



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, April 28, 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

1. PC-15-08_02 (Blanco Vista, Tract K-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 34.549 acres, more or less, out of the William Ward League Survey, located west of Royal Oak Boulevard.

PUBLIC HEARINGS

2. CUP-15-06 (Pie Society INC.) Hold a public hearing and consider a request by Chase Katz, Seth Katz, and Benjie Ackerman on behalf of Pie Society INC., for a renewal of a Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 700 N LBJ Drive, Suite 106 & 107.
3. PC-15-05_04 (JaVaStone Acres) Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of JaVaStone Capital Holdings, LLC, for approval of a replat, of 2.42 acres, more or less, establishing JaVaStone Acres, City of San Marcos, Hays County, Texas.
4. Public hearing, staff presentation and discussion on the FY 2016-18 Capital Improvements Program and distribution of 10-year Capital Improvement Project list.

NON-CONSENT AGENDA

5. Discussion and possible action concerning provision of alternate dates or cancellation of the November 24, 2015 and December 22, 2015 regular commission meetings.
6. Development Services Report:
 - a. Code SMTX 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 #: PC-15-08_02, **Version:** 1

AGENDA CAPTION:

PC-15-08_02 (Blanco Vista, Tract K-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 34.549 acres, more or less, out of the William Ward League Survey, located west of Royal Oak Boulevard.

Meeting date: April 28, 2015

Department: Planning and Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

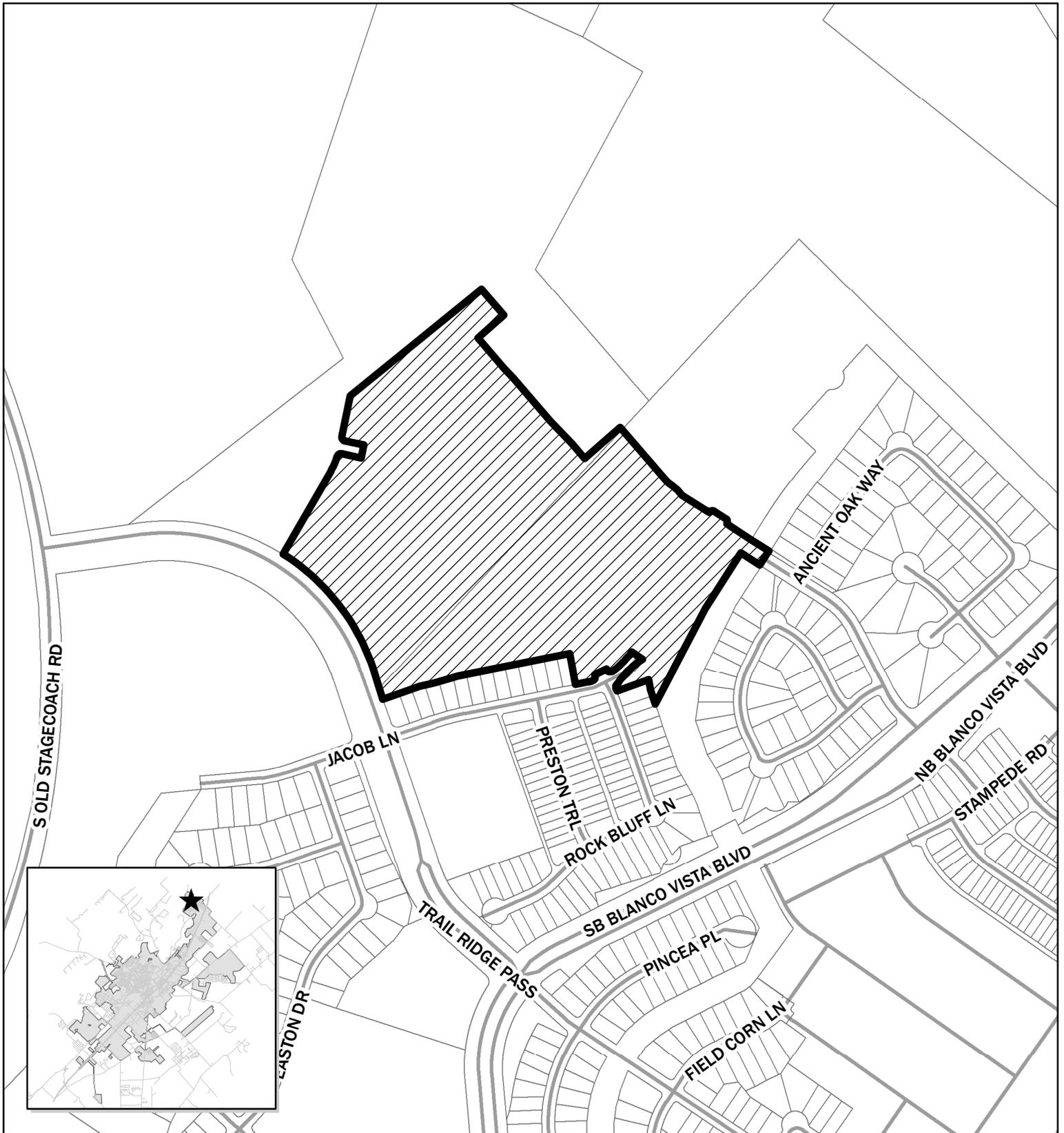
Community Wellness / Strengthen the Middle Class

BACKGROUND:

The subject property is part of the Blanco Vista Planned Development District (PDD). This section is within the single-family portion of the development and provides 119 residential lots, two open space and drainage lots and one park lot. The open space and drainage lots and the park lot will be maintained by the HOA. Three new streets are proposed for construction, Brand Iron Drive, Sawtooth Drive, and Cinkapin Drive.

The proposed preliminary plat meets all the requirements of the Land Development Code and the approved Planned Development District.

Staff recommends **approval** of the plat as submitted.

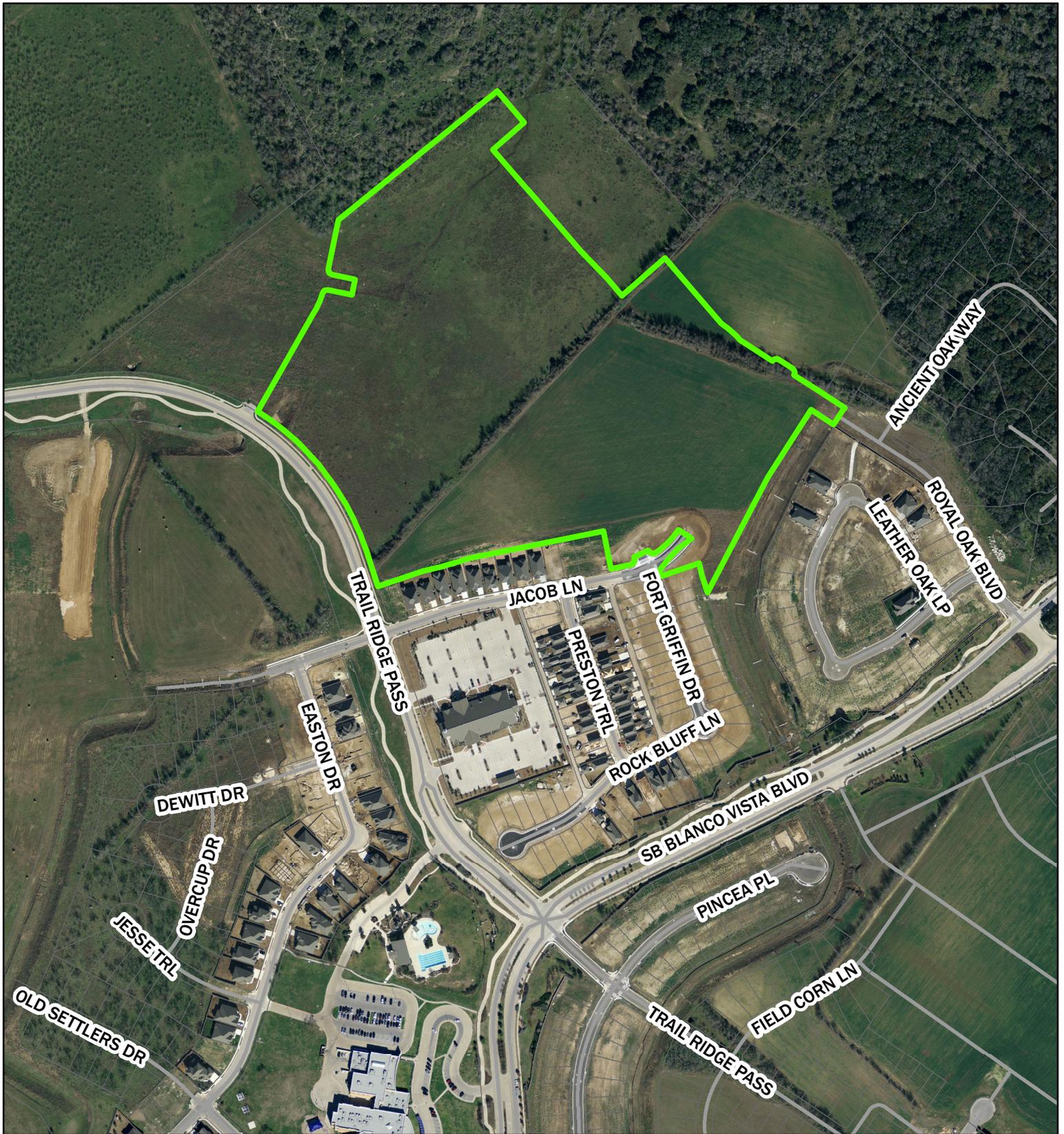


PC-15-08_02
Blanco Vista Tract K-1
Preliminary Plat
Map Date: 4/13/2015

 Site Location



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



PC-15-08_02
Blanco Vista Tract K-1
Preliminary Plat
Map Date: 4/21/2015

 Site Location

0 287.5 575 1,150
 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.

PC-15-08_02 Preliminary Plat, Blanco Vista, Tract K-1



Applicant Information:

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

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

Notification: Notification not required.

**Type & Name of
Subdivision:** Preliminary Plat, Blanco Vista, Tract K-1

Subject Property:

Summary: The subject property is approximately 34.549 acres, more or less, and is located west of Royal Oak Boulevard.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is west of Royal Oak Boulevard and is accessed through multiple streets; Royal Oak Boulevard and Fort Griffin Lane. Four foot sidewalks will be installed on all streets as part of the development of this plat. Three new streets, Cinkapin Drive, Brand Iron Drive and Sawtooth Drive are proposed to be constructed.

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

Planning Department Analysis:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

The subject property is part of the Blanco Vista Planned Development District and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 119 residential lots, two open space and drainage lots and one park lot that will be maintained by the HOA. Three new streets are proposed for construction, Cinkapin Drive, Brand Iron Drive and Sawtooth Drive. The proposed plat is consistent with the PDD. The site is part of the continued build-out of the Blanco Vista subdivision and is not located in floodplain or floodway. Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied, where no Subdivision Concept Plat has been approved for the land subject to the proposed plat:

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

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

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

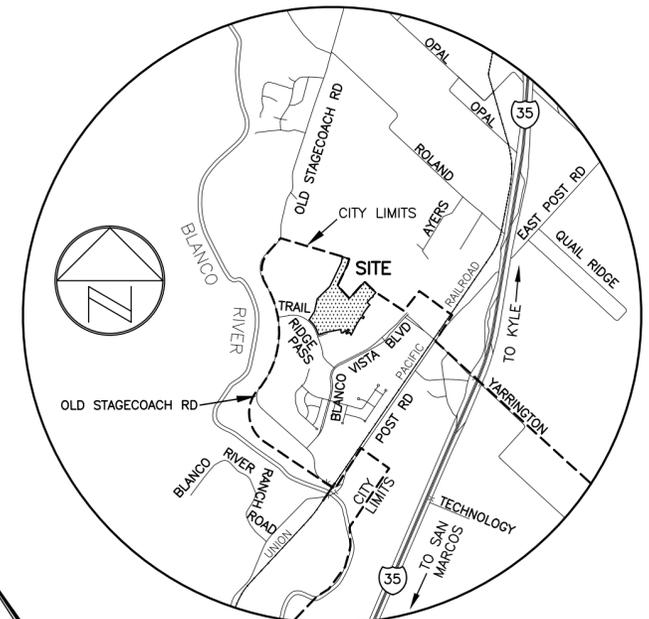
Prepared By:

Alison Brake, CNU-A	Planner	April 8, 2015
Name	Title	Date

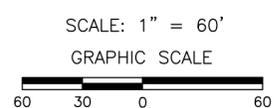
The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Preliminary Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria set in the approval section of the Land Development Code, or statutorily deny (an action that keeps the application "in process") the plat.

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



LOCATION MAP
NOT TO SCALE



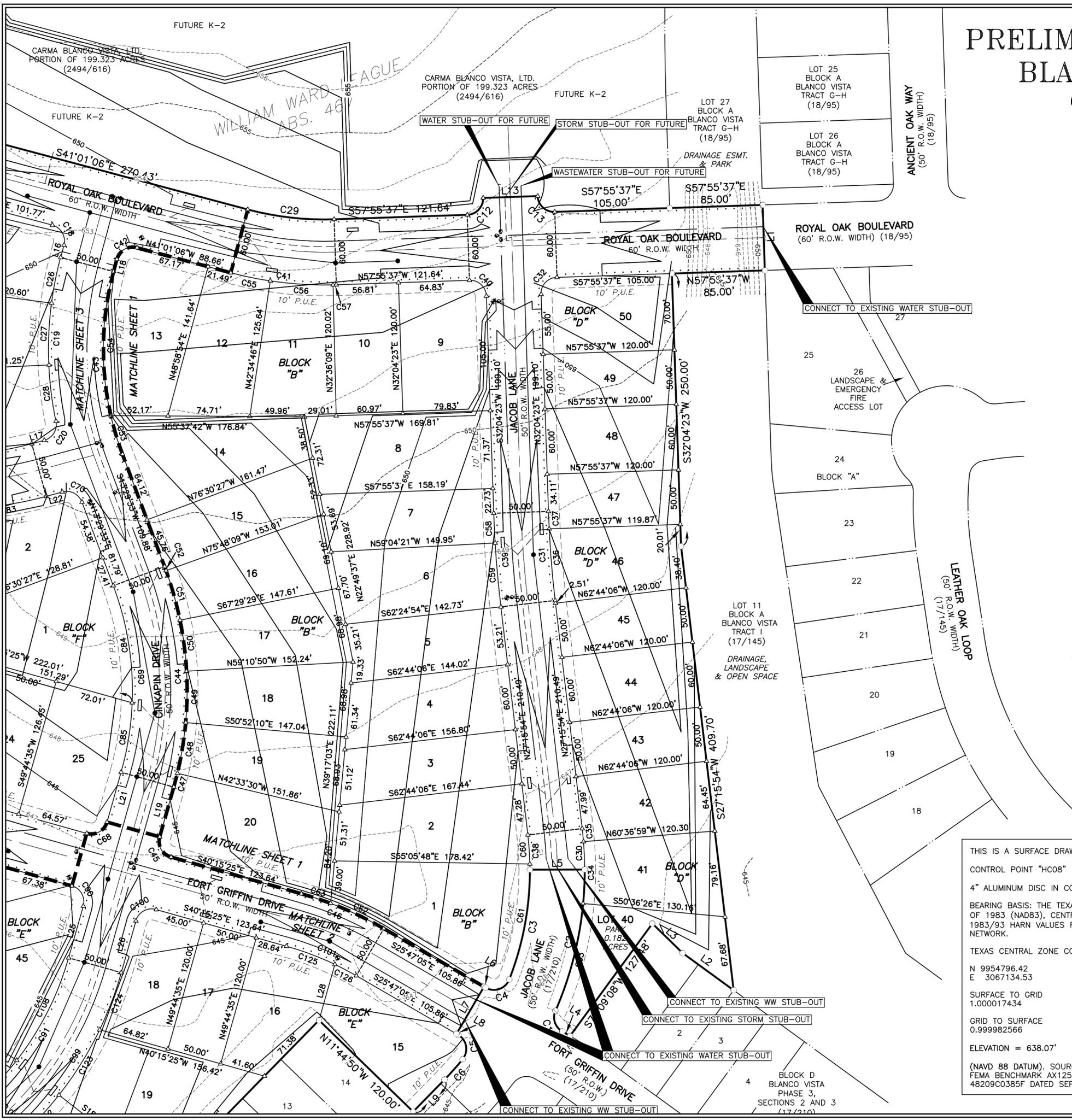
SUBDIVIDER:
CARMA BLANCO VISTA, LLC
9737 GREAT HILLS TRAIL, SUITE 260
AUSTIN, TX 78759
512-391-1341

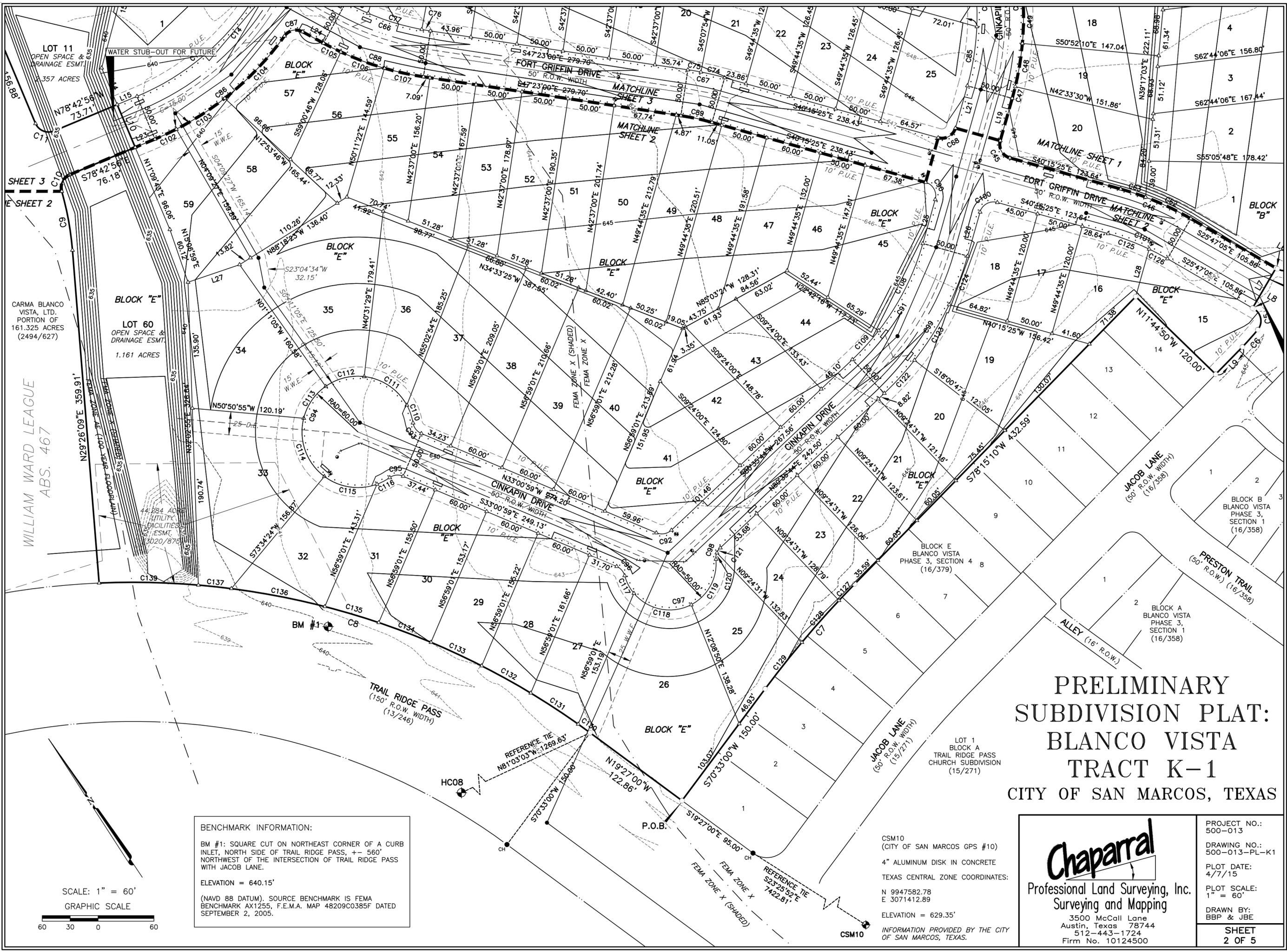
LEGEND	
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
▲	60D NAIL FOUND IN FENCE POST
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
---	SIDEWALK LOCATION
—	MATCHLINE
()	RECORD INFORMATION

THIS IS A SURFACE DRAWING
CONTROL POINT "HC08"
4" ALUMINUM DISC IN CONC. STAMPED "HC08"
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.
TEXAS CENTRAL ZONE COORDINATES:
N 9954796.42
E 3067134.53
SURFACE TO GRID
1.000017434
GRID TO SURFACE
0.999982566
ELEVATION = 638.07'
(NAVD 88 DATUM). SOURCE BENCHMARK IS FEMA BENCHMARK AX1255, F.E.M.A. MAP 48209C0385F DATED SEPTEMBER 2, 2005.

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

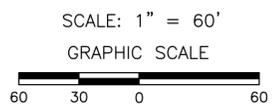
PROJECT NO.:
500-013
DRAWING NO.:
500-013-PL-K1
PLOT DATE:
4/7/15
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
1 OF 5





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

BENCHMARK INFORMATION:
 BM #1: SQUARE CUT ON NORTHEAST CORNER OF A CURB INLET, NORTH SIDE OF TRAIL RIDGE PASS, +- 560' NORTHWEST OF THE INTERSECTION OF TRAIL RIDGE PASS WITH JACOB LANE.
 ELEVATION = 640.15'
 (NAVD 88 DATUM). SOURCE BENCHMARK IS FEMA BENCHMARK AX1255, F.E.M.A. MAP 48209C0385F DATED SEPTEMBER 2, 2005.



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

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

PROJECT NO.: 500-013
DRAWING NO.: 500-013-PL-K1
PLOT DATE: 4/7/15
PLOT SCALE: 1" = 60'
DRAWN BY: BBP & JBE
SHEET 2 OF 5

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



Professional Land Surveying, Inc.
Surveying and Mapping

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

PROJECT NO.:
500-013

DRAWING NO.:
500-013-PL-K1

PLOT DATE:
4/7/15

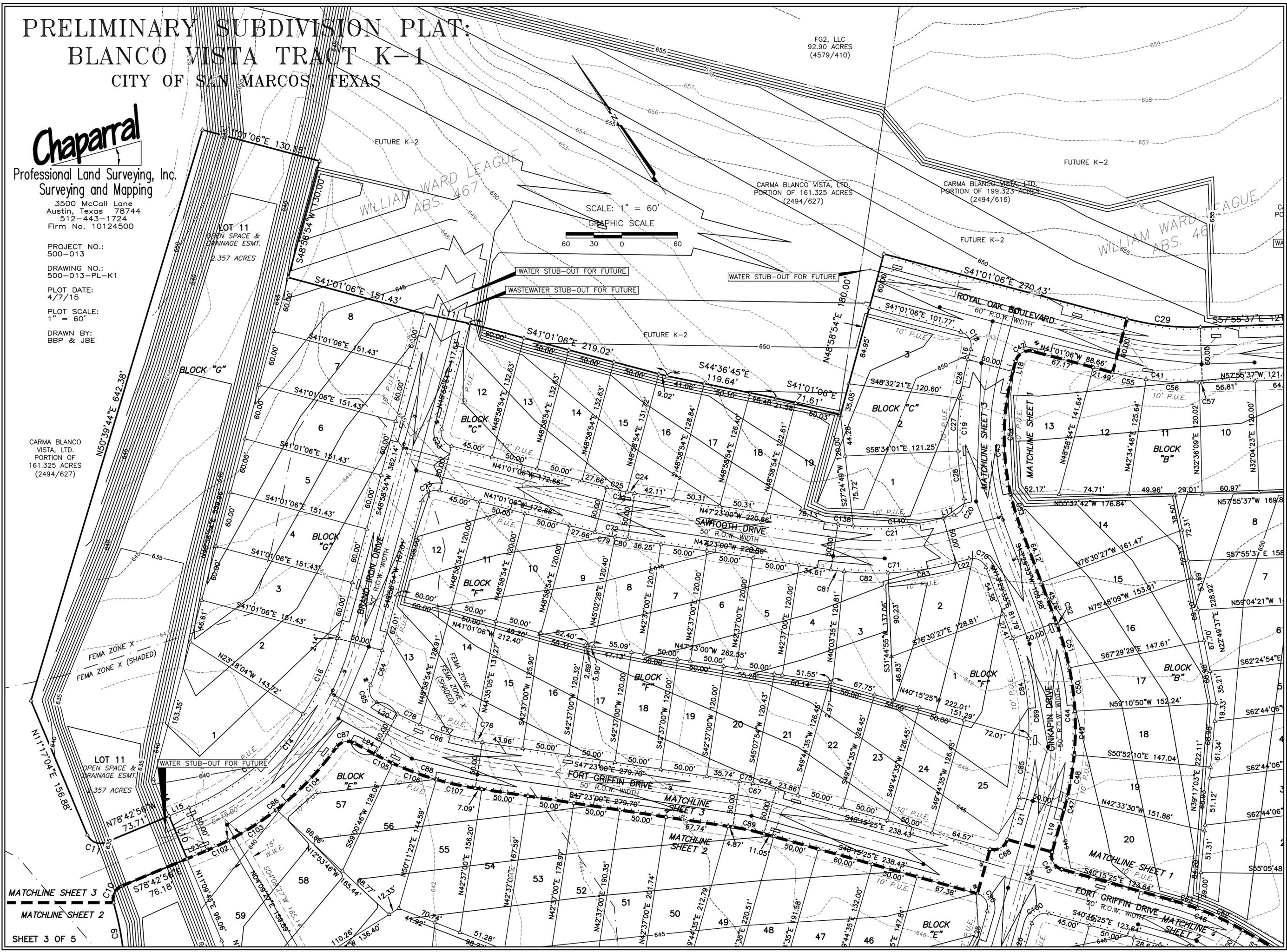
PLOT SCALE:
1" = 60'

DRAWN BY:
BBP & JBE

CARMA BLANCO
VISTA, LTD.
PORTION OF
161.325 ACRES
(2494/627)

FG2, LLC
92.90 ACRES
(4579/410)

SCALE: 1" = 60'
GRAPHIC SCALE



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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	83°14'37"	21.79'	N15°44'52"E	19.93'
C2	325.00'	23°27'47"	133.09'	N45°38'17"E	132.16'
C3	275.00'	21°27'31"	102.99'	S44°38'10"W	102.39'
C4	15.00'	98°51'00"	25.88'	N75°12'35"W	22.79'
C5	15.00'	98°51'00"	25.88'	S23°38'25"W	22.79'
C6	275.00'	5°11'16"	24.90'	S75°39'32"W	24.89'
C7	1105.00'	7°42'10"	148.55'	S74°24'05"W	148.44'
C8	825.00'	39°03'48"	562.47'	N38°58'54"W	551.64'
C9	325.00'	11°23'43"	64.64'	N23°44'18"E	64.53'
C10	15.00'	83°14'37"	21.79'	N59°39'45"E	19.93'
C11	15.00'	89°59'58"	23.56'	N33°42'58"W	21.21'
C12	15.00'	90°00'00"	23.56'	N77°04'23"E	21.21'
C13	15.00'	90°00'00"	23.56'	S12°55'37"E	21.21'
C14	275.00'	52°18'09"	251.03'	S75°07'59"W	242.41'
C16	275.00'	18°42'35"	89.80'	N58°20'12"E	89.40'
C17	275.00'	33°35'35"	161.23'	N84°29'16"E	158.93'
C18	15.00'	90°00'00"	23.56'	S03°58'54"W	21.21'
C19	325.00'	26°42'40"	151.51'	S35°37'34"W	150.15'
C20	15.00'	86°31'56"	22.65'	S65°32'12"W	20.56'
C21	275.00'	23°48'49"	114.30'	N59°17'25"W	113.48'
C22	275.00'	6°21'54"	30.55'	N44°12'03"W	30.53'
C23	15.00'	90°00'00"	23.56'	N03°58'54"E	21.21'
C24	275.00'	1°42'19"	8.18'	S46°31'51"E	8.18'
C25	275.00'	4°39'35"	22.37'	S43°20'53"E	22.36'
C26	325.00'	7°31'15"	42.66'	S45°13'17"W	42.63'
C27	325.00'	10°01'40"	56.88'	S36°26'49"W	56.81'
C28	325.00'	9°09'45"	51.97'	S26°51'07"W	51.92'
C29	270.00'	16°54'31"	79.68'	S49°28'21"E	79.39'
C30	325.00'	6°38'30"	37.67'	N30°35'09"E	37.65'
C31	975.00'	4°48'29"	81.82'	N29°40'09"E	81.80'
C32	15.00'	90°00'00"	23.56'	N77°04'23"E	21.21'
C33	325.00'	17°58'37"	101.97'	N48°22'52"E	101.55'
C34	325.00'	10°00'32"	56.77'	N34°23'18"E	56.70'
C35	325.00'	2°07'07"	12.02'	N28°19'28"E	12.02'
C36	975.00'	0°08'50"	2.51'	S27°15'54"W	2.51'
C37	975.00'	3°52'28"	65.93'	S29°12'08"W	65.92'
C38	275.00'	6°38'30"	31.88'	N30°35'09"E	31.86'
C39	1025.00'	4°48'29"	86.02'	N29°40'09"E	85.99'
C40	15.00'	90°00'00"	23.56'	N12°55'37"W	21.21'
C41	330.00'	16°54'31"	97.39'	N49°28'21"W	97.03'
C42	15.00'	90°00'00"	23.56'	N86°01'06"W	21.21'
C43	275.00'	35°29'21"	170.34'	S31°14'14"W	167.63'
C44	325.00'	36°15'02"	205.62'	S31°37'04"W	202.21'
C45	15.00'	90°00'00"	23.56'	S04°44'35"W	21.21'
C46	325.00'	14°28'20"	82.09'	S33°01'15"E	81.87'
C47	325.00'	2°18'05"	13.05'	N48°35'32"E	13.05'
C48	325.00'	8°18'40"	47.14'	N43°17'10"E	47.10'
C49	325.00'	8°18'40"	47.14'	N34°58'30"E	47.10'
C50	325.00'	8°18'40"	47.14'	N26°39'50"E	47.10'
C51	325.00'	8°18'40"	47.14'	N18°21'11"E	47.10'
C52	325.00'	0°42'18"	4.00'	N13°50'42"E	4.00'
C53	275.00'	7°42'36"	37.01'	S17°20'51"W	36.98'
C54	275.00'	27°46'45"	133.33'	S35°05'32"W	132.03'
C55	330.00'	6°24'08"	36.87'	S44°13'10"E	36.85'
C56	330.00'	9°58'38"	57.46'	S52°24'32"E	57.39'
C57	330.00'	0°31'46"	3.05'	S57°39'44"E	3.05'
C58	1025.00'	1°31'28"	27.27'	S31°18'39"W	27.27'
C59	1025.00'	3°17'01"	58.74'	S28°54'25"W	58.74'
C60	275.00'	5°33'21"	26.67'	N30°02'35"E	26.66'
C61	275.00'	22°32'40"	108.21'	N44°05'35"E	107.51'
C62	325.00'	9°30'26"	53.93'	N30°32'18"W	53.87'
C63	325.00'	4°57'54"	28.16'	N37°46'28"W	28.15'
C64	325.00'	6°57'38"	39.48'	S52°27'43"W	39.46'
C65	15.00'	83°14'37"	21.79'	S14°19'14"W	19.93'
C66	275.00'	20°04'55"	96.39'	S37°20'32"E	95.89'
C67	325.00'	7°07'35"	40.42'	S43°49'13"E	40.40'
C68	15.00'	90°00'00"	23.56'	S85°15'25"E	21.21'
C69	275.00'	36°15'02"	173.99'	N31°37'04"E	171.10'
C70	15.00'	84°41'23"	22.17'	N28°51'08"W	20.21'
C71	325.00'	23°48'49"	135.08'	N59°17'25"W	134.11'
C72	325.00'	6°21'54"	36.10'	N44°12'03"W	36.09'
C73	15.00'	90°00'00"	23.56'	N86°01'06"W	21.21'
C74	325.00'	4°36'41"	26.16'	N42°33'45"W	26.15'
C75	325.00'	2°30'54"	14.27'	N46°07'33"W	14.27'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C76	275.00'	1°58'05"	9.45'	S46°23'58"E	9.45'
C77	275.00'	12°32'46"	60.22'	S39°08'32"E	60.10'
C78	275.00'	5°34'05"	26.72'	S30°05'07"E	26.71'
C79	325.00'	3°56'26"	22.35'	S42°59'19"E	22.35'
C80	325.00'	2°25'28"	13.75'	S46°10'16"E	13.75'
C81	325.00'	2°33'25"	14.50'	S48°39'43"E	14.50'
C82	325.00'	8°18'40"	47.14'	S54°05'45"E	47.10'
C83	325.00'	12°56'45"	73.43'	S64°43'27"E	73.28'
C84	275.00'	22°47'22"	109.38'	N24°53'14"E	108.66'
C85	275.00'	13°27'40"	64.61'	N43°00'45"E	64.46'
C86	325.00'	31°49'46"	180.55'	N85°22'11"E	178.23'
C87	15.00'	83°14'37"	21.79'	S68°55'23"E	19.93'
C88	325.00'	20°04'55"	113.91'	S37°20'32"E	113.33'
C89	275.00'	7°07'35"	34.20'	S43°49'13"E	34.18'
C90	15.00'	90°00'00"	23.56'	S04°44'35"W	21.21'
C91	275.00'	30°51'09"	148.08'	S65°10'10"W	146.30'
C92	15.00'	66°23'17"	17.38'	N66°12'37"W	16.42'
C93	15.00'	57°46'09"	15.12'	N04°07'55"W	14.49'
C94	60.00'	295°32'17"	309.49'	S56°59'01"W	64.00'
C95	15.00'	57°46'09"	15.12'	S61°54'03"E	14.49'
C96	15.00'	52°01'12"	13.62'	S07°00'23"E	13.16'
C97	50.00'	170°25'41"	148.73'	S66°12'37"E	99.65'
C98	15.00'	52°01'12"	13.62'	N54°35'08"E	13.16'
C99	325.00'	30°51'09"	175.01'	N65°10'10"E	172.90'
C100	15.00'	90°00'00"	23.56'	S85°15'25"E	21.21'
C101	275.00'	14°28'20"	69.46'	S33°01'15"E	69.28'
C102	325.00'	4°28'53"	25.42'	S80°57'23"E	25.41'
C103	325.00'	10°53'45"	61.81'	S88°38'42"E	61.71'
C104	325.00'	16°27'07"	93.32'	N77°40'51"E	93.00'
C105	325.00'	3°41'09"	20.91'	S29°08'39"E	20.90'
C106	325.00'	8°49'24"	50.05'	S35°23'56"E	50.00'
C107	325.00'	7°34'22"	42.96'	S43°35'49"E	42.92'
C108	275.00'	22°03'26"	105.87'	N60°46'18"E	105.21'
C109	275.00'	8°47'43"	42.21'	N76°11'53"E	42.17'
C110	60.00'	19°30'07"	20.42'	N15°00'06"E	20.32'
C111	60.00'	54°43'34"	57.31'	N22°06'44"W	55.16'
C112	60.00'	41°42'34"	43.68'	N70°19'48"W	42.72'
C113	60.00'	40°36'50"	42.53'	S68°30'30"W	41.65'
C114	60.00'	67°21'20"	70.53'	S14°31'25"W	66.54'
C115	60.00'	56°48'29"	59.49'	S47°33'30"E	57.08'
C116	60.00'	14°49'23"	15.52'	S83°22'26"E	15.48'
C117	50.00'	24°43'14"	21.57'	S06°38'36"W	21.41'
C118	50.00'	77°52'30"	67.96'	S44°39'16"E	62.85'
C119	50.00'	67°49'57"	59.20'	N62°29'31"E	55.80'
C120	15.00'	27°06'31"	7.10'	S42°07'47"W	7.03'
C121	15.00'	24°54'42"	6.52'	S68°08'24"W	6.47'
C122	325.00'	8°31'20"	48.34'	N76°20'05"E	48.30'
C123	325.00'	12°26'59"	70.62'	N65°50'55"E	70.48'
C124	325.00'	9°52'50"	56.05'	N54°41'00"E	55.98'
C125	275.00'	9°50'51"	47.27'	N35°19'59"W	47.21'
C126	275.00'	4°37'28"	22.20'	N28°05'49"W	22.19'
C127	1105.00'	1°16'08"	24.47'	S77°37'06"W	24.47'
C128	1105.00'	3°07'27"	60.25'	S75°25'19"W	60.25'
C129	1105.00'	3°18'35"	63.83'	S72°12'18"W	63.82'
C130	825.00'	1°06'04"	15.85'	N20°00'02"W	15.85'
C131	825.00'	4°14'13"	61.01'	N22°40'10"W	60.99'
C132	825.00'	4°11'31"	60.36'	N26°53'01"W	60.35'
C133	825.00'	4°10'13"	60.05'	N31°03'53"W	60.03'
C134	825.00'	4°10'16"	60.06'	N35°14'08"W	60.05'
C135	825.00'	4°11'39"	60.39'	N39°25'05"W	60.38'
C136	825.00'	7°06'33"	102.36'	N45°04'10"W	102.30'
C137	825.00'	2°28'38"	35.67'	N49°51'46"W	35.67'
C138	275.00'	3°28'22"	16.67'	S49°07'11"E	16.67'
C139	825.00'	7°24'43"	106.73'	N54°48'27"W	106.65'
C140	275.00'	20°20'27"	97.63'	N61°01'36"W	97.12'

STREET SUMMARY	
ROYAL OAK BOULEVARD	751 L.F.
JACOB LANE	618 L.F.
CINKAPIN DRIVE	1538 L.F.
SAWTOOTH DRIVE	643 L.F.
BRAND IRON DRIVE	663 L.F.
FORT GRIFFIN DRIVE	1109 L.F.

LOT SUMMARY	
RIGHT-OF-WAY	6.302 ACRES
S.F. LOTS (119)	24.564 ACRES
OPEN SPACE AND D.E. (2)	3.518 ACRES
PARK (1)	0.182 ACRES
TOTAL	34.566 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°04'23"W	60.00'
L2	N19°50'52"W	57.72'
L3	N11°44'50"W	38.64'
L4	N25°52'27"W	8.11'
L5	N56°05'36"W	50.00'
L6	N25°47'05"W	1.76'
L7	S64°12'55"W	50.00'
L8	S25°47'05"E	1.76'
L9	S78°15'10"W	41.06'
L10	N11°09'43"E	50.00'
L11	S43°52'50"E	50.06'
L13	S57°55'37"E	50.00'
L14	N11°09'43"E	42.91'
L15	N78°42'56"W	23.11'
L16	N48°58'54"E	11.63'
L17	N71°11'50"W	11.82'
L18	S48°58'54"W	11.63'
L19	S49°44'35"W	47.43'
L20	S27°18'05"E	25.56'
L21	N49°44'35"E	47.43'
L22	N71°11'50"W	15.26'
L23	S78°42'56"E	23.00'
L24	S27°18'05"E	25.56'
L25	S49°44'35"W	49.23'
L26	N49°44'35"E	49.23'
L27	N74°53'01"W	58.55'
L28	N49°44'35"E	53.22'

TABLE OF LAND USES	
LOT 11, BLOCK G	OPEN SPACE AND DRAINAGE EASEMENT
LOT 60, BLOCK E	OPEN SPACE AND DRAINAGE EASEMENT
LOT 40, BLOCK D	PARK
ALL OTHER LOTS	SINGLE FAMILY

TOTAL NO. OF LOTS = 122 CURRENT ZONING: P.D.D.
TOTAL NO. OF S.F. LOTS = 119 CURRENT TRACT: "TRACT K"



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

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

PROJECT NO.:
500-013

DRAWING NO.:
500-013-PL-K1

PLOT DATE:
4/7/15

PLOT SCALE:
1" = 60'

DRAWN BY:
BBP & JBE

SHEET
4 OF 5

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

METES AND BOUNDS DESCRIPTION

WHEREAS, CARMA BLANCO VISTA, LLC (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD. AND CARPER-CARMA PROPERTIES NO. 1, LTD.) IS THE OWNER OF 34.566 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 199.323 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 25, 2004 AND RECORDED IN VOLUME 2494, PAGE 616 AND A PORTION OF A 161.325 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627, BOTH OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 34.566 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Trail Ridge Pass (150' right-of-way width) as shown on Blanco Vista Phase 1-2, Sections 1, 2, and Infrastructure Improvements, a subdivision of record in Volume 13, Page 246 of the Plat Records of Hays County, Texas, being the northwest corner of Lot 1, Block E, Blanco Vista Phase 3, Section 4, a subdivision of record in Volume 16, Page 379 of the Plat Records of Hays County, Texas, from which a 1/2" rebar with "Chaparral" cap found at the intersection of the northeast right-of-way line of Trail Ridge Pass and the north right-of-way line of Jacob Lane (50' right-of-way width) as shown on Trail Ridge Pass Church Subdivision, a subdivision of record in Volume 15, Page 271 of the Plat Records of Hays County, Texas, being also in the southwest line of said Lot 1, Block E, bears South 19°27'00" East, a distance of 95.00 feet;

THENCE with the northeast right-of-way line of Trail Ridge Pass and crossing the said 199.323 acre tract and 161.325 acre tract, the following two (2) courses and distances:

1. North 19°27'00" West, a distance of 122.86 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 825.00 feet, a delta angle of 39°03'48", an arc length of 562.47 feet, and a chord which bears North 38°58'54" West, a distance of 551.64 feet to a calculated point;

THENCE crossing the said 199.323 acre tract and 161.325 acre tract, the following twenty-four (24) courses and distances:

1. North 29°26'09" East, a distance of 359.91 feet to a calculated point;
2. With a curve to the left, having a radius of 325.00 feet, a delta angle of 11°23'43", an arc length of 64.64 feet, and a chord which bears North 23°44'18" East, a distance of 64.53 feet to a calculated point;
3. With a curve to the right, having a radius of 15.00 feet, a delta angle of 83°14'37", an arc length of 21.79 feet, and a chord which bears North 59°39'45" East, a distance of 19.93 feet to a calculated point;
4. South 78°42'56" East, a distance of 76.18 feet to a calculated point;
5. North 11°09'43" East, a distance of 50.00 feet to a calculated point;
6. North 78°42'56" West, a distance of 73.71 feet to a calculated point;
7. With a curve to the right, having a radius of 15.00 feet, a delta angle of 89°59'58", an arc length of 23.56 feet, and a chord which bears North 33°42'58" West, a distance of 21.21 feet to a calculated point;
8. North 11°17'04" East, a distance of 156.88 feet to a calculated point;
9. North 50°39'44" East, a distance of 642.38 feet to a calculated point;
10. South 41°01'06" East, a distance of 130.15 feet to a calculated point;
11. South 48°58'54" West, a distance of 130.00 feet to a calculated point;
12. South 41°01'06" East, a distance of 151.43 feet to a calculated point;
13. South 43°52'50" East, a distance of 50.06 feet to a calculated point;
14. South 41°01'06" East, a distance of 219.02 feet to a calculated point;
15. South 44°36'45" East, a distance of 119.64 feet to a calculated point;
16. South 41°01'06" East, a distance of 71.61 feet to a calculated point;
17. North 48°58'54" East, a distance of 180.00 feet to a calculated point;
18. South 41°01'06" East, a distance of 270.43 feet to a calculated point;

19. With a curve to the left, having a radius of 270.00 feet, a delta angle of 16°54'31", an arc length of 79.68 feet, and a chord which bears South 49°28'21" East, a distance of 79.39 feet to a calculated point;
20. South 57°55'37" East, a distance of 121.64 feet to a calculated point;

21. With a curve to the left, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 77°04'23" East, a distance of 21.21 feet to a calculated point;

22. South 57°55'37" East, a distance of 50.00 feet to a calculated point;

23. With a curve to the left, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears South 12°55'37" East, a distance of 21.21 feet to a calculated point;

24. South 57°55'37" East, a distance of 105.00 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of Lot 27, Block A, Blanco Vista Tract G-H, a subdivision of record in Volume 18, Page 95 of the Plat Records of Hays County, Texas;

THENCE South 57°55'37" East crossing the said 199.323 acre tract and with the southwest line of said Lot 27, a distance of 85.00 feet to a 1/2" rebar with "Chaparral" cap set for the northernmost termination of Royal Oak Boulevard (60' right-of-way width) as shown on said Blanco Vista Tract G-H;

THENCE South 32°04'23" West crossing the said 199.323 acre tract and with the northwest termination of Royal Oak Boulevard, a distance of 60.00 feet 1/2" rebar with "Chaparral" cap set for the westernmost termination of Royal Oak Boulevard, being the northernmost corner of Lot 25, Block A, Blanco Vista Tract I, a subdivision of record in Volume 17, Page 145 of the Plat Records of Hays County, Texas, being also the northeast corner of Lot 11, Block A, of said Blanco Vista Tract I;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Lot 11, the following three (3) courses and distances:

1. North 57°55'37" West, a distance of 85.00 feet to a 1/2" rebar with "Chaparral" cap set for the northernmost corner of said Lot 11;
2. South 32°04'23" West, a distance of 250.00 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 27°15'54" West, a distance of 409.70 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of said Lot 11, being the easternmost corner of Lot 2, Block D, Blanco Vista Phase 3, Sections 2 and 3, a subdivision of record in Volume 17, Page 210 of the Plat Records of Hays County, Texas;

THENCE crossing the said 199.323 acre tract and with the perimeter of Lots 1-2, Block D, of said Blanco Vista Phase 3, Sections 2 and 3, the following three (3) courses and distances:

1. North 19°50'52" West, a distance of 57.72 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 11°44'50" West, a distance of 38.64 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 70°09'08" West, a distance of 127.48 feet to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Fort Griffin Drive (50' right-of-way width) as shown on said Blanco Vista Phase 3, Sections 2 and 3, being the westernmost corner of Lot 1, Block D, of said Blanco Vista Phase 3, Sections 2 and 3;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Blanco Vista Phase 3, Sections 2 and 3, same being the perimeter of Fort Griffin Drive and Jacob Lane, the following twelve (12) courses and distances:

1. North 25°52'27" West, a distance of 8.11 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 83°14'37", an arc length of 21.79 feet, and a chord which bears North 15°44'52" East, a distance of 19.93 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 325.00 feet, a delta angle of 23°27'47", an arc length of 133.09 feet, and a chord which bears North 45°38'17" East, a distance of 132.16 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 56°05'36" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
5. With a curve to the right, having a radius of 275.00 feet, a delta angle of 21°27'31", an arc length of 102.99 feet, and a chord which bears South 44°38'10" West, a distance of 102.39 feet to a 1/2" rebar with "Chaparral" cap set;
6. With a curve to the right, having a radius of 15.00 feet, a delta angle of 98°51'00", an arc length of 25.88 feet, and a chord which bears North 75°12'35" West, a distance of 22.79 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 25°47'05" West, a distance of 1.76 feet to a 1/2" rebar with "Chaparral" cap set;
8. South 64°12'55" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 25°47'05" East, a distance of 1.76 feet to a 1/2" rebar with "Chaparral" cap set;
10. With a curve to the right, having a radius of 15.00 feet, a delta angle of 98°51'00", an arc length of 25.88 feet, and a chord which bears South 23°38'25" West, a distance of 22.79 feet to a 1/2" rebar with "Chaparral" cap set;
11. With a curve to the right, having a radius of 275.00 feet, a delta angle of 05°11'16", an arc length of 24.90 feet, and a chord which bears South 75°39'32" West, a distance of 24.89 feet to a 1/2" rebar with "Chaparral" cap set;
12. South 78°15'10" West, a distance of 41.06 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 14, Block E, of said Blanco Vista Phase 3, Section 4;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Blanco Vista Phase 3, Section 4, the following four (4) courses and distances:

1. North 11°44'50" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of said Lot 14;
2. South 78°15'10" West, a distance of 432.59 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 1105.00 feet, a delta angle of 07°42'10", an arc length of 148.55 feet, and a chord which bears South 74°24'05" West, a distance of 148.44 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 70°33'00" West, a distance of 150.00 feet to the POINT OF BEGINNING, containing 34.566 Acres of land, more or less.

PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011-37, APPROVED AUGUST 16, 2011, AMENDED JULY 17, 2012, ORD. 2012-33.
2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.
4. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS-OF-WAY OF ROYAL OAK BOULEVARD, JACOB LANE, CINKAPIN DRIVE, SAWTOOTH DRIVE, BRAND IRON DRIVE, AND FORT GRIFFIN DRIVE.
5. SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ROYAL OAK BOULEVARD, JACOB LANE, CINKAPIN DRIVE, SAWTOOTH DRIVE, BRAND IRON DRIVE, AND FORT GRIFFIN DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT K" WITHIN THE BLANCO VISTA PDD STANDARDS.
8. NEITHER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY NOR BUILDING AND SITE CONSTRUCTION PERMITS (OTHER THAN MODEL HOMES) SHALL OCCUR PRIOR TO THE FILING OF THIS PLAT AND ACCEPTANCE OF ASSOCIATED INFRASTRUCTURE.
9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLANCO VISTA", AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN VOLUME 3062, PAGE 327 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
10. THIS PROPERTY IS LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE.
11. THE BLANCO VISTA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE, PARK AND DRAINAGE LOTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE BEN EARLY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON SEPTEMBER 29, 2014 AND THE CORNER MONUMENTS SHOWN AS CALCULATED POINTS HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
(Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)*

JOE BEN EARLY, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 6016
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
512-443-1724
FIRM NO. 10124500

ENGINEER'S CERTIFICATION:

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

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

A PORTION OF OPEN-SPACE AND DRAINAGE EASEMENT LOT 60, BLOCK "E" FALLS WITHIN THE 100 YEAR FLOODPLAIN SHOWN ON FIRM PANEL 48209C0385F.

CHARLES STEINMAN, P.E. #64410,
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377

 <p style="font-size: small;">3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.: 500-013
	DRAWING NO.: 500-013-PL-K1
	PLOT DATE: 4/7/15
	PLOT SCALE: 1" = 60'
	DRAWN BY: BBP & JBE
	SHEET 5 OF 5

TRACT K-1

PC-15 - 08-02

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>CSF CIVIL GROUP</u>	<u>BROOKFIELD RESIDENTIAL</u>
Mailing Address	<u>3636 EXECUTIVE COURT DR</u>	<u>9737 GREAT HILLS TRAIL</u>
	<u>SUITE 209</u>	<u>SUITE 260</u>
	<u>AUSTIN 78731</u>	<u>AUSTIN 78758</u>
Daytime Phone	<u>512-917-1122</u>	<u>512-373-2167</u>
Email Address	<u>CHARLIE.S@CSFCIVILGROUP.COM</u>	<u>MAX.MILLON@BROOKFIELDRP.COM</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

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

Signature of Property Owner: 
 For Max Millon

Printed Name: Charles Steinman Date: 2-26-15

Signature of Agent: 

Printed Name: Charles Steinman Date: 2-26-15

Subdivision Plats

- Subdivision Concept Plat
- Preliminary Subdivision Plat
- Final Subdivision Plat

- Variance
- Plat Vacation

Section _____
 Accompanying _____

Development Plats

- Preliminary Development Plat
- Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: BLANCO VISTA TRACT K-1

Address or General Location: ROYAL OAK BOULEVARD

Proposed Number of Lots: 119 Acres: 34.5

Appraisal District Tax ID: R 12736

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

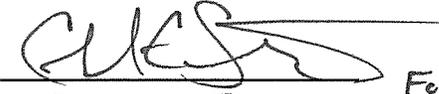
Proposed Use of Land SINGLE-FAMILY LOTS

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

SUBDIVISION IMPROVEMENT AGREEMENT

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

- I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.
- I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature:  For Max Miller
 Printed Name: CHARLES STEINMAN Date: 2-26-15

BLANCO VISTA TRACT 'K'

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Electric Service Provider PEC

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Electric Company Official [Signature]

Title Right of Way Agent Date 2/12/15

Please Sign & Date

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Gas Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

BLANCO VISTA TRACT 'K'

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Electric Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Gas Service Provider CENTER POINT ENERGY

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official [Signature]

Title MARKETING CONSULTANT Date 02/12/15



BLANCO VISTA TRACT 'K'

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider CENTURY LINK

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Telephone Company Official [Signature]

Title: Plant Fac. Supv. Date 3-5-15



SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT 'K'

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: Tony Salmeron

Title: Water Dist Manager Date: 2-12-15

Name of Wastewater Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

Please Sign & Date

Please Sign & Date

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application *cc*
- Required fees \$ 2010 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders
- One digital copy of submittal materials including CAD file
- Five 18"x24" hard copies of plat document*

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

Signature of Applicant: _____

Charles Steinman

Printed Name: _____

Charles Steinman

Date: _____

2-26-15

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

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

Preliminary Subdivision Plats or Preliminary Development Plats

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

Final Subdivision or Final Development Plats:

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

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

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

Amending Plats and Replats:

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

Fee Schedule

TRACT K-1

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

34.5
~~50 x 34.5~~
 = 1725
 + 750

 2575
 = 2000
 + 10

 \$ 2010

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

Contact Date for Supplemental Info: _____

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

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____

City of San Marcos COMPLETE CHECKLIST

for Final Subdivision Plat/Final Development Plat
Minor Subdivision Plat, Amending Subdivision Plat or Subdivision Replat

I. Type of Plat

Subdivision Plats

- Final Subdivision Plat
- Final Development Plat
- Variance Section _____
- Plat Vacation Accompanying _____

Minor Subdivision Plats

- Minor Subdivision Plat

Revisions to Recorded Plats

- Amending Plat
- Replat without Vacation

II. In-Take Requirements

- Complete application
- Required fees \$ 2010
- All legislative requirements complete
- Proof of record ownership (*recorded deed corresponds to ownership indicated on tax certificate*)
- Current tax certificate (*must show prior year taxes paid by January 31 of current year*)
- Agent authorization
- Names and addresses of property lien-holders
- One (1) digital copy of submittal materials
- Five (5) 18"x24" hard copies of plat document

Final Subdivision or Final Development Plats:

- Preliminary Plat (where applicable)
- Approved Watershed Protection Plan Phase II and approved Public Improvement Construction Plan by the Director of Engineering (can be submitted concurrently).
- Subdivision Improvement Agreement and surety if deferring public facility construction.
- Traffic Impact Analysis Worksheet

Minor Subdivision Plats:

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

Amending Plats and Replats:

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



Legislation Text

File #: CUP-15-06, **Version:** 1

AGENDA CAPTION:

CUP-15-06 (Pie Society INC.) Hold a public hearing and consider a request by Chase Katz, Seth Katz, and Benjie Ackerman on behalf of Pie Society INC., for a renewal of a Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 700 N LBJ Drive, Suite 106 & 107.

Meeting date: April 28, 2015

Department: Planning and 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:

Pie Society is a restaurant located within a space leased in a commercial strip center at 700 N LBJ Drive. The Commission previously approved CUP-13-39 on November 26, 2013 for one (1) year to allow the on-premise consumption of mixed beverages at Pie Society subject to issuance of the Certificate of Occupancy which occurred on April 30, 2014. The CUP will therefore expire on April 30, 2015. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application.

The proposed hours of operation are Monday - Wednesday 11 a.m. to 12 a.m., Thursday - Saturday 11 a.m. to 1 a.m., and Sunday 11:30 a.m. to 11 p.m. The total indoor seating capacity is 87 and there is no permanent outdoor seating. Based on the occupancy, 22 off-street parking spaces are required (one space per four seats). The requirement has been satisfied. No other improvements are being proposed at this time.

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

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



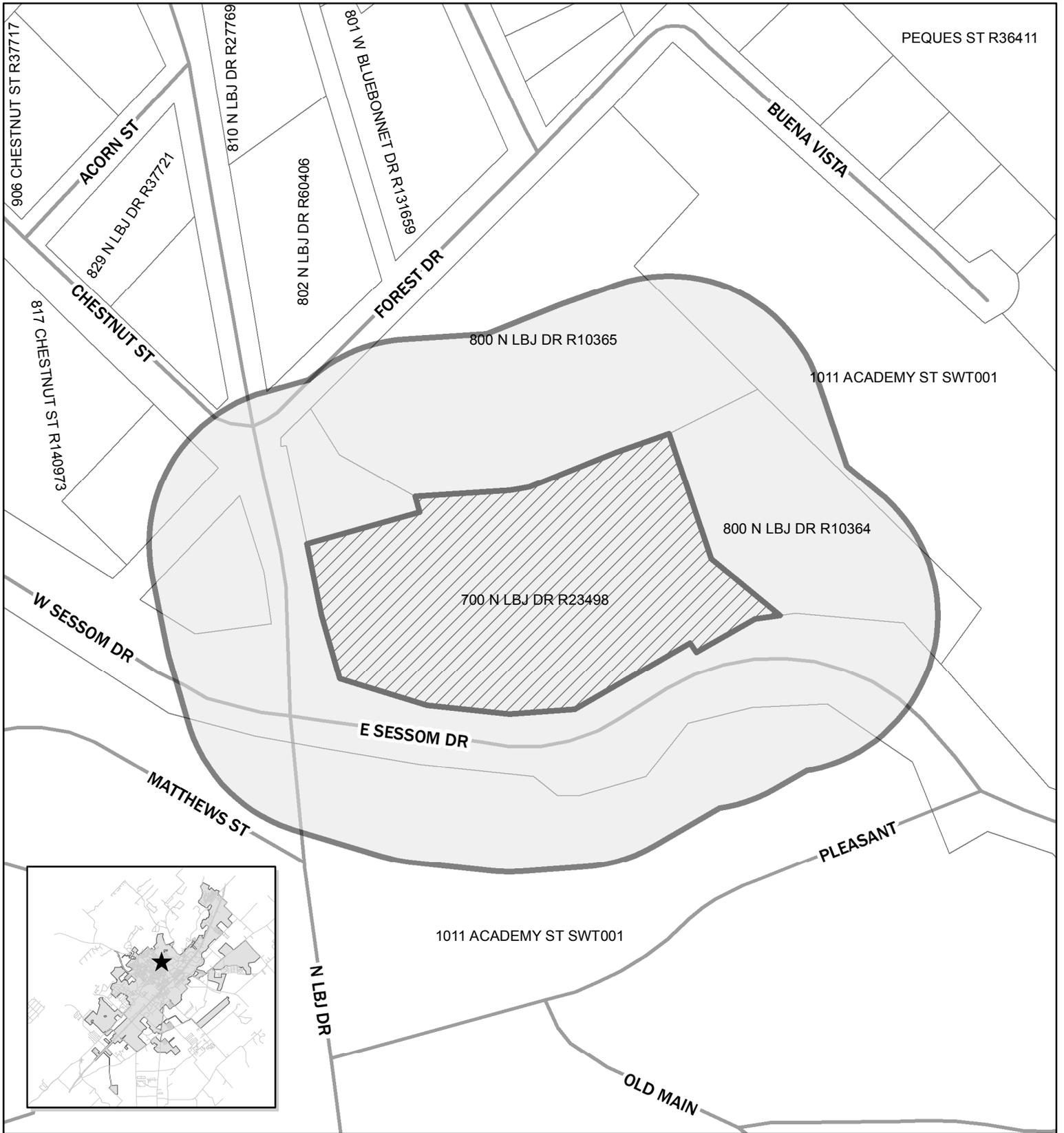
CUP-15-06
Pie Society, INC
700 N LBJ Ste 106 & 107
Map Date: 4/21/2015

 Subject Property

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-15-06
Pie Society, INC
700 N LBJ Ste 106 & 107
Map Date: 4/16/2015

-  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-15-06
 TABC Conditional Use Permit
 Pie Society INC
 700 North LBJ Drive, Suites 106,107**



Applicant Information:

Applicant: Chase Katz, Seth Katz, & Benjie Ackerman
 Katz & Ackerman Inc.
 700 North LBJ Drive, Suite 106 & 107
 San Marcos, TX 78666

Property Owner: Lynx Property Management
 2101 S. IH 35 #200
 Austin, TX

Applicant Request: Request for a renewal to an existing Conditional Use Permit (CUP)
 to allow on-premise consumption of mixed beverages

Notification: Public hearing notification mailed on Friday, April 17, 2015

Response: None as of staff report date.

Subject Property:

Location: 700 North LBJ, Suites 106 and 107

Legal Description: The Centre at San Marcos, Lot 1, 3.026 acres

Frontage On: Parking lot along E. Sessom Drive

Neighborhood: Located near Sessom Creek and Forest Hills Neighborhoods

Existing Zoning: CC

Utilities: Adequate

Existing Use of Property: Pizza Restaurant

Zoning and Land Use
 Pattern:

	Current Zoning	Existing Land Use
N of Property	MF-18	Multi-family Residential
S of Property	P	University
E of Property	P	Multi-family Residential
W of Property	GC	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 shall 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.

This location is outside the Central Business Area (CBA), and is not subject to the additional requirements in the CBA.

Case Summary

This request is for the renewal of an existing Conditional Use Permit for Pie Society INC, located within a space leased in a commercial strip center at 700 N LBJ Drive. The Commission previously approved CUP-13-39 on November 26, 2013 for one (1) year to allow the on-premise consumption of mixed beverages at Pie Society subject to issuance of the Certificate of Occupancy which occurred on April 30, 2014. The CUP will therefore expire on April 30, 2015. The applicant was sent a renewal notice that the CUP would be expiring and subsequently submitted a renewal application.

The proposed hours of operation are Monday – Wednesday 11 a.m. to 12 a.m., Thursday – Saturday 11 a.m. to 1 a.m., and Sunday 11:30 a.m. to 11 p.m. The total indoor seating capacity is 87 and there is no permanent outdoor seating. Parking for the entire commercial center is calculated at the time of development of the center, not the individual lease spaces. Based on the occupancy, 22 off-street parking spaces are required (one space per four seats). The requirement has been satisfied. No other improvements are being proposed at this time.

Comments from Other Departments:

There have been no comments or concerns from other departments. There have been no other code or Police Department violations at the subject property.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and it appears that the request is consistent with the policies and the general intent of the zoning district.

In addition to the minimum requirements of section 4.3.4.2 of the LDC, staff has considered the impact of the proposed conditional use on surrounding properties under the section 1.5.7.5 of the LDC. Staff finds that 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.

The establishment formerly replaced a similar business, Zen's Pizza, which held a Conditional Use Permit for the sale of beer and wine that was last approved in 2009 for three years. Staff finds the use is consistent with the Community Commercial Zoning District and is compatible with adjacent zoning districts and neighborhoods as well as other businesses within the commercial strip center.

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

- Initial approval for 1 year;
- Renewal for 3 years;

- Final approval for the life of the State TABC license, provided standards are met.

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

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

Prepared by:

Andrea Villalobos

Planning Technician

April 21, 2015

Name

Title

Date

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 Comprehensive 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.

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: Pie Society INC

Application is filed by:
 Individual Partnership Corporation Other:

Name of Individual or Entity: Chase Katz / Seth Katz / Benjie Ackerman Phone Number: 832 577 7285

Mailing Address: 700 N. LBJ Suite 1003107 San Marcos TX 78666

Email Address: Chase.katz@yahoo.com

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

PROPERTY
 Street Address: 700 N. LBJ Drive San Marcos TX 78666 Current Zoning: _____

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R _____

Property Owner's Name: Lynx Property Management Phone Number: 512 253 4104

Address: 2101 S. IH-35 #200, Austin, TX

BUSINESS DETAILS

Primary Business Use: Restaurant Bar Other: _____

Hours of Operation: M-W 11AM-12PM TH-SAT 11AM-1AM SUN 11:30AM-11

Type of Entertainment Facilities: _____

Indoor Fixed Seats Capacity: 87 Outdoor Fixed Seats: N/A

Gross Floor Area Including Outdoor Above-ground Decks: 1200 SF ^{Assembly area} Square Feet

Number of Off-Street Parking Spaces Provided: _____

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

09/12

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 (non-refundable)
- Mixed Beverage Permit: \$600 Application fee (non-refundable)
- Change to Existing Permit/Renewal: \$300.00 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: Chase Kutz **Date:** _____

To be completed by Staff:

Meeting Date: 4/28/15 Application Deadline: 3/16/15

Accepted By: Tory C. Date: 3/16/15

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: _____
 Print Name: Chase Kurtz
 Engineer Surveyor Architect/Planner Owner Agent: _____

City of San Marcos
Planning and Zoning
San Marcos, Texas 78666

Regarding: Letter of approval for Liquor permit

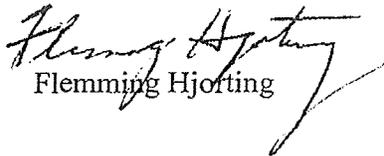
Dear Sirs ,

As the owner of the San Marcos Center we give our permission to have Chase and Seth Katz apply for a permit to serve beer and wine at their restaurant located at 700 North LBJ, in the San Marcos Center.

This location had a permit to serve with Zen's Pizza prior to this application at the same location.

If you have any questions, please contact my manager, Keith Whittington at Lynx Property Services at 512-326-2722, ext 205, if you need any further information.

Sincerely,


Flemming Hjorting



Legislation Text

File #: PC-15-05_04, **Version:** 1

AGENDA CAPTION:

PC-15-05_04 (JaVaStone Acres) Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of JaVaStone Capital Holdings, LLC, for approval of a replat, of 2.42 acres, more or less, establishing JaVaStone Acres, City of San Marcos, Hays County, Texas.

Meeting date: April 28, 2015

Department: Planning and Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

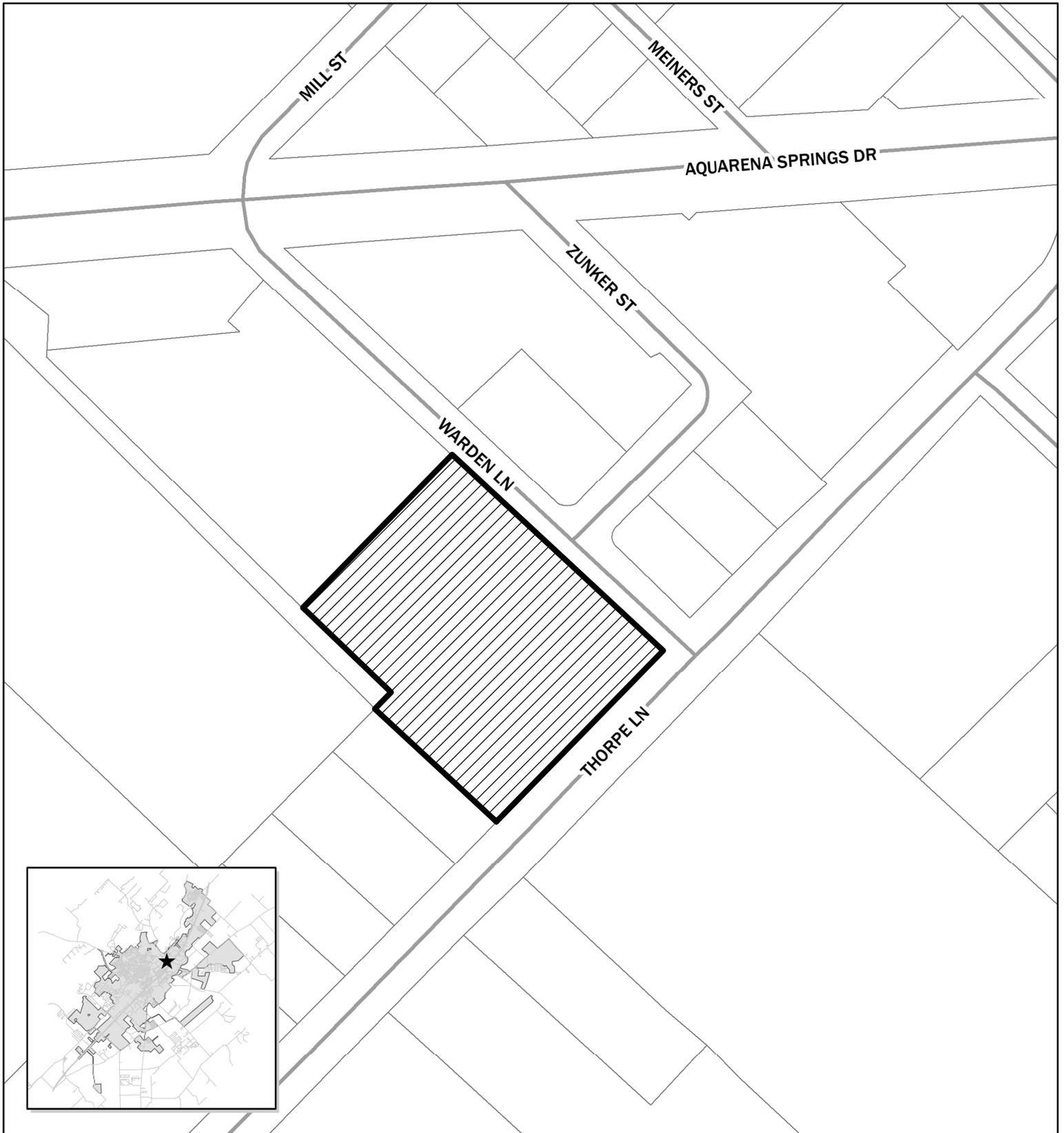
CITY COUNCIL GOAL:

Big Picture Infrastructure

BACKGROUND:

The approximately 2.42 acre property is located at the intersection of Warden Lane and Thorpe Lane. It is subject to a Planned Development District (PDD) with Mixed Use as a base zoning; the PDD was approved in 2011 (Ordinance 2011-64). The replat creates one lot from property that was originally platted in the mid-1920s with a portion of raw land from the J.M. Veramendi Survey. Ten feet of right-of-way will be dedicated along Thorpe Lane with this plat and a ten foot sidewalk is proposed for construction in this location. As part of the approved PDD, \$45,675 is required to be paid for parkland fee-in-lieu of dedication prior to recordation of this plat.

Staff has reviewed the request and determined that the plat meets the criteria regulated by the Land Development Code, is consistent with the requirements of the PDD, and recommends **approval** of this replat as submitted.



PC-15-05_04
JaVaStone Acres
Final Plat
Map Date: 4/13/2015

 Site Location



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



PC-15-05_04
Javastone Acres
Final Plat
Map Date: 4/21/2015

 Site Location

0 115 230 460
 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.

PC-15-05_04 Replat, JaVaStone Acres Subdivision



Applicant Information:

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

Property Owner: JaVaStone Capital Holdings, L.L.C.
3832 Chevy Chase Drive
Houston, TX 77019

Notification: Notice published in the March 29, 2015 San Marcos
Daily Record

**Type & Name of
Subdivision:** Replat, JaVaStone Acres

Subject Property:

Summary: The subject property is approximately 2.42 acres and is a replat of Lots 1, 2, 3, 4 and part of 5 of the W.O. Meiners Second Suburban Addition and a portion of J.M. Veramendi League No. 2 Survey. This plat establishes Lot 1, JaVaStone Acres, located at the intersection of Warden Lane and Thorpe Lane. The property is subject to a Planned Development District (PDD) that was approved in 2011 (Ord. 2011-64).

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is located along Warden Lane and Thorpe Lane. Ten feet of Right-of-Way will be dedicated along Thorpe Lane with this plat. A ten foot sidewalk is proposed to be built along Thorpe Lane.

Utility Capacity: All utilities are provided for onsite and will be provided for by the City of San Marcos.

Planning Department Analysis:

The property is subject to a Planned Development District and has a base zoning of Mixed Used (Ordinance 2011-64). It is surrounded by commercial, office, and multifamily uses. The replat creates one lot from property that was originally platted in the mid-1920s with a portion of raw land from the J.M. Veramendi Survey. The property has frontage along both Warden Lane and Thorpe Lane. The proposed use for the property is a mixed-use development with some ground floor retail and/or office space and loft apartments. Ten feet of right-of-way will be dedicated along Thorpe Lane with this plat and a ten foot sidewalk is proposed to be constructed here. As part of the approved PDD, \$45,675 is required to be paid for parkland fee-in-lieu of dedication prior to recordation of this plat.

Staff has reviewed the request and finds the proposed replat meets all criteria of 1.6.8.2 of the LDC and recommends **approval**.

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

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Replat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission’s decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria set in the approval section of the Land Development Code, or statutorily deny (an action that keeps the application “in process”) the plat.

Prepared By:

Alison Brake, CNU-A	Planner	April 10, 2015
Name	Title	Date

City of San Marcos SUBDIVISION PLAT APPLICATION

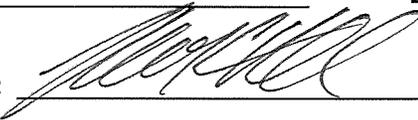
	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>ETR Development Consulting, LLC</u>	<u>JaVaStone Capital Holdings, LLC</u>
Mailing Address	<u>5395 Highway 183</u>	<u>3832 Chevy Chase Drive</u>
	<u>Lockhart, Texas 78644</u>	<u>Houston, Texas 77019</u>
Daytime Phone	<u>(512) 618-7449</u>	_____
Email Address	<u>thomas@etrdevcon.com</u>	<u>wwp@horseshoegroup.com</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

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

Signature of Property Owner: See Attached Agent Authorization Letter

Printed Name: _____ **Date:** _____

Signature of Agent: 

Printed Name: THOMAS K. RHODES **Date:** 2/20/2015

Subdivision Plats

- Subdivision Concept Plat
- Preliminary Subdivision Plat
- Final Subdivision Plat

- Variance
- Plat Vacation

Section _____
 Accompanying _____

Development Plats

- Preliminary Development Plat
- Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: JaVaStone Acres

Address or General Location: 120 Warden Lane

Proposed Number of Lots: 1 Acres: 2.42

Appraisal District Tax ID: R 12303

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

Proposed Use of Land Mixed Use Multifamily and Commercial Per PDD

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

SUBDIVISION IMPROVEMENT AGREEMENT

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

- I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.
- I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature: N/A

Printed Name: N/A Date: _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* SMEU

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Electric Company Official Megan Willis

Title Electrical Engineering Technician Date 2/18/15

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official Wendy Jenschke

Title Operations Supervisor Date 02/19/2015

JA VA Stone Acres

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Water Utility Official: Tony Soler

Title: Water Dept Manager Date: Feb 18, 2015

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

JaVa Stone Acres

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) A

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

Comments/Conditions _____

Signature of City or County Wastewater Official: [Signature]

Title: Wastewater Coll. Mgr Date 2-20-15

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 881 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders
- One digital copy of submittal materials including CAD file
- Five 18"x24" hard copies of plat document*

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

Signature of Applicant: _____

Printed Name: _____

[Handwritten Signature]
THOMAS K PHOENIX

Date: _____

2/20/2015

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats: N/A

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

Preliminary Subdivision Plats or Preliminary Development Plats N/A

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

Final Subdivision or Final Development Plats: N/A

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

Minor Subdivision Plats: N/A

Minor subdivisions plats must meet the following qualifications:

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

Amending Plats and Replats:

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

Fee Schedule

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

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

Contact Date for Supplemental Info: _____

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

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#15-225, **Version:** 1

AGENDA CAPTION:

Public hearing, staff presentation and discussion on the FY 2016-18 Capital Improvements Program and distribution of 10-year Capital Improvement Project list.

Meeting date: April 28, 2015

Department: Engineering / CIP

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#15-226, **Version:** 1

AGENDA CAPTION:

Discussion and possible action concerning provision of alternate dates or cancellation of the November 24, 2015 and December 22, 2015 regular commission meetings.

Meeting date: April 28, 2015

Department: Planning & Development Services

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#15-151, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX update

Meeting date: April 28, 2015

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: