



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Monday, December 22, 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 December 9, 2014.
2. PC-13-37_03 (Vista De Los Santos - Phase 1) Consider a request by HMT Engineering and Surveying for approval of a Final Plat for approximately 24.75 acres, more or less, out of the John Williams Survey, Abstract No. 2, located near Craddock Avenue and Valencia Way.

PUBLIC HEARINGS

NON-CONSENT AGENDA

3. Receive a Staff update and hold discussion regarding CodeSMTX, a re-write of the City's Land Development Code.
4. Receive a Staff update and provide direction to Staff regarding 2016-2025 10-Year Capital Improvements Program Update.

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-692, **Version:** 1

AGENDA CAPTION:

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

Meeting date: December 22, 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, December 9, 2014

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

With a quorum present, the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, December 9, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

- Present** 7 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, and Commissioner Chris Wood
- Absent** 1 - Commissioner Amy Stanfield

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on 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.

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

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

Against: 0

Absent: 1 - Commissioner Stanfield

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.

Chair Wood opened the public hearing.

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

Carter Morris, 16 Greenpointe stated that they are bringing the project into conformance with the front portion of the project. Mr. Morris said he was available to answer questions.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Carothers, that ZC-14-04 (136/140 S. Fredericksburg Street) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Stanfield

- 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.

Chair Wood opened the public hearing.

Sofia Nelson, Case Manager gave an overview of the project.

Ed Theriot, ETR Development Consulting, 5395 Hwy 183 N, Lockhart stated he was available to answer questions.

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

A motion was made by Commissioner Carothers, seconded by Commissioner Olson, that ZC-14-05 (Thornton Tract) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Stanfield

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.

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Technician gave an overview of the project.

There were no comments and the public hearing was closed.

A motion was made by Commissioner Ehlers, seconded by Commissioner Carothers, that CUP-14-33 be approved with conditions that the permit shall be valid for three (3) years, provided standards are met, subject to the point system; and the permit shall be visibly posted in the same manner as the Certificate of Occupancy and in the same manner. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Stanfield

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.

Chair Wood opened the public hearing.

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

John Hohn, owner and partner of business located at 110 E. San Antonio which they purchased in 1991. He added that they have spent a lot of time, effort and money to revamp the building into a law office. Mr. Hohn explained they have been there for more than twenty years and have very successful law offices. He stated that they need a relatively quiet atmosphere in addition to his neighbors. Mr. Hohn added that he is representing himself, his partner Mark Jensen and all the professional service business owners on the west half block of East San Antonio Street. He felt this would be another Zelicks and would have a negative affect. He pointed out that they are not in opposition to the use of the building for alcohol consumption. Mr. Hohn stated they are in opposition to use of outdoor music venue. He suggested that the Commission not allow outdoor live music and prohibit the use of outdoor speakers or require the construction of a masonry noise reflecting/deflecting wall around the north and west side of the building.

Justin May owns property at 151 - 157 S. LBJ stated he is in great support of facility. He said he has learned a lot about the use of the business and is huge supporter of the project. He felt the area is currently an eye sore and the proposed business will not change the area. He added they are currently surrounded by live music in the downtown area. Mr. May explained that other businesses stay open longer than the proposed business. He added that his tenants do not have an issue and feels the business will bring revenue and good things to the area.

Carlos Russo, 728 Snyder Hill Drive, stated he has been a citizen of San Marcos since 2001. Mr. Russo said he is excited to share his mission and present an overview about Aquabrew. He said he felt he needs to help San Marcos move to a new level of high quality of dining experience. He explained that Aquabrew is a chef driven concept. Mr. Russo mentioned that they have completed developing the menu and have continued with additional tasting efforts to ensure a high quality product mix at an

outstanding value. He added that a state of the art all American brewery is being manufactured by Marks Metalworks in Vancouver Washington and is set to be delivered this coming March. Mr. Russo pointed out that the Brew Master is a Texas State alumni. He said the goal is create high quality ale and lagers to offer patrons the ultimate and fresh beer made with the highest quality ingredients.

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

A motion was made by Commissioner Olson, seconded by Commissioner Kelsey, that CUP-14-34 (Aquabrew) be approved with conditions that the permit shall be effective upon issuance of the Certificate of Occupancy; and the permit shall be valid for one (1) year, provided standards are met, subject to the point system and outdoor live music shall be limited to the hours between 11 a.m. and 12 a.m. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Stanfield

- 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).

Chair Wood opened the public hearing.

Kristy Stark and Sofia Nelson gave an overview of the project.

Ed Theriot, ETR Development Consulting gave a presentation of the request.

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

A motion was made by Commissioner Ramirez, seconded by Commissioner Ehlers, that SCW-14-04 (Concho Commons) be recommended for approval with conditions that 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 and installation of a product identified as a 'jellyfish' to help improve water quality and reduce total suspended solids from the site. The motion carried by the following vote:

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

Against: 1 - Commissioner Seebeck

Absent: 1 - Commissioner Stanfield

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

Kristy Stark, Development Services Assistant Director gave updates on Code SMTX. She reminded the Commission that the second December meeting is scheduled on Monday, December, 22nd. Ms. Stark announced that Jim Garber was appointed as the new Planning Commissioner to replace Jane Hughson. Mr. Garber is scheduled for training on Tuesday, December 16 and will sit at the dais on December 22, 2014. Ms. Stark also updated the Commission regarding filling vacant positions in the Planning Department.

Collette Jamison, Assistant City Manager-Interim Development Services Director gave an update on filling the Director of Development Services Director position.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Carothers, that he meeting be adjourned at 7:26 p.m. The motion carried unanimously.

Chris Wood, Commissioner Chair

Kenneth Ehlers, Commissioner

Curtis Seebeck, Commissioner

Corey Carothers, Commissioner

Travis Kelsey, Commissioner

Brian Olson, Commissioner

Angie Ramirez, Commissioner

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

Title:



Legislation Text

File #: PC-13-37_03, **Version:** 1

AGENDA CAPTION:

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

Meeting date: 12/22/14

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

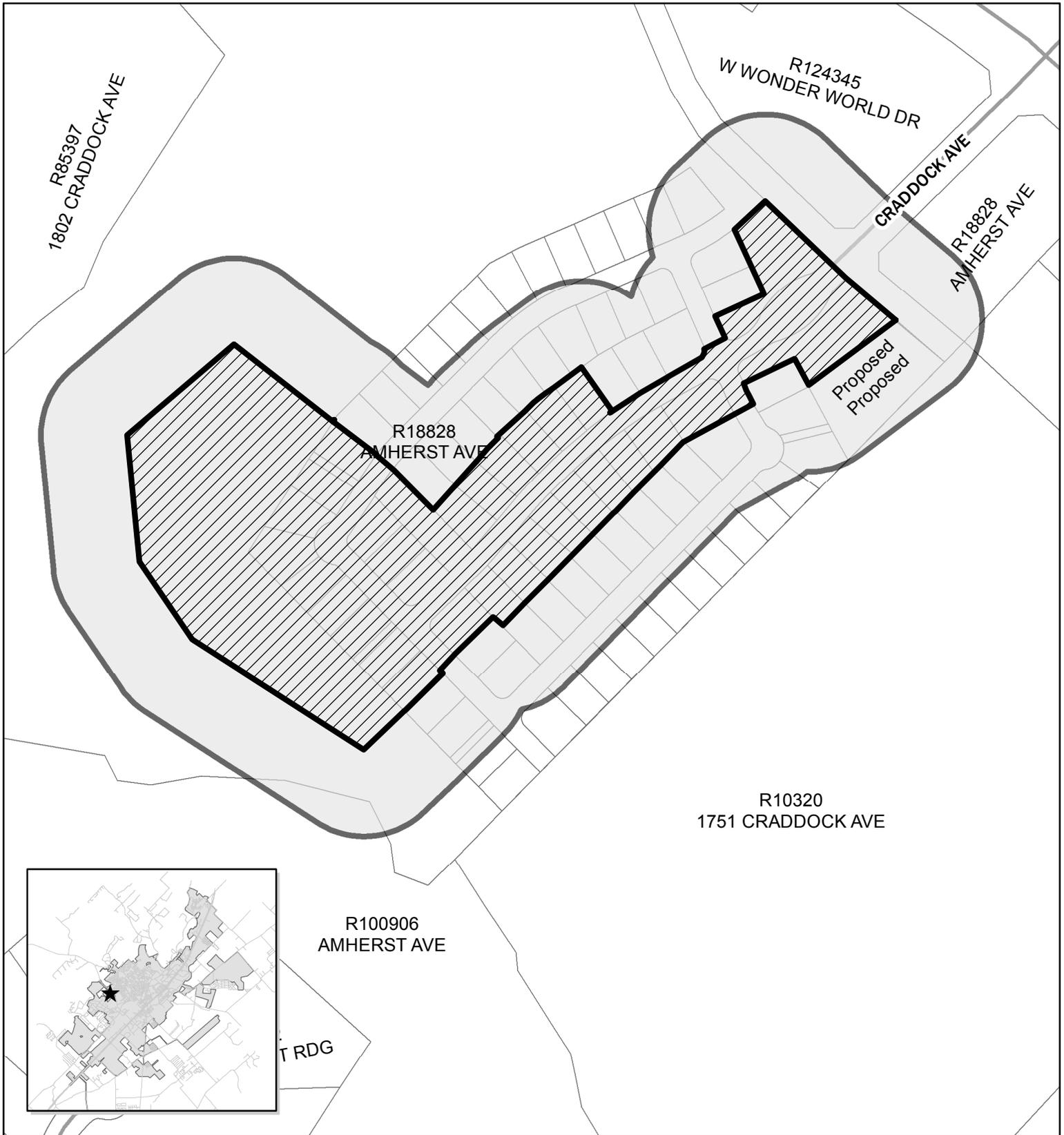
Account Name: N/A

CITY COUNCIL GOAL: Big Picture Infrastructure

BACKGROUND:

This final plat creates 30 residential lots, two open space and easement lots and two drainage lots for the development of a single-family (SF-6) subdivision. Four streets are under construction as part of this plat. The applicant has elected to defer recordation of the plat until all public improvements have been accepted by the City.

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



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

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



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

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



Applicant Information:

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

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

Notification: Notification not required

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

Subject Property:

Summary: The subject property is approximately 24.75 acres, more or less, and is located at Craddock Avenue and Valencia Way. The proposed subdivision plat will create 30 residential lots and two lots along Valencia Way reserved for open space and required easements.

Zoning: SF-6 (Single Family Residential- maximum density of 6 units to an acre)

Traffic/ Transportation: The proposed lots will have frontage on a series of platted residential streets with ultimate access to the site being gained from the intersection of Craddock Avenue and Wonder World Drive. Sidewalks will be installed at the time the development of this plat takes place. A 10 ft. trail will be installed along the park access road (Valencia Way) as per the Development Agreement. The plat proposes the following new streets: Los Santos Drive, Gibraltar Drive, Madrid Trace, and Valencia Way.

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

Planning Department Analysis:

Prior Approvals

Prior to the subdivision of the property the subject property was part of a larger tract of land known as the C&G Tract. The tract in its entirety is part of an approved Development Agreement (Resolution 2012-46R) with C & G Development. The Development Agreement regulated annexation, development standards, and utility extension requirement. .

Other Development Approvals

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

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

Subdivision Development

The property has a base zoning of SF-6. This is phase 1 of 3 phases of this single-family development. The development of this tract provides for the platting of 30 residential lots, two (2) lots are reserved for open space and easements, and there are two (2) large drainage easement lots. Four (4) streets are currently under construction: Los Santos Drive, Gibraltar Drive, Madrid Trace and a portion of Valencia Way. The proposed plat is consistent with the Development Agreement and the applicant is seeking to construct the public improvements prior to the recordation of the subdivision plat.

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

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

Prepared By:

Tory Carpenter, CNU-A	Planner	December 9, 2014
Name	Title	Date

The Commission's Responsibility:

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

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

KNOW ALL MEN BY THESE PRESENTS:

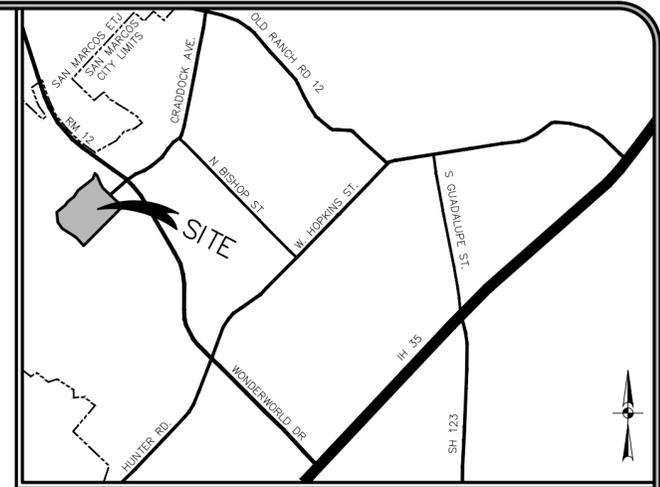
I, DOUGLAS B. COTTLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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

KNOW ALL MEN BY THESE PRESENTS:

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

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



LOCATION MAP
NOT TO SCALE

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

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

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

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

STATE OF TEXAS
COUNTY OF HAYS

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

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

STATE OF TEXAS
COUNTY OF _____

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

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

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

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

CHAIRMAN _____ DATE _____

RECORDING SECRETARY _____ DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES _____ DATE _____

CIP & ENGINEERING DEPARTMENT _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

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

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

COUNTY CLERK _____
HAYS COUNTY, TEXAS

PLAT PREPARED SEPTEMBER 25, 2013
PLAT REVISED FEBRUARY 4, 2014
PLAT REVISED MARCH 7, 2014
PLAT REVISED MAY 29, 2014
PLAT REVISED JUNE 9, 2014
PLAT REVISED DECEMBER 1, 2014



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

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

Drawing Name: N:_Projects\031 - Vista de Santos\031.010.102 Revised Unit 1 Plat.dwg User: thloesel Dec 02, 2014 - 10:58am

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

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

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

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

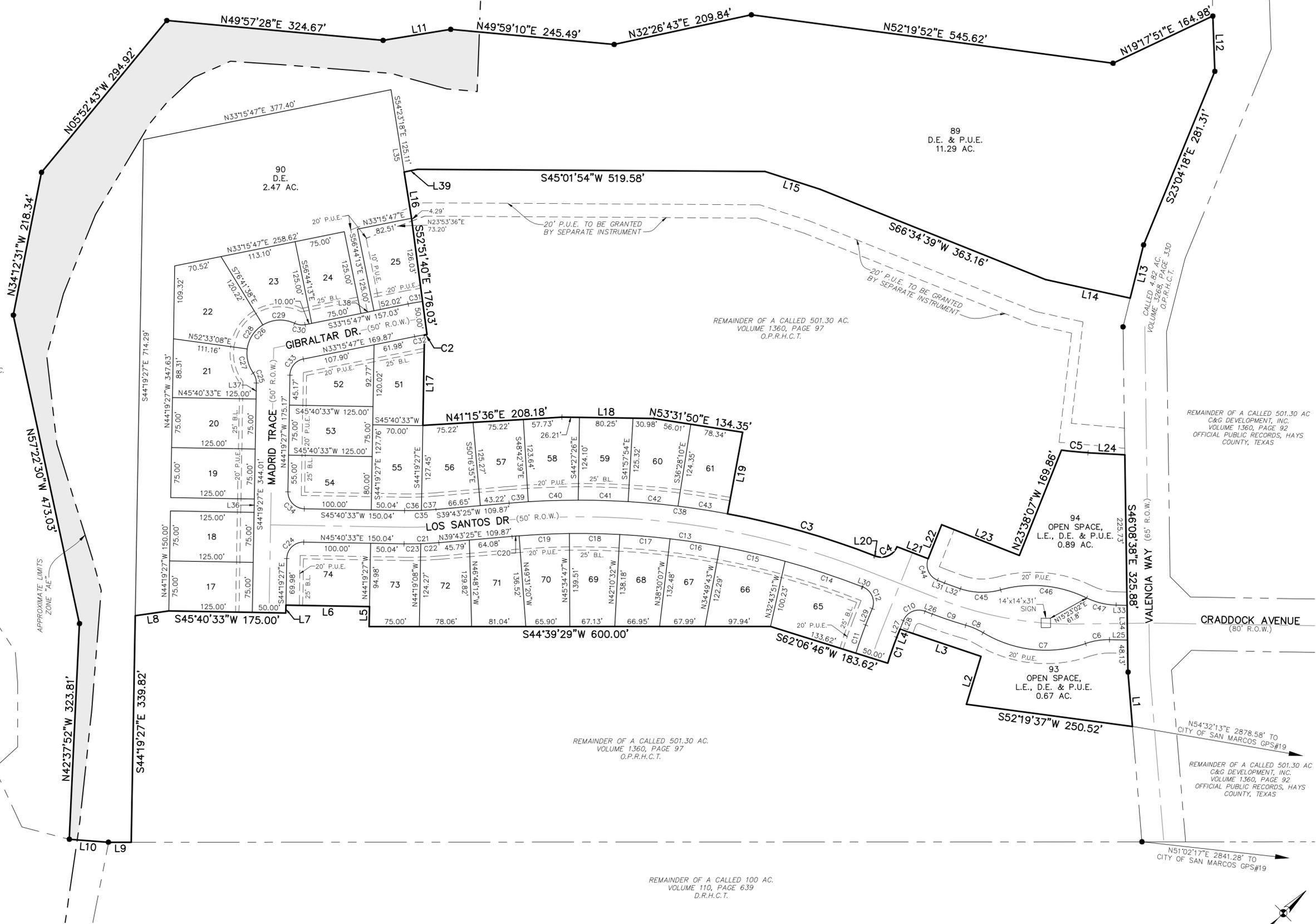
REMAINDER OF A CALLED 100 AC. VOLUME 110, PAGE 639 D.R.H.C.T.

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

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

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

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



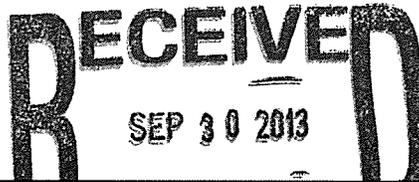
410 N. SEGUIN AVE. NEW BRAUNFELS, TEXAS, 78130 WWW.HMTNB.COM PH: (830)625-8555

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

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

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

SCALE: 1"=100'

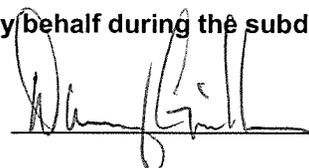


City of San Marcos
SUBDIVISION PLAT APPLICATION

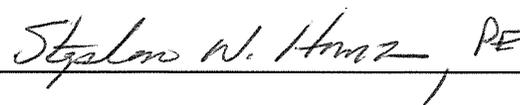
	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>HMT</u>	<u>C + G Development</u>
Mailing Address	<u>410 N. Seguin Ave</u> <u>New Braunfels, TX</u> <u>78130</u>	<u>P.O. Box 1171</u> <u>San Marcos, TX 78667</u>
Daytime Phone	<u>830-625-8555</u>	<u>512-353-2707</u>
Email Address	<u>amandag@hmtnb.com</u>	

AGENT ACKNOWLEDGEMENT STATEMENT:

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

Signature of Property Owner: 

Printed Name: Danny Gribbon Date: 9.24.13

Signature of Agent: 

Printed Name: Stephen W. Hanz, PE Date: 9/30/13

TYPE OF APPLICATION

Subdivision Plats		Development Plats	
<input type="checkbox"/> Subdivision Concept Plat		<input type="checkbox"/> Preliminary Development Plat	
<input type="checkbox"/> Preliminary Subdivision Plat		<input type="checkbox"/> Final Development Plat	
<input checked="" type="checkbox"/> Final Subdivision Plat			
<input type="checkbox"/> Variance	Section _____		
<input type="checkbox"/> Plat Vacation	Accompanying _____		
Minor Subdivision Plats (for Administrative Approval)			
<input type="checkbox"/> Minor Subdivision Plat			
Revisions to Recorded Plats (for Administrative Approval)			
<input type="checkbox"/> Amending Plat			
<input type="checkbox"/> Replat without Vacation			

SUBJECT PROPERTY

Subdivision Name: Vista de los Santos

Address or General Location: Intersection of Wonderland Dr. & Craddock

Proposed Number of Lots: 30 Residential & Drainage easmts Acres: 17.33

Appraisal District Tax ID: R 18825 3 open space, drainage, PUE
35 total

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

Proposed Use of Land Residential

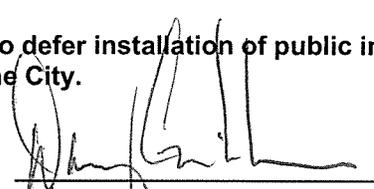
**Subdivision plat applications for land in the ETJ may be subject to additional requirements and review as defined by the Interlocal Agreement for the respective county.*

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: 

Printed Name: Danny Gibbon Date: 9.24.13

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

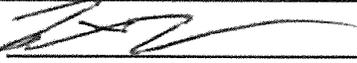
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- 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 Copperative, Inc.

Applicable Utility Service Code(s) A, D

Comments/Conditions A portion of this Subdivision may currently lie within the certificated boundary of San Marcos Electric. PEC and SMEU are currently negotiating an exchange of territory in this area. Additionally a five (5) foot easement needs to be added to all side lot lines. Five (5) foot on either side, this is necessary for the "stacking" of equipment on common lot lines.

Signature of Electric Company Official 

Title Right of Way Agent Date 6-10-13

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) B

Comments/Conditions Currently working with developer to provide gas service to subdivision

Signature of Gas Company Official [Signature]

Title Sr. Marketing Consultant Date 6-10-13

Vistas De Los Santos

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) B

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

Comments/Conditions Waste water infrastructure in design phase

Signature of City or County Wastewater Official: Zelaya Juarez

Title: Wastewater Coll. mgr Date 9-25-13

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

Ujsta DE Los Santos

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:

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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:

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Name of Telephone Service Provider CenturyLink, Inc.

Applicable Utility Service Code(s) C

Comments/Conditions _____

Signature of Telephone Company Official *Kenny R. Elmer*

Title: Plant Facilities Supv Date 6-11-2013

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of 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:

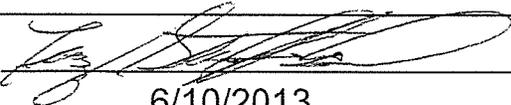
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- D. Need easement(s) within subject property

Name of Telephone Service Provider Grande Communications

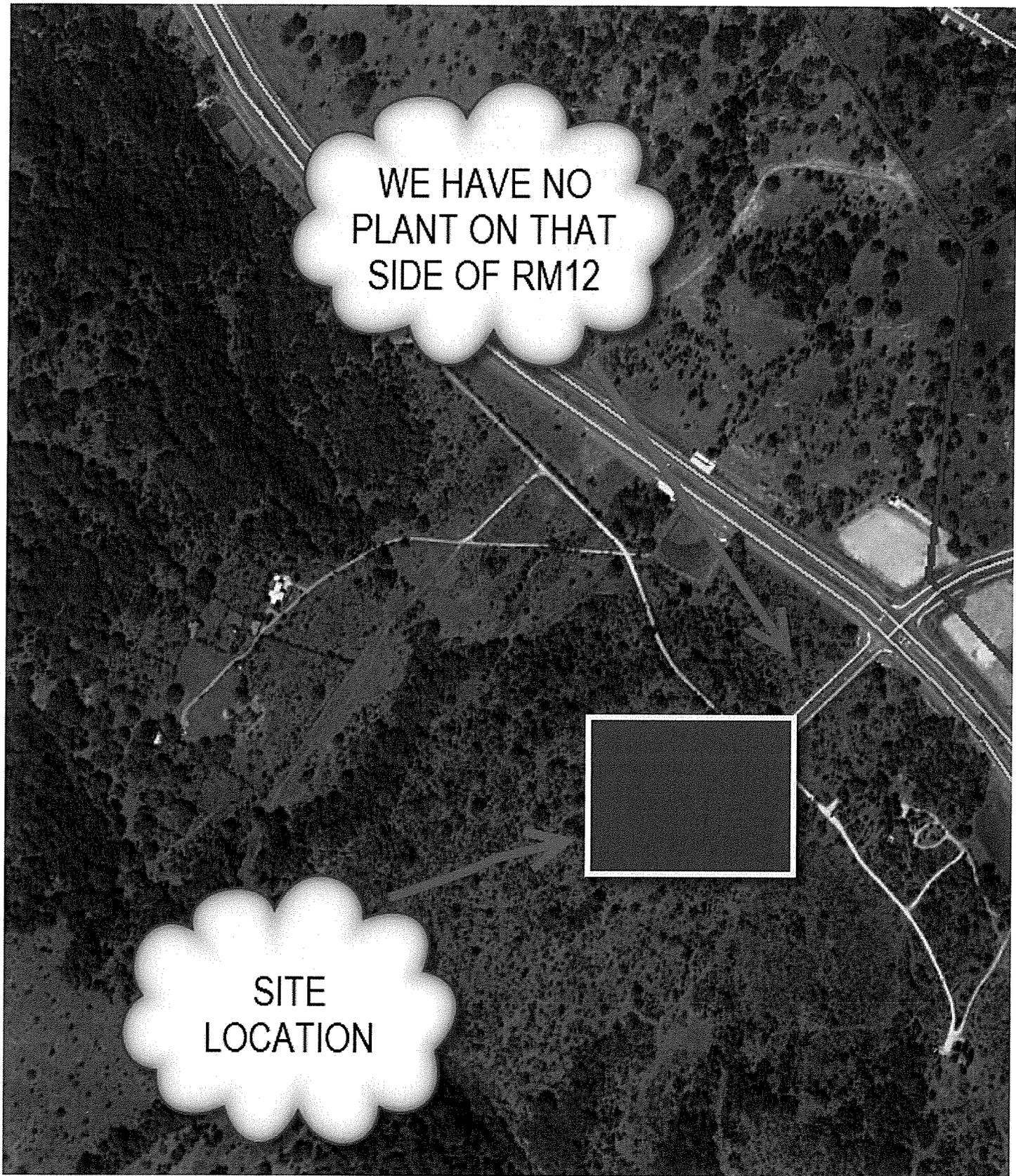
Applicable Utility Service Code(s) C

Comments/Conditions No plans have been made

Signature of Telephone Company Official 

Title: Construction Supervisor Date 6/10/2013

SUBMITTAL REQUIREMENTS FOR ALL PLATS:



From: Amanda Anding [mailto:amandag@hmtnb.com]
Sent: Monday, June 10, 2013 9:25 AM
To: Navejas, Pete; Boyle, Joseph
Subject: Utility Service Acknowledgement
Importance: High

Time Warner Cable

Good morning Pete & Joseph,

We are submitting a plat to the City of San Marcos today and I need to have Time Warner's services verified please. Attached is the preliminary plat and the portion of the City's plat application for you to fill in. I appreciate your attention to this!

Please let me know if you need anything further to complete this request today.

Thank you,

Amanda M. Anding
Office Manager/Land Planning



410 N. Seguin Ave
New Braunfels, TX 78130
HMTNB.COM
830.625.8559 • FAX: 830.625.8556
TSPE FIRM # 10981

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- Complete application
- Required fees \$ 2,500 (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
- 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: Stephen W. Hanz, PE

Printed Name: Stephen W. Hanz, P.E.

Date: 9/30/13

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

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

Preliminary Subdivision Plats or Preliminary Development Plats

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

Final Subdivision or Final Development Plats:

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

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

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

STAFF USE ONLY:

Submittal Date: 9-30 5 Business Days from Submittal: 10-7

Completeness Review By: Tory C. Date: 10-1

Contact Date for Supplemental Info: /

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

Application Returned to Applicant: /

Application Accepted for Review: 10-1 Fee: \$2500

Comments Due to Applicant 10-16

Date for Plat Resubmittals 10-25

Date of Planning and Zoning Commission Meeting: 11-12

30-Day Deadline 10-30



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-748, **Version:** 1

AGENDA CAPTION:

Receive a Staff update and hold discussion regarding CodeSMTX, a re-write of the City's Land Development Code.

Meeting date: December 22, 2014

Department: Development Services

Funds Required: 0

Account Number: NA

Funds Available: NA

Account Name: NA

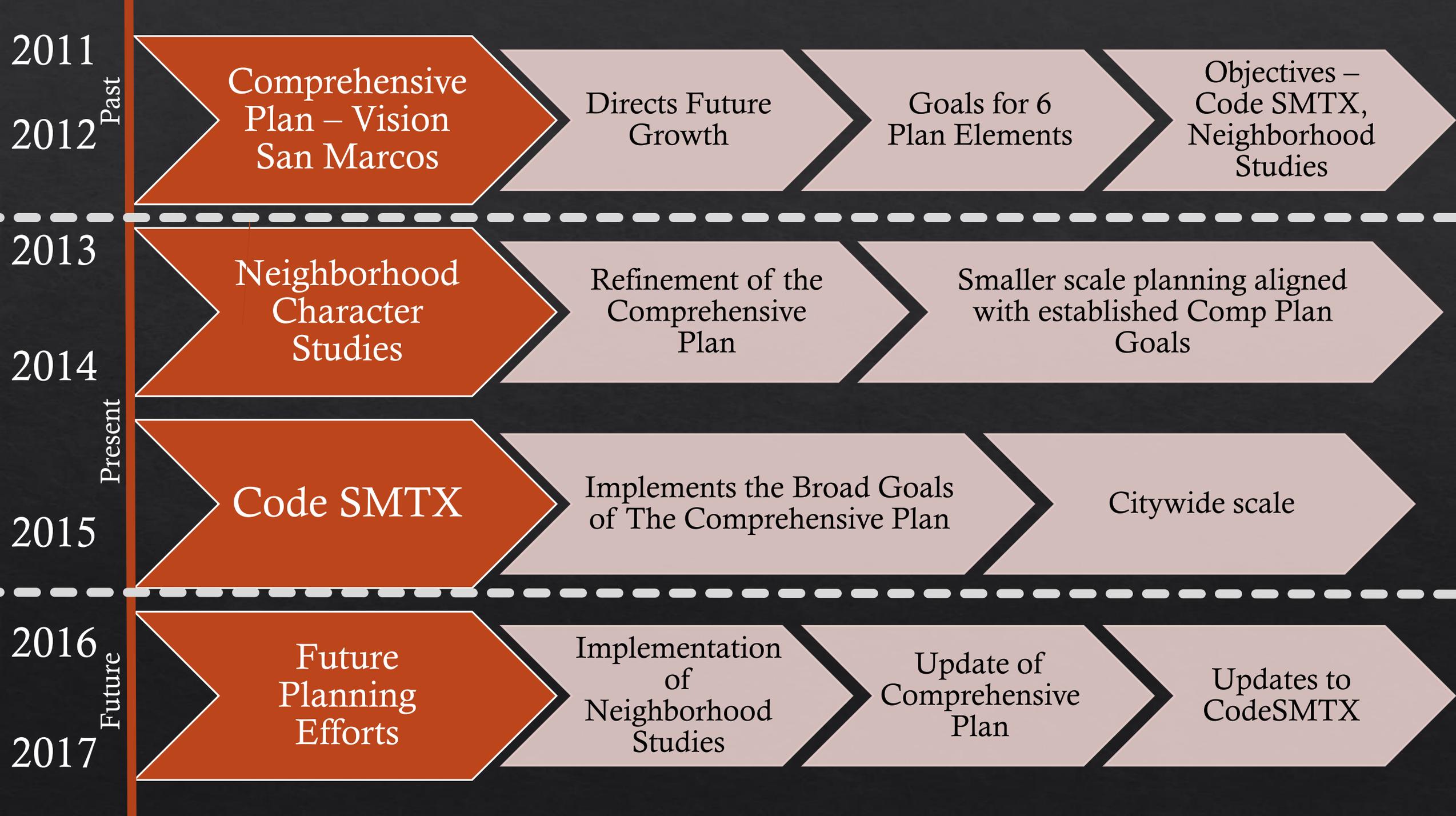
CITY COUNCIL GOAL: Enhance the Image of San Marcos

BACKGROUND:

Staff will give an update on the first two phases of the CodeSMTX project. The Code SMTX project is a re-write of the Land Development Code which began in July 2014 and is scheduled to be completed in the summer of 2015.



A re-write of the Land
Development Code



2011
2012

Past

Comprehensive Plan – Vision San Marcos

Directs Future Growth

Goals for 6 Plan Elements

Objectives – Code SMTX, Neighborhood Studies

2013
2014

Present

Neighborhood Character Studies

Refinement of the Comprehensive Plan

Smaller scale planning aligned with established Comp Plan Goals

2015

Code SMTX

Implements the Broad Goals of The Comprehensive Plan

Citywide scale

2016
2017

Future

Future Planning Efforts

Implementation of Neighborhood Studies

Update of Comprehensive Plan

Updates to CodeSMTX

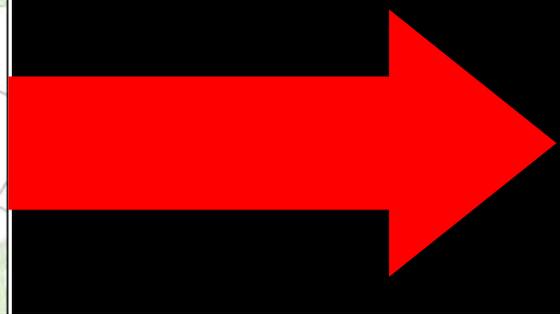
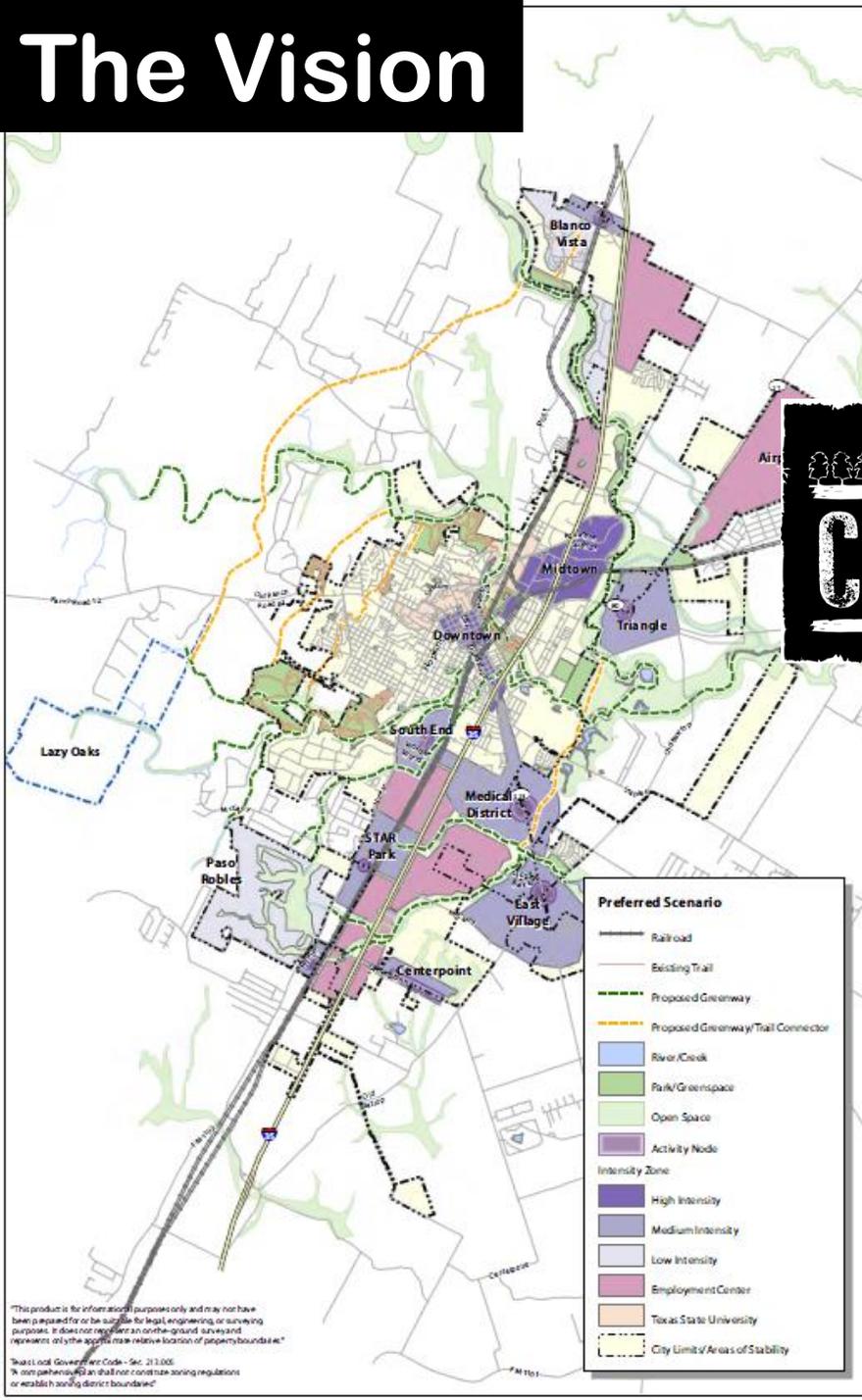
Dover, Kohl & Partners
town planning

Town Planning & Urban Design
Collaborative (TPUDC)
code expertise & legal analysis

Street Plans Collaborative
multi-modal transportation planning

Daedalus Services
economic analysis

The Vision



SAN MARCOS, TEXAS UNIFIED DEVELOPMENT ORDINANCE

CODE SMTX



OCTOBER 2014
CITY OF SAN MARCOS
DOVER, KOHL & PARTNERS
TOWN PLANNING & URBAN
STREET PLANS COLLABORATION
DAEDALUS SERVICES

Implementing the Vision

2014

Code SMTX kick-off



June



Code SMTX
Site Visit



July

Brand Your Neighborhood
Code Rodeo



October

2015

1st Draft Code SMTX



Spring

2nd Draft Code SMTX



Summer

Adoption
Hearings Begin



Late
Summer



rhythm
OF THE STREET

SATURDAY, JULY 26 | 9-6 P.M. | DOWNTOWN SAN MARCOS





URBAN Oasis
#urbanoasis.SMTX
lawn games
SNOW CONES
PHOTOBOOTH
FT. RIO BOARD CO.
Come relax



San Marcos Barber

INDY'S BARBER SHOP

Cat

Custom Occasions

WORKOUT FITNESS

SO HIGH SPORTS & FITNESS STUDIO
512-392-7080



SOUNDS OF
SUMMER
SAMMARCOS

Full Circle SALON
Troy's Barber Shop
512-481-0273 - 5A, 8B & 9P

SOUNDS OF
SUMMER

SERVIC
LOAN CC
512.396.95

SECURITY
FINANCIAL
353-5913
LOANS

OST
LIQUOR
BEER WINE

Med
isions
A
TEXAS

S.M
MATA

NEE 19

CHEVROLET
0401
285-431

STOP

2014

Code SMTX kick-off



June

Code SMTX
Site Visit



July



Brand Your Neighborhood
Code Rodeo



October

2015

1st Draft Code SMTX



Spring

2nd Draft Code SMTX



Summer

Adoption
Hearings Begin



Late
Summer



site visit touring

July 2014



2014

Code SMTX kick-off



June

Code SMTX
Site Visit



July

Brand Your Neighborhood
Code Rodeo



October



2015

1st Draft Code SMTX



Spring

2nd Draft Code SMTX



Summer

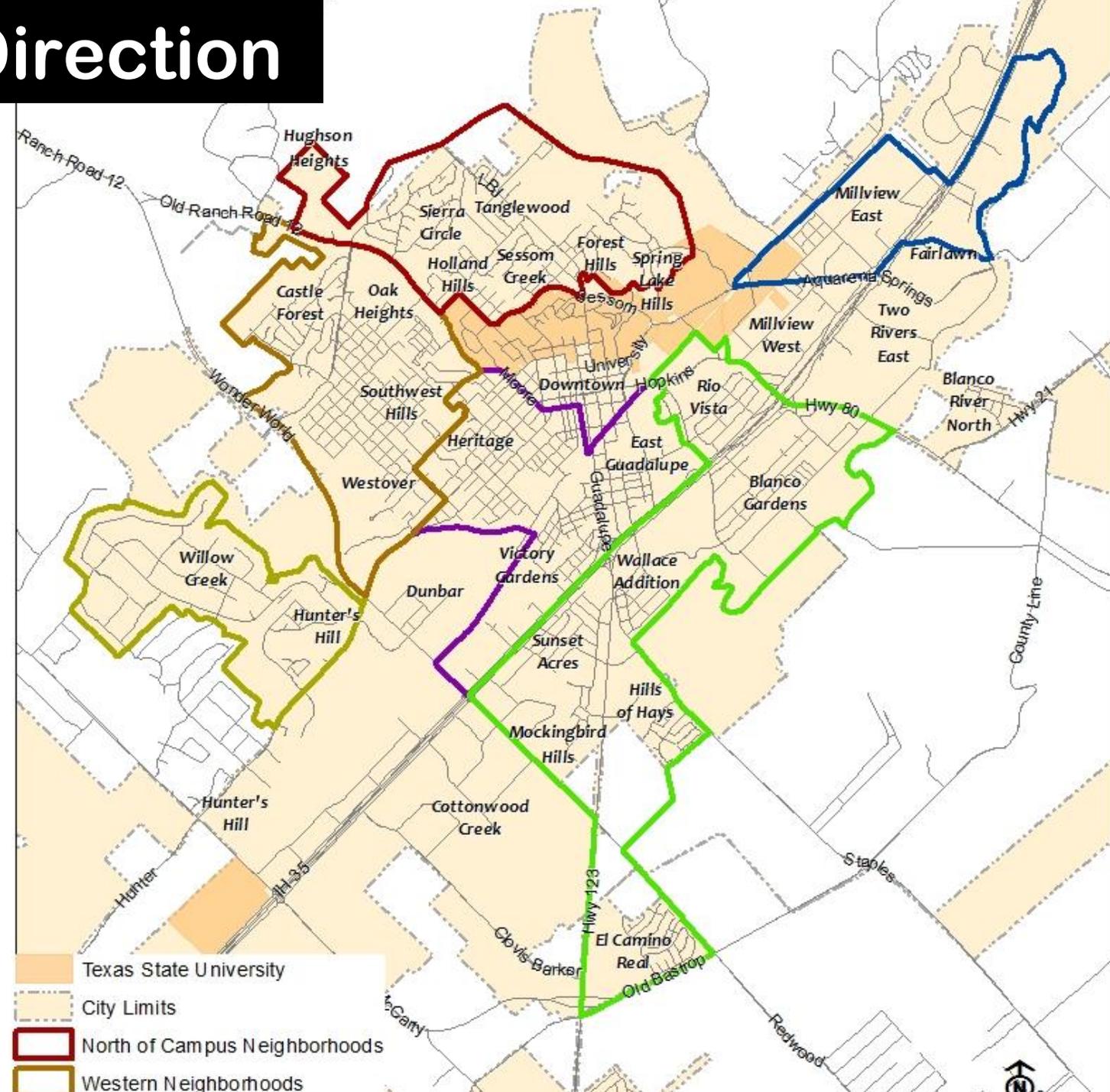
Adoption
Hearings Begin



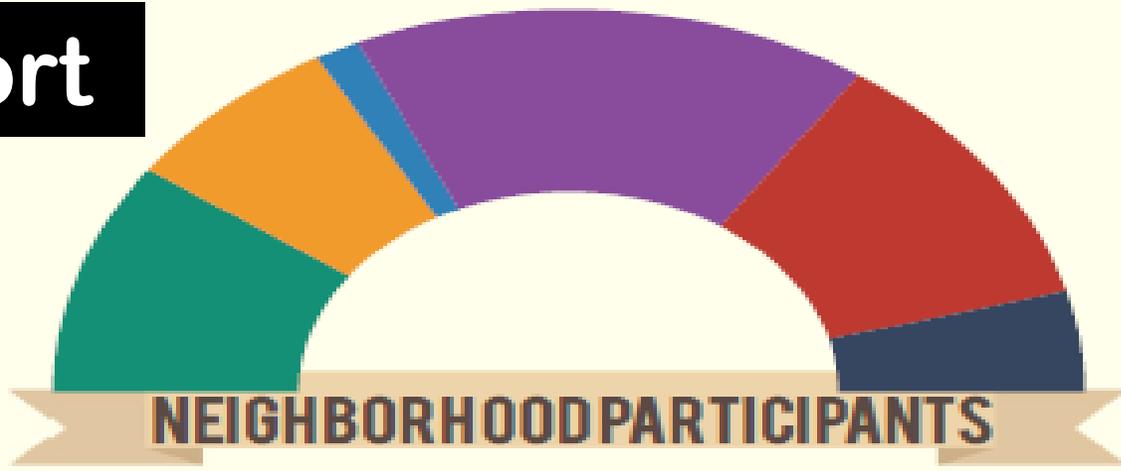
Late
Summer

Comprehensive Plan Direction

“As a next step, Neighborhood Character Studies will be conducted to determine the types of projects that would be supported within the areas of stability.”

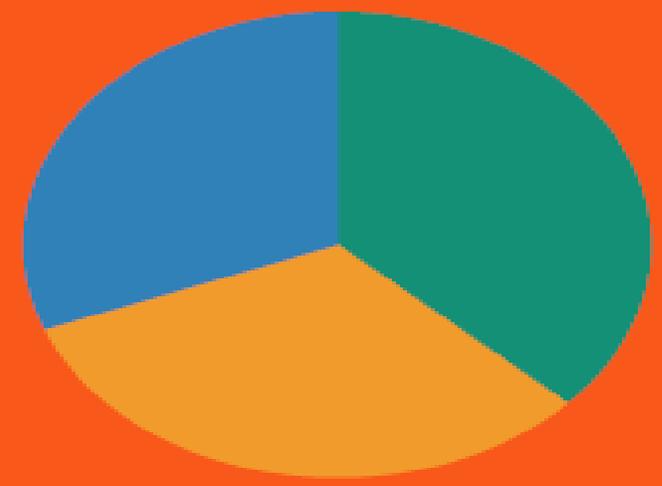


Outreach Effort



OF PARTICIPANTS

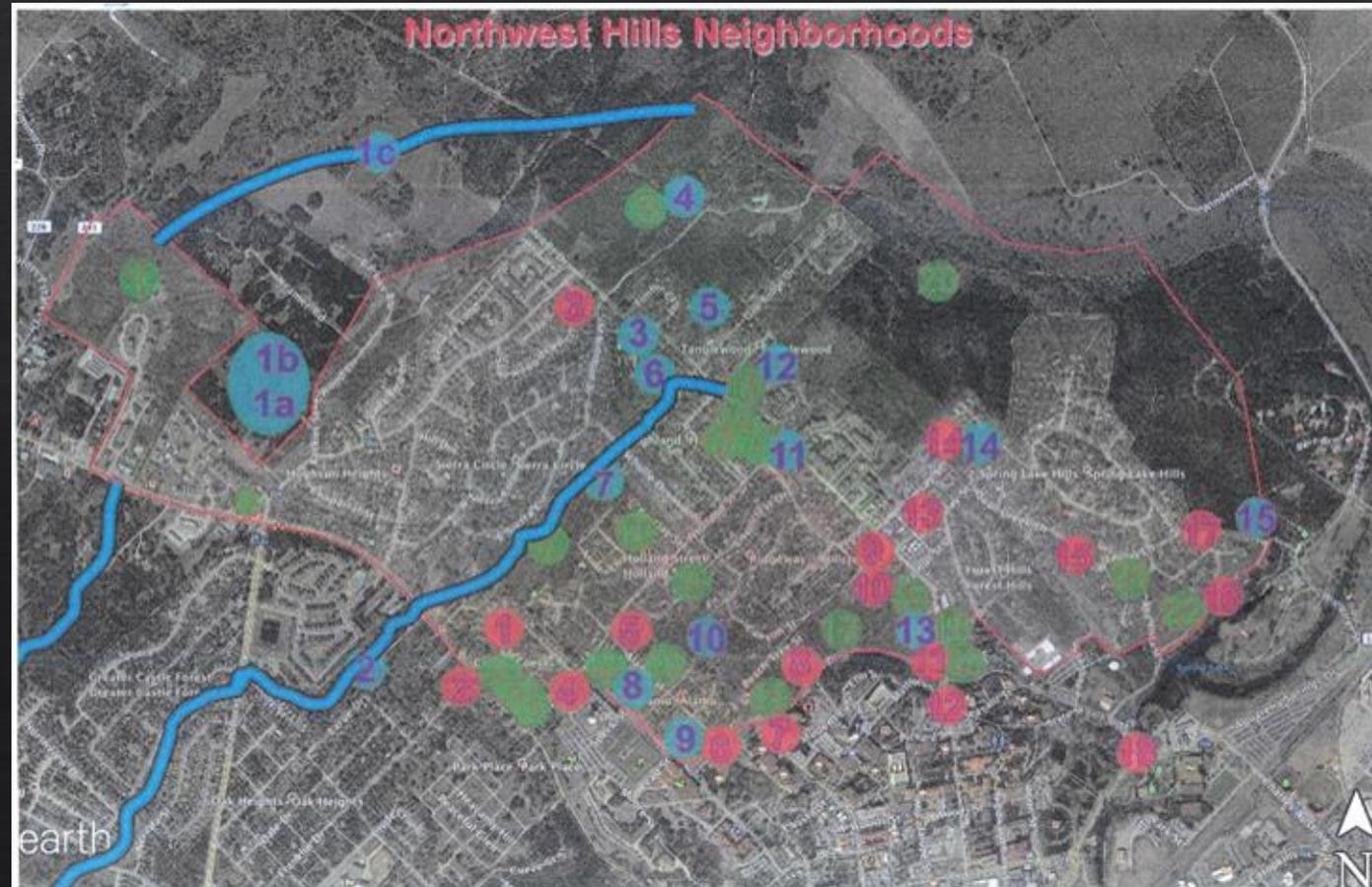
- 72 ADULT RESIDENTS
- 75 HIGH SCHOOL STUDENTS
- 86 ELEMENTARY STUDENTS
- 233 TOTAL PARTICIPANTS



Brand Your Neighborhood Results



- ◆ Eastern– 4 BYN Kits
- ◆ Heritage– 4 BYN Kits
- ◆ Northern – 0 BYN Kits
- ◆ Northwest Hills – 9 BYN Kits
- ◆ Western– 5 BYN Kits
- ◆ Willow Creek – 1 BYN Kit



2014

Code SMTX kick-off



June

Code SMTX
Site Visit



July

Brand Your Neighborhood
Code Rodeo



October



2015

1st Draft Code SMTX



Spring

2nd Draft Code SMTX



Summer

Adoption
Hearings Begin



Late
Summer

Code Rodeo





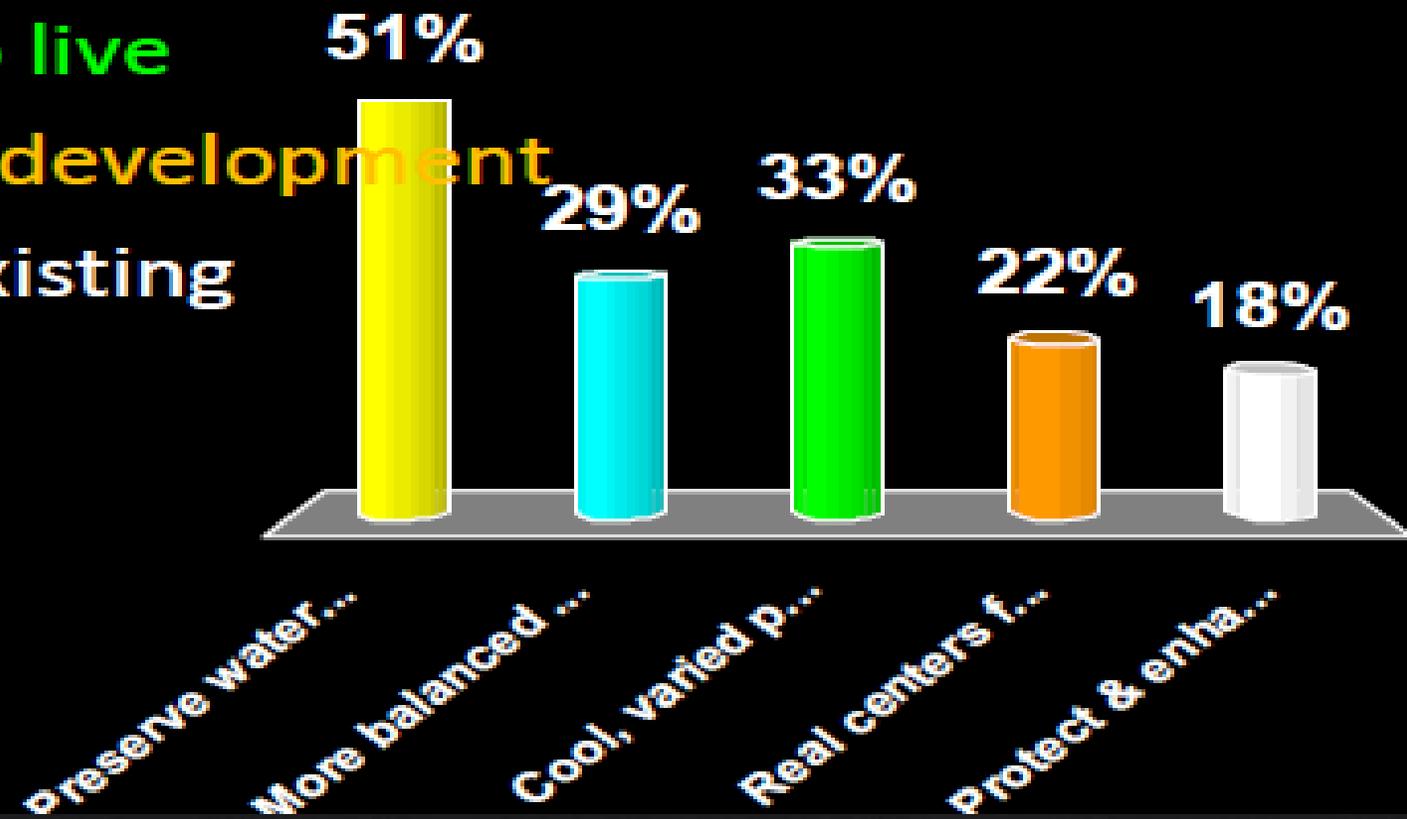
Code Rodeo

Themes from the Code Rodeo

- **preserve water quality & access to river**
keep the river crystal clear, but add access to river, bicycle & walking paths
- **more balanced transportation network**
bikes, pedestrians, transit & funding for each
- **cool, varied places to live**
smart, green, a wider range of options (living, workplaces, entertainment)
- **real centers for new development**
“found” new areas w/ places at center; make it easier to do what the city wants; add overall connectivity
- **protect & enhance existing neighborhoods**
keep farms (where owners are interested), keep neighborhood character

Of the many ideas heard tonight, which is most promising to you? (select 2)

1. Preserve water quality & access to river
2. More balanced transportation network
3. Cool, varied places to live
4. Real centers for new development
5. Protect & enhance existing neighborhoods



Design Studio



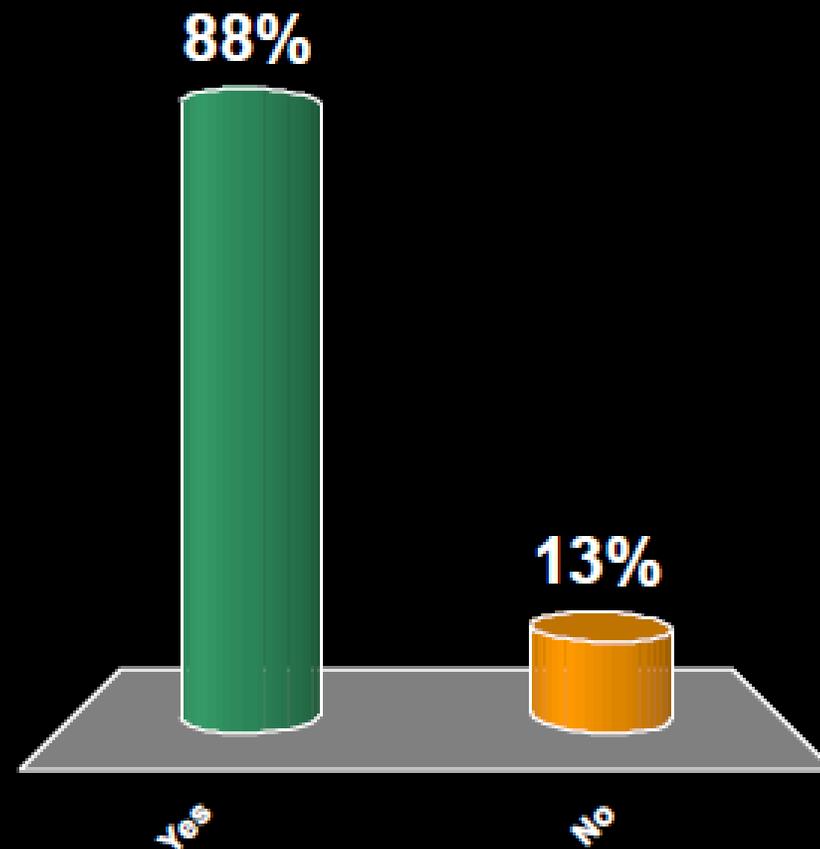
Studio





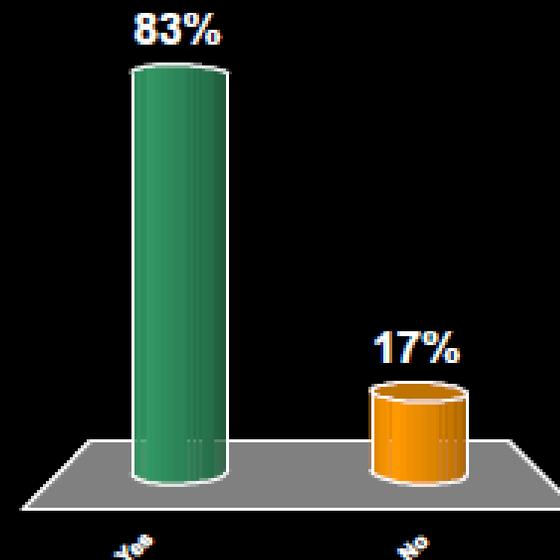
Would you like to see Hopkins transformed into a multi-modal gateway street?

1. Yes
2. No



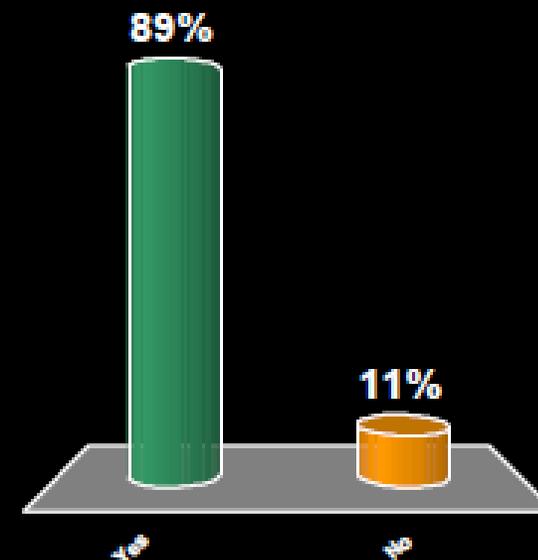
Would you like to see Hopkins transformed into a multi-modal gateway street if it costs the city \$5 million to receive the road from TXDOT and rebuild the road?

1. Yes
2. No



Would you like to see Hopkins transformed into a multi-modal gateway street if it costs the city \$5 million to receive the road from TXDOT and rebuild the road if it could be proven that more than \$5 million could be generated through sales tax and property tax increases?

1. Yes
2. No

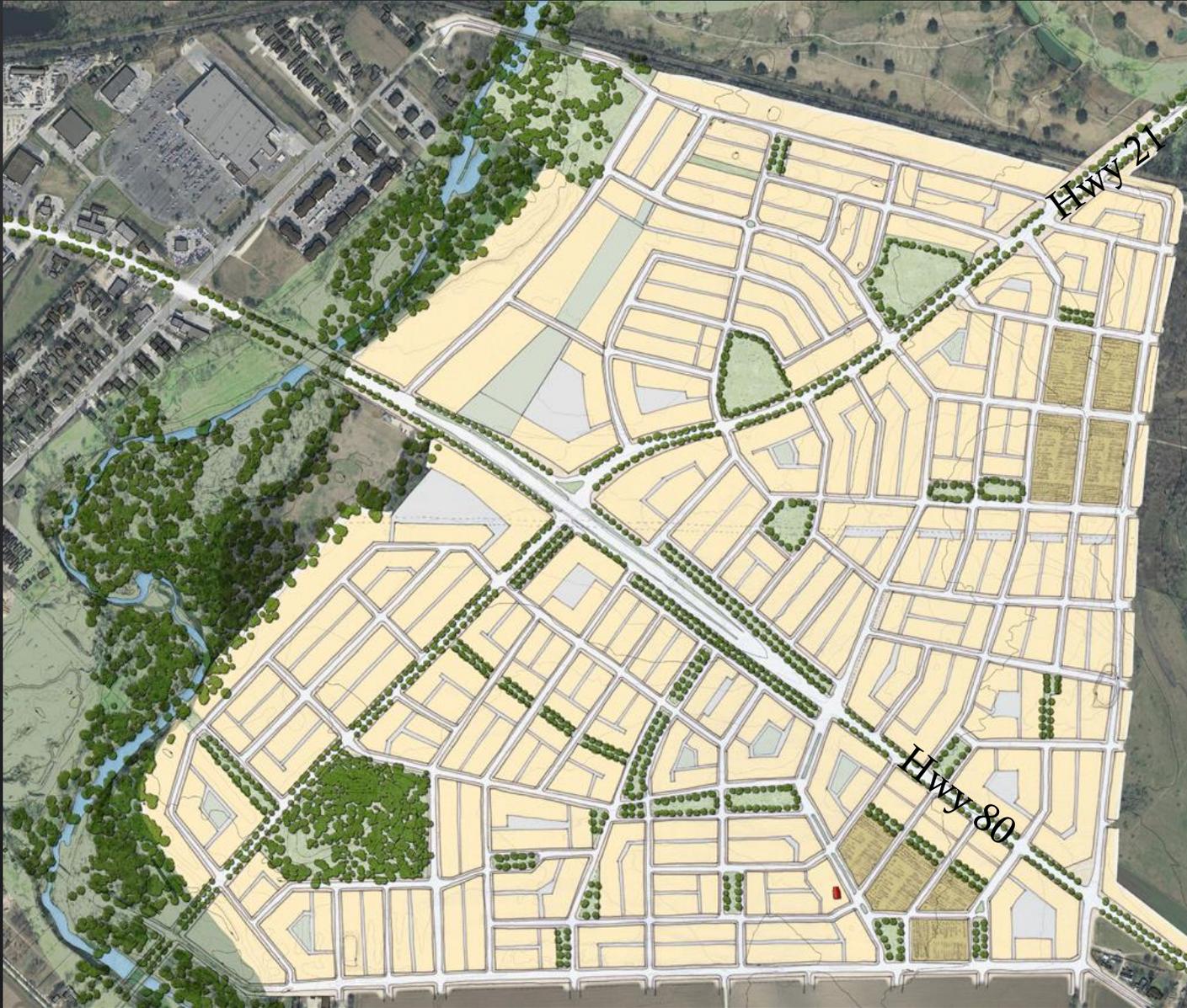


the triangle



existing conditions

the triangle



illustrative plan

the triangle



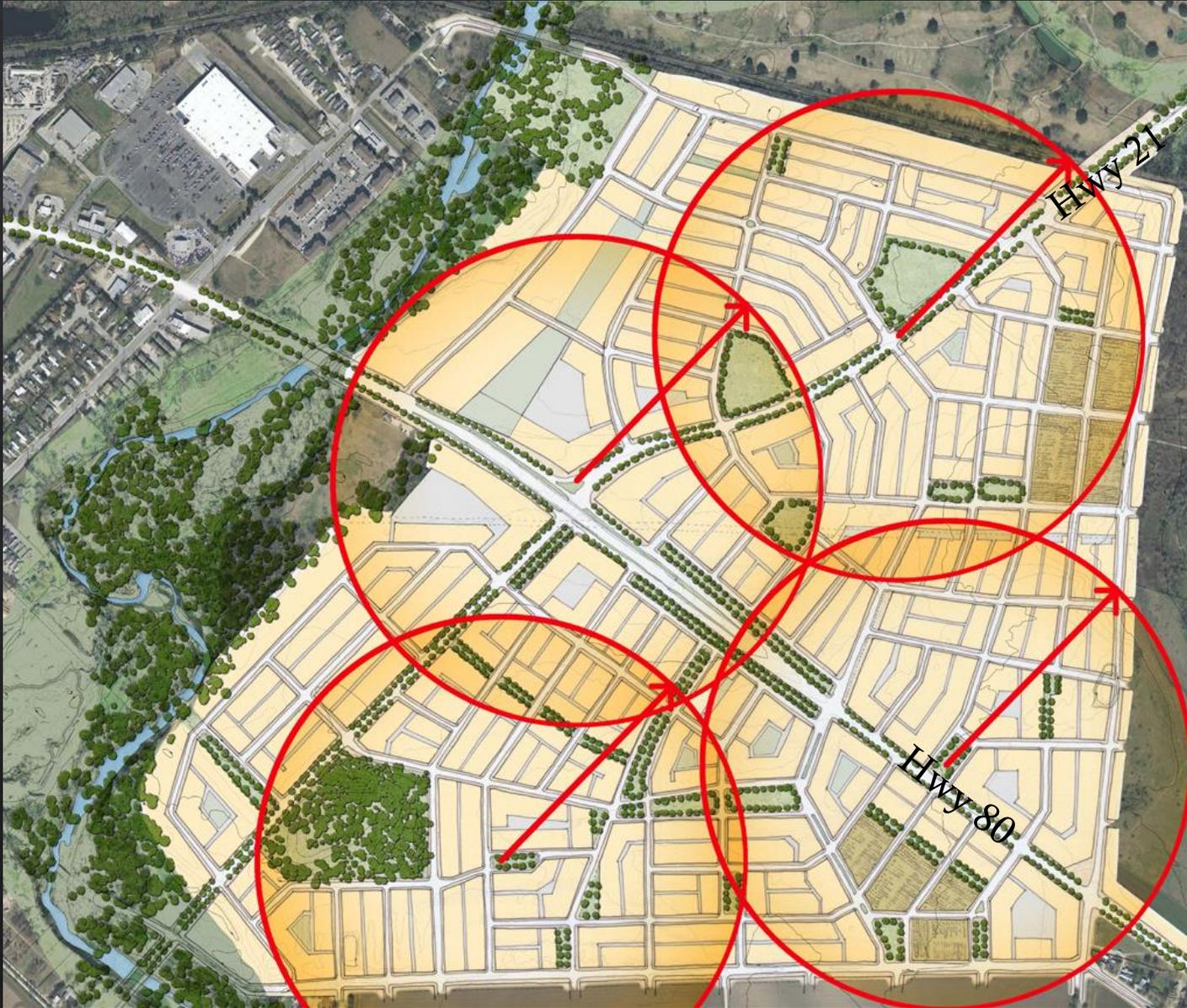
urban walkable green

the triangle



illustrative plan

the triangle



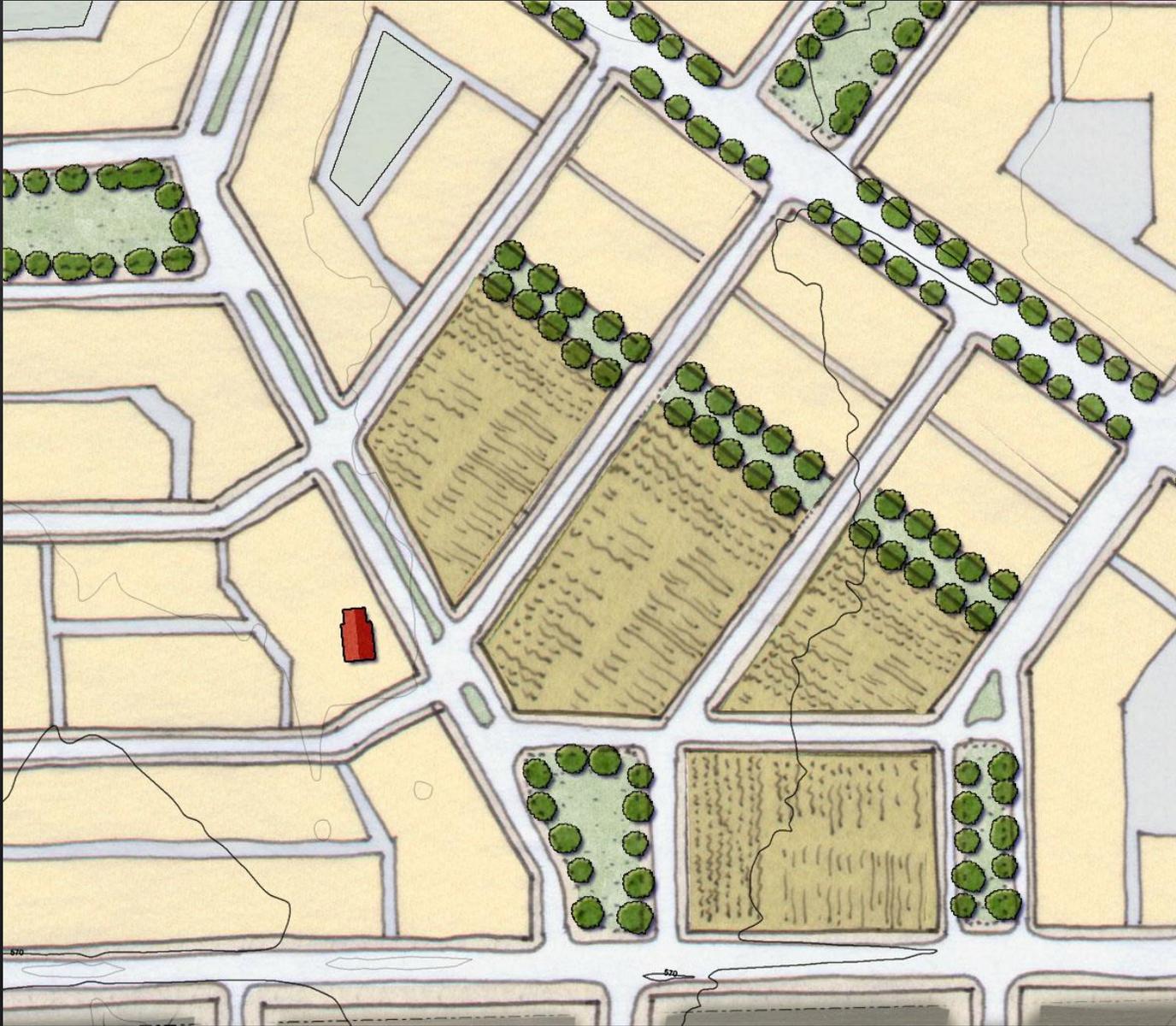
5 minute walk

the triangle



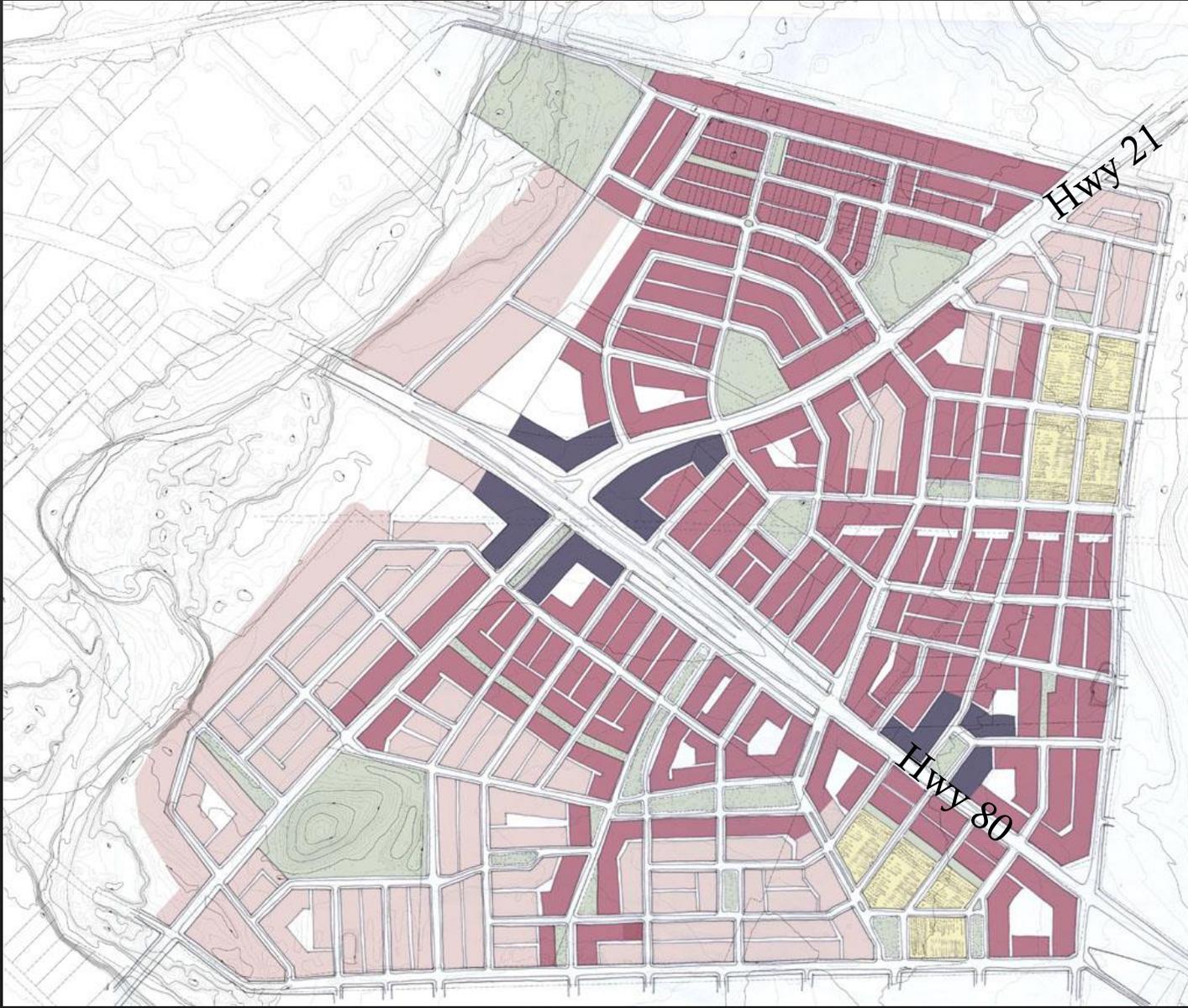
green network

the triangle



community supported agriculture

the triangle

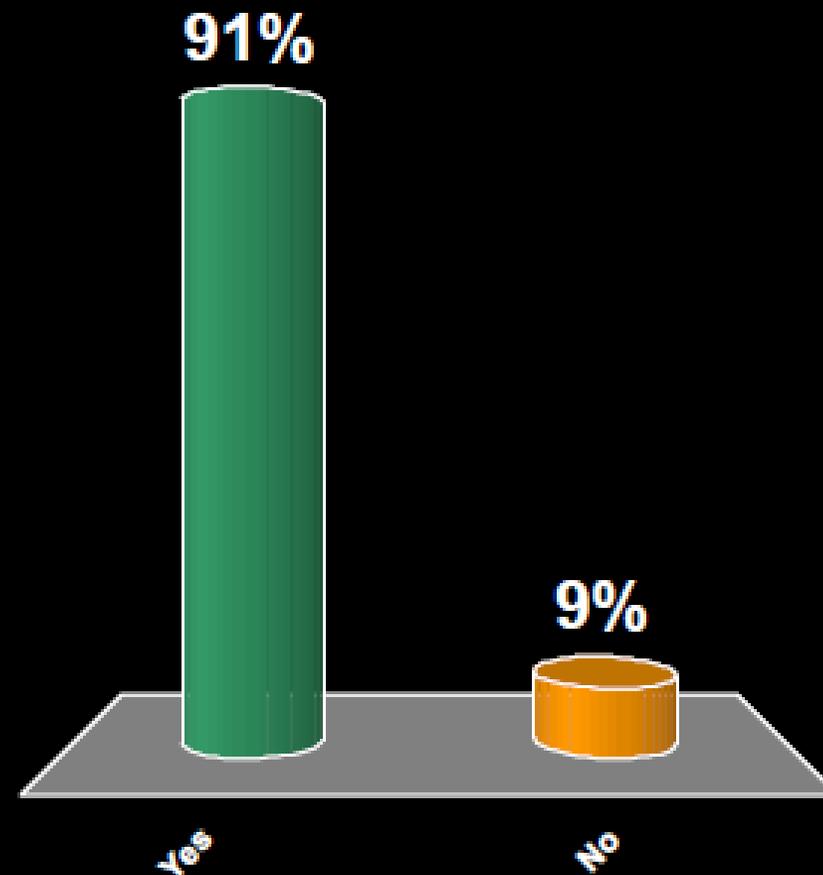


- CSD 5
- CSD 4
- CSD 3
- CSD 2
- Civic

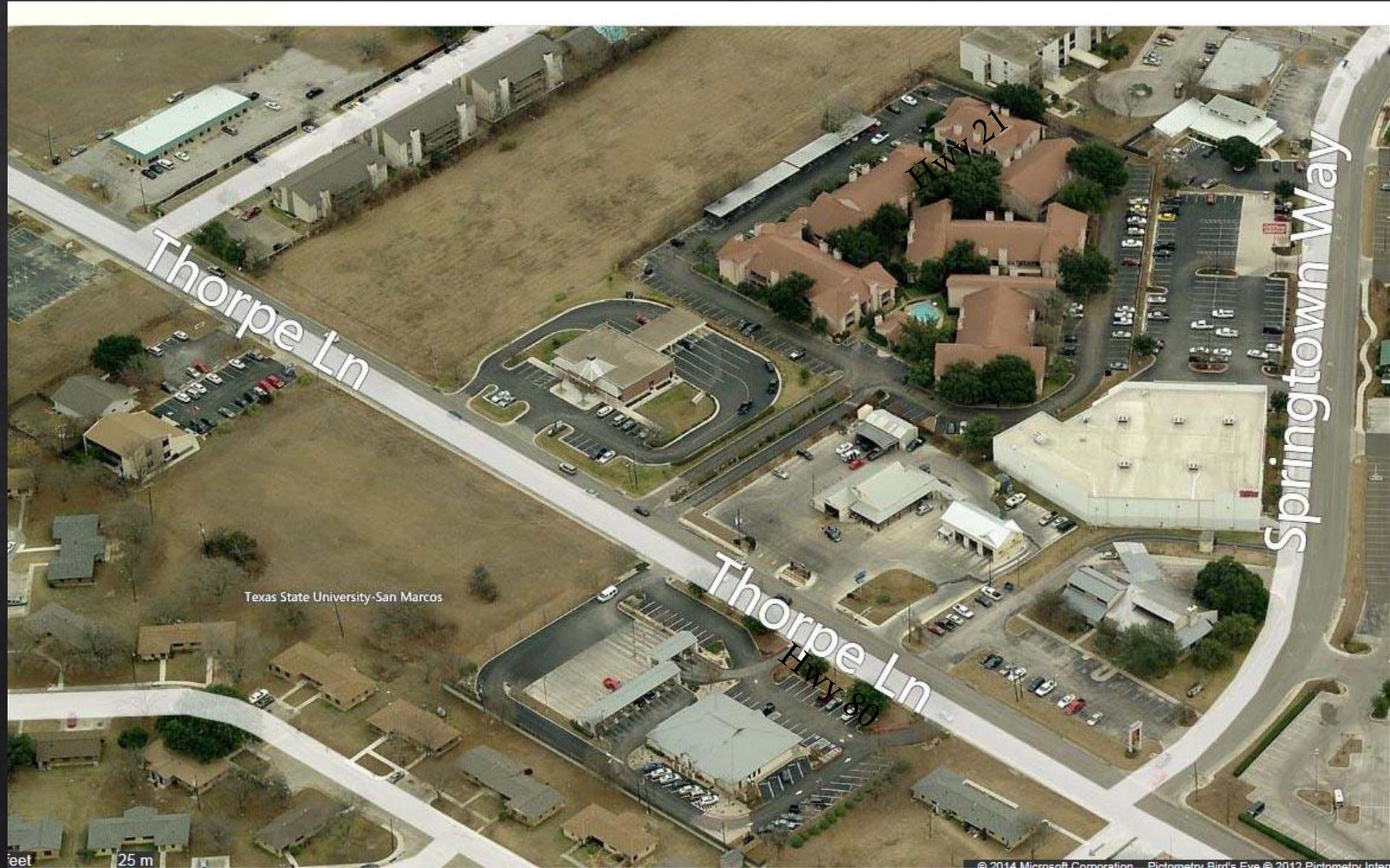
character districts

Are you in favor of creating new centers east of Interstate 35 in areas that are away from aquifer recharge zones and existing neighborhoods?

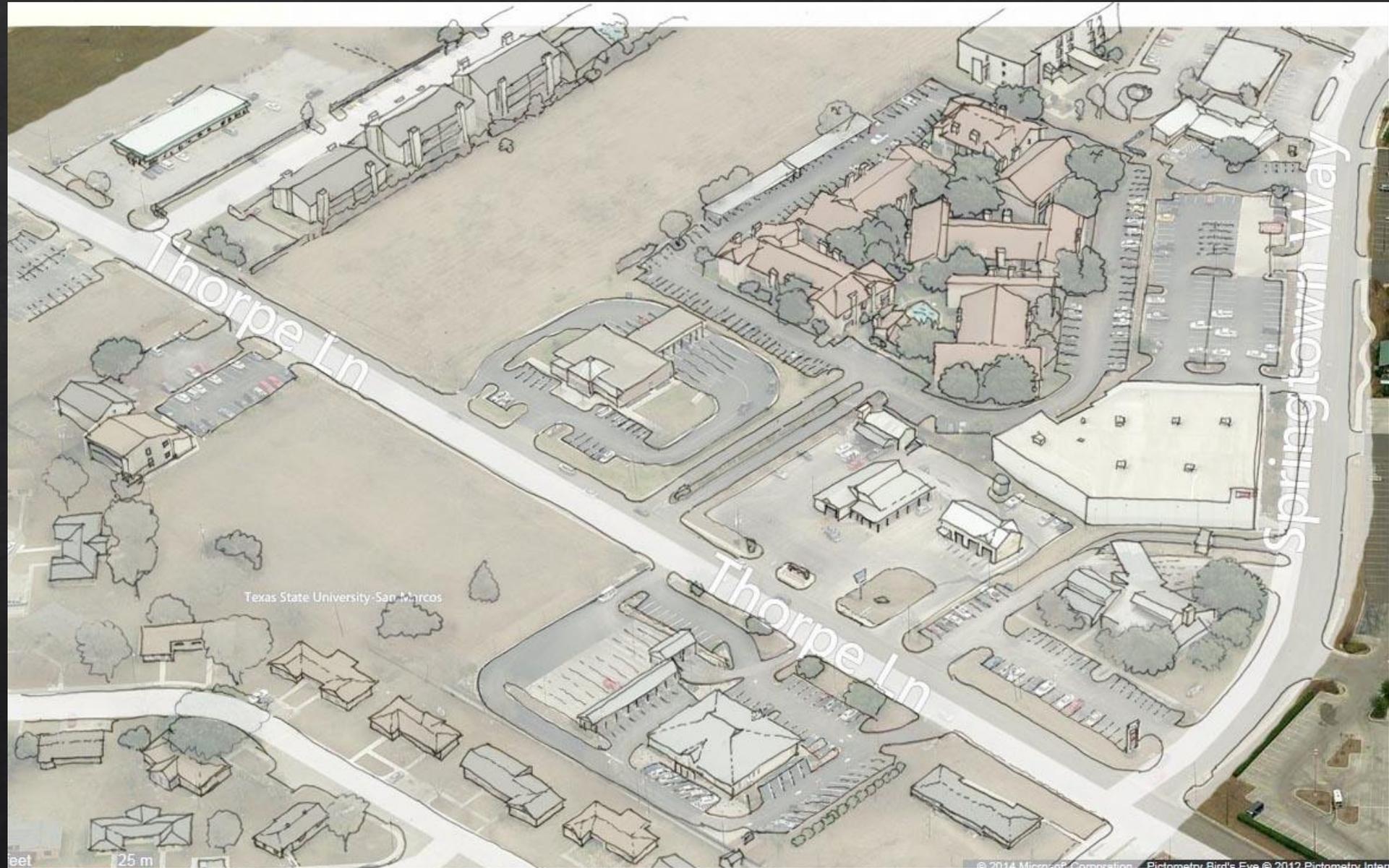
1. Yes
2. No



build-out over time: Midtown Example



build-out over time: Midtown Example



build-out over time: Midtown Example



build-out over time: Midtown Example



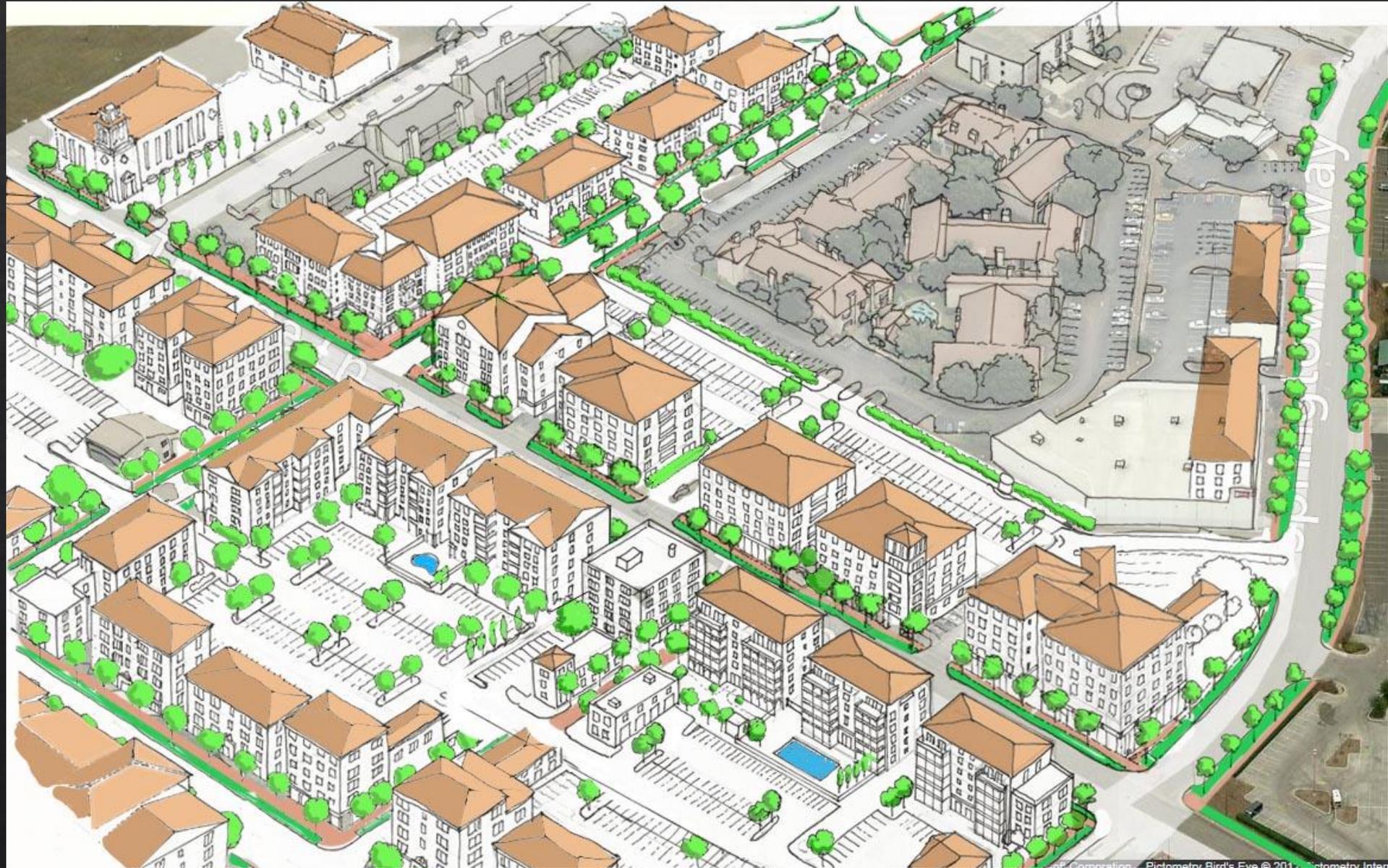
build-out over time: Midtown Example



build-out over time: Midtown Example

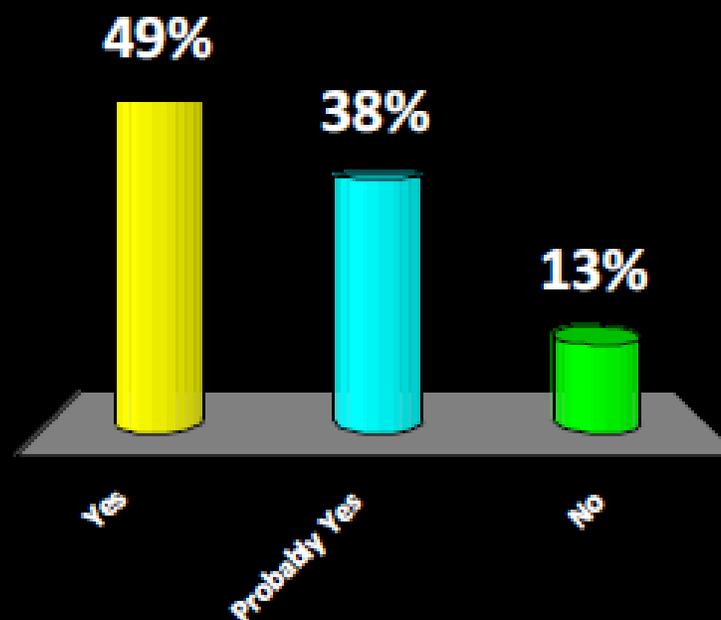


build-out over time: Midtown Example

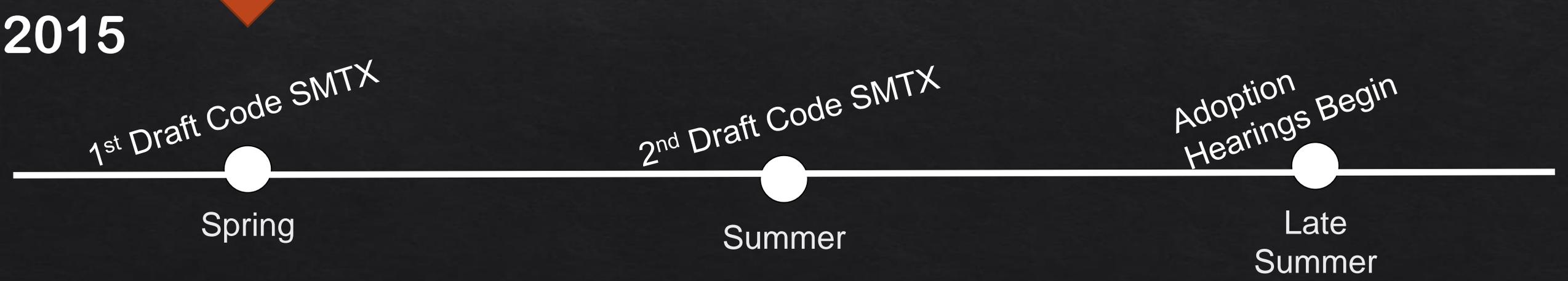
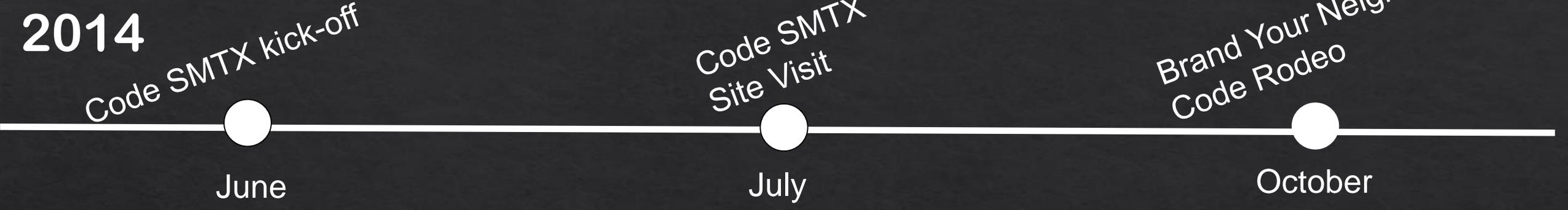


From what you heard tonight, do you think this project (Code SMTX) is generally on the right track?

1. Yes
2. Probably Yes
3. No



Next Steps



Next Steps

- Workshops
 - Environmental Standards Workshop - February
 - Neighborhood Workshops – March, April, May
- Review of Draft Code
- Think Tank

Questions





Council appointed **nine** citizens from a variety of perspectives in July 2014 to help guide CodeSMTX

Perspectives

- ▶ Construction
- ▶ Engineering
- ▶ Environment
- ▶ Local Business
- ▶ Neighborhoods
- ▶ Planning
- ▶ Real Estate

Members

- ▶ John David Carson (C)
- ▶ Sofia Nelson (VC)
- ▶ Shawn Dupont
- ▶ Diann McCabe
- ▶ Betsy Robertson
- ▶ Patrick Rose
- ▶ David Singleton
- ▶ Tom Wassenich
- ▶ Chris Wood

Charge

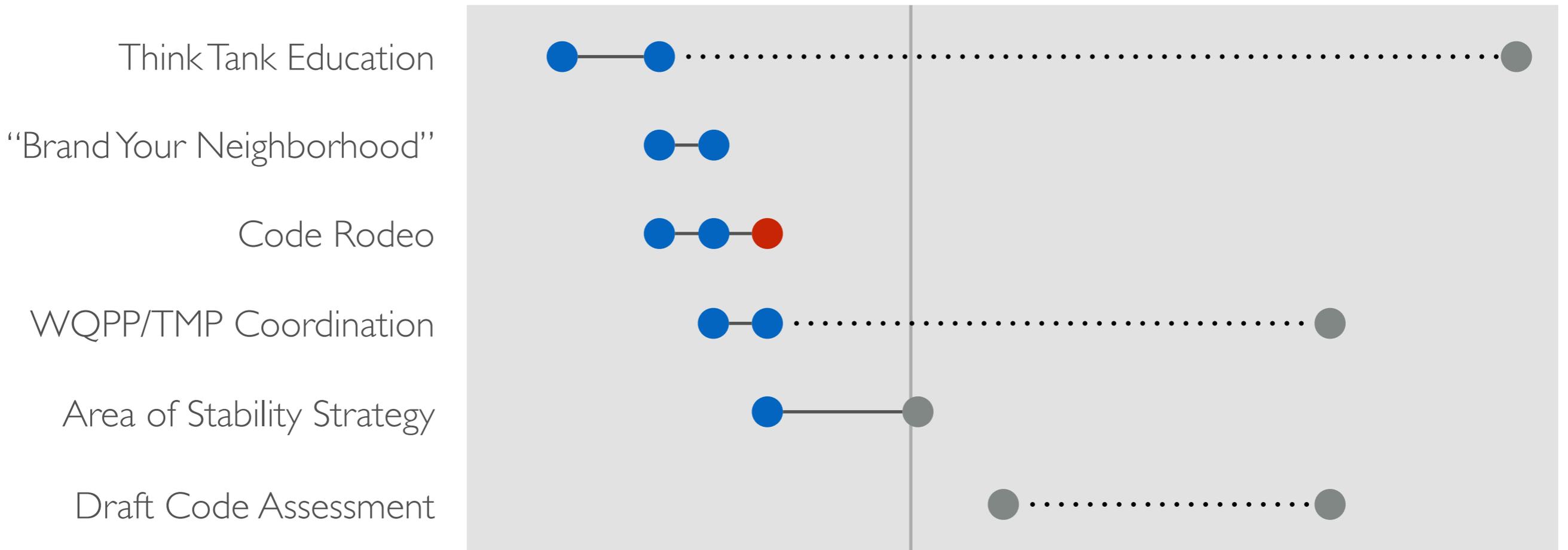
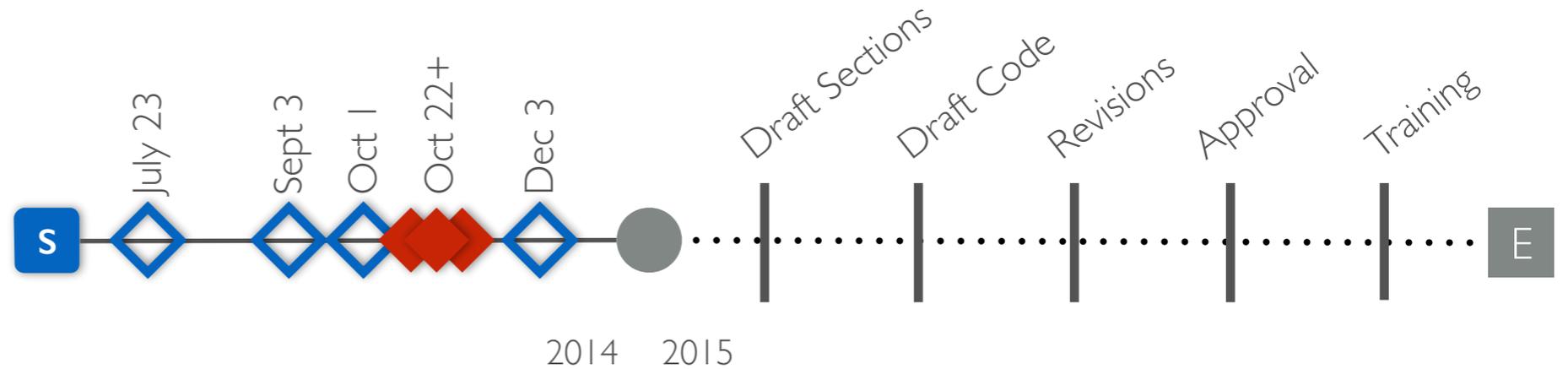
- ▶ Be a sounding board / first filter
- ▶ Identify and help address issues and concerns
- ▶ Provide direct input on Code as developed
- ▶ Engage public
- ▶ Identify and include stakeholders

Overarching Objective: Code in Alignment with Comp Plan *That Works*



The Think Tank has had **five** formal meetings to date focused on a number of topics

Project Timeline



Posted, Open Meetings at a Variety of Locations Throughout the City



We continue to identify issues and work with staff and the consultants on solutions

Current | Upcoming Focus Topics

- Engaging under represented segments of the City
- Incorporate Comp Plan goals and objectives not yet discussed
- Strategy for coding Areas of Stability
- Strategy for developing Neighborhood Character Studies
- Environmental Workshop with Water Quality Protection Plan
- Process for pre-approved Regulating Plans developed during Rodeo
- Aligning CodeSMTX and Transportation Master Plan
- Effectively Modeling Costs
- Engaging the University
- Fostering incrementalism and affordability
- ...

The Think Tank Will Bring Recommendations to Council, As Needed



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-756, **Version:** 1

AGENDA CAPTION:

Receive a Staff update and provide direction to Staff regarding 2016-2025 10-Year Capital Improvements Program Update.

Meeting date: December 22, 2014

Department: Engineering and Capital Improvements

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL: Big Picture Infrastructure

BACKGROUND:

Staff will discuss the process for the 2016-2025 10-Year Capital Improvements Program Update to receive feedback and direction on schedule, detail for projects, public input, etc.