteen (13) floors.
	Type of Civic Space:	Parks, Plazas and Squares, median landscaping	This building is in an area abutting TSU-SM and strives to balance the needs to the building user, the prevalling architectural context, the proximity to TSU-SM.

F. 1.3. – INTENT (from the SmartCode)

1.3.1. The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.2. **THE REGION**

a) That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and the river.

b) That growth strategies should encourage infill and redevelopment in parity with New Communities.

Applicant: the project is a fitting response to the market needs in the area and will revitalize this transitional area of between Downtown and TSU-SM. The redevelopment of this area will bring numerous new occupants to this underserved area. The proposed project is a mixed use project with high density, pedestrian oriented, urban-type project.

c) That development contiguous to urban areas should be integrated with the existing urban pattern.

Applicant: the project is consistent with the existing urban pattern and adds development interest to TSU-SM master plan and adjacent proposed facilities. Further, the facility will add vibrant activity and easy vehicular accessibility to this growing area.

d) That development non-contiguous to urban areas should be organized in the pattern of Clustered Land Development ("CLD") or Traditional Neighborhood Design ("TND").

e) That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.

f) That transportation Corridors should be planned and reserved in coordination with land use.

Applicant: the transportation corridors exist and enhance the workability of this project by providing easy access to the garage areas from both LBJ and Guadalupe and by providing ample pedestrian walkways.

g) That green corridors should be used to define and connect the urbanized areas.

Applicant: the Applicant intends to plant trees consistent with the SmartCode 3.7.3.e.i (Public Frontages specific to T5 zone). Any additional landscaped areas will meet 3.7.3.c.i

h) That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

Applicant: The project will enhance the usability of the area by enhancing systems of vehicular, pedestrian and bicycle traffic routes.

1.3.3. **THE COMMUNITY**

a) That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.

Applicant: Although not specifically addressing the Community aspects, the project is a mixed-use development with pedestrian-oriented fronts on three sides that will encourage pedestrian activity.

b) That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.

Applicant: The project is a mixed-use project with housing and retail and represents an opportunity to enliven this area of campus and the transitional zone between campus and Downtown.

c) Those ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

Applicant: Although not specifically addressing the community aspects, this project meets the intent of this item by providing services, residential living and easy access to other commercial areas.

d) That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.

Applicant: the project is within one-half mile of the regional line proposed south of Downtown and its proximity to services will reduce dependency on automobiles.

e) That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.

Applicant: the project represents a housing type that is severely underrepresented in Downtown. The proposed building has a variety of living types and although targeted to the

student population due to its close proximity to the TSU-SM campus, the building is designed as market-level apartments and could easily be transformed into a diverse occupancy facility.

f) That appropriate building Densities and land uses should be provided within walking distance of transit stops.

Applicant: the project has easy access to public transportation and is located on the within one-half mile of the proposed Gray/LBJ stop of the regional transit line. This location which is conveniently located in the transition zone between Downtown and TSU-SM is appropriately sized and its density is appropriate for the area.

g) That Civic, Institutional, and Commercial activities should be embedded downtown, not isolated in remote single-use complexes.

Applicant: the project is a typical mixed use facility that blends living and services in a location with easy access to Downtown and TSU-SM. The proposed retail will enliven the area and provide high-quality retail services that are underrepresented in this area.

h) That schools should be sized and located to enable children to walk or bicycle to them.

i) That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtown.

1.3.4. **THE BLOCK AND THE BUILDING**

a) That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.

b) That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.

Applicant: the project will provide adequate parking for both retail use and housing. The parking areas are efficiently designed and will facilitate arrival and departure. The project has made significant strides to enhance pedestrian use with storefronts and streetscape.

c) That architecture and landscape design should grow from local climate, topography, history, and building practice.

Applicant: the project will provide street trees and other ornamental elements that will enliven the space including the use of native stone, deep overhangs and awnings, easy walkways to mitigate steep slopes of the site, and providing easy access to the various elements of the building (e.g., residential area, retail, building services)

d) That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

Applicant: The building will utilize two methods to address this intent. The first is that energy efficient design practices will be used including quality building materials with a high performance envelope system, building automation, high performance mechanical systems, water conservation measures, and energy saving devices (lamps, fixtures and motion sensors). The second will be the building placement and maximizing views, solar capture and using the building form to provide shade.

e) That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.

f) That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

g) That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.

h) That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.3.5. **THE TRANSECT**

a) That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.

Applicant: The project will be a catalyst in improving the offering of housing options in the area. Although adjacent to TSU-SM, the retail opportunities and proximity to Downtown create accessible services and resources for all.

b) That the Transect Zone descriptions on Table 1.1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

G. THE UNIVERSITY EDGE

The University Edge context should create a safe, pedestrian-friendly transition between campus and downtown. New campus development in this context should be compatible in scale and respectful of downtown design traditions. In addition, within the University Edge there are key public views up to campus and down to Courthouse Square. New development should preserve and enhance these views.

Applicant: the project goal is to address a building type and housing need by creating a livable community adjacent to TSU-SM. The facility will provide safe and easy access to Downtown and TSU-SM due to its location in the transition zone. The location will provide easy pedestrian or bicycle access to campus or Downtown.

The building is more in harmony with the scale and context of the nearby campus buildings. The height of this building is mitigated by the academic buildings being higher in elevation due to the steep grade change that occurs west of Concho. The building form and design elements are rooted in the use of materials commonly found in San Marcos architecture including stone, tile and plaster and modern design attributes that have details reminiscent of streets from the past.

H. PARKING

The Applicant has parked the residential portion of the project at 1:1 (per bed) to satisfy underwriting requirements. The Applicant does not intend to seek a reduction to the parking ratio of 30% if within .5 mile of a Transit Oriented Development zone. The project is within the .5 mile requirement.

Retail requires parking at 3 spaces per 1000 SF of retail area. The Applicant will park based on this requirement.

Electric charging stations, compact parking areas, handicap parking, motorcycle parking and bicycle rack and storage will be provided as required.

The following table provides a summary:

326 Units/766 Beds	1 space/bed	766	Spaces
15,800 Retail	3 space/1000	47	Spaces
Total Parking Required		**813**	**Spaces**
Parking Provided		805	Spaces
Difference – over (under)		(8)	Spaces
Public Parking Provided		52	Spaces
Retail Parking Provided		47	Spaces
Total Non-residential		99	Spaces
Parking Remaining (805 - 99)		706	Spaces
Residential Parking	766	0.92	

I. DESIGN CONSIDERATIONS

The project is located in an area that provides an opportunity to stretch the design vernacular to meet both the requirements as a private structure built in San Marcos and an institutional facility geared towards TSU-SM.

The design is transitional in nature and the backdrop of the Campus and the buildings on the hill provide the most obvious design integration opportunity. If the design was a purely urban building, it would appear juxtaposed to the campus backdrop. If the building were fully institutional, nothing about it would appear to define it as a "city" building.

The project is a highly marketable building that meets the demands of today's student and is commercially viable integrating well into the commercial and planning aspects of Downtown. The building will be student focused – so some overture to the campus should be accommodated in the design – but the design should not imitate TSU-SM architecture values. Most students will probably appreciate that the project is "off-campus" and some departure to typical TSU-SM design is made.

The materials will be stone on the lower level (pedestrian level) and the floors above will have a mix of painted plaster, masonry, metal panel and metal trim. The roof is flat and the parapets varied and articulated.

The building form is decidedly residential in character and the verticality of the structure is expressed with the setbacks in the building elevation on all sides.

J. DESIGN GUIDELINES

Building Scale

A new building should convey a sense of human scale through its design features.

1. Establish a sense of human scale in a building design.

Applicant: the design of the facility contemplates building façade relief, canopies and horizontal elements will be incorporated at the street level to provide a variation in perceived height at the pedestrian scale.

Views

Views from the public right of way to the university and Courthouse Square are important and should be retained. The location of the building on a site, in addition to its scale, height, and massing, can impact views from the adjacent public right of way, including streets, sidewalks, intersections, and public spaces.

2. Minimize the impacts to primary views from the public right of way to the university and Courthouse Square.

Applicant: The project is bounded on its side by two primary streets (LBJ and Guadalupe) with views from Downtown to the University. Due to the building's location of the fringe of campus, the building is designed to meet the scale of other campus buildings and integrate into the fabric of the University architecture.

Guidelines Specific to the Design Standards

This section provides specific guidelines on topics directly related to the design standards.

Building Height:

The variety in building heights that exists in downtown San Marcos helps to define the character of the area. New development should continue the tradition of height variation, expressing and supporting human scale and architectural diversity in the area. New buildings above three stories should set back upper floors to maintain a sense of human scale at the street and minimize impacts to lower scale historic structures downtown. The base code allows five stories in downtown, but additional height may be considered. The following table should be used when analyzing requests for additional height.

3. Provide variation in building height in a large project.

Applicant: due to the location of the project (University Edge – the transitional zone between the University and Downtown) and the building type (high rise, high density housing), the Applicant believes that variations in building height are not appropriate for the appearance of the project, however, the design of the facility does contemplate some variations in the parapets and the building façade. In addition, canopies and horizontal elements will be incorporated at the street level to provide a variation in perceived height at the pedestrian scale.

4. Position the taller portion of a structure away from neighboring buildings of lower scale or other sensitive edges.

Applicant: The project is in a transitional area that affords increased height and density. The site is surrounded on three sides by University property. There are no neighborhoods or sensitive edges.

Height Strategy by Context

Context	Goal(s)	Additional Height in First and Second Layer	Additional Height in Third Layer
University Edge	Preserve key public views up the hill to campus.	Alternatives which maintain sufficient public access to key views up the hill may be considered.	Alternatives may be considered where taller structures will provide greater residential opportunities within proximity to campus and key views are sufficiently maintained.
Applicant:	The project is situated between LBJ and Guadalupe Streets – two prime view corridors to the University. The building will form a visual edge.	The key views up the hill are maintained.	The project does exactly this. It is a taller structure in close proximity to campus and key views to the University have been maintained.

Building Mass and Articulation

Traditional development patterns create a rhythm along the street by the repetition of similar building widths and vertical proportions. Variations in massing and building articulation should be expressed throughout a new structure, resulting in a composition of building modules that relate to the scale of traditional buildings.

Applicant: This project is unique because it does not fall into a street where patterns are already established. There are no buildings directly adjacent to this so this building creates opportunity to provide a new composition in the area.

5. Provide horizontal expression at lower floor heights to establish a sense of scale.

Applicant: The project addresses most of this item:
Item (b) Canopy – the project will have canopies of high-quality canvas or metal on ornamental metal frames at street level retail openings to provide design continuity and establish a pedestrian scale at the street level.

Item (c) Second Floor Expression Line – the project has articulated horizontal banding at the stone base in a contrasting color/texture. The second floor line will have a protruding material expressing the floor line. The slope of the site will influence placement of the horizontal floor protrusion.

Item (d) Cornice – the articulated stone base is five stories high (measured from Concho/LBJ) and will have a large cornice to finish the base. The cornice will be stone and be at least 18" high and protrude at least 6".

Additionally, there will be a large quantity of balconies that will also enhance the horizontality of the building façade. The balconies will have varied depth depending on location.

6. Provide vertical articulation in a larger building mass to establish a sense of scale.

Applicant: The project addresses most of these items.
Item (e) Wall Notch and Item (f) Wall Offsets – the project has a significant amount of notched wall and building plane offsets utilized in the design that are responsive to the unit module depth and add planar

relief to the elevation of the building. The outcome meets the intent of the code and adds human-scale texture and varies the mass of the building so to add visual interest.

A portion of the exterior wall facing the City has been set-back to add visual depth and dimension, and to organize the building mass into separate forms.

7. Maintain established development patterns created by the repetition of similar building widths along the street.

Applicant: The project is a single use building encompassing one-half of a city block. There are not any similar buildings constructed nearby due to the proximity of campus to the property. The development pattern of the proposed building is to take advantage of being in a transitional zone between the Downtown and University and provide a building of sufficient scale to be marketable.

8. Design floor to floor heights to establish a sense of scale and reflect San Marcos traditions.

Applicant: The floor to floor heights will be within the established guidelines with the streetscape floors (retail activity zones) having 15' +/- and the upper level residential floors having 9'+/-.

Canopies and Awnings

Canopies and awnings are noteworthy features on many buildings in the downtown, and their continued use is encouraged. Traditionally, these features were simple in detail, and reflected the character of the building to which they were attached.

9. An awning or canopy should be in character with the building and streetscape.

Applicant: The Applicant will provide canopies/awnings at the street level that will be in character with the area and the building (see 5.b above).

Window Design

The manner in which windows are used to articulate a building wall is an important consideration in establishing a sense of scale and visual continuity. In traditional commercial buildings, a storefront system was installed on the ground floor and upper story windows most of ten appeared as punched openings. Window design and placement should help to establish a sense of scale and provide pedestrian interest.

10. Provide a high level of ground floor transparency on a building in an area traditionally defined by commercial storefronts.

Applicant: The Applicant is proposing that the ground level areas be completely transparent using a commercial glazing system.

11. The use of a contemporary storefront design is encouraged in commercial settings.

Applicant: The Applicant is proposing that the ground level areas be completely transparent using a commercial glazing system that provides suitable options for creative solutions. The design response will be something that has visual interest and is creative – this approach will enliven the area and create higher opportunities for retail customer interaction.

12. Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.

Applicant: The project will have some high level of repetition due to the building type, however the windows and balconies will be varied based on unit type and variations to the size and type will occur at different areas of the building.

Appendix A: The Intent of the Standards

The following section provides intent statements for each of the tools, or set of tools, used in the standards. These statements should be used in determining compatibility of alternative designs with the intent of the standards.

1. *Contextual Height Step Down Requirement*

   To provide a compatible sense of scale along sensitive edges in the downtown by using lower building heights for areas of a property adjacent to a Sensitive Site.

Applicant: This project is located in a transitional zone between Downtown and the University and due to the building use and program; step downs to lower building heights will do little to personalize the location. The building should be high density and geared towards high student activity. Although there are not building step downs incorporated into the design, the facade incorporates variations in the material, depth and height to accomplish the similar goal.

The project is bound on three sides by street and is not near any Sensitive Sites, the Applicant prefers to maximize the footprint and provide a building that meets the requirements of this highly transitional, high density zone.

2. *Expression Requirements*

   Traditionally, buildings in downtown San Marcos have an established sense of scale and proportion and express a visual rhythm and pedestrian interest at the street front. This should be continued in new projects. Vertical and horizontal articulation should express a sense of human scale and provide visual interest on a principal frontage.

Applicant: This project will exceed expectations on the streetscape and the building will have the texture and visual interest on three sides (Concho being the principal elevation which faces the University). Vertical and horizontal articulation is planned that will exceed requirements.

Expression Requirements: Vertical Expression

Vertical articulation techniques should provide interest in design and human scale. The purpose of these articulations is to ensure that the front of a new structure has a variety of offsets, surface relief, and insets to reflect a more traditional rhythm and scale at the street front.

Applicant: Applicant is Condition A and will meet the requirements of Vertical Expression by the use of:

a. Wall Notches on the front façade at a minimum depth of 4' and at least 8' wide every 60' minimum across the front of the facility.
b. Vertical Expression Line will be used that will include a substantial change in material (i.e., brick to metal panel or integral color stucco. Additionally, the project will include vertical molding of at least 4" deep and 12" wide every 60' across the building façade.
c. Wall Offset will be used with a 4' offset from adjacent modules.

Expression Requirements: Horizontal Articulation

The objective of horizontal articulation tools is to create a sense of human scale, facade depth and visual interest on a building facade.

Applicant: Applicant is Condition A and will meet the requirements of Horizontal Articulation by the use of:

d. Varied Parapet Height will occur at certain locations of the plan to change various building massing forms. These changes will include horizontal and vertical articulation.
e. Canopies will run continuously across the full width of the fenestrations on the first floor façade.
f. Second Floor Expression Line will be added to the façade at a certain level and will be a projecting element and possibly a variation to other adjacent material.
g. Cornice will be added to the major forms of the building and will be a minimum of 18" high and 6" deep.

3. *Window Design Requirements*

A key feature of traditional buildings in downtown San Marcos is that window openings are clearly defined, either by a substantial inset behind the wall surface or by framing elements and sills. Window definition should add a sense of depth to the facade and contribute to a sense of human scale and visual interest.

Applicant: Applicant will comply with Window Design Requirements by providing:

a. Window Insets including locating window face a minimum of 3 in. behind the surface of the wall.
b. Window Frames including framing each window opening with trim that is a minimum of 1 in. depth and 2 in. width.
c. Window Sill at each window opening extending a minimum of 2 in. from the wall surface, with a height of 3 in. and runs a minimum width equal to each window.
d. Traditional Vertical Proportions similar to that of traditional buildings, with a height to width ratio of between 1.75:1 and 2.5:1. Traditionally proportioned windows could be ganged to create larger surface areas where the dividers between the windows have a depth of at least 2" and project 2" in front of the surface of the glass.
e. True Divided Lights: if divided lights are used, the windows will use true muntins.

4. *Varied Upper Floor Massing Requirement*

Buildings in downtown San Marcos are typically three stories or less in height. In most cases a range of building heights occur across a single block face. As the desired density increase is incorporated, it is important that new, taller structures not dominate the street front. Taller buildings should vary upper floor massing to provide variety in building height as perceived from the street and to maintain a sense of pedestrian scale at the sidewalk.

Applicant: The Applicant agrees with this statement for projects that are contiguous to other developments and located within Downtown. However, this project is located between Downtown and the University and actually is closer in context to a University or institutional building than a Downtown building.

The Applicant is constructing the building without setbacks because the proposed height, location and street level treatments will enhance the pedestrian aspect of the building. In other words, once over seven floors, the eye will not perceive any setbacks in the height of the building – especially on the relatively small ROW on Concho Street.

One variation to the above is that the Applicant has taken great strides to enhance the building elevation from Downtown by removing a segment of the exterior wall on the Downtown-facing façade. By removing that portion of the building, approximately 40% of the building face is open. The Applicant believes that this adds visual interest and breaks up the mass of the project from the Downtown and address the spirit and intent of the Design Guidelines.

K. FIRE AND LIFE SAFETY CONSIDERATIONS

The Applicant hired Aon Fire Protection Engineering Corporation (Texas PE Firm Registration No. F-1593) to provide a professional analysis of the building and what impact, if any, there would be by adding two additional floors. The below is an excerpt from the Draft Report dated 10/15/14.

High rise buildings by nature incorporate passive and active building features to offset the equipment needed by emergency responders. The purpose of the following is to illustrate these additional features that support this high-rise building despite the proposed two additional floors addition.

Applicable Codes and Standards

The applicable fire/life safety codes and standards pertaining to the Concho Commons high-rise development in San Marcos, Texas are:

- International Building Code (IBC), 2009 Edition with City of San Marcos Amendments
- International Fire Code (IBC), 2009 Edition with City of San Marcos Amendments

The below lists the pertinent code requirement and rationale to support:

Code Requirement	Code Rationale	Code Reference
	High-rise Provisions Strategy Review	
1 – Type of Construction	Based on the proposed mixed use Group R-2, S-2 (enclosed parking garage), M, A-2, and A-3 for student housing, the building height and area would require Type 1A construction. However, IBC Section 403.2.1.1, Exception 1 would allow a reduction to Type 1B construction if the building has sprinkler control valves equipped with supervisory initiating devices and water-flow initiating devices for each floor. It is important to note that the required fire-resistance rating of columns supporting floors shall not be permitted to be reduced. This would still require the following fire-resistive rating for the building elements (noted change in hourly rating from Type 1A): • Primary structural frame: 2-hr (1-hr less) • Bearing Walls, Exterior: 2-hr (1-hr less) • Bearing Walls, Interior: 2-hr (1-hr less) • Nonbearing walls and partitions, Exterior: Refer to IBC Table 602 (no change) • Nonbearing walls and partitions, Interior: 0-hr (no change) • Floor Construction and secondary members: 2-hr (no change)	IBC Chapter 4, Section 403.2.1.1

Code Requirement	Code Rationale	Code Reference
	• Roof construction and secondary members: 1-hr (1/2-hr less) The hourly construction exceeds that of most mid to low rise buildings and increases the probability of the building's structural integrity and ability to remain standing during an emergency event.	
2 – Seismic Considerations	High-rise buildings are required to account for seismic activity. This includes provisions for mechanical, electrical, and elevator conveyance systems as these are critical to performance during an emergency.	IBC Chapter 4, Section 403.2.2
3 – Structural Integrity of exit enclosures and elevator hoistways	New to the 2009 IBC, this section requires additional "hardness" for required means of egress and elevator hoistways as they have the potential to be used for egress and/or emergency personnel. This aims to enhance the integrity of these shafts and ensure they remain standing for the duration of an emergency event.	IBC Chapter 4, Section 403.2.3
4 – Spray fire-resistant materials (SFRM)	As a result of the National Institute of Standards and Technology (NIST) investigation of the World Trade Center (WTC), SFRM is now required to meet more stringent bond strength. The purpose of the enhanced criteria is another layer of protection for high-rise buildings as it increases the likelihood of maintaining fire resistance over the life of the building.	IBC Chapter 4, Section 403.2.4
5 – Fire sprinkler system	The presence of an automatic fire sprinkler system greatly mitigates the threat of a fire, especially given their reliability. This also allows emergency responders to focus on rescue operations or extinguishment activities.	IBC Chapter 4, Section 403.3
6 – Smoke Detection	Automatic smoke detection works to sense fire in its early, incipient stages, and notify emergency responders before it grows too large. The area smoke detection is typically in unoccupied spaces which further reduces the chances of a fire growing without knowledge. These are connected to the automatic fire alarm system and are capable of initiating the Emergency Voice/Alarm Communication system.	IBC Chapter 4, Section 403.4.1
7 – Fire Alarm Systems	Emergency Voice/Alarm Communication systems assist with partial or full building evacuation and/or relocation. This tool also has the capability to direct occupants with Live voice messages, which is exceeds fire alarm systems typically provided for non-high rise buildings. It serves as an important interior building feature that directs occupants to a safe location and allows communications with emergency responders regarding the safety of building.	IBC Chapter 4, Section 403.4.3
8 – Emergency Responder Radio Coverage	Emergency responder radio coverage provides for efficient and reliable communications among firefighters, police officers, medical personnel, and other emergency responders according to the Significant Changes to the IBC 2009 Edition. In buildings of substantial construction type, it is necessary to evaluate and ensure proper	IBC Chapter 4, Section 403.4.4

Code Requirement	Code Rationale	Code Reference
	coverage is provided to allow radio communications. This becomes a critical element for emergency responders.	
9 – Fire Command Center	This room serves as the emergency responders' hub and operations command, critical to monitoring progress during an emergency event. Typically, the location and layout are approved by the fire code official. The required features inside the fire-resistance rated room allow the incident commander to view the status and location of critical building and life safety features.	IBC Chapter 4, Section 403.4.5 IFC Chapter 5, Section 508
10 – Smoke Removal – post-fire operations	This requirement allows emergency responders to easily purge a building during post-fire salvage events via natural or mechanical ventilation.	IBC Chapter 4, Section 403.4.6
11 – Standby Power	The IBC requires standby power for features identified in IBC Sections 403.4.5, 403.5.4, and 403.6. The standby power systems act as a redundant level to ensure these life safety features are available during an emergency.	IBC Chapter 4, Section 403.4.7
12 – Emergency Power systems	Emergency power shall be provided as outlined in IBC Section 403.4.8.1. The emergency power requirement serves as a redundant component to ensure that means of egress systems and fire protection systems remain operational during an emergency event.	IBC Chapter 4, Section 403.4.8
13 – Means of Egress and evacuation	Stairways are now required to be separated in accordance with the referenced section in an effort to minimize impact to multiple required means of egress stairwells.	IBC Chapter 4, Section 403.5
14 – Stairway communication system	The purpose of the stairway communication is to allow occupants or emergency responders to notify personnel at a constantly attended location the conditions of the stairwell in case they need entry to a normally locked floor. This assists if the stairwell conditions become untenable.	IBC Chapter 4, Section 403.5.3.1
15 – Smokeproof exit enclosures	Smokeproof enclosures provide a fire resistance rated shaft that also works to limit smoke migration into them as occupants evacuate. This enhances the required means of egress by preventing smoke and toxic gases from entering these stairwells, especially as stack effect becomes more prevalent in tall (i.e., high-rise buildings). This also provides a safe area for emergency responders who may need to set up and access standpipes prior to entering a fire floor.	IBC Chapter 4, Section 403.5.4
16 – Elevators – Fire Service Access	The Fire Service Access elevator requirement stems from the NIST report following the WTC attacks. This allows at least one elevator to be used solely by firefighters during an emergency in the event they need to reach higher floors.	IBC Chapter 4, Section 403.6.1
17 – Luminous Egress Markings	The Significant Changes to the IBC 2009 Edition states that Luminous egress markings supports "improved safety for individuals negotiating stairs during egress" by "improving visibility of stair treads and	IBC Chapter 4, Section 403.5.5

Code Requirement	Code Rationale	Code Reference
	handrails under normal and emergency conditions. Furthermore, if both the normal and emergency power supplies fail, these provisions would provide a distinct marking path to assist occupants evacuating a building.	
18 – Site Access	Fire lanes will be located on three (3) entire sides of the building, well within the 150 ft limitation for fire lane hoselay. Additionally, aerial apparatus access will be provided along the entire length of the long side of the building. Note that the design team shall ensure this side of the building is at least 15 ft from the Concho curb (on the same side as the building) but no more than 30 ft from the same Concho curb. Concho is also required to be a minimum of 26 ft wide.	IFC Chapter 5, Section 503.1.1, Appendix D, Section D103

EXHIBITS FOLLOW

JACOBS

LEVEL 14 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

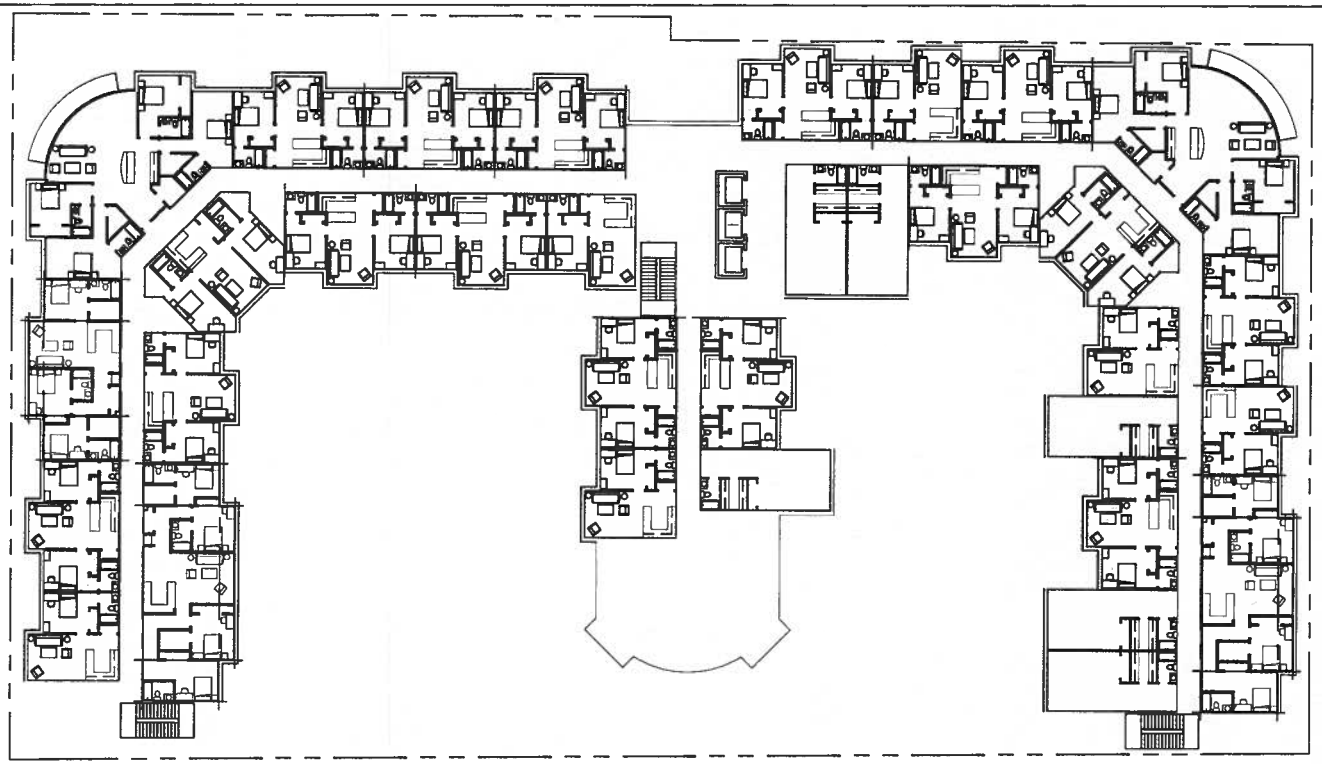
0 10' 30' 50'

SCALE: 1" = 30'

A7

Scale: As Indicated

Date: 10/21/2014



JACOBS

LEVEL 5-13 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

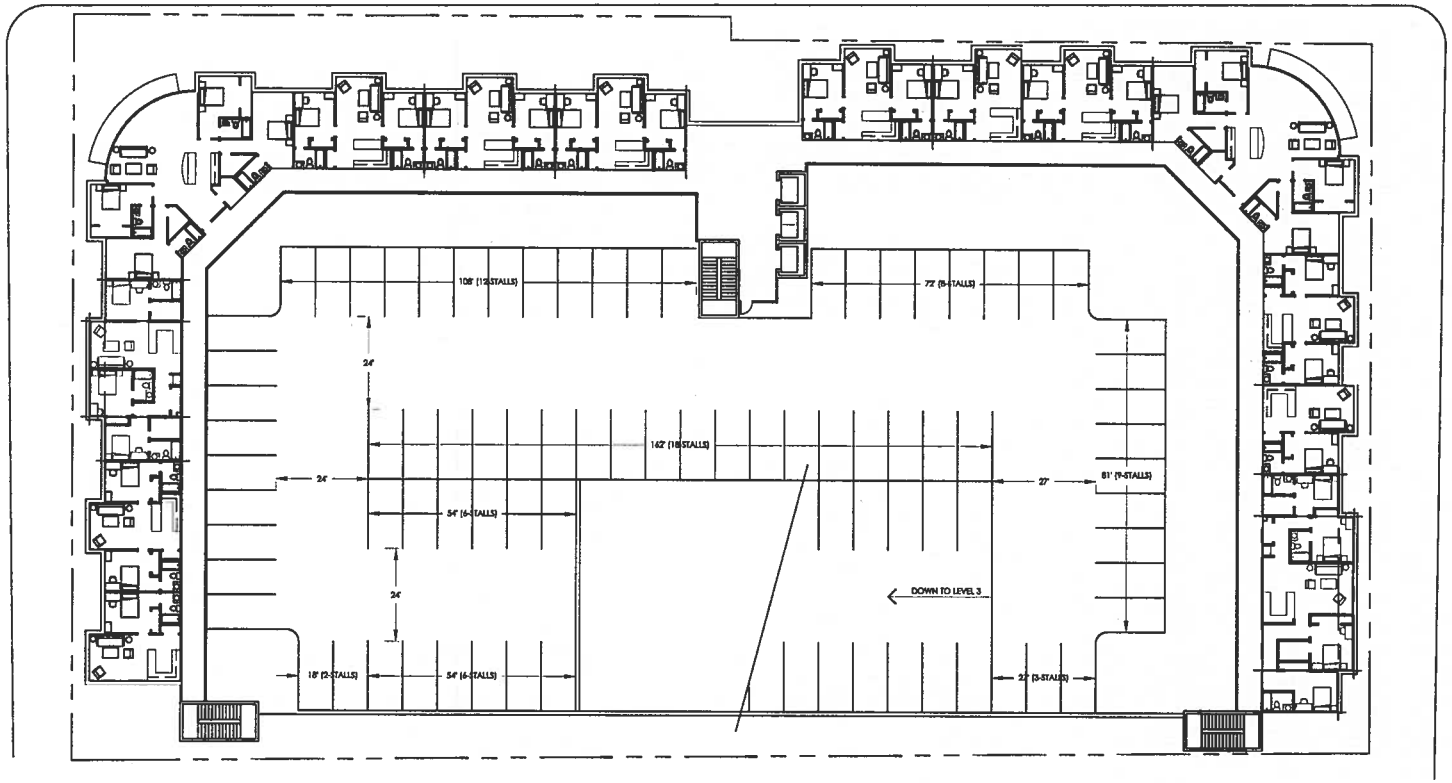
0 10' 30' 50'

SCALE: 1" = 30'

A6

Scale: As Indicated

Date: 10/21/2014



JACOBS

LEVEL 4 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

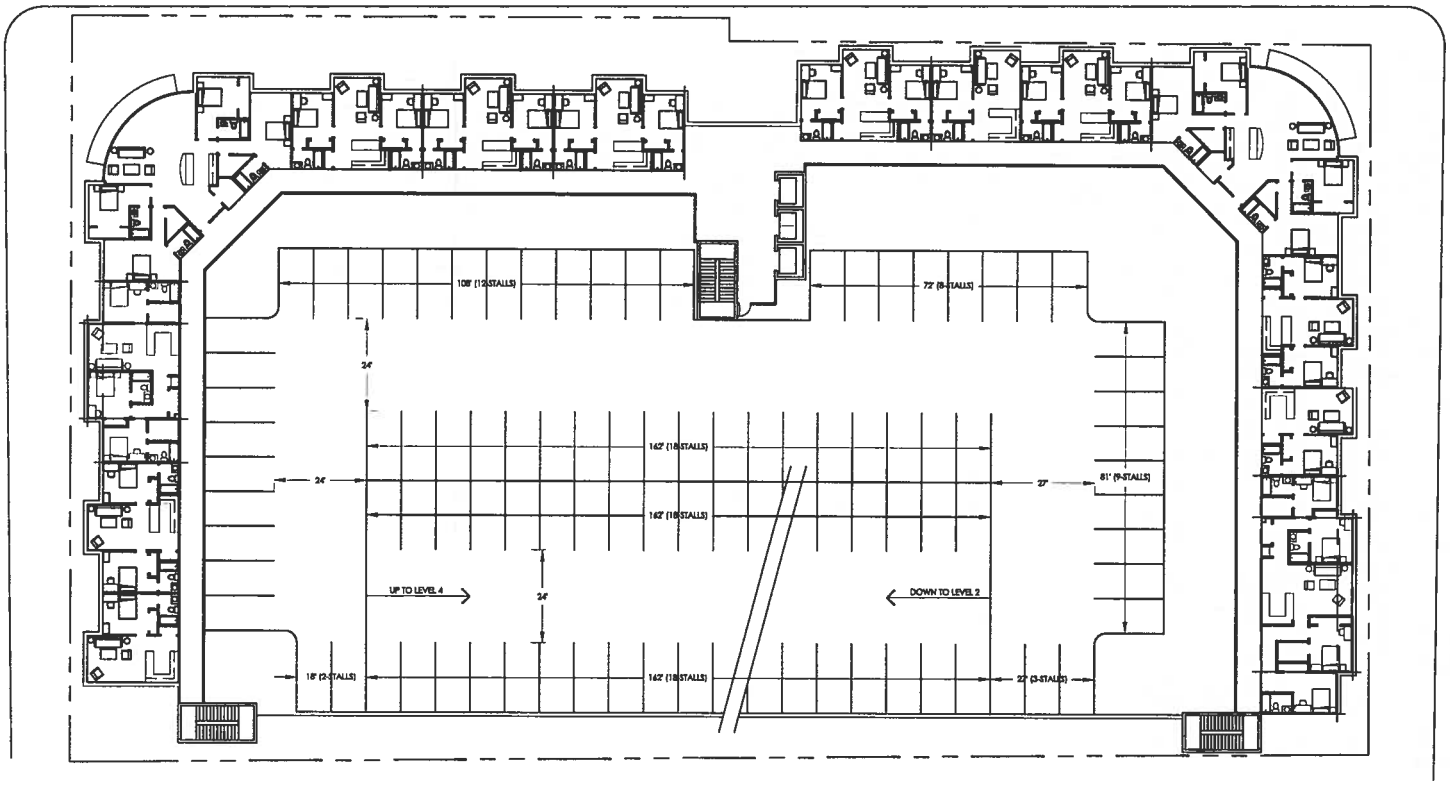
0 10' 30' 50'

SCALE: 1" = 30'

A5

Scale: As Indicated

Date: 10/21/2014



JACOBS

LEVEL 3 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

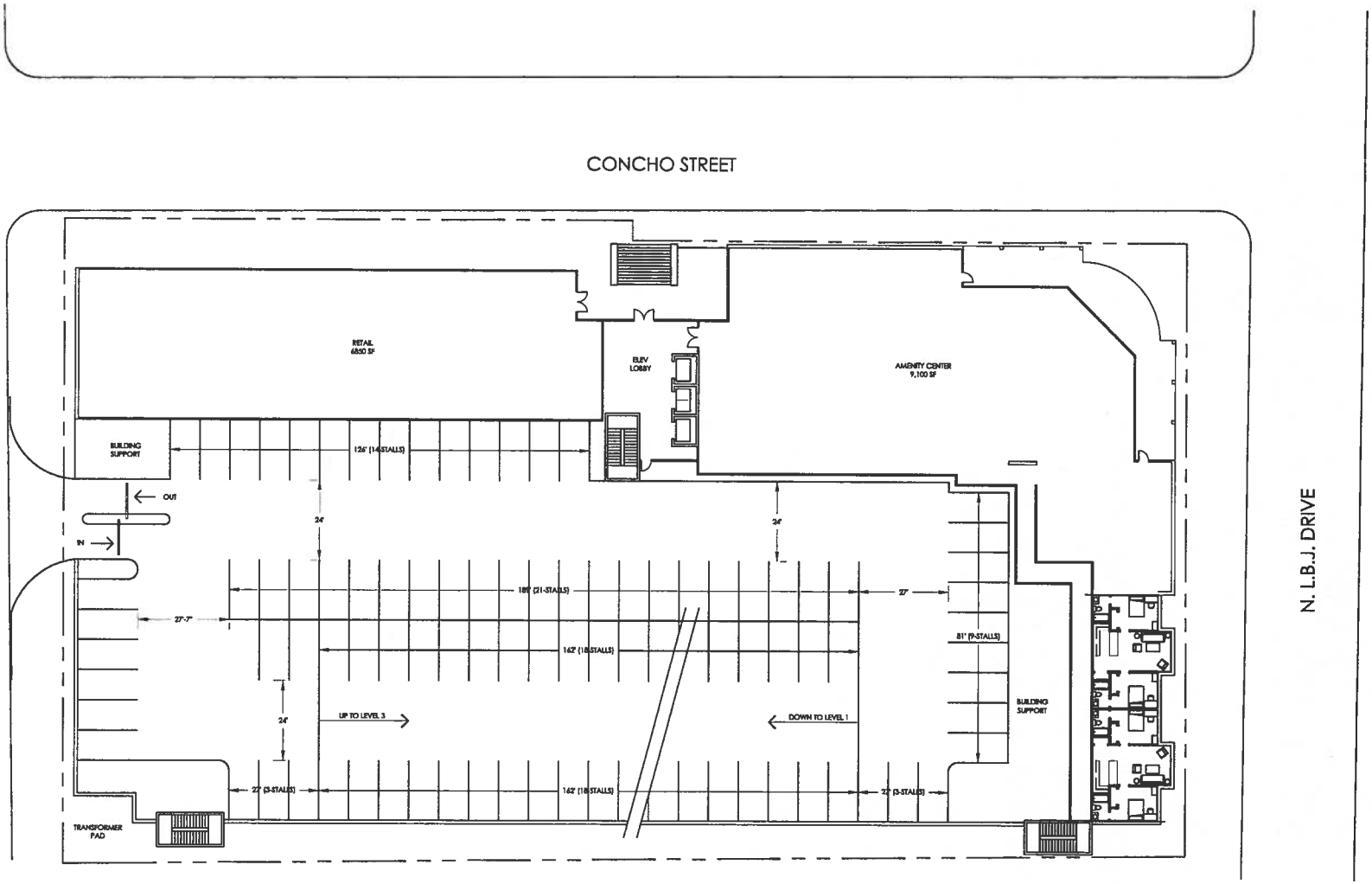
0 10' 30' 50'

SCALE: 1" = 30'

A4

Scale: As Indicated

Date: 10/21/2014



JACOBS

LEVEL 2 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

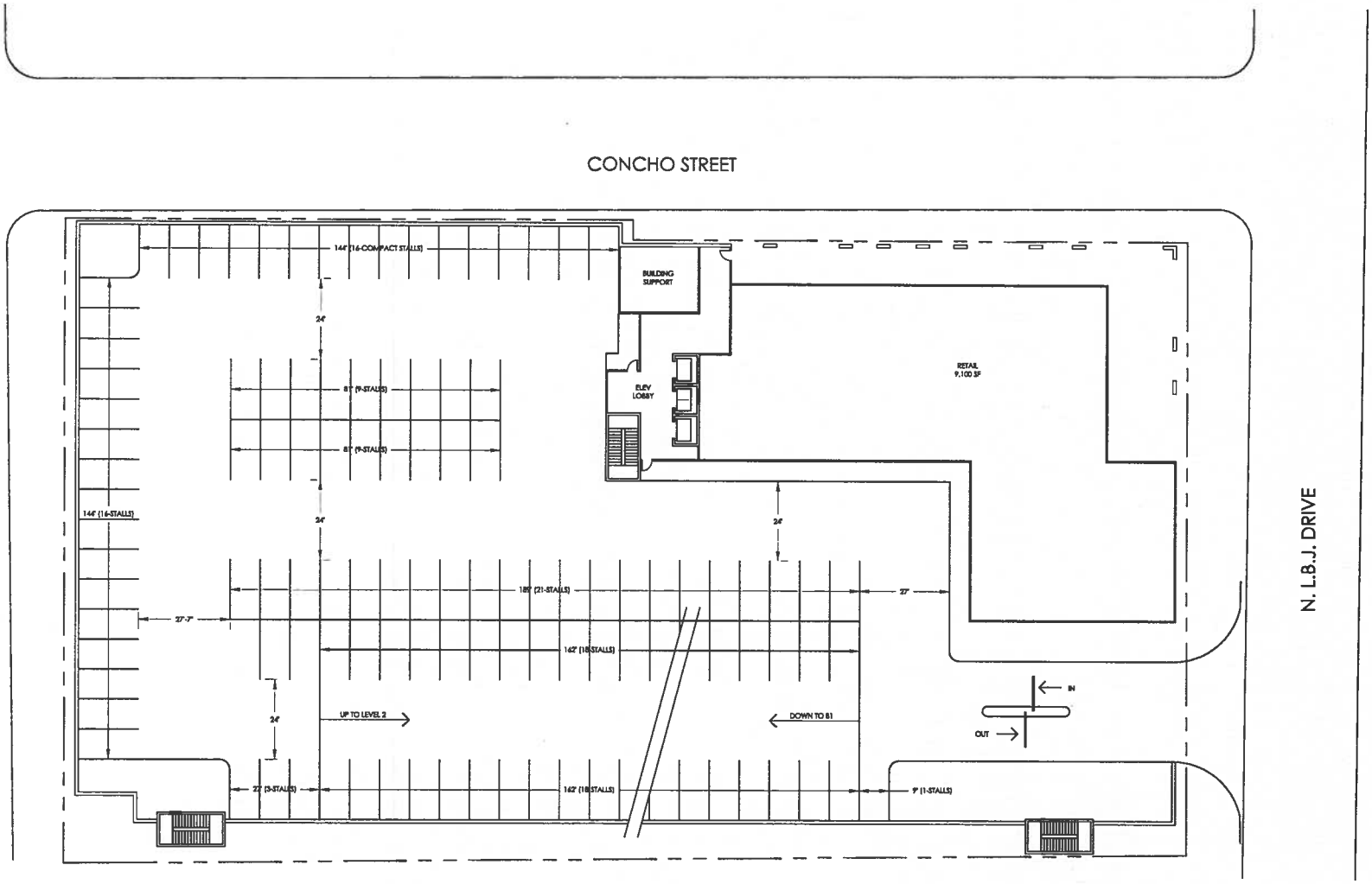
0 10' 30' 50'

SCALE: 1" = 30'

A3

Scale: As Indicated

Date: 10/21/2014



LEVEL 1 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

JACOBS

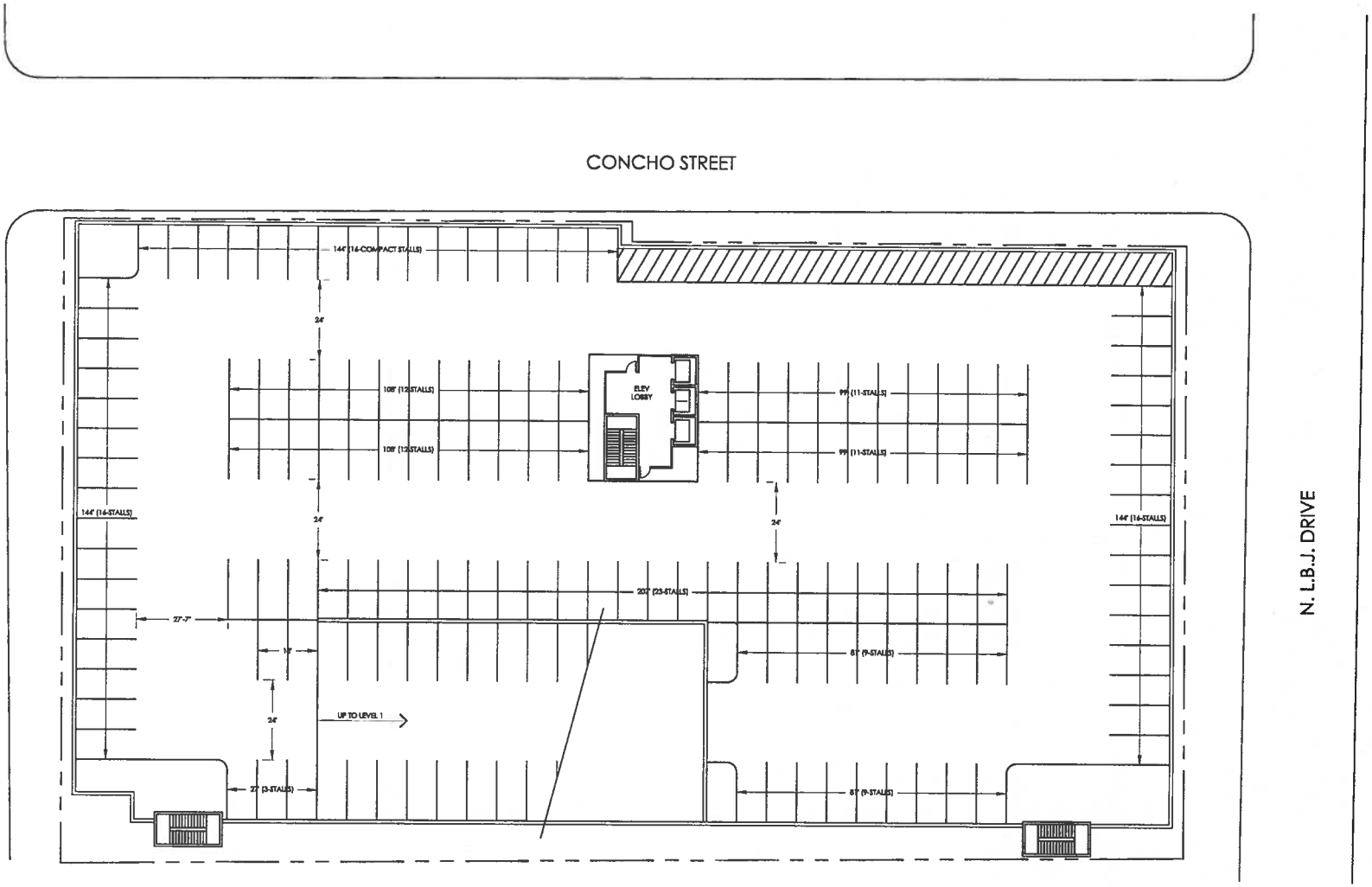
TRUE NORTH

0 10' 30' 50'
SCALE: 1" = 30'

A2

Scale: As Indicated

Date: 10/21/2014



LEVEL B1 FLOOR PLAN (B2, B3 SIM.)

JACOBS

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

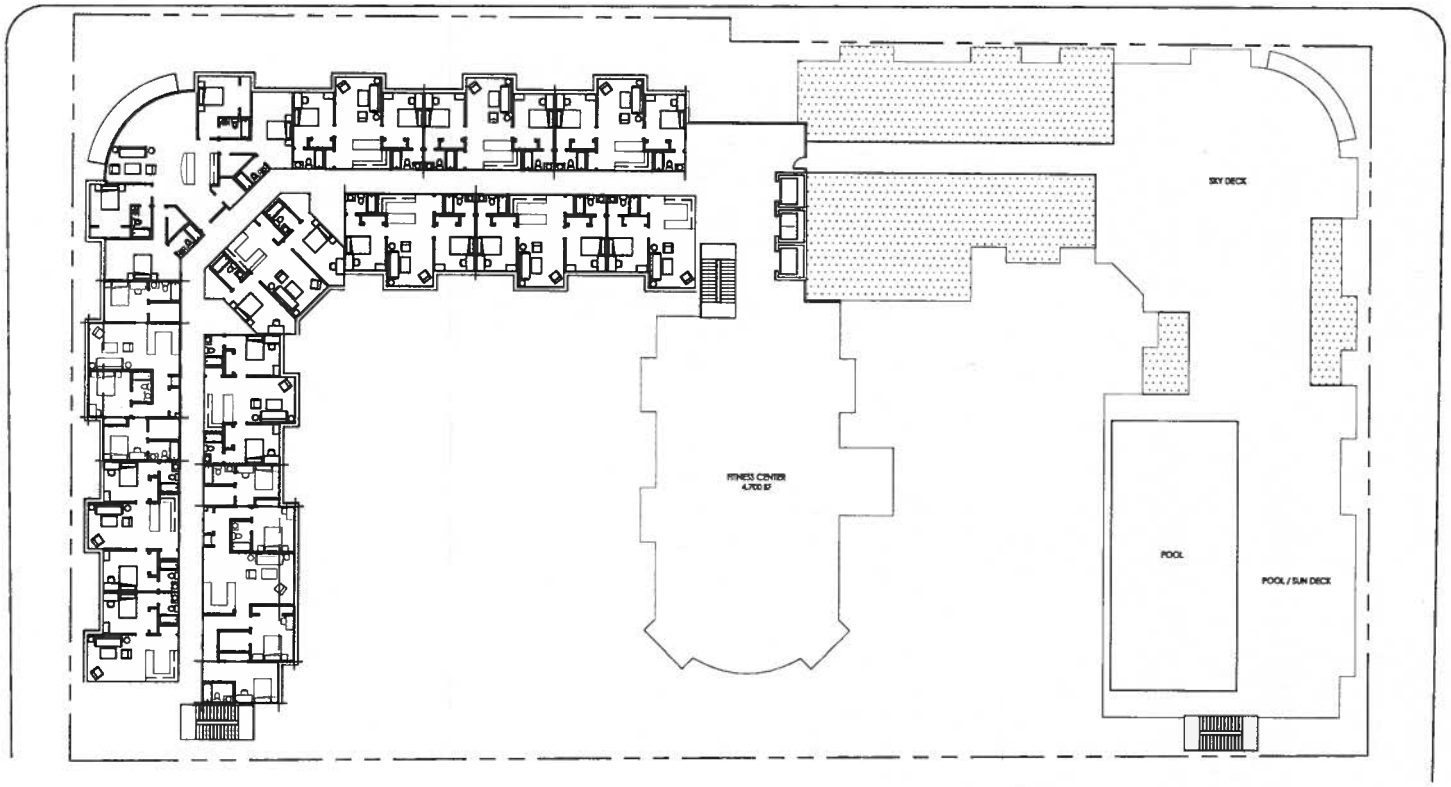
0 10' 30' 50'

SCALE: 1" = 30'

A1

Scale: As Indicated

Date: 10/21/2014



JACOBS

LEVEL15 FLOOR PLAN

San Marcos Student Housing

Jacobs Project No.:

TRUE NORTH

0 10' 30' 50'
SCALE: 1" = 30'

A8

Scale: As Indicated

Date: 10/21/2014

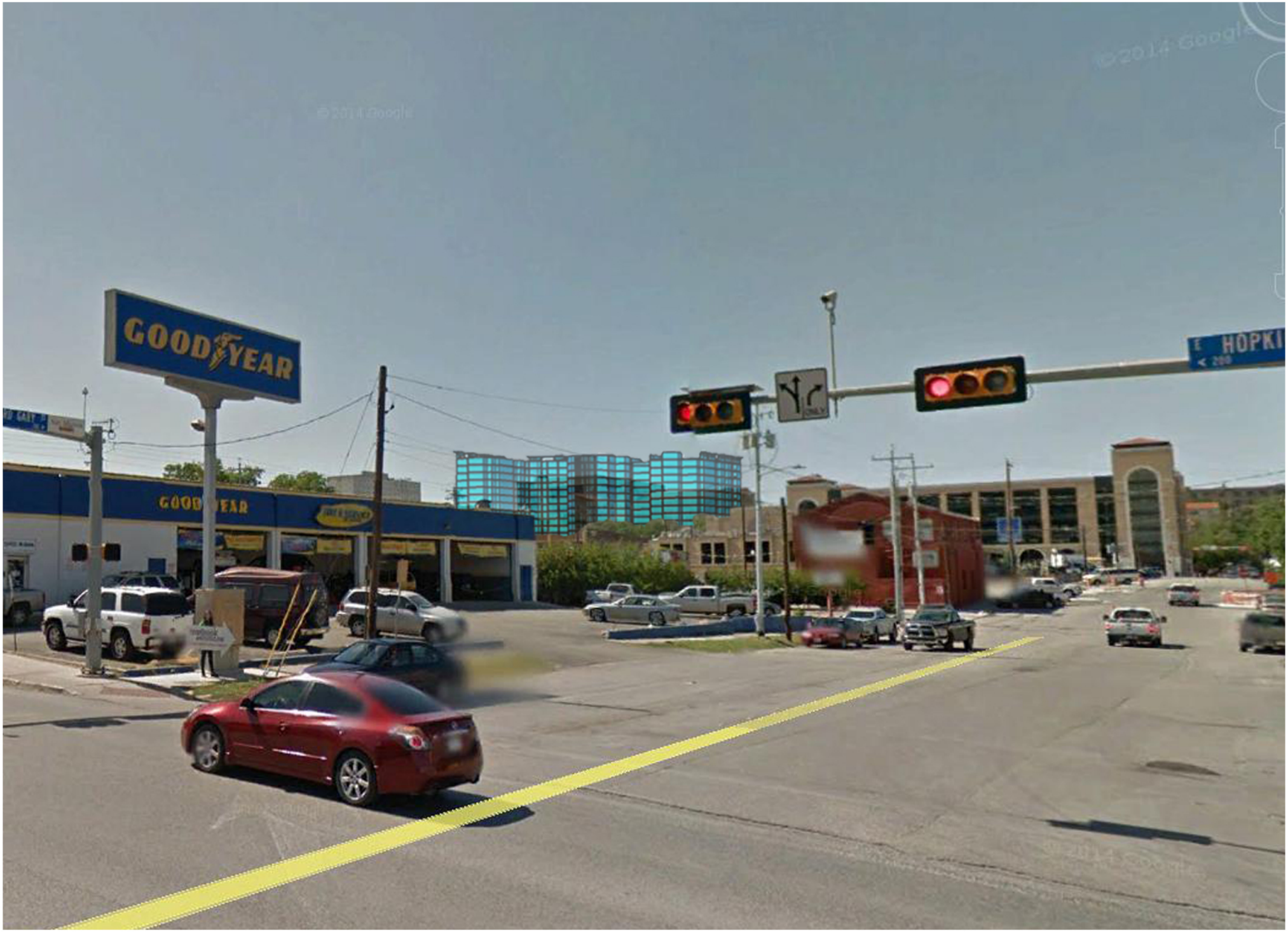
MARKET

MARKET

JESSE BROWN

CONCHO COMMONS

N. LBJ Dr.& E Hopkins St



CONCHO COMMONS

N. Edward Gary St & E. Hopkins St.

CONCHO COMMONS

Elevation (University Dr)

CONCHO COMMONS

Elevation (N LBJ Dr)

File #: ID#13-691, **Version:** 1

AGENDA CAPTION:
Development Services Report:

a. Code SMTX Update
b. Planning Commission second December Meeting date
c. Planning Commission Update
d. Staffing Update

Meeting date: December 9, 2014

Department: Development Services

Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: