



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, January 13, 2015

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

PUBLIC HEARINGS

1. CUP-14-36 (Garcia's Mexican Food Restaurant) Hold a public hearing and consider a request by Garcia's Mexican Food Restaurant for a renewal of an existing Conditional Use Permit for the sale of beer and wine for on-premise consumption at 403 S LBJ Drive.
2. CUP-14-37 (Tex Mex Sport Bar) Hold a public hearing and consider a request by Tex Mex Sport Bar for a renewal to an existing Conditional Use Permit for the sale of beer and wine for on-premise consumption at 1700 S IH 35.
3. CUP-14-39 (The Marc on the Square) Hold a public hearing and consider a request by Texas Music Theatre, LLC, for a renewal of an existing Unrestricted Conditional Use Permit (CUP) to allow the sale and on-premise consumption of mixed beverages at 120 E San Antonio St.
4. ZC-14-06 (Southwest corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., to zone 3.36 acres, more or less, out of the T.J. Chambers Survey to "CC" Community Commercial, located at the southwest corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.

5. ZC-14-07 (Northwest corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., to zone 6.5 acres, more or less, out of the T.J. Chambers Survey and J. Williams Survey to "CC" Community Commercial, located at the northwest corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.
6. ZC-14-08 (Northeast corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., to zone 2.63 acres, more or less, out of the T.J. Chambers Survey to "CC" Community Commercial, located at the northeast corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.
7. ZC-14-09 (Southeast corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., for a Zoning Change from "SF-6" Single Family Residential to "CC" Community Commercial for 3.238 acres, more or less, out of the T.J. Chambers Survey, located at the southeast corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.
8. PSA-14-06 (Campus Village). Hold a public hearing and consider a request by Campus Village Communities for a Preferred Scenario Amendment to change an Area of Stability- Neighborhood Area Protection/Conservation to an Area of Stability-Redevelopment/Infill for an approximately 2.8 acre tract out of the GA McNaughton Addition. The property is located at the intersection of Sessom Drive and Academy Street between Orchard Street and Alamo Street.

NON-CONSENT AGENDA

9. Development Services Report:
 - a. Code SMTX update
 - b. 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:



Legislation Text

File #: CUP-14-36, **Version:** 1

AGENDA CAPTION:

CUP-14-36 (Garcia's Mexican Food Restaurant) Hold a public hearing and consider a request by Garcia's Mexican Food Restaurant for a renewal of an existing Conditional Use Permit for the sale of beer and wine for on-premise consumption at 403 S LBJ Drive.

Meeting date: January 13, 2015

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

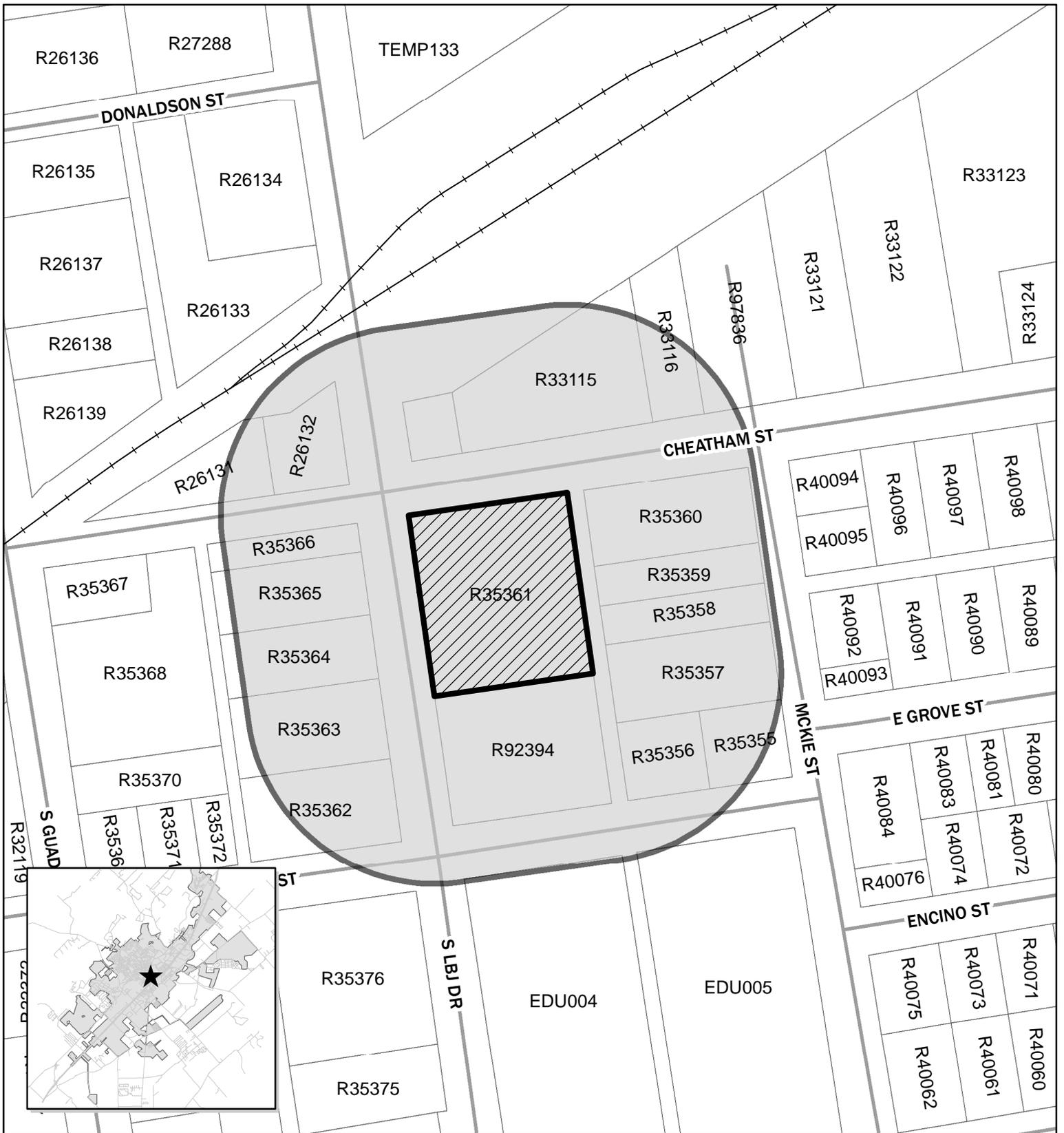
CITY COUNCIL GOAL: Community Wellness/ Strengthen the Middle Class

BACKGROUND:

This location was one of several expired CUPs that were identified as part of a staff analysis in 2013. The applicant was sent a certified letter on November 7, 2013 and a completed application was returned on December 3, 2013. Following the direction of the Planning & Zoning Commission, this request was processed as a new application. The new CUP was initially approved with conditions by the Commission for one year, effective January 14, 2014.

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

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



CUP-14-36
Garcias Restaurant
Map Date: 12/31/2014

-  Site Location
-  Notification Buffer (200 feet)



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

**CUP-14-36
 Conditional Use Permit Renewal
 Garcia's Mexican Food Restaurant
 403 South LBJ Street**



Applicant Information:

Applicant: Juan Ybarra
 194 Saddlebrook Ln
 Martindale, TX 78655

Property Owner: Curtis Garcia
 18510 San Marcos Hwy
 Martindale, TX 78655

Applicant Request: Approval for renewal of the Conditional Use Permit (CUP) to continue to allow on-premise consumption of beer and wine only.

Notification: Public hearing notification mailed on January 2, 2015.

Response: None to date

Subject Property:

Expiration Date: January 14, 2015

Location: 403 South LBJ Street

Legal Description: Lots 5, 6 and part of 7, Dan McKie II Subdivision

Frontage On: South LBJ & Cheatham

Neighborhood: East Guadalupe

Existing Zoning: T5-Urban Center

Utilities: Adequate

Existing Use of Property: Restaurant

Zoning and Land Use
 Pattern:

| | Current Zoning | Existing Land Use |
|----------------------|-----------------------|--------------------------|
| N of Property | T5 | Commercial |
| S of Property | CS | Church |
| E of Property | SF-6 | Residential |
| W of Property | T5 | Commercial |

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 within a zoning district that limits density to six units per acre or less. While there is a church located south of this property, the location **does** meet the distance requirements, as the measurement is taken from front door to front door.

Case Summary

This request is for the renewal of the Conditional Use Permit for Garcia's Mexican Food Restaurant. On January 10, 2010 the Planning and Zoning Commission approved the original permit for a period of one year. After the expiration date for the original CUP was reached, the establishment continued to operate with an expired Conditional Use Permit for over two years. This location was one of several expired CUPs that were identified as part of a staff analysis in 2013. The applicant was sent a certified letter on November 7, 2013 and a completed application was returned on December 3, 2013. Following the direction of the Planning & Zoning Commission, this request was processed as a new application. The new CUP was initially approved with conditions by the Commission for one year, effective January 14, 2014.

Business Operations

The restaurant has 112 indoor seats and 37 off-street parking spaces. The hours of operation are from 8am to 10pm Monday – Saturday, and 8am to 9pm on Sundays. No live music or entertainment is provided.

Comments from Other Departments:

Code Enforcement, Police, and Environmental Health reviewers have reported no concerns regarding the subject property. No points have been issued against the establishment.

Planning Department Analysis:

In reviewing the request staff has made the following findings:

- Garcia's has had no issues with code enforcement or police since the issuance of the original Conditional Use Permit in 2010.
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- The use is compatible with and preserves the character and integrity of adjacent developments and surrounding neighborhood.
- No noise or other complaints have been filed by surrounding businesses including the church located south of the establishment.

In order to monitor permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is 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 renewal with the following conditions:

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

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

| | |
|--|--------|
| | Denial |
|--|--------|

The Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed 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:

Matthew Johnson

Intern- Planner

12/30/2014

Name

Title

Date

CHEATHAM STREET

ENTRY WAY

CENTEX FURNITURE STORE

BACK ALLEY

S. LOT

ENTRY WAY

BUSINESS OFFICES

PARKING LOT

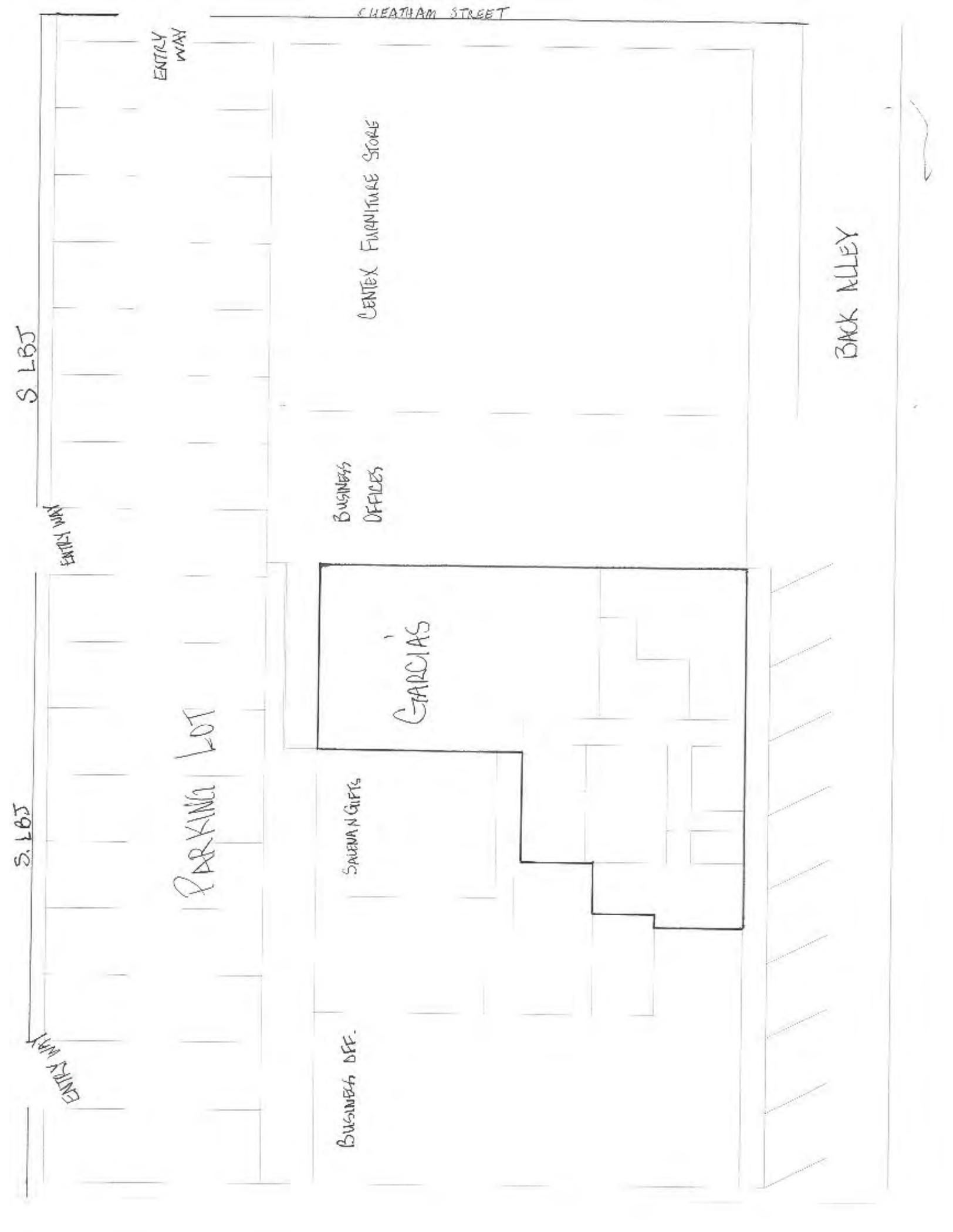
GARCIA'S

S. LOT

ENTRY WAY

SADEMAN GIFTS

BUSINESS OFF.



GARCIA'S MEXICAN FOOD RESTAURANT

112 SEATING CAP

1,539 SQ FT DINING AREA

E

D

C

B

A

12A

12B

17

6

11

16

5

10

15

4

9

14

3

13

2

8

1

MAIN DINING ROOM
86

21

20

19

18

BACK DINING ROOM

22

26

24

23

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: GARCIA'S MEXICAN FOOD RESTAURANT

Application is filed by:

Individual Partnership Corporation Other: [X] Corporation

Name of Individual or Entity: GARCIA-YBARRA INVESTMENTS LLC Phone Number:

Mailing Address: 403 S. LBJ SAN MARCOS TX 78666

Email Address: jybarra1985@gmail.com

Type of Permit Requested: Mixed Beverage Beer & Wine Other: [X] Beer & Wine

PROPERTY

Street Address: Current Zoning:

Legal Description: Lot Block Subdivision

Tax ID Number: R

Property Owner's Name: CURTIS GARCIA Phone Number: 512 357 0003

Address: 18510 SAN MARCOS HWY MARTINDALE, TX 78655

BUSINESS DETAILS

Primary Business Use: [X] Restaurant Bar Other:

Hours of Operation: 8 AM TO 10 PM MON - SUN

Type of Entertainment Facilities: NONE

Indoor Fixed Seats Capacity: 121 Outdoor Fixed Seats:

Gross Floor Area Including Outdoor Above-ground Decks: 3500 Square Feet

Number of Off-Street Parking Spaces Provided: 37

Located more than 300 feet from church, public school, hospital, low density residential? Y [X] 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: _____

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.

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: Juan Garza **Date:** 12-1-14

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 |
| <input type="checkbox"/> | A pre-application conference with staff is recommended | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | A completed application for Conditional Use Permit and required fees. * (see note below) | <input type="checkbox"/> | |
| <input type="checkbox"/> | A site plan <i>drawn to scale</i> 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) | <input type="checkbox"/> | |
| <input type="checkbox"/> | Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities | <input type="checkbox"/> | |
| <input type="checkbox"/> | All information and illustrations necessary to show the nature of the proposed use and its effect on surrounding properties | <input type="checkbox"/> | |
| <input type="checkbox"/> | Authorization to represent the property owner, if applicant is not the owner | <input type="checkbox"/> | |
| Any of the following pieces of information as requested by the Director of Development Services : *(see note below) | | | |
| <input type="checkbox"/> | Landscaping and/or fencing of yards and setback areas and proposed changes | <input type="checkbox"/> | |
| <input type="checkbox"/> | Design of ingress and egress | <input type="checkbox"/> | |
| <input type="checkbox"/> | Off-street loading facilities | <input type="checkbox"/> | |
| <input type="checkbox"/> | Height of all structures | <input type="checkbox"/> | |
| <input type="checkbox"/> | Proposed uses | <input type="checkbox"/> | |
| <input type="checkbox"/> | The location and types of all signs | <input type="checkbox"/> | |
| <input type="checkbox"/> | Copy of State TABC License application | <input type="checkbox"/> | |
| <input type="checkbox"/> | Impervious cover or drainage issues or impacts | <input type="checkbox"/> | |
| <input type="checkbox"/> | Menu | <input type="checkbox"/> | |

* 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: Juan Ybarra Date: 12-1-14
 Print Name: _____
 Engineer Surveyor Architect/Planner Owner Agent: _____



Legislation Text

File #: CUP-14-37, Version: 1

AGENDA CAPTION:

CUP-14-37 (Tex Mex Sport Bar) Hold a public hearing and consider a request by Tex Mex Sport Bar for a renewal to an existing Conditional Use Permit for the sale of beer and wine for on-premise consumption at 1700 S IH 35.

Meeting date: January 13, 2015

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:

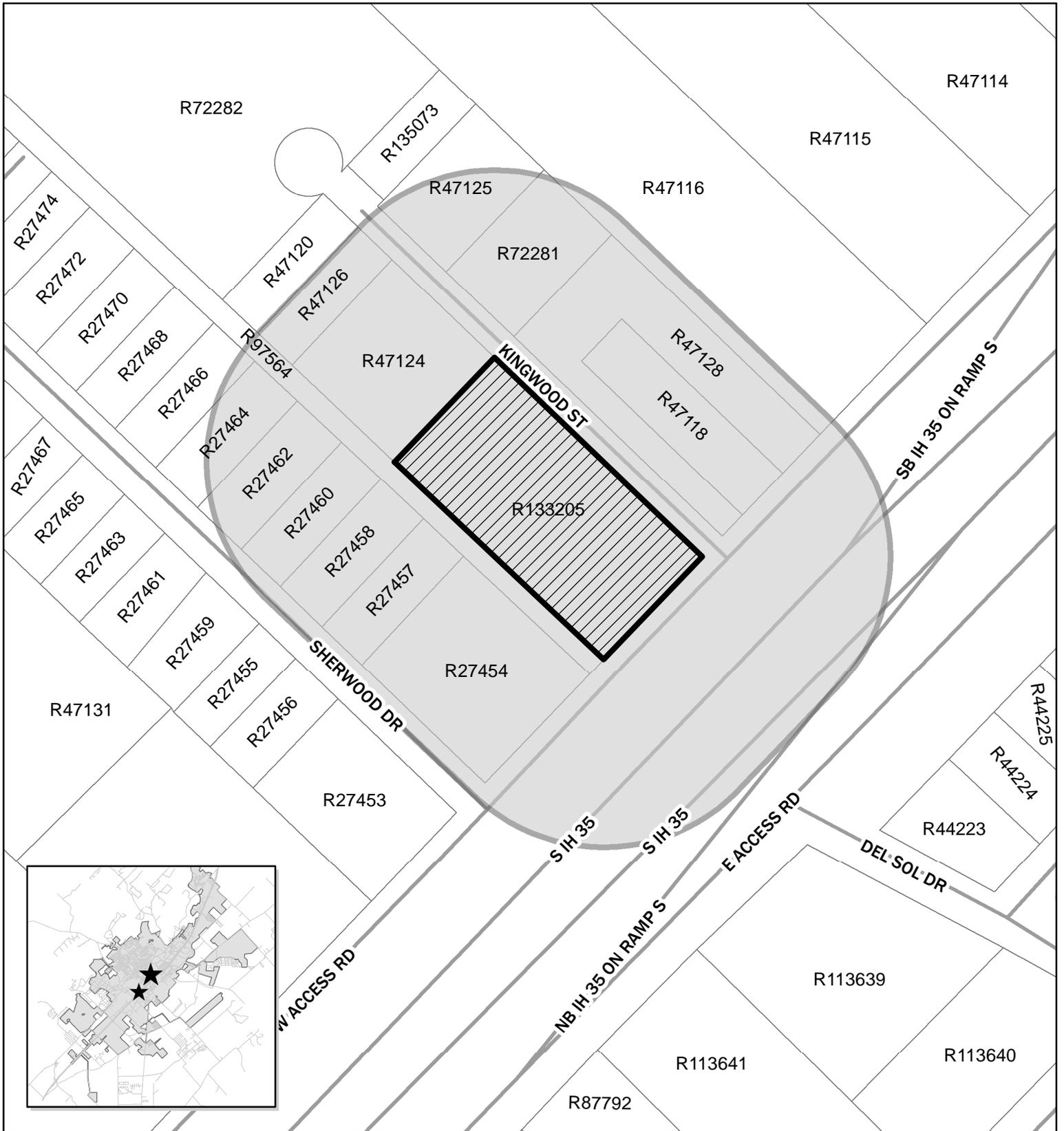
The establishment was operating with an expired Conditional Use Permit for four years between 2009 and 2014. This location is one of several expired CUPs that were identified as part of a recent staff analysis. The applicant was sent a certified letter on November 18, 2013 and a completed application was returned on December 2, 2013. Following the direction of the Planning & Zoning Commission, that request was processed as a new application and was approved for a period of one year. The business currently has a valid Conditional Use Permit which is set to expire January 14, 2015.

A Police report was filed for aggravated assault in early January 2014 after a person was stabbed. The incident occurred before their current CUP was brought to the Commission for consideration but was not included on the previous staff report because it occurred after comments were issued by other departments.

Points can be issued for use of weapons only if the management knowingly or willingly allows it. In this case, employees of the establishment contacted police and no points were issued.

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 posted in the same area and manner as the Certificate of Occupancy.



CUP-14-37
Tex Mex Sport Bar
1700 S IH 35t
Map Date: 12/31/2014

-  Site Location
-  Notification Buffer (200 feet)



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

**CUP-14-37
 Conditional Use Permit Renewal
 Tex Mex Sport Bar
 1700 S IH 35**



Applicant Information:

Applicant: Maricela Ramos
 601 Willow Creek Circle
 San Marcos, TX 78666

Property Owner: Freddy & Sylvia Garza
 302 S. Mitchell
 San Marcos, TX 78666

Applicant Request: Renewal of a Conditional Use Permit (CUP) to allow on-premise consumption of beer and wine.

Notification: Public hearing notification mailed on January 2, 2015.

Response: None to date

Subject Property:

Expiration Date: January 14, 2015

Location: 1700 S IH 35

Legal Description: Lot 10A, AF Weatherford #1 Subdivision

Frontage On: IH 35

Neighborhood: Victory Gardens

Existing Zoning: HC – Heavy Commercial

Utilities: Adequate

Existing Use of Property: Bar

Zoning and Land Use
 Pattern:

| | Current Zoning | Existing Land Use |
|----------------------|-----------------------|---------------------------|
| N of Property | HI | Heavy Industrial |
| S of Property | GC | Commercial |
| E of Property | -- | IH 35 |
| W of Property | SF-6 | Single-Family Residential |

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 within a zoning district that limits density to six units per acre or less. This location **does** meet the distance requirements.

Case Summary

This request is for the renewal of a Conditional Use Permit for Tex Mex Sport Bar. The establishment was operating with an expired Conditional Use Permit for four years between 2009 and 2014. This location is one of several expired CUPs that were identified as part of a recent staff analysis. The applicant was sent a certified letter on November 18, 2013 and a completed application was returned on December 2, 2013. Following the direction of the Planning & Zoning Commission, that request was processed as a new application and was approved for a period of one year. The business currently has a valid Conditional Use Permit which is set to expire January 14, 2015.

The restaurant has 66 indoor seats and 25 off-street parking spaces. The hours of operation are from 4pm to 12am Tuesday – Friday, 4pm to 1am Saturday and 4pm to 12am Sunday. The establishment has pool tables and a juke box for entertainment.

Comments from Other Departments:

Code Enforcement, and Environmental Health reviewers have reported no concerns regarding the subject property.

A Police report was filed for aggravated assault in early January 2014 after a person was stabbed. The incident occurred before their current CUP was brought to the Commission for consideration but was not included on the previous staff report because it occurred after comments were issued by other departments.

Points can be issued for use of weapons only if the management knowingly or willingly allows it. In this case, employees of the establishment contacted police and no points were issued.

The Police Chief does not feel that this incident warrants denial of the request.

Planning Department Analysis:

Tex Mex Sport Bar has had no issues with code enforcement since the issuance of the Conditional Use Permit in 2008. While there was a stabbing incident in 2014, there is no indication that the management allowed it to happen.

In order to monitor permits for on-premise consumption of alcohol, the Planning Department’s standard recommendation is 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 posted in the same area and manner as the Certificate of Occupancy.

| | |
|-------------------------------------|----------------------|
| Planning Department Recommendation: | |
| | Approve as submitted |

| | |
|----------|---|
| X | Approve with conditions or revisions as noted |
| | Alternative |
| | Denial |

The Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed 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:

Tory Carpenter, CNU-A

Planner

12/31/2014

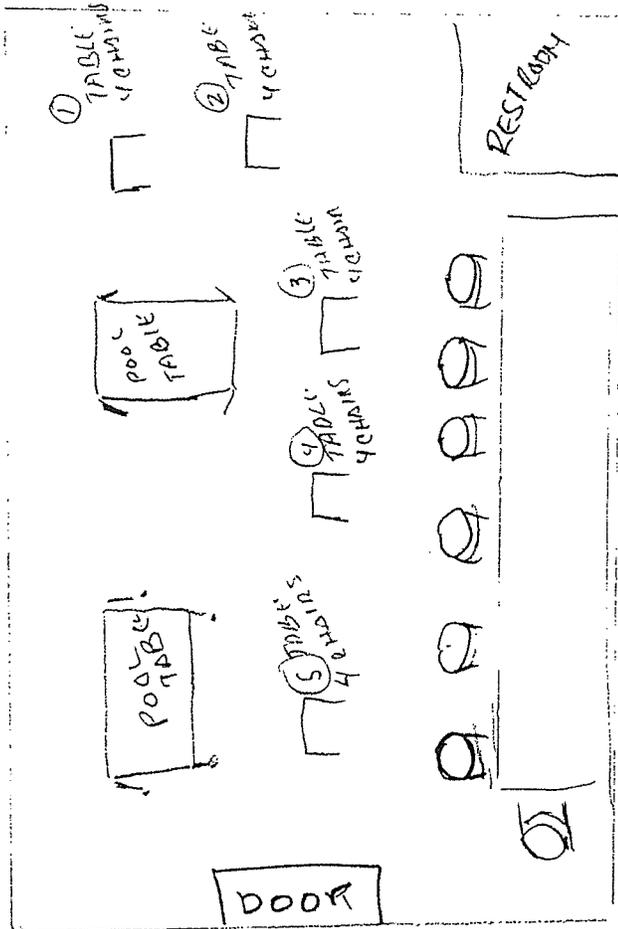
Name

Title

Date

NO FENCE

60 FT



3/23/20

4/10/08

PARKING

NO FENCE

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: TEXMEX SPORT BAR
 Application is filed by:
 Individual Partnership Corporation Other: _____
 Name of Individual or Entity: Maricela Ramos Phone Number: 512-~~57~~⁷⁵⁷²⁷⁶⁸
 Mailing Address: 601 WILLOW CREEK CIR
 Email Address: RAMOSMARICELA03@GMAIL
 Type of Permit Requested: Mixed Beverage Beer & Wine Other: BEER

PROPERTY
 Street Address: 1700 IH S.35 Current Zoning: HC
 Legal Description: Lot _____ Block _____ Subdivision _____
 Tax ID Number: R 133205
 Property Owner's Name: SYLVIA GARZA Phone Number: 512-392-5652
 Address: 302 S Mitchell San Marcos, TX

BUSINESS DETAILS
 Primary Business Use: Restaurant Bar Other: _____
 Hours of Operation: 4:00 PM TO 12:00 NOON
 Type of Entertainment Facilities: Pool, jukebox
 Indoor Fixed Seats Capacity: 66 Outdoor Fixed Seats: 0
 Gross Floor Area Including Outdoor Above-ground Decks: _____ Square Feet
 Number of Off-Street Parking Spaces Provided: 25 Spaces
 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: _____
- 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.

- 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: MARICEN

Date: 12-8-14

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 |
| <input type="checkbox"/> | A pre-application conference with staff is recommended | <input type="checkbox"/> | |
| <input type="checkbox"/> | A completed application for Conditional Use Permit and required fees. * (see note below) | <input type="checkbox"/> | |
| <input type="checkbox"/> | A site plan <i>drawn to scale</i> 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) | <input type="checkbox"/> | |
| <input type="checkbox"/> | Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities | <input type="checkbox"/> | |
| <input type="checkbox"/> | All information and illustrations necessary to show the nature of the proposed use and its effect on surrounding properties | <input type="checkbox"/> | |
| <input type="checkbox"/> | Authorization to represent the property owner, if applicant is not the owner | <input type="checkbox"/> | |
| Any of the following pieces of information as requested by the Director of Development Services : *(see note below) | | | |
| <input type="checkbox"/> | Landscaping and/or fencing of yards and setback areas and proposed changes | <input type="checkbox"/> | |
| <input type="checkbox"/> | Design of ingress and egress | <input type="checkbox"/> | |
| <input type="checkbox"/> | Off-street loading facilities | <input type="checkbox"/> | |
| <input type="checkbox"/> | Height of all structures | <input type="checkbox"/> | |
| <input type="checkbox"/> | Proposed uses | <input type="checkbox"/> | |
| <input type="checkbox"/> | The location and types of all signs | <input type="checkbox"/> | |
| <input type="checkbox"/> | Copy of State TABC License application | <input type="checkbox"/> | |
| <input type="checkbox"/> | Impervious cover or drainage issues or impacts | <input type="checkbox"/> | |
| <input type="checkbox"/> | Menu | <input type="checkbox"/> | |

* 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: 12-2-11
 Print Name: MARICELA DOMOS
 Engineer Surveyor Architect/Planner Owner Agent: _____



Legislation Text

File #: CUP-14-39, **Version:** 1

AGENDA CAPTION:

CUP-14-39 (The Marc on the Square) Hold a public hearing and consider a request by Texas Music Theatre, LLC, for a renewal of an existing Unrestricted Conditional Use Permit (CUP) to allow the sale and on-premise consumption of mixed beverages at 120 E San Antonio St.

Meeting date: January 13, 2015

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

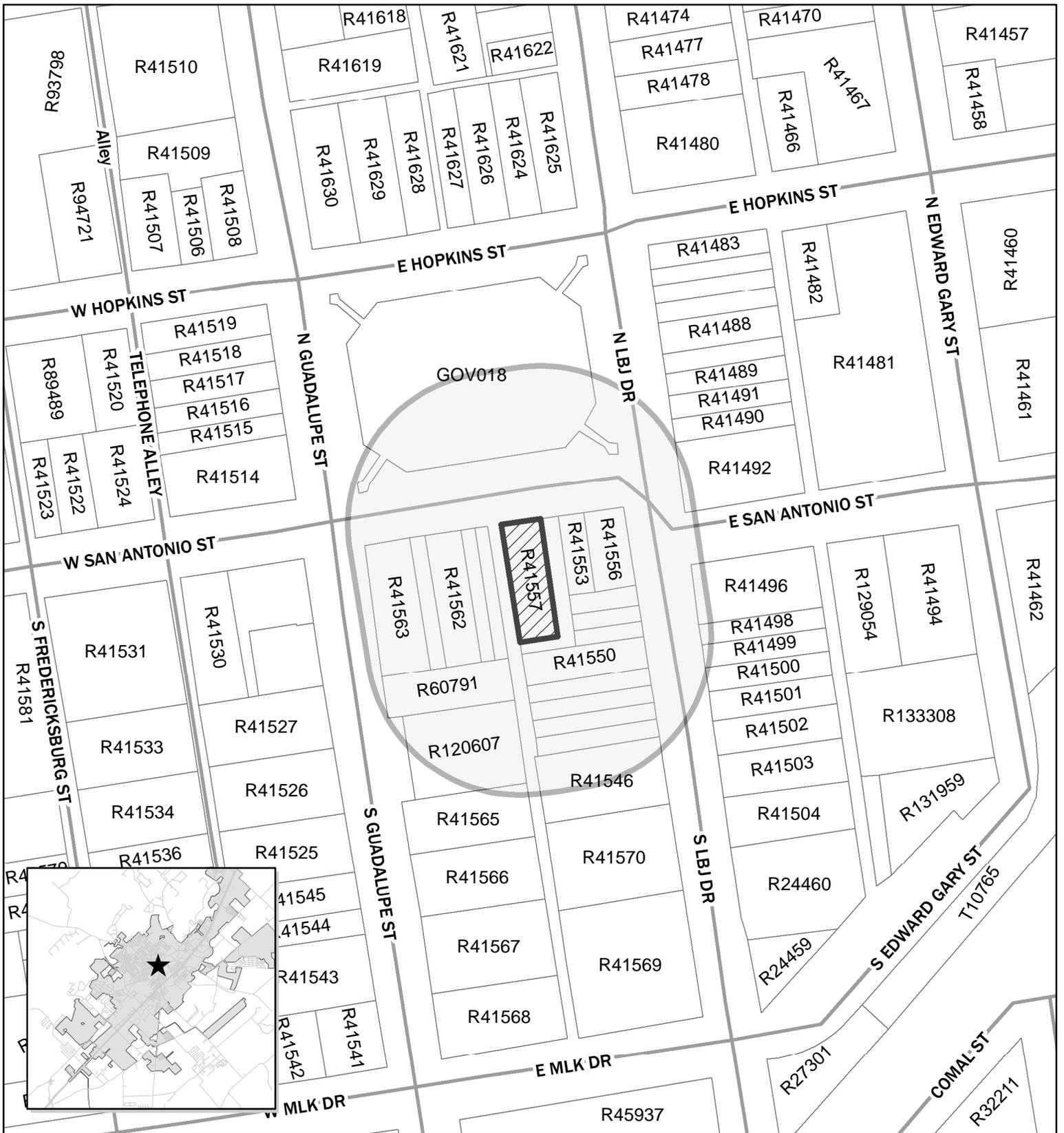
BACKGROUND:

The Marc on the Square is a bar and music venue located at 120 E San Antonio St. The property is located within the T5 zoning district and surrounded by uses in keeping with the Urban Center zone. The Commission previously approved CUP-12-02 on January 24, 2012 for three (3) years to allow the on-premise consumption of mixed beverages at The Texas Music Theatre. The Texas Music Theatre changed names to The Marc on the Square on September 6, 2013 and the CUP was approved administratively through CUP-13-38. The CUP will expire on January 24, 2015. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application.

The site has been open as The Marc on the Square for just over a year and due to the change in business name and operations, staff recommends a three-year renewal period for the CUP in order to effectively monitor the impacts of the Marc on the Square.

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-14-39

The Marc

Map Date: 12/31/2014



Site Location

Notification Buffer

(200 feet)

0 100 200 400 Feet



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

CUP-14-39
Unrestricted Conditional Use Permit
The Marc on the Square
120 E. San Antonio St.



Applicant Information:

Applicant: The Marc on the Square, LLC
 1101 Tate Trail
 San Marcos, TX 78666

Property Owner: Texas Music Theatre, LLC
 120 W Hopkins Ste. 200
 San Marcos, TX 78666

Applicant Request: Renewal of an existing Unrestricted Conditional Use Permit (CUP) to allow the sale and on-premise consumption of mixed beverages in a Central Business Area zoning district, located at 120 E San Antonio St.

Public Hearing Notice: Public hearing notification was mailed on January 2, 2015

Response: None to date

Subject Property:

Location: 120 E San Antonio St.

Legal Description: Original Town of San Marcos, Block 20, Pt of Lot 5

Frontage On: San Antonio St.

Neighborhood: Downtown Association

Existing Zoning: "T-5" – Urban Center

Utilities: Sufficient

Existing Use of Property: Bar/ Music Venue

Zoning and Land Use Pattern:

| | Current Zoning | Existing Land Use |
|----------------------|-----------------------|--------------------------|
| N of property | CS/Civic Space | Courthouse |
| S of property | T-5 | Commercial |
| E of property | T-5 | Commercial |
| W of property | T-5 | Commercial |

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. 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).

There is a limit of 12 unrestricted CUPs in the CBA at any time. An unrestricted CUP does not require food sales as a condition. If a CUP is restricted, the business must comply at all time with the standards for "bona fide restaurants." This location currently owns one of the unrestricted permits within the CBA. The CUP may be renewed without regard for any waiting list for new permits (4.3.4.2.b (7)).

Case Summary:

Location

The Marc on the Square is a bar and music venue located at 120 E San Antonio St. The property is located within the T5 zoning district and surrounded by uses in keeping with the Urban Center zone.

CUP History

- The Commission previously approved CUP-12-02 on January 24, 2012 for three (3) years to allow the on-premise consumption of mixed beverages at The Texas Music Theatre.
- The Texas Music Theatre changed names to The Marc on the Square on September 6, 2013 and the CUP was approved administratively through CUP-13-38. The CUP will expire on January 24, 2015. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application.

Business Operations

The proposed hours of operation are Tuesday-Saturday 10:00 p.m. to 2:00 a.m. The applicant currently has indoor amplified music. No food is proposed. The property is in the Central Business Area, and no off-street parking is provided or required. The applicant is not proposing any other improvements at this time.

Comments from Other Departments:

There have been no pressing issues

Police commented that the Marc have had disturbances but are not causing any more of an issue than other bars on the Square. Police stated that there have been no CUP violations and there is no reason not to renew the CUP. There have been no other comments by other City Departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and has made the following findings:

- The request appears to be consistent with the policies and the general intent of the T5 zoning district. The minimum technical requirements of section 4.3.4.2 of the LDC have been met.
- Staff has considered the impact of the proposed conditional use on surrounding properties under the section 1.5.7.5 of the LDC had has made the following findings:

- The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
- The request does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic, and no other specific adverse impacts were identified at this time.
- Staff has not received any citizen comments regarding this establishment. Staff has not received any comments from other departments regarding this establishment that would not allow for renewal.

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.

CUP 12-02 (Texas Music Theater) was approved by the Commission for three years and it is the Planning Department's standard recommendation to subsequently approve a final renewal for the life of the State TABC license. However, the site recently changed names, management, and slightly different business plan than what was originally presented at the time of the original approval. The site has been open as The Marc on the Square for just over a year and due to the change in business name and operations, staff recommends a three-year renewal period for the CUP in order to effectively monitor the impacts of the Marc on the Square.

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. Provided the request meets the minimum requirements of section 4.3.4.2 of the LDC, the Commission shall also evaluate the impact of the proposed conditional

use on surrounding properties under section 1.5.7.5 of the LDC, by considering 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

December 29, 2014

Name

Title

Date

CUP-14-39

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: The Marc

Application is filed by: Individual Partnership Corporation Other: _____

Name of Individual or Entity: The Marc, on the Square LLC Phone Number: 512-393-1122

Mailing Address: 1101 Tate Trail San Marcos TX 78666

Email Address: CafeontheSquare@Centurytel.net

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

PROPERTY

Street Address: 120 E. San Antonio San Marcos TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R

Property Owner's Name: Texas Music Theater, LLC Phone Number: (512) 557-8000

Address: 120 West Hopkins, Ste 200, San Marcos, TX 78666

BUSINESS DETAILS

Primary Business Use: Restaurant (Restricted) Bar (Unrestricted) Other: Music Venue

Hours of Operation: Tue - Sat. 10 pm. - 2 A.M.

Type of Entertainment Facilities: Live and Electronic Music

Indoor Fixed Seats: 0 Outdoor Fixed Seats: 0

Gross Floor Area Including Outdoor Above-ground Decks: 10,500 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*

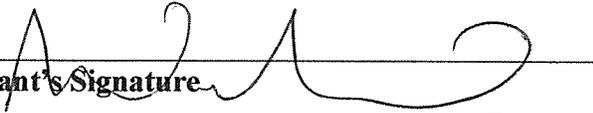
- New request, no existing TABC CUP Permit at this location
- Change to existing TABC Permit. Nature of Change: _____
- Renewal** - *To be styled as the original CUP*
- Change in name of license holder of existing business at same location
- Change in name of existing business at this location

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.

- 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: Mahmud A. Darwish Date: 12/15/14

To be completed by Staff:

Meeting Date: _____

Application Deadline: _____

Accepted By: _____

Date: _____

09/12



Restricted or Unrestricted Conditional Use Permit Application Checklist For Businesses within 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 |
| <input type="checkbox"/> | A pre-application conference with staff is recommended | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | A completed application for Conditional Use Permit and required fees. * (see note below) | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | A site plan <i>drawn to scale</i> illustrating the locations of all structures on the subject property and on adjoining properties. * (see note below) | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district. | <input type="checkbox"/> | |
| <input type="checkbox"/> | Authorization to represent the property owner, if applicant is not the owner | <input type="checkbox"/> | |
| Any of the following pieces of information as requested by the Director of Development Services : *(see note below) | | | |
| <input type="checkbox"/> | Landscaping and/or fencing of yards and setback areas and proposed changes | <input type="checkbox"/> | |
| <input type="checkbox"/> | Design of ingress and egress | <input type="checkbox"/> | |
| <input type="checkbox"/> | Off-street parking and loading facilities | <input type="checkbox"/> | |
| <input type="checkbox"/> | Height of all structures | <input type="checkbox"/> | |
| <input type="checkbox"/> | Proposed uses | <input type="checkbox"/> | |
| <input type="checkbox"/> | The location and types of all signs | <input type="checkbox"/> | |
| <input type="checkbox"/> | Hours of operation | <input type="checkbox"/> | |
| <input type="checkbox"/> | Impervious cover or drainage issues or impacts | <input type="checkbox"/> | |

* 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: 12/15/14

Print Name: Mahmud Dawoud

Engineer Surveyor Architect/Planner Owner Agent: _____



Legislation Text

File #: ZC-14-06, **Version:** 1

AGENDA CAPTION:

ZC-14-06 (Southwest corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., to zone 3.36 acres, more or less, out of the T.J. Chambers Survey to "CC" Community Commercial, located at the southwest corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.

Meeting date: January 13, 2015

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

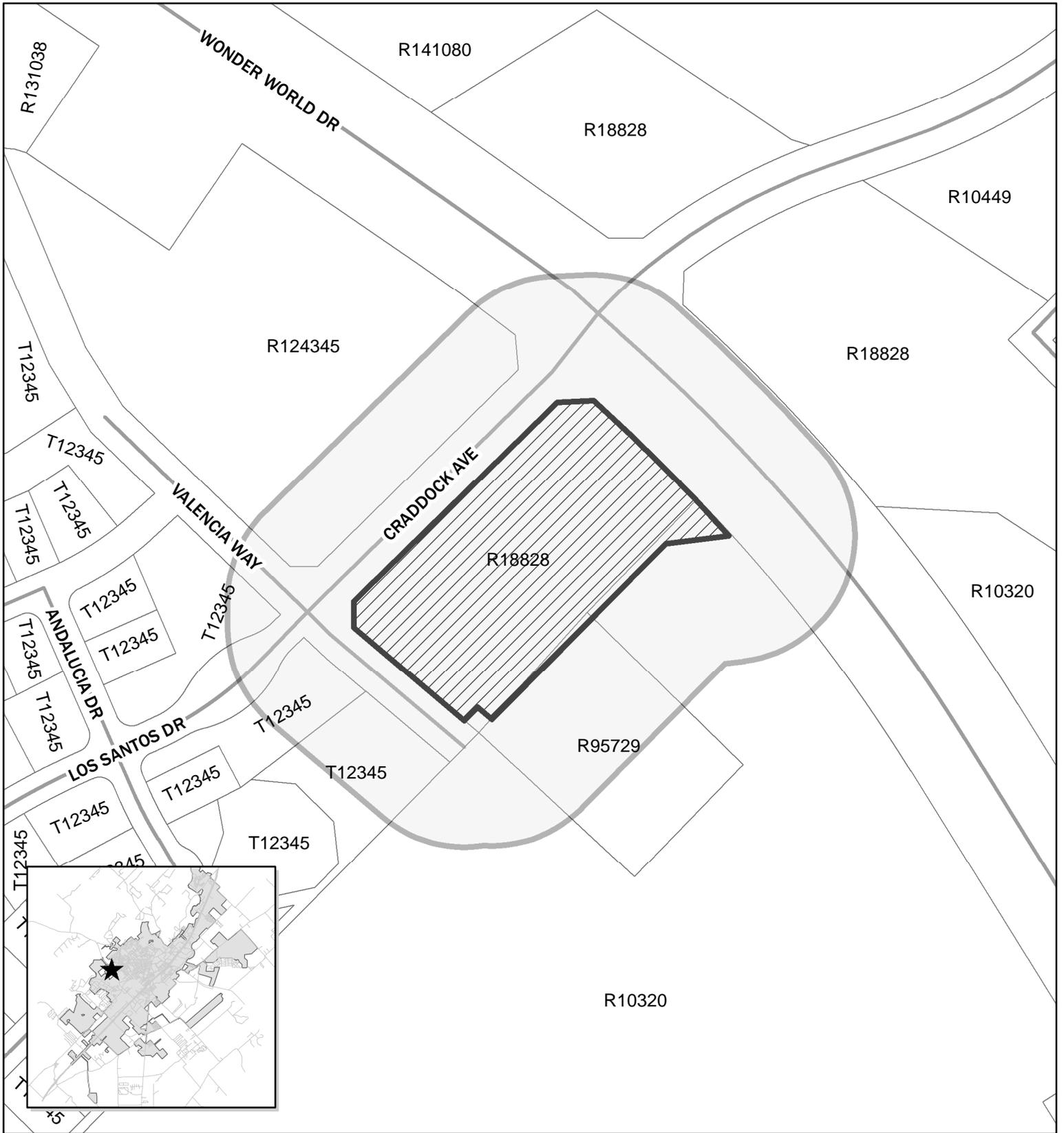
BACKGROUND:

The subject property consists of approximately 3.36 acres located outside the City Limits at the southwest corner of Wonder World Drive and Craddock Avenue. It is in the process of being annexed into the City and is currently vacant; the first reading of the ordinance is schedule for January 20, 2015. This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area."

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The limitations on impervious cover, access, and development standards are included within the approved development agreement.

Staff finds that there is a limited amount of commercial opportunities in this quadrant of the City and the approval of the request for Community Commercial development at this location, the intersection of two major arterials, could allow for commercial uses that serve the surrounding residential areas in closer proximity to their homes.

Staff finds the request consistent with the approved Development Agreement and with Section 1.5.1.5 of the Land Development Code and recommends **approval**.



ZC-14-06
C&G Development
Map Date: 12/31/2014

-  Site Location
-  Notification Buffer (200 feet)



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

Zoning Request
ZC-14-06
Southwest corner of Wonder World Drive
and Craddock Avenue
(3.36 Acres)



Summary: The applicant is requesting to zone 3.36 acres, more or less, out of the T.J. Chambers Survey, located at the southwest corner of Wonder World Drive and Craddock Avenue to “CC” Community Commercial consistent with an approved Development Agreement (Resolution 2012-46).

Applicant: ETR Development Consulting, L.L.C.
 5395 Highway 183 N.
 Lockhart, TX 78644

Property Owners: C&G Development, Inc.
 P.O. Box 1171
 San Marcos, TX 78666

Notification: Personal notifications of the public hearing were mailed on Friday, January 2, 2015 to all property owners within 200 feet of the subject property.

Response: None as of report date.

Property/Area Profile:

Legal Description: 3.36 acres, more or less, out of the T.J. Chambers Survey
Location: Southwest corner of Wonder World Drive and Craddock Avenue
Existing Use of Property: Vacant
Proposed Use of Property: Commercial
Preferred Scenario Map: Area of Stability
Existing Zoning: Outside the City Limits (currently being annexed)
Proposed Zoning: Community Commercial (“CC”)
Utility Capacity: Adequate
Sector: Sector 2

Area Zoning and Land Use Pattern:

| | Zoning | Existing Land Use | Preferred Scenario |
|----------------------|---------------------|--------------------------|---------------------------|
| N of Property | Outside City Limits | Vacant | Area of Stability |
| S of Property | Outside City Limits | Vacant & Residential | Area of Stability |
| E of Property | SF-6 | Vacant | Area of Stability |
| W of Property | SF-6 | Residential | Area of Stability |

Case Summary

The subject property consists of approximately 3.36 acres located at the southwest corner of Wonder World Drive and Craddock Avenue. It is currently vacant and located outside the City Limits. It is in the process of being annexed into the City with the first reading of the annexation ordinance going before City Council on January 20th and the second reading being held on February 3rd. It is located within the area identified on the Preferred Scenario Map as an Area of Stability and surrounded by mostly residential uses, both single-family and multifamily. The newest single-family subdivision is located to the west of the property, Vista de los Santos, and the newest multifamily complex is located to the northeast of the property, Capstone Cottages of San Marcos.

This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area." This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards.

Planning Department Analysis

While this property is located outside the City Limits, the zoning request was still 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 subject tract lies within an Area of Stability on the Preferred Scenario Map. Areas of Stability are predominantly existing single-family zoning, but they may also be mixed residential areas that are appropriate for compatible redevelopment/infill or new development. *Vision San Marcos* explains that areas of stability include established neighborhoods, undeveloped or agricultural land, and the majority of the City's Extraterritorial Jurisdiction (ETJ). While the existing character of these areas is anticipated to be generally maintained, it does not mean that these areas will not or should not change.

A review worksheet is attached to this report which details the analysis of the zoning request using Comprehensive Plan Elements. Utilizing the approved Development Agreement, Comprehensive Plan and the Land Development Code staff has made the following findings:

- The subject tract lies within an Area of Stability on the Preferred Growth Scenario Map – a Development Agreement with the City of San Marcos regulating the permitted uses was adopted in 2012; therefore, a Preferred Scenario Map Amendment is not required.
- The subject tract is located in the Purgatory Creek watershed. The Development Agreement adopted in 2012 regulates the Impervious Cover limitation. It states that maximum allowable project impervious cover for the property shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1).
- Purgatory Creek Greenspace is located within walking distance of the subject property.
- While transportation access to the site is adequate, the Travel Demand Model shows Craddock Avenue and Wonder World Drive at capacity during peak traffic hours. The site is within a quarter mile of the nearest CARTS bus stop close to the intersection of Bishop and Craddock and there are sidewalks along Craddock which make walking to the bus stop relatively easy. There is also a traffic signal at the intersection of Wonder World Drive and Craddock Avenue easing the crossing of the major arterial.

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The Community Commercial zoning district provides areas for quality larger general retail establishments and service facilities for the retail sale of goods and services and is generally located along or at the intersection of major collectors and thoroughfares. The request for Community Commercial is consistent with this as the property is located at the intersection of two major

arterials, Wonder World Drive and Craddock Avenue and will provide retail goods and services to the residential developments in the area.

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

| Evaluation | | Neutral | Criteria (LDC 1.5.1.5) |
|------------|--------------|---------|---|
| Consistent | Inconsistent | | |
| | X | | <p>Change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map</p> <p><i>The change is inconsistent with the Preferred Scenario Map. The Development Agreement that specified the zoning for this particular tract was approved in 2012 prior to the Comprehensive Plan and the Preferred Scenario Map being approved.</i></p> |
| X | | | <p>Consistency with any development agreement in effect</p> <p><i>Resolution 2012-46 was approved in 2012 between the City of San Marcos and C&G Development, Ltd. Section 2.03 of the Development Agreement states that the regulations and rights applicable to the development of the Commercial Area shall be in accordance with the regulations required by the Land Development Code for the Community Commercial zoning classification.</i></p> |
| X | | | <p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>Uses allowed within Community Commercial are compatible and appropriate for this area. This area is mostly residential in nature, both single-family and multifamily but the uses allowed within the zoning category will serve these developments. The zoning category provides areas for quality retail establishments and service facilities for the retail sale of goods and services.</i></p> |
| X | | | <p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.</i></p> |
| X | | | <p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p> |

Additionally, the Commission should consider:

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

Staff evaluation: The property currently is outside the City Limits where there are no zoning requirements.

- (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 residential uses. Vista De Los Santos is a new single-family subdivision that lies to the west of the property and Capstone Cottages is a new multifamily apartment complex that lies to the northeast of the property.

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

Staff evaluation: A change to Community Commercial zoning would be consistent with the approved Development Agreement that was approved in 2012. Within this quadrant of the City there is a limited amount of commercial opportunities in which small to medium size commercial development can take place. The approval of the request for Community Commercial development at this location could allow for the development of commercial uses that serve the surrounding residential areas in closer proximity to their homes.

- (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: The uses allowed within Community Commercial will benefit the residential developments 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 | December 31, 2014 |
| Name | Title | Date |

ZC-14-06 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 – However, a Development Agreement outlining the permitted uses was approved and adopted on May 1, 2012. |

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

Not applicable to this Zoning Change Request

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|--|--------------|---|-----------------|---|-------------|
| Level of Overall Constraint | | | | | X |
| Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL | | | | | |
| Cultural | | | | X | |
| Edwards Aquifer | | | | X | |
| Endangered Species | X | | | | |
| 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 | | | | | |
| Impervious Cover limitations were set in the Development Agreement. The agreement states that the maximum allowable impervious cover shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1). | | | | | |
| Anticipated pollutants: | N/A | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|---|
| CONA Neighborhood(s): | Near Greater Castle Forest and Westover |
| Neighborhood Commission Area(s): | Near Sector 2 |
| 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. However, there are trail connections to Purgatory Creek Greenspace in the area. | | | |
| | 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 – Purgatory Creek Greenspace | |
| 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 Wonder World Drive ROADWAY 2 | X | | | | |
| Existing Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 | | X | | | |
| The existing peak LOS along Wonder World Drive at the intersection of Craddock Avenue is shown as a LOS B. Craddock Avenue was not included in the Existing Daily or Peak LOS maps. | | | | | | |
| Preferred Scenario Daily LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | X | | X | X | |
| Preferred Scenario Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | | | | | X X |
| | | N/A | Good | Fair | Poor | |
| Sidewalk Availability | | X | | | | |
| There are sidewalks being built as part of the Vista De Los Santos Subdivision (single-family) and will be required to be built as part of this commercial tract. There are sidewalks along both sides of Craddock Avenue. | | | | | | |

| | YES | NO |
|---|-----|----|
| Adjacent to existing bicycle lane? | | X |
| Adjacent to existing public transportation route? | | X |
| Notes: This site is not located adjacent to any public transit routes. The closest CARTS stop exists near the intersection of N. Bishop Street and Craddock Avenue which is approximately a quarter-mile from the property. | | |

DESCRIPTION OF 3.36 ACRES, MORE OR LESS, OF LAND AREA IN THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 2, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS "501.30 ACRES LESS 57.14 ACRES" IN A DEED FROM MARTHA E. HOLMES ET AL TO C & G DEVELOPMENT, INC., DATED NOVEMBER 3, 1997 AND RECORDED IN VOLUME 1360, PAGE 92 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete nail set with an aluminum washer stamped "Byrn Survey" in the southeast line of the C & G Development tract and northwest line of that tract described as 2.000 acres in a deed from Charles C. Laidley et ux to Charles Christopher Laidley et ux dated July 24, 2000 and recorded in Volume 1696, Page 253 of the Hays County Official Public Records for the east corner of that tract described as "30'x30' square -0.02066 acres" in a deed from C & G Development, Ltd., to the City of San Marcos dated November 6, 2007 and recorded in Volume 3279, Page 446 of the Hays County Official Public Records;

THENCE leaving the Laidley 2.000 acre tract and the **PLACE OF BEGINNING** as shown on that plat numbered 26428-12-4.3-c dated January 20, 2012 prepared for C & G Development by Byrn & Associates, Inc., of San Marcos, Texas, entering the C & G tract with the northeast and northwest lines of the City of San Marcos 0.02066 acre tract the following two courses:

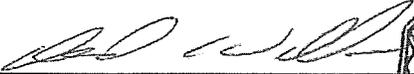
1. **N 49°13'27" W 30.00 feet** to a concrete nail set with an aluminum washer stamped "Byrn Survey" for the north corner of the City of San Marcos 0.02066 acre tract, and
2. **S 45°27'26" W 30.00 feet** to a concrete nail set with an aluminum washer stamped "Byrn Survey" in an east line of a variable width strip of land used for road purposes and described as 4.82 acres in a deed from C & G Development, Ltd., to the City of San Marcos dated October 16, 2007 and recorded in Volume 3268, Page 330 of the Hays County Official Public Records for the west corner of the City of San Marcos 0.02066 acre tract;

THENCE leaving the City of San Marcos 0.02066 acre tract with an east line of the City of San Marcos 4.82 acre strip the following three courses:

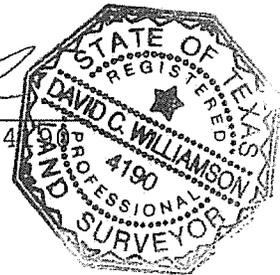
1. **S 83°56'49" W 100.71 feet** to a Bridge Spike found for an angle point, and

2. **S 45°27'26" W 392.19 feet** to the **PLACE OF BEGINNING**, pass at a record distance of 174.87 feet the north corner of the Laidley 2.000 acre tract.

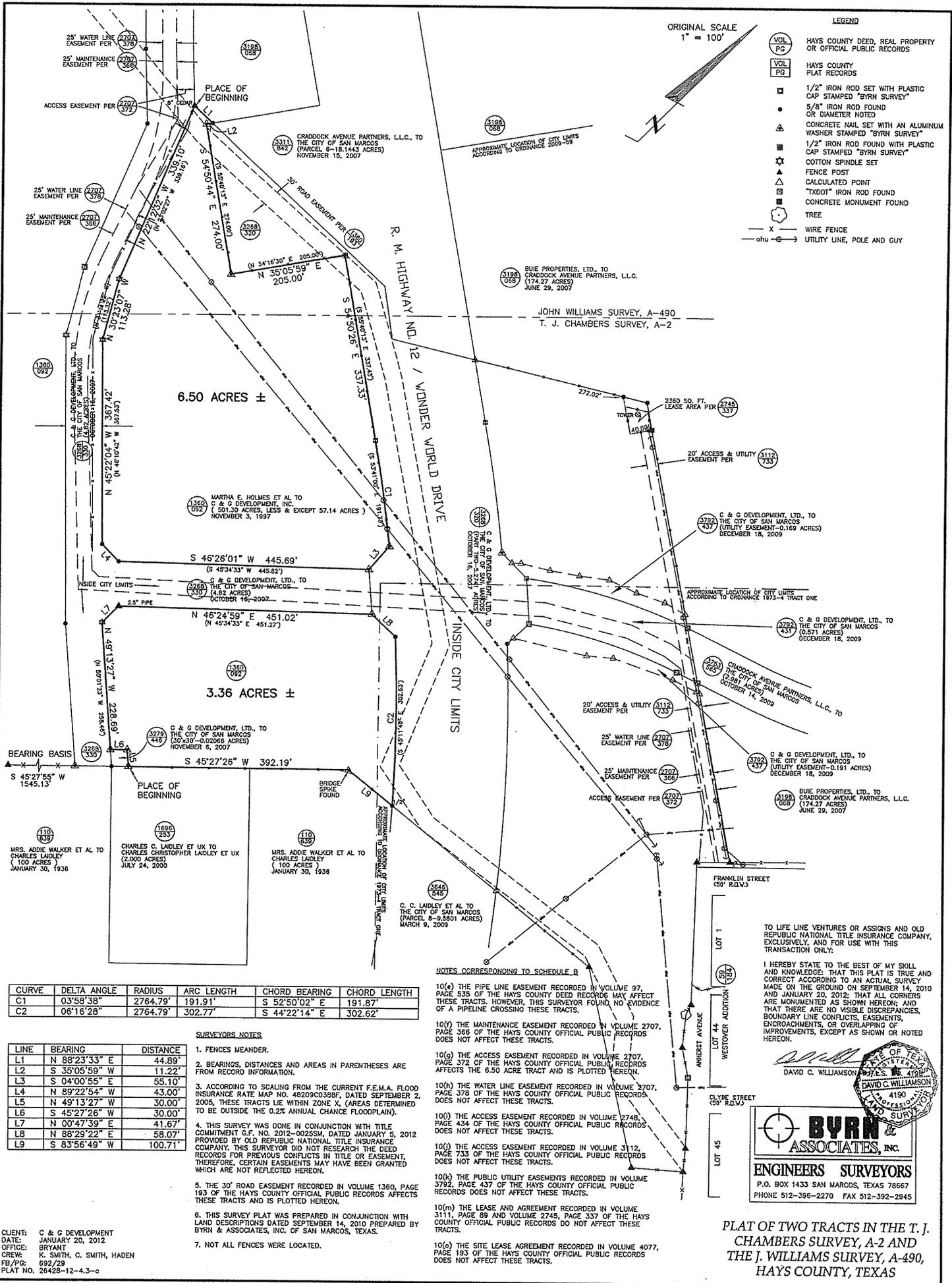
THERE are contained within theses metes and bounds 3.36 acres, more or less, as prepared from public records and surveys made in 1996, 2010 and on January 20, 2012 by Byrn & Associates, Inc., of San Marcos, Texas. The bearing basis for this survey is the fenced common northwest line of the Laidley tract and southeast line of the C & G tract being S 45°27'55" W.



David C. Williamson, R.P.L.S. # 4960



Client: C & G Development
Date: January 20, 2012
Survey: Chambers, T.J., A-2
County: Hays, Texas
Job NO.: 26428-12
FND3.36



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"
 - 5/8" IRON ROD FOUND OR DIAMETER NOTED
 - △ CONCRETE NAIL SET WITH AN ALUMINUM WASHER STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - ☆ COTTON SPINDLE SET
 - ▲ FENCE POST
 - △ CALCULATED POINT
 - "TXDOT" IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - TREE
 - X — WIRE FENCE
 - chu — UTILITY LINE, POLE AND GUY

6.50 ACRES ±

3.36 ACRES ±

R. M. HIGHWAY NO. 12 / WONDER WORLD DRIVE

JOHN WILLIAMS SURVEY, A-490
T. J. CHAMBERS SURVEY, A-2

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|----------|------------|---------------|--------------|
| C1 | 03°58'38" | 2764.79' | 191.91' | S 52°50'02" E | 191.87' |
| C2 | 06°16'28" | 2764.79' | 302.77' | S 44°22'14" E | 302.62' |

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. 48209C0388F, DATED SEPTEMBER 2, 2005, THESE TRACTS LIE WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 2012-002554, DATED JANUARY 5, 2012 PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE 30' ROAD EASEMENT RECORDED IN VOLUME 1360, PAGE 193 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THESE TRACTS AND IS PLOTTED HEREON.
6. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH LAND DESCRIPTIONS DATED SEPTEMBER 14, 2010 PREPARED BY BYRN & ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
7. NOT ALL FENCES WERE LOCATED.

NOTES CORRESPONDING TO SCHEDULE B

- 10(k) THE PIPE LINE EASEMENT RECORDED IN VOLUME 97, PAGE 535 OF THE HAYS COUNTY DEED RECORDS MAY AFFECT THESE TRACTS. HOWEVER, THIS SURVEYOR FOUND NO EVIDENCE OF A PIPELINE CROSSING THESE TRACTS.
- 10(l) THE MAINTENANCE EASEMENT RECORDED IN VOLUME 2707, PAGE 366 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(g) THE ACCESS EASEMENT RECORDED IN VOLUME 2707, PAGE 372 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THE 6.50 ACRE TRACT AND IS PLOTTED HEREON.
- 10(h) THE WATER LINE EASEMENT RECORDED IN VOLUME 2707, PAGE 378 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(i) THE ACCESS EASEMENT RECORDED IN VOLUME 2748, PAGE 434 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(j) THE ACCESS EASEMENT RECORDED IN VOLUME 3112, PAGE 733 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(k) THE PUBLIC UTILITY EASEMENTS RECORDED IN VOLUME 3792, PAGE 437 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(m) THE LEASE AND AGREEMENT RECORDED IN VOLUME 3111, PAGE 89 AND VOLUME 2745, PAGE 337 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DO NOT AFFECT THESE TRACTS.
- 10(n) THE SITE LEASE AGREEMENT RECORDED IN VOLUME 4077, PAGE 193 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.

CLIENT: C & G DEVELOPMENT
DATE: JANUARY 20, 2012
OFFICE: BRYANT
CREW: K. SMITH, C. SMITH, HADEN
FB/PG: 692/29
PLAT NO. 28428-12-4.3-0

TO LIFE LINE VENTURES OR ASSIGNS AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 14, 2010 AND JANUARY 20, 2012; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

DAVID C. WILLIAMSON
REGISTERED SURVEYOR
NO. 4190
STATE OF TEXAS

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945

PLAT OF TWO TRACTS IN THE T. J. CHAMBERS SURVEY, A-2 AND THE J. WILLIAMS SURVEY, A-490, HAYS COUNTY, TEXAS



Legislation Text

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

AGENDA CAPTION:

ZC-14-07 (Northwest corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., to zone 6.5 acres, more or less, out of the T.J. Chambers Survey and J. Williams Survey to "CC" Community Commercial, located at the northwest corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.

Meeting date: January 13, 2015

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

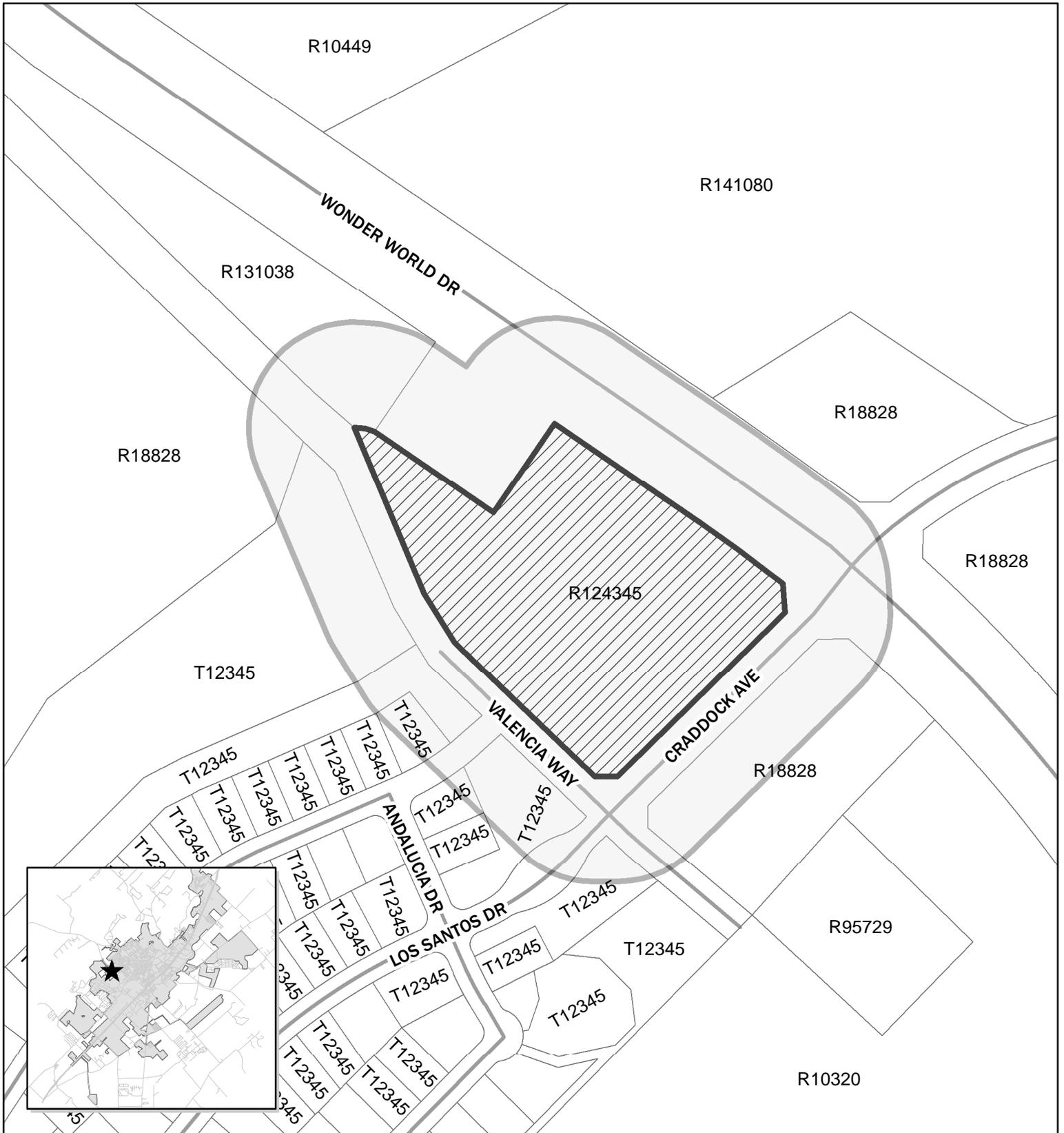
BACKGROUND:

The subject property consists of approximately 6.5 acres located outside the City Limits at the northwest corner of Wonder World Drive and Craddock Avenue. It is in the process of being annexed into the City and is currently vacant; the first reading of the ordinance is schedule for January 20, 2015. This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area."

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The limitations on impervious cover, access, and development standards are included within the approved development agreement.

Staff finds that there is a limited amount of commercial opportunities in this quadrant of the City and the approval of the request for Community Commercial development at this location, the intersection of two major arterials, could allow for commercial uses that serve the surrounding residential areas in closer proximity to their homes.

Staff finds the request consistent with the approved Development Agreement and with Section 1.5.1.5 of the Land Development Code and recommends **approval**.



ZC-14-07
C&G Development
Map Date: 12/31/2014

-  Site Location
-  Notification Buffer (200 feet)

0 150 300 600 Feet



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

Zoning Request
ZC-14-07
Northwest corner of Wonder World Drive
and Craddock Avenue
(6.5 Acres)



Summary: The applicant is requesting to zone 6.5 acres, more or less, out of the T.J. Chambers Survey and J. Williams Survey, located at the northwest corner of Wonder World Drive and Craddock Avenue to “CC” Community Commercial consistent with an approved Development Agreement (Resolution 2012-46).

Applicant: ETR Development Consulting, L.L.C.
 5395 Highway 183 N.
 Lockhart, TX 78644

Property Owners: C&G Development, Inc.
 P.O. Box 1171
 San Marcos, TX 78666

Notification: Personal notifications of the public hearing were mailed on Friday, January 2, 2015 to all property owners within 200 feet of the subject property.

Response: None as of report date.

Property/Area Profile:

Legal Description: 6.5 acres, more or less, out of the T.J. Chambers Survey and J. Williams Survey

Location: Northwest corner of Wonder World Drive and Craddock Avenue

Existing Use of Property: Vacant

Proposed Use of Property: Commercial

Preferred Scenario Map: Area of Stability

Existing Zoning: Outside the City Limits (currently being annexed)

Proposed Zoning: Community Commercial (“CC”)

Utility Capacity: Adequate

Sector: Sector 2

Area Zoning and Land Use Pattern:

| | Zoning | Existing Land Use | Preferred Scenario |
|----------------------|-------------------------------|------------------------------------|---------------------------|
| N of Property | Outside City Limits | Vacant | Area of Stability |
| S of Property | Outside City Limits | Vacant | Area of Stability |
| E of Property | Outside City Limits and MF-12 | Vacant and Multifamily Residential | Area of Stability |
| W of Property | SF-6 | Residential | Area of Stability |

Case Summary

The subject property consists of approximately 6.5 acres located at the northwest corner of Wonder World Drive and Craddock Avenue. It is currently vacant and located outside the City Limits. It is in the process of being annexed into the City with the first reading of the annexation ordinance going before City Council on January 20th and the second reading being held on February 3rd. It is located within the area identified on the Preferred Scenario Map as an Area of Stability and surrounded by mostly residential uses, both single-family and multifamily. The newest single-family subdivision is located to the west of the property, Vista de los Santos, and the newest multifamily complex is located east of the property, Capstone Cottages of San Marcos.

This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area." This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards.

Planning Department Analysis

While this property is located outside the City Limits, the zoning request was still 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 subject tract lies within an Area of Stability on the Preferred Scenario Map. Areas of Stability are predominantly existing single-family zoning, but they may also be mixed residential areas that are appropriate for compatible redevelopment/infill or new development. *Vision San Marcos* explains that areas of stability include established neighborhoods, undeveloped or agricultural land, and the majority of the City's Extraterritorial Jurisdiction (ETJ). While the existing character of these areas is anticipated to be generally maintained, it does not mean that these areas will not or should not change.

A review worksheet is attached to this report which details the analysis of the zoning request using Comprehensive Plan Elements. Utilizing the approved Development Agreement, Comprehensive Plan and the Land Development Code staff has made the following findings:

- The subject tract lies within an Area of Stability on the Preferred Growth Scenario Map – a Development Agreement with the City of San Marcos regulating the permitted uses was adopted in 2012; therefore, a Preferred Scenario Map Amendment is not required.
- The subject tract is located in the Purgatory Creek watershed. The Development Agreement adopted in 2012 regulates the Impervious Cover limitation. It states that maximum allowable project impervious cover for the property shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1).
- Purgatory Creek Greenspace is located within walking distance of the subject property.
- While transportation access to the site is adequate, the Travel Demand Model shows Craddock Avenue and Wonder World Drive at capacity during peak traffic hours. The site is within a quarter mile of the nearest CARTS bus stop close to the intersection of Bishop and Craddock and there are sidewalks along Craddock which make walking to the bus stop relatively easy. There is also a traffic signal at the intersection of Wonder World Drive and Craddock Avenue easing the crossing of the major arterial.

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The Community Commercial zoning district provides areas for quality larger general retail establishments and service facilities for the retail sale of goods and services and is generally located along or at the intersection of major collectors and thoroughfares. The request for Community Commercial is consistent with this as the property is located at the intersection of two major

arterials, Wonder World Drive and Craddock Avenue and will provide retail goods and services to the residential developments in the area.

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

| Evaluation | | Neutral | Criteria (LDC 1.5.1.5) |
|------------|--------------|---------|---|
| Consistent | Inconsistent | | |
| | X | | <p>Change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map</p> <p><i>The change is inconsistent with the Preferred Scenario Map. The Development Agreement that specified the zoning for this particular tract was approved in 2012 prior to the Comprehensive Plan and the Preferred Scenario Map being approved.</i></p> |
| X | | | <p>Consistency with any development agreement in effect</p> <p><i>Resolution 2012-46 was approved in 2012 between the City of San Marcos and C&G Development, Ltd. Section 2.03 of the Development Agreement states that the regulations and rights applicable to the development of the Commercial Area shall be in accordance with the regulations required by the Land Development Code for the Community Commercial zoning classification.</i></p> |
| X | | | <p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>Uses allowed within Community Commercial are compatible and appropriate for this area. This area is mostly residential in nature, both single-family and multifamily but the uses allowed within the zoning category will serve these developments. The zoning category provides areas for quality retail establishments and service facilities for the retail sale of goods and services.</i></p> |
| X | | | <p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.</i></p> |
| X | | | <p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p> |

Additionally, the Commission should consider:

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

Staff evaluation: The property currently is outside the City Limits where there are no zoning requirements.

- (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 residential uses. Vista De Los Santos is a new single-family subdivision that lies to the west of the property and Capstone Cottages is a new multifamily apartment complex that lies to the east of the property.

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

Staff evaluation: A change to Community Commercial zoning would be consistent with the approved Development Agreement that was approved in 2012. Within this quadrant of the City there is a limited amount of commercial opportunities in which small to medium size commercial development can take place. The approval of the request for Community Commercial development at this location could allow for the development of commercial uses that serve the surrounding residential areas in closer proximity to their homes.

- (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: The uses allowed within Community Commercial will benefit the residential developments 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

December 31, 2014

Name

Title

Date

ZC-14-07 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 – However, a Development Agreement outlining the permitted uses was approved and adopted on May 1, 2012. |

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

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|--|--------------|---|-----------------|---|-------------|
| Level of Overall Constraint | | | | | X |
| Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL | | | | | |
| Cultural | | | | X | |
| Edwards Aquifer | | | | X | |
| Endangered Species | X | | | | |
| Floodplains | X | | | | |
| Geological | | | | | X |
| Slope | X | | | | |
| Soils | | X | | | |
| Vegetation | X | | | | |
| Watersheds | | | X | | |
| Water Quality Zone | X | | | 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 | | | | | |
| Impervious Cover limitations were set in the Development Agreement. The agreement states that the maximum allowable impervious cover shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1). | | | | | |
| Anticipated pollutants: | N/A | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|---|
| CONA Neighborhood(s): | Near Greater Castle Forest and Westover |
| Neighborhood Commission Area(s): | Near Sector 2 |
| 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. However, there are trail connections to Purgatory Creek Greenspace in the area. | | | |
| | 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 – Purgatory Creek Greenspace | |
| 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 Wonder World Drive ROADWAY 2 | X | | | | |
| Existing Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 | | X | | | |
| The existing peak LOS along Wonder World Drive at the intersection of Craddock Avenue is shown as a LOS B. Craddock Avenue was not included in the Existing Daily or Peak LOS maps. | | | | | | |
| Preferred Scenario Daily LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | X | | X | X | |
| Preferred Scenario Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | | | | | X X |
| | | N/A | Good | Fair | Poor | |
| Sidewalk Availability | | X | | | | |
| There are sidewalks being built as part of the single-family Vista De Los Santos Subdivision and sidewalks will be required to be built as part of this commercial tract. There are sidewalks along both sides of Craddock Avenue. | | | | | | |

| | YES | NO |
|---|-----|----|
| Adjacent to existing bicycle lane? | | X |
| Adjacent to existing public transportation route? | | X |
| Notes: This site is not located adjacent to any public transit routes. The closest CARTS stop exists near the intersection of N. Bishop Street and Craddock Avenue which is approximately a quarter-mile from the property. | | |

DESCRIPTION OF 6.50 ACRES, MORE OR LESS, OF LAND AREA IN THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 2 AND THE J. WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS "501.30 ACRES LESS 57.14 ACRES" IN A DEED FROM MARTHA E. HOLMES ET AL TO C & G DEVELOPMENT, INC., DATED NOVEMBER 3, 1997 AND RECORDED IN VOLUME 1360, PAGE 92 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

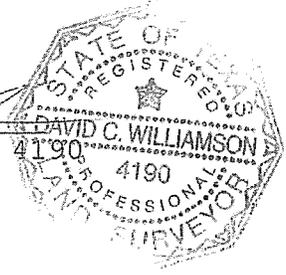
BEGINNING at an 8" cedar fence post found for an angle point in the northeast line of the C & G Development tract and that tract described as 4.82 acres in a deed from C & G Development, Ltd., to the City of San Marcos dated October 16, 2007 and recorded in Volume 3268, Page 330 of the Hays County Official Public Records and southwest line of that tract described as 174.27 acres in a deed from Buie Properties, Ltd., to Craddock Avenue Partners, L.L.C., dated June 29, 2007 and recorded in Volume 3198, Page 68 of the Hays County Official Public Records (the City of San Marcos 4.82 acre tract being a portion of the C & G Development tract);

THENCE leaving the City of San Marcos 4.82 acre tract and the **PLACE OF BEGINNING** as shown on that plat numbered 26428-10-1-a dated September 14, 2010 prepared for C & G Development by Byrn & Associates, Inc., of San Marcos, Texas, with the common northeast line of the C & G Development tract and southwest line of the Craddock Avenue Partners 174.27 acre tract, as fenced and used, **N 88°23'33" E 44.89 feet** to a ½" iron rod found in the southwest line of F.M. Highway No. 3407/Wonder World Drive for an exterior northwest corner of that tract described as "Part Two - 5.2741 acres" in a deed from C & G Development, Ltd., to the City of San Marcos dated October 16, 2007 and recorded in Volume 3268, Page 320 of the Hays County Official Public Records and an exterior corner in the southwest line of that tract described as "Parcel 6-18.1443 acres" in a deed from Craddock Avenue Partners, L.L.C., to the City of San Marcos dated November 15, 2007 and recorded in Volume 3311, Page 842 of Hays County Official Public Records, (the City of San Marcos 5.2741 acre tract being a portion of the C & G Development tract and the City of San Marcos 18.1443 acre tract being a portion of the Craddock Avenue Partners 174.27 acre tract);

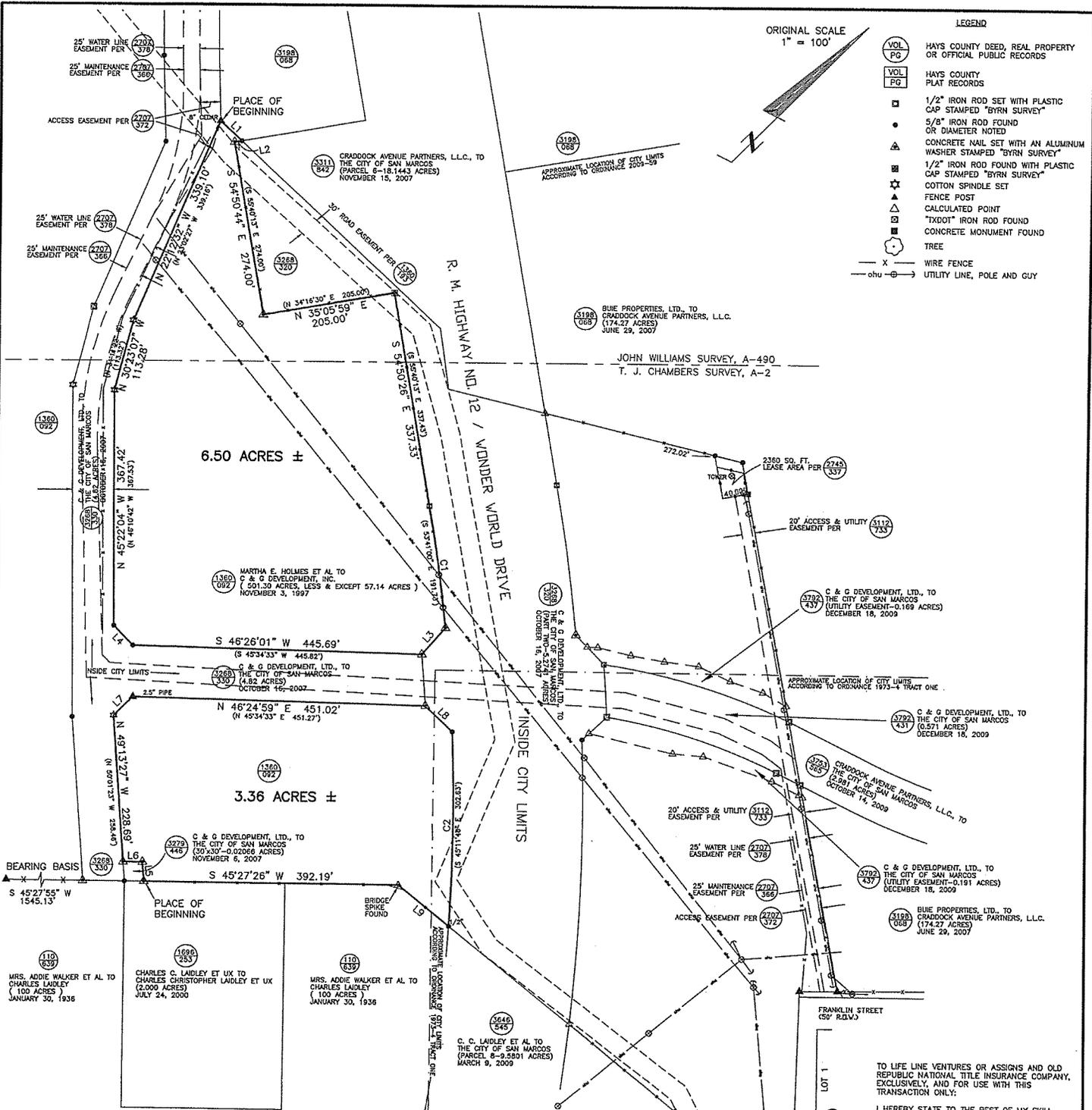
5. N 22°12'32" W 339.10 feet to the PLACE OF BEGINNING.

THERE are contained within theses metes and bounds 6.50 acres, more or less, as prepared from public records and surveys made in 1996 and on September 14, 2010 by Byrn & Associates, Inc., of San Marcos, Texas. The bearing basis for this survey is the old fence at the east corner of the C & G tract and west corner of Westover Addition.


David C. Williamson, R.P.L.S. # 4190



Client: C & G Development
Date: September 14, 2010
Survey: Chambers, T.J., A-2 & Williams, J., A-490
County: Hays, Texas
Job NO.: 26428-10
FND6.50



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"
- 5/8" IRON ROD FOUND OR DIAMETER NOTED
- CONCRETE NAIL SET WITH AN ALUMINUM WASHER STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- COTTON SPINDLE SET
- FENCE POST
- CALCULATED POINT
- "TX001" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- TREE
- X WIRE FENCE
- ohu- UTILITY LINE, POLE AND GUY

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|----------|------------|---------------|--------------|
| C1 | 03°58'38" | 2764.79' | 191.91' | S 52°50'02" E | 191.87' |
| C2 | 06°16'28" | 2764.79' | 302.77' | S 44°22'14" E | 302.62' |

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. 48209C0388P, DATED SEPTEMBER 2, 2005, THESE TRACTS LIE WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 2012-00255H, DATED JANUARY 5, 2012 PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE 30' ROAD EASEMENT RECORDED IN VOLUME 1360, PAGE 193 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THESE TRACTS AND IS PLOTTED HEREON.
6. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH LAND DESCRIPTIONS DATED SEPTEMBER 14, 2010 PREPARED BY BYRN & ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
7. NOT ALL FENCES WERE LOCATED.

NOTES CORRESPONDING TO SCHEDULE B

- 10(e) THE PIPE LINE EASEMENT RECORDED IN VOLUME 97, PAGE 535 OF THE HAYS COUNTY DEED RECORDS MAY AFFECT THESE TRACTS. HOWEVER, THIS SURVEYOR FOUND NO EVIDENCE OF A PIPELINE CROSSING THESE TRACTS.
- 10(f) THE MAINTENANCE EASEMENT RECORDED IN VOLUME 2707, PAGE 366 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(g) THE ACCESS EASEMENT RECORDED IN VOLUME 2707, PAGE 372 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS AFFECTS THE 6.50 ACRE TRACT AND IS PLOTTED HEREON.
- 10(h) THE WATER LINE EASEMENT RECORDED IN VOLUME 2707, PAGE 378 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(i) THE ACCESS EASEMENT RECORDED IN VOLUME 2748, PAGE 434 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(j) THE ACCESS EASEMENT RECORDED IN VOLUME 3112, PAGE 733 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(k) THE PUBLIC UTILITY EASEMENTS RECORDED IN VOLUME 3792, PAGE 437 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.
- 10(l) THE LEASE AND AGREEMENT RECORDED IN VOLUME 3111, PAGE 89 AND VOLUME 2745, PAGE 337 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DO NOT AFFECT THESE TRACTS.
- 10(m) THE SITE LEASE AGREEMENT RECORDED IN VOLUME 4077, PAGE 193 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES NOT AFFECT THESE TRACTS.

TO LIFE LINE VENTURES OR ASSIGNS AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 14, 2010 AND JANUARY 20, 2012; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

DAVID C. WILLIAMSON
 PROFESSIONAL SURVEYOR
 No. 4190
 State of Texas
 4190

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667
 PHONE 512-396-2270 FAX 512-392-2945

CLIENT: C & G DEVELOPMENT
 DATE: JANUARY 20, 2012
 OFFICE: BRYANT
 CREW: K. SMITH, C. SMITH, HADEN
 FB/PG: 692/29
 PLAT NO. 26428-12-4-3-c

PLAT OF TWO TRACTS IN THE T. J. CHAMBERS SURVEY, A-2 AND THE J. WILLIAMS SURVEY, A-490, HAYS COUNTY, TEXAS



Legislation Text

File #: ZC-14-08, **Version:** 1

AGENDA CAPTION:

ZC-14-08 (Northeast corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., to zone 2.63 acres, more or less, out of the T.J. Chambers Survey to "CC" Community Commercial, located at the northeast corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.

Meeting date: January 13, 2015

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

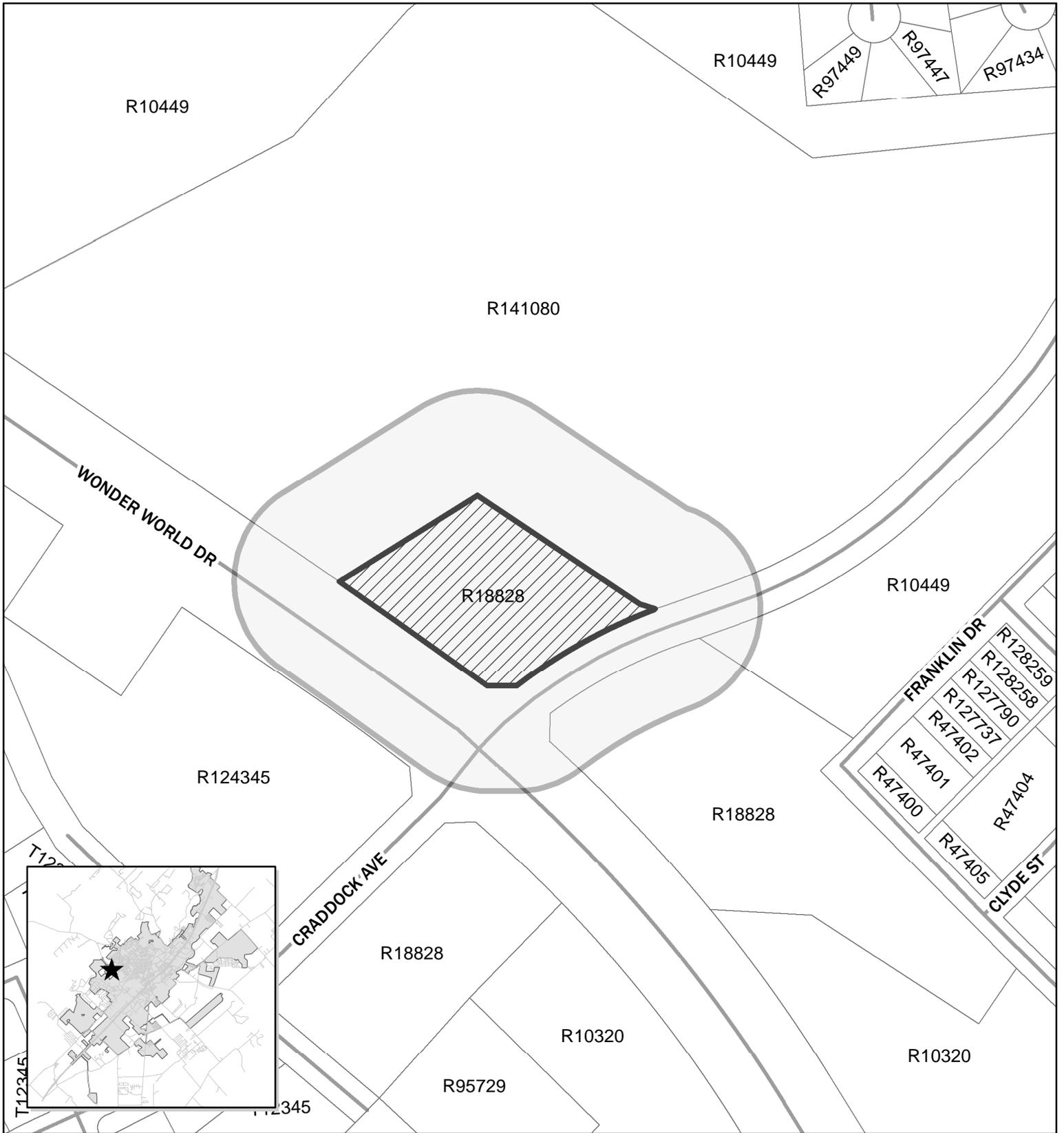
BACKGROUND:

The subject property consists of approximately 2.63 acres located outside the City Limits at the northeast corner of Wonder World Drive and Craddock Avenue. It is in the process of being annexed into the City and is currently vacant; the first reading of the ordinance is schedule for January 20, 2015. This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area."

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The limitations on impervious cover, access, and development standards are included within the approved development agreement.

Staff finds that there is a limited amount of commercial opportunities in this quadrant of the City and the approval of the request for Community Commercial development at this location, the intersection of two major arterials, could allow for commercial uses that serve the surrounding residential areas in closer proximity to their homes.

Staff finds the request consistent with the approved Development Agreement and with Section 1.5.1.5 of the Land Development Code and recommends **approval**.



ZC-14-08
C&G Development
Map Date: 12/31/2014

-  Site Location
-  Notification Buffer (200 feet)

0 150 300 600 Feet



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

Zoning Request
ZC-14-08
Northeast corner of Wonder World Drive
and Craddock Avenue
(2.63 Acres)



Summary: The applicant is requesting to zone 2.63 acres, more or less, out of the T.J. Chambers Survey, located at the northeast corner of Wonder World Drive and Craddock Avenue to “CC” Community Commercial consistent with an approved Development Agreement (Resolution 2012-46).

Applicant: ETR Development Consulting, L.L.C.
 5395 Highway 183 N.
 Lockhart, TX 78644

Property Owners: C&G Development, Inc.
 P.O. Box 1171
 San Marcos, TX 78666

Notification: Personal notifications of the public hearing were mailed on Friday, January 2, 2015 to all property owners within 200 feet of the subject property.

Response: None as of report date.

Property/Area Profile:

Legal Description: 2.63 acres, more or less, out of the T.J. Chambers Survey
Location: Northeast corner of Wonder World Drive and Craddock Avenue
Existing Use of Property: Vacant
Proposed Use of Property: Commercial
Preferred Scenario Map: Area of Stability
Existing Zoning: Outside the City Limits (currently being annexed)
Proposed Zoning: Community Commercial (“CC”)
Utility Capacity: Adequate
Sector: Sector 2

Area Zoning and Land Use Pattern:

| | Zoning | Existing Land Use | Preferred Scenario |
|----------------------|---------------------|--------------------------|---------------------------|
| N of Property | MF-12 | Multifamily | Area of Stability |
| S of Property | SF-6 | Vacant | Area of Stability |
| E of Property | MF-12 | Multifamily | Area of Stability |
| W of Property | Outside City Limits | Vacant | Area of Stability |

Case Summary

The subject property consists of approximately 2.63 acres located at the northeast corner of Wonder World Drive and Craddock Avenue. It is currently vacant and located outside the City Limits. It is in the process of being annexed into the City with the first reading of the annexation ordinance going before City Council on January 20th and the second reading being held on February 3rd. It is located within the area identified on the Preferred Scenario Map as an Area of Stability and surrounded by mostly residential uses, both single-family and multifamily. The newest single-family subdivision is located to the west of the property, Vista de los Santos, and the newest multifamily complex is located north and east of the property, Capstone Cottages of San Marcos.

This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area." This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards.

Planning Department Analysis

While this property is located outside the City Limits, the zoning request was still 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 subject tract lies within an Area of Stability on the Preferred Scenario Map. Areas of Stability are predominantly existing single-family zoning, but they may also be mixed residential areas that are appropriate for compatible redevelopment/infill or new development. *Vision San Marcos* explains that areas of stability include established neighborhoods, undeveloped or agricultural land, and the majority of the City's Extraterritorial Jurisdiction (ETJ). While the existing character of these areas is anticipated to be generally maintained, it does not mean that these areas will not or should not change.

A review worksheet is attached to this report which details the analysis of the zoning request using Comprehensive Plan Elements. Utilizing the approved Development Agreement, Comprehensive Plan and the Land Development Code staff has made the following findings:

- The subject tract lies within an Area of Stability on the Preferred Growth Scenario Map – a Development Agreement with the City of San Marcos regulating the permitted uses was adopted in 2012; therefore, a Preferred Scenario Map Amendment is not required.
- The subject tract is located in the Purgatory Creek watershed. The Development Agreement adopted in 2012 regulates the Impervious Cover limitation. It states that maximum allowable project impervious cover for the property shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1).
- Purgatory Creek Greenspace is located within walking distance of the subject property.
- While transportation access to the site is adequate, the Travel Demand Model shows Craddock Avenue and Wonder World Drive at capacity during peak traffic hours. The site is within a quarter mile of the nearest CARTS bus stop close to the intersection of Bishop and Craddock and there are sidewalks along Craddock which make walking to the bus stop relatively easy.

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The Community Commercial zoning district provides areas for quality larger general retail establishments and service facilities for the retail sale of goods and services and is generally located along or at the intersection of major collectors and thoroughfares. The request for Community Commercial is consistent with this as the property is located at the intersection of two major arterials, Wonder World Drive and Craddock Avenue and will provide retail goods and services to the residential developments in the area.

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

| Evaluation | | Neutral | Criteria (LDC 1.5.1.5) |
|------------|--------------|---------|---|
| Consistent | Inconsistent | | |
| | X | | <p>Change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map</p> <p><i>The change is inconsistent with the Preferred Scenario Map. The Development Agreement that specified the zoning for this particular tract was approved in 2012 prior to the Comprehensive Plan and the Preferred Scenario Map being approved.</i></p> |
| X | | | <p>Consistency with any development agreement in effect</p> <p><i>Resolution 2012-46 was approved in 2012 between the City of San Marcos and C&G Development, Ltd. Section 2.03 of the Development Agreement states that the regulations and rights applicable to the development of the Commercial Area shall be in accordance with the regulations required by the Land Development Code for the Community Commercial zoning classification.</i></p> |
| X | | | <p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>Uses allowed within Community Commercial are compatible and appropriate for this area. This area is mostly residential in nature, both single-family and multifamily but the uses allowed within the zoning category will serve these developments. The zoning category provides areas for quality retail establishments and service facilities for the retail sale of goods and services.</i></p> |
| X | | | <p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.</i></p> |
| X | | | <p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p> |

Additionally, the Commission should consider:

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

Staff evaluation: The property currently is outside the City Limits where there are no zoning requirements.

- (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 residential uses. Vista De Los Santos is a new single-family subdivision that lies to the west of the property and Capstone Cottages is a new multifamily apartment complex that lies to the northeast of the property.

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

Staff evaluation: A change to Community Commercial zoning would be consistent with the approved Development Agreement that was approved in 2012. Within this quadrant of the City

there is a limited amount of commercial opportunities in which small to medium size commercial development can take place. The approval of the request for Community Commercial development at this location could allow for the development of commercial uses that serve the surrounding residential areas in closer proximity to their homes.

- (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: The uses allowed within Community Commercial will benefit the residential developments 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

December 31, 2014

Name

Title

Date

ZC-14-08 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 – However, a Development Agreement outlining the permitted uses was approved and adopted on May 1, 2012. |

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

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|--|--------------|---|-----------------|---|-------------|
| Level of Overall Constraint | | | | | X |
| Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL | | | | | |
| Cultural | | | | X | |
| Edwards Aquifer | | | | X | |
| Endangered Species | X | | | | |
| Floodplains | X | | | | |
| Geological | | | | | X |
| Slope | X | | | | |
| Soils | | | | X | |
| Vegetation | X | | 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 | | | | | |
| Impervious Cover limitations were set in the Development Agreement. The agreement states that the maximum allowable impervious cover shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1). | | | | | |
| Anticipated pollutants: | N/A | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|---|
| CONA Neighborhood(s): | Near Greater Castle Forest and Westover |
| Neighborhood Commission Area(s): | Near Sector 2 |
| 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. However, there are trail connections to Purgatory Creek Greenspace in the area. | | | |
| | 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 – Purgatory Creek Greenspace | |
| 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 Wonder World Drive ROADWAY 2 | X | | | | |
| Existing Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 | X | | | | |
| The existing peak LOS along Wonder World Drive at the intersection of Craddock Avenue is shown as a LOS B. Craddock Avenue was not included in the Existing Daily or Peak LOS maps. | | | | | | |
| Preferred Scenario Daily LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | X | | X | X | |
| Preferred Scenario Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | | | | | X X |
| | | N/A | Good | Fair | Poor | |
| Sidewalk Availability | | X | | | | |
| There are sidewalks being built as part of the single-family Vista De Los Santos Subdivision and sidewalks will be required to be built as part of this commercial tract. There are sidewalks along both sides of Craddock Avenue. | | | | | | |

| | YES | NO |
|---|-----|----|
| Adjacent to existing bicycle lane? | | X |
| Adjacent to existing public transportation route? | | X |
| Notes: This site is not located adjacent to any public transit routes. The closest CARTS stop exists near the intersection of N. Bishop Street and Craddock Avenue which is approximately a quarter-mile from the property. | | |

DESCRIPTION OF 2.63 ACRES, MORE OR LESS, OF LAND AREA IN THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 2, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS "501.30 ACRES LESS 57.14 ACRES" IN A DEED FROM MARTHA E. HOLMES ET AL TO C & G DEVELOPMENT, INC., DATED NOVEMBER 3, 1997 AND RECORDED IN VOLUME 1360, PAGE 92 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

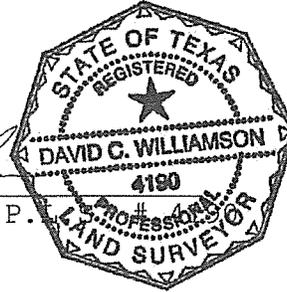
BEGINNING at a concrete nail found in a fence in the north line of the C & G tract, the south line of that tract described as 174.27 acres in a deed from Buie Properties, Ltd. to Craddock Partners, L.L.C. dated June 29, 2007 and recorded in Volume 3198, Page 68 of the Hays County Official Public Records and in the northeast line of F.M. Highway No. 3407/Wonder World Drive, for the north corner of that tract described as "Part Two - 5.2741 acres" in a deed from C & G Development, Ltd. to the City of San Marcos dated October 16, 2007 and recorded in Volume 3268, Page 320 of the Hays County Official Public Records and being the east corner of that tract described as "Parcel 6-18.1443 acres" in a deed from Craddock Avenue Partners, L.L.C. to the City of San Marcos dated November 15, 2007 and recorded in Volume 3311, Page 842 of the Hays County Official Public Records, (said City of San Marcos 5.2741 acre tract being a portion of the C & G tract and said City of San Marcos 18.1443 acre tract being a portion of the Craddock Avenue Partners 174.27 acre tract);

THENCE leaving Wonder World Drive, the City of San Marcos 5.2741 acre tract and 18.1443 acre tract, and the **PLACE OF BEGINNING** as shown on that plat numbered 26428-10-3.1-a dated September 14, 2010 prepared for C & G Development by Byrn & Associates, Inc. of San Marcos, Texas, with the common northeast line of the C & G tract and south line of the Craddock Avenue Partners 174.27 acre tract, as fenced and used, the following three courses:

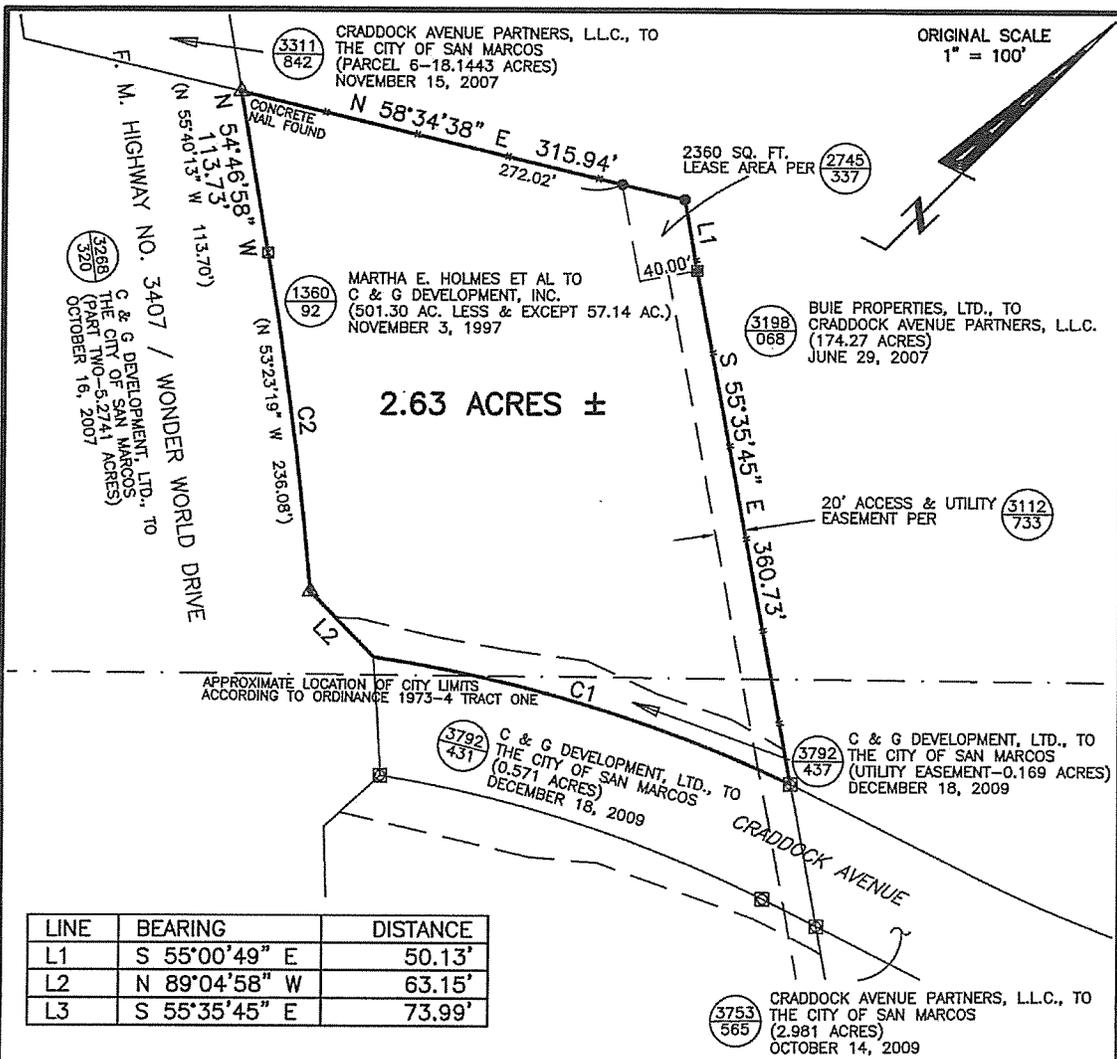
1. **N 58°34'38" E 315.94 feet** to a ½" iron rod found at a fence corner for the north corner of this description, pass at 272.02 feet a ½" iron rod found,

THERE are contained within theses metes and bounds 2.63 acres, more or less, as prepared from public records and surveys made on the ground in 1996 and on September 14, 2010 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this survey is the old fence at the east corner of the C & G tract and west corner of Westover Addition.


David C. Williamson, R.P.



Client: C & G Development
Date: September 14, 2010
Survey: Chambers, T.J., A-2
County: Hays, Texas
Job NO.: 26428-14
END2.63



3311 842 CRADDOCK AVENUE PARTNERS, L.L.C., TO THE CITY OF SAN MARCOS (PARCEL 6-18,1443 ACRES) NOVEMBER 15, 2007

ORIGINAL SCALE
1" = 100'

1360 92 MARTHA E. HOLMES ET AL TO C & G DEVELOPMENT, INC. (501.30 AC. LESS & EXCEPT 57.14 AC.) NOVEMBER 3, 1997

3198 068 BUIE PROPERTIES, LTD., TO CRADDOCK AVENUE PARTNERS, L.L.C. (174.27 ACRES) JUNE 29, 2007

2.63 ACRES ±

3112 733 20' ACCESS & UTILITY EASEMENT PER

APPROXIMATE LOCATION OF CITY LIMITS ACCORDING TO ORDINANCE 1973-4 TRACT ONE

3792 431 C & G DEVELOPMENT, LTD., TO THE CITY OF SAN MARCOS (0.571 ACRES) DECEMBER 18, 2009

3792 437 C & G DEVELOPMENT, LTD., TO THE CITY OF SAN MARCOS (UTILITY EASEMENT-0.169 ACRES) DECEMBER 18, 2009

3753 565 CRADDOCK AVENUE PARTNERS, L.L.C., TO THE CITY OF SAN MARCOS (2,981 ACRES) OCTOBER 14, 2009

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 55°00'49" E | 50.13' |
| L2 | N 89°04'58" W | 63.15' |
| L3 | S 55°35'45" E | 73.99' |

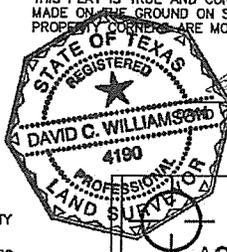
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|----------|------------|---------------|--------------|
| C1 | 17°23'17" | 994.00' | 301.66 | S 61°45'29" W | 300.50' |
| C2 | 04°33'50" | 2964.79' | 236.16' | N 52°35'09" W | 236.10' |

SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0388F DATED 9/2/2005 THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED SEPTEMBER 14, 2010 PREPARED BY BYRN & ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY IS THE OLD FENCE AT THE EAST CORNER OF THE C & G TRACT AND WEST CORNER OF WESTOVER ADDITION.

TO C & G DEVELOPMENT, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 14, 2010 AND THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.



David Williams
WILLIAMSON, R.P.L.S. NO. 4190

- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "SOLIS KANAK, INC"
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - IRON ROD FOUND WITH ALUMINUM "TXDOT" CAP
 - COTTON SPINDLE SET
 - FENCE POST
 - CALCULATED POINT
 - CONCRETE NAIL FOUND
 - OLD WIRE FENCE

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945

CLIENT: C & G DEVELOPMENT
DATE: SEPTEMBER 14, 2010
OFFICE: BRYANT, SMITH
CREW: EVERETT, LOZANO, C. SMITH
FB/PG: 692/29
PLAT NO. 25428-10-3.1-a

PLAT OF 2.63 AC. ± IN THE T. J. CHAMBERS SURVEY, A-2, HAYS COUNTY, TEXAS



Legislation Text

File #: ZC-14-09, **Version:** 1

AGENDA CAPTION:

ZC-14-09 (Southeast corner of Wonder World Drive and Craddock Avenue) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C, on behalf of C&G Development, Inc., for a Zoning Change from "SF-6" Single Family Residential to "CC" Community Commercial for 3.238 acres, more or less, out of the T.J. Chambers Survey, located at the southeast corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement.

Meeting date: January 13, 2015

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

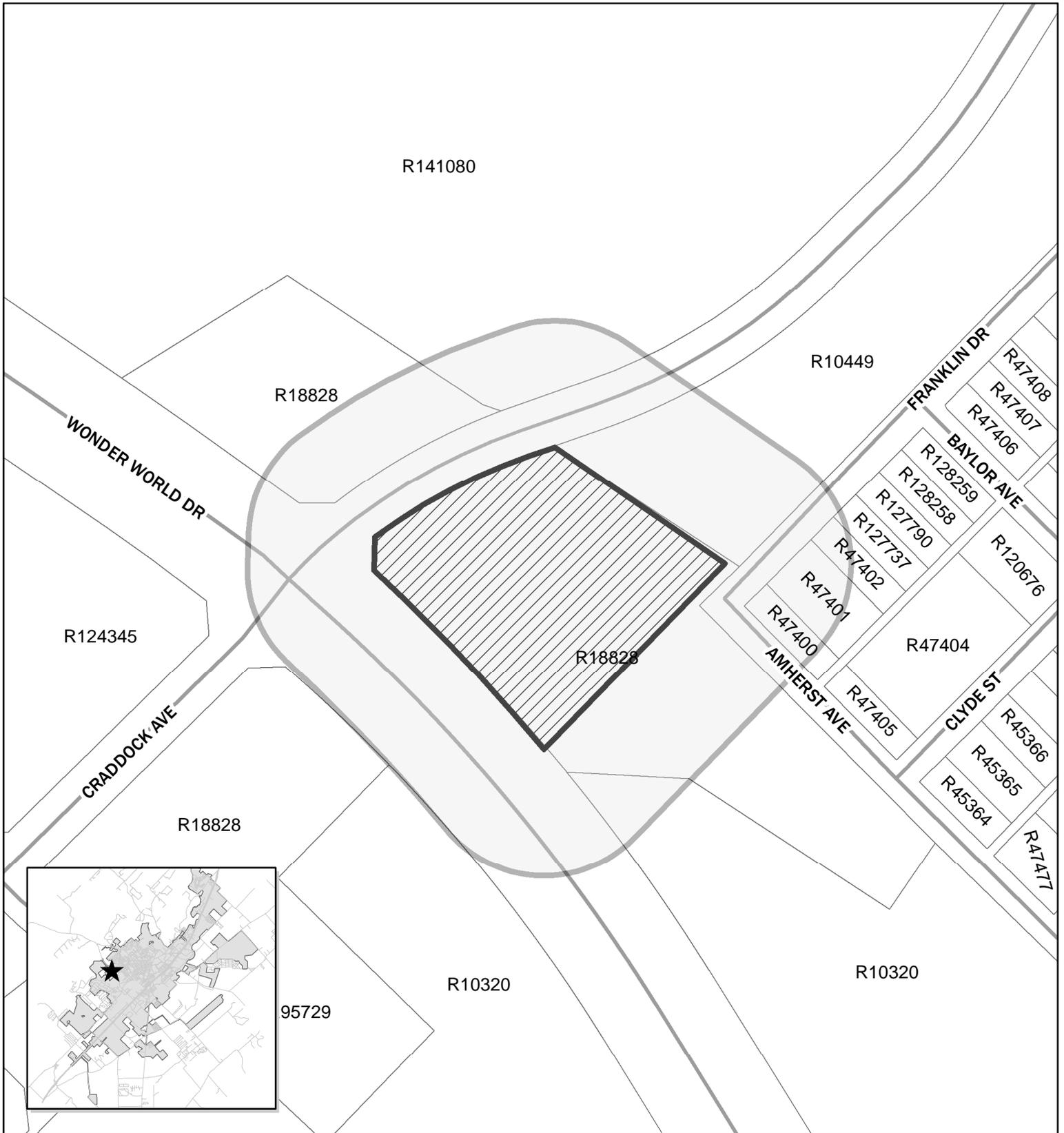
BACKGROUND:

The subject property consists of approximately 3.238 acres, out of a 5.6 acre tract, located at the southeast corner of Wonder World Drive and Craddock Avenue; Franklin Drive ends at the southernmost corner of the property. Currently, the property is zoned Single-Family Residential (SF-6) and is vacant. The remaining 2.362 acres will remain Single-Family Residential (SF-6). This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area."

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The limitations on impervious cover, access, and development standards are included within the approved development agreement.

Staff finds that there is a limited amount of commercial opportunities in this quadrant of the City and the approval of the request for Community Commercial development at this location, the intersection of two major arterials, could allow for commercial uses that serve the surrounding residential areas in closer proximity to their homes.

Staff finds the request consistent with the approved Development Agreement and with Section 1.5.1.5 of the Land Development Code and recommends **approval**.



ZC-14-09
C&G Development
Map Date: 12/31/2014

 Site Location
 Notification Buffer (200 feet)

0 125 250 500
 Feet



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

**Zoning Change
 ZC-14-09
 Southeast corner of Wonder World Drive
 and Craddock Avenue
 (3.238 Acres)**



Summary: The applicant is requesting a zoning change from “SF-6” Single Family Residential to “CC” Community Commercial for 3.238 acres, more or less, out of the T.J. Chambers Survey, located at the southeast corner of Wonder World Drive and Craddock Avenue consistent with an approved Development Agreement (Resolution 2012-46).

Applicant: ETR Development Consulting, L.L.C.
 5395 Highway 183 N.
 Lockhart, TX 78644

Property Owners: C&G Development, Inc.
 P.O. Box 1171
 San Marcos, TX 78666

Notification: Personal notifications of the public hearing were mailed on Friday, January 2, 2015 to all property owners within 200 feet of the subject property.

Response: None as of report date.

Property/Area Profile:

Legal Description: 3.238 acres, more or less, out of the T.J. Chambers Survey
Location: Southeast corner of Wonder World Drive and Craddock Avenue
Existing Use of Property: Vacant
Proposed Use of Property: Commercial
Preferred Scenario Map: Area of Stability
Existing Zoning: Single Family Residential (“SF-6”)
Proposed Zoning: Community Commercial (“CC”)
Utility Capacity: Adequate
Sector: Sector 2

Area Zoning and Land Use Pattern:

| | Zoning | Existing Land Use | Preferred Scenario |
|----------------------|---------------------|--------------------------|---------------------------|
| N of Property | Outside City Limits | Vacant | Area of Stability |
| S of Property | SF-6 | Vacant | Area of Stability |
| E of Property | MU | Vacant | Area of Stability |
| W of Property | Outside City Limits | Vacant | Area of Stability |

Case Summary

The subject property consists of approximately 3.238 acres, out of a 5.6 acre tract, located at the southeast corner of Wonder World Drive and Craddock Avenue; Franklin Drive ends at the southernmost corner of the property. It is currently vacant and zoned Single-Family Residential (SF-6). It is located within the area identified on the Preferred Scenario Map as an Area of Stability and surrounded by mostly residential uses, both single-family and multifamily. The newest single-family subdivision is located to the west of the property, Vista de los Santos, and the newest multifamily complex is located north of the property, Capstone Cottages of San Marcos. The neighborhood of Westover, which is a mixed residential neighborhood, lies to the southeast. The remaining 2.362 acres will remain Single-Family Residential (SF-6).

This property is part of a larger 99.2 acre area that is included in a Development Agreement with the City of San Marcos adopted May 1, 2012 (Resolution 212-46). The subject property is identified in the agreement in Section 2.03 and shown in the adopted Development Plan as part of the "Commercial Area." This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards.

Planning Department Analysis

This zoning request was 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 subject tract lies within an Area of Stability on the Preferred Scenario Map. Areas of Stability are predominantly existing single-family zoning, but they may also be mixed residential areas that are appropriate for compatible redevelopment/infill or new development. *Vision San Marcos* explains that areas of stability include established neighborhoods, undeveloped or agricultural land, and the majority of the City's Extraterritorial Jurisdiction (ETJ). While the existing character of these areas is anticipated to be generally maintained, it does not mean that these areas will not or should not change.

A review worksheet is attached to this report which details the analysis of the zoning request using Comprehensive Plan Elements. Utilizing the approved Development Agreement, Comprehensive Plan and the Land Development Code staff has made the following findings:

- The subject tract lies within an Area of Stability on the Preferred Growth Scenario Map – a Development Agreement with the City of San Marcos regulating the permitted uses was adopted in 2012; therefore, a Preferred Scenario Map Amendment is not required.
- The subject tract is located in the Purgatory Creek watershed. The Development Agreement adopted in 2012 regulates the Impervious Cover limitation. It states that maximum allowable project impervious cover for the property shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1).
- Purgatory Creek Greenspace is located within walking distance of the subject property. The traffic signal at the intersection of Wonder World Drive and Craddock Avenue eases the crossing of Wonder World Drive.
- While transportation access to the site is adequate, the Travel Demand Model shows Craddock Avenue and Wonder World Drive at capacity during peak traffic hours. The site is within a quarter mile of the nearest CARTS bus stop close to the intersection of Bishop and Craddock and there are sidewalks along Craddock which make walking to the bus stop relatively easy.

The request is consistent with the Development Agreement that was approved in 2012, prior to the adoption of the Comprehensive Plan. The Community Commercial zoning district provides areas for quality larger general retail establishments and service facilities for the retail sale of goods and services and is generally located along or at the intersection of major collectors and thoroughfares. The request for Community Commercial is consistent with this as the property is located at the intersection of two major arterials, Wonder World Drive and Craddock Avenue and will provide retail goods and services to the residential developments in the area.

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

| Evaluation | | Neutral | Criteria (LDC 1.5.1.5) |
|------------|--------------|---------|---|
| Consistent | Inconsistent | | |
| | X | | <p>Change implements the policies of the adopted Comprehensive Plan, including the land use classification on the Preferred Scenario Map</p> <p><i>The change is inconsistent with the Preferred Scenario Map. The Development Agreement that specified the zoning for this particular tract was approved in 2012 prior to the Comprehensive Plan and the Preferred Scenario Map being approved.</i></p> |
| X | | | <p>Consistency with any development agreement in effect</p> <p><i>Resolution 2012-46 was approved in 2012 between the City of San Marcos and C&G Development, Ltd. Section 2.03 of the Development Agreement states that the regulations and rights applicable to the development of the Commercial Area shall be in accordance with the regulations required by the Land Development Code for the Community Commercial zoning classification.</i></p> |
| X | | | <p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>Uses allowed within Community Commercial are compatible and appropriate for this area. This area is mostly residential in nature, both single-family and multifamily but the uses allowed within the zoning category will serve these developments. The zoning category provides areas for quality retail establishments and service facilities for the retail sale of goods and services.</i></p> |
| X | | | <p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.</i></p> |
| X | | | <p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p> |

Additionally, the Commission should consider:

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

Staff evaluation: The property owner could develop single-family residential per the existing zoning category. This would be inconsistent with the approved Development Agreement (Resolution 2012-46).

- (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 residential uses. Vista De Los Santos is a new single-family subdivision that lies to the west of the property and Capstone Cottages is a new multifamily apartment complex that lies north of the property. The mixed residential neighborhood of Westover has remained relatively unchanged.

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

Staff evaluation: A change to Community Commercial zoning would be consistent with the approved Development Agreement that was approved in 2012. Within this quadrant of the City there is a limited amount of commercial opportunities in which small to medium size commercial development can take place. The approval of the request for Community Commercial development at this location could allow for the development of commercial uses that serve the surrounding residential areas in closer proximity to their homes.

- (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: The uses allowed within Community Commercial will benefit the residential developments 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

December 31, 2014

Name

Title

Date

ZC-14-09 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 – However, a Development Agreement outlining the permitted uses was approved and adopted on May 1, 2012. |

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

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|--|--------------|---|-----------------|---|-------------|
| Level of Overall Constraint | | | | | X |
| Constraint by Class – ANALYSIS PROVIDED FOR SITES WITH A 3, 4 OR 5 OVERALL | | | | | |
| Cultural | | | | X | |
| Edwards Aquifer | | | | X | |
| Endangered Species | X | | | | |
| Floodplains | X | | | | |
| Geological | X | | | | X |
| Slope | X | | | | |
| Soils | | X | | X | |
| Vegetation | X | | 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 | | | | | |
| Impervious Cover limitations were set in the Development Agreement. The agreement states that the maximum allowable impervious cover shall be in accordance with the approved Watershed Protection Plan, Phase 1 (WPP1). | | | | | |
| Anticipated pollutants: | N/A | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|------------------------------|
| CONA Neighborhood(s): | Westover |
| Neighborhood Commission Area(s): | Sector 2 |
| 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. However, there are trail connections to Purgatory Creek Greenspace in the area. | | | |
| | 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 – Purgatory Creek Greenspace | |
| 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 Wonder World Drive ROADWAY 2 | X | | | | |
| Existing Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 | X | | | | |
| The existing peak LOS along Wonder World Drive at the intersection of Craddock Avenue is shown as a LOS B. Craddock Avenue was not included in the Existing Daily or Peak LOS maps. | | | | | | |
| Preferred Scenario Daily LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | X | | X | | |
| Preferred Scenario Peak LOS | ROADWAY 1 Wonder World Drive ROADWAY 2 Craddock Avenue | | | | | X X |
| | | N/A | Good | Fair | Poor | |
| Sidewalk Availability | | | | X | | |
| There are sidewalks being built as part of the single-family Vista De Los Santos Subdivision and sidewalks will be required to be built as part of this commercial tract. There are sidewalks along both sides of Craddock Avenue. | | | | | | |

| | YES | NO |
|---|-----|----|
| Adjacent to existing bicycle lane? | X | |
| Adjacent to existing public transportation route? | X | |
| Notes: This site is not located adjacent to any public transit routes. The closest CARTS stop exists near the intersection of N. Bishop Street and Craddock Avenue which is approximately a quarter-mile from the property. | | |

DESCRIPTION OF 3.238 ACRES, MORE OR LESS, OF LAND AREA IN THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 2, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS "501.30 ACRES LESS 57.14 ACRES" IN A DEED FROM MARTHA E. HOLMES ET AL TO C & G DEVELOPMENT, INC. DATED NOVEMBER 3, 1997 AND RECORDED IN VOLUME 1360, PAGE 92 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

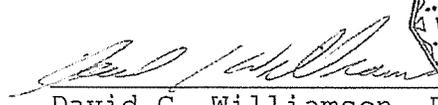
BEGINNING at an 8" cedar post at a three-way fence corner in the northwest line of that strip of land shown as 7.3 feet wide on the plat of Westover Addition as recorded in Volume 59, Page 184 of the Hays County Deed Records that is adjacent to and northwest of Franklin Street (formerly known as Boynton Street), for a salient corner in the northeast line of the C & G Development, Inc. 501.30 acre tract and the south corner of that 174.27 acre tract described in a deed from Buie Partners, Ltd. to Craddock Avenue Partners, LLC. dated June 29, 2007 and recorded in Volume 3198, Page 68 of the Hays County Official Public Records, as fenced and used upon the ground;

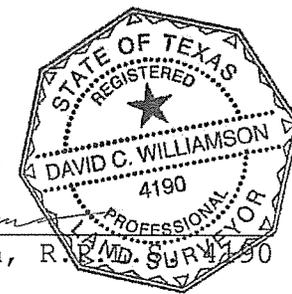
THENCE leaving the **PLACE OF BEGINNING**, as shown on plat numbered 26428-10-3.3-b dated September 14, 2010 as prepared for C & G Development, Inc. by Byrn & Associates, Inc. of San Marcos, Texas and the Craddock Avenue Partners tract with the common northwest line of that strip of land shown as 7.3 feet wide on the Westover Addition plat and a southeast line of the C & G tract as fence and used upon the ground, **S 44°38'48" W 58.88 feet** to an 8" cedar fence post at the northeast face of a stone wall for an angle point in fence and an interior corner in the northeast line of the C & G Development, Inc. tract and the west corner of the strip of land on the northwest side of Franklin Street at its intersection with Amherst Avenue as fenced and used upon the ground;

THENCE crossing a remaining portion of the C & G Development, Inc. tract **S 44°38'48" W 351.81 feet** to a point for the south corner of this tract in the northeast line of F.M. Highway No. 3407/Wonder World Drive, being in the northeast line of that tract described as "Part Two - 5.2741 acres" in a deed from C & G Development, Ltd. to the City of San Marcos dated October 16, 2007 and recorded in Volume 3268, Page 320 of the Hays County Official Public Records, (said City of San Marcos 5.2741 acre

THENCE with said common line **S 55°35'45" E 325.93 feet** to the **PLACE OF BEGINNING**.

THERE are contained within theses metes and bounds 3.238 acres, more or less, as prepared from public records and surveys made on the ground in 1996 and on September 14, 2010 by Byrn & Associates, Inc., of San Marcos, Texas. The Bearing Basis for this survey is the old fence at the east corner of the C & G tract and west corner of Westover Addition.


David C. Williamson, R.E.M.D. SURVYOR



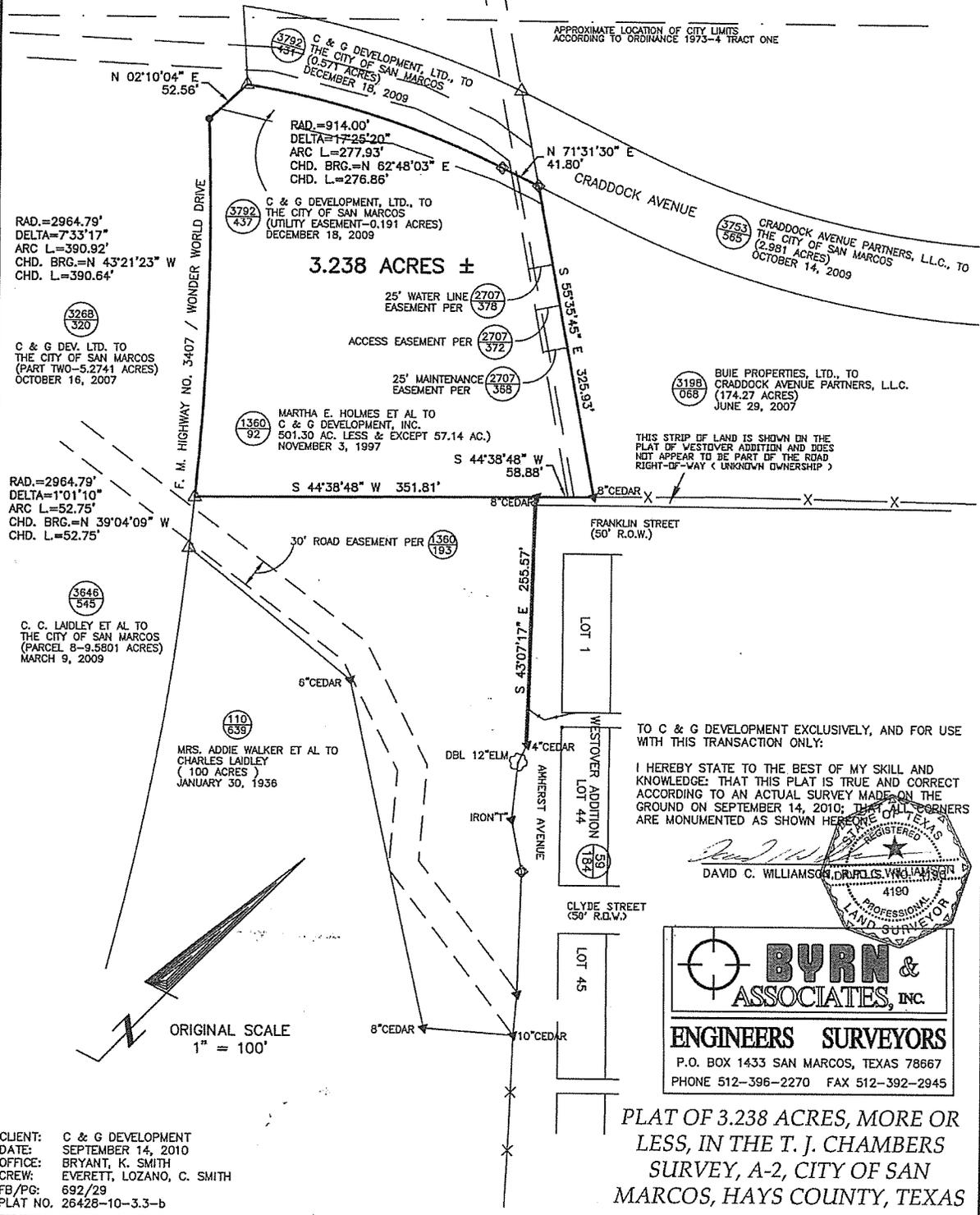
Client: C & G Development
Date: October 31, 2014
Survey: Chambers, T.J., A-2
County: Hays, Texas
Job NO.: 26428-14
FND3.24

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. 48209C0388F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

LEGEND

-  HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
-  HAYS COUNTY PLAT RECORDS
-  1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
-  1/2" IRON ROD FOUND OR DIAMETER NOTED
-  FENCE POST
-  CALCULATED POINT
-  WIRE FENCE
-  UTILITY LINE, POLE AND GUY
-  TREE



CLIENT: C & G DEVELOPMENT
 DATE: SEPTEMBER 14, 2010
 OFFICE: BRYANT, K. SMITH
 CREW: EVERETT, LOZANO, C. SMITH
 FB/PG: 692/29
 PLAT NO. 26428-10-3.3-b

TO C & G DEVELOPMENT EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:
 I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON SEPTEMBER 14, 2010; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

DAVID C. WILLIAMSON, D.P.L.S. 4180
 REGISTERED PROFESSIONAL LAND SURVEYOR

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667
 PHONE 512-396-2270 FAX 512-392-2945

PLAT OF 3.238 ACRES, MORE OR LESS, IN THE T. J. CHAMBERS SURVEY, A-2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



Legislation Text

File #: PSA-14-06, Version: 1

AGENDA CAPTION:

PSA-14-06 (Campus Village). Hold a public hearing and consider a request by Campus Village Communities for a Preferred Scenario Amendment to change an Area of Stability- Neighborhood Area Protection/Conservation to an Area of Stability- Redevelopment/Infill for an approximately 2.8 acre tract out of the GA McNaughton Addition. The property is located at the intersection of Sessom Drive and Academy Street between Orchard Street and Alamo Street.

Meeting date: January 13, 2015

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

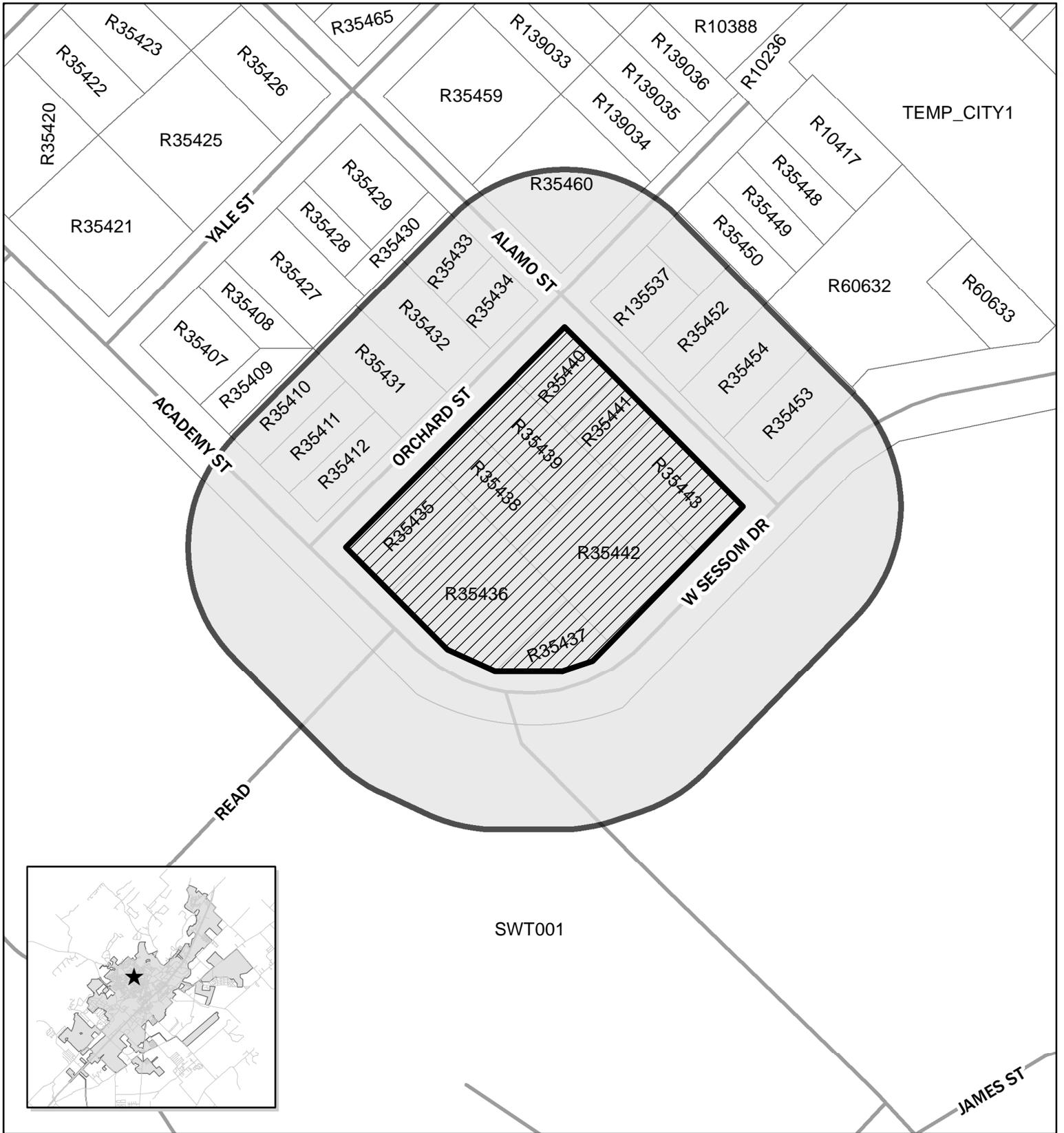
BACKGROUND:

This request to change the Preferred Scenario Map has been reviewed with Vision San Marcos and was found to be consistent with the Plan as outlined in the staff report. All figures used to review this case are attached. Staff has concerns with the property's score on the Land Use Suitability map, traffic safety, utility capacity and drainage. However, most of these concerns may be remedied through studies and future improvements prior to development.

At this time the applicant is proposing a mixed use, retail and multifamily project at this location with a reduced overall density. The list of general uses and applicable zoning categories can be found on the attachments. A change to Redevelopment Infill would allow higher density residential zoning options and some commercial options. Examples include small lot single family, townhomes, duplex, multi-family with a maximum of 12 units per acre, mixed use, office and neighborhood commercial uses permitted in the Land Development Code.

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

Staff recommends approval of the request to change from an Area of Stability Neighborhood Area Protection/Conservation to an Area of Stability- Redevelopment/Infill.



PSA-14-06
Campus Village
Map Date: 8/11/2014

-  Site Location
-  Notification Buffer (200 feet)



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

PSA-14-06

Preferred Scenario Amendment

Campus Village

Sessom Dr & Academy St



Summary: The applicant is requesting a change from Area of Stability – Neighborhood & Area Protection / Conservation to Area of Stability- Redevelopment / Infill

Applicant: Campus Village Communities
919 W. University, Suite 700
Rochester, MI 48307

Property Owners: *FR & LM Horne, Living Trust:* 307, 309 Orchard St, 1010, 1012, 1014 Academy St
Martina Perez: 1022 Academy St
Stephen & Ann Strahl: 1023 Alamo St
Edwin & Gladys Lyon Marital Trust: 1019 Alamo St
Patrick & Matthew Boyle: 1001 Alamo St

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

Personal notice sent and signs posted for the previous Medium Intensity request on September 12, 2014 for the September 23rd, Public Hearing and on January 2, 2015 for the January 13, 2015 public hearing for the current Redevelopment / Infill request.

Response: Approximately 13 people attended the Neighborhood Commission meeting on August 20th, and eight (8) people noted that they were interested in this request. Approximately 4 attended P&Z on September 9th with four (4) noting interest in this request.

All letters of opposition (10) and support (0) are attached. Common concerns include the impact of increased density and general opposition to student housing encroaching into and changing the character of the existing neighborhoods.

Subject Property:

Location: North of the intersection of Sessom Drive and Academy Street, bound by Orchard and Alamo Streets

Legal Description: Approximately 2.8 acres out of the McNaughton Subdivisions

Sector: Sector Three (3)

Current Zoning: Mixed Use (MU) and Single Family (SF-6)

Current Preferred Scenario Designation: Area of Stability – Protection/Conservation **Proposed Preferred Scenario Designation:** Area of Stability- Redevelopment/ Infill

| Surrounding Area: | Zoning | Existing Land Use | Preferred Scenario |
|----------------------|-------------------|-------------------|--------------------|
| N of Property | SF4.5 / SF 6 / MU | Residential | Area of Stability |
| S of Property | P | TxState | Area of Stability |
| E of Property | P | TxState | Area of Stability |
| W of Property | SF6 / D | Residential | Area of Stability |

Preferred Scenario Amendments, Generally:

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

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

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

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

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

Property Description & Current Conditions:

The subject site consists of approximately 2.8 acres out of the McNaughton Subdivisions. The property is located on the northwest corner of Sessom Drive and Academy Street and is bound by Orchard Street and Alamo Street.

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

Currently the site consists of multiple residential structures, most of which are rental properties. The properties are zoned Mixed Use (MU) and Single Family (SF-6). Surrounding land uses include single-family homes, rental homes, and Texas State University.

If this request is not granted, the applicant is able to maintain and develop under the existing zoning categories or apply for a change to single family residential zoning districts, up to SF-6. P&Z and Council approval would be required for any proposed zoning changes. A summary of what is currently permitted at this location is attached.

Request: Change from Area of Stability- Neighborhood and Area Protection/ Conservation to Area of Stability-Redevelopment / Infill

Project Request History

- In the spring of 2014, a request for a preferred scenario amendment was heard by the Planning and Zoning Commission. At that time the applicant made a request for 5.38 acres to be changed to Medium Intensity. Staff recommended denial of the request and the Planning and Zoning Commission also recommended denial. The request was withdrawn by the applicant prior to hearing by the City Council.
- In the fall of 2014 the applicant submitted a request for Medium Intensity, however the properties north of Alamo Street were removed from the request and the size of the area was reduced to approximately 2.8 acres (the area shown in this request). The applicant requested action be postponed due to their inability to be present at the scheduled Planning and Zoning Commission meeting.
- During the fall 2014 PSA update the City Council discussed and asked staff to postpone the request until after the New Year to allow for maximum participation by the community.
- On December 18th the applicant submitted a letter for an amendment to request Area of Stability-Redevelopment / Infill (the request identified on this staff report)

General Proposal for Development

At this time the applicant is proposing a mixed use, retail and multifamily project at this location with a reduced overall density. The list of general uses and applicable zoning categories can be found on the attachments. A change to Redevelopment Infill would allow higher density residential zoning options and some commercial options. Examples include small lot single family, townhomes, duplex, multi-family with a maximum of 12 units per acre, mixed use, office and neighborhood commercial uses permitted in the Land Development Code.

Vision San Marcos Plan Elements:

Economic Development (ED)

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

| STRATEGY | SUMMARY | | Supports | Contradicts | Neutral |
|---|---|--|--|-------------|---|
| Preparing the 21 st Century Workforce | Provides / Encourages educational opportunities | | | | Applicant indicates education enhancement features included |
| Competitive Infrastructure & Entrepreneurial Regulation | Provides / Encourages land, utilities and infrastructure for business | | Applicant indicates retail and office space included | | |
| The Community of Choice | Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity | | | | Applicants indicates entrepreneurial hub |

Environment & Resource Protection (ERP)

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

The majority of the site is a four (4) largely due to the location in Sessom Creek Watershed and the presence of erosive soils. Please refer to the attached Land Use Suitability and Environmental Features maps for further clarification. The table below indicates the scores for this site for each of the variables used in creating the Land Use Suitability Map and the results of the water quality model.

Land Use Suitability & Development Constraints

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

Water Quality Modeling

| | | | | | |
|---|--------------|--------|--------|---------|-------|
| Located in Subwatershed: | Sessom Creek | | | | |
| | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover Increase Anticipated for watershed | X | | | | |
| Notes: No additional impervious cover was anticipated, or modeled, in this subwatershed. The Plan recommends implementing BMPs for any development that may occur in order to protect the water quality of Sessom Creek. The subwatershed was highlighted as being important to protect due to its proximity to the headwaters of the San Marcos River, the home of several endangered species. | | | | | |

Land Use (LU)

The LU chapter of Vision San Marcos focuses on the Preferred Scenario Map. This site is located in an Area of Stability. A map is attached which shows a detailed view of the preferred scenario intensity zones surrounding this property.

Neighborhoods & Housing (NH)

The NH chapter of Vision San Marcos focuses on the Neighborhood Character Studies which are in process parallel to CodeSMTX. The site will be subject to the Code that is in place at the time of development. The Planning and Zoning Commission recommended to make this neighborhood area one of the highest priorities for completion.

| | |
|---------------------------------------|---------------|
| CONA Neighborhood(s): | Holland Hills |
| Neighborhood Commission Area(s): | Sector 3 |
| Neighborhood Character Study Area(s): | N/A |

Parks, Public Spaces & Facilities (PPSF)

The PPSF chapter of Vision San Marcos discusses the city's recreational facilities as well as the water, wastewater and other public infrastructure. The table below is an analysis of the facilities in the area. Wastewater service is available in the area; however the adequacy of the system may need to be analyzed with any proposed increase in density.

| | | | |
|---|----------------------|--------|-----------------------|
| | | YES | NO |
| Will Parks and / or Open Space be Provided? | | X | |
| Will Trails and / or Green Space Connections be Provided? | | X | |
| Parkland dedication or fee in lieu will be determined at the time of subdivision. | | | |
| Maintenance / Repair Density | Low (maintenance) | Medium | High (maintenance) |
| Wastewater Infrastructure | X | | |
| Water Infrastructure | X | X | |
| Public Facility Availability | | | |
| | | YES | NO |
| Parks / Open Space within ¼ mile (walking distance)? | | | X |
| Wastewater service available? | | X* | |
| Water service available? | | X* | |

* see below staff analysis

Transportation

A Travel Demand Model (TDM) was created to analyze the traffic impacts of growth in San Marcos. The table below is a summary of the TDM results and other transportation modes surrounding the site. The TDM analyzes the overall transportation network of the existing network and the Preferred Scenario. It is not a measure of the impact of this particular change. The results of the TDM indicate that improvements may be required, and a Traffic Impact Analysis (TIA) would describe these improvements in more detail.

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

| | | | | | | |
|---|--------------------------------|--------|-----|------|------|------|
| | | A | B | C | D | F |
| Existing Daily LOS | Sessom Drive Academy Street | X X | | | | |
| Existing Peak LOS | Sessom Drive Academy Street | X | X | | | |
| Preferred Scenario Daily LOS | Sessom Drive Academy Street | X X | | | | |
| Preferred Scenario Peak LOS | Sessom Drive Academy Street | X | | | X | |
| | | | N/A | Good | Fair | Poor |
| Sidewalk Availability | | X | X | | | |
| Sidewalks exist along Alamo Street. Sidewalks along Orchard and Sessom will be required at the time of development. | | | | | | |
| | | YES | NO | | | |
| Adjacent to existing bicycle lane? | | | | | X | |
| Adjacent to existing public transportation route? | | | | | X | |
| Notes: Sessom Drive is listed as a Major Arterial and Academy Street as a Minor Arterial on the Thoroughfare Plan. | | | | | | |

Staff Analysis:

Comments from Other Departments

The Public Services Department noted that while there is water and wastewater service in the area, the adequacy of the service will need to be analyzed if additional density is approved at this location. In addition, there is existing stormwater infrastructure that would need to be addressed in some way.

The Engineering and CIP Department noted that the traffic impacts will need to be assessed. They also noted that there is existing drainage running through the site. The water would need to be conveyed in some way if development occurs.

Planning Department Analysis

Planning Department staff, following a review of *Vision San Marcos*, finds that the request for Area of Stability-Redevelopment / Infill is generally consistent with the plan. Staff has made the following findings with regards to this request:

- The project has the potential to create opportunities for small scale commercial development by providing new retail and office space.
- The amended request to an area of stability- redevelopment / infill will allow for the redevelopment of the subject properties and help to create a transition from the mixed use development that is currently entitled along Sessom Drive into the largely single-family residential neighborhood located to the north and west of this property.
- The requirements for drainage, parkland dedication, traffic impact analysis and utility studies could address the following concerns at the time of subdivision:
 - Staff has concerns with the results of the Land Use Suitability map. The majority of the site is a four (4) largely due to the location in Sessom Creek Watershed and the presence of erosive soils. The Sessom Creek Watershed was highlighted in the Comprehensive Plan as being an important watershed to protect due to its proximity to the headwaters of the San Marcos River. This area has been known to flood during rain events, so the increase in impervious cover is also a concern. Any development would be required to convey rain water.
 - Traffic safety is also a concern to staff. The City of San Marcos Police Department records indicate 20 accidents within two blocks of the intersection of Sessom Drive and Academy Street in the last year. The University has started construction on a new dorm near Holland Street between Old Ranch Road 12 and Academy Street which, in the future, could potentially increase traffic near this proposed development site. If development occurs at this location, a traffic impact analysis may be required and recommend improvements to the transportation network, and increase safety in the area.
- Based on the location from Texas State University and adjacent to a predominately single-family neighborhood, this is a logical location to consider for redevelopment or infill development. During the Comprehensive Planning process, there were discussions about increasing density through allowing additional housing types in the neighborhoods north of campus. Buffers were proposed that extended 600 and 1,200 feet from the edge of campus and along North LBJ Drive. Data on the owner vs. renter occupied units was collected and presented to the community for consideration. These buffers were ultimately not included in the Comprehensive Plan following outreach and input from the public. The community postponed any decision on increases in density in this area until after the neighborhood character studies.
- The Development Services Department has begun the process for completing the Neighborhood Character Studies parallel with the CodeSMTX process and the Planning and Zoning Commission recommended the North of Campus neighborhood group as one of the priority study areas. During the Neighborhood Character Study and CodeSMTX processes, the community will be given opportunities to provide input on the types of development they wish to see in their neighborhoods and the locations where they feel it is appropriate along with standards developments must follow. However, if this property were to develop as multi-family or mixed use prior to the completion of those processes, the City's recently adopted Multi-Family Design Standards would apply.
- Building permit data for remodeling and construction of new homes in this area in the last 2-3 years indicates the will of some property owners to reinvest in the existing fabric of the neighborhood. A change to Area of Stability-Redevelopment / Infill on this property could allow for redevelopment and improvements to the perimeter of the existing neighborhood. This corner has, over the years, moved away from the single-family character of the inner core of the neighborhood toward rental properties for students.

At this time the Commission is acting on the request which will change the property's designation on the City's Preferred Scenario Map. As many options for development may occur with or without the approval of this request, the Commission should consider all aspects of this staff report, the attached maps and figures as well as the existing Codes in their decision. A summary of what may be permitted at this location, if the map amendment is approved, is attached. Any changes in zoning following this request would be required to follow the standard process of notice and public hearing. Zoning requests are considered separately and would require a full staff analysis for consistency with the Comprehensive Plan as well as any other applicable standards. It is important to remember that the exact development standards this property will develop to will be considered at the time of zoning. This step in the planning process is the step in which the Commission is asked to make a recommendation on whether or not the intensity and general character of the intensity requested is appropriate at this time and at this location.

The Commission's Responsibility:

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

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

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

Recommendations & Options for Action:

The requested amendment appears to be consistent with the policies of the Comprehensive Plan. Staff is recommending approval of the request for "Area of Stability - Redevelopment / Infill" (LS-RI on the Zoning Translation Table).

Options for the Commission include:

- Denial of the request
- Approval of a portion of the request
- Approval of the request as submitted

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

Prepared by:

Sofia Nelson, CNU-A

December 23, 2014

Name

Date

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

Current Condition



Requested Condition

TRANSLATION TABLE

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

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

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

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

EC - Employment Center
 OA - Open Space / Agricultural



Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

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

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

Current condition

Neighborhood & Area Protection / Conservator

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

Building Types: 1-2 Story, 3 with CUP

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

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

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

Preferred Scenario Examples: Triangle - single family

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

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

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

Requested condition

Redevelopment Infill

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

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

Examples: Existing Mixed Residential Areas

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

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

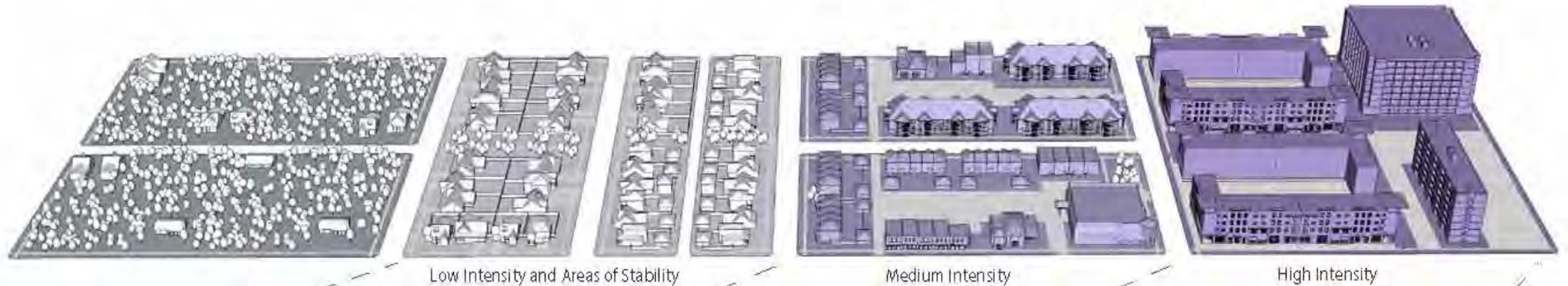
Preferred Scenario Examples: South End

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

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

Preferred Scenario Examples: Downtown, Midtown

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



| | | | |
|-----------------|--|---|---|
| New Development | Low Intensity and Areas of Stability | Medium Intensity | High Intensity |
| | <p>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Blanco Vista, Paso Robles Default classification for sites with 20 acres or more</p> | <p>General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP</p> <p>Building Types: 1-5 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle</p> | <p>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP</p> <p>Building Types: 1-5 Story, Mixed-use at nodes and corridors</p> |
| | <p>NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs; Sessom to IH 35, Guadalupe; University to IH 35</p> | | |

GENERAL NOTES:

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

Ed Theriot, AICP
Managing Member
(512) 618-2865
ed@etrdevcon.com



Thomas Rhodes
Managing Member
(512) 618-7449
thomas@etrdevcon.com

December 18, 2014

City of San Marcos
Attn: Kristy Stark
630 E. Hopkins Street
San Marcos, Texas 78666

Dear Ms. Stark;

This letter is to formally express our acceptance and our support for the alternative recommendation for "Area of Stability – Redevelopment / Infill (LS – RI on the attached zoning translation table. We will not pursue the approval of our PSMA to Medium Intensity designation, however, we continue to believe that an reduced and managed level of mixed density residential use is appropriate adjacent to the university in this location. Thus, we support the staff findings and recommendation included in the attached September 11, 2014 staff report and request that the P&Z and City Council approve this redesignation.

Please call me at (512) 618-2865 if you have any questions or would like to discuss the request in further detail.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ed Theriot". The signature is written in a cursive style with a large, stylized "E" and "T".

Ed Theriot, AICP

Nelson, Sofia

From: Serna, Francis
Sent: Monday, January 05, 2015 10:24 AM
To: Nelson, Sofia
Subject: FW: Campus Village Communities

Follow Up Flag: Follow up
Flag Status: Flagged

From: Yvonne Eixmann [<mailto:yeixmann@gmail.com>]
Sent: Monday, January 05, 2015 9:30 AM
To: Planning_Info
Subject: Campus Village Communities

I have written before about the above development proposed for Alamo, Orchard and Academy. Again I want to express a major concern about students who will inevitably be trying to cross Academy and/or Sessom from such a development to campus. We live on Alamo, and I have personally tried to walk to my office in McCoy COB. You either walk down to Comanche (which I don't even do and I can assure you students do not) to run across when there is hopefully a break in the heavy traffic flying around the curve by the Rec Center. There isn't even a place to get onto the sidewalk directly across from Alamo....you must walk on the dirt path or jump down the retaining wall onto the sidewalk. Even pulling out onto Sessom on a bike or even a car is extremely dangerous. Do you really want to create further danger for residents and students??

Alamo residents have tried without success to limit the "through" traffic that opts to turn right off of Sessom onto Alamo just to access Holland a block sooner without going through the stop signs at Holland and Academy. Such a dense development would only encourage even MORE through traffic and destroy the character of the neighborhood that exists. Why must all of the neighborhoods that have existed for decades be destroyed by dense student housing. The line must be drawn somewhere! We can live peacefully with most students renting homes (we have some next door and across the street) in our neighborhood but NOT the proposed dense development of Campus Village. Apparently the property owners are asking a premium price that requires such a dense project to be profitable. Please turn them down again as they have indicated to neighborhood reps who have met with them that this is their last try.

Thank you.
Yvonne Eixmann

Nelson, Sofia

From: Paul Murray <paulcmurray333@gmail.com>
Sent: Friday, January 02, 2015 10:06 AM
To: Nelson, Sofia; Planning_Info
Subject: Re: Campus Village PSA Request

Thanks, Sofia

This sounds like good news as far as it goes. I am still concerned that the method of calculation used to determine the number of units allows too high a density. Density is key to maintaining stability and preserving neighborhood character. Please keep this in mind and remind the developer that the weakness in our still incomplete zoning rules should not be exploited to undermine our master plan.

I would like to be kept informed of any changes in this, and very much appreciate your efforts to keep the neighborhood up to date.

Sincerely,
Paul Murray

On Fri, Jan 2, 2015 at 9:13 AM, Nelson, Sofia <SNelson@sanmarcostx.gov> wrote:

Mr. Murray-

Attached to this email is the letter from Mr. Theriot indicating the request for Area of Stability- Redevelopment/ Infill. I have attached a zoning map to this email, the map shows the site along with the existing zoning. The applicant is requesting the amendment for the entire site highlighted not just for the portion zoned Mixed Use. Although the request now is just for the preferred scenario amendment and ultimately the zoning will dictate the development standards and uses the comprehensive plan does recommend a maximum of 12 units per acre and some commercial uses in areas identified as area of stability- redevelopment/infill.

You are correct that staff did recommend denial of the initial request for medium intensity and recommend in support of area of stability- redevelopment/infill. Ultimately the shape the project will take will be highly dependent on the zoning classifications approved for this site.

Please review the attached information and let me know if you have any other questions or if I overlooked anything in your below email.

Sincerely,

Sofia Nelson

Planning and Development Services

512.393.8148.

From: Paul Murray [mailto:paulcmurray333@gmail.com]
Sent: Thursday, January 01, 2015 7:03 PM
To: Nelson, Sofia
Cc: Planning_Info
Subject: Re: Campus Village PSA Request

Sofia,

Can you verify that the request is for Area of Stability- Redevelopment/ Infill? This is not what they last requested, as far as I know. It is what the Planning Department was recommending. It also is what I was using in my suggestions regarding *only* those lots already zoned MU or commercial to Mr. Theriot and Mr. Schaefer when we spoke to them last year. I wonder if there is some confusion due to the departures.

They were requesting a change to Medium Density, which would allow their stated intent to build a 400 bed apartment complex. My understanding of what would be allowed under an Area of Stability- Redevelopment/ Infill would be a max of MF-12, which for an acreage of 2.78 ac would total around 33 units, and assuming 2 residents per unit would add up 66 residents. They would also be able to build to accommodate a number of commercial uses.

As of last fall, the Planning Department's recommendation for this project was to deny. Is that still the case? And if it is to recommend, what kind of project is being recommended?

I am including a copy of a letter I wrote last year, after our meeting with Mr. Theriot and Mr. Schaefer:

Date: Mon, Mar 17, 2014 at 9:21 AM
Subject: Preferred Scenario Map Amendment
To: Amanda Hernandez <ahernandez2@sanmarcostx.gov>

Dear Ms. Hernandez,

On February 20, I met with Ed Theriot and his client Greg Schaefer, Executive Vice President of Business Development for Campus Village Communities, of Rochester, Michigan. Mr. Theriot had called me and requested a meeting to discuss Campus Village Communities development plans for Alamo Street. I invited Dr. Jim Garber and Tom Wassenich to help represent the neighborhood perspectives on redevelopment in that area.

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Mr. Theriot and Mr. Schaefer deserve credit for sitting down and talking with residents, as we have urged other developers to do. There is nothing I know of requiring them do so, and it is early enough in the life of the project that there is a chance for changes to be made to benefit everyone. We enjoyed a civil conversation, and both Mr. Theriot and Mr. Schaefer appeared receptive to ideas, though there was no agreement.

The building site is just south and west of the intersection of Sessom Dr. and Comanche St. You must recall that we have been through a difficult process including fruitless meetings with the developer of the property just north and east of the same intersection. The same difficulties regarding traffic, infrastructure and impact on surrounding neighborhoods exist for both locations. I hope that there is no need to go through these arguments again at each level of the rezoning process.

The irony is that this area needs redevelopment. It would be hard to say that the dominant current landowner has been a good steward of the land for San Marcos. It would be an improvement to the neighborhood to see appropriate redevelopment. The current density and zoning classifications allow for many uses within the current Master Plan. There are profitable uses for this land that do not include this intense and high density proposal. We offered a list of many such uses to Mr. Schaefer and Mr. Theriot and they asked for and received copies.

Our list was compiled assuming the current Preferred Scenario Map classification of Low Intensity/Area of Stability remains. Much of the property is already zoned as Mixed Use. Using the less restrictive Low Intensity and Area of Stability Redevelopment Infill, possible residential uses on the lots zoned MU would be:

- Townhomes
- B&B
- Loft apartments

Possible business uses would be:

- Various office uses such as bank, medical or professional offices
- Copy shop/ private post office
- Retail less than 10,000 sq ft
- Convenience Store - no gas
- Restaurant/Caterer, Coffeehouse
- Pharmacy
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These are not all the permitted uses. There are other conditional uses requiring approval by the Planning and Zoning Commission. You know better than I the various uses that this property could be put to that would benefit to the neighborhoods, university students and our city.

The neighbors that I have spoken to would all like to see residential, retail and professional redevelopment at the location, appropriate in scale to the current neighborhood.

I urge you to recommend denial of this application, and to work with the landowners to seek redevelopment options that are within the current preferred Scenario Map and Comprehensive Master Plan.

Respectfully,

Paul Murray

Neighborhood Rep, Sessom Creek Neighborhood Association

Please let me know as soon as possible. Our neighborhoods need to know what is being proposed.

Thanks,

Paul Murray

512 461 2738

On Tue, Dec 30, 2014 at 12:10 PM, Nelson, Sofia <SNelson@sanmarcostx.gov> wrote:

Good Afternoon Diann and Kenneth,

I hope you both are doing well. I am writing you today to update you on the Campus Village PSA request. As you may recall the applicant requested postponement of the public hearings and action in the fall. In an effort to accommodate for the request the updated public hearings dates are as follows:

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Campus Village Communities is proposing a change **from an Area of Stability-Neighborhood Area Protection/Conservation to Area of Stability- Redevelopment/ Infill** for approximately 2.78 acres located at the intersection of Sessom Drive and Academy Street between Orchard Street and Alamo Street (the attached location map shows the full boundaries of the request). The requested change is less intense than previously requested and a change to Redevelopment Infill would allow higher density residential zoning options and some commercial options. Examples include small lot single family, townhomes, duplex, multi-family with a maximum of 12 units per acre, mixed use, office and neighborhood commercial uses permitted in the Land Development Code.

I have attached some information from the comprehensive plan that will provide details on the differences between the current area of stability and the requested change. Should you have questions or need additional information please do not hesitate to ask. Staff is available to help in whatever manner we can. I only ask that since I am a part-time contract employee, only working for the city until they fill staff vacancies, that you copy planning_info@sanmarcostx.gov on any emails or call (512)393-8230 if you need reach me. This will ensure that if I am not in the office that your questions or comments get addressed in a timely manner.

Sincerely,

Sofia Nelson, CNU-A

Planning and Development Services

snelson@sanmarcostx.gov

512.393.8148

Nelson, Sofia

From: Nelson, Sofia
Sent: Friday, January 02, 2015 9:13 AM
To: 'Paul Murray'
Cc: Planning_Info
Subject: RE: Campus Village PSA Request
Attachments: Letter of Support for LS - Redevelopment Infill.pdf; Existing Zoning.pdf

Mr. Murray-

Attached to this email is the letter from Mr. Theriot indicating the request for Area of Stability- Redevelopment/ Infill. I have attached a zoning map to this email, the map shows the site along with the existing zoning. The applicant is requesting the amendment for the entire site highlighted not just for the portion zoned Mixed Use. Although the request now is just for the preferred scenario amendment and ultimately the zoning will dictate the development standards and uses the comprehensive plan does recommend a maximum of 12 units per acre and some commercial uses in areas identified as area of stability- redevelopment/infill.

You are correct that staff did recommend denial of the initial request for medium intensity and recommend in support of area of stability- redevelopment/infill. Ultimately the shape the project will take will be highly dependent on the zoning classifications approved for this site.

Please review the attached information and let me know if you have any other questions or if I overlooked anything in your below email.

Sincerely,

Sofia Nelson
Planning and Development Services
512.393.8148.

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Sincerely,

Sofia Nelson, CNU-A

Planning and Development Services

snelson@sanmarcostx.gov

512.393.8148

Nelson, Sofia

From: Jamison, Collette
Sent: Thursday, January 01, 2015 9:40 AM
To: Jenny Cameron
Cc: Stark, Kristy; Nelson, Sofia
Subject: Re: Alamo Street Development

Dear Jenny:

Happy New Year.

City Staff will definitely log your preference for this request for a Preferred Scenario Amendment at the next P&Z meeting. This case will go to City Council in February. Thanks for your interest in San Marcos and your neighborhood.

Sincerely,

Collette Jamison

Sent from my iPad

> On Dec 31, 2014, at 10:10 PM, Jenny Cameron <jennycameron@austin.rr.com> wrote:

>

> My name is Jenny Cameron and I am a registered voter. I do not support the Alamo development project. Our area, once beautiful, has been overrun multiple apartment complexes - and they are huge! The school & the city need to work harder - figure out where to house the kids without destroying the neighborhoods. Thanks.

>

> Sent from my iPhone

Nelson, Sofia

From: Jamison, Collette
Sent: Wednesday, December 31, 2014 7:23 PM
To: Peter Ingwersen
Cc: Nelson, Sofia
Subject: Re: question about Campus Village Communities-- Sessom Dr. and Alamo St

Mr. Ingwersen:

Happy New Year! I am out until Monday. I am happy to meet with you in-person next week. The City has a legal responsibility to process all requests. Staff has reviewed the Comprehensive Plan with the developer. The developer has revised the request to ask for a lower intensity. The request will be included in the P&Z agenda which will be completed next week. This revised "Low Intensity" request meets the alternative option proposed by the staff.

Thank you for your letter. Please let me know when you can meet at your convenience.

Best,

Collette Jamison

Collette Jamison

Assistant City Manager

City of San Marcos

cjamison@sanmarcostx.gov

512.393.8104

On Dec 31, 2014, at 6:00 PM, "Peter Ingwersen" <swtheo@hotmail.com> wrote:

Dear Ms. Jamison and Ms. Nelson,

I heard that the developers for Campus Village Communities will be back at P&Z in mid January. I was wondering why they keep coming back, even though the master plan and zoning says that they can't build at that location?

Is it possible for the Development Services department to simply say "No, you can't do that there due to the master plan. If you have a location in mind that does fit within the master plan and that is zoned in accordance with your project, we can consider that."

Why can't it just stop with you instead of going to P&Z, since we have the master plan? If you could let me know, I'd appreciate it. It seems like putting the brakes on these type of projects as early as possible would save everyone a lot of time, headaches, and anxiety.

Thanks and I hope you both have an awesome New Year!

Ted Ingwersen

swtheo@hotmail.com

City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

| | <u>APPLICANT</u> | <u>PROPERTY OWNER</u> |
|------------------------|---|-----------------------|
| Name | Campus Village Communities | See Attached List |
| Mailing Address | 919 W, University, Suite 700 Rochester, MI 48307 | |
| Daytime Phone | (248) 609-0402 | |
| E-mail | schaefer.greg@campusvillage.com ed@etrdevcon.com | |

PROPERTY DESCRIPTION:

Address Sessom Drive between Academy Street and Alamo Street

Legal Description (if platted) See Attached

Appraisal District Tax I.D. R See Attached **Acres** 2.76

Current Intensity Zone Area of Stability **Proposed Intensity Zone** Medium Intensity

Zoning Classification MU and SF-6 **Proposed New Zoning, if any** TBD

Located In

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

Existing use of land and building(s)

Single Family Residential (predominantly non-owner occupied)

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property Vertical Mixed Use (residential and retail/commercial/office)

Reasons which support this request

See attached submittal letter.

SUBMITTAL REQUIREMENTS:

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

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

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

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

I am the property owner of record; or

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

Signature:



Date: 8-11-14

Printed Name:

Ed Theriot, AICP, Managing Member

To be completed by Staff:

Meeting Date: _____

Application Deadline: _____

Accepted By: _____

Date: _____

Ed Theriot, AICP
Managing Member
(512) 618-2865
ed@etrdevcon.com



Thomas Rhodes
Managing Member
(512) 618-7449
thomas@etrdevcon.com

August 11, 2014

Planning and Zoning Commission
City of San Marcos
630 E. Hopkins Street
San Marcos, Texas 78666

Commissioners;

Attached, please find our complete submittal for an amendment to the City's Preferred Scenario Map. The amendment proposes a change from the current Area of Stability to a designation of Medium Intensity to allow for the development of a multi-family project with a potential mixed use retail component. We believe the request establishes an appropriate transect of character and intensity and reflects good urban design principles. It is the type of project that reduces urban sprawl and the associated negative effects on the City's transportation and utility infrastructure. The project is supported by the elements of the Vision San Marcos Plan as follows:

Economic Development

| Strategy | Supporting Project Feature |
|---|--|
| Preparing the 21 st Century Workforce | Project will provide for an underserved housing opportunity for professionals and students immediately adjacent to the campus of Texas State University. Educational enhancement features will be incorporated into the project to support the resident's educational efforts. |
| Competitive Infrastructure and Entrepreneurial Regulation | Project will include a business area for retail and office use. The project will also contribute over one half million dollars in annual tax revenue to the COSM, SMISD, and Hays County. |
| The Community of Choice | Project will include the concept of the entrepreneurial hub. Shared offices, conference rooms, technology center, and support services (copiers, etc.) will be provided. Facilities will be available to residents working to start and manage small businesses. |

Environment and Resource Protection ERP

| Environmental feature | Impact Analysis |
|------------------------------|--|
| Cultural | Existing developed site. No known archeological sites, however, additional study will be performed. |
| Edwards Aquifer | Not located within Edwards Aquifer contributing or recharge zone. |
| Endangered Species | Existing developed site. No known habitat for endangered species, however, additional study will be performed. |
| Floodplains | No floodway or floodplains on or adjacent to the project site. |
| Geological | Existing developed site. No known significant geological features, however, additional study will be performed. |
| Priority Watershed | Located within the Sessom Creek watershed. Existing developed site and additional detention and water quality treatment will be provided. Project will result in an improvement over existing conditions in storm water quality and discharge and will improve existing drainage problems in the immediate neighborhood. |
| Slope | Entire project site is well below the top of the 0 to 15% slope range. No additional restrictions on impervious cover required. |
| Soils | Soils are suitable for development and are listed as moderately erosive. |
| Vegetation | Existing developed site. Moderate tree cover on site and additional study and mitigation plan will be developed. |
| Water Quality Zones | No existing natural drainage channels on site. No water quality zones will be required. |

Land Use, Neighborhood, and Housing

| Existing Conditions | Analysis |
|---------------------------------|--|
| Zoning | <p>Property currently zoned Mixed Use and SF-6. Public zoning is located on the TSU property to the south and west, SF-6, MU and Duplex on the land to the north and east, and Public on the City water tower land to the east.</p> <p>Project would propose rezoning to VMU Vertical Mixed Use. A VMU project in this location will allow for its residents to live, work, play, go to school, and potentially purchase necessities all within easy walking distance. The project will provide for an appropriate architectural transition from the High Intensity development located across Sessom to the south and west to the mixed single-family / duplex neighborhood to the north.</p> <p>The project will help meet the housing demand created by the university in a way that offers an opportunity to live a car-free lifestyle without negatively impacting surrounding properties.</p> <p>It is anticipated that the project will be the first development in San Marcos to reflect compliance with the newly adopted multi-family housing design guidelines and architectural standards.</p> |
| Existing Land Use | <p>The structures on the property are currently 100% rental housing with high student occupancy. Most of the structures are in moderate to poor condition.</p> <p>This project will involve the new redevelopment of the existing below standard housing infrastructure.</p> |
| Neighborhood Housing Conditions | <p>Project site is made up of below standard residential student rental housing. Commuting students consume existing on-street parking during typical school hours. The Surrounding</p> |

| | |
|--|--|
| | <p>neighborhood is a mixture of rental and owner occupied housing. Several duplexes are also located in close proximity to the site.</p> <p>Current project plans reflect an average of just over 2 bedrooms per unit. In addition, a high percentage of the units will be one bedroom suitable for occupancy by working professionals or graduate students.</p> |
|--|--|

Parks, Public Spaces, and Facilities

| Public Facility | Analysis |
|---------------------------------|---|
| Parks and Open Space | <p>The property owners will propose the payment of a fee-in-lieu of dedication to purchase or improve a preferred park site. Sidewalk / trails will be constructed to provide for safe future pedestrian connectivity to parks and open spaces.</p> <p>Existing City open space area is within ¼ mile of the project site.</p> |
| Drainage and Stormwater systems | <p>Project site contains considerable existing impervious cover and development with minimal Drainage facilities. Existing flooding problems occur regularly on and adjacent to the site. Project will include the installation of advanced drainage and water quality systems. Project owners have agreed to facilitate and participate in the construction of a planned COSM CIP drainage improvement project to address existing area drainage problems.</p> |
| Water Service | <p>Adequately sized water is available to the project. The project site is located within an area designated as a moderate hotspot for water service.</p> |
| Wastewater Service | <p>Adequately sized wastewater is available to the project. The project site is not located within an area designated as a hotspot for wastewater service.</p> |

Transportation

| Existing Conditions | Analysis |
|--|--|
| Street and Intersection safety and Levels of Service | <p>A full traffic impact analysis will be required concurrent with the submittal of the future zoning request. The TIA may recommend improvements to streets and intersections to improve or maintain acceptable Levels of Service. Safety of site accessibility will be improved through the closure of approximately 6 - 8 existing curb cut / driveways.</p> <p>Discussions have occurred with the City of San Marcos and Texas State University regarding the reconfiguration of the Sessom Drive curve into a 90 degree intersection with Academy Street. This project is currently in the TSU and City long range plans and would be designed to increase traffic safety and improve drainage in the area. Campus Village Communities has indicated a willingness to work with the City and University to facilitate the construction of this project.</p> |
| Sidewalk availability | <p>No sidewalks currently exist along Sessom Drive. The existing heavy student pedestrian traffic is forced to walk in the street or behind the curb in the dirt or grass.</p> <p>The proposed project will include full streetscape improvements to include wide sidewalks, benches, landscaping, and human scale lighting. In addition, it is anticipated that pedestrian crossing improvements will be facilitated at the Commanche / Sessom intersection.</p> |
| Bicycle Infrastructure | <p>No bike lanes or facilities currently existing on or adjacent to the project site. Full facilities for the storage and use of bicycles will be incorporated into the project. In addition, the project will include facilities to provide for the safe accessibility of the TSU campus for bicycle traffic.</p> |

Please contact me at (512) 618-2865 if you have any questions regarding the request or if you need additional supporting information.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Theriot", is centered below the word "Sincerely,". The signature is written in a cursive style with a prominent loop at the end.

Ed Theriot, AICP

Hernandez, Amanda

From: Paul Murray <paulcmurray333@gmail.com>
Sent: Tuesday, September 16, 2014 9:36 AM
To: Hernandez, Amanda
Cc: Lewis, Matthew
Subject: Campus Village Communities Petition

Amanda,

Attached is the signatures to the petition against Campus Village Communities proposed Preferred Scenario Amendment for Sessom Drive and Academy Street, PSA 14-06 or Project 3 of the Preferred Scenario Amendment(s) Request for Fall 2014.

Thus far we have 422 signatures, and still growing.

You can open a map showing the locations of of the signers here:

https://www.google.com/maps/d/edit?mid=zu9HPeZ9L7XE.knA--F_z0B0k

Some signers are from out of town, but simply enter the 78666 zip code and it will zoom in and show that opposition is wide spread across San Marcos.

I have attached two versions of the petition, one in pdf and one in xlsx format. The spreadsheet doesn't seem to work well, and I haven't been able to make it more usable. Please accept my apologies if you prefer the spreadsheet.

Please consider that nothing has changed in this neighborhood since their previous attempt, and the designation of an Area of Stability should remain. The reasons to deny last spring are still valid this fall.



[Alamo St Apts Petition Data 16-Sep-2014.xlsx](#)



[Alamo St Apts Petition.v2.pdf](#)

Sincerely,
Paul Murray

We, the undersigned, appeal to City Planners, Planning and Zoning Commissioners, and City Council members of San Marcos, Texas, to OPPOSE Campus Village Communities proposed Preferred Scenario Amendment for Sessom Drive and Academy Street, referred to variously as PSA 14-06 or Project 3 of the Preferred Scenario Amendment(s) Request Summary Fall 2014.

Map showing Location of signers: https://www.google.com/maps/d/edit?mid=zu9HPeZ9L7XE.knA--F_z0BOK

| First Name | Last Name | Email | Address | Town/City | State | Zip Code | Date | Comment |
|------------|-----------|--------------------------|-----------------------|---------------|-------|----------|-----------|--|
| Aubree | Nagar | bree182@hotmail.com | 5204 50th St Apt F102 | Lubbock | TX | 79414 | 13-Sep-14 | "If it's not broken, don't fix it." Keep San Marcos beautiful and stop with the unnecessary construction. The college students already have plenty of options when it comes to choosing an apartment to live in. We do not need any more. |
| Paul | Murray | paulcmurray333@gmail.com | 102 Barclay Pl. | San Marcos | TX | 78666 | 13-Sep-14 | "No" should mean no. Retain the integrity of our neighborhood. |
| Patrick | Duran | wmpduran@gmail.com | 110 W. Hillcrest Dr. | San Marcos | TX | 78666 | 13-Sep-14 | A completed apartment complex in this single-family neighborhood is a "block buster," representing a precedent for the construction of future apartments in adjacent areas, including nearby Sessom Canyon. The proposal represents an obvious danger to home owners living in the single-family neighborhoods of Alamo Street, Highland, Holland Hills, Holland Street, Hughson Heights, Sessom Creek, Sierra Circle, and Tanglewood. These neighborhoods are now surrounded by apartments. Further encroachment into this area of San Marcos by apartment "communities" designed for university students will only lead to a decrease in the quality of life for the families living in these neighborhoods. |
| Michelle | Sotolongo | mexocelotl@gmail.com | 105 Algarita Street | San Marcos | TX | 78666 | 14-Sep-14 | Absolutely no way this should even be an issue! Young professionals are being edged out of town. These new developments are ridiculous, overpriced, counterproductive to growing/maintaining a true community, and clearly targeting one fickle demographic. Enough! |
| David | Newman | dave@mediadesign.net | 128 e. holland st. | San Marcos | TX | 78666 | 15-Sep-14 | Again...we are forced to unite and to act in order to defend and to preserve the integrity of our neighborhood. It's perhaps time for some changes at city hall, starting at the top. |
| Whitney | Childress | marchhare712@gmail.com | 900 Peques st | San Marcos | TX | 78666 | 15-Sep-14 | Another huge apartment complex would ruin the beauty of this area. Not to mention, would further clog up Sessom and make it even more congested than it already gets. I love this small, homey area, and would hate to see it become another urban city block. |
| Nikki | Walters | nwltrs@gmail.com | 1202 Thorpe Ln #610 | San Marcos | TX | 78666 | 13-Sep-14 | Are all the apartments in town at 100% occupancy? Nope. So stop building more! |
| Michele | Dramko | micheledramko@yahoo.com | 16657 Rialto Drive | Winter Garden | FL | 34787 | 15-Sep-14 | As a former resident of San Marcos and having many friends and in the area where they want to build these apartments, it also not only depreciates the neighborhood but who knows how much crime could happen. |
| Maude | Herndon | maudelyse15@hotmail.com | 4123 Day Drive | San Marcos | TX | 78666 | 15-Sep-14 | As a student at TXST I will always support the university. But as a born and raised local of San Marcos, it is heart breaking to see high rises and large apartment complexes take over the city. It is not fair to long term residents and home owners. |

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|---------|---------|----------------------------|------------------------------|------------|----|-------|-----------|--|
| Heather | Aidala | haidala@gmail.com | 207 Hiver St. | Kyle | TX | 78640 | 13-Sep-14 | As an employee at Texas State I am observing the beauty of San Marcos with its nature and quaint neighborhoods being eroded by these massive apartment complexes. This will reduce the value of family homes, their privacy, and the very reason they chose to make San Marcos home. |
| lindsey | frisbie | lindseyfrisbie@myspace.com | 306 orchard st | san marcos | TX | 78666 | 13-Sep-14 | Born and raised in san marcos texas and im tired of watching these stupid complexes go up. I now live across the street from where these apartments would be built and I don't want to listen to screaming frat daddies and drunk broads every night. We don't need more student targeted living, we need more restaurants and small business to help the local economy. |
| Stephen | Ramirez | stephenramirezzz@gmail.com | 1207 W Martin Luther King Dr | San Marcos | TX | 78666 | 15-Sep-14 | BUILD EAST!! |
| Jessica | Garcia | jessicaedith14@gmail.com | 215 Shelley lane | san marcos | TX | 78666 | 15-Sep-14 | Build somewhere else do not disturb the single family residential areas! |
| Diane | Insley | insley_diane@hotmail.com | 606 Clyde Court | San Marcos | TX | 78666 | 13-Sep-14 | Changing the zoning near established neighborhoods should not be done. There are plenty of places to build more student housing - this is not the place. Look online and see how few single family homes are for sale in the city of San Marcos - there are very few middle-class neighborhoods that families want to live in. Please preserve the neighborhoods and not allow these apartments. Thank you. |
| John | Bost | johnbost000@gmail.com | 806 Indiana st | San Marcos | TX | 78666 | 14-Sep-14 | City needs to cap the population already. |
| David | Prosser | alucard1750032@gmail.com | 1230 N LBJ apt 312 | San Marcos | TX | 78666 | 14-Sep-14 | College student housing in San Marcos is an epidemic. We do not have the infrastructure to support the constant influx of students. Quality of life will decrease for both students and residents. The university will not be able to support the education and the city will not be able to support the safety, food, and medical needs of a constantly growing town. On top of this, single family unit neighborhoods are being overcrowded and do not have the road systems required to support the volume of persons being added. Our wilderness areas are also being destroyed for more housing, forcing local fauna into the streets and posing a risk for commuters. What is next? Destroying Purgatory Creek for some Austin-styled condos for senior students? Or maybe we will just continue to have massive construction that, with run-off and damages to the pipe system, continues to damage our river? Stop expansion now. We need more infrastructure, we need more precaution, we need more time to settle before we keep exploding out with construction. Stop expansion and start thinking about the community, not your damn pocketbooks and election campaigns. |
| Gordon | Sabin | gpsabin@grandecom.net | 122 East Holland Street | San Marcos | TX | 78666 | 13-Sep-14 | concern for safety of students crossing Sessoms as well as neighborhood integrity issue. |
| Sonia | Cruz | scruz1985@gmail.com | 106 Corrie Court | San Marcos | TX | 78666 | 14-Sep-14 | Don't Austin my San Marcos! |
| Derek | Watson | djw90@txstate.edu | 1113 Military Drive | San Marcos | TX | 78666 | 15-Sep-14 | don't build it |

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|----------|-----------|-----------------------------|-------------------------|------------|----|-------|-----------|---|
| Anne | Starnes | aestarnes@yahoo.com | 1219 Highland Park road | Denton | TX | 76205 | 14-Sep-14 | Don't bulldoze this area in San Marcos, Texas, people living there like it as is. |
| Jessica | Finney | jessicalfinney@yahoo.com | 396 Spring River Dr | Martindale | TX | 78655 | 15-Sep-14 | Don't let our beautiful community turn into Austin! It's a cute small town that I loved living in for the past 8 years. Over crowding is not the answer and will ruin our town! Please think about the residents who have lived here for a long time and wants our town to be a town! Not a big city! |
| Pat | Corley | patcorley830@gmail.com | 104 Elm Hill Ct | San Marcos | TX | 78666 | 14-Sep-14 | Enough already!!! |
| Jessica | Smith | jessica.chaffee@hotmail.com | 554 Crest Circle Dr. | San Marcos | TX | 78666 | 14-Sep-14 | Enough apartments already! Instead create more parks and ways to make the town more family friendly! |
| RD | Daugherty | dartythree@gmail.com | 610 Dartmouth St. | San Marcos | TX | 78666 | 13-Sep-14 | Enough is Enough now the neigFhborhoods WTH smh... |
| Nina | Whitlock | ncwhitlock@gmail.com | 1922 Nevada St | San Marcos | TX | 78666 | 14-Sep-14 | Enough is enough! |
| Kimberly | Bustos | kdbustos@yahoo.com | 909 Indiana Street | san Marcos | TX | 78666 | 13-Sep-14 | Enough is enough! City planning takes common sense - use some! Traffic congestion, noise pollution, pedestrian safety..... |
| Michele | Frazier | mfrazier33@yahoo.com | 727 West Hopkins | San Marcos | TX | 78666 | 15-Sep-14 | Enough is enough. This has gotten out of control. What is our council doing for the folks that actually live here? We especially do NOT need an apartment complex in that area. Many of the "new" apts are already starting to show signs of neglect. Let's incorporate green space and parks. Stop ruining our neighborhoods. ENOUGH!!! |
| Pat | Cole | pat00cole@gmail.com | 1703 Hunter Rd | San Marcos | TX | 78666 | 13-Sep-14 | Enough of the proliferation of apartment sprawl. We need businesses, jobs, services, and sustainable development to provide growth of San Marcos not TX State. Just because you build more apartments does not mean the existing ones are full. |
| Brynne | Stamatis | incertus.divinus@yahoo.com | 1413 Marlton St | San Marcos | TX | 78666 | 13-Sep-14 | Families here are continuously under threat from mega-plexes like these being built in their back yards. Homeowners in this area have a right to maintain their property value as well as quality of life. It seems incredulous to want to build MORE apartments when the current buildings are not full, and new developments are already underway elsewhere in town even despite public outcry. To add that many more people to such an already densely populated area is dangerous and irresponsible. Traffic is already unmanageable, noise is ridiculous, and students do not show the same respect to this town that permanent residents do. Texas State is quickly becoming known as the party school with a free for all river that has no rules. Let's not let greedy developers encroach even further on the already strained single families. Enormous public outcry followed the last attempt to build in this area, but here are the developers again waving their dollar bills around trying to recklessly go against the will of the people and buy the votes of those who have the authority to approve such a monstrosity. |
| Ida | Miller | idam@flash.net | 811 W. Hopkins | San Marcos | TX | 78666 | 13-Sep-14 | Follow the master plan. |
| Thomas | Markowski | luckyyellow1982@gmail.com | 1919 burton drive | Austin | TX | 78741 | 15-Sep-14 | Gentrification is a horrible blight. |

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|----------|----------|------------------------------|-------------------------------|------------|----|-------|-----------|---|
| Brittany | Rogers | americanangel77808@yahoo.com | E river ridge dr. | San Marcos | TX | 78666 | 13-Sep-14 | I believe season would become overly crowded causing it to be dangerous on the hill right there for all traffic |
| Anston | Shockley | anstonshockley@yahoo.com | 1980 Aquarena Springs dr | San Marcos | TX | 78666 | 15-Sep-14 | I don't think there is a need for another student housing. Espically if it is going to intrude on the homes of the locals. That is not fair to them and they deserve a lot more respect then someone trying to build student living in their community. |
| Renita | Paxson | rpaxson326@yahoo.com | 10408 Megan Ct. | Frisco | TX | 75035 | 15-Sep-14 | I grew up in San Marcos and every time I come home to visit, I am shocked at the number of apartment complexes in town. To know there are plans for another to take over an established neighborhood is heartbreaking. Find property outside of town to build and maintain some of the integrity of the city proper. |
| Nicole | Valerio | mrsv0704@yahoo.com | 1500 Old Ranch Road 12 | San Marcos | TX | 78666 | 14-Sep-14 | I live in the area and greatly opossom this plan. |
| Jody | Wood | woodprint@gmail.com | 1404 Highland dr | San Marcos | TX | 78666 | 13-Sep-14 | I live in the neighborhood who will be effected by this. This further encroachment by apartments into our single family neighborhood would go far to destroy our quality of life. |
| Tyler | Campbell | tycam2002@gmail.com | 1014 Academy | San Marcos | TX | 78666 | 15-Sep-14 | I live there. |
| Jacob | Hooge | hooge@txstate.edu | 1023 Alamo St | San Marcos | TX | 78666 | 14-Sep-14 | I love living in my nice quiet house near campus, but I will be forced to vacate in order for this apartment complex to be built. Let's keep this a nice sleepy little neighborhood and keep all the cookie cutter human cubes nearer I-35. |
| Larry | Mock | lhm1957@austin.rr.com | 107 Canyon Rd. | San Marcos | TX | 78666 | 13-Sep-14 | I oppose Campus Village Communities proposed Preferred Scenario Amendment for Sessom Drive and Academy Street. |
| Daniel | Loisel | 3dog.snowpond@gmail.com | 710 Rogers St. | San Marcos | TX | 78666 | 14-Sep-14 | I oppose this development and I vote |
| Mercedes | Ingram | mv4486@gmail.com | 1499 n LBJ dr | San Marcos | TX | 78777 | 14-Sep-14 | I oppose. |
| Janet | Moeller | jtmoe_2000@yahoo.com | 1437 Highland Dr | San Marcos | TX | 78666 | 13-Sep-14 | I understand that TX State students need a place to live, but what about the heart of San Marcos? Those established neighborhoods provide the structure to this "still small town." Why can't student housing be built a little further out from the school? The buses can service these students. PLEASE let San Marcos retain its small town atmosphere. By preserving these older neighborhoods, that can happen!! |
| Lindsey | Huckaby | okaylindsey@yahoo.com | 206 Weyer RD | Modesto | CA | 95357 | 14-Sep-14 | I was born and raised in the city of San Marcos and lived there up until a couple months ago. My childhood home was located off of Elm Hill CT. and I personally saw the damage the apartments for students have on the surrounding neighborhoods and families. I do not support the building of even more apartments in what was once a beautiful, peaceful area. The city of San Marcos is losing all of the qualities that once made it a unique small town. |
| CLARENCE | MILLER | clarence@hart-properties.com | 103 CANYON ROAD | SAN MARCOS | TX | 78666 | 13-Sep-14 | I WOULD SUPPORT DUPLEXES OR 4-PLEXES |
| Marcos | Morales | mmm238@txstate.edu | 1016 Martin Luther King Blvd. | San Marcos | TX | 78666 | 14-Sep-14 | If anything, build some more parking garages, leave the apartments by IH-35. |

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|---------|---------------|------------------------------|----------------------|---------------|----|-------|-----------|---|
| Sabrina | Henk | smhenk79@yahoo.com | 910 high low dr | new braunfels | TX | 78132 | 13-Sep-14 | Is there ever going to be enough? Small business owners have been pushed away from their known site due to mega building. Are we still a family community or are we solely a college town? Neighbirhoods have been over run with contruction and new development. Is this safe for the children that are still trying to be raised in the small close community we all love. Please stop and listen to your community. Thank you |
| Alexias | Ferrer | ferrer_alexias92@hotmail.com | 115 Ridgeway Dr | San Marcos | TX | 78666 | 14-Sep-14 | It is ridiculous how many apartments there are in San Marcos. They are slowly swallowing up this town. We have enough, we don't need anymore, especially in a quiet residential area. |
| david | wendel | dwend3@gmail.com | 118 e holland | san marcos | TX | 78666 | 13-Sep-14 | It is time that the planning department backtrack and examine the decisions that have been made in the past and learn from the mistakes that they have made. Every negative impact that these developments have manifested in these projects will manifest themselves in this project. Their job is to look out for what is for the good of this town and not for the good of the university. Student lifestyles are not compatible with single family neighborhoods. Those that supported projects like the the Hillside II and the Retreat should be wary of these deals. These out of state developers are here because of economic and governmental restraints in their own backyards. They prey on this town because word is out about how easy it is to navigate around our city codes. They would be run out of their home towns if the Retreat were allowed to be constructed in their own neighborhoods. Yet some of our city governing bodies keep allowing these projects to be built and keep insisting that the next project that's just around the corner will be the cure all because of the tax moneys that this project brings in will cure our all our problems. Yet looking back we haven't seen real improvements made. |
| Maeghen | Strahm | maeghens@hotmail.com | 1328 Chestnut | San Marcos | TX | 78666 | 13-Sep-14 | It should not be the city's problem that homeowners choose to rent their properties and do not do maintenance to keep them up. As a result, their properties degrade and lose value, causing them to want to sell out. If you do not want to live in the home, sell it to someone who does and would take pride in homeownership. |
| cody | spitzenberger | ninevolt242@hotmail.com | 1637 post E102 | san marcos | TX | 78666 | 13-Sep-14 | It will just contribute to more traffic in an already overloaded area and create more crime, over the last 10 years this city has been catering to business interests to the extent that it is becoming obnoxious just to get around and do anything. |
| Kelsi | Cervenka | kelsik08@gmail.com | 1011 Wonder World Dr | San Marcos | TX | 78666 | 15-Sep-14 | It's not going to be safe!! |
| Paige | Bishop | jb31@txstate.edu | 1608 Lancaster | San Marcos | TX | 78666 | 14-Sep-14 | It's past time to consider the quality of life for the residences of San Marcos. |
| David | Jasak | djammer@grandecom.net | 2924 Ramona Ci | San Marco | TX | 78666 | 15-Sep-14 | Keep apartments out of single family neighborhoods! There are plenty of spaces available that are away from single family, use them. |
| Miranda | Wait | miranda.wait@gmail.com | 113 S. Mitchell | San Marcos | TX | 78666 | 14-Sep-14 | Keep high density development away from Sessoms Creek!!! |

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|-----------|-----------|----------------------------|-------------------------------|------------|----|-------|-----------|---|
| Daniel | Steddum | danstedgame@gmail.com | 111 crest Dr | San Marcos | TX | 78666 | 13-Sep-14 | Keep house Prices High! Apartments ruin the value of our homes |
| Hannah | Erben | hke1@txstate.edu | 1522 Old Ranch Road 12 #10 | San Marcos | TX | 78666 | 14-Sep-14 | Keep San Marcos local and leave the historic district and surrounding areas be! |
| Susan | Jarrett | fussbunny1943@yahoo.com | 1507 No LBJ Dr | San Marcos | TX | 78666 | 14-Sep-14 | Leave our neighborhoods alone! |
| Caitlin | Donovan | cadonovan23@yahoo.com | 109 West Ave. | San Marcos | TX | 78666 | 14-Sep-14 | Less traffic in town. We need a more productive traffic system. 4-6pm is a nightmare near campus. |
| Charmaine | Flake | musicalcharms_02@yahoo.com | 220 peppergrass cove | Kyle | TX | 78640 | 14-Sep-14 | Main reason why we left San Marcos and decided to rent in Kyle was because of the overwhelming presence of college communities. |
| Diann | McCabe | diann.mccabe@gmail.com | 1315 Alamo St. | San Marcos | TX | 78666 | 14-Sep-14 | My husband and I have lived on Alamo St and raised a family here for 25 years. There are many others like us in this neighborhood who have cared for our homes, worked in San Marcos, been involved in supporting the community, and who hope to live out our days in this neighborhood. An apartment down the street will signal a change in the culture here, and most likely will result in replications of apartments closer and closer to our homes. |
| Conner | Bell | loganbell@sbcglobal.net | 214 East San Antonio Street | San Marcos | TX | 78666 | 13-Sep-14 | My wife lived on that plot for two years of her college career. The brown house facing the recreation center has been a hub for ministry to Texas state students for almost 20 years!!! |
| Alison | Tudor | tudoralison@gmail.com | 1102 Marlton | San Marcos | TX | 78666 | 15-Sep-14 | no apartment complex on alamo |
| John | Byrd | jaybirdster@gmail.com | 402 Lamar ave, San Marcos, tx | San Marcos | TX | 78666 | 13-Sep-14 | No more |
| Elizabeth | Fair | elizabeth.r.fair@gmail.com | 1028 sycamore | San Marcos | TX | 78666 | 13-Sep-14 | No more apartments!!! |
| Kisha | Robertson | robertsonkisha@gmail.com | 315 owl hollow rd | san marcos | TX | 78666 | 15-Sep-14 | No more apartments!!!! |
| catherine | glesener | cglesener@gmail.com | 808 columbia | san marcos | TX | 78666 | 15-Sep-14 | NO MORE APARTMENTS..... |
| Lori | Jenkins | lorij_650@hotmail.com | 205 Hunter Rdg | San Marcos | TX | 78666 | 15-Sep-14 | No new apartment complexes on Sessoms. Ever. Stop trying to destroy the river! |
| Jesse | Foster | jesse-dean@hotmail.com | Knight st | San Marcos | TX | 78666 | 13-Sep-14 | No! |
| Tommy | young | shawnof93@yahoo.com | 1300 earl | san marcos | TX | 78666 | 13-Sep-14 | NOT HERE! NOT NOW! NOT EVER! |
| Ruby Dale | Austin | wonder_dale@yahoo.com | 107 E Holland Street | San Marcos | TX | 78666 | 13-Sep-14 | oppose alamo street apartments |
| Birkson | Moore | birkson.moore@smrugby.com | 1249 N. LBJ Drive | San Marcos | TX | 78666 | 14-Sep-14 | Our city doesn't have a "for sale" sign on it. |
| Cori | Giannuzzi | cori3399@gmail.com | 101 West Mimosa Circle | San Marcos | TX | 78666 | 13-Sep-14 | Our preferred Scenario and Master Plan are brand new and hard won, with ample public input from all walks of the San Marcos community. The public has clearly and consistently called for these neighborhoods to be apartment free, yet the pressure from developers has never let up. Please stand firm and do NOT allow ANY zoning variances! Thank you. |
| Michael | Meyer | mnm66@txstate.edu | 401N Fredericksburg street | San Marcos | TX | 78666 | 14-Sep-14 | Parking Istructure and locker rooms for sport clubs! |

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|----------|---------|--------------------------|------------------------|------------|----|-------|-----------|--|
| Denise | Ralph | ddmralph@yahoo.com | 1414 Alamo | San Marcos | TX | 78666 | 13-Sep-14 | PLEASE do not allow this to go through and disrupt the quality of life that we expected to live when we CHOSE to live in town. We have created a home, on this street, that will serve us beautifully through our elder years, and are heartbroken at the prospect of this change. As near life-long San Marcos residents, families here over half a century, and being Bobcat alumni, we totally support TSU and the students, but not this project. In fact, I'm sitting at the Bobcat football game (halftime) as I type this! San Marcos is proving to care less and less about it's permanent citizens and this is so disappointing. If this continues, our immediate and extended family will not re-locate in this community, we would look for one that takes care of their own. |
| Crystal | Brooks | crysla@gmail.com | 113 Major Lee LN | Jarrell | TX | 76537 | 15-Sep-14 | Please do not destroy my hometown with these deplorable actions. Makes me so sad seeing our environment destroyed like this. PROTECT SAN MARCOS! |
| Scott | Morse | themanthursday@gmail.com | 911 Cheatham St. | San Marcos | TX | 78666 | 13-Sep-14 | Please fulfill your responsibility to uphold our city's master plan for real estate development. Stand against profiteers whose plans are ruinous to the local environment. |
| Bob | Fischer | bobfischer@hotmail.com | 609 Clyde Ct | San Marcos | TX | 78666 | 13-Sep-14 | Please halt the progress of student housing in single family neighborhoods! |
| Ann | Whitus | whitusj@aol.com | 108 spring hollow cove | San Marcos | TX | 78666 | 13-Sep-14 | Please stop distorting single family neighborhoods in San Marcos. |
| Michelle | Piersol | tricksterqueen@gmail.com | 115 Nichols Dr | San Marcos | TX | 78666 | 13-Sep-14 | Please stop with all this apartment building. That area has very little parking, and Alamo street is a horror to get through at night when there are cars parked on both sides of the street. I've lived in San Marcos for 14 years and there are other places that these complexes can go. You already have the Chestnut st. complex, leave Alamo alone. |
| Kirsten | Dorrier | kirstendorrier@gmail.com | 704 west Hopkins | San marcos | TX | 79666 | 15-Sep-14 | Protect our community from unwanted development from outside interests!! Preserve our resources! |
| Lynne | Kypuros | lynrd1@gmail.com | 231 Hunters Glen Dr. | USA | TX | 78666 | 15-Sep-14 | San Marcos does not NEED more apartments!!! |
| James | Hovland | jchovland17@yahoo.com | 109 West Ave. | San Marcos | TX | 78666 | 14-Sep-14 | San Marcos needs to focus It's time and resources on road and traffic planning. We are becoming "little Austin" |
| Kelley | Hans | kelly.hans@gmail.com | Fenway Loop | San Marcos | TX | 78666 | 13-Sep-14 | Sessom is already congested as it is. We don't need it to be any worst. |

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| | | | | | | | | | <p>Sessom is already rated an F and there city staff has told us over and over again that nothing can be done to improve it's rating as the University is on one side and the canyon is on the other. It would be totally irresponsible to add hundreds of cars to this already failing area.</p> <p>Sessom creek flows directly into the headwaters of our river and if you keep building on tributary creeks we will lose our river. This is a single family neighborhood and this would be spot zoning, which is against law. You can't simply kill every neighborhood that gets in the way of a sprawling University's need for student housing. In fact there is currently NO need for MORE student housing as many of them are now sitting at around 53% occupancy.</p> <p>To build student housing in this area would be short sited and irresponsible. It will also come with many law suits regarding spot zoning that this city have to contend with.</p> |
| Melissa | Derrick | mderrick4@austin.rr.com | 109 Kathryn Cove | San Marcos | TX | 78666 | 15-Sep-14 | | |
| Rebecca | Wierman | rawierman@gmail.com | 400 Blue Creek Dr | Dripping Springs | TX | 78620 | 15-Sep-14 | | Stop building apartment complexes in single family housing neighborhoods!!! |
| Toby | McElroy | tobyamcelroy@gmail.com | 1221 Conway Dr | San Marcos | TX | 78666 | 14-Sep-14 | | Stop building apartments. Build the city. |
| chancellor | roberts | sirchancellorroberts@gmail.com | 1103 w Martin Luther King dr | san marcos | TX | 78666 | 15-Sep-14 | | Stop building everywhere!! Quit being so greedy |
| Elizabeth | Martinez | mrs.martinez70@yahoo.com | 125 algarita | San Marcos | TX | 78666 | 15-Sep-14 | | Stop building!!! |
| Steve | Wilson | dobro1960@yahoo.com | 610 Clyde Ct | San Marcos | TX | 78666 | 13-Sep-14 | | Stop destroying our town with all these high-rises. |
| Brittany | Inman | binman7912@gmail.com | 880 n LBJ | San Marcos | TX | 78666 | 15-Sep-14 | | Stop ruining my city! |
| Katie | Tipps | katie0825@yahoo.com | 1601 girard st | San Marcos | TX | 78666 | 14-Sep-14 | | Student living is taking over what was once a single family living area. My neighborhood is effected by traffic, noise, visible and audible group gatherings, and litter. My preference is for San Marcos to encourage families who are going to stay long term and invest in the community rather than students who travel home for holidays and summer which create a fluctuating economy and lack of community for the locals. |
| Robert | Wiegand | bwiegand56@hotmail.com | 207 Harvard | San Marcos | TX | 78666 | 14-Sep-14 | | The block being considered is an eyesore, however it does not need 400 students living in the middle of it. 100-125 with no commercial properties could work., Nothing over two stories. |
| Sharon | O'Neil | shacha@grandecom.net | 121 East Hillcrest Drive | San Marcos | TX | 78666 | 14-Sep-14 | | The city asked for citizen input when it created a master plan and the current preferred scenario. That process should be respected. The preferred scenario should not be seen as something to amend at will. |
| Emma | Kypuros | emmakypuros123@gmail.com | 231 Hunters Glen | San Marcos | TX | 78666 | 14-Sep-14 | | The City Council of San Marcos has an obligation to listen to the comments concerns of its citizens, the residents of this town. If building apartments affects the quality of living and quality and health of the community and environment that is San Marcos, a new apartment complex is unhealthy and unwanted |

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|-------------|-----------|------------------------------|-----------------------|------------|----|-------|-----------|--|
| Blaise | Brown | gtcbbrown@yahoo.com | 2605 I35 | San Marcos | TX | 78666 | 15-Sep-14 | The city is being very irresponsible in allowing more and more of these apartments to be built in an already overcrowded city with too few streets. |
| Rick | Bowen | oldmanriver78666@hotmail.com | 115 Roadrunner Rd. | San Marcos | TX | 78666 | 14-Sep-14 | The city is too quick to approve this kind of development to the detriment of our neighborhoods. This corner is dangerous enough as it is. |
| Erica | Rios | marieerica48@yahoo.com | 361 Harvest Moon Pkwy | Kyle | TX | 78640 | 14-Sep-14 | The City of San Marcos fails to forget that there are families here, these students are temporary. |
| Kathryn | Berger | kate.j.berger@gmail.com | 112 Canyon Road | San Marcos | TX | 78666 | 13-Sep-14 | The encroachment of student housing has already diminished the quality of life in my and surrounding neighborhoods. In light of the recent catastrophes such as the outrageous party at The Retreat, the sewage spill at Camp's Camp, the diminishing of the quality of our water supply with the road construction, and the further pollution eminent with the construction of La Cima, I plead, on behalf my neighbors and myself to PLEASE consider the ramifications of building YET ANOTHER apartment complex on the corner of Sessom and Alamo streets. Thank you |
| Alan | Groeger | ag11@txstate.edu | 119 Oakridge | San Marcos | TX | 78666 | 14-Sep-14 | The local traffic and environment are already highly stressed. The city is being a poor steward, and will end up with a high tax base and a crappy river that it is named after, and developers from some gated community in a distance place will get fat. |
| Dianne | Wassenich | wassenich@grandecom.net | 11 Tanglewood | San Marcos | TX | 78666 | 14-Sep-14 | The Master Plan has this as a stable neighborhood, and our property values depend on this master plan being upheld. |
| Mike | Gutierrez | mikeg2883@gmail.com | 2709 garden way | San marcos | TX | 78666 | 14-Sep-14 | The town cannot handle the increase in population. Not to mention the waste that it will create. Keep San Marcos beautiful by keeping it a family town. Not some "college town". |
| Christopher | Lippke | chris.lippke@gmail.com | 760 Morningwood Dr. | San Marcos | TX | 78666 | 15-Sep-14 | There are a plethora of apartment complexes springing up in San Marcos to accommodate housing for the rising student and overall population of San Marcos. Many of these apartment complexes are located in somewhat logical areas (ie: wide open areas along I35, unused/unpopulated areas within town, etc.); however, the proposed location for Alamo Street Apartments is illogical and would cause many problems in the area. Traffic would become much more congested and problematic, it is a tight space for construction and would create havoc for the surrounding areas, and an apartment complex in the middle of a single-family residential area would be detrimental to the residents and their overall quality of life. Please keep student/student-oriented housing away from the single family residents in this area. |
| Beth | Rawlings | bethrawlings@gmail.com | 133 W. Holland | San Marcos | TX | 78666 | 13-Sep-14 | There is no more room in this neighborhood for large apartment developments. Traffic is already a big issue, Sessom St has no more room for further congestion. I am opposed to any more construction north of campus. |
| Erica | Elliot | ericat1112@yahoo.com | 721 Stagecoach Trail | San Marcos | TX | 78666 | 13-Sep-14 | There's no end to the building. These structures obliterate the horizon and ruin the small town, detractors of this gem. Enough already. Enough. |

| | | | | | | | | |
|----------|-----------|--------------------------|----------------------|---------------|----|-------|-----------|--|
| Arnold | Anaya | kwof.sm@gmail.com | 101 Elm Hill Court | San Marcos | TX | 78666 | 14-Sep-14 | These apartments would add more traffic woes and parking issues. |
| Jenepher | Bratusek | info@jenepher.com | 904 N Bishop B | San Marcos | TX | 78666 | 13-Sep-14 | These large apartment complexes are encroaching on long established residential neighborhoods. This is a concern for all home owners and citizens. I would like to see more student housing out side of town with better bus routers. Keep the students over on Aquarena Springs Dr. |
| Julie | Sauceda | jkocsis@grandecom.net | 1004 Franklin Dr | San Marcos | TX | 78666 | 15-Sep-14 | This area is already busy and dangerous with too much traffic and pedestrians. This would make it worse. It also encroachs on single family houses.698 |
| Mason | Davis | masondavis@yahoo.com | 967 river road | new braunfels | TX | 78130 | 15-Sep-14 | This area is part of the basin to Sessom Canyon. Increasing the impervious ground cover will further increase the chance of flash floods in the area. |
| Don | Singleton | txhills.comts@yahoo.com | 96 Elm Hill Ct | San Marcos | TX | 78666 | 15-Sep-14 | This area is too congested now. An apartment would make it worse. |
| Janice | Golick | janzapper@grandecom.net | 102 Elm Hill Court | San Marcos | TX | 78666 | 14-Sep-14 | This area should be completely off limits to any builder. |
| Dustin | Price | dp1040@txstate.edu | 206 Yale Street | San Marcos | TX | 78666 | 13-Sep-14 | This is a terrible idea. San Marcos is quickly becoming a place no one wants to live. |
| Joan | Byrd | joanbyrd2@yahoo.com | 1201 Thorpe Ln. #165 | San Marcos | TX | 78666 | 15-Sep-14 | This is a terrible place to build and we don't need more apartments. |
| john | Storbeck | johndstorbeck@gmail.com | 412 w. Holland st | san marcos | TX | 78666 | 15-Sep-14 | This is horrible, I've lived on Holland for 8 years and the traffic increase in the past three years has been exponentially bad. This section of town cannot sustain those apartments. City council is lining there pockets fat. |
| James | Mayhan | james.w.mayhan@gmail.com | 1350 N LBJ Dr. | San Marcos | TX | 78666 | 15-Sep-14 | This is not a good idea; it will add even more traffic to an already congested area. Not to mention, parties so close to campus is a bad idea |
| Alyssa | Gonzales | alyssadg1911@gmail.com | 212 Juarez St | San Marcos | TX | 78666 | 15-Sep-14 | This is not only a college town, us locals need to use our voice to stop these apartment complexes from taking over. I am a college student, but I cannot take the amount of apartments that have been built. We are taking away the needs of locals, and the beauty of the land. |
| Danial | Ruiz | d_r152@txstate.edu | 1111 Avalon Ave | San Marcos | TX | 78666 | 13-Sep-14 | This is ridiculous! As a Texas State student I am enjoying my time in San Marcos. However, I do not believe that we need anymore student-apartments popping up in San Marcos. It is overcrowded and popping one up on Sessom will not make for happy San Marcos residents or Texas State students. |
| Linda | Hobson | ljhopson@yahoo.com | 102 Canyon Fork | San Marcos | TX | 78666 | 13-Sep-14 | This project is a mini me of Casey and brings with it most of the same problems. Our neighborhoods are surrounded by apartments and Texas State. Please give us room to breathe and grow our single family neighborhoods. |
| Travis | Hopson | hopsonb@yahoo.com | 102 Canyon Fork | San Marcos | TX | 78666 | 13-Sep-14 | This project is a mini me of Casey and brings with it most of the same problems. We thought we had made it clear that we do NOT want this kind of development in our single family neighborhood. |

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|-------------|---------------|--------------------------------|------------------------------|-------------------|----|-------|-----------|--|
| | | | | | | | | With the new and future dorms at TSU and new and expanded apartments in this area this really sucks for the family's in the Holland St area. Do we look at selling to out of town investors and possibly relocate out side the city and does the city really care if they run families out by approving apartments for college students in family hoods? |
| Keith | Ralph | krithralph@ymail.com | 1414 Alamo St | San Marcos | TX | 78666 | 13-Sep-14 | |
| Brian | Mitchell | breedmitch@hitmail.com | 502 17th ST | Brooklyn | NY | 11215 | 15-Sep-14 | |
| Amanda | Lay | anlay214@gmail.com | 582 Avondale | San Antonio | TX | 78223 | 15-Sep-14 | |
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| kari | norvell | kari.norvell@gmail.com | 1606 n IH 35 #49 | San Marcos | TX | 78666 | 15-Sep-14 | |
| Hayley | North | texascowgirl1407@yahoo.com | 1407 prospect at | San Marcos | TX | 78666 | 15-Sep-14 | |
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| Patricia | Christmas | pschristmas@gmail.com | 109 Regina Dr. | Buda | TX | 78610 | 15-Sep-14 | |
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| Melody | Baker | garden@heirloomblooms.org | 900 FM 32 #C | San Marcos | TX | 78666 | 14-Sep-14 |
| Brandon | Portilla | spamjesus67@gmail.com | 105 Algarita | San Marcos | TX | 78666 | 14-Sep-14 |
| Wilson | Davis | willie.656@hotmail.com | 606 Clyde Ct | San Marcos | TX | 78666 | 14-Sep-14 |
| Robert | Lee | robleee@gmail.com | 200 PECAN VALLEY | MARTINDALE | TX | 78655 | 14-Sep-14 |
| Kaylen | White | kaylen.kramer@yahoo.com | 2102 martins crest | San Marcos | TX | 78666 | 14-Sep-14 |
| Ian | Walker | ipw804@gmail.com | 120 crest dr | San marcos | TX | 78666 | 14-Sep-14 |
| Haydyn | Jackson | haydynmarinaj@gmail.com | 100 Jackman St. | San Marcos | TX | 78666 | 14-Sep-14 |
| Adrian | Aldape | buzzbeebara@gmail.com | 903 Conway | San Marcos | TX | 78666 | 14-Sep-14 |
| Pam | Dever | pamd@sanmarcossuns.com | 1109 Palomino Lane | San Marcos | TX | 78666 | 14-Sep-14 |
| Kai | Maness | chives_18@yahoo.com | 2008 Lancaster St | San Marcos | TX | 78666 | 14-Sep-14 |
| Sydney | Huddleston | sth38@txstate.edu | 112 Norcrest Drive | San Marcos | TX | 78666 | 14-Sep-14 |
| Scott | Cason | scottccason@gmail.com | 2111 Quail Run | San Marcos | TX | 78666 | 14-Sep-14 |
| Laura | Albert | jalalbert@icloud.com | 1104 W Hopkins St. | San Marcos | TX | 78666 | 14-Sep-14 |
| Hannah | Allison | hla10@txstate.edu | 1818 Old ranch Rd 12 | San Marcos | TX | 78666 | 14-Sep-14 |
| Ashley | Soechting | soechtinga@yahoo.com | 107 oak shadow | San Marcos | TX | 78666 | 14-Sep-14 |
| Taylor | Hardy | tay_boyd@hotmail.com | 1133 w Sam Antonio st | San Marcos | TX | 78666 | 14-Sep-14 |
| Ted | Marchut | tedandamy@grandecom.neet | 200 Camaro Way | San Marcos | TX | 78666 | 14-Sep-14 |
| Linda | Meeker | lindameeker@gmail.com | 607 Clyde Ct | San Marcos | TX | 78666 | 14-Sep-14 |

| | | | | | | | |
|-----------|---------------|-------------------------------|---------------------------|------------|----|-------|-----------|
| Joann | Reyes | jr1686@yahoo.com | 1518 old ranch rd 12 | San Marcos | TX | 78666 | 14-Sep-14 |
| Ernest | Anderson | earnestjake@gmail.com | 219 Fairview Road | San Marcos | TX | 78666 | 14-Sep-14 |
| Patricia | Thickstun | accentsing@hotmail.com | 100 E. Holland | San Marcos | TX | 78666 | 14-Sep-14 |
| Robby | Squires | squires.robby@yahoo.com | 1629 Post Rd apt 4334 | San Marcos | TX | 78666 | 14-Sep-14 |
| Ashley | Stone | bluehjh2008@aol.com | 605 pioneer trail | San Marcos | TX | 78666 | 14-Sep-14 |
| Jessica | Henry | jh81@txstate.edu | 2014 Nevada Street | San Marcos | TX | 78666 | 14-Sep-14 |
| Maria | Wasley | maria.k.wasley@gmail.com | 1001 Leah ave | San Marcos | TX | 78666 | 13-Sep-14 |
| Amy | Te Grotenhuis | aatg_13_6@hotmail.com | 809 Lago Vista St | San Marcos | TX | 78666 | 13-Sep-14 |
| Stephanie | Schulz | ss1934@txstate.edu | 1230 N LBJ Drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Lynette | Randolph | lynetterandolph@austin.rr.com | 1319 Belmont drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Anita | Mendoza | anita.mendoza@g.austincc.edu | 1909 castle gate circle | San marcos | TX | 78666 | 13-Sep-14 |
| Cathy | Stoughton | mathwizard20@hotmail.com | 703 franklin drive | San marcos | TX | 78666 | 13-Sep-14 |
| Chris | Cooper | ccoop27@hotmail.com | 103 Oak Ridge Drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Jessica | Griebenow | beamerdog@gmail.com | 11519 Wickersham | Houston | TX | 77077 | 13-Sep-14 |
| Jessica | Neel | jtn33@txstate.edu | 601 valley street | San Marcos | TX | 78666 | 13-Sep-14 |
| Cathleen | Mackinnon | cathleencamille@hotmail.com | 115 e holland st | San Marcos | TX | 78666 | 13-Sep-14 |
| Elizabeth | Soechting | esoechting@gmail.com | 107 oak shadow | San Marcos | TX | 78666 | 13-Sep-14 |
| Lindsey | Kelman | lindseykelman@gmail.com | 204 Craddock Ave | San Marcos | TX | 78666 | 13-Sep-14 |
| Dianne | Daugherty | dedarty3@aol.com | 610 Dartmouth St | San Marcos | TX | 78666 | 13-Sep-14 |
| Maranda | Thompson | mt1328@txstate.edu | 106 Cedargrove | San Marcos | TX | 78666 | 13-Sep-14 |
| Victor | Holk | victorholk@gmail.com | 116 Holland St. | San Marcos | TX | 78666 | 13-Sep-14 |
| Nicole | Remson | nic379@hotmail.com | 109 Azolar st | San Marcos | TX | 78666 | 13-Sep-14 |
| Mary | Pendergast | marypend@grandecom.net | 108 Camaro Way | San Marcos | TX | 78666 | 13-Sep-14 |
| Brian | Squires | squires.b@gmail.com | 1504 Owens St | San Marcos | TX | 78666 | 13-Sep-14 |
| Charles | Jalufka | charles.a.jalufka@gmail.com | 4113 knight | san marcos | TX | 78666 | 13-Sep-14 |
| Cassidy | Houser | cassidy.houser@gmail.com | 2509 Arroyo Doble | San Marcos | TX | 78666 | 13-Sep-14 |
| Katie | Sawatzki | ks1053@txstate.edu | 194 cazador dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Bailey | Dieckman | dieckman.bailey@gmail.com | 306 orchard street | San marcos | TX | 78666 | 13-Sep-14 |
| Ariana | Guerrero | a_g349@txstate.edu | 212 Hunter Ridge Road | San Marcos | TX | 78666 | 13-Sep-14 |
| Sarah | Frisbie | frisbiesarah@yahoo.com | 1230 North LBJ drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Sarah | Griffin | sarah.l.artale@gmail.com | 418 w. Holland | San Marcos | TX | 78666 | 13-Sep-14 |
| Teya | Rosenberg | tr1145@gmail.com | 100 Algarita Road | San Marcos | TX | 78666 | 13-Sep-14 |
| Elizabeth | Moeller | malaia4545@yahoo.com | 1437 highland dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Curtis | Clogston | cpc@pfq.com | 1348-A Hwy 123 So | San Marcos | TX | 78666 | 13-Sep-14 |
| Treena | Herington | treenaherington@yahoo.com | 113 Ridgeway Drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Charles | Soechting | charles@soechting.com | 107 Oak Shadow | San Marcos | TX | 78666 | 13-Sep-14 |
| Peter | Ingwersen | swtheo@hotmail.com | 124 W. Hillcrest Dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Tori | Carlile | iro6@yahoo.com | 1041 sycamore st | san marcos | TX | 78666 | 13-Sep-14 |
| Elise | Seidel | eliseseidel@yahoo.com | 904 E. Bluebonnet | San Marcos | TX | 78666 | 13-Sep-14 |
| Emily | Gallegos | emilygallegos512@yahoo.com | 732 Martin Luther King Dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Charles | Jones | cbj3@chuckbjones.com | 124 Ridgeway | San Marcos | TX | 78666 | 13-Sep-14 |
| Gena | Fleming | genafleming@gmail.com | P.O. Box 1345 | San Marcos | TX | 78667 | 13-Sep-14 |
| Brittany | Basham | bb1584@txstate.edu | 1400 clarewood drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Blake | Roth | broth1969@gmail.com | 2601 Campfield | Austin | TX | 78745 | 13-Sep-14 |
| Renee | Cowan | renee.l.cowan@gmail.com | 103 Ridgeway Dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Wanda | Moseley | bmos@grandecom.net | 123 Canyon Rd | San Marcos | TX | 78666 | 13-Sep-14 |

| | | | | | | | |
|----------|----------------|-------------------------------|----------------------------|------------|----|-------|-----------|
| jose | dominguez | jldomingueziv@gmail.com | 121 craddock ave | san Marcos | TX | 78666 | 13-Sep-14 |
| Laura | Aebi | lka24@txstate.edu | 881 sagewood trail | San Marcos | TX | 78666 | 13-Sep-14 |
| justin | watt | jwatt87@austin.rr.com | 825 midway | san marcos | TX | 78666 | 13-Sep-14 |
| Gary | Jones | transformativetouch@yahoo.com | 107 E. Holland Street | San Marcos | TX | 78666 | 13-Sep-14 |
| Jamie | Pinckard | jp1687@txstate.edu | 1809 Pearce Ct | San Marcos | TX | 78666 | 13-Sep-14 |
| Douglas | Cowan | dccowan66@gmail.com | 103 Ridgeway Dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Emily | H | eh1270@txstate.edu | 413 balboa st | Irving | TX | 75062 | 13-Sep-14 |
| Brent | Losak | brentlosak@gmail.com | 813 Bracewood Circle | San Marcos | TX | 78666 | 13-Sep-14 |
| Torie | Ewald | tle33@txstate.edu | 1300 Earle Street | San Marcos | TX | 78666 | 13-Sep-14 |
| Brian | Calvin | bgcalvin@gmail.com | 1206 Martin Luther King | San Marcos | TX | 78666 | 13-Sep-14 |
| Julia | Babineaux | juliababby24@yahoo.com | 1427 schulle dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Sarah | Hollar | sarah_hollar@yahoo.com | 7417 Silvermine Rd | Harwood | TX | 78632 | 13-Sep-14 |
| Joseph | Nieto | jn1162@txstate.edu | 1309 B Columbia | San Marcos | TX | 78666 | 13-Sep-14 |
| Sara | Gendron | saragendron@yahoo.com | 1101 hilltop dr | San marcos | TX | 78666 | 13-Sep-14 |
| Martha | Sheton | marthashelton33@yahoo.com | 109 West Hillcrest | San Marcos | TX | 78666 | 13-Sep-14 |
| Margaret | Falletta | mtclouds@gmail.com | 118 Armstead St | San Marcos | TX | 78666 | 13-Sep-14 |
| Brenda | Sargent | organictx@gmail.com | 205 w hillcrest dr | San Marcos | TX | 78666 | 13-Sep-14 |
| torrie | martin | torrie.blake@yahoo.com | 207 sturgeon st | San marcos | TX | 78666 | 13-Sep-14 |
| Tara | Smith | starryeyestara@gmail.com | 117 Riverside Dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Melissa | Call | mrs.melissa.call@gmail.com | 401 Woodland Trail | San Marcos | TX | 78666 | 13-Sep-14 |
| Angela | Williams | angie527@gmail.com | 1017 advance st. | San Marcos | TX | 78666 | 13-Sep-14 |
| Adam | Mareth | amattm12@hotmail.com | 421 w San Antonio st | San Marcos | TX | 78666 | 13-Sep-14 |
| Emerald | Contreras | enc13@txstate.edu | 1980 Aquarena Springs | San Marcos | TX | 78666 | 13-Sep-14 |
| heather | underwood | heatheru@grandecom.net | 614 Dale | san Marcos | TX | 78666 | 13-Sep-14 |
| Marilyn | Stoll | fstoll@austin.rr.com | 115 East Hillcrest Drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Sarah | Naylor | sarahnaylor77@gmail.com | 1312 Perkins st | San Marcos | TX | 78666 | 13-Sep-14 |
| Shawn | Naylor | sarah_lens@hotmail.com | 1312 Perkins st | San marcos | TX | 78666 | 13-Sep-14 |
| Victor | Saldivar | victor.saldivar@gmail.com | 601 University Dr | San Marcos | TX | 78666 | 13-Sep-14 |
| Alyssa | Ash | alyssash42@gmail.com | 1701 Mill Street APT 10104 | San Marcos | TX | 78666 | 13-Sep-14 |
| Hannah | Wolf | haw19@txstate.edu | 1651 post rd | San Marcos | TX | 78666 | 13-Sep-14 |
| Cassie | Mullins | cnm26@txstate.edu | 1701 Mill St. | San Marcos | TX | 78666 | 13-Sep-14 |
| alisa | teegardin | alisacpekar@yahoo.com | 1202 Thorpe Ln 404 | San Marcos | TX | 78666 | 13-Sep-14 |
| Javier | Escobedo | jvar117@gmail.com | 1703 IH 35 | San Marcos | TX | 78666 | 13-Sep-14 |
| leon | breeden | leon@leonbreeden.com | 322 w holland | san marcos | TX | 78666 | 13-Sep-14 |
| Ellen | Hoffman | emichellehoffman@gmail.com | 1011 wonder world dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Sarah | Scott | sarahjscott0@gmail.com | 7703 HARDY DR | AUSTIN | TX | 78757 | 13-Sep-14 |
| Erica | Hinders | elh2@txstate.edu | 117 Seguin St. | San Marcos | TX | 78666 | 13-Sep-14 |
| Robert | Secrest | r.secrest@gmail.com | 119 E Hillcrest Dr | san marcos | TX | 78666 | 13-Sep-14 |
| Jonathan | Sorenson | jonasorenson@gmail.com | 112 West Ave #129 | San Marcos | TX | 78666 | 13-Sep-14 |
| Amy | Friend | amyzfriend@gmail.com | 1230 Chestnut Street | San Marcos | TX | 78666 | 13-Sep-14 |
| Marja | Juraschek | marja.juraschek@gmail.com | 1217 chestnut street | San Marcos | TX | 78666 | 13-Sep-14 |
| Cato | Martinez | got10lugz@yahoo.com | 835 W SAN ANTONIO ST | SAN MARCOS | TX | 78666 | 13-Sep-14 |
| Susan | Dudolski | sudu5164@gmail.com | 126 Split Rail Drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Vicki | Davis | chichi_b27@hotmail.com | 113 E Hillcrest | San Marcos | TX | 78666 | 13-Sep-14 |
| Gayle | Gordon Bouzard | darlingayle59@gmail.com | 105 Park Lane | San Marcos | TX | 78666 | 13-Sep-14 |
| pau | ginsberg | fbloggs78644@yahoo.com | 323 west holland | san marcos | TX | 78666 | 13-Sep-14 |

| | | | | | | | |
|-----------|------------|---------------------------|------------------------|---------------|----|-------|-----------|
| Kristina | McGuire | kmcguire39@yahoo.com | 215 W. Hillcrest Drive | San Marcos | TX | 78666 | 13-Sep-14 |
| Betsy | Singleton | betsy.singleton@yahoo.com | 96 Elm Hill Ct | San Marcos | TX | 78666 | 13-Sep-14 |
| Maya Rose | Duran | mayaroseduran@gmail.com | 110 W. Hillcrest Dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Dylan | Duran | dylanduran1994@gmail.com | 110 W. Hillcrest Dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Vincent | Debrock | vpdebrock@yahoo.com | 100 w hillcrest dr | San marcos | TX | 78666 | 13-Sep-14 |
| Mitchell | Boren | nachowayne@yahoo.com | 1400 Highland Dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Petra | Duran | petraduran@grandecom.net | 110 W. Hillcrest Dr. | San Marcos | TX | 78666 | 13-Sep-14 |
| Celeste | Garcia | celgarcia87@gmail.com | 149 linden lane | San marcos | TX | 78666 | 13-Sep-14 |
| Jennifer | Harris | jenbrown.06@gmail.com | 1013 Sycamore St | San Marcos | TX | 78666 | 13-Sep-14 |
| Lynsey | Littlejohn | lynseyl33@hotmail.com | 1026 Gravel St | San Marcos | TX | 78666 | 13-Sep-14 |
| Lindsey | Dusek | ldusek@gmail.com | 100 Barton Road | San Marcos | TX | 78666 | 13-Sep-14 |
| Mary | Stephenson | marymignon@hotmail.com | 1921 Lisa Lane | San Marcos | TX | 78666 | 13-Sep-14 |
| Kay | Banning | kbanning@grandecom.net | 1316 Belvin St. | San Marcos | TX | 78666 | 13-Sep-14 |
| Tovi | Polk | tovipolk@live.com | 1141 Lago Vista | San Marcos | TX | 78666 | 13-Sep-14 |
| James | Wilson | james.wilson@yahoo.com | 126 Kathryn Cove | San Marcos | TX | 78666 | 13-Sep-14 |
| Brittany | Jernigan | brittanyhcps@gmail.com | 2730 Heyis N. | New Braunfels | TX | 78130 | 13-Sep-14 |
| Sam | Brannon | sam_brannon@hotmail.com | 2600 Hunter Rd | San Marcos | TX | 78666 | 13-Sep-14 |

PSA-14-06

Campus Village

Map Date: 8/14/2014



Aerial
Site



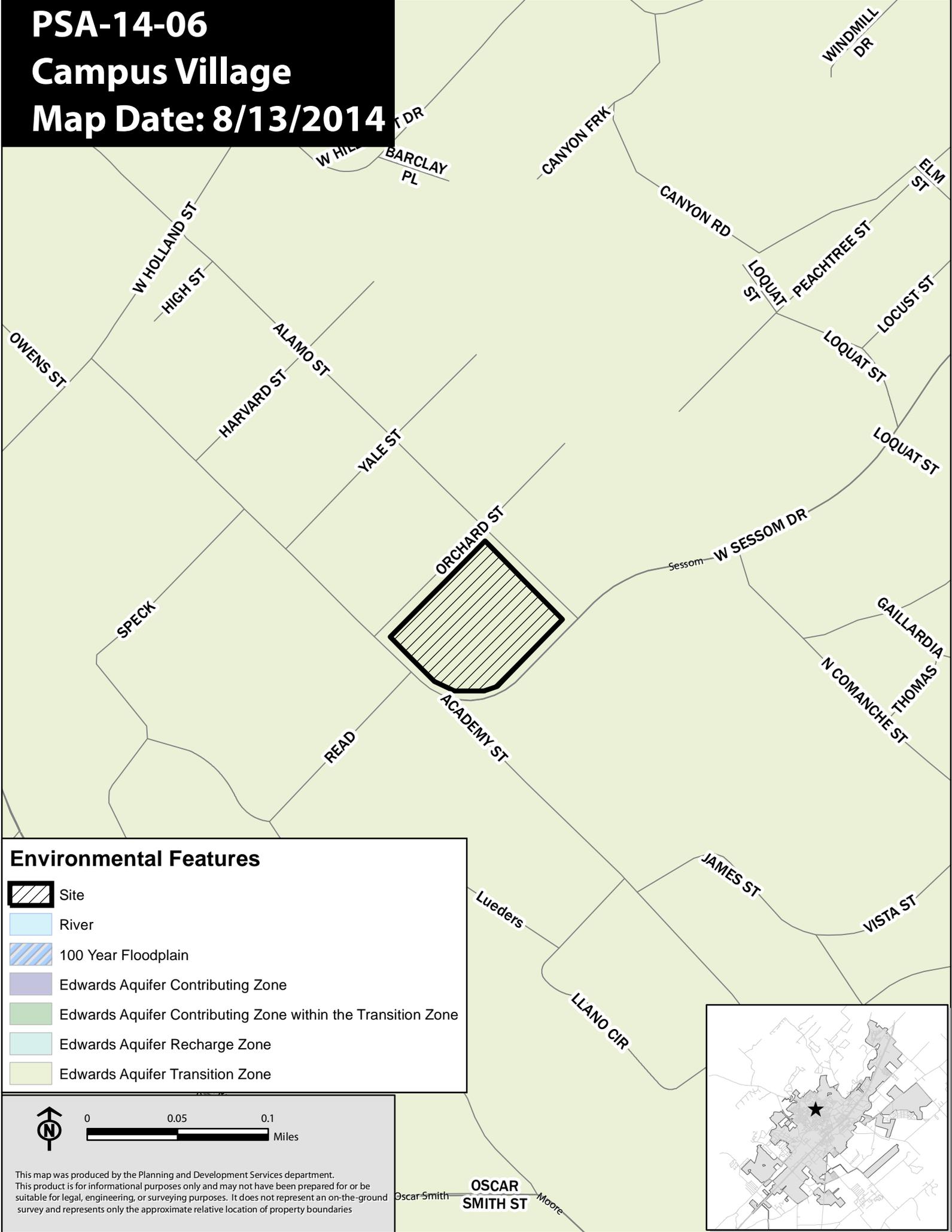
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PSA-14-06

Campus Village

Map Date: 8/13/2014



Environmental Features

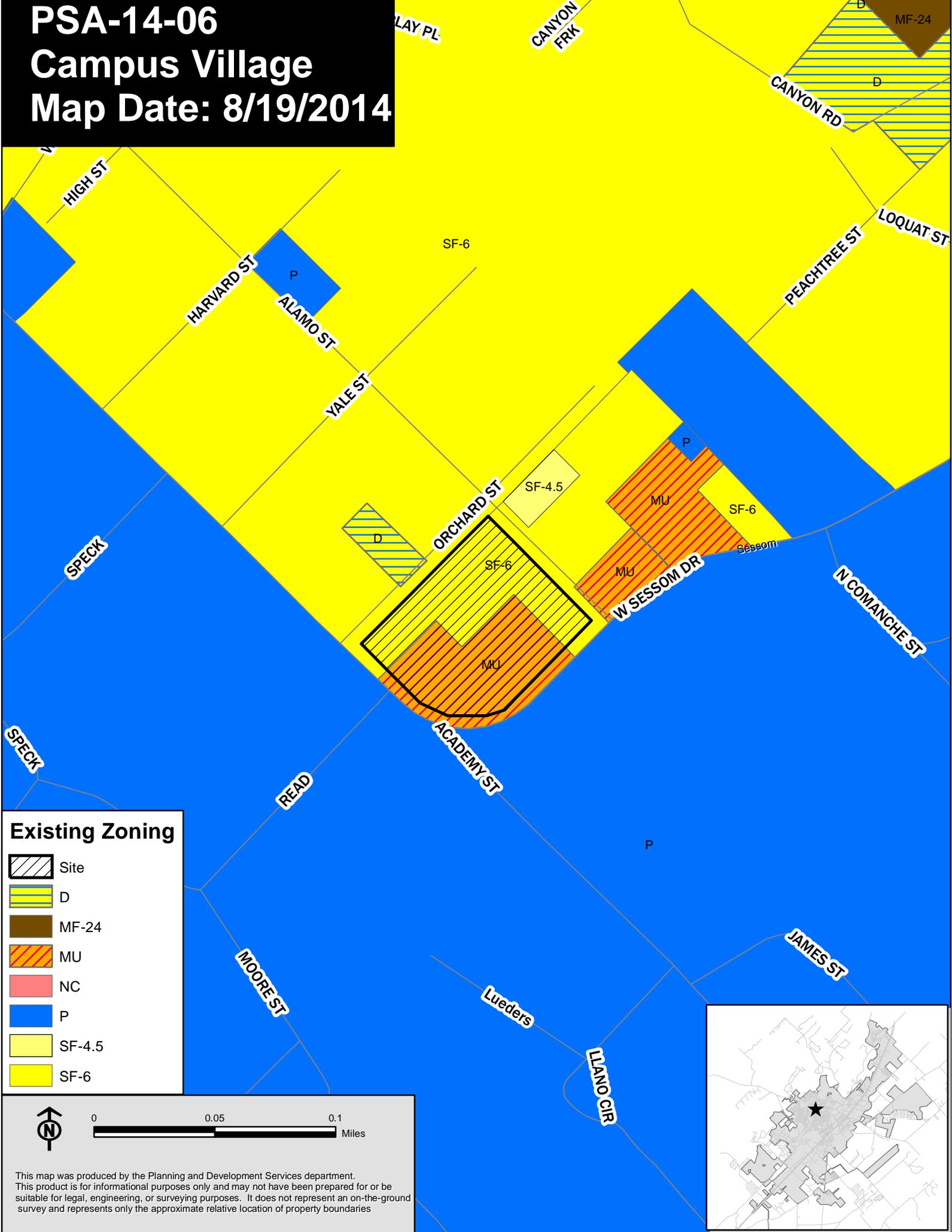
-  Site
-  River
-  100 Year Floodplain
-  Edwards Aquifer Contributing Zone
-  Edwards Aquifer Contributing Zone within the Transition Zone
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Transition Zone



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PSA-14-06 Campus Village Map Date: 8/19/2014



Existing Zoning

-  Site
-  D
-  MF-24
-  MU
-  NC
-  P
-  SF-4.5
-  SF-6



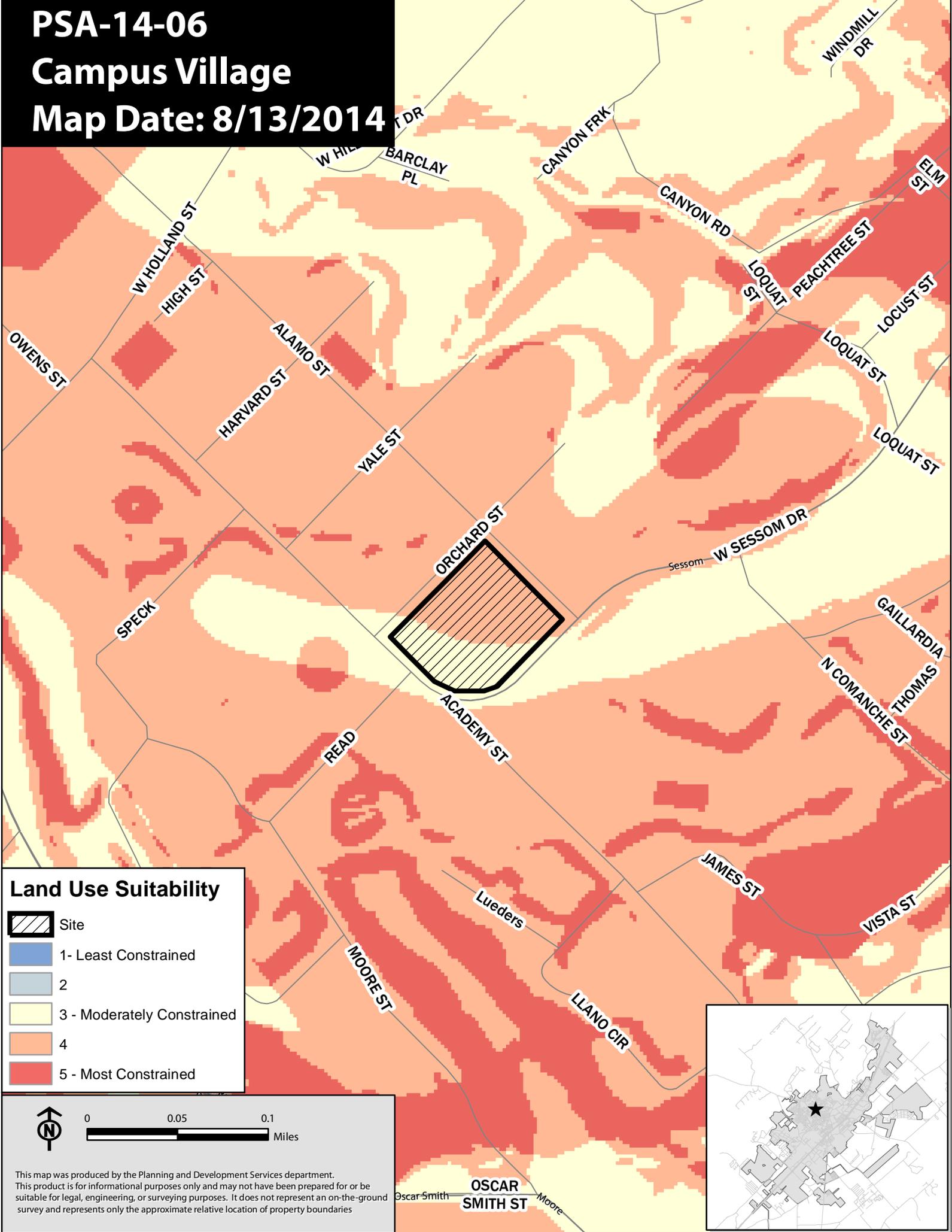
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PSA-14-06

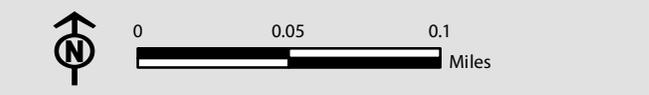
Campus Village

Map Date: 8/13/2014



Land Use Suitability

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



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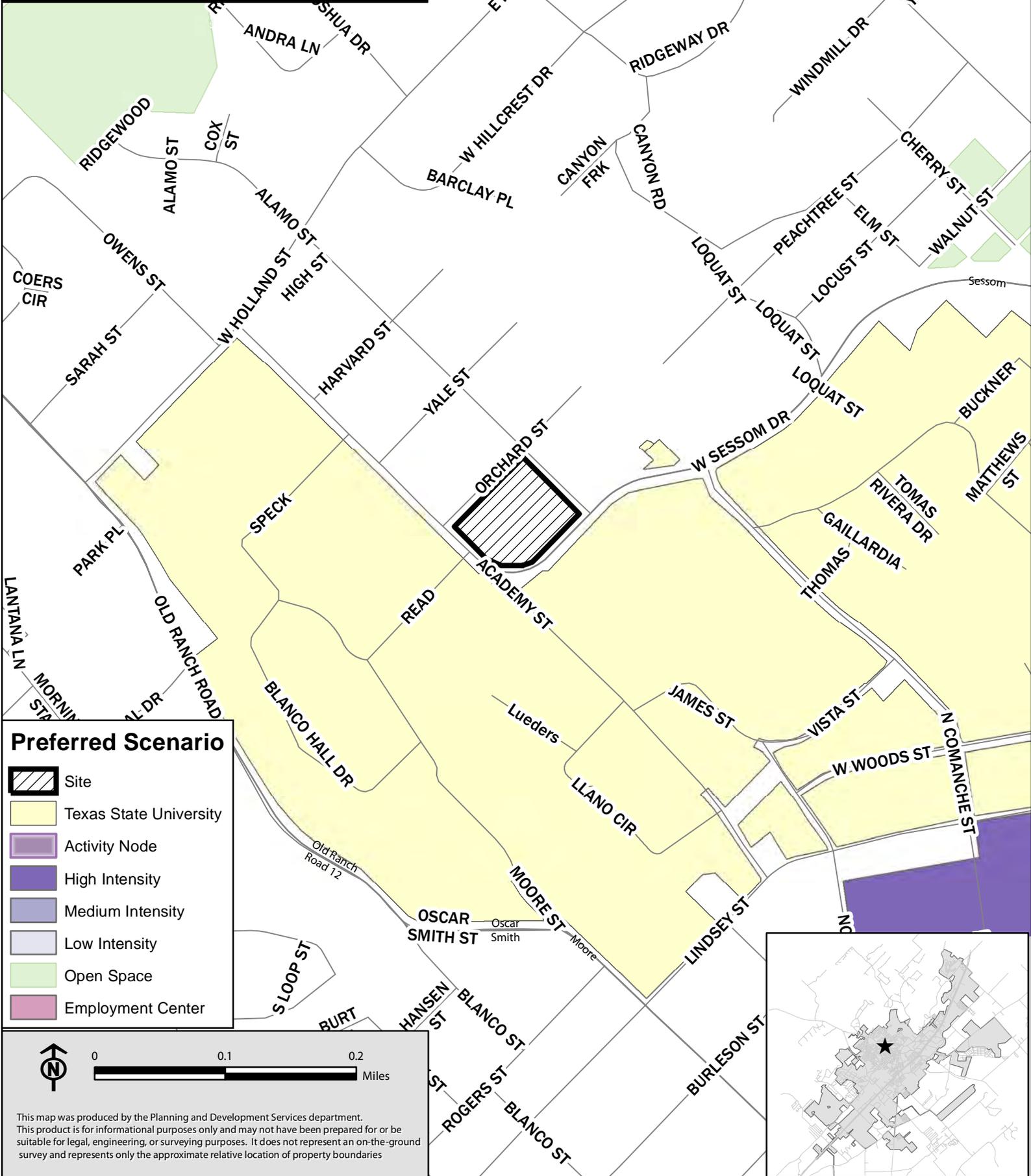


Oscar Smith OSCAR SMITH ST Moore

PSA-14-06

Campus Village

Map Date: 8/13/2014



Preferred Scenario

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



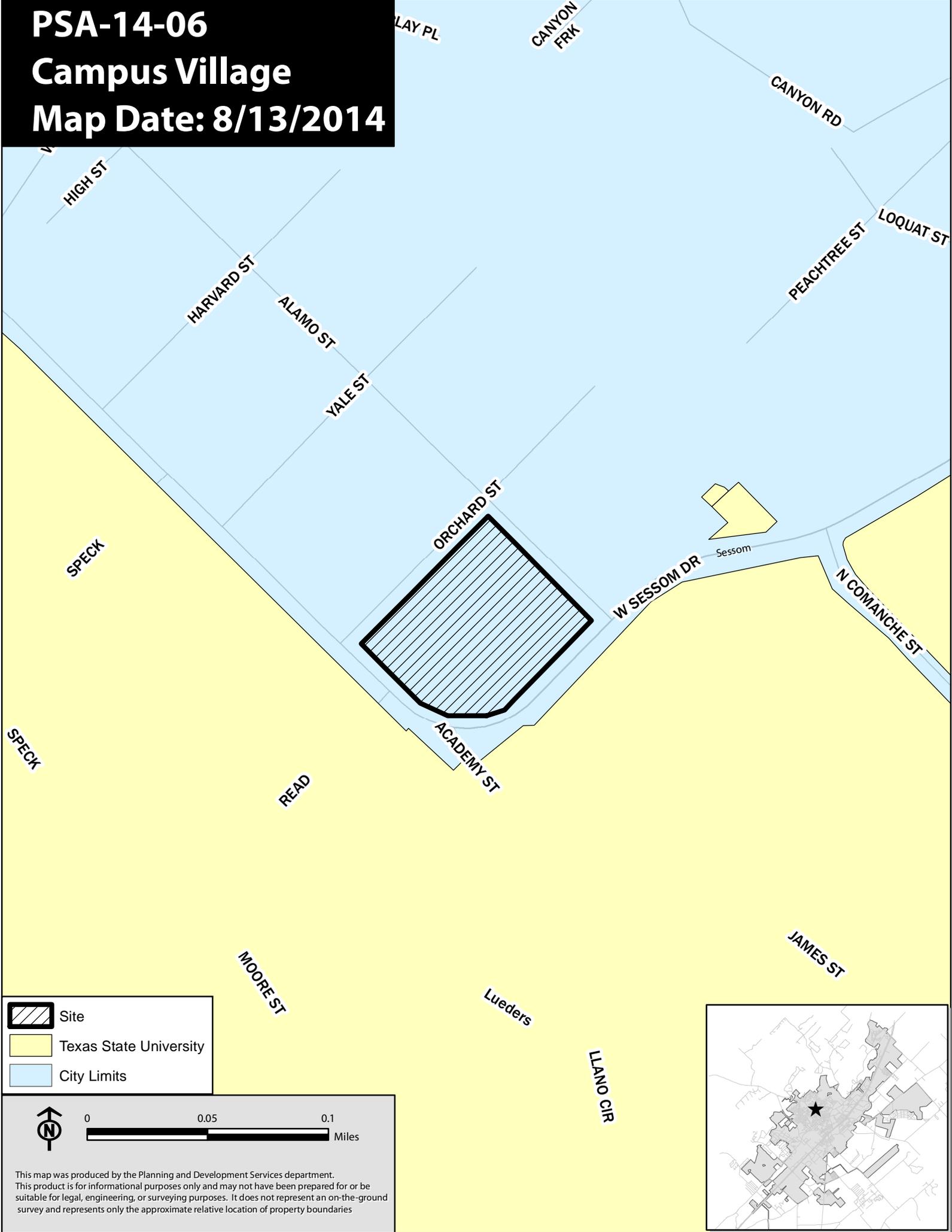
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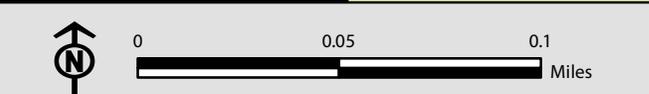
PSA-14-06

Campus Village

Map Date: 8/13/2014



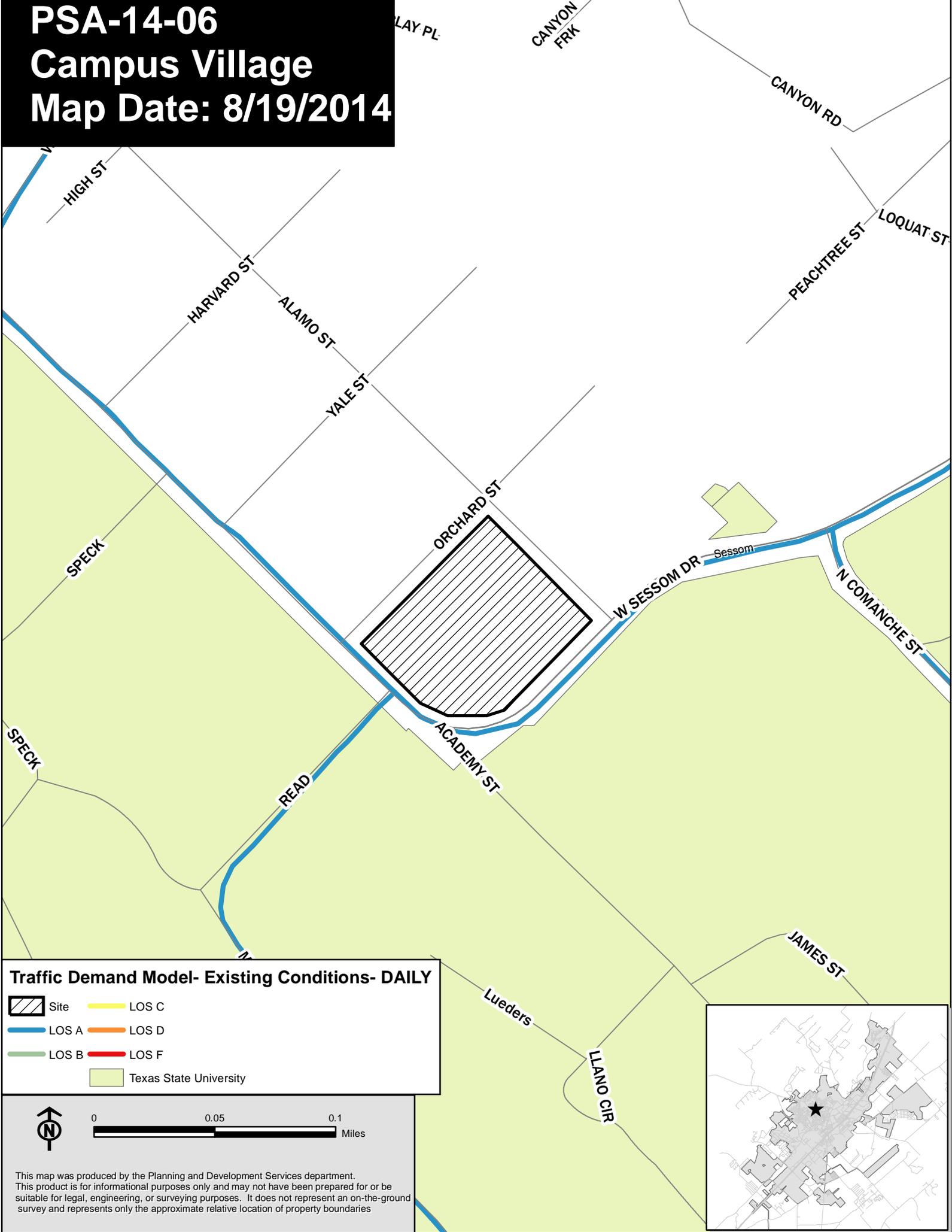
-  Site
-  Texas State University
-  City Limits



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PSA-14-06 Campus Village Map Date: 8/19/2014



Traffic Demand Model- Existing Conditions- DAILY

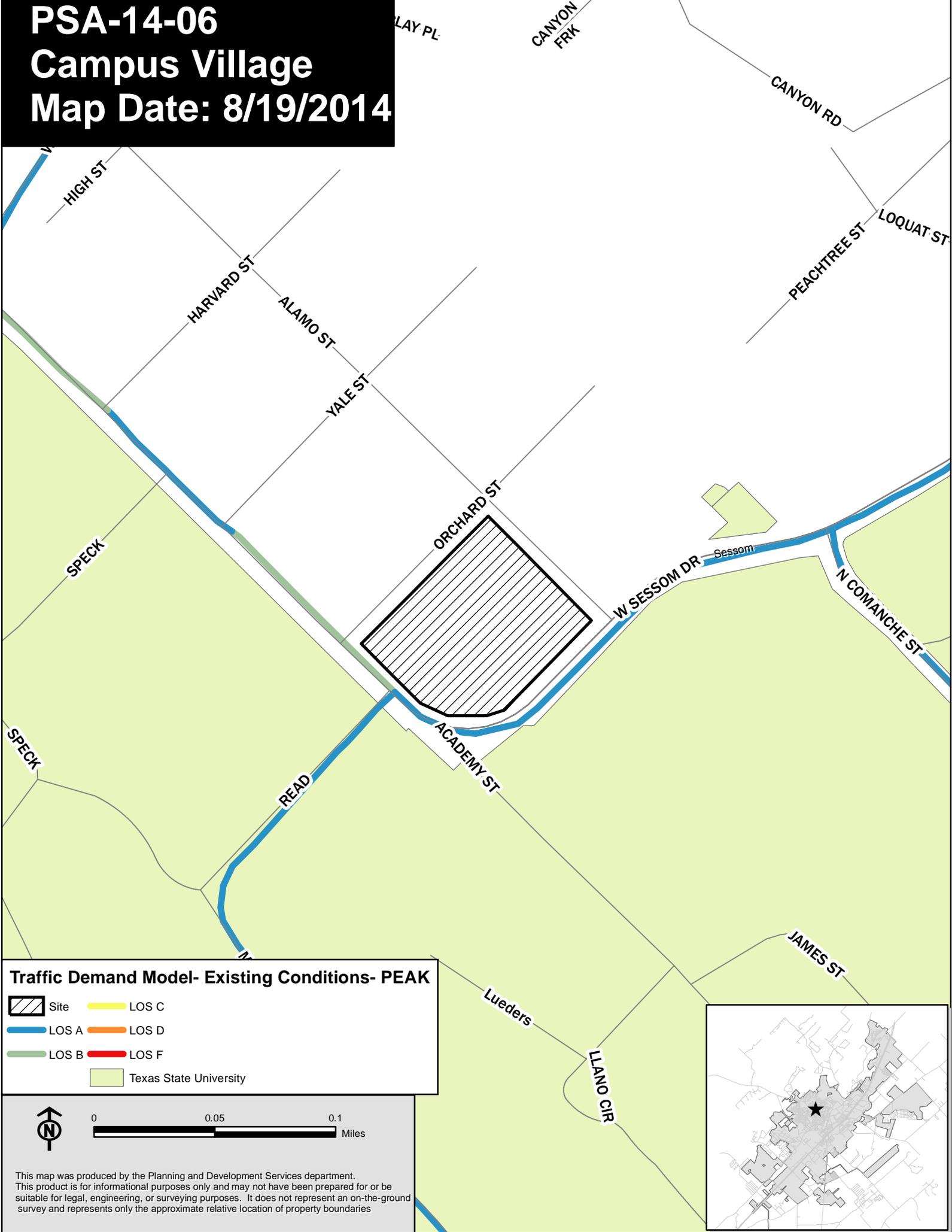
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|  | Site |  | LOS C |
|  | LOS A |  | LOS D |
|  | LOS B |  | LOS F |
|  | Texas State University | | |



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PSA-14-06 Campus Village Map Date: 8/19/2014



Traffic Demand Model- Existing Conditions- PEAK

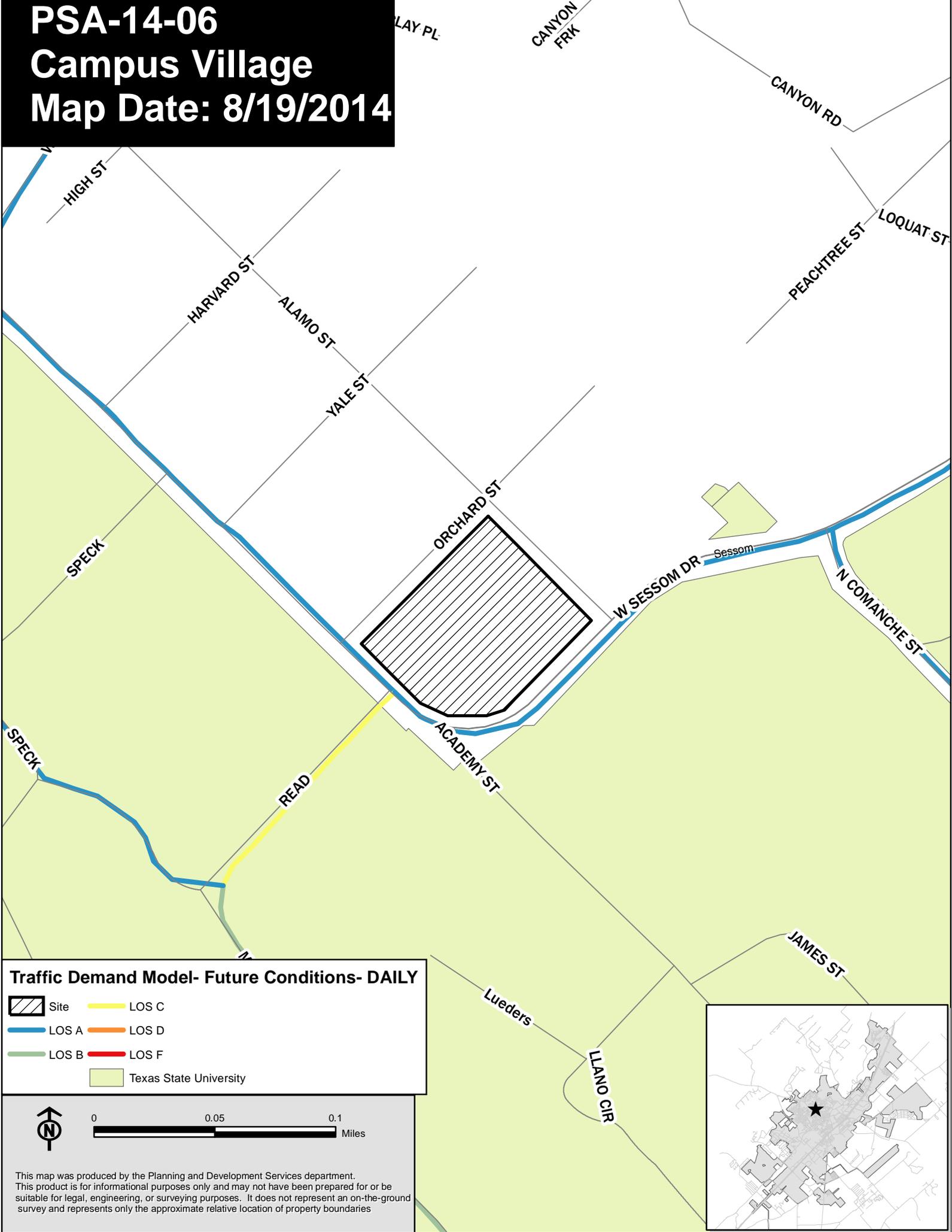
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|---|------------------------|---|-------|
|  | Site |  | LOS C |
|  | LOS A |  | LOS D |
|  | LOS B |  | LOS F |
|  | Texas State University | | |



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PSA-14-06 Campus Village Map Date: 8/19/2014



Traffic Demand Model- Future Conditions- DAILY

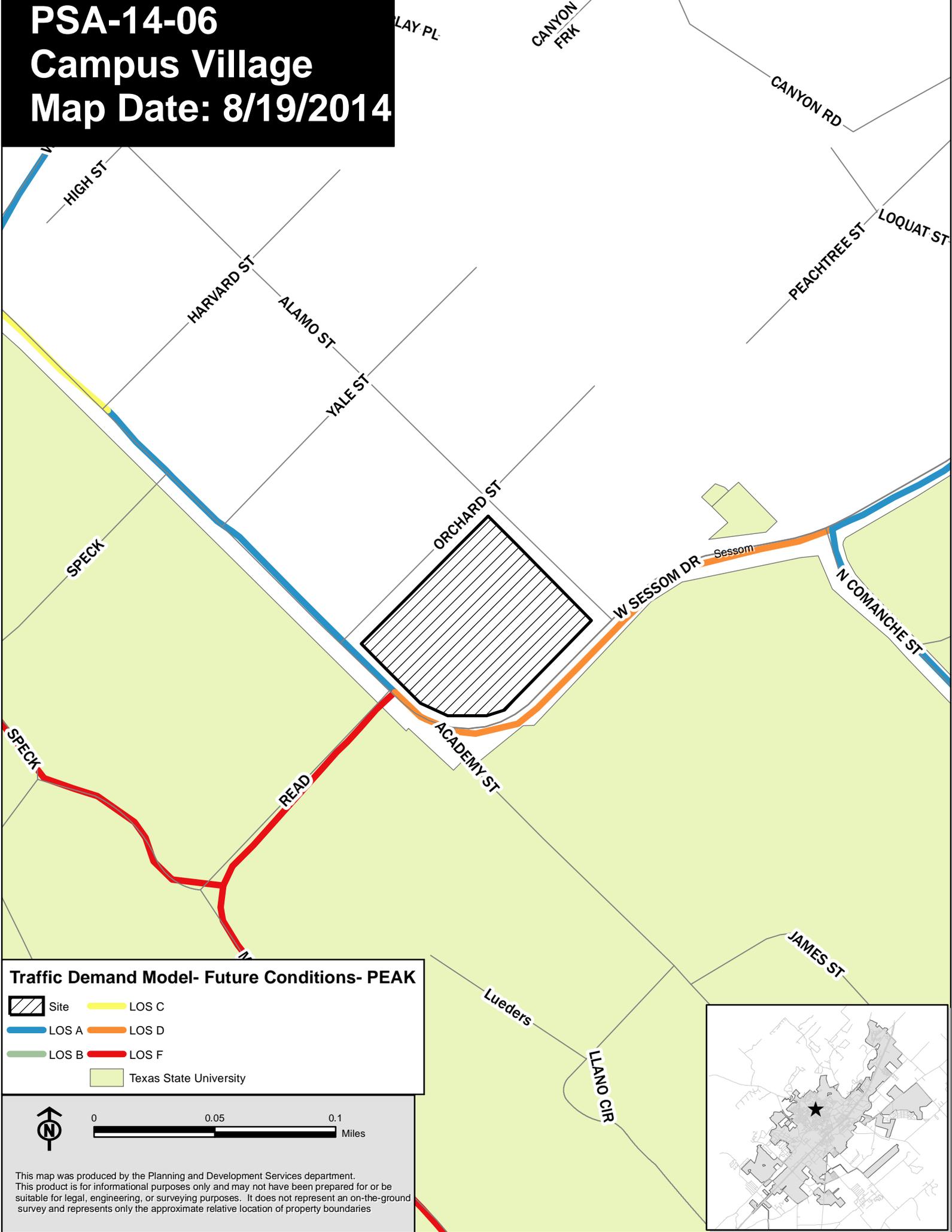
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|---|------------------------|---|-------|
|  | Site |  | LOS C |
|  | LOS A |  | LOS D |
|  | LOS B |  | LOS F |
|  | Texas State University | | |



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PSA-14-06 Campus Village Map Date: 8/19/2014



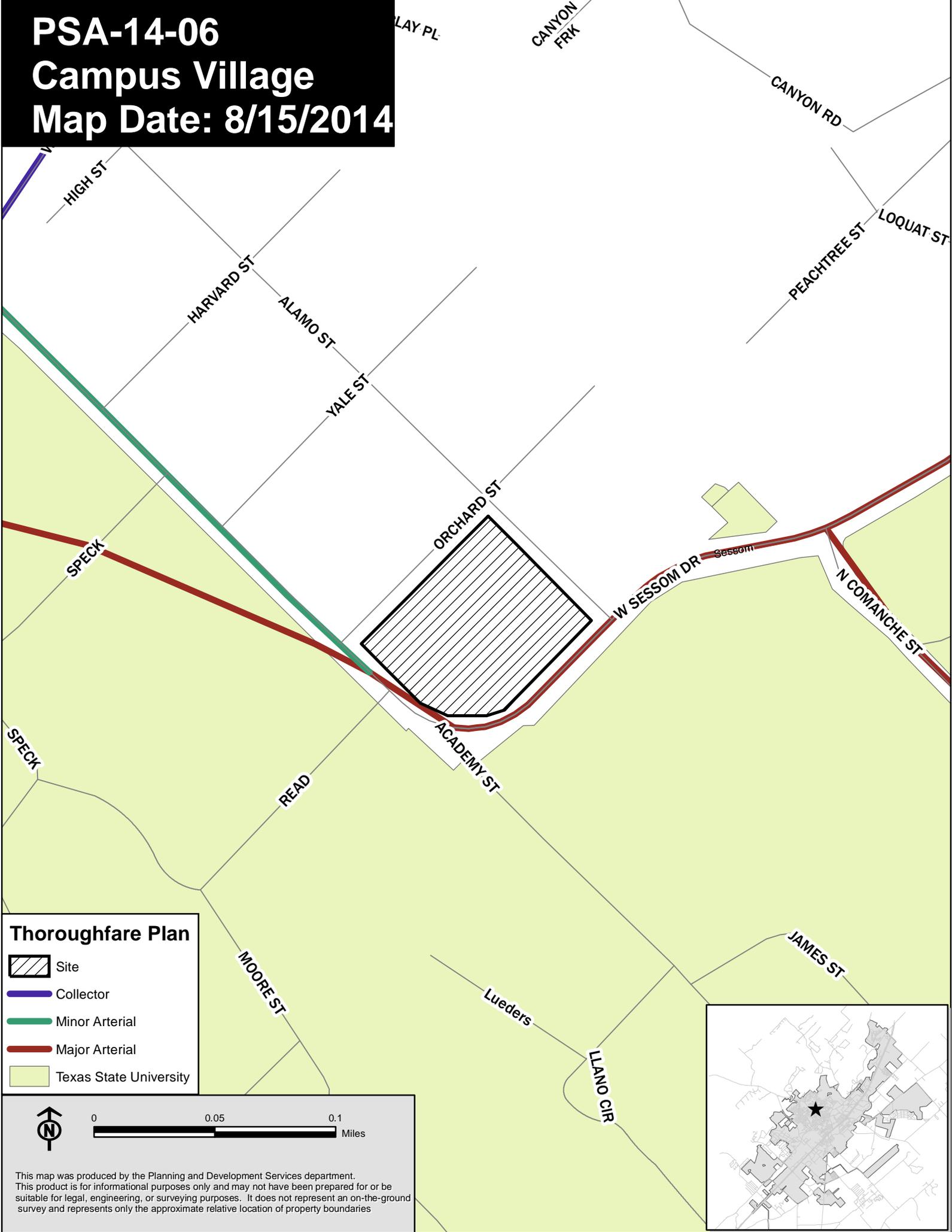
Traffic Demand Model- Future Conditions- PEAK

| | | | |
|---|------------------------|---|-------|
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|  | LOS A |  | LOS D |
|  | LOS B |  | LOS F |
|  | Texas State University | | |



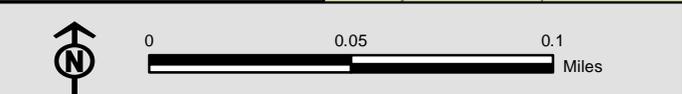
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PSA-14-06 Campus Village Map Date: 8/15/2014



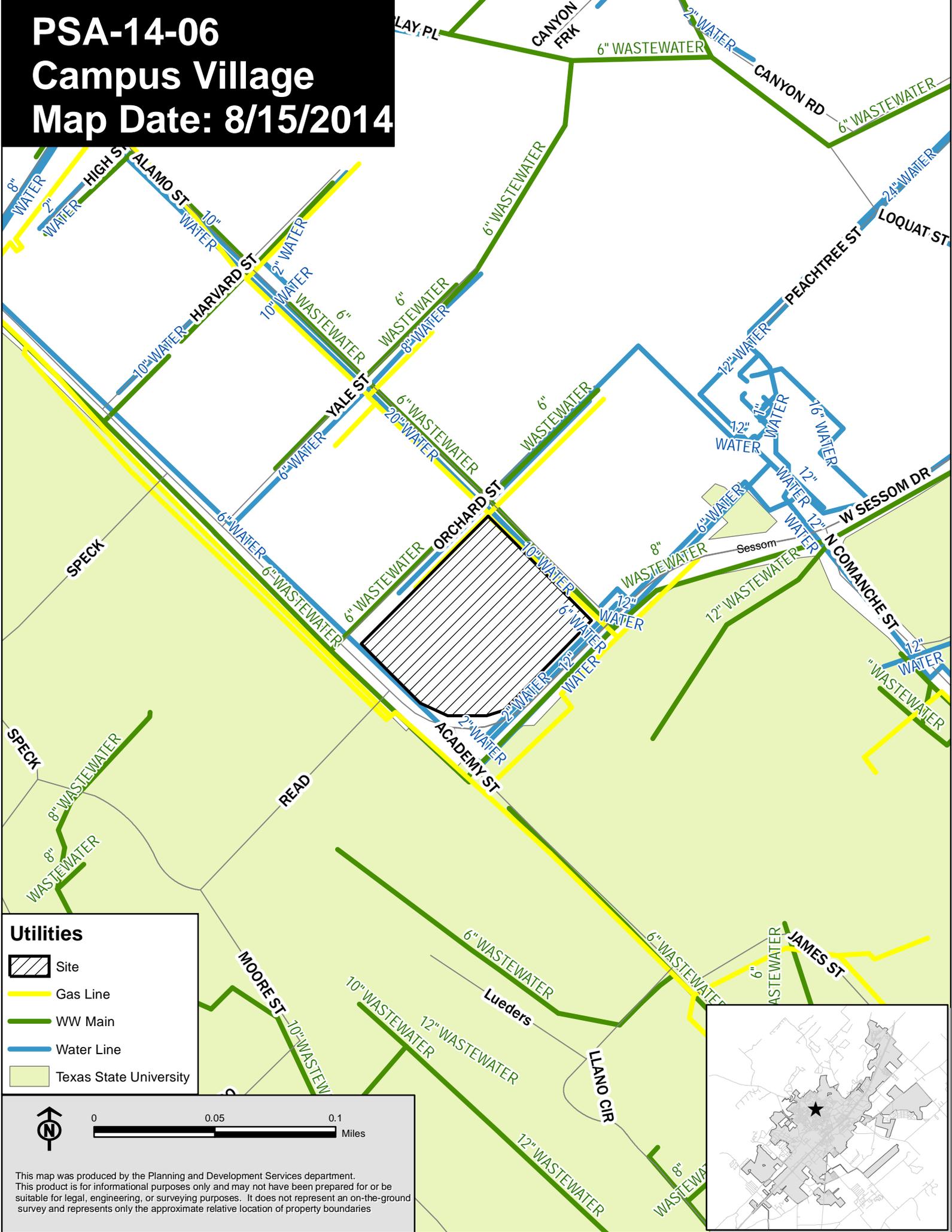
Thoroughfare Plan

-  Site
-  Collector
-  Minor Arterial
-  Major Arterial
-  Texas State University



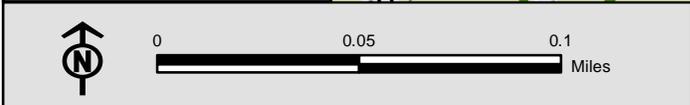
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PSA-14-06 Campus Village Map Date: 8/15/2014

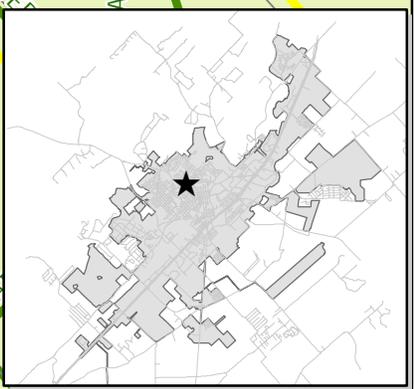


Utilities

-  Site
-  Gas Line
-  WW Main
-  Water Line
-  Texas State University



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City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-693, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX update
- b. Staffing update

Meeting date: January 13, 2015

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: