City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, September 22, 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. Consider approval of the minutes of the Regular Meeting on September 8, 2015.

2. PC-15-32_03 (Blanco Vista, Tract K-1 Final Plat) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 34.566 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Royal Oak Boulevard. (A. Brake)

PUBLIC HEARINGS

3. CUP-15-25 (A Tan Sushi) Hold a public hearing and consider a request by A Tan LLC on behalf of A Tan Asian Bistro & Sushi Bar for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 407 S Stagecoach Trail, Suite 101. (A Villalobos)

4. CUP-15-26 (Wok & Roll) Hold a public hearing and consider a request by Johnny Lai and Mei Wan Lai, on behalf of Fortune Corner LLC., for a renewal of a Conditional Use Permit to allow for the sale of beer and wine at 812 S Guadalupe Street, Suite 101. (W. Parrish)

5. CUP-15-27 (The Growling Wolf) Hold a public hearing and consider a request by The Growling Wolf LLC, on behalf of Lynx Property Services, for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 700 North LBJ, Suite 111. (W. Parrish)

6. CUP-15-30 (Tantra Coffee House) Hold a public hearing and consider a request by Tantra Coffee House LLC, on behalf of Tantra Coffee House, for a renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 217 W Hopkins Street. (A. Villalobos)

7. PSA-15-01 (Blanco Riverwalk) Hold a public hearing and consider a request by Vigil & Associates for a Preferred Scenario Amendment to change from an Area of Stability / Low Intensity to an Employment Center for an approximately 116.628 acre tract out of the Blanco Riverwalk Subdivision located along the west side of IH-35 between Carlson Circle and Yarrington Road. (A. Villalobos)

8. PSA-15-02 (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers for a Preferred Scenario Amendment to change an Area of Stability and Open Space to an Employment Center and Open Space for an approximately 16.8 acre tract, more or less, out of the J.M. Veramendi Survey, Abstract 17, located at the northwest corner of Wonder World Drive and Hunter Road. (A. Brake)

9. PDD-15-01(2) (I-35 & Posey Road) Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, with various base zoning districts, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road.

NON-CONSENT AGENDA

10. Development Services Report:
1. Joint P&Z and Council Workshop, Sept. 30, 5:30 p.m., Activity Center
2. APA Conference, Oct. 7-9, Galveston, TX

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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

_____ Title:
_____

File #: ID#15-591, **Version:** 1

AGENDA CAPTION:
Consider approval of the minutes of the Regular Meeting on September 8, 2015.

Meeting date: September 22, 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:

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes
Planning and Zoning Commission

Tuesday, September 8, 2015 | **6:00 PM** | **City Council Chambers**

603 E. Hopkins

I. Call To Order

A motion was made by Commissioner Stanfield, seconded by Commissioner Olson, that Commissioner Kelsey be appointed at Acting Chair. The motion carried by a unanimous vote.

II. Roll Call

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Acting Chair Kelsey at 6:00 p.m. on Tuesday, September 8, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

Present 6 - Commissioner Brian Olson, Commissioner Amy Stanfield, Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, and Commissioner Saul Gonzales

Absent 3 - Chairperson Chris Wood, Vice Chair Kenneth Ehlers, and Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no citizen comments.

1. CODE SMTX Presentation

Abby Gillfillan, Project Manager gave an brief presentation.

CONSENT AGENDA

2. Consider approval of the minutes of the Regular Meeting on August 25, 2015.

3. PC-15-30_02 (Blanco Vista Tract E-2) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 16.5 acres, more or less, out of the William Ward League Survey, located east of Blanco Vista Boulevard. (A. Brake)

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

For: 6 - Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 3 - Chairperson Wood, Vice Chair Ehlers and Commissioner Ramirez

PUBLIC HEARINGS

4. CUP-15-23 (Hooters) Hold a public hearing and consider a request by TW Restaurant Holders, LLC, on behalf of San Marcos 123 and 35 Partners Two, LLC, for approval of a Conditional Use Permit for the sale of mixed beverages for on-premise consumption at the intersection of IH 35 and Luciano Flores. (W. Parrish)

Acting Chair Kelsey opened the public hearing.

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

Diane Wassenich pointed out that we are expecting the floodplain maps this month from FEMA. She said she hopes that the owner of the property have considered building on stilts because they are going to need to if they care if their restaurant gets flooded or not. Ms. Wassenich expressed concerns about the property not being a park in the future.

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

A motion was made by Commissioner Olson, seconded by Commissioner Dupont, that CUP-15-23 (Hooters) be approved with conditions that the CUP be valid for one (1) year, provided standards are met subject to the point system; the CUP shall be posted in the same manner and location as the Certificate of Occupancy; and no outdoor live music shall be permitted after 10:00 p.m. The motion carried by the following vote:

For: 6 - Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 3 - Chairperson Wood, Vice Chair Ehlers and Commissioner Ramirez

NON-CONSENT AGENDA

5. Development Services Report:

1. Reminder-CodeSMTX Joint P&Z and Council Workshop, Sept. 30, 2015

Shannon Mattingly, Director of Planning and Develoment Services advised the

Commission of the September 30th Joint City Council and Planning Commission Workshop.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Olson, seconded by Commission Stanfield that the meeting be adjourned at 6:24 p.m. The motion carried unanimously.

_____	_____
Travis Kelsey, Acting Chair	**Jim Garber, Commissioner**
_____	_____
Brian Olson, Commissioner	**Amy Stanfield, Commissioner**
_____	_____
Shawn Dupont, Commissioner	**Saul Gonzales, Commissioner**

Notice of Assistance at the Public Meetings

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

_____ Title: _____

File #: PC-15-32_03, Version: 1

AGENDA CAPTION:
PC-15-32_03 (Blanco Vista, Tract K-1 Final Plat) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 34.566 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Royal Oak Boulevard. (A. Brake)

Meeting date: September 22, 2015

Department: Planning and Development Services

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

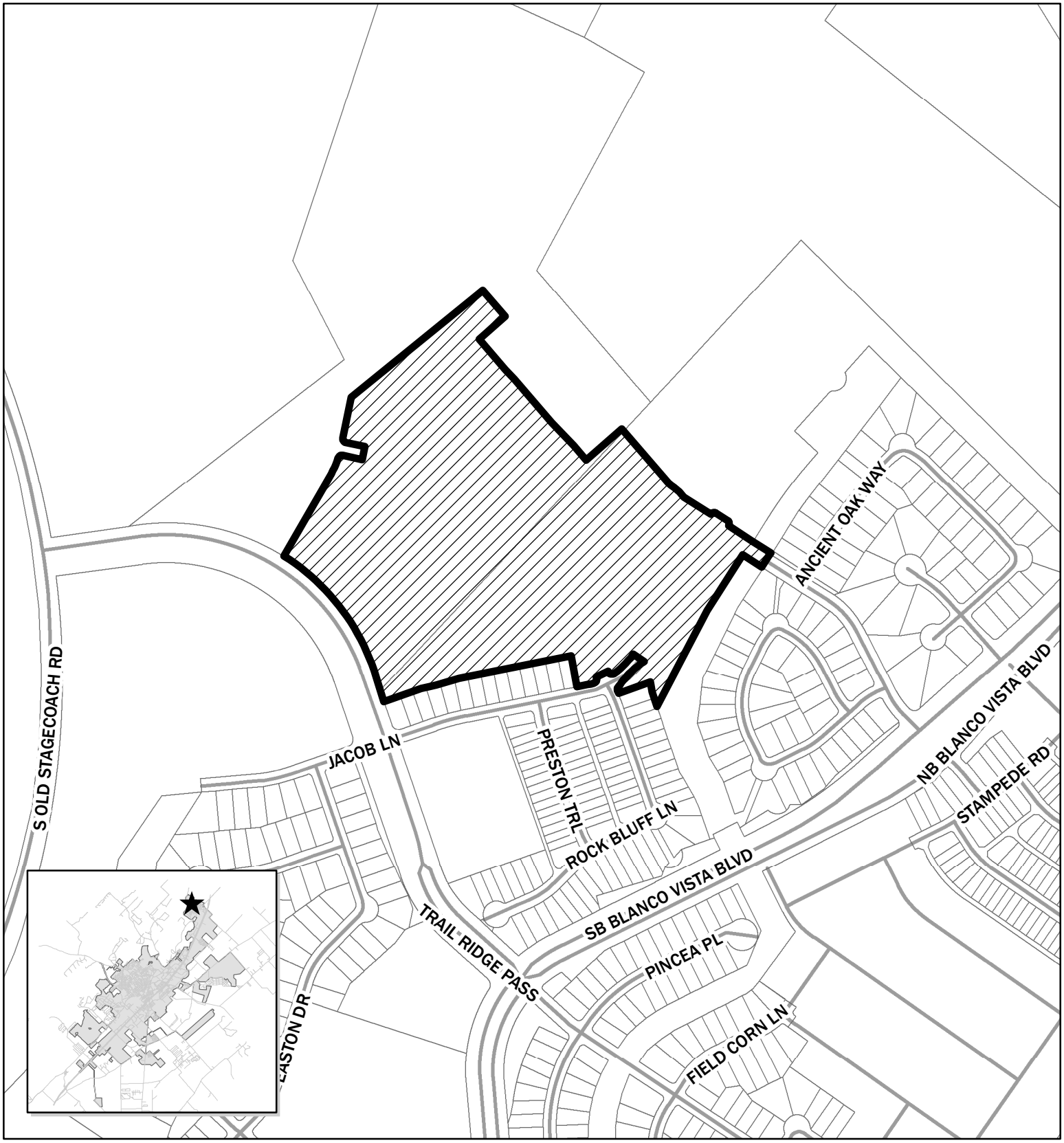
CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

COMPREHENSIVE PLAN ELEMENT(s): N/A

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 for the development of 119 residential lots, two open space and drainage lots and one park lot that will be maintained by the HOA. Four new streets are proposed for construction: Durata Drive, Cinkapin Drive, Brand Iron Drive and Sawtooth Drive. As the applicant intends to record the plat prior to the completion of the public improvements, a Subdivision Improvement Agreement will be executed.

The proposed final plat meets all the requirements of the Land Development Code and the approved PDD.

Staff recommends approval of the plat as submitted.



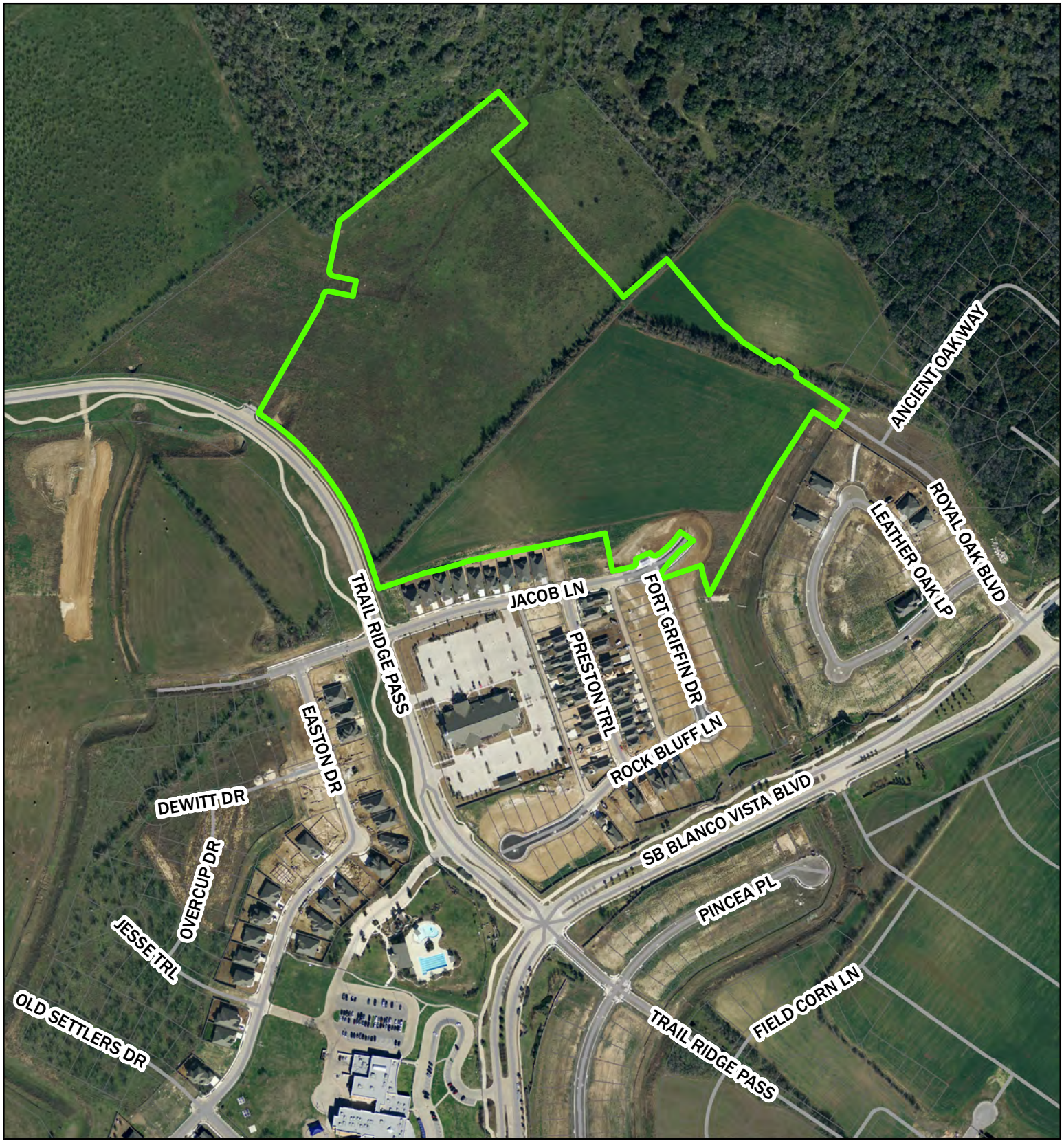
PC-15-32_03
Blanco Vista Tract K-1
Final Plat
Map Date: 9/4/2015

Site Location

0 345 690 1,380 Feet

N

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



PC-15-32_03
Blanco Vista Tract K-1
Final Plat
Map Date: 9/4/2015

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-15-32_03 Final 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: Final Plat, Blanco Vista, Tract K-1

Subject Property:

Summary: The subject property is approximately 34.566 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 Durata Drive. Four foot sidewalks will be installed on all streets as part of the development of this plat. Four new streets, Durata Drive, Cinkapin Drive, Brand Iron Drive and Sawtooth Drive will be constructed.

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

Planning Department Analysis:

The subject property is part of the Blanco Vista Planned Development District and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 119 residential lots, two open space and drainage lots and one park lot that will be maintained by the HOA. Four new streets are proposed for construction: Durata Drive, 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. Since the applicant intends to record the plat prior to the completion of the public improvements, a Subdivision Improvement Agreement will be executed.

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

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

The Commission's Responsibility:

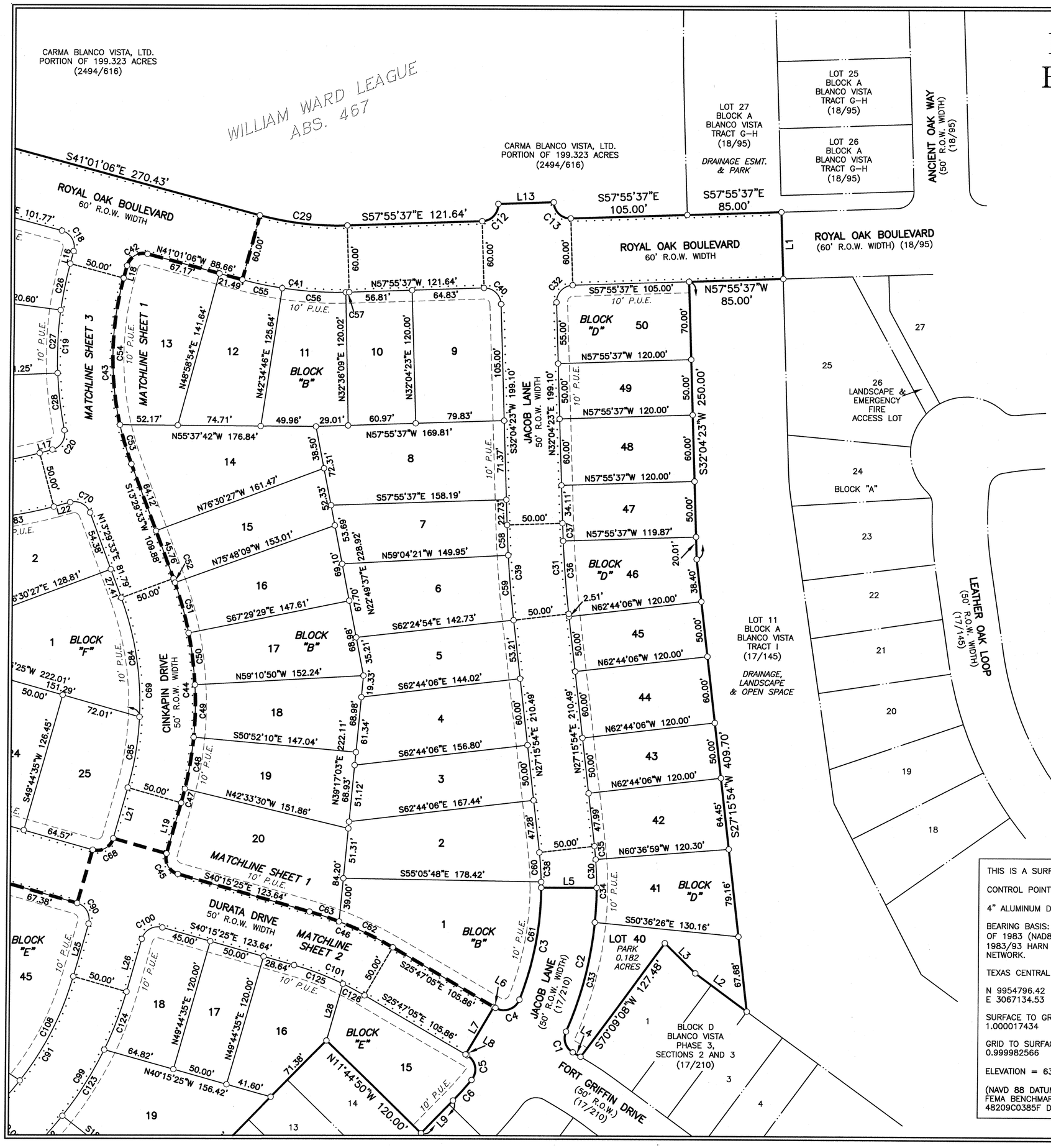
The Commission is charged with making the final decision regarding this proposed Final Subdivision Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council.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

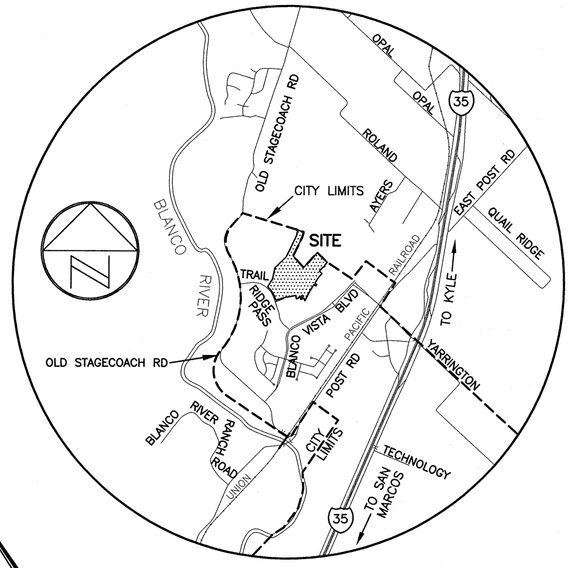
Prepared By:

Alison Brake, CNU-A	Planner	September 4, 2015
Name	**Title**	**Date**

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT K-1

CITY OF SAN MARCOS, TEXAS





LOCATION MAP
NOT TO SCALE

SCALE: 1" = 60'

GRAPHIC SCALE

60 30 0 60

SUBDIVIDER:
CARMA BLANCO VISTA, LLC
11501 ALTERRA PARKWAY, SUITE 100,
AUSTIN, TEXAS 75758
512-498-3206

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.

LEGEND

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

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

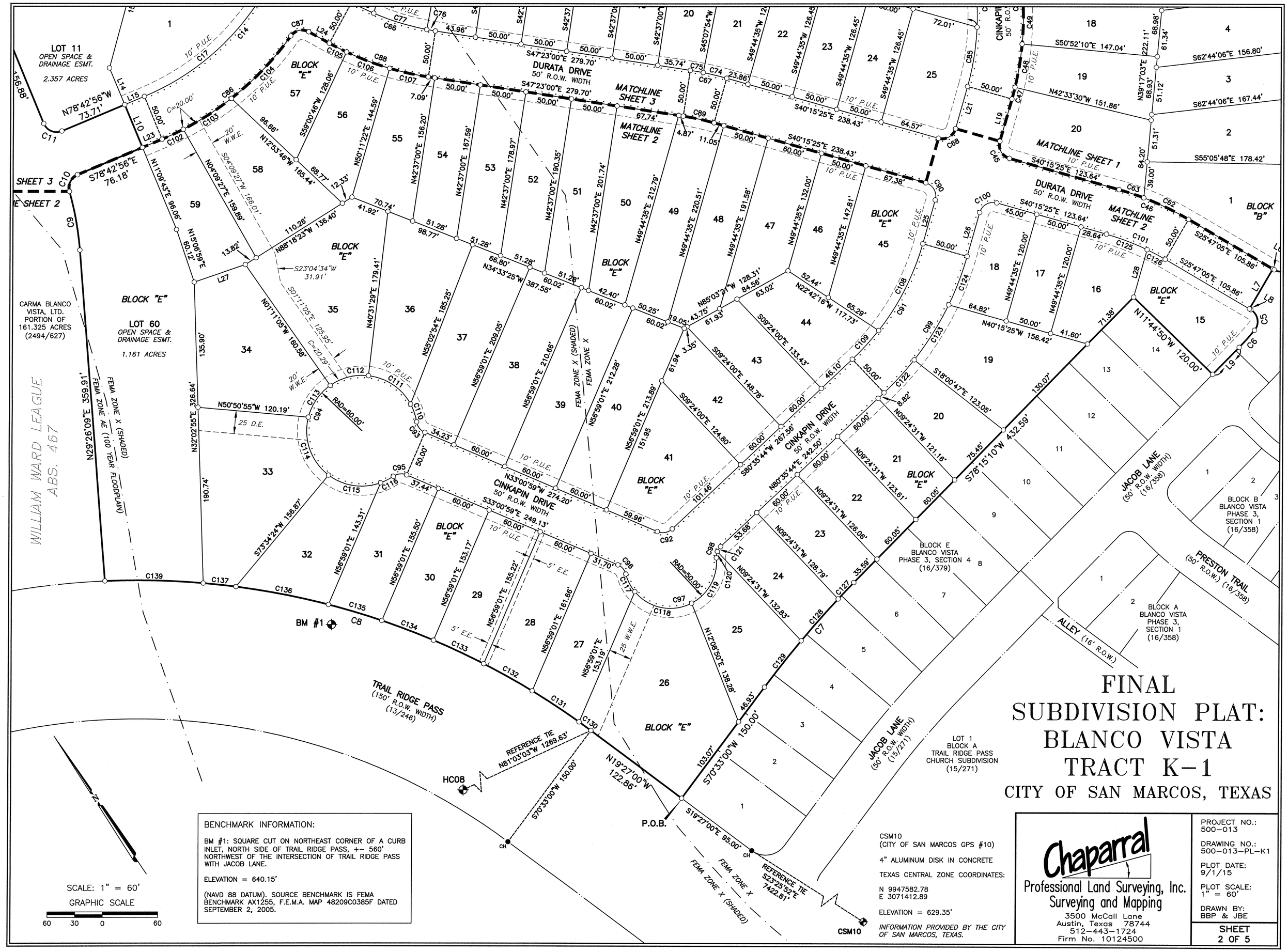
PROJECT NO.: 500-013

DRAWING NO.: 500-013-PL-K1

PLOT DATE: 9/1/15

PLOT SCALE: 1" = 60'

DRAWN BY: BBP & JBE



FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT K-1

CITY OF SAN MARCOS, TEXAS

SCALE: 1" = 60'

GRAPHIC SCALE

60 30 0 60

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: 9/1/15

PLOT SCALE: 1" = 60'

DRAWN BY: BBP & JBE

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

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

PROJECT NO.: 500-013

DRAWING NO.: 500-013-PL-K1

PLOT DATE: 9/1/15

PLOT SCALE: 1" = 60'

DRAWN BY: BBP & JBE

SCALE: 1" = 60'
GRAPHIC SCALE
60 30 0 60

FG2, LLC
92.90 ACRES
(4579/410)

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

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

WILLIAM WARD LEAGUE
ABS. 467

LOT 11
OPEN SPACE & DRAINAGE ESMT.
2.357 ACRES

BLOCK "G"

BLOCK "C"

BLOCK "F"

BLOCK "B"

BLOCK "E"

ROYAL OAK BOULEVARD
60' R.O.W. WIDTH

SAWTOOTH DRIVE
50' R.O.W. WIDTH

BRAND IRON DRIVE
50' R.O.W. WIDTH

CINKAPIN DRIVE
50' R.O.W. WIDTH

DURATA DRIVE
50' R.O.W. WIDTH

FEMA ZONE X
FEMA ZONE X (SHADED)

MATCHLINE SHEET 1
MATCHLINE SHEET 2
MATCHLINE SHEET 3

FINAL 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'

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

TOTAL NO. OF S.F. LOTS = 119

CURRENT ZONING: P.D.D.

CURRENT TRACT: "TRACT K"

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
DURATA 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

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 HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

9/1/15

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

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

ENGINEER'S CERTIFICATION:

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

NO SINGLE FAMILY LOT IN THIS SUBDIVISION FALLS WITHIN ZONE "AE" (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 ZONE "AE" (THE 100 YEAR FLOOD PLAIN) 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 309
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377

STATE OF TEXAS
CHARLES E. STEINMAN
64410
LICENSED
PROFESSIONAL ENGINEER

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: 9/1/15
PLOT SCALE: 1" = 60'
DRAWN BY: BBP & JBE

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.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC, BY AND THROUGH SHAUN E. CRANSTON, SENIOR VICE PRESIDENT, AS OWNER OF THE 34.566 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL PLAT: BLANCO VISTA TRACT K–1, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

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

_____
SHAUN E. CRANSTON, SENIOR VICE PRESIDENT

CARMA BLANCO VISTA, LLC
11501 ALTERRA PARKWAY, SUITE 100, AUSTIN, TEXAS 75758
512–498–3206

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011–37, APPROVED AUGUST 16, 2011, AMENDED JULY 17, 2012, ORD. 2012–33.
2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.
4. A 10 FOOT–WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS–OF–WAY OF ROYAL OAK BOULEVARD, JACOB LANE, CINKAPIN DRIVE, SAWTOOTH DRIVE, BRAND IRON DRIVE, AND DURATA 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 DURATA 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.

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF

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

_____ _____ _____
C.I.P. ENGINEERING DATE

_____ _____ _____
DIRECTOR DEVELOPMENT SERVICES DATE

_____ _____ _____
FRANCIS SERNA, RECORDING SECRETARY DATE

_____ _____ _____
CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

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

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

20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT K–1

CITY OF SAN MARCOS, TEXAS

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

PROJECT NO.: 500–013
DRAWING NO.: 500–013–PL–K1
PLOT DATE: 9/1/15
PLOT SCALE: 1" = 60'
DRAWN BY: BBP & JBE

City of San Marcos
Subdivision Improvement Agreement

Subdivision Name:	Blanco Vista Tract K-1
Developer Name:	Carma Blanco Vista LLC
Developer Address:	11501 Alterra Parkway, Suite 100 Austin TX, 78758
Planning Dept. Case No.:	PC-15-32 (03)

Recitals:

A. The Developer owns the land included in the proposed final plat of the Subdivision, and more particularly described on the attached **Exhibit A** (the "Property").

B. The Developer desires to develop the Property, and City ordinances and State laws require the Developer to complete all on-site and off-site public improvements (the "Public Improvements") associated with the Subdivision.

C. This Agreement is authorized by Section 1.6.6.3 of the City Land Development Code (the "LDC"), and is executed to memorialize the Developer's responsibilities regarding the Public Improvements.

Agreement:

In consideration of the mutual covenants set forth in this Agreement, the City and the Developer agree as follows:

1. Recitals Incorporated. The Recitals are incorporated in this Agreement for all purposes.

2. Parties. The parties to this Agreement are the Developer and the City of San Marcos.

3. Effective Date. This Agreement is effective on the date the Developer signs it (the "Effective Date").

4. Construction of Improvements. The Developer agrees to construct and install, at the Developer's expense, all of the Public Improvements in compliance with applicable City ordinances, standards, and regulations, and in accordance with the construction plans and specifications approved by the City.

5. Security for Completion of Improvements. The Developer agrees to provide and continuously maintain security (the "Security") for the completion of the Public Improvements in accordance with Section 1.6.6.4 of the LDC. The Security must be in the amount of 125% of the cost estimate for the Public Improvements approved by the City Director of Engineering.

6. Warranty and Maintenance Bond. The Developer agrees to correct all defects in materials or workmanship in the Public Improvements for a period of one year after acceptance by the City. The Developer agrees to provide a maintenance bond in favor of the City in the amount of 20% of the cost of the Public Improvements for a period of two years after acceptance by the City.

7. Lien Search Certificate. The Developer agrees to provide, at the time this Agreement is executed, a Lien Search Certificate prepared and signed by a title company acceptable to the City Attorney. The Lien Search Certificate must identify the property, must name all owners of the Property, must name all lienholders having liens against the Property, and must be dated no more than 10 days prior to the Effective Date. The Lien Search Certificate must be accompanied by a Consent of Lienholder signed by an authorized representative of each lienholder identified in the Lien Search Certificate. This Agreement will not be accepted without the Lien Search Certificate and the executed Consent of Lienholder, if applicable.

8. Acquisition of Property Interests. The Developer agrees to acquire at its expense all rights-of-way, easements and other real property interests needed for the construction of the Public Improvements, including all off-site improvements, in a manner suitable for dedication of the real

property interests to the City. The form of all documents under which real property interests are acquired is subject to approval by the City Attorney. The Developer agrees to record each such document in the official public records of the county in which the Property is located, and to provide a copy of each such recorded document to the City Attorney.

9. Recording of Plat. Upon completion of all of the following, the City agrees to record the final plat of the Subdivision in the official public records of the county in which the Property is located:

A. Approval of this Agreement by the City Planning and Zoning Commission.
B. Approval of the final plat of the Subdivision by the City Planning and Zoning Commission.
C. Submission to City of Lien Search Certificate, and executed Consent of Lienholder for each lienholder on the Property.
D. Approval of the Security by the City Attorney.
E. Approval by the City Attorney of all conveyance documents for rights-of-way, easements and other real property interests needed for the construction of the Public Improvements.

10. Conditions of Draw on Security. The City Director of Engineering may draw upon any Security upon the occurrence of one or more of the following events:

A. The Developer commenced construction but did not properly construct or complete one or more of the Public Improvements, and failed to remedy the construction deficiency within a reasonable cure period;
B. The Developer did not renew or replace the Security at least 45 days prior to its expiration date; or
C. The issuer of the Security, or any third party, has acquired all or any portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure.

11. Drawing on the Security; Use of Draws. The City Director of Engineering may draw upon the Security by submitting a draft to the issuer that complies with the terms governing the draft. The draw may be in any amount up to the full amount of the Security. The City agrees to restrict its use of funds from draws to purposes associated with the construction, maintenance or repair of the Public Improvements. The parties agree that by making a draw, the City does not waive its rights to enforce any obligation of the Developer under this Agreement, and the City is not accepting the Public Improvements for ownership and maintenance prior to final completion.

12. Right of Entry. The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to inspect the construction of the Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

13. Remedies. The remedies available to the City in the event of noncompliance by the Developer with this Agreement are cumulative in nature. These remedies include, but are not limited to, the following:

A. Refusal to approve or record any plat associated with the Subdivision.
B. Refusal to provide or allow utility services to all or any part of the Property.
C. Refusal to accept all or a portion of the Public Improvements for public ownership or maintenance.
D. Draws against the Security for construction of the Public Improvements.
E. Injunction against further sale of tracts of land within the Subdivision.

14. No Third Party Rights. No person or entity who or which is not a party to this Agreement has any right of action under this Agreement. Nor does any such person or entity, other than the City (including without limitation a trustee in bankruptcy) have any interest in or claim to any funds drawn by the City on the Security in accordance with this Agreement.

15. Indemnification. The Developer covenants to indemnify, save, and hold harmless the City and its their respective officers, employees, and agents from, and against, all claims, demands, actions, damages, losses, costs, liabilities, expenses and judgments recovered from or

asserted on account of injury or damage to persons or property loss or damage arising in connection with construction performed by or on behalf of the Developer on the Property.

16. Miscellaneous. A. The Developer may assign its rights and obligations under this Agreement to a purchaser of all or part of the Property, if the Developer delivers written notice of the assignment to the City accompanied by an assignment agreement under which the assignee accepts all of the Developer's obligations under this Agreement and submits new Security for the Public Improvements in a form acceptable to the City Attorney. Any other assignment by a Party of rights or obligations under this Agreement will require the written approval of the other Party.

B. This Agreement, including appendices and referenced attachments, constitutes the entire agreement between the City and the Developer on this subject and supersedes all other proposals, presentations, representations, and communications, whether oral or written, between the parties. This Agreement may be amended only by a written document that is duly approved and executed by all parties.

C. In the event any section, subsection, paragraph, sentence, phrase or word is held invalid for any reason, the balance of this Agreement will remain in effect and will be read as if the parties intended at all times not to include the invalid section, subsection, paragraph, sentence, phrase or word.

D. This agreement shall be governed by the laws of the State of Texas. Exclusive venue for any legal dispute arising under this agreement shall be in Hays County, Texas. The City's execution of and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

E. Notices required by this Agreement will be provided by the parties to one another by certified mail, return receipt requested, or by confirmed facsimile transmission, to the following addresses:

To the City:	To the Developer:
City Manager	Director of Finance
City of San Marcos	Carma Blanco Vista LLC
630 E. Hopkins	11501 Alterra Parkway, Suite 100
San Marcos, TX 78666	Austin, TX 78758
Fax: 512/396-4656	Fax: 512/391-1333

If a party changes its address or facsimile number for notice purposes, it will provide written notice of the new address to the other party within 10 days of the change.

F. In the event that the performance by either party of any of its obligations under this contract is interrupted or delayed by events outside of their control such as acts of God, war, riot, or civil commotion, then the party is excused from such performance for the period of time reasonably necessary to remedy the effects of the events.

G. This Agreement constitutes a covenant running with the title to the Property, and the provisions of this Agreement are binding on the Developer and on all successors and assigns of the Developer.

Executed by the parties to be Effective on _____

[signatures on following page]

City of San Marcos, Texas

By:_____
Jared Miller, City Manager

This instrument was acknowledged before me on _____, 201___ by Jared Miller, known personally by me to be the City Manager of the City of San Marcos, on behalf of the City of San Marcos.

Notary seal:

_____
Notary Public, State of Texas

Carma Blanco Vista LLC

By:_____
Chad Matheson, Chief Financial Officer

This instrument was acknowledged before me on SEPT. 8, 2015 by Chad Matheson, known personally by me to be the Chief Financial Officer of Carma Blanco Vista LLC.

Notary Seal:

Faith Gardner
Notary Public, State of Texas

FAITH GARDNER
Notary Public, State of Texas
My Commission Expires
March 13, 2019

Consent of Lienholder to
Subdivision Improvement Agreement

Subdivision Name:	Blanco Vista Tract E-1
Developer Name:	Carma Blanco Vista, LLC
Developer Address:	9737 Great Hills Trail, Suite 260 Austin, TX 78759
Lienholder Name:	N/A
Lienholder Address:	

Recitals:

A. The Developer is the owner of the property described in the attached and incorporated **Exhibit A** ("Property").

B. The Lienholder is the lienholder of the Property under the terms and conditions of the following document(s):

Deed of Trust dated _____, from the Developer to _____, Trustee, securing the payment of a promissory note payable to the Lienholder. The Deed of Trust is recorded in Volume ____, page ____ of the Official Public Records of _____ County, Texas.

C. The Developer has requested that the City of San Marcos (the "City") approve and execute a Subdivision Improvement Agreement with the Developer governing installation of all on-site and off-site public improvements (the "Public Improvements") associated with the Subdivision.

Agreement:

In consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Lienholder agrees as follows:

1. The Lienholder consents to the execution of the Subdivision Improvement Agreement and the rights and obligations of the Developer set out therein.
2. The Lienholder subordinates its lien rights on this Property to the rights and interests of the City under the Subdivision Improvement Agreement, and the Lienholder agrees that any foreclosure by the Lienholder of its liens will not extinguish City's rights and interests in the Subdivision Improvement Agreement.

The undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on _____

Lienholder:

_____

By:_____

_____

Printed name, title

This instrument was acknowledged before me on _____ by _____, known personally by me to be the _____ of _____.

Notary Seal:

_____
Notary Public, State of _____

EXHIBIT A:
METES AND BOUNDS DESCRIPTION OF PROPERTY

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

34.566 ACRES
HAYS COUNTY, TEXAS

A DESCRIPTION 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.

Surveyed on the ground on September 29, 2014.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA control network.

Attachments: Survey Drawing No. 500-013-PL-K1

9/3/15

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 6016

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

TRACT K-1

PC-_____-_____

City of San Marcos
SUBDIVISION PLAT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	CSF Civil Group	Brookfield Residential
Mailing Address	3636 Executive Center Dr Suite 209 Austin 78731	9737 Great Hills Trail Suite 260 Austin 78759
Daytime Phone	512-917-1122	512-373-2167
Email Address	Charlie@CSFCivilGroup.com	Max.Miller@BrookfieldRP.com

AGENT ACKNOWLEDGEMENT STATEMENT:

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

Signature of Property Owner: CMS

For Max Miller

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

Signature of Agent: CMS

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

Subdivision Plats

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

Development Plats

- ☐ Preliminary Development Plat
- ☐ Final Development Plat

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

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
- ☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: BLANCO VISTA TRACT 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 ☐ S.M. River Corridor ☐ ETJ* - Please circle county: *Caldwell Comal Guadalupe Hays* ☐ 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 _____

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:

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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 *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

_____

_____

_____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* CENTER POINT ENERGY

Applicable Utility Service Code(s) A

Comments/Conditions _____

_____

_____

_____

Signature of Gas Company Official _____

Title MARKETING CONSULTANT Date 02/12/15

Please Sign & Date

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 Solis

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

Please Sign & Date

Name of *Wastewater Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

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:

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

Please Sign & Date

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- ☑ Complete application
- ☐ Required fees $ ~~2010~~ $2510 CC *(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: Charles Steinmann **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.

K-1
FINAL

Subdivision Review Fees
EFFECTIVE OCTOBER 1, 2012

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

1000
+ 100x34.5
=
4450
→ 2500
+10
$2510

Other Subdivision Fees	
Resubmittal Fee for 3rd Submittal (after one responding resubmittal to comments) (All Permit Types)	$250 ea resubmittal
Park Fee decision	$150

* All multipliers should be rounded to the nearest whole number

File #: CUP-15-25, **Version:** 1

AGENDA CAPTION:
CUP-15-25 (A Tan Sushi) Hold a public hearing and consider a request by A Tan LLC on behalf of A Tan Asian Bistro & Sushi Bar for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 407 S Stagecoach Trail, Suite 101. (A Villalobos)

Meeting date: September 22, 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

COMPREHENSIVE PLAN ELEMENT(s): *n/a*

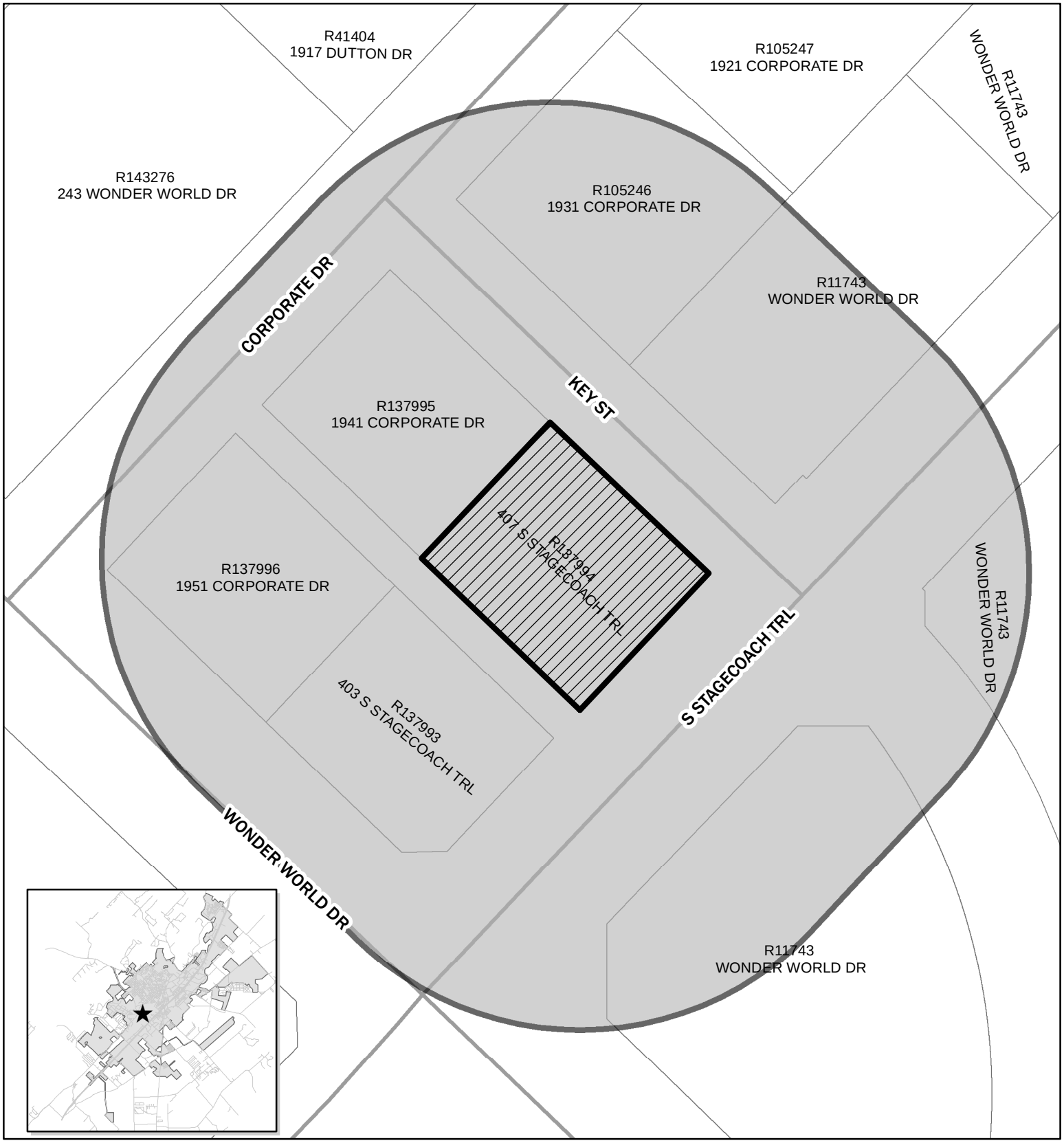
BACKGROUND:

A Tan Asian Bistro & Sushi Bar is located at 407 S Stagecoach Trail, Suite 101 at the corner of Wonder World Dr and South Stagecoach Trail. The proposed restaurant is located within a two-story mixed use building with a T5 Smartcode zoning designation and will occupy a ground floor suite.

Lunch hours of operation are 11 a.m. to 2:30 p.m. Monday - Friday. Dinner hours of operation are 4 p.m. to 9:30 p.m. Monday - Friday and 4 p.m. to 10:30 p.m. Saturday and Sunday. A Tan has an indoor fixed seating capacity of 43 seats, 20 outdoor fixed seats, and a total gross floor area of 1,931 sq.ft. According to the site plan, there are 56 total on-site parking spaces proposed for the building and the application indicates that no entertainment facilities are proposed at this time.

Staff has reviewed the request for compliance with the Land Development Code and recommends **approval** of the Conditional Use Permit with the following conditions:

1. **The CUP shall be valid for one (1) year, provided standards are met, subject to the point system.**
2. **The permit shall be effective upon the issuance of the Certificate of Occupancy; and**
3. **The CUP shall be posted in the same area and manner as the Certificate of Occupancy.**



CUP-15-25
A Tan Asian Bistro & Sushi Bar
Notification Map
Map Date: 9/9/2015

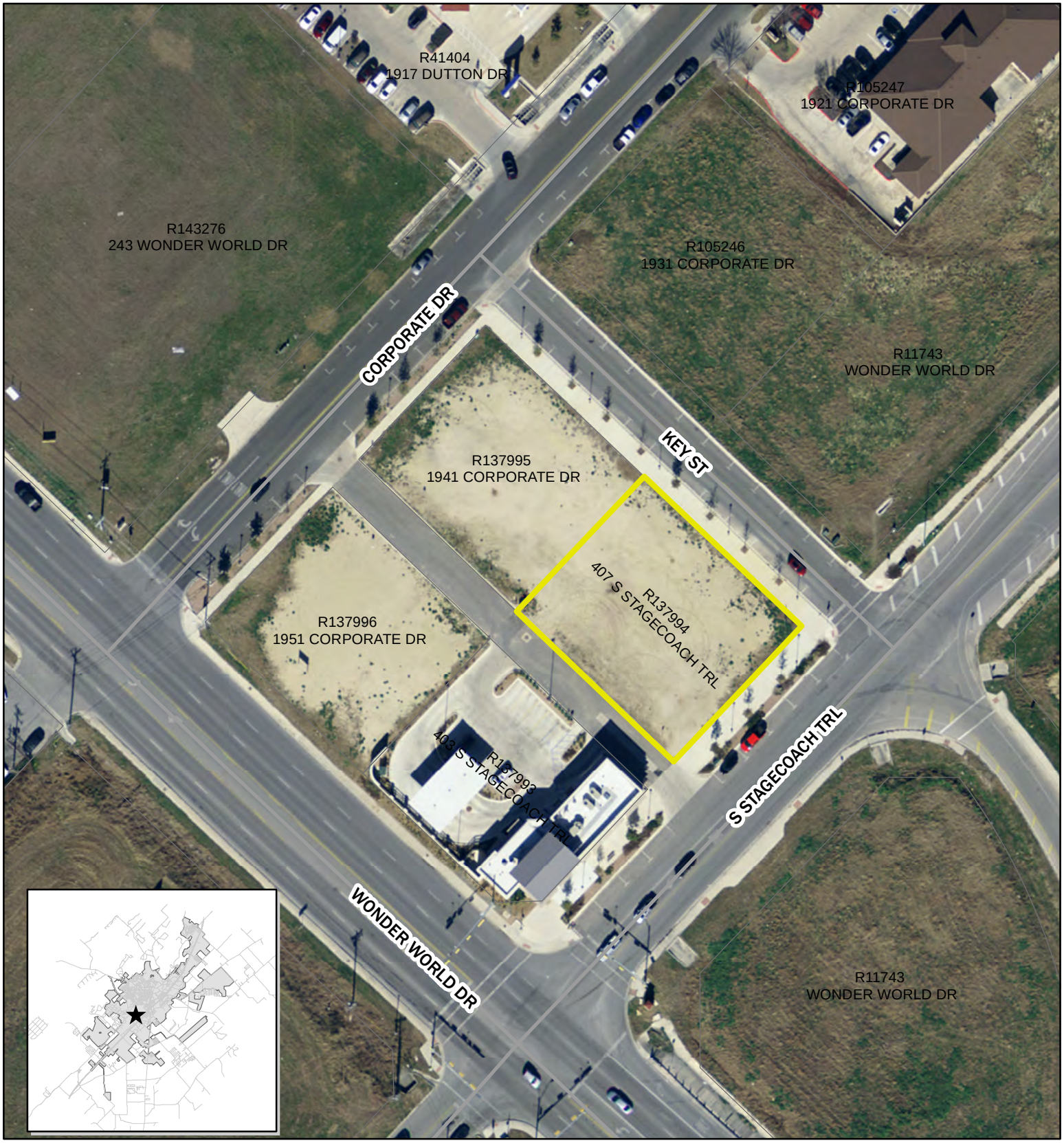
Site Location

Notification Buffer 200 ft

0 50 100 200 Feet

N

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



CUP-15-25
A Tan Asian Bistro and Sushi Bar
Aerial Map
Map Date: 9/9/2015

Site Location

0 50 100 200 Feet

N

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

CUP-15-25
Conditional Use Permit
A Tan Asian Bistro & Sushi Bar
407 S Stagecoach Trl, Ste 101

Applicant Information:

Applicant: A Tan LLC, on behalf of A Tan Asian Bistro & Sushi Bar

Mailing Address: 1528 E Common St
New Braunfels, TX 78130

Property Owner: W.C. Carson
1911 Corporate Dr, Ste 102
San Marcos, TX 78666

Applicant Request: Request for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at A Tan Asian Bistro & Sushi Bar.

Public Hearing Notice: Public hearing notification was mailed on September 10, 2015.

Response: None as of completion of packet.

Subject Property:

Expiration Date: None

Location: 407 S Stagecoach Trl

Legal Description: South End San Marcos, Sec 1, Lot 1

Frontage On: S Stagecoach Trl

Neighborhood: Dunbar

Existing Zoning: T5 - Smartcode

Preferred Scenario Designation: Medium Intensity

Utilities: Adequate

Existing Use of Property: New mixed use building – currently vacant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T5	Vacant
S of property	T5	Pioneer Bank
E of property	GC	Vacant
W of property	T5	Parking Lot

Code Requirements:

A Conditional Use Permit (CUP) for the sale of mixed alcoholic beverages for on-premises consumption is subject to the requirements of sections 4.3.4.2 and 1.5.7.5 of the Land Development Code (LDC). A 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 in a low density residential zoning district. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

Case Summary

A Tan Asian Bistro & Sushi Bar is located at 407 S Stagecoach Trail, Ste 101 at the corner of Wonder World Drive and South Stagecoach Trail. The proposed restaurant is located within a two-story mixed use building with a T5 Smartcode zoning designation and will occupy a ground floor suite. The restaurant is surrounded by additional vacant office and retail suites within the mixed use building, and surrounding lots include portions of T5 Smartcode zoning and General Commercial zoning.

Lunch hours of operation are 11 a.m. to 2:30 p.m. Monday – Friday. Dinner hours of operation are 4 p.m. to 9:30 p.m. Monday – Friday and 4 p.m. to 10:30 p.m. Saturday and Sunday. According to the application, A Tan has an indoor fixed seating capacity of 43 seats, 20 outdoor fixed seats, and a total gross floor area of 1,931 sq.ft. According to the site plan, there are 56 total on-site parking spaces proposed for the building and the application indicates that no entertainment facilities are proposed at this time.

Comments from Other Departments:

The Police Department has no issues with the proposed establishment and there have been no other comments from other departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and has found that the request is consistent with the policies and the general intent of the zoning district and does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic. A Tan Asian Bistro and Sushi Bar presents an opportunity to increase pedestrian activity near the Hays County Government Center. The project meets the intent of the Smartcode by bringing the service area to the property line and by providing rear parking.

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

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

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

1. **The CUP shall be valid for one (1) year, provided standards are met, subject to the point system.**
2. **The permit shall be effective upon the issuance of the Certificate of Occupancy; and**
3. **The CUP 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

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. If the request for the CUP meets the threshold requirements under section 4.3.4.2 of the LDC, the Commission should next evaluate the impact of the proposed conditional use on surrounding properties under the criteria set forth in section 1.5.7.5 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	9/8/15
Name	**Title**	**Date**

CUP- 15 - 25

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: A TAN ASIAN BISTRO & SUSHI BAR

Application is filed by:

☐ Individual ☐ Partnership ☒ Corporation ☐ Other: _____

Name of Individual or Entity: A TAN LLC **Phone Number:** (830) 237-3237

Mailing Address: 1528 E COMMON

Email Address: SHUSPURRIER@ATT.NET

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

PROPERTY

Street Address: 401 South STAGECOACH TRL UNITE 101 **Current Zoning:** TS

Legal Description: Lot 2 Block — Subdivision South End San Marcos Sec 1

Tax ID Number: R 137994

Property Owner's Name: W.C. CARSON **Phone Number:** (512) 392-3322

Address: 1911 CORPORATE DR. SUITE 102

BUSINESS DETAILS

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

Hours of Operation: 11:00 - 2:30 WEEK DAY 4:00PM - 10:30 WEEKEN 9:30PM WEEK NIGHT

Type of Entertainment Facilities: NONE

Indoor Fixed Seats Capacity: 43 **Outdoor Fixed Seats:** 20

Gross Floor Area Including Outdoor Above-ground Decks: 1,931 Square Feet

Number of Off-Street Parking Spaces Provided: 56 total on site

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*

- [X] **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*
- [X] *I have attached authorization to represent the owner, organization, or business in this application.*

Applicant's Signature

Printed Name: SHU CHEN SPURRIER **Date:** 8/4/2015

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

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

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

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

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

Signed: _____ Date: 7/29/2015

Print Name: SHU CHEN SPURRIER

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

Villalobos, Andrea

From: Villalobos, Andrea
Sent: Tuesday, September 08, 2015 10:36 AM
To: Villalobos, Andrea
Subject: RE: ATAN CUP - Owner Authorization & Site Plan

From: John David Carson [mailto:johndavid@carsonproperties.net]
Sent: Tuesday, August 04, 2015 10:00 AM
To: Villalobos, Andrea
Cc: Shu Spurrier; Sarah Leslie Simpson
Subject: ATAN CUP - Owner Authorization & Site Plan

Andrea:

Please accept this email as authorization by the property owner of 407 S Stagecoach Trail (Carson Diversified Land 1, LLC) for ATAN LLC to apply for a Conditional Use Permit for On-Premise Consumption of Alcohol.

Per our discussion, the applicant has a building permit application pending wherein you can find their floor plan for the space, Unit 101. I am attaching the site plan from the building shell construction set.

Please let me know if you need anything further.

Best,
John David Carson,
Authorized Representative for Property Owner

1911 Corporate Drive, Suite 102
San Marcos, Texas 78666
+1 (512) 392-3322
carsonproperties.net

SITE PLAN LANDSCAPE KEY

EXISTING TREE
- Monterrey Oak

PERVIOUS COVER

SCREENING PLANT 1
3.5' Min. Mature Height, Evergreen, 60% of View per City of San Marcos Screening Requirements 6.1.2.2 Alternating pattern of:

- Texas Sage (*Leucophyllum frutescens*)

- Thryallis, Golden Showers (*Galphimia glauca*)

MIXED PERENNIALS / YUCCAS

- Autumn Sage (*Salvia greggii*)

- Gaura (*Gaura lindheimeri*)

- Rock Penstemon (*Pensetmon baccharifolius*)

-Queen Victoria Agave (*Agave victoriae-reginae*)

1

- Red Yucca (*Hesperaloe parviflora*)

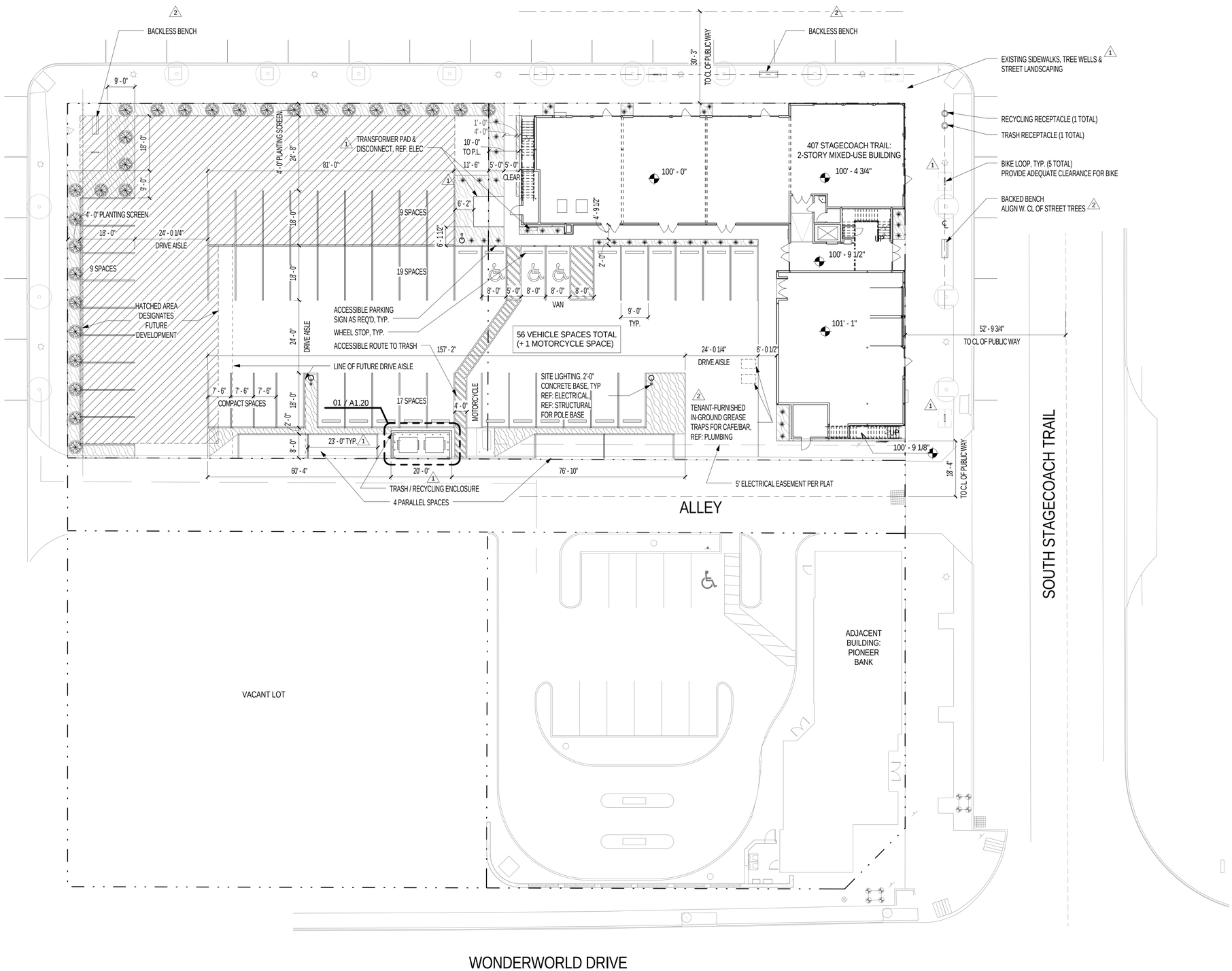
- Twistleaf Yucca (*Yucca rupicola*)

BIKE LOOP
Landscape Forms Metro 40 Ride, as specified

BENCH
Landscape Forms Metro 40 Rest, as specified

TRASH / RECYCLING
Landscape Forms Parc View, as specified

SITE LIGHTING
Full Cut-off, Ref: Electrical



N
true north

01 SITE PLAN
SCALE: 1/16" = 1'-0"

color space
Architecture & Urban Design
1911 Corporate Drive Ste 102
San Marcos, Texas 78666
512.395.5038

REGISTERED ARCHITECT SARAH L. SIMPSON 23188 STATE OF TEXAS

06.05.0214

407 S. Stagecoach

San Marcos, TX 78666

OWNER
CARSON DIVERSIFIED LAND 1 LLC

ISSUE FOR PERMIT

REVISIONS

1	Permit Revisions	04.28.2014
2	Pricing Addendum Revisions	06.05.2014

Site & Landscape Plan

PROJECT NO: **012013**

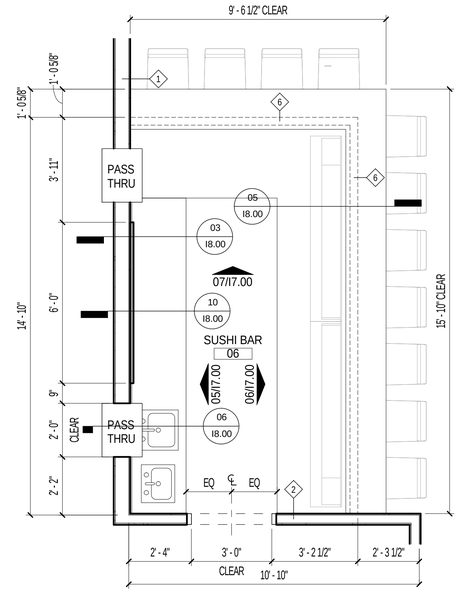
DATE: **04.11.2014**

A1.00

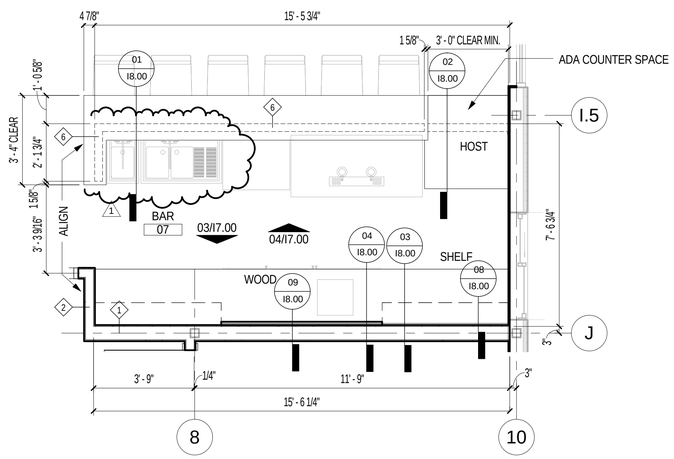
The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

plotted: 8/4/2015 9:59:05 AM

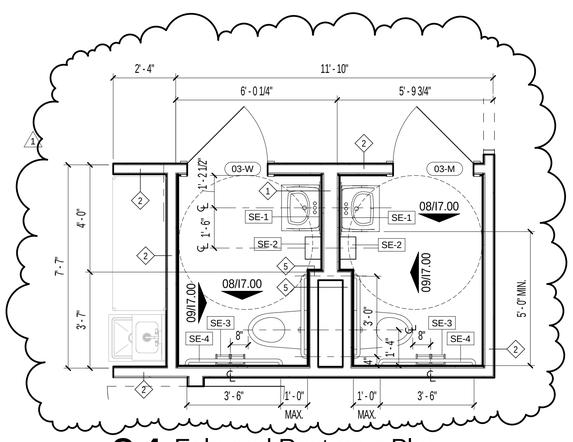
C:\Users\Colorspace\Transporter\Colorspace\Architectural\Projects\13-012013 - 407 Stagecoach\Project Files\Drawings_Central_Revit FILE\REL-H_07-2013_407-STAGECOACH.rvt



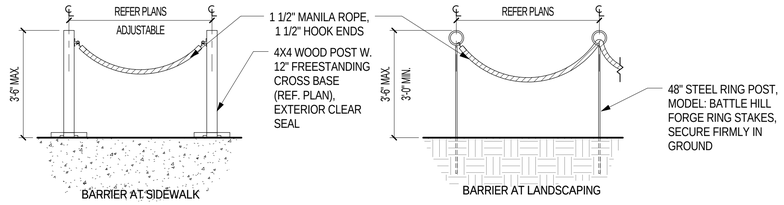
06 Enlarged Sushi Bar Plan
SCALE: 3/8" = 1'-0"



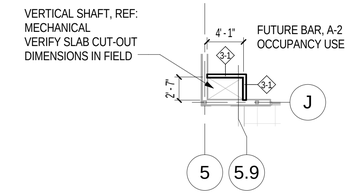
05 Enlarged Bar Plan
SCALE: 3/8" = 1'-0"



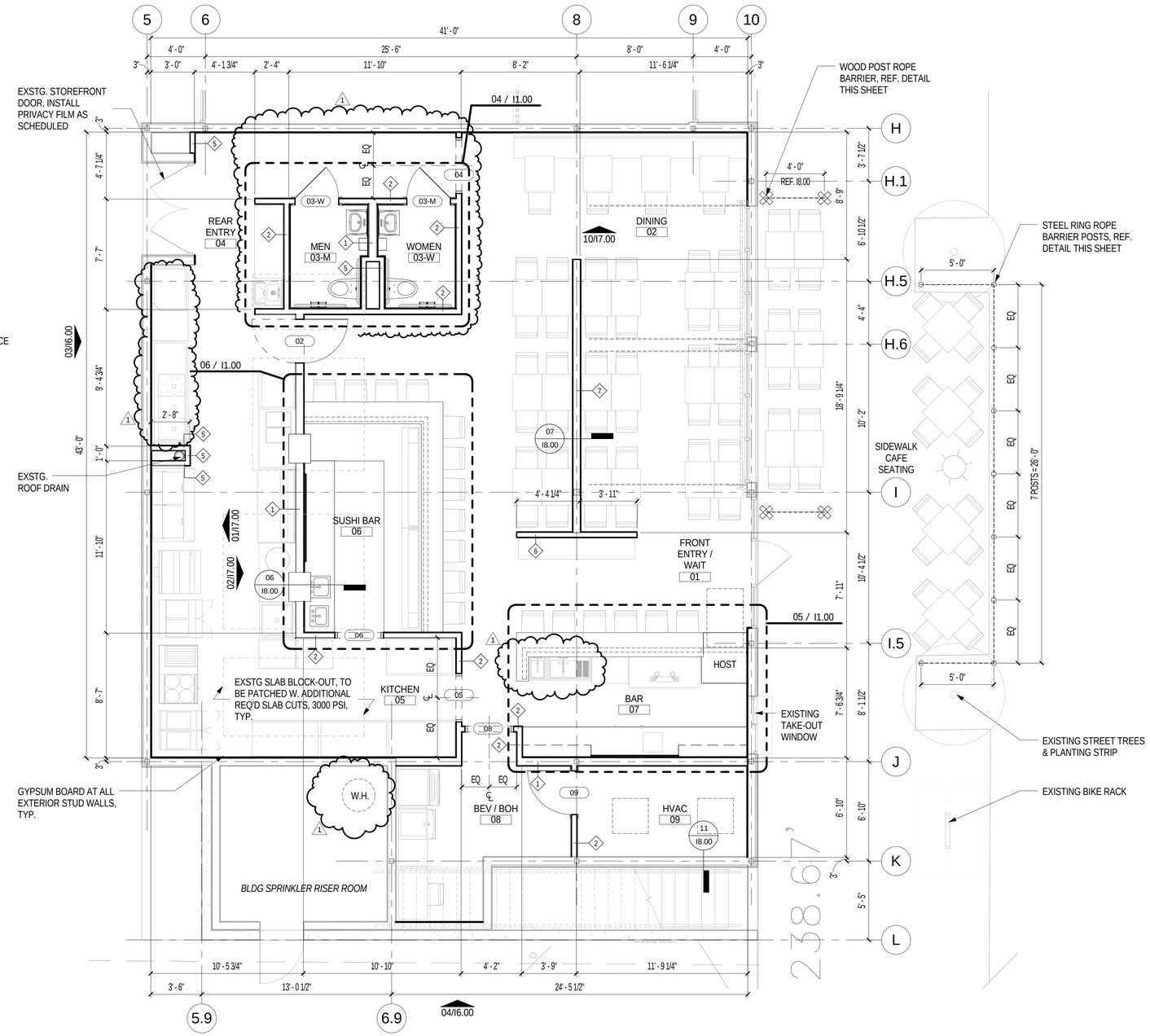
04 Enlarged Restroom Plan
SCALE: 3/8" = 1'-0"



03 Patio Barrier Enclosure
SCALE: 1/2" = 1'-0"



02 Vertical Shaft Plan @ Level 2
SCALE: 1/8" = 1'-0"



GENERAL NOTES:
1. EXISTING SHELL BUILDING CONSTRUCTION AND FURNITURE/EQUIPMENT TO BE FURNISHED BY OWNER SHOWN IN HALFTONE/GRAY.
2. REFER TO FOOD SERVICE AND MEP DRAWINGS FOR ALL EQUIPMENT SCHEDULES & CONNECTIONS.

01 Floor Plan
SCALE: 1/4" = 1'-0"

color space
Architecture & Urban Design
1911 Corporate Drive Ste 102
San Marcos, Texas 78666
512.395.5038

REGISTERED ARCHITECT
SARAH L. SIMPSON
23159
STATE OF TEXAS

08.14.2015

A-Tan Asian Bistro

407 S. Stagecoach Ste 101
San Marcos, Tx 78666

OWNER
A-Tan Asian Bistro & Sushi Bar
1528 Common St, New Braunfels, TX 78130

ISSUE FOR PERMIT

REVISIONS △

1	Permit Revisions	08.14.2015

Floor Plan

PROJECT NO: **022015**

DATE: **08.14.2015**

I1.00

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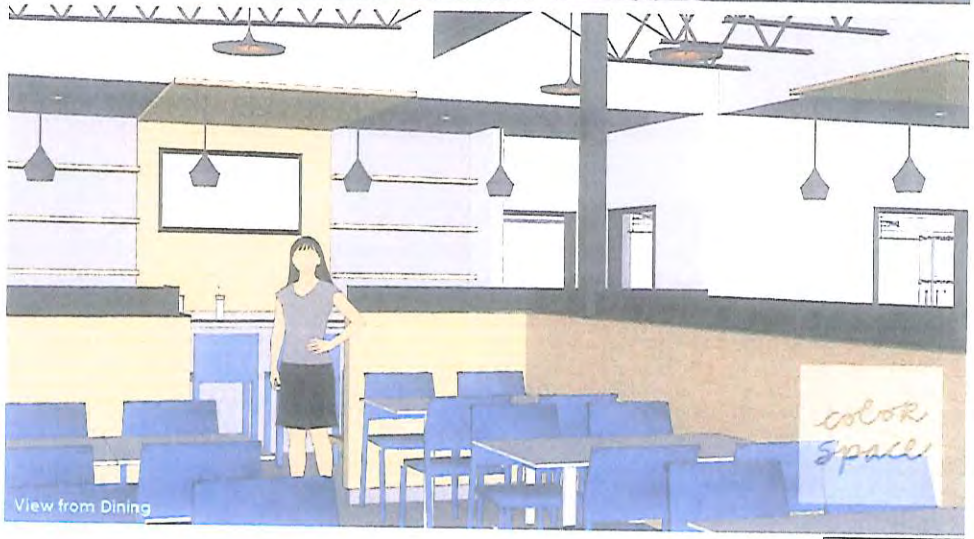
plotted: 8/14/2015 3:24:41 PM

C:\Users\Colorspace\Transporter\Colorspace\Architectural\Projects\15-022015 - ATAN Restaurant\Project Files\Drawings_Central Revit File\ARCH_I22015_ATAN - SUSHI BAR.rvt

View from Front Entry

Sushi Bar



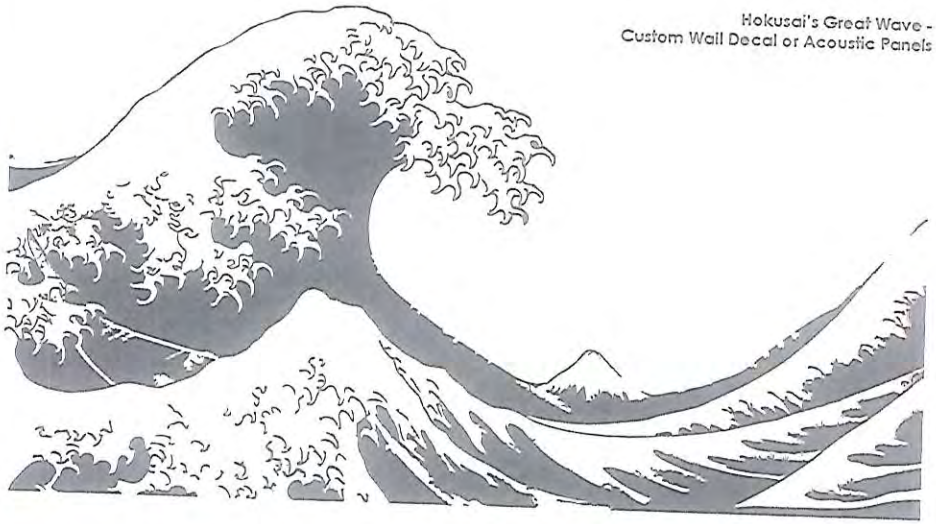
View from Dining

407 Stagecoach Suite 105 | A-Tan Asian Bistro & Sushi Bar

Interior Perspective Studies

July 14, 2015

color space



Hokusai's Great Wave -
Custom Wall Decal or Acoustic Panels

Pedrali Solid Laminate Top
Solid White Core
Indoor/Outdoor
$260

Pedrali Solid Laminate Top
Black Core/Gray
Indoor/Outdoor
$175

J Dot Hot Mesh Chair
Simple Blue Finish
Indoor/Outdoor
$116

Blu Dot Hot Mesh Barstool
Simple Blue Finish
Indoor/Outdoor
$179

Pedrali Volt Chair
Blue Finish
Indoor/Outdoor
$118

Pedrali Volt Barstool
Graphite Finish
Indoor/Outdoor
$150

5 Year Warranty

Grand Rapids Ladder Back Chair
Metal and Wood Finish
Indoor Only
$250 list price

Grand Rapids Ladder Back Barstool
Metal and Wood Finish
Indoor Only
$327 list price

5 Year Warranty

Grand Rapids Brady Chair
Metal and Wood Finish
Indoor Only
Price Unknown

Grand Rapids Brady Barstool
Metal and Wood Finish
Indoor Only
Price Unknown

5 Year Warranty

Pedrali Laja Base
Indoor/Outdoor Aluminum Finish
$175

5-Year Warranty

Pedrali Plastic-X Base
Indoor/Outdoor Aluminum Finish
$120

407 Stagecoach Suite 105 | A-Tan Asian Bistro & Sushi Bar

Furniture Options | Wall Art

July 14, 2015

color space

File #: CUP-15-26, **Version:** 1

AGENDA CAPTION:
CUP-15-26 (Wok & Roll) Hold a public hearing and consider a request by Johnny Lai and Mei Wan Lai, on behalf of Fortune Corner LLC., for a renewal of a Conditional Use Permit to allow for the sale of beer and wine at 812 S Guadalupe Street, Suite 101. (W. Parrish)

Meeting date: September 22, 2015

Department: Planning and Development Services

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

CITY COUNCIL GOAL: NA

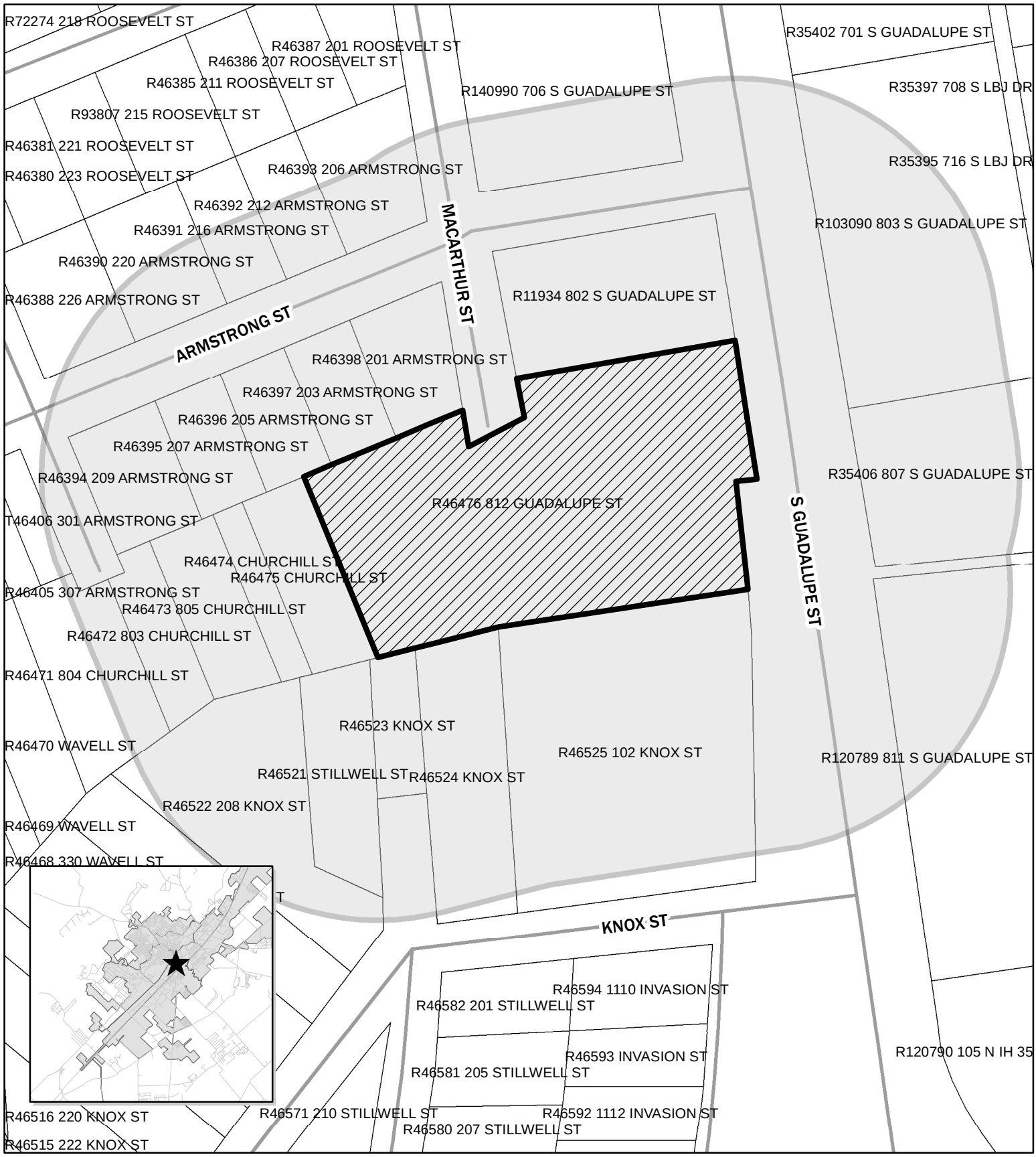
COMPREHENSIVE PLAN ELEMENT(s): NA

BACKGROUND:

Wok & Roll is a restaurant located at 812 South Guadalupe Street. The gross floor area is 3,375 square feet, which includes the outdoor above-ground deck, and there are 30 off-street parking spaces. The application indicates that the restaurant has an indoor seating capacity of 75 and an outdoor seating capacity of 20. The hours of operations are from 11 a.m. to 10 p.m. with no live entertainment proposed. The applicant is not proposing any other improvements to the structure 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:

- **The permit shall be valid for the life of the TABC permit, provided standards are met, subject to the point system.**
- **The CUP permit shall be posted in the same area and manner as the Certificate of Occupancy.**



CUP-15-26
Wok & Roll Renewal
812 S. Guadalupe #101
Map Date: 9/10/2015

Legend

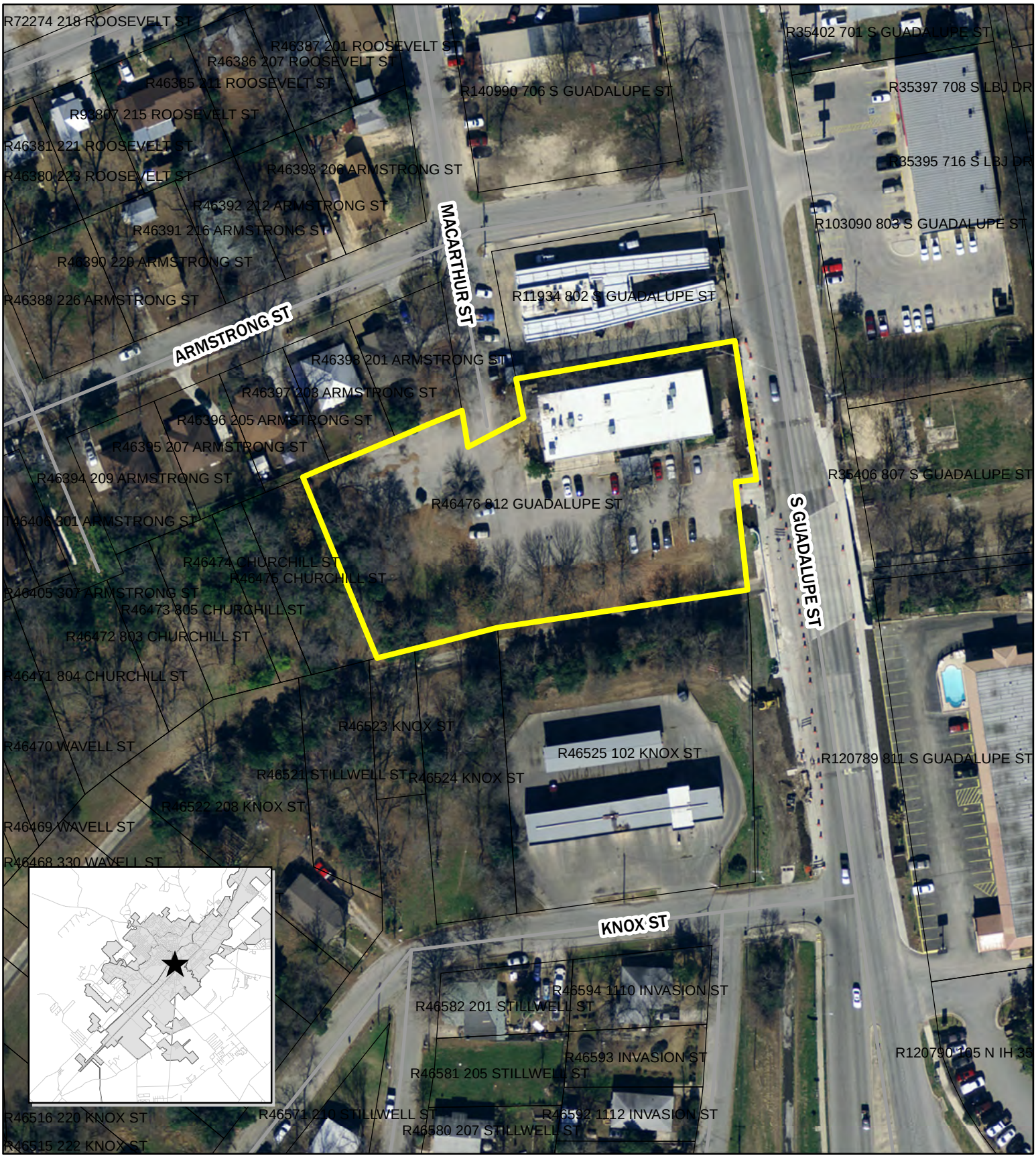
Site Location

200ft Buffer

0 62.5 125 250 Feet

N

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



CUP-15-26
Wok & Roll Renewal
812 S. Guadalupe #101
Map Date: 9/8/2015

Legend

Site Location

0 62.5 125 250 Feet

N

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

CUP-15-26
Conditional Use Permit
Wok & Roll Restaurant
812 South Guadalupe Street

Applicant Information:

Applicant: Choon K.E., Johnny Lai, and Mei Wan Lai

Mailing Address: 812 S. Guadalupe Street
San Marcos, TX 78666

Property Owner: Fortune Corner LLC
812 S. Guadalupe Street, Suite 101
San Marcos, TX 78666

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

Public Hearing Notice: Public hearing notification was mailed on September 11, 2015.

Response: None as of completion of packet

Subject Property:

Expiration Date: September 25, 2015

Location: 812 South Guadalupe Street

Legal Description: Victory Gardens #2, one half of block 31

Frontage On: Guadalupe

Neighborhood: Victory Gardens

Existing Zoning: "T-5" – Urban Center

Preferred Scenario Designation: High Intensity

Utilities: Adequate

Existing Use of Property: Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T-5	Commercial
S of property	T-5	Commercial
E of property	T-5	Commercial
W of property	CC/SF-6	Parking lot/Single-family Residential

Code Requirements:

A Conditional Use Permit (CUP) for the sale of beer and wine is subject to the requirements of sections 4.3.4.2 and 1.5.7.5 of the Land Development Code (LDC). A 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 in a low density residential zoning district. 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.

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).

Case Summary

Wok & Roll is a restaurant located at 812 South Guadalupe Street, just south of Armstrong Street. The Commission approved a CUP on September 25, 2012 for three (3) years to allow the on-premise consumption of beer and wine. The applicant is requesting to renew the Conditional Use Permit. Currently, the applicant has an active TABC permit to allow the on-premise consumption of beer and wine.

The gross floor area is 3,375 square feet, which includes the outdoor above-ground deck, and there are 30 off-street parking spaces. The application indicates that the restaurant has an indoor seating capacity of 75 and an outdoor seating capacity of 20. The hours of operations are from 11 a.m. to 10 p.m. with no live entertainment proposed. The applicant is not proposing any other improvements to the structure at this time.

Comments from Other Departments:

Police, Health, Building, Engineering, and Code Enforcement have not reported major concerns regarding the subject property.

Planning Department Analysis:

This site is located within the Downtown High Intensity Zone designated by the Preferred Scenario Map, and is zoned T5. While this site is surrounded by commercial uses, the Victory Gardens neighborhood is located within walking distance of the restaurant. There have been no issues reported to staff in regards to this property.

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

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

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

- **The permit shall be valid for the life of the TABC permit, provided standards are met, subject to the point system.**
- **The CUP 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

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. If the request meets the requirements of section 4.3.4.2 of the LDC, the Commission should also evaluate the impact of the proposed conditional use on surrounding properties under section 1.5.7.5 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:

Will Parrish	Planning Technician	9/3/2015
Name	**Title**	**Date**

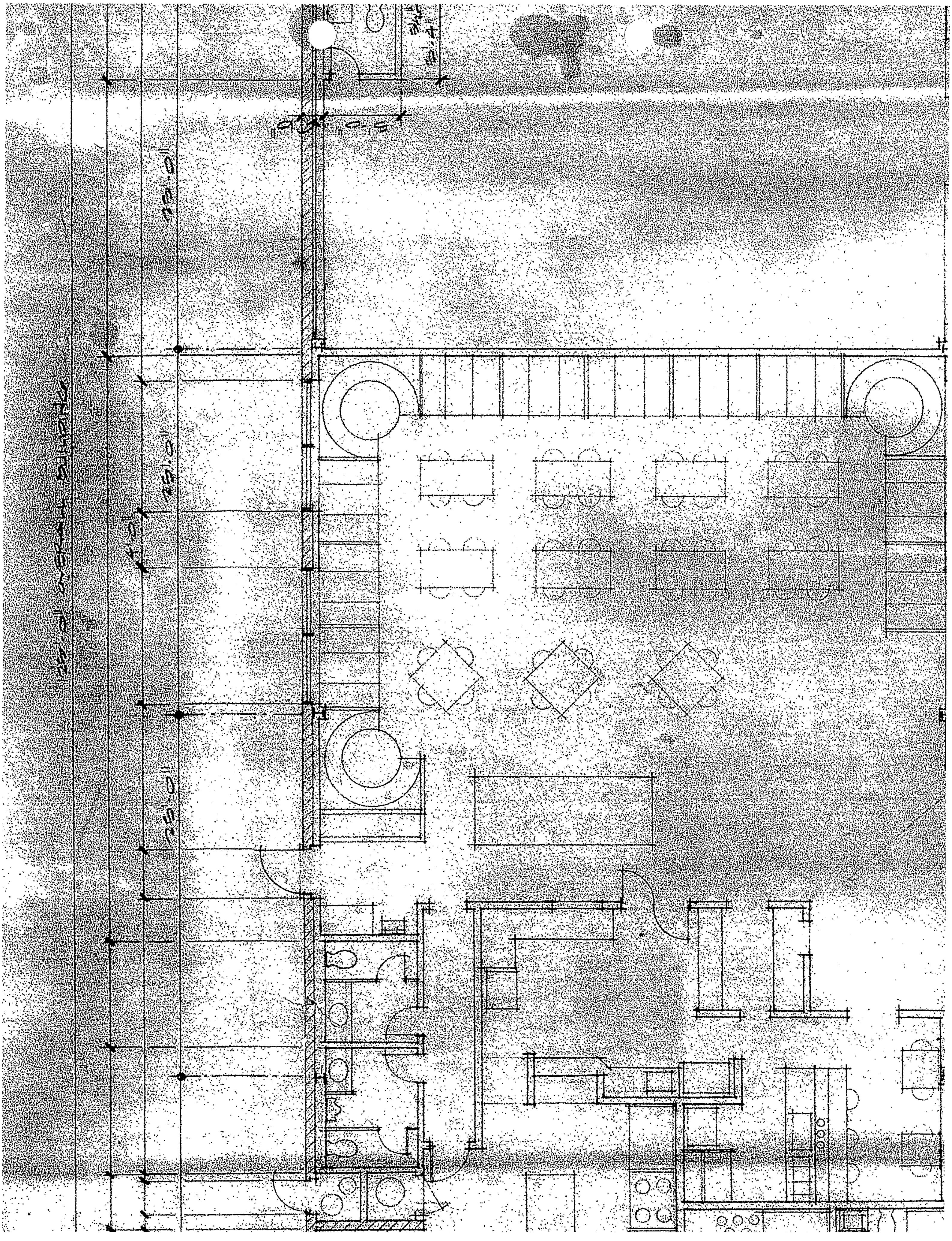
All Day Menu
Top**Appetizer**
$11.95**Pao Pao Platter (for 2)**
Egg Roll, Crab Rangoon, Fried Shrimp, Beef Teriyaki, BBQ Ribs
$7.25**Lettuce Wrap with Chicken**
$7.25**Lettuce Wrap with Pork**
$7.50**Wok & Roll Spare Ribs (4)**
$6.95**Soft Shell Crab**
Battered and served with ponzu sauce
$5.95**Shrimp Tempura(4)**
Battered shrimp with tempura sauce
$6.50**Dumplings (8)**
Deep Fried, Steamed or Pan Fried
$5.50**Wok & Roll Bar-B-Q Pork**
$5.25**Age-Dashi Tofu**
Battered tofu with sweet chili sauce
$5.75**Beef Teriyaki (4)**
Marinated beef served on skewers
$5.50**Dancing Shrimp**
battered shrimp &crabmeat w/sweet chili sauce
$5.50**Fried Shrimp (5)**
$4.75**Crab Rangoon (6)**
Fried wonton skin with seasoned cream cheese
$4.50**Corn Nugget (20)**
$1.25**Egg Roll (1)**
$1.25**Mini Veggie Roll (3)**
$3.75**Summer Roll (2)**
Choice of BBQ Pork, Shrimp or Crab wrapped with vermicelli noodles
$3.95**Edamame**
Lightly salted boiled green soy beans
Top**Soup & Salads**
$6.25**Wor Wonton Soup**
Chicken & Shrimp in Chicken Broth
$6.25**Shrimp Lemon Grass Soup (for 2)**🌶️
$6.95**Seafood Soup (for 2)**
$1.95 / $3.90 / $5.95**Wonton Soup**
$1.95 / $3.90 / $5.95**Hot & Sour Soup**🌶️
$1.95 / $3.90 / $5.95**Egg Drop Soup**
$1.95 / $3.90 / $5.95**Miso Soup**
$8.95**Combination Sunomono**
octopus, shrimp, red Clams & cucumber with ponzu sauce
$7.95**Tako Sunomono**
octopus & cucumber with ponzu sauce
$6.50**Ebi Sunomono**
shrimp & cucumber with ponzu sauce
$5.25**Crab Salad**
green salad with avocado cucumber and crabmeat with ponzu sauce
$5.25**Squid Salad**
Japanese style marinated squid
$4.75**Seaweed Salad**
Japanese traditional green seaweed salad
Top**Noodles & Rice**
$7.99 / $8.95**Flat Noodles**
$7.99 / $8.95**Lo Mein**
$8.95**Wok & Roll Fried Rice**
Wok-fried rice blended with egg, bbq pork, shrimp and green onion
$8.95**Hawaiian Fried Rice**
Wok-fried rice blended with egg, sliced luncheon meat, pineapple, pea, carrot, raisin & onion
$7.95**Peanut Chicken Fried Rice**🌶️
$7.95 / $8.95**Fried Rice**
Choice of Vegetable, Chicken, Pork, Beef, Shrimp or Combination
Top**House Specialties**Served with Steamed Rice or Fried Rice and Egg Roll.
$18.00 / $29.00**Peking Duck**
Boneless and tender, roasted duck topped with green onions, with a side of hoisin sauce and seamed bun
$15.00 / $25.00**Roast Duck**
Whole crispy tender duck with bones
$11.95**Cantonese Style Steamed Fish**
Steamed fish fillet with ginger and scallion in a light fresh and flavorful sauce
$10.95 / $10.95**Spicy Mandarin Shrimp/Fish**🌶️
Battered shrimp or fish with Chef's special sweet & spicy mandarin sauce with fresh vegetable
$10.95**Yin Yang Shrimp**
Fried shrimp sautéed in tow distinct Chinese Styles, Szechwan and Mandarin, to delight the adventurous shrimp lover
$10.95**Walnut Shrimp**
Crispy battered shrimp tossed in creamy sauce topped with sugar coated walnuts
$10.95**Neptune Seafood Sizzling Plate**
Shrimp, scallops and imitation crab stir fried with fresh vegetables served on a sizzling hot plate in our chef's brown sauce
$10.95**Thai Pepper Basil Shrimp**🌶️
This oriental special is a hot & zesty house original made with fresh vegetables, red Thai peppers & garlic in a piquant brown sauce
$10.95**Sizzling Beef & Scallop**
Tender slices of beef sautéed with stir fried scallops and vegetables in a very tasty brown sauce, served on a sizzling hot plate
$10.95**Happy Family**
A combination of shrimp, beef, BBQ pork and chicken, sautéed with assorted fresh vegetables in our chef's special brown sauce
$10.95**Salt Pepper Crispy Shrimp**🌶️
Shrimp coated with light batter, fried and tossed with garlic, fresh chili pepper and seasoned salt
$9.95**Salt Pepper Crispy Pork Chop**🌶️
Crispy pork-chop, stir-fried in a salt and pepper mix, along with a mix of chili peppers and green onions

$10.95**Egg Foo Yong**
An omelet that contains onion, scallion, carrot and choice of Chicken, Beef, Shrimp, or Vegetables
Top**Chicken**Al entrees served with a side of steamed or fried rice and pork egg roll
$9.95**Chicken with Vegetables**
$9.95**Chicken Broccoli**
$9.95**Chicken Chop Suey**
Topped with crunchy noodles
$9.95**Kung Pao Chicken**
Topped with peanuts
$9.95**Mandarin Chicken**
$9.95**Chicken Garlic Sauce**
$9.95**Sweet & Sour Chicken**
$9.95**Moo Goo Gai Pan**
$9.95**Chicken Snow Peas**
$9.95**Lemon Chicken**
$9.95**Almond Chicken**
$9.95**Cashew Chicken**
$9.95**Chicken Teriyaki**
$9.95**Jalapeno Chicken**
$9.95**General Tso's Chicken**
$9.95**Sesame Chicken**
$9.95**Orange Chicken**
$9.95**Twin Flavor Chicken**
Combination of sweet and sour chicken and General Tso's chicken
Top**Shrimp**Al entrees served with a side of steamed or fried rice and pork egg roll
$10.95**Kung Pao Shrimp**
Topped with peanuts
$10.95**Mandarin Shrimp**
$10.95**Shrimp Garlic Sauce**
$10.95**Shrimp Chopsuey**
Topped with crunchy noodles
$10.95**Sweet & Sour Shrimp**
$10.95**Shrimp with Vegetables**
$10.95**Shrimp Broccoli**
$10.95**Shrimp Snow Peas**
$10.95**Cashew Shrimp**
$10.95**Almond Shrimp**
Top**Pork**Al entrees served with a side of steamed or fried rice and pork egg roll
$9.95**Sweet & Sour Pork**
$9.95**Pork Garlic Sauce**
$9.95**Twice Cooked Pork**
$9.95**Kung Pao Pork**
Topped with peanuts
$9.95**Pork Chopsuey**
Topped with crunchy noodles
$9.95**Moo Shu Pork (4 Pancakes)**
$9.95**Pork with Mushrooms**
$9.95**Pork Broccoli**
$9.95**Pork with Vegetables**
$9.95**Mongolian Pork**

Top**Beef**All entrees served with a side of steamed or fried rice and pork egg roll
$9.95**Mongolian Beef**
$9.95**Beef Broccoli**
$9.95**Beef with Vegetables**
$9.95**Beef Chopsuey**
Topped with crunchy noodles
$9.95**Beef Snow Peas**
$9.95**Beef Garlic Sauce**
$9.95**Pepper Steak**
$9.95**Mandarin Beef**
Top**Vegetarian**Choice of spring roll or egg roll. All entrees served with a side of steamed or fried rice and pork egg roll
$8.95**Vegetables Delight**
$8.95**Broccoli Garlic Sauce**
$8.95**Tofu Clay Pot**
$8.95**Lucky Tofu**
$8.95**Ma Po To Fu**
$8.95**Wok and Roll Tofu**
Top**Children's Plate**
$6.75**Happy Platter**
Corn Nugget, French Fries, Fried Chicken & choice of Egg Drop or Hot & Sour Soup
$5.25**Fried Shrimp w/ French Fries**
$4.75**Fried Chicken w/ French Fries**
$4.25**Hamburger & French Fries**
Comes w/ Lettuce, Pickle, Mayo & Mustard
$4.95**Cheese Burger & French Fries**
Comes w/ Lettuce, Pickle, Mayo & Mustard
Top**Desserts**
$1.99**Green Tea Ice Cream**
$1.99**Red bean Ice Cream**
$2.99**Cheesecake (Slice)**
Choice of: Plain, Raspberry, Blueberry, Strawberry, Double Chocolate, and Nutella
$1.99**Cheesecake (3 Bite Sized Pieces)**
$2.99**Mochi Ice Cream**
Choice of Green Tea, Red Bean, Vanilla and Mango

- Spicy - Most Popular

2012 MAR 13 PM 1 40
15'-4"
15'-0"
15'-4"
8"
31'-4"
42'-0" OVERALL BUILDING
4'-0"
4'-0"
26'-4"
31'-0"



09/12

CUP-15-26

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: Wok & Roll Restaurant

Application is filed by:

☐ Individual ☒ Partnership ☐ Corporation ☐ Other: _____

Name of Individual or Entity: Choonk E Johnny Lai, Mei Wah Lai **Phone Number:** 512-216-6247

Mailing Address: 812 S. Guadalupe St. Suite 101 San Marcos Tx. 78666

Email Address: meiwan5388@hotmail.com

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

PROPERTY

Street Address: 812 S. Guadalupe St. **Current Zoning:** CC

Legal Description: Lot _____ Block 1/2 of 31 Subdivision Victory Gardens

Tax ID Number: R 46527

Property Owner's Name: Fortune Corner **Phone Number:** 512-216-6247

Address: 812 S. Guadalupe St. Suite 101 San Marcos Tx. 78666

BUSINESS DETAILS

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

Hours of Operation: 11 - 10 p.m

Type of Entertainment Facilities: Restaurant

Indoor Fixed Seats Capacity: 75 **Outdoor Fixed Seats:** 20

Gross Floor Area Including Outdoor Above-ground Decks: 3375 Square Feet

Number of Off-Street Parking Spaces Provided: 30

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

09/12

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

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

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

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

Signed: _____ Date: 08·03·12

Print Name: Mei Wan Lai

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

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.*

Mindilan

Applicant's Signature

Printed Name: Mei Wan Lai **Date:** 08-03-15

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

File #: CUP-15-27, **Version:** 1

AGENDA CAPTION:

CUP-15-27 (The Growling Wolf) Hold a public hearing and consider a request by The Growling Wolf LLC, on behalf of Lynx Property Services, for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 700 North LBJ, Suite 111. (W. Parrish)

Meeting date: September 22, 2015

Department: Planning and Development Services

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

CITY COUNCIL GOAL: NA

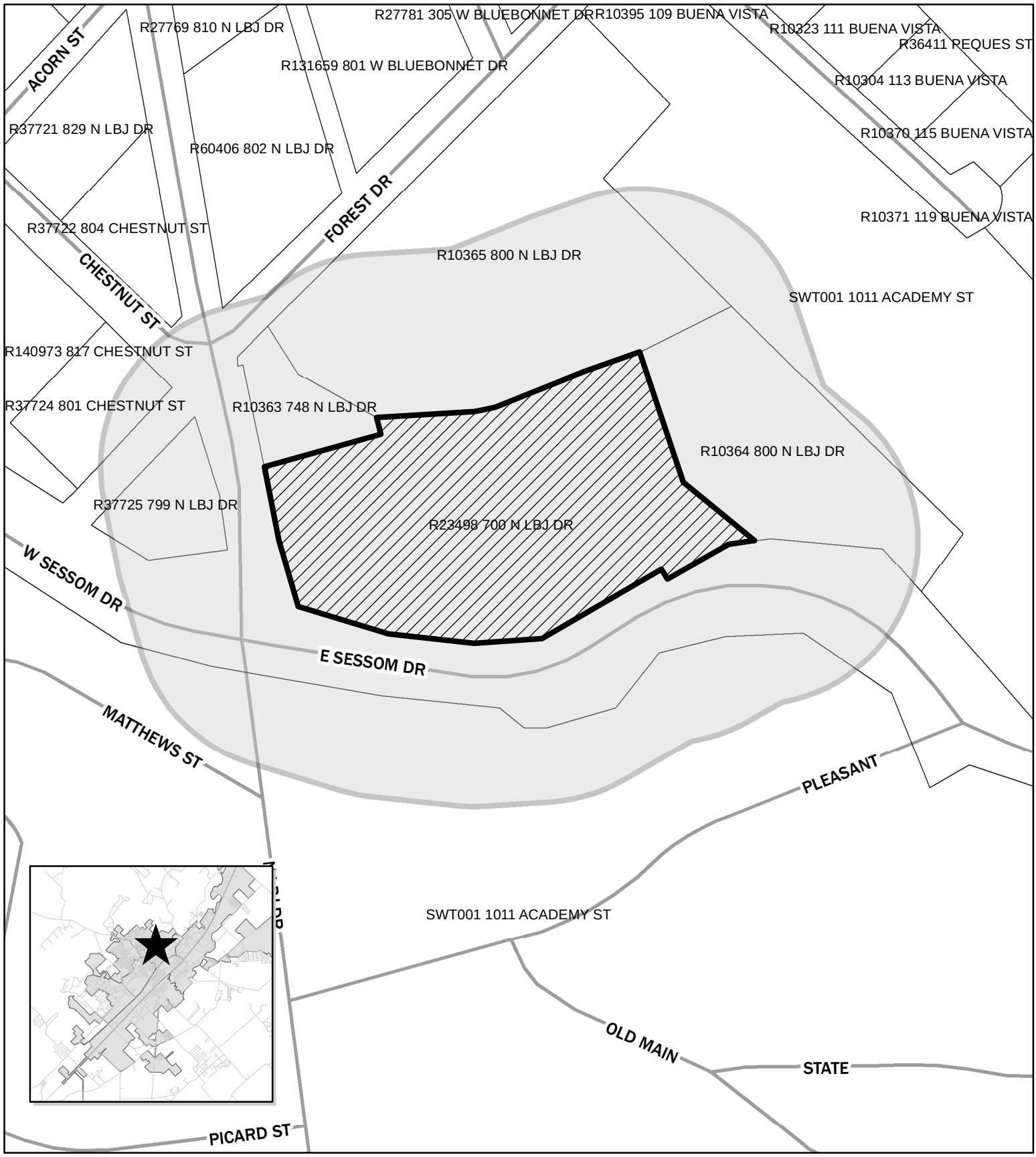
COMPREHENSIVE PLAN ELEMENT(s): NA

BACKGROUND:

The Growling Wolf is proposed to be a tapas bar and restaurant in The Centre at San Marcos shopping center located at the intersection of Sessom and North LBJ. The applicant is proposing to sell beer and wine for on premise consumption, as well as provide a light menu. The proposed hours of operation are from noon to midnight, seven days a week. The gross floor area is 1500 square feet, and the applicant is proposing 30 indoor seats, with no outdoor seating proposed.

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 one (1) year, 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-15-27
The Growling Wolf
700 N LBJ Ste.111
Map Date: 9/10/2015

Legend

Site Location

200ft Buffer

0 95 190 380 Feet

N

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

CUP-15-27
The Growling Wolf
700 N LBJ Ste.111
Map Date: 9/14/2015

Legend

Site Location

0 62.5 125 250 Feet

N

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

CUP-15-27
Conditional Use Permit
The Growling Wolf
700 North LBJ, Suite 111

Applicant Information:

Applicant:	The Growling Wolf LLC. 1200 Perez St, Unit B Austin TX, 78721
Property Owner:	Lynx Property Services 2101 S IH 35 Suite 220 Austin TX, 72741
Applicant Request:	Request for a new Conditional Use Permit (CUP) to allow the on-premise consumption of beer and wine.
Notification	Public hearing notification mailed on September 11, 2015
Response:	None as of Staff Report Date

Subject Property:

Location:	700 N LBJ Suite 111
Legal Description:	The Centre at San Marcos, Lot 1
Frontage On:	Sessom and North LBJ
Neighborhood:	NA
Existing Zoning:	Community Commercial (CC)
Utilities:	Adequate
Existing Use of Property:	Vacant Suite / Commercial Shopping Center

Zoning and Land Use:

	Current Zoning	Existing Land Use
N of Property	CC, MF-18	Tanning Salon, Apartments
S of Property	P	Texas State University
E of Property	P	Apartments
W of Property	GC	Gas Station

Code Requirements:

A Conditional Use Permit (CUP) for the sale of beer and wine for on-premises consumption is subject to the requirements of sections 4.3.4.2 and 1.5.7.5 of the Land Development Code (LDC). A 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.

Under Section 4.3.4.2 of the LDC, 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. There is no church or school within 1,000 feet.

This location is also outside the boundary of the Central Business Area (CBA) and is therefore not subject to the additional requirements in the CBA.

Case Summary

The Growling Wolf is proposed to be a tapas bar and restaurant in The Centre at San Marcos shopping center located at the intersection of Sessom and North LBJ. The applicant is proposing to sell beer and wine for on premise consumption, as well as provide a light menu. The proposed hours of operation are from noon to midnight, seven days a week. The gross floor area is 1500 square feet, and the applicant is proposing 30 indoor seats, with no outdoor seating proposed.

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.

The Centre at San Marcos shopping center is adjacent to Texas State University and includes several other food and drink establishments, making it a dining hub for the surrounding apartments, as well as the Northwest Hills Neighborhood Area. This 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 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.

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

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

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

1. **The permit shall be valid for one (1) year, 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

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.

Prepared by:

Will Parrish	Planning Technician	September 4, 2015
Name	**Title**	**Date**

The Growling Food Menu

Salads

Salpicon – Colombian Fruit Salad

Cuban Chicken Salad on Mixed Greens

House Baby Field Green Salad (Dressings: El Rancho Grande, Mango Chipotle Yogurt Dressing, Cilantro Avocado Yogurt Dressing, Torrentes Lime Vinaigrette)

Soups

Sancocho de Valle Cuacano – Chicken, Oxtail, Yuca, Corn, Plantain

Sancocho de Vegetales

Soup of the Day – When Available

Appetizers

Pandequeso and Pandebobo Plate

Arrepas with Butter and Texas Style Avocado Chimichurri Cream Gravy

Yuca Frita Fries con Mojo de Ajo Cubano

Deed-Fried-Colombian-Beef-Empanadas-with-Aji-and-Lime

Ceviche of the Day – When Available

Cuban Nachos – Plantain Chip Plate topped with Chicken, Chimichurri, Tomatoes, Wild Pork Chorizo, Picadillo Beef, Frijoles Negroes, Queso, Avocado, Yuca (oven-roasted)

Rice and Beans and Mashers

Cuban Black Beans and Rice – Moros y Cristianos

Frisoles Colombianos

Arroz Vegetariano

Arros con Pollo

Rice Dish of the Day – When Available

Mashed Yuca with the Fixins (Baked Potato Style)

Sandwiches

Cuban All-Day Breakfast Arrepa Sandwich

Shoshana's Vegetarian Arrepa Sandwich

Texas Fried Milanesa Sliders with Avocado Chimichurri Cream Gravy

Perros Calientes Colombianos

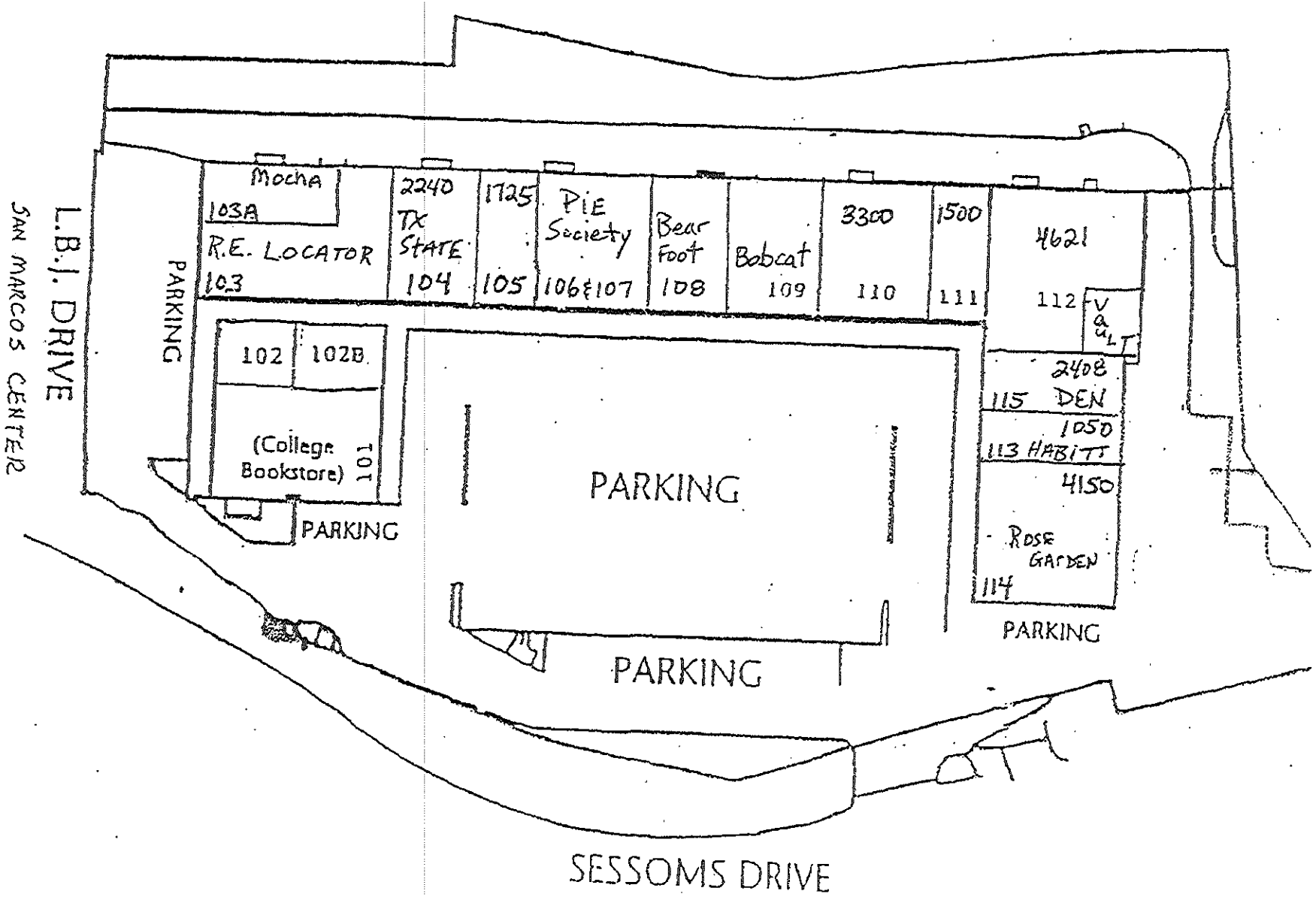
Carribean Veggie Love Sandwich

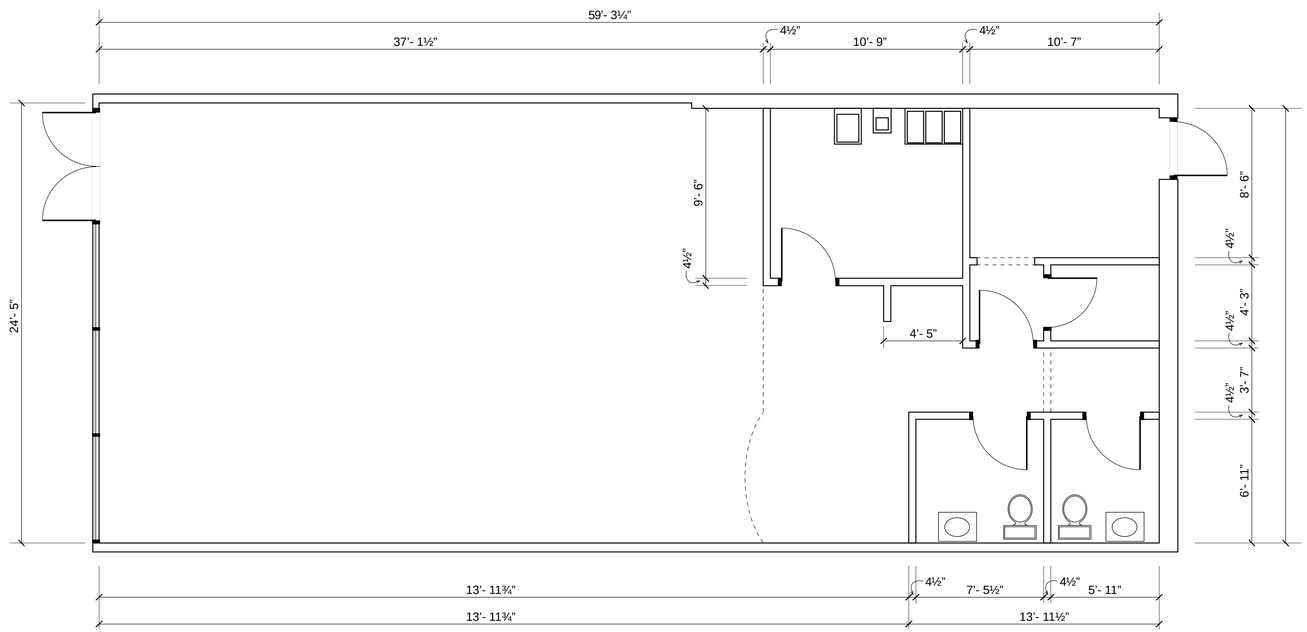
Ode to Aleister; Monte Castro – Deep Fried Cuban

Classic El Cubano Grilled Sandwich

Dessert of the Day – When Available

Chuzo/Kebab of the Day – When Available


L.B.J. DRIVE
SAN MARCOS CENTER
PARKING
Mocha
103A
R.E. LOCATOR
103
2240
TX STATE
104
1725
105
PIE Society
106&107
Bear Foot
108
Bobcat
109
3300
110
1500
111
4621
112
VAULT
2408
115 DEN
1050
113 HABITS
4150
ROSE GARDEN
114
102
102B
(College Bookstore)
101
PARKING
PARKING
PARKING
PARKING
SESSOMS DRIVE



1 EXISTING FLOOR PLAN

SCALE: ¼" = 1'- 0"

PLAN NORTH

FORMER HOOKAH LOUNGE
1,500 SQ. FT. TENANT FINISH OUT
700 N. LBJ DRIVE - SUITE 111
SAN MARCOS, TEXAS 78666

ASH & ASSOCIATES
ashandassociates.net

132
JACKSON LN.
SAN MARCOS
TEXAS
78666
512.392.1719

ARCHITECTURE
ENGINEERING
SURVEYING
PLANNING

THE GROWLING
T A P A S B A R
700 N. LBJ DRIVE - STE 111
SANMARCOS, TX. 78666

NOTES/REVISIONS

Registration Renewal Date: October 31

REGISTERED ARCHITECT
Christen John Ashandjian
15402
STATE OF TEXAS

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas. P.O. Box 12337, Austin TX. 78711 512.305.9000 www.tbae.state.tx.us

DATE	DRAWING #
07.07.15	A - 001

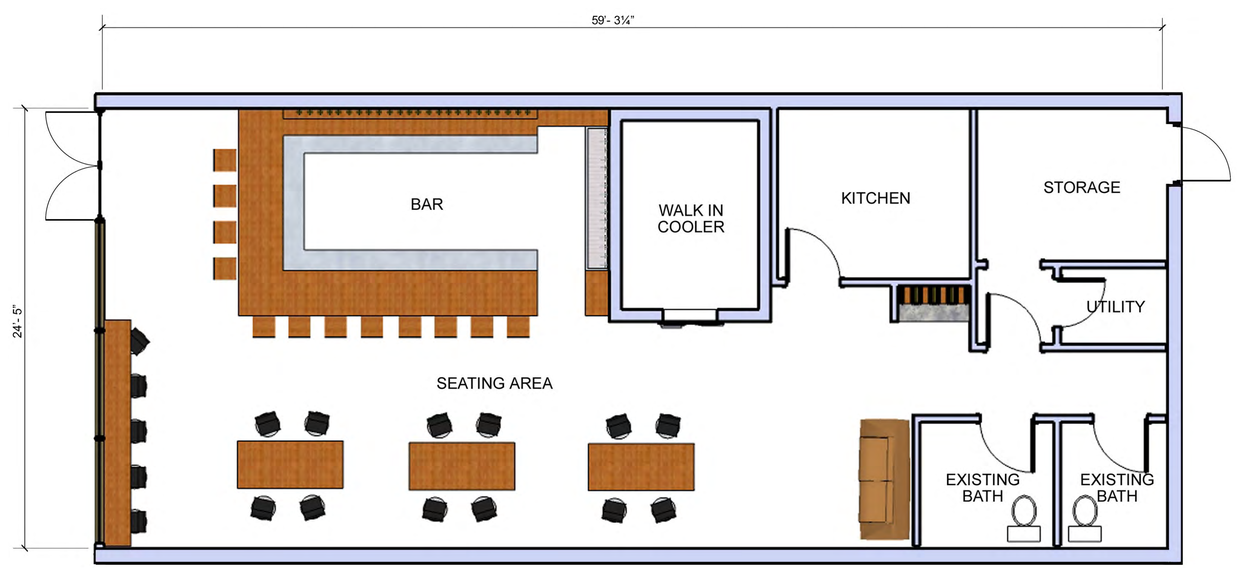
3. PERSPECTIVE VIEW
N.T.S.

4. PERSPECTIVE VIEW
N.T.S.

PROJECT TABULATIONS

Zoning:	CC - Community Commercial
Code Classification:	A-1 - Assembly
Allowed Occupancy:	1:15 (net) = 47 people
Seating Capacity:	35 people
Shared Parking:	120 spaces
Required Parking:	9 spaces - 1 per 4 chairs

2. PERSPECTIVE VIEW
N.T.S.



1. PROPOSED FLOOR PLAN
SCALE: ¼" = 1'- 0"

PLAN NORTH

ASH & ASSOCIATES

ashandassociates.net

132
JACKSON LN.
SAN MARCOS
TEXAS
78666
512.392.1719

ARCHITECTURE
ENGINEERING
SURVEYING
PLANNING

THE GROWLING
TAPAS BAR

700 N. LBJ DRIVE - STE 111
SANMARCOS, TX. 78666

NOTES/REVISIONS

Registration Renewal Date: October 31

REGISTERED ARCHITECT
Christen John Martin
15402
STATE OF TEXAS

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas. P.O. Box 12337, Austin TX 78711 512.305.9000 www.tbae.state.tx.us

DATE	DRAWING #
07.07.15	A - 002

09/12

CUP-____-_____

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: THE GROWLING

Application is filed by:

☐ Individual ☐ Partnership ☐ Corporation ☒ Other: LLC

Name of Individual or Entity: THE GROWLING WOLF, LLC **Phone Number:** 347.552.8233

Mailing Address: 1200 PEREZ ST, UNIT B, AUSTIN, TX 78721

Email Address: TONESSALE@HOTMAIL.COM

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

PROPERTY

Street Address: 700 N LBJ, Ste 111, SAN MARCOS **Current Zoning:** CC

Legal Description: ~~Lot~~ ~~Block~~ Subdivision GEO # 90200326

Tax ID Number: R [redacted]

Property Owner's Name: LYNX PROPERTY SERVICES **Phone Number:** 512.326.2722

Address: 2101 S. IH-35 suite 220, AUSTIN, TX 78741

BUSINESS DETAILS

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

Hours of Operation: 12PM - 12AM

Type of Entertainment Facilities: NONE

Indoor Fixed Seats Capacity: 30 **Outdoor Fixed Seats:** 0

Gross Floor Area Including Outdoor Above-ground Decks: 1500 Square Feet

Number of Off-Street Parking Spaces Provided: ADEQUATE

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*

- [X] **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*
- [X] *I have attached authorization to represent the owner, organization, or business in this application.*

Applicant's Signature _____

Printed Name: MANUEL LOPEZ-CASTRO **Date:** 7/ /15

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

File #: CUP-15-30, **Version:** 1

AGENDA CAPTION:
CUP-15-30 (Tantra Coffee House) Hold a public hearing and consider a request by Tantra Coffee House LLC, on behalf of Tantra Coffee House, for a renewal of a Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 217 W Hopkins Street. (A. Villalobos)

Meeting date: September 22, 2015

Department: Planning and Development Services Department

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

COMPREHENSIVE PLAN ELEMENT(s): n/a

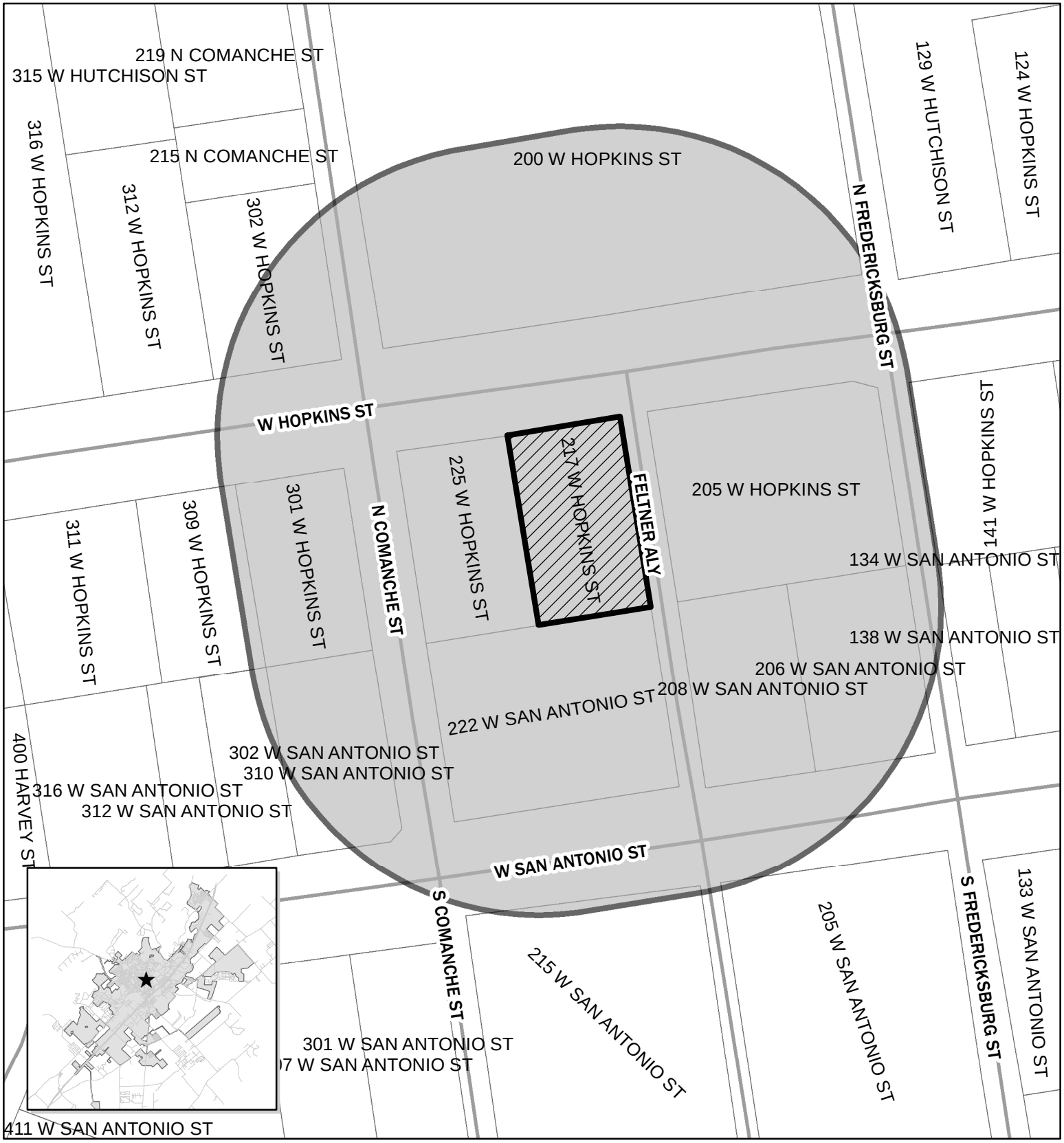
BACKGROUND:

Tantra Coffeehouse is located at 217 W. Hopkins Street west of the Central Business Area. The location is surrounded by other businesses with T5 Smart Code zoning. Hours of operation are Monday - Sunday from 7 a.m. to midnight. The business boasts a gross floor area of 1,840 square feet with an indoor fixed seating capacity of 30 seats; outdoor fixed seating varies. Live music is permitted at the establishment and Tantra has indicated that they host occasional live music on Wednesday nights.

A written off-site parking agreement was established between Tantra and the adjacent business, Benchmark Insurance Group. There are currently 9 off-site parking spaces provided in addition to the parking agreement with Benchmark.

Staff has reviewed the request for compliance with the Land Development Code and recommends **approval** of the Conditional Use Permit with the following conditions:

1. **The CUP shall be valid for the life of the TABC license, provided standards are met, subject to the point system.**
2. **The CUP shall be posted in the same area and manner as the Certificate of Occupancy.**



CUP-15-30
Tantra Notification Map
217 W Hopkins St
Map Date: 9/8/2015

Site Location

Notification Buffer 200 ft

0 50 100 200 Feet

N

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

CUP-15-30
Tantra Aerial Map
217 W Hopkins St
Map Date: 9/8/2015

Site Location

0 25 50 100 Feet

N

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

CUP-15-30
Conditional Use Permit
Tantra Coffee House
217 W Hopkins St.

Applicant Information:

Applicant: Tantra Coffee House LLC, on behalf of Tantra Coffee House

Mailing Address: 217 W Hopkins Street
San Marcos, TX 78666

Property Owner: Jazzette Backus
218 Triple Crown Run

Applicant Request: Request for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at Tantra Coffee House.

Public Hearing Notice: Public hearing notification was mailed on September 10, 2015.

Response: None as of completion of packet.

Subject Property:

Expiration Date: September 25, 2015

Location: 217 W Hopkins St.

Legal Description: Original Town of San Marcos, Block 15, Lot 6

Frontage On: Hopkins Street

Neighborhood: Downtown

Existing Zoning: "T5" – Urban Center

Preferred Scenario Designation: High Intensity

Utilities: Adequate

Existing Use of Property: Coffeehouse

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T5	Commercial – HEB
S of property	CS	Civic Space, Price Center
E of property	T5	Commercial
W of property	T5	Benchmark Insurance Company

Code Requirements:

A Conditional Use Permit (CUP) for the sale of beer and wine for on-premises consumption is subject to the requirements of sections 4.3.4.2 and 1.5.7.5 of the Land Development Code (LDC). A 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 in a low density residential zoning district. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

Case Summary

Tantra Coffeehouse is located at 217 W. Hopkins Street west of the Central Business Area. The location is surrounded by other businesses with T5 Smart Code zoning. Hours of operation are Monday - Sunday from 7 a.m. to midnight. The business boasts a gross floor area of 1,840 square feet with an indoor fixed seating capacity of 30 seats; outdoor fixed seating varies.

Tantra Coffeehouse was originally granted a Conditional Use Permit for on-premise sales and consumption of beer and wine in 2006. It was renewed in 2007 for a period of three years. In March of 2012, the Commission approved a six-month renewal based on the volume of complaints received by the Police Department and the fact that the previous permit had been expired for more than a year. Following the six-month approval, the Commission approved a three-year CUP that will expire on September 25, 2015. Live music is permitted at the establishment and Tantra has indicated that they host occasional live music on Wednesday nights.

A written off-site parking agreement was established between Tantra and the adjacent business, Benchmark Insurance Group. There are currently 9 off-site parking spaces provided in addition to the parking agreement with Benchmark. The parking agreement between Tantra and Benchmark Insurance is included in the packet and will be kept on file in the Planning and Development Services Department.

Comments from Other Departments:

The Police Department has no issues with the establishment and there have been no other comments from other departments.

Planning Department Analysis:

This is a request for the renewal of a Conditional Use Permit allowing on-premise consumption of beer and wine. As mentioned before, the high volume of noise complaints received by the Police Department led to a six month renewal period in 2012 in order to monitor the progress of noise mitigation in a shorter timeframe. Following the 6-month renewal period, staff recommended a 3-year CUP. Staff believes that the applicant has successfully mitigated any previous noise issues as evidenced by the Police Department's review of this renewal request; no major concerns regarding the property were reported.

Staff has reviewed the request for compliance with the Land Development Code and has found that the request is consistent with the policies and the general intent of the zoning district. In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is initial approval of the permit for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;

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

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

1. **The CUP shall be valid for the life of the TABC license, provided standards are met, subject to the point system.**
2. **The CUP 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

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 standards under section 4.3.4.2 of the LDC, the Commission should 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	9/8/15
Name	**Title**	**Date**

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

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

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

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

Signed: _____ Date: _____

Print Name: _____

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

CUP-____-_____

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: Tantra Coffeehouse

Application is filed by:

☐ Individual ☒ Partnership ☐ Corporation ☒ Other: LLC

Name of Individual or Entity: Tantra Coffeehouse LLC **Phone Number:** 512 558 2233

Mailing Address: 217 W Hopkins

Email Address: ianleemusic8@gmail.com

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

PROPERTY

Street Address: 217 W Hopkins **Current Zoning:** _____

Legal Description: Lot 6 Block 15 Subdivision Original Town of San Marcos

Tax ID Number: R_____

Property Owner's Name: Bill Backus / Jazette Backus **Phone Number:** 512-665-0665

Address: _____

BUSINESS DETAILS

Primary Business Use: ☐ Restaurant ☐ Bar ☒ Other: Coffee Shop/Restaurant/Beer Garden

Hours of Operation: Mon-Sun 7AM-12AM

Type of Entertainment Facilities: Live Music

Indoor Fixed Seats Capacity: 30 **Outdoor Fixed Seats:** Varies

Gross Floor Area Including Outdoor Above-ground Decks: 1840 Square Feet

Number of Off-Street Parking Spaces Provided: 9+ agreement w/ Benchmark

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** (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: Ian Searles-Seible **Date:** 7/27/2015

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

9-1-15

I, William L. Backes, authorize Jan @ Tantra to submitted the application for CUP renewal on on my behalf.

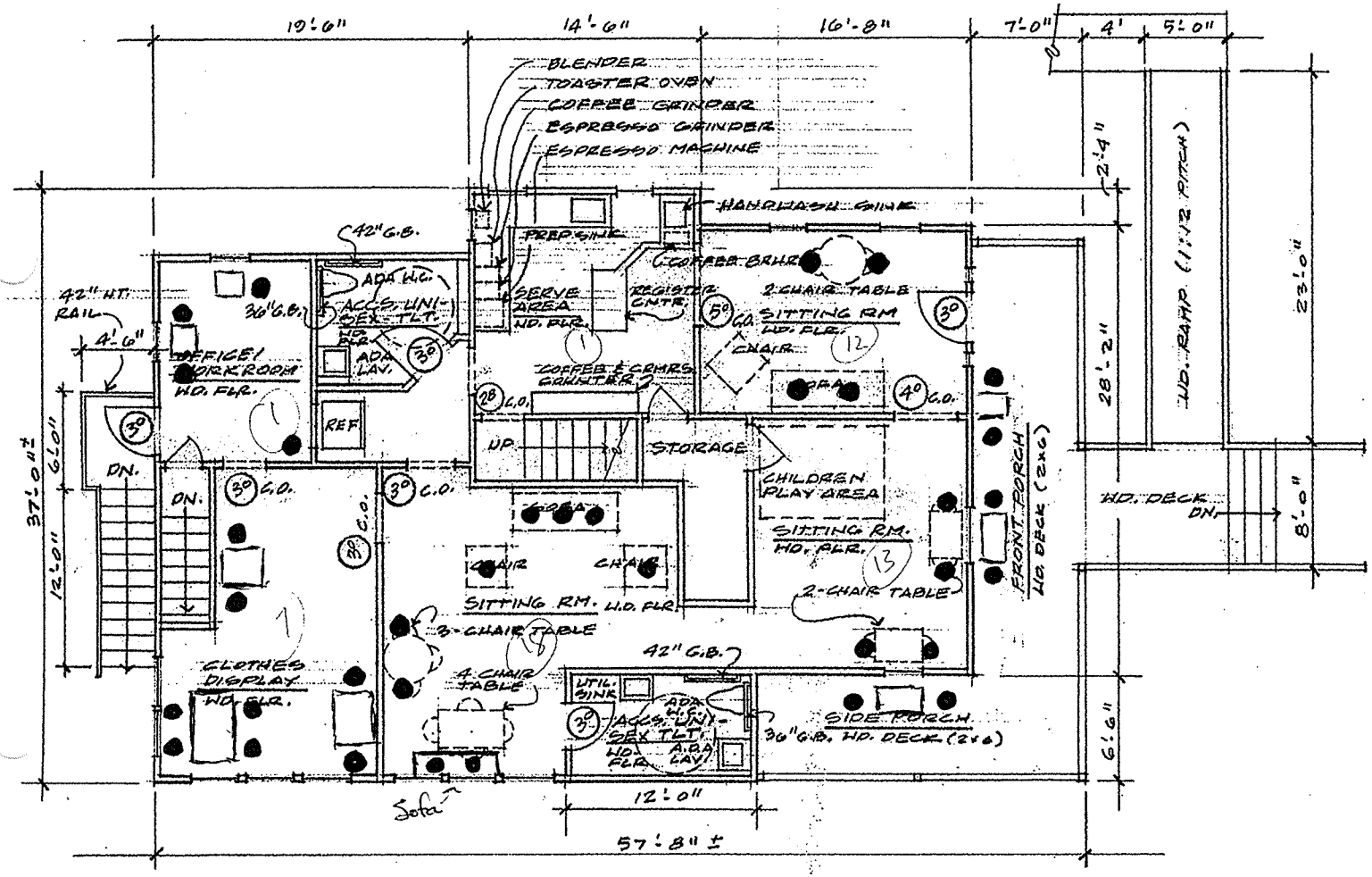
Regards,

William L. Backes

TANTRA Coffeehouse
217 W. Hopkins St
San MARCOS, TX 78666

Tantra Coffeehouse

217 W. Hopkins
San Marcos, TX



1 SITTING LAYOUT PLAN

SC: 1/8" = 1'-0"

X .75

[redacted]

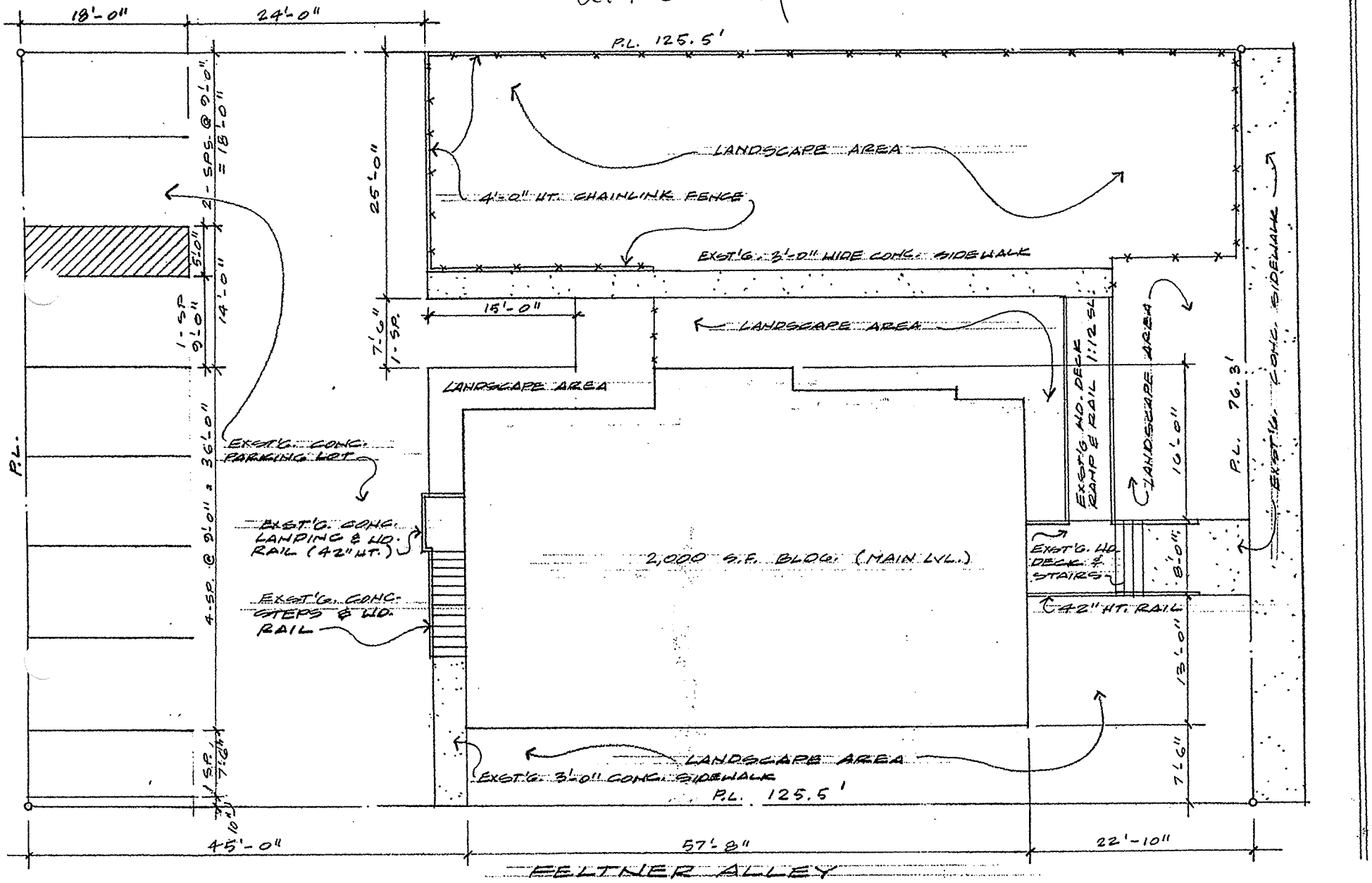
1.) [redacted]
2.) [redacted]
3.) [redacted]
4.) [redacted]

● = Current location of seating

REGISTERED ARCHITECT
ROEL BAZAN
14289
STATE OF TEXAS

3/30/06

Tantra Coffeehouse
217 W. Hopkins



1 SITE PLAN
SC.: 1" = 10'-0"

REGISTERED ARCHITECT ROEL BAZAN

Parking Agreement

Between Tantra Coffeehouse and Benchmark Insurance Group

I, Scott Burton, owner of Benchmark Insurance Group, give Tantra Coffeehouse permission to use my parking lot at 225 W. Hopkins for overflow parking during the hours of 5pm-12am. This permission is granted on the basis that the Benchmark Insurance parking lot will be kept clean when used by Tantra Coffeehouse. Furthermore, Tantra Coffeehouse hereby accepts 100% of the liability associated with Tantra Coffehouses use of the parking lot. This agreement can be amended or voided at will by Benchmark Insurance Group.

Scott Burton

Benchmark Insurance Group

Date: 9/17/12

Nathan Todd

Tantra Coffeehouse

Date: 9/17/12

File #: PSA-15-01, **Version:** 1

AGENDA CAPTION:
PSA-15-01 (Blanco Riverwalk) Hold a public hearing and consider a request by Vigil & Associates for a Preferred Scenario Amendment to change from an Area of Stability / Low Intensity to an Employment Center for an approximately 116.628 acre tract out of the Blanco Riverwalk Subdivision located along the west side of IH-35 between Carlson Circle and Yarrington Road. (A. Villalobos)

Meeting date: September 22, 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

COMPREHENSIVE PLAN ELEMENT(s): Land Use, Goal 1

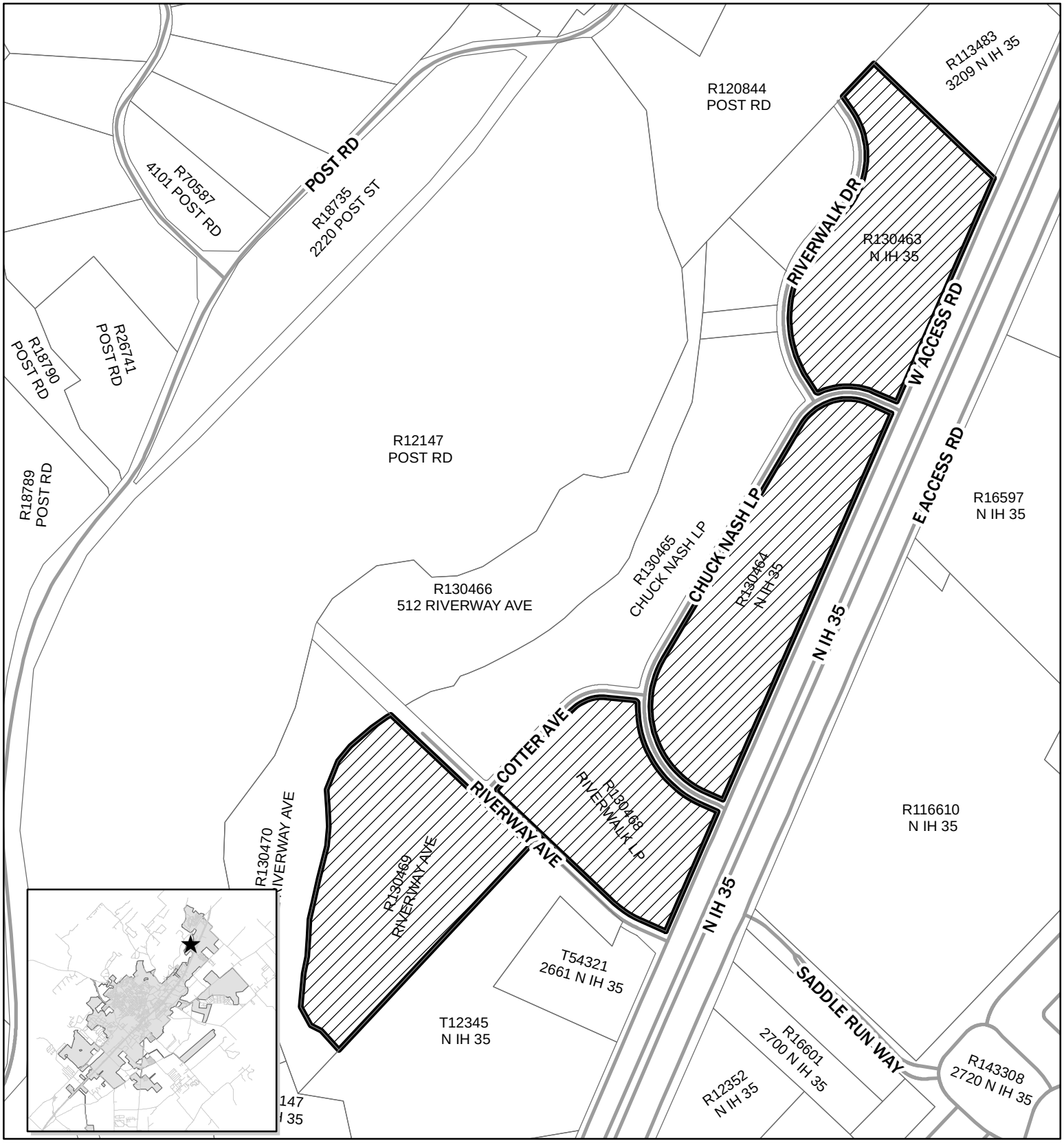
BACKGROUND:

The request to change the Preferred Scenario Map has been reviewed along with *Vision San Marcos: A River Runs Through Us,* the City's Comprehensive Plan, and was found to not be completely 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 for the south-west block of the request, Block F, Lot 1. After a review of the environmental constraints on the site, staff finds that the request for a change in intensity for Block F, Lot 1, is not appropriate or consistent with the intent of the Comprehensive Plan.

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 standard process of notice and public hearing. Zoning requests are considered separately and require full staff analysis.

Staff recommends approval **of the request from an Area of Stability / Low Intensity to an Employment Center for Block A, Block B, and Block E, and recommends** denial **of the request to change from an Area of Stability / Low Intensity to an Employment Center for Lot 1, Block F.**



PSA-15-01
Blanco Riverwalk
Map Date: 8/19/2015

Site Location

0 500 1,000 2,000 Feet

N

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

PSA-15-01
Preferred Scenario Amendment
Blanco Riverwalk
West side of IH-35 between Carlson Circle and Yarrington Road

Summary:

The applicant is requesting a change from Area of Stability to Employment Center on the Preferred Scenario Map

Applicant: Vigil & Associates
4304 Russell Drive
Austin, TX 78704

Property Owners: *BRW Warehouse Holdings, LLC,* 29 San Giovani Ct, Austin, TX 78738
BRW Office Holdings, LLC, 9811 S IH 35, Bldg 3, Ste 100, Austin, TX 78744
Blanco Riverwalk Business Park, LLC, 9811 S IH 35, Bldg 3, Ste 100, Austin, TX 78744

Notification: Courtesy notice sent on August 10, 2015 with updates at Planning & Zoning Commission August 25, 2015; City Council September 1, 2015; and Neighborhood Commission September 16, 2015.

Personal notice sent and signs posted on September 10, 2015 for the Public Hearing on September 22.

Response: One (1) interested citizen attended the P&Z meeting on August 25, and no citizens provided written comments at the City Council meeting on September 1. The update to the Neighborhood Commission was scheduled on September 16.

All written questions and comments from these meetings can be found in the public input attachment. Concerns include the impact of dense populations, such as large employers, located in flood areas.

Subject Property:

Location: Located on the west side of N IH-35 between Carlson Circle and Yarrington Road.

Legal Description: Approximately 116.628 acres out of the Blanco Riverwalk Subdivision

Sector: Sector Six (6)

Current Zoning: Community Commercial (CC)

Current Preferred Scenario Designation: Area of Stability / Low Intensity

Proposed Preferred Scenario Designation: Employment Center

	Zoning	Existing Land Use	Preferred Scenario
N of Property	GC	Retail (Car-dealership)	Area of Stability
S of Property	ETJ	Vacant	Area of Stability Outside City Limits
E of Property	LI, FD, GC, MH	Vacant, Industrial (CFAN)	Employment Center
W of Property	MF-24, MU, P	Vacant, Parkland	Area of Stability Blanco River

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 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 determination is made 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 after 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.

Property Description & Current Conditions:

The subject site consists of approximately 116.628 acres out of the Blanco Riverwalk Subdivision and consists of Block A, B, E, and Lot 1, Block F. The subject property is located along the west side of IH-35 between Carlson Circle and Yarrington Road.

This site is in an Area of Stability / Low Intensity and given the size would be considered New Development 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-ND (Low / Stability-New Development) column.

Currently the site is vacant and zoned Community Commercial (CC). Surrounding land uses include vacant land and parkland to the west, vacant and industrial uses along the east side of IH-35, vacant property outside the city limits to the south, and a commercial car dealership north of the property.

If this request is not granted, the applicant would be able to develop the property under the current Community Commercial zoning district or apply for a variety of zoning districts noted on the Zoning Translation Table such as residential, mixed use and some low intensity commercial uses. Examples of land uses which could currently be permitted include large lot single family to low density multi-family, mixed use and small office or service businesses. Although a PSA would not be necessary for these zoning categories, P&Z and Council approval would be required for any proposed zoning changes. A summary of what could currently be considered is attached.

Request: Change from Area of Stability to Employment Center on the Preferred Scenario Map

The applicant is proposing a mix of uses at this location which would require the property to be designated as Employment Center on the Preferred Scenario map. The applicant indicates that prospective uses include office warehouse, mini storage, flex space, and office condo. The change to Employment Center essentially removes any residential use from being requested.

If the request is granted, the site would be classified as Employment Center on the Zoning Translation Table. Employment Center is listed as a note on the Land Use Intensity Matrix. The list of general uses and zoning categories can be found on these attachments. A change to Employment Center would not allow any residential zoning options yet would allow many commercial and light and heavy industrial options.

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 and provides the following table of the analysis:

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21st Century Workforce	Provides / Encourages educational opportunities				X The applicant has not indicated that educational facilities will be included
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		Applicant indicates that proposed project will provide opportunities for jobs and services.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity		Applicant indicates that proposed project will provide jobs and services.		

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 land use suitability for this site varies from two (2) to five (5) with five being the most constrained. The areas with a score of three (3), four (4) and five (5) are isolated near the Blanco River which runs along the west side of Lot 1, Block F. 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.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X	X	X	X
Constraint by Class	(Higher Constraints located along the Blanco River)				
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X		X	X	X
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X			X	X

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Blanco River Subwatershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Notes: The preferred impervious cover percent was accounted for with the Water Quality Model.					

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 zones within and surrounding this property.

Neighborhoods & Housing (NH)

The NH chapter of *Vision San Marcos* focuses on the Neighborhood Character Studies which are being conducted as part of the CodeSMTX project, the update to the Land Development Code. The site will be subject to the Code that is in place at the time of development. The property is not currently located in a neighborhood area.

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
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. Additionally, there is open space and dedicated parkland to the west of Lot 1, Block F running adjacent to the Blanco River.

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

				YES	NO
Will Parks and / or Open Space be Provided?					X
Will Trails and / or Green Space Connections be Provided?					X
The subject property has already been platted. As part of the platting process, 23.853 acres were dedicated to the City of San Marcos for parkland. Additionally, Five Mile Dam Park is located to the north of the subject property.					
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?				X	
Wastewater service available? Wastewater is available to all properties within the subject area. As the property develops, wastewater services will be extended throughout the subdivision by the developer.				X	
Water service available? Subject property is located in the Maxwell Water Service Area (CCN).				X	

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 Preferred Scenario. It is not a measure of the impact of this proposed change. The results of the TDM indicate that the IH-35 frontage road will decrease in level of service A Traffic Impact Analysis (TIA) may be required to describe any improvements that are necessary for these roadways.

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

		A	B	C	D	F
Existing Daily LOS	IH 35 Frontage Road			X		
Existing Peak LOS	IH 35 Frontage Road					X
Existing Level of Service (LOS) data is not available for Riverwalk Dr, Chuck Nash Loop, Cotter Ave, or Riverway Ave.						
Preferred Scenario Daily LOS	IH 35 Frontage Road Riverwalk Dr	X				X
Preferred Scenario Peak LOS	IH 35 Frontage Road Riverwalk Dr	X				X
Preferred Scenario Level of Services (LOS) data is not available for Chuck Nash Loop, Cotter Ave, or Riverway Ave.						
			N/A	Good	Fair	Poor
Sidewalk Availability Sidewalks will be required at time of site development.			X			
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: Riverway Ave is listed as a Major Arterial on the Thoroughfare Plan. Chuck Nash Loop and Riverwalk Drive are both listed as Collector Streets on the Thoroughfare Plan.						

Staff Analysis:

Comments from Other Departments

The Public Services Department noted that this site is not located within the City of San Marcos Water Certificate of Convenience and Necessity (CCN) Boundary. Water service is provided by the Maxwell Water Service Area. Wastewater utility infrastructure is available to all properties within the subject area and is within the City of San Marcos CCN. Electric service to this site will be supplied by Pedernales Electric Cooperative (PEC).

Planning Department Analysis

The Comprehensive Plan, *Vision San Marcos* describes Employment Centers as areas where new development, such as industrial, manufacturing, large office park and intense commercial uses are appropriate. *Vision San Marcos* further states that businesses that provide long-term sustainable employment opportunities should be encouraged in employment centers and are typically located on large sites with excellent access to road and rail transportation and have access to water and sewer infrastructure. Planning Department staff, following a review of *Vision San Marcos*, finds that this request is generally consistent with the plan. The project has the potential to promote economic development and employment opportunities in the City while developing on a site that abuts the IH-35 corridor.

Staff does have concerns with the results of the Land Use Suitability map. The Environment and Resource Protection section of the Comprehensive Plan clearly states that the Land Use Suitability Map was developed as a tool to identify areas within the planning area that are best suited to accommodate growth in an environmentally sensitive manner. Staff finds that the south-west block of the request, (Block F, Lot 1) is Most Constrained (level, 3, 4, 5) on the Land Use Suitability Map due to the presence of floodway, water quality zone, and floodplain. The area within the floodway and water quality zone, based on environmental regulations, would be permitted only a very limited amount of impervious cover. Additionally, this area has been known to flood during rain events, so any possible increase in impervious cover is also a concern. Following a review of *Vision San Marcos*, specifically the Land Use Suitability Map, and review of the environmental constraints on the site, staff finds that the request for a change in intensity for Block F, Lot 1, is not appropriate or consistent with the intent of the Comprehensive Plan. All properties within the request are currently zoned Community Commercial (CC), and Employment Center allows for more intense uses than Community Commercial. Any proposed development would be required to meet the flood ordinance and building standards applicable for building in flood areas.

At this time the Commission is acting on the request which will change 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 with approval by the Commission and City Council. 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.

Recommendations & Options for Action:

Based on the analysis with *Vision San Marcos* and review by other City Departments, staff recommends approval of the request to change from an Area of Stability to an Employment Center for Block A, Block B, and Block E, and recommends denial of the request to change from an Area of Stability to an Employment Center for Lot 1, Block F.

Options for the Commission include:

- Approval of the request as submitted
- Alternative recommendation
- Denial of the request

Planning Department Recommendation:	
☐	Approve as submitted
☒	Alternative
☐	Denial

The Commission's Responsibility:

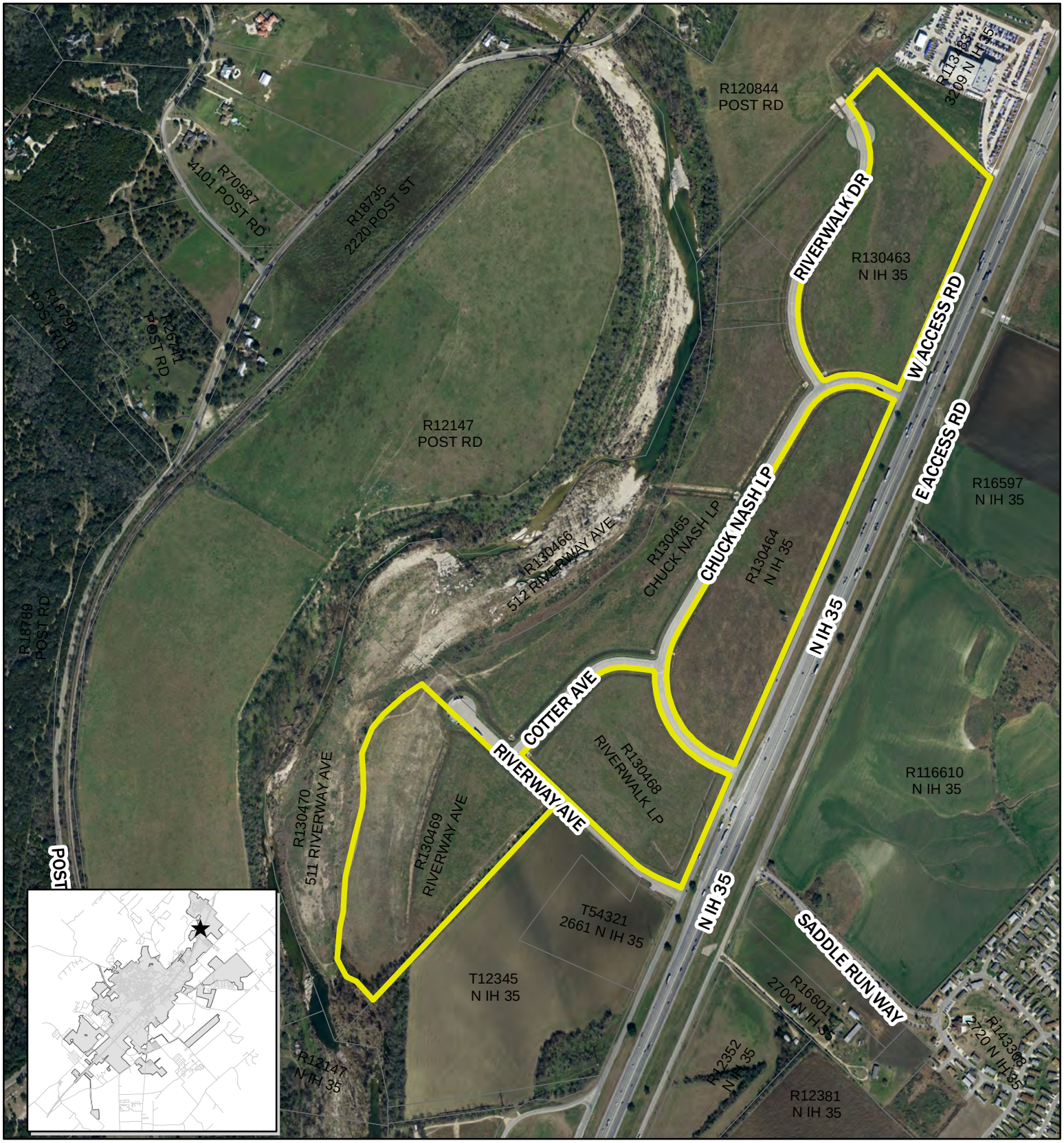
The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Preferred Scenario Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request,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

Prepared by:

Andrea Villalobos	Planning Technician	September 10, 2015
Name	**Title**	**Date**



PSA-15-01
Blanco Riverwalk
Aerial Map
Map Date: 9/9/2015

Site Location

0 500 1,000 2,000 Feet

N

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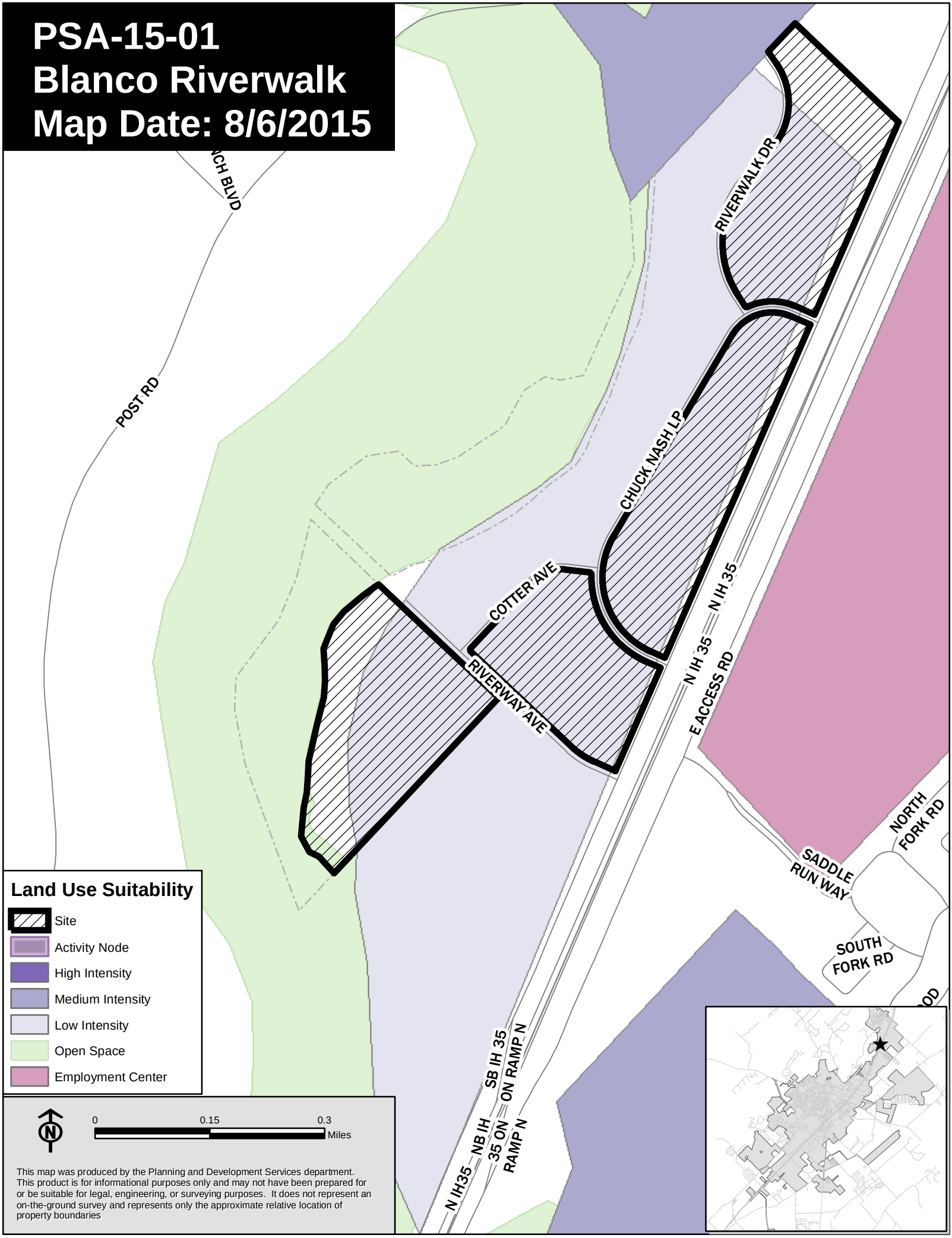
PSA-15-01
Blanco Riverwalk
Map Date: 8/6/2015



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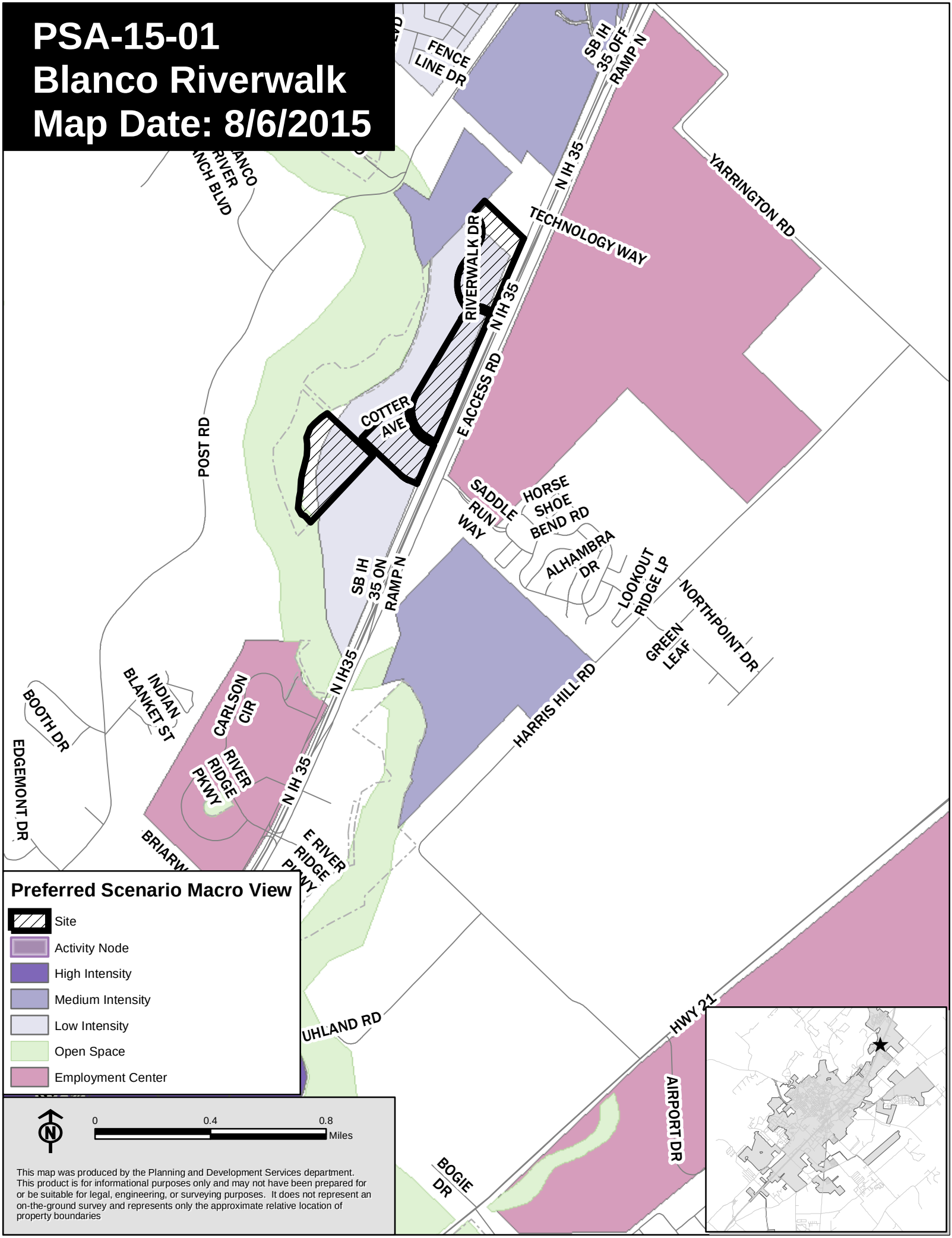
PSA-15-01
Blanco Riverwalk
Map Date: 8/6/2015



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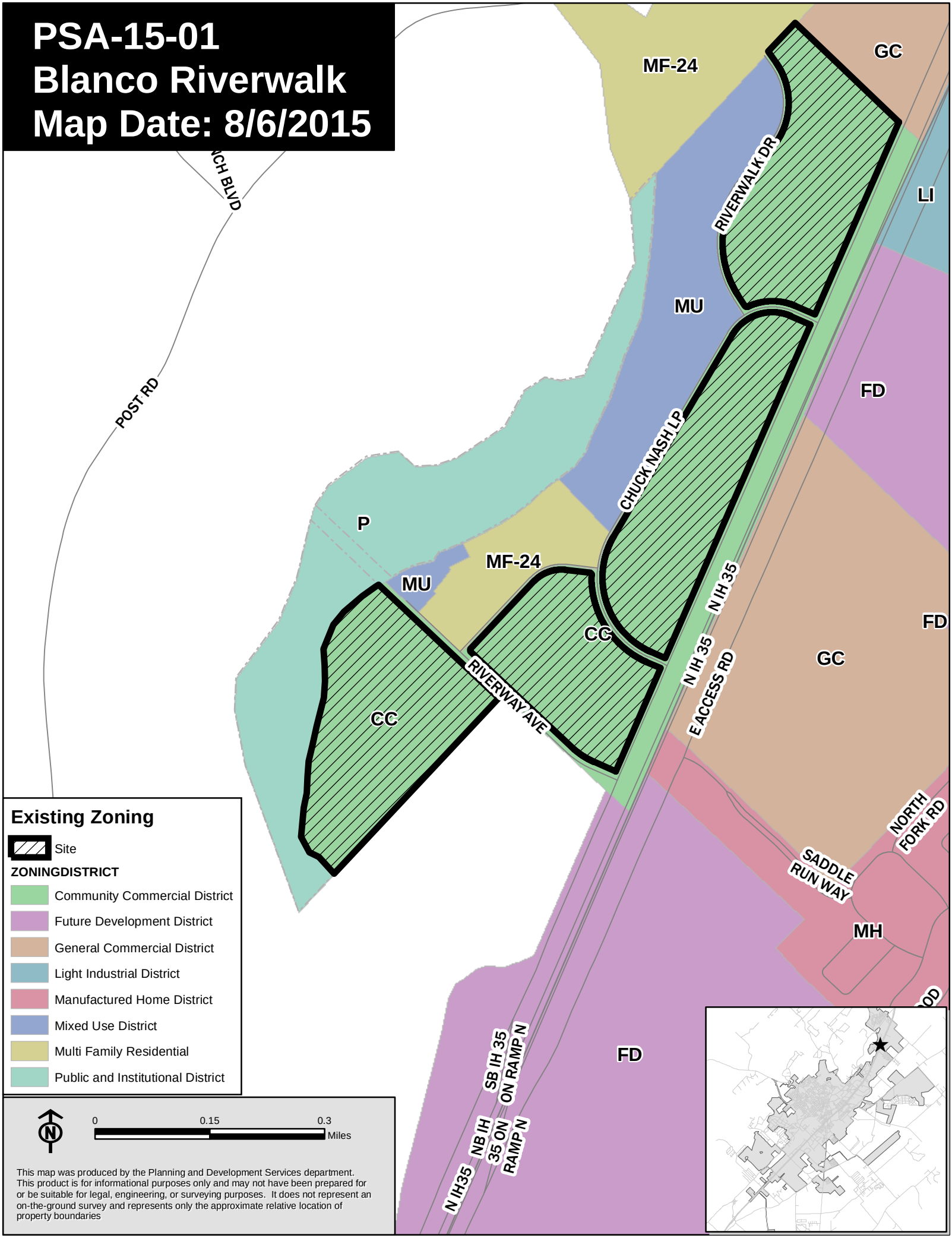
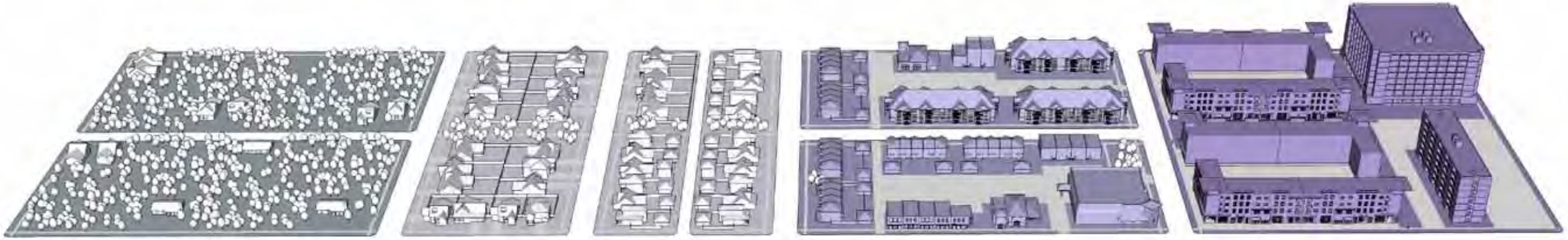
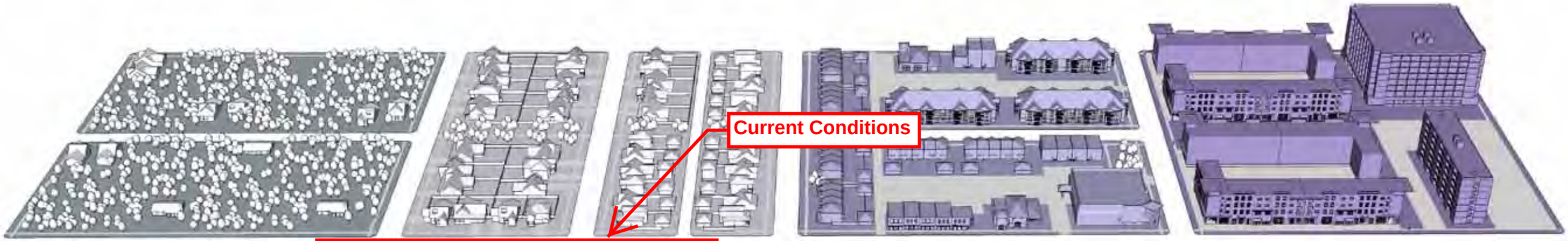
PSA-15-01
Blanco Riverwalk
Map Date: 8/6/2015





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	Neighborhood & Area Protection / Conservation	**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		
	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 / Conservation; 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		

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



New Development	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
	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 **Preferred Scenario Examples:** Blanco Vista, Paso Robles Default classification for sites with 20 acres or more	**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 **Building Types:** 1-5 Story, Mixed-use at nodes and corridors **Preferred Scenario Examples:** Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle	**General Use Categories:** Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP **Building Types:** 1-5 Story, Mixed-use at nodes and corridors

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

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must comform 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

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

Blanco Riverwalk Current Condition

TRANSLATION TABLE

Requested Change

Zoning Abbreviation	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
	Intensity Zone / Development Pairs										
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

Existing Zoning Category

Community Commercial (CC)

- The site contains approximately 116.628 acres of CC
- The property is vacant
- Without a zoning change request, this land could be used for offices, bed and breakfasts, convenience stores (without gas), grocery stores, pharmacy's, restaurants, retail stores (under 10,000 sqft), vehicular sales and services, car washes, and other items permitted under CC.
- Loft apartments, hotels, used auto sales, convenience store (with gas), tire sales (outdoor storage), motion picture theatre (indoors), civic/conference center, are examples of uses that are **conditional.**

Existing Intensity: Permitted Zoning Categories & Uses in Area of Stability / New Development

Residential Districts
(SF-R, SF-11, SF-6, SF-4.5, MR, MH, D, DR, TH, PH-ZL, MF-12)

- Uses include single family residences, duplexes, and multi-family residential (MF-12, 12 units per acre), manufactured homes, accessory buildings, home child care, art studio, park or playground, religious assemble, and some conditional uses for government and recreational purposes.

Other Zoning Districts
(FD, AR, MU, P, NC, SC, PDD)

- FD is a place-holder for newly annexed properties
- AR is the agricultural district for nurseries, farms, and ranches.
- MU is a mixed-use district is indented to allow mix of retail, office, and residential uses on one lot.
- P is public zoning meant for institutional uses such as schools, government, and some office
- NC allows low intensity office, retail, and services facilities for the local neighborhood area
- SC is a form-based district that would follow SmartCode regulations
- PDD is an overlay district which allows for variations from an established base zoning and is indented to encourage flexible and creative planning and development

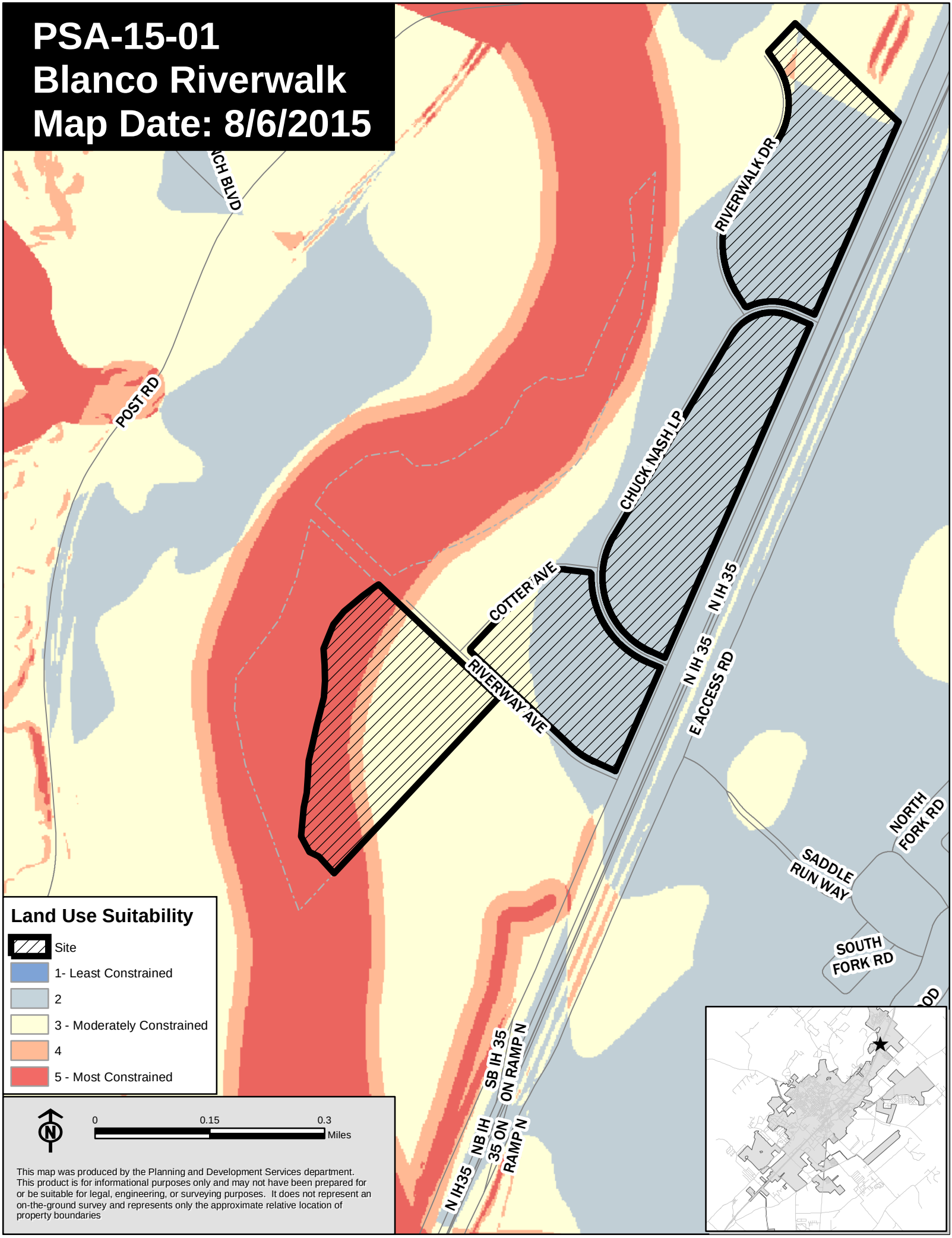
Permitted Zoning Categories and Uses in Employment Center

Zoning Districts

(FD, AR, MU, VMU, P, OP, GC, HC, SC, LI, HI, PDD)

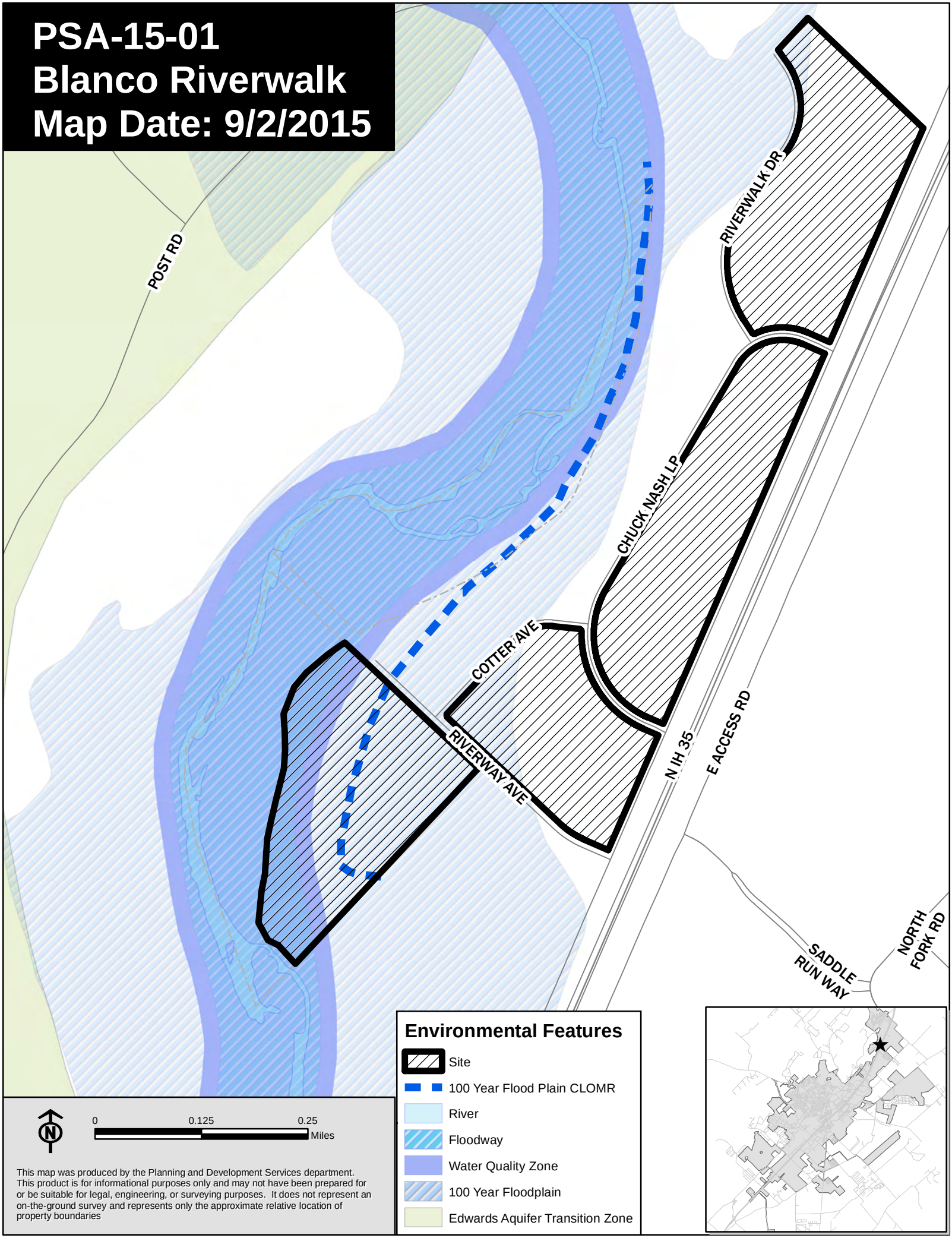
- MU allows 5.5 units per acre and the following uses: bed and breakfast, home child care, loft apartments, single family residences, office, art studio, beauty shop, dry cleaning, dance and martial arts school, grocery without gas, pharmacy, restaurant, small retail, park or playground, government and recreational uses and religious assembly, many uses are conditional, including multifamily apartments
- VMU allows 40 units per acre and the uses are similar to MU
- P is public zoning meant for institutional uses such as schools and governmental and some office and residential uses
- OP is limited to office, religious assembly and governmental uses
- GC allows bed and breakfast, offices, art studio, dance and martial arts school, barber shop, woodworking shop, indoor health club, museum, park or playground, religious assembly, schools and governmental
- HC allows bed and breakfast, offices, self-storage units, tire sales (outdoors/storage),
- SC would follow the SmartCode regulations
- LI allows cabinet shop (manufacturing), offices, food processing
- HI allows auto body repair offices, food processing, machine shop, petroleum bulk storage
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development

PSA-15-01
Blanco Riverwalk
Map Date: 8/6/2015



This map was produced by the Planning and Development Services department. This product is for informational purposes only 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-15-01
Blanco Riverwalk
Map Date: 9/2/2015



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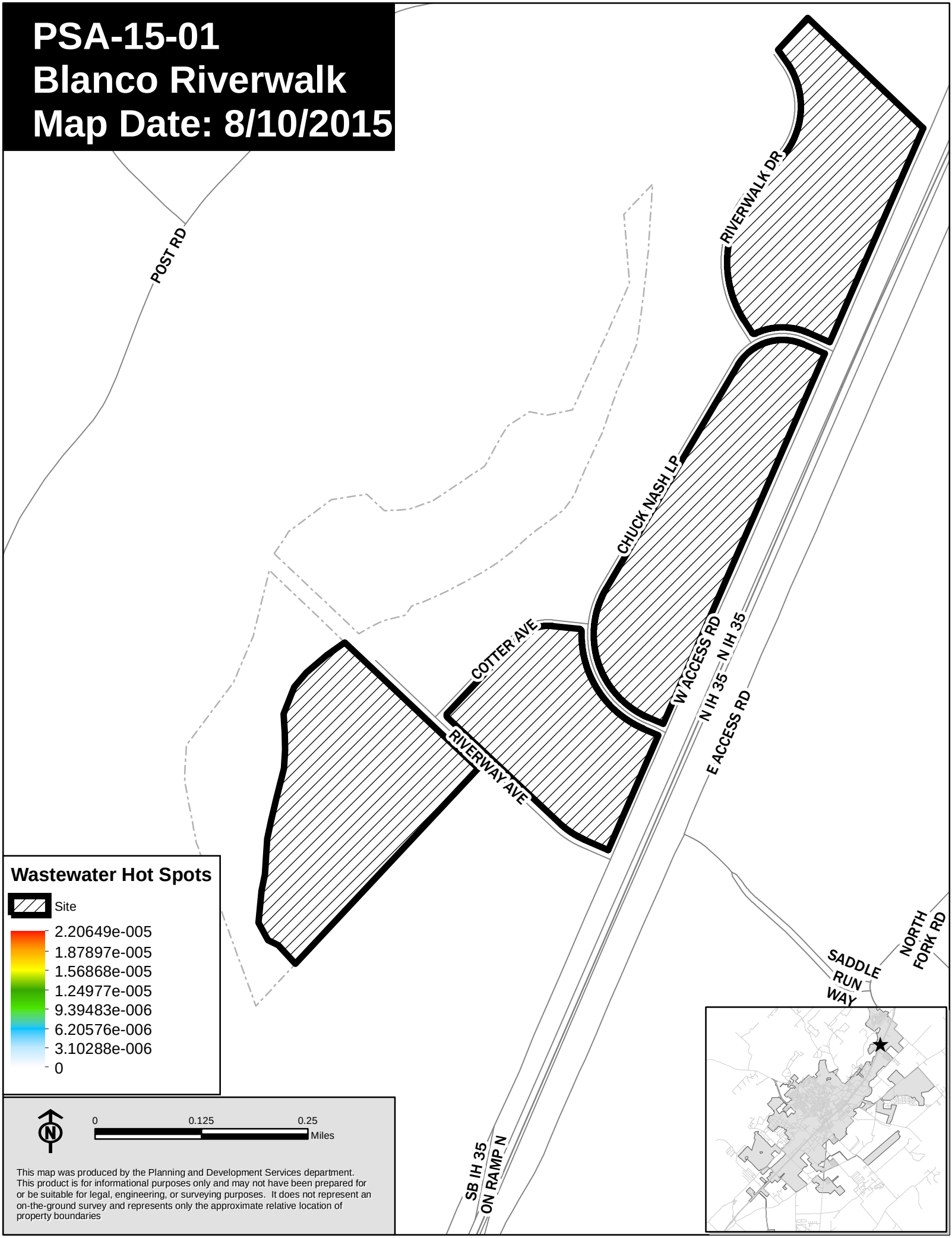
PSA-15-01
Blanco Riverwalk
Map Date: 8/10/2015



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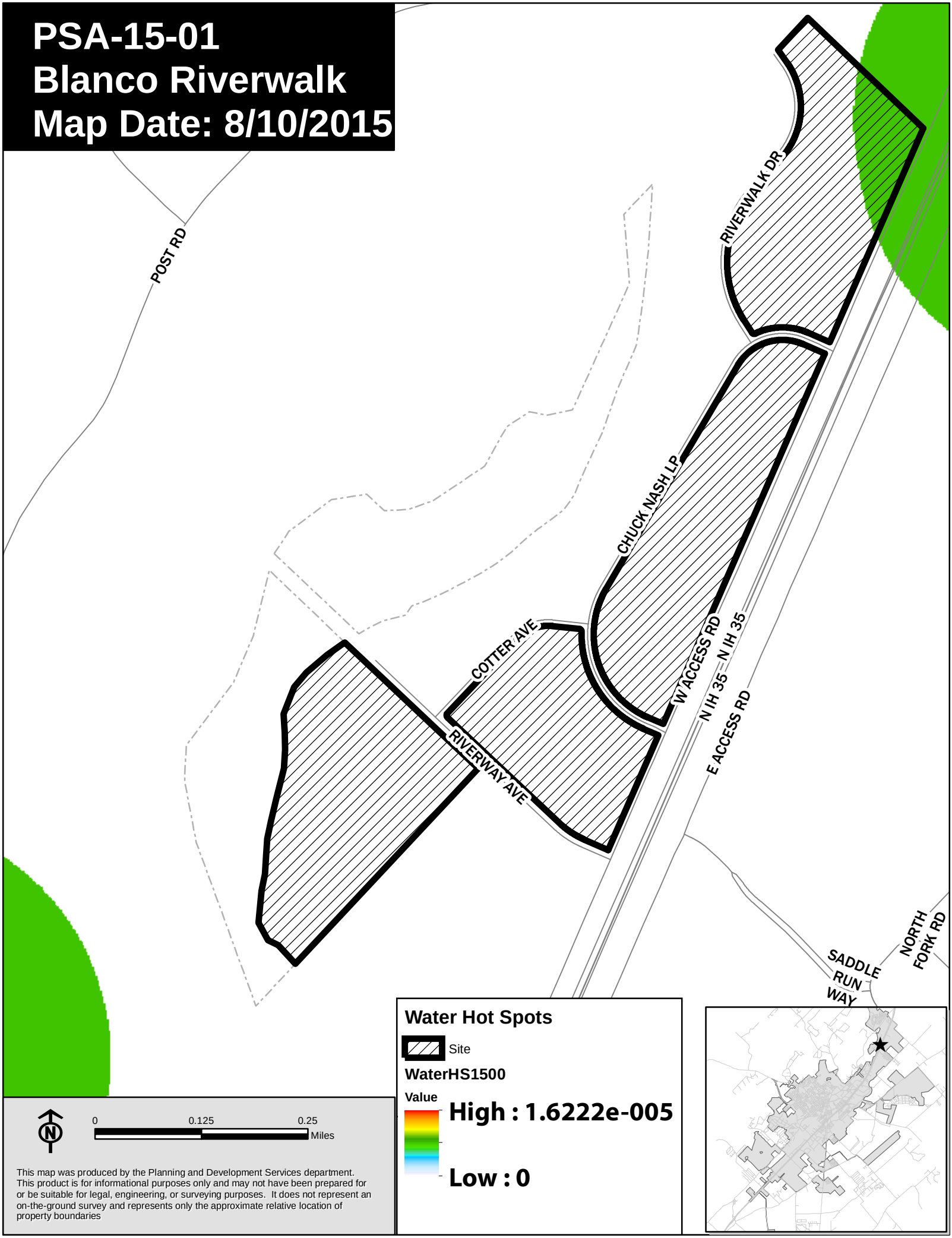

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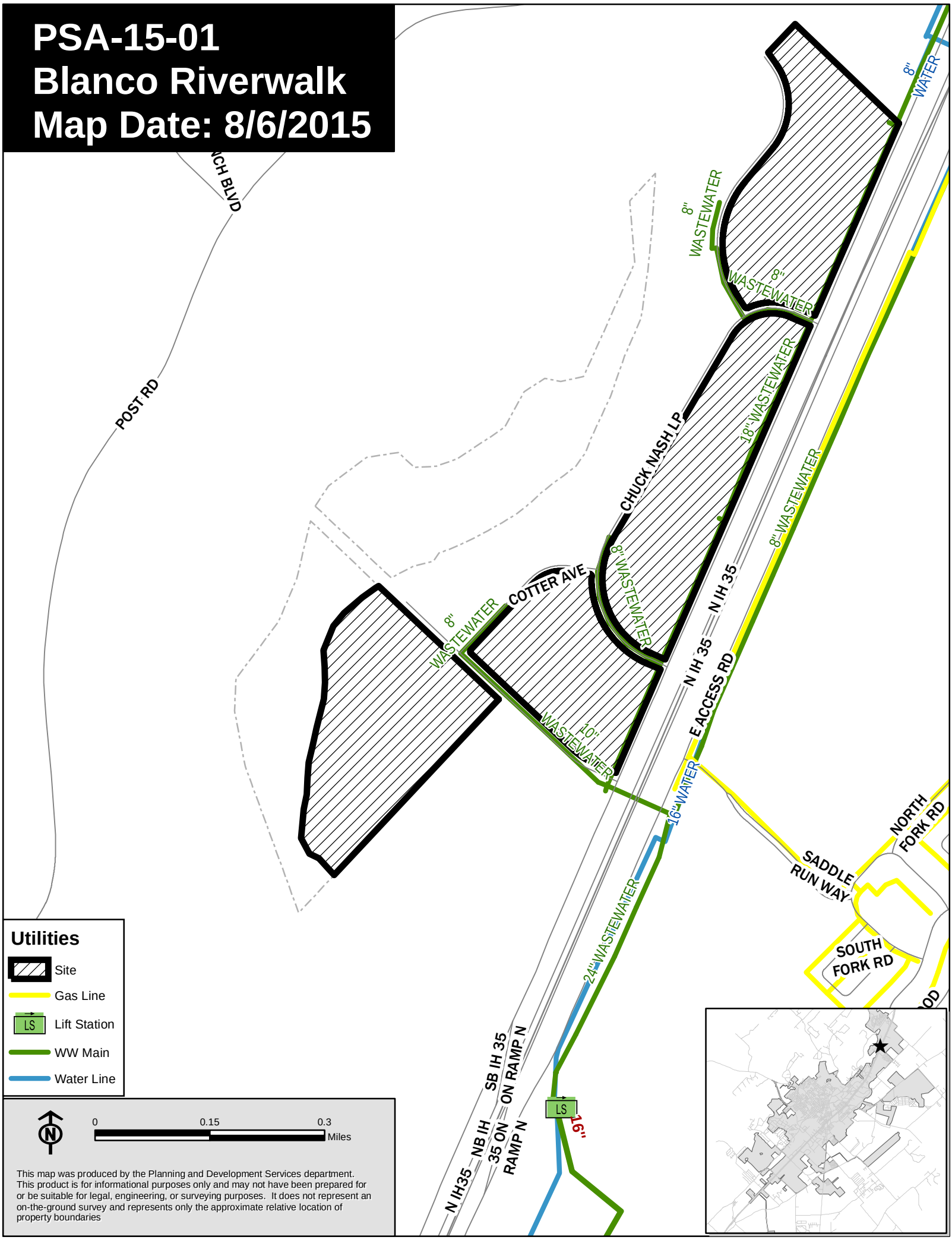

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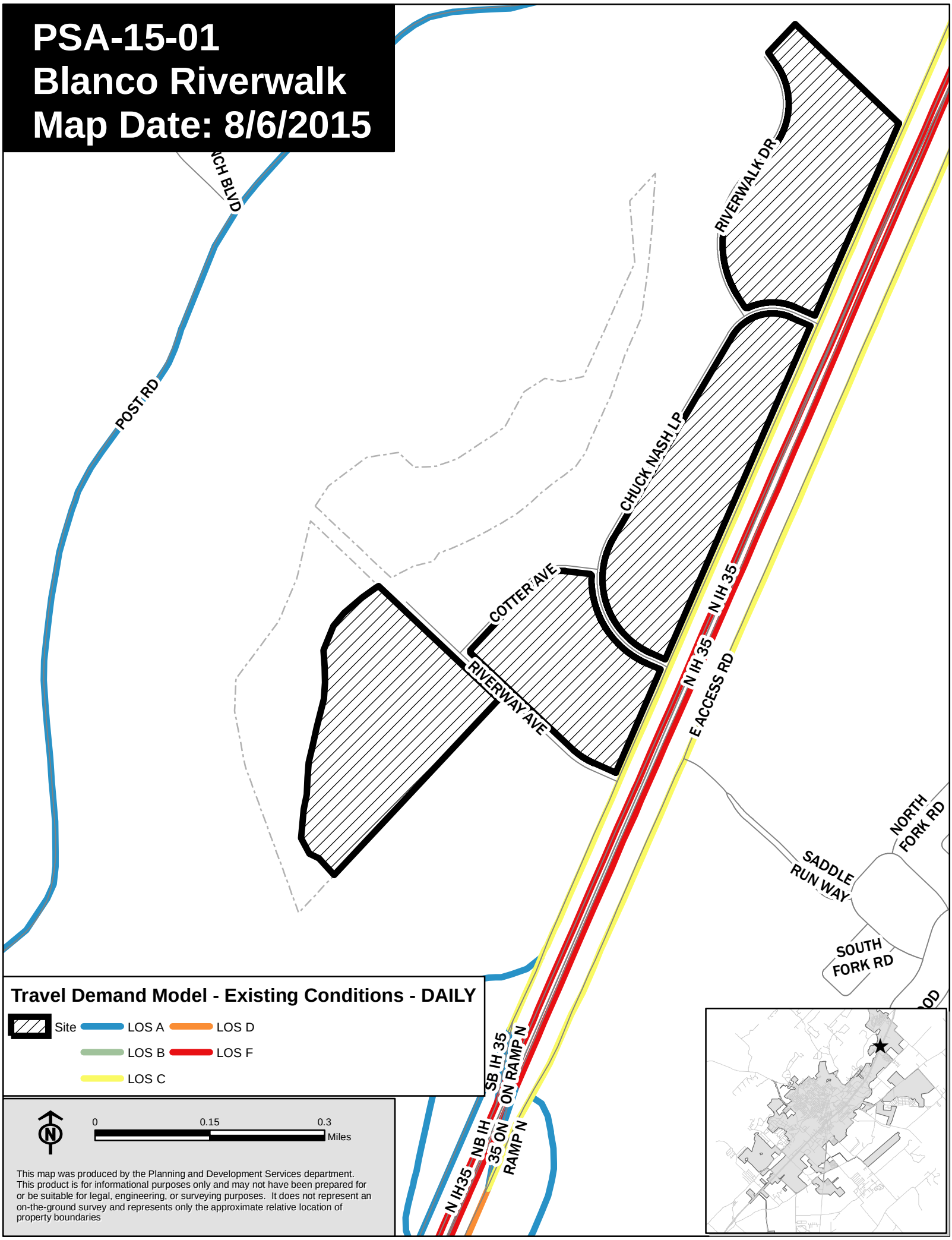

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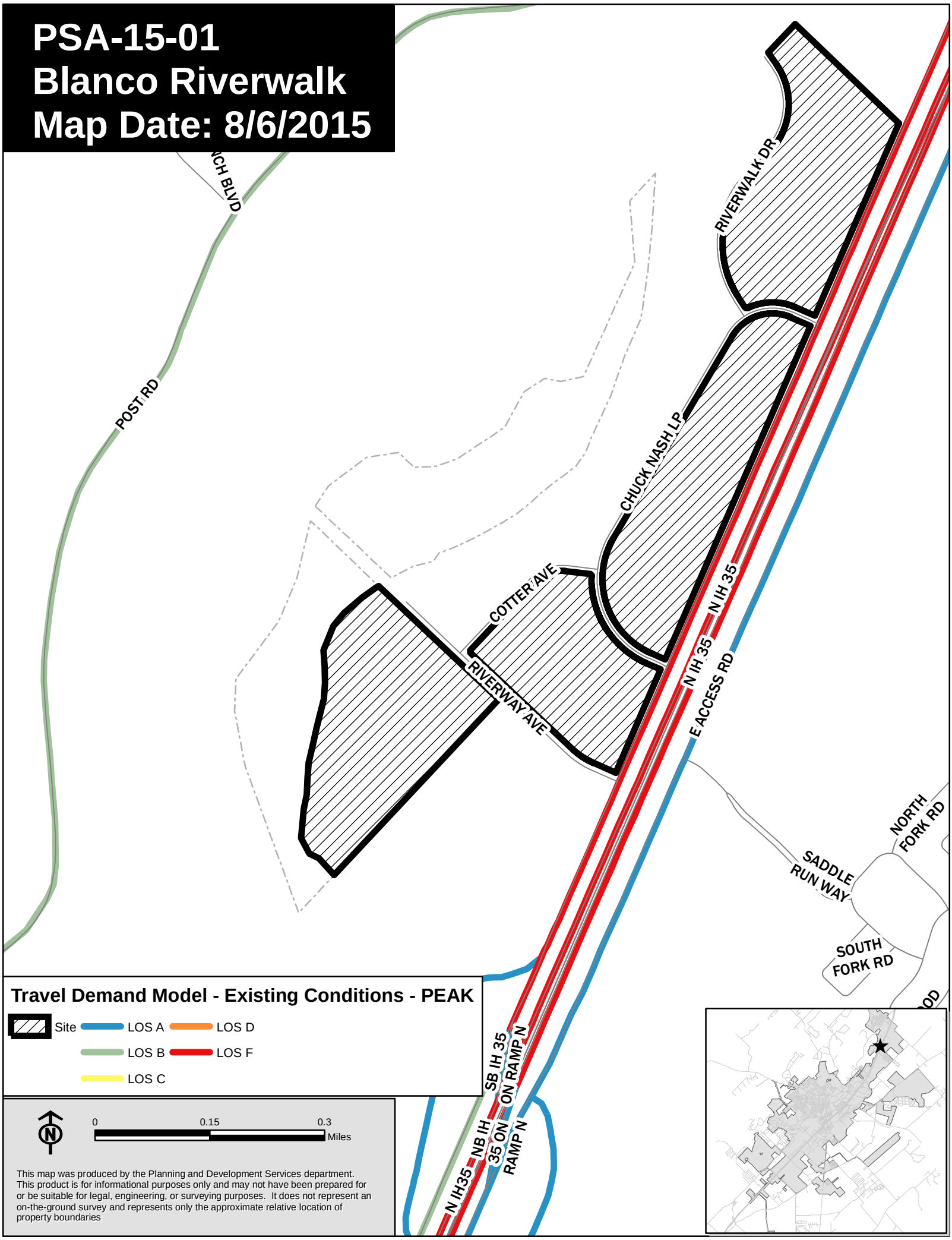
Map Date: 8/6/2015



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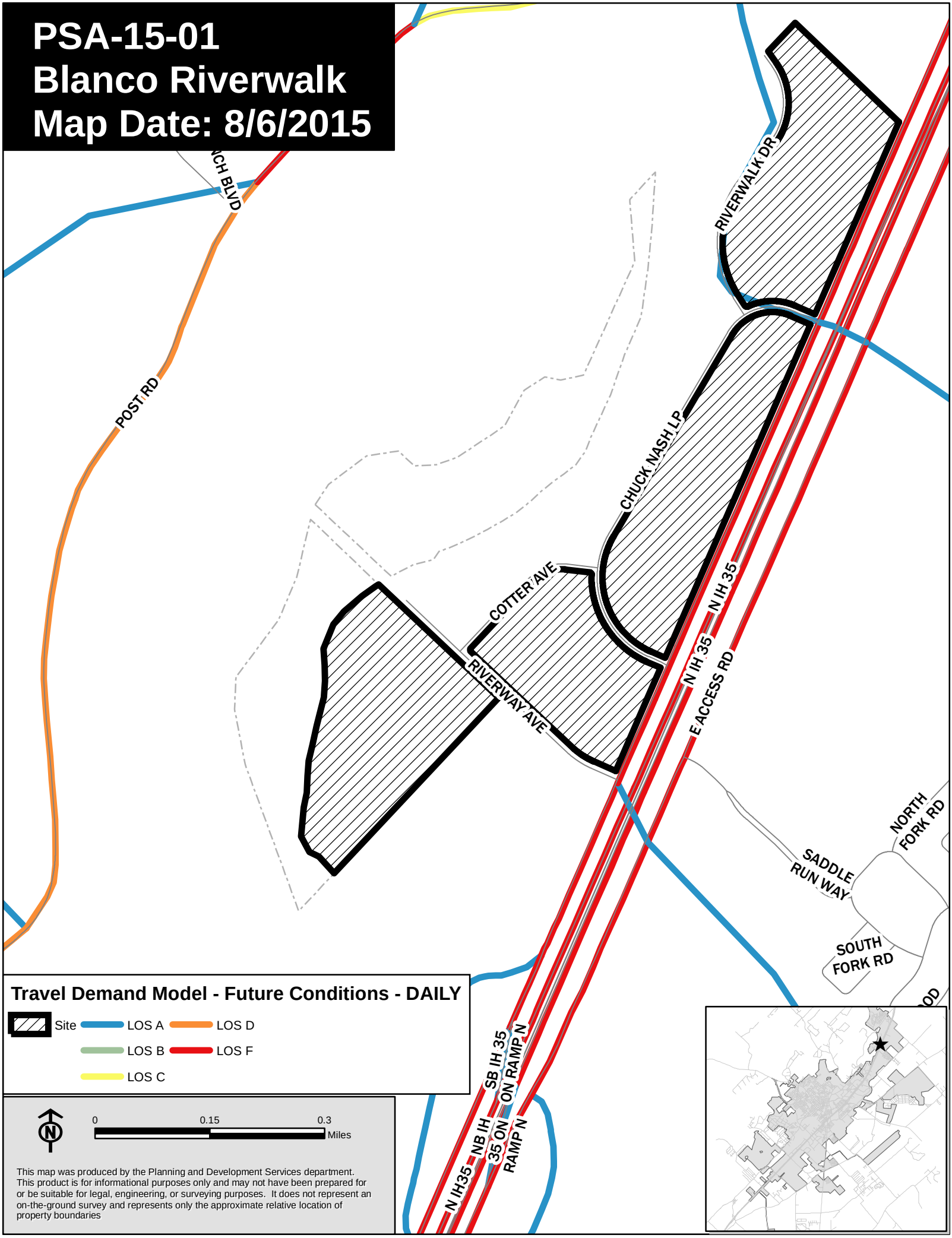
Blanco Riverwalk
Map Date: 8/6/2015



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Blanco Riverwalk
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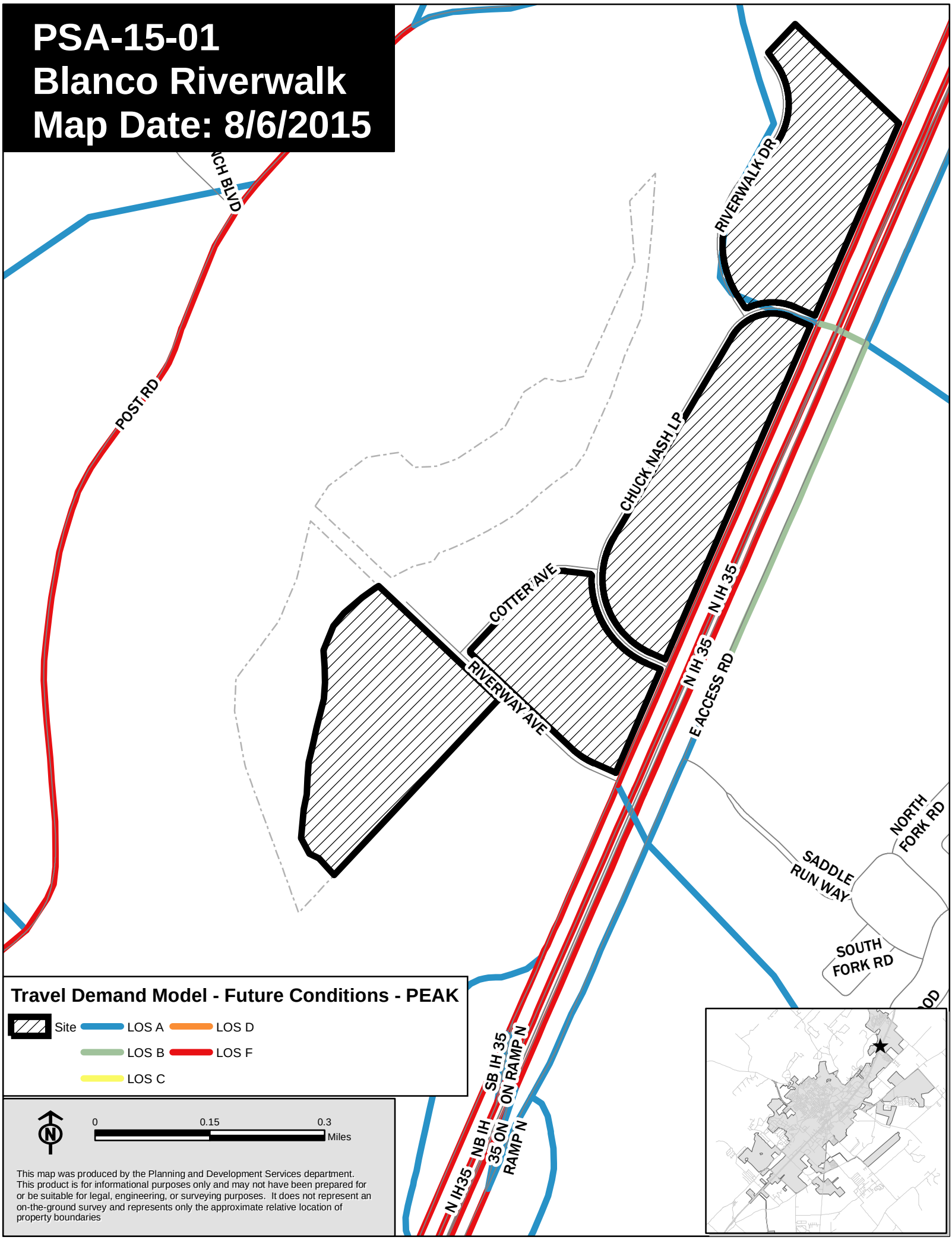

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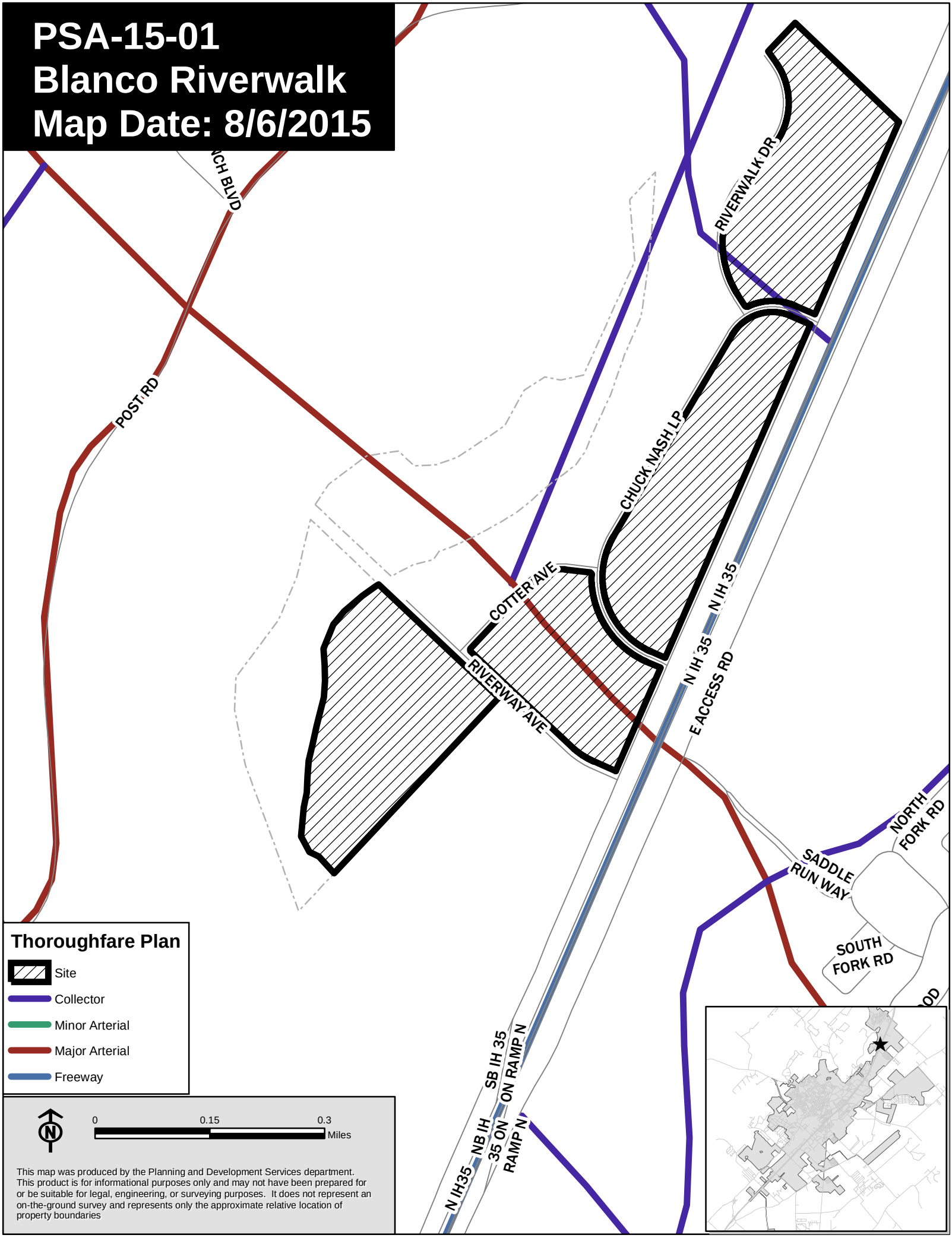
Blanco Riverwalk
Map Date: 8/6/2015



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City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	HERMANN VIGIL	VISTA DEL BLANCO, LTD
Mailing Address	4303 RUSSELL DR	9811 S. IH 35, BLDG. 3, SUITE 100
	AUSTIN TX 78704	AUSTIN TX 78744
Daytime Phone	512 326 - 2667	512 280-5353
E-mail	hermann@vigilandassociates.com	rwmc3@att.blackberry.net

PROPERTY DESCRIPTION:

Address _____

Legal Description *(if platted)* LOT 1, BLOCK F, BLANCO RIVERWALK SUBDIVISION

Appraisal District Tax I.D. R 130469 **Acres** 32.971

Current Intensity Zone _____ **Proposed Intensity Zone** EMPLOYMENT CENTER

Zoning Classification _____ **Proposed New Zoning, if any** HC

Located In
- ☐ Floodway
- ☐ S.M. River Corridor
- ☐ Edwards Aquifer Recharge Zone
- ☐ Historic District

Existing use of land and building(s)

VACANT

City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	Hermann Vigil	BRW Warehouse Holdings LLC
Mailing Address	Vigil and Associates 4303 Russell Drive Austin TX 78704	29 San Giovani Ct Austin TX 78738
Daytime Phone	512 326-2667	
E-mail	hermann@vigilandassociates.com	

PROPERTY DESCRIPTION:

Address _____

Legal Description *(if platted)* Lot Blanco Riverwalk Subdivision

Appraisal District Tax I.D. R 130463 **Acres** 10.447

Current Intensity Zone Low Intensity **Proposed Intensity Zone** Employment Center

Zoning Classification CC **Proposed New Zoning, if any** HC

Located In
- ☐ Floodway
- ☐ S.M. River Corridor
- ☐ Edwards Aquifer Recharge Zone
- ☐ Historic District

Existing use of land and building(s)

VACANT

City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	Hermann Vigil Vigil and Associate	BRW OFFICE HOLDINGS, LLC
Mailing Address	4303 Russell Dr Austin TX 78704	9811 S. IH 35, Bldg. 3, Ste 100 Austin TX 78744
Daytime Phone	512 326-2667	
E-mail	hermann@vigilandassociates.com	

PROPERTY DESCRIPTION:

Address _____

Legal Description *(if platted)* BLANCO RIVERWALK, BLOCK A, LOT 1

Appraisal District Tax I.D. R 144331 **Acres** 19.958

Current Intensity Zone LOW INTENSITY **Proposed Intensity Zone** EMPLOYMENT CENTER

Zoning Classification CC **Proposed New Zoning, if any** HC

Located In
- ☐ Floodway
- ☐ S.M. River Corridor
- ☐ Edwards Aquifer Recharge Zone
- ☐ Historic District

Existing use of land and building(s)

VACANT

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property ANY USE THAT FALLS WITHIN THE "HC" ZONING FOR THE CITY OF SAN MARCOS.

Reasons which support this request

"HC" ZONING USES ARE GENERALLY WHAT IS EXISTING ALONG THE IH 35 CORRIDOR.

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:** June 5/15

Printed Name: HERMANN VIGIL

To be completed by Staff:

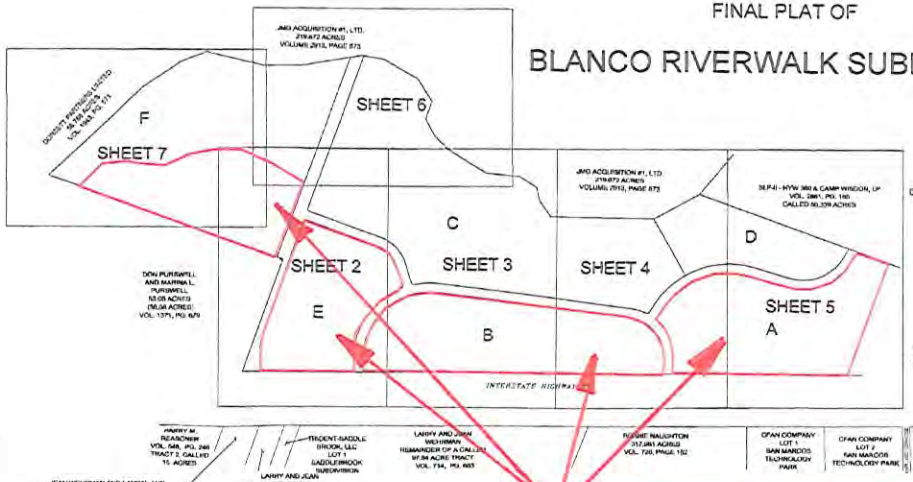
Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

Vol. 14 Pg 311

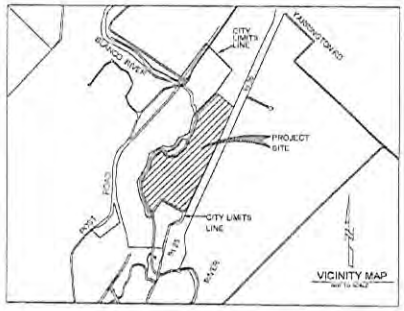
FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION



TO: EMPLOYMENT CENTER INTENSITY HC ZONING

600 0 600
SCALE: 1" = 600'
HAYS COUNTY, TEXAS



STATE OF TEXAS X
COUNTY OF Montgomery

WE, THE OWNERS OF A 229.390 ACRE TRACT OUT OF THE LAND SHOWN ON THIS PLAT AND CONVEYED TO IT BY VOLUME 2556, PAGE 250 OF THE HAYS COUNTY DEED RECORDS, DO HEREBY PLAT ALL 229.390 ACRES OF SAID TRACT AS SHOWN HEREON TO BE KNOWN AS

"BLANCO RIVERWALK SUBDIVISION"

SUBDIVISION, AND DOES HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

JIM GALLOWAY, TRUSTEE
110 VISION PARK BLVD., SUITE 100
THE WOODLANDS, TEXAS 77384

STATE OF TEXAS X
COUNTY OF Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM GALLOWAY, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID JIM GALLOWAY, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF June, A.D., 2008.

NOTARY PUBLIC

JUDY A. ZOCH
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
APRIL 24, 2010

STATE OF TEXAS X
COUNTY OF Montgomery

THAT WOODFOREST NATIONAL BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND RECORDED IN VOLUME 2556, PAGE 250, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF 229.390 ACRES OF LAND SITUATED IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND DO HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WOODFOREST NATIONAL BANK
1300 LAKE HOUSTON DR., Ste. 100
THE WOODLANDS, TX 77380

BY: DAN HAURER DATE: 6-16-08

PRESIDENT

STATE OF TEXAS X
COUNTY OF Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dan E. Hauser KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID DAN HAUSER, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19 DAY OF June, A.D., 2008

NOTARY PUBLIC

T.Y. HAND
MY COMMISSION EXPIRES
November 17, 2011

STATE OF TEXAS X
COUNTY OF HAYS X

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON June 10, 2008 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

FRED A. TERRY
CHAIR

FRANCO SERNA
RECORDING SECRETARY

APPROVED
June 27, 2008
DATE

CECIL HEMINGTON
INTERIM DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

6/25/08
DATE

DAVID J. VILA, P.E.
INTERIM DIRECTOR OF ENGINEERING
FOR DAVID VILA

STATE OF TEXAS X
COUNTY OF HAYS X

I, LINDA FRITSCH, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF June, 2008, AT 5:31 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 14 PAGE 311-317

LINDA FRITSCH
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS X
COUNTY OF HAYS X

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

11 JUN 08
DATE

WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425

STATE OF TEXAS
WILLIAM L. JOHNSON
5425
REGISTERED
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

1 OF 7

PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
405 BRUSHY CREEK RD
CEDAR PARK, TEXAS 78613
(512) 260-3700

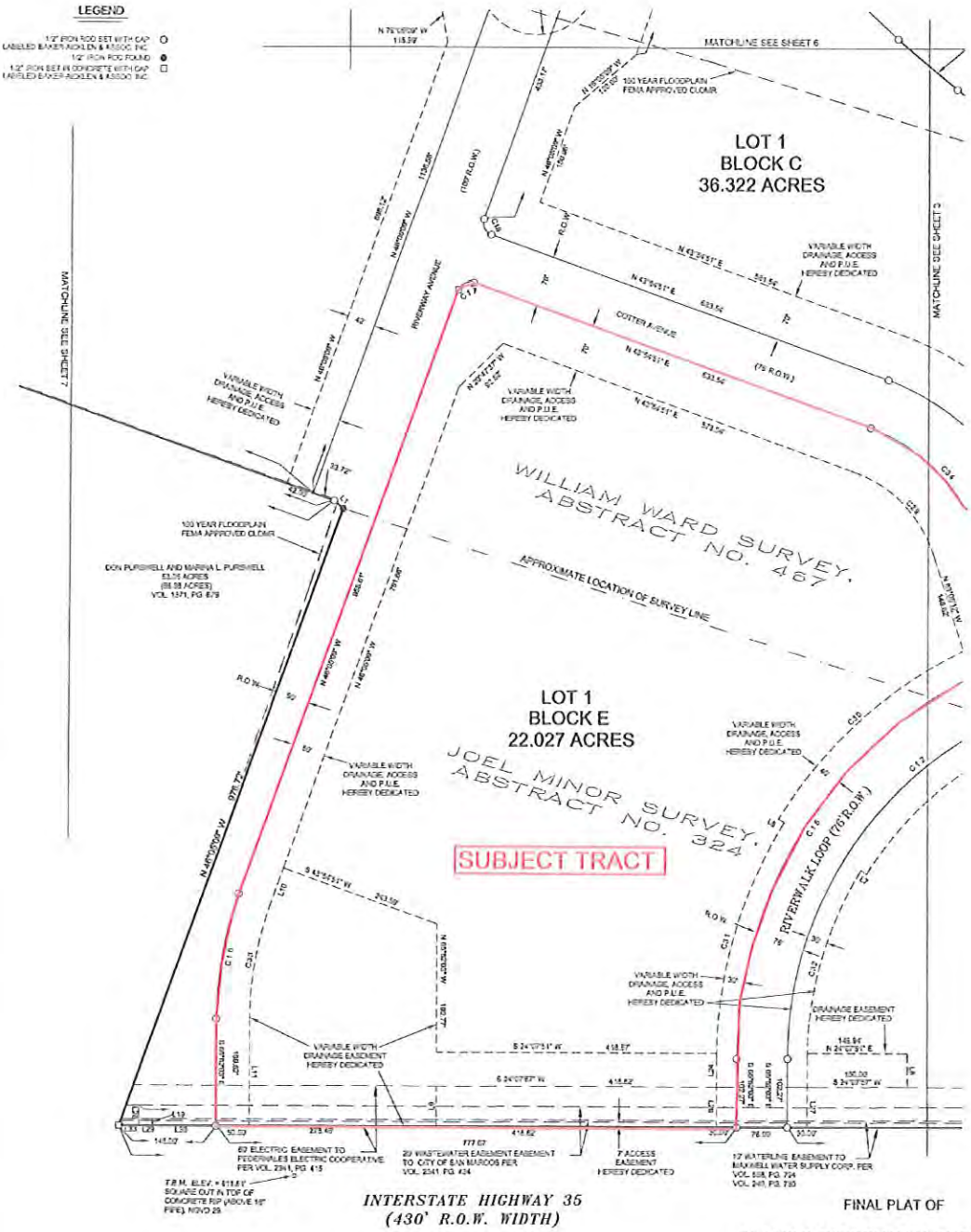
PHOTOGRAPHIC MYLAR

PHOTOGRAPHIC MYLAR

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

HAYS COUNTY, TEXAS



FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

2 OF 7

PROJECT NO. 1486-4-001-23

ACREAGE: 239.358 ACRES

OWNER: J.M. GALLOWAY, TRUSTEE
110 VISION PARK BLVD. SUITE 100
THE WOODS, TEXAS 77384
(936) 321-6690

SURVEYOR/ENGINEER:
BAKER-AICKLEN & ASSOCIATES, INC.
405 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
(512) 260-3700

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
405 BRUSHY CREEK RD
CEDAR PARK, TEXAS 78613
(512) 260-3700

Vol. 14 Pg 218

PHOTOGRAPHIC MYLAR

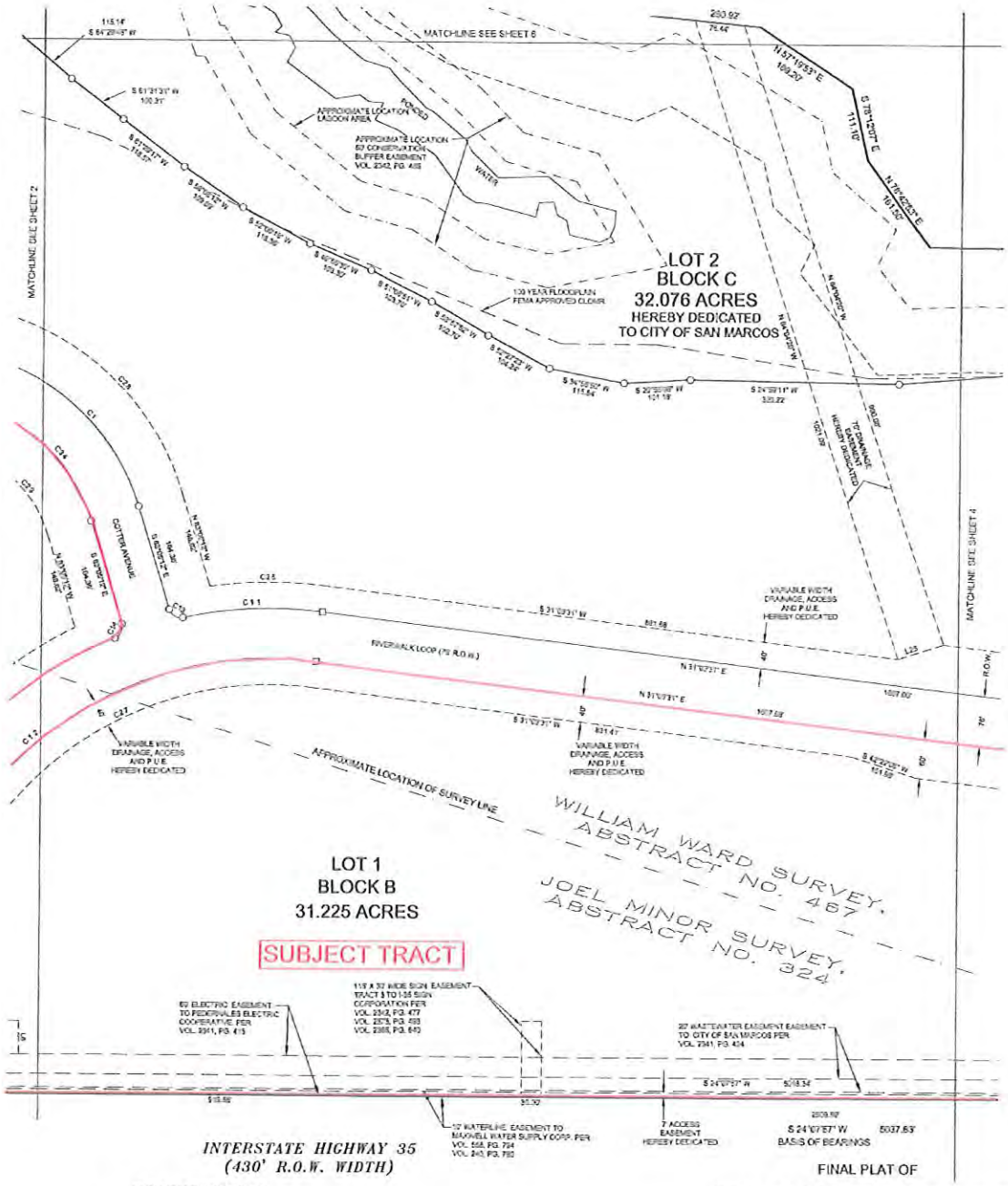
Vol. 14 Pg 213

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

SCALE 1" = 100'

HAYS COUNTY, TEXAS



FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

3 OF 7

PROJECT NO. 1486-4-001-23

AREA RECAPITULATION TABLE

BLOCK A LOT-1	= 30.405 ACRES
BLOCK B LOT-1	= 31.225 ACRES
BLOCK C LOT-1	= 30.322 ACRES
BLOCK C LOT-2	= 32.076 ACRES
BLOCK D LOT-1	= 13.651 ACRES
BLOCK E LOT-1	= 22.027 ACRES
BLOCK F LOT-1	= 32.971 ACRES
BLOCK F LOT 2	= 23.835 ACRES
ROAD DEDICATION	= 16.854 ACRES
TOTAL AREA	= 239.396 ACRES

LEGEND

1/2" IRON ROD SET WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC. ○

1/2" IRON ROD FOUND ●

1/2" IRON SET IN CONCRETE WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC. □

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
435 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
(512) 260-3700

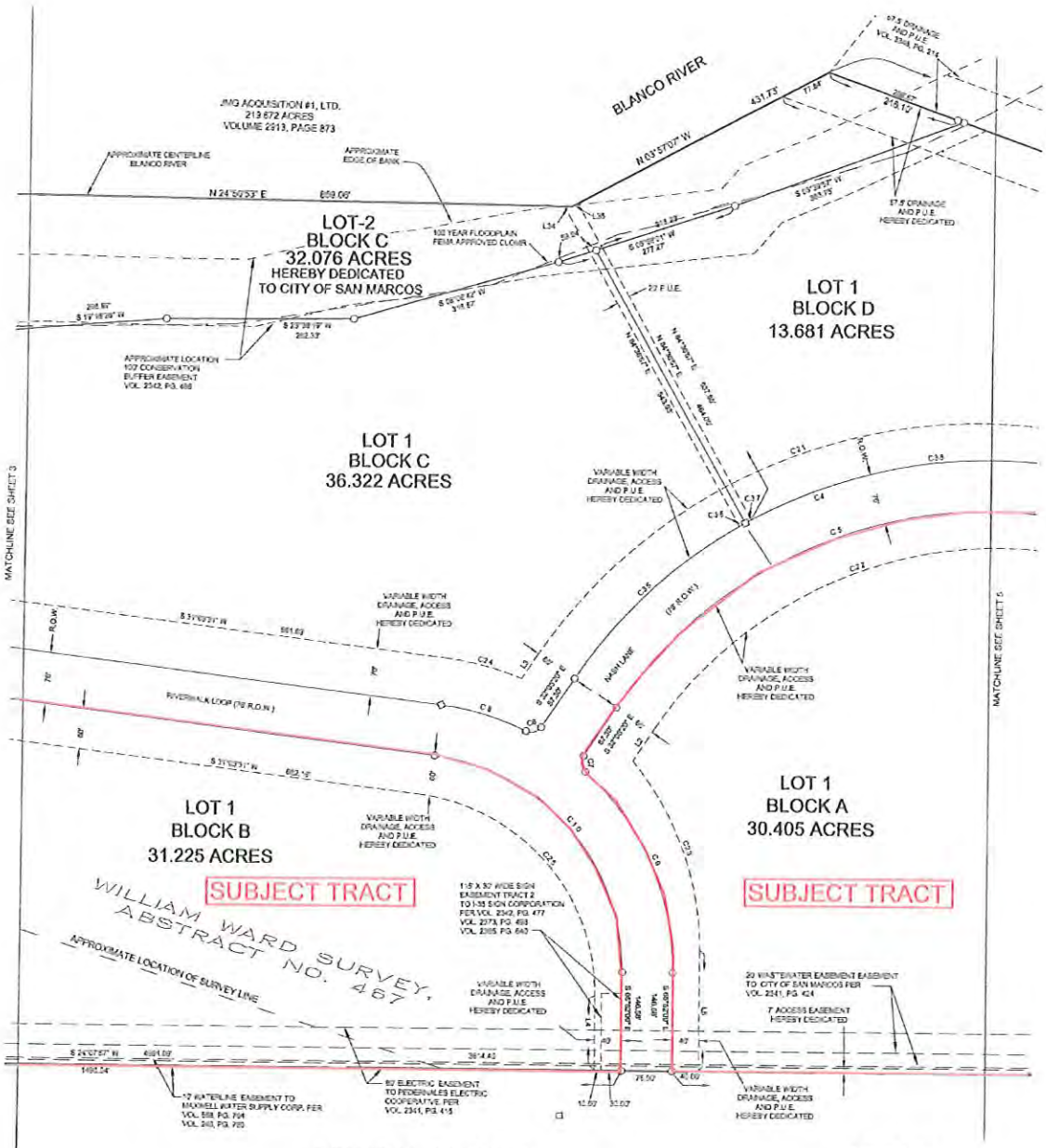
PHOTOGRAPHIC MYLAR

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

SCALE: 1" = 100'

HAYS COUNTY, TEXAS



LEGEND

1/2" IRON ROD SET WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC. ○

1/2" IRON ROD FOUND ●

1/2" IRON SET IN CONCRETE WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC. □

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

4 OF 7

PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
405 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
(512) 260-3700

VOL 14 PG 224

PHOTOGRAPHIC MYLAR

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

SCALE 1" = 100'

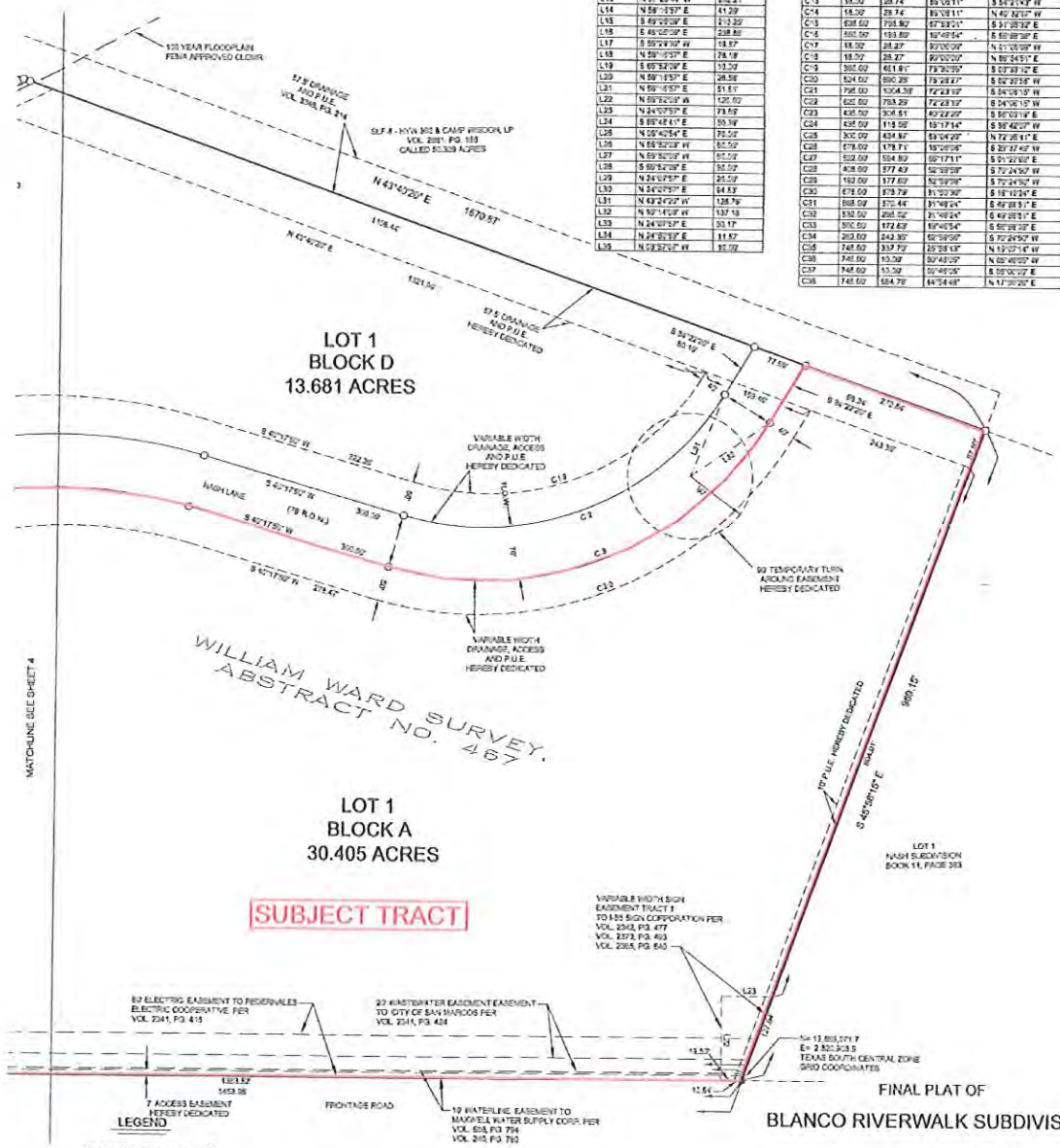
HAYS COUNTY, TEXAS

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 66°29'55" W	17.64
L2	S 32°08'20" E	58.52
L3	N 52°08'20" W	45.32
L4	S 65°52'20" E	112.49
L5	S 65°52'20" E	179.49
L6	N 55°54'21" E	15.70
L7	S 55°54'21" W	15.70
L8	S 65°52'20" E	50.49
L9	S 65°52'20" E	50.00
L10	S 65°08'09" E	58.20
L11	S 65°52'20" E	100.52
L12	N 34°40'33" W	203.50
L13	N 57°23'44" W	252.21
L14	N 58°15'57" E	41.29
L15	S 49°08'09" E	210.22
L16	E 49°08'09" E	208.80
L17	S 55°29'30" W	18.87
L18	N 55°15'57" E	78.18
L19	S 65°52'20" E	13.00
L20	N 58°15'57" E	28.56
L21	N 58°15'57" E	51.51
L22	N 65°52'20" W	120.00
L23	N 24°07'57" E	73.50
L24	S 65°48'41" E	55.56
L25	N 58°40'54" E	70.00
L26	N 65°52'20" W	50.00
L27	N 65°52'20" W	50.00
L28	S 65°52'20" E	50.00
L29	N 24°07'57" E	25.00
L30	N 24°07'57" E	64.53
L31	N 43°24'02" W	138.79
L32	N 10°14'09" W	137.18
L33	N 24°07'57" E	30.17
L34	N 24°07'57" E	11.57
L35	N 58°52'03" W	10.00

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	330.00	312.65	52°18'00"	S 72°24'50" W	301.82
C2	404.00	528.51	74°40'11"	S 52°07'43" W	492.33
C3	460.00	625.59	74°40'11"	S 52°07'43" W	582.21
C4	740.00	842.48	72°43'10"	S 54°06'15" W	801.04
C5	670.00	848.49	72°43'10"	S 54°06'15" W	791.23
C6	18.00	25.84	82°15'49"	S 09°02'05" W	23.69
C7	18.00	25.84	82°15'49"	S 73°13'14" E	23.69
C8	308.00	132.79	19°08'59"	S 42°37'02" W	132.17
C9	208.00	334.79	46°05'00"	S 89°33'21" W	324.87
C10	372.00	466.80	83°54'20"	S 72°45'11" W	427.07
C11	638.00	215.73	19°22'20"	S 21°25'50" W	214.72
C12	562.00	952.54	97°09'09"	S 17°22'13" E	842.21
C13	18.00	28.74	85°08'11"	S 34°21'43" W	24.35
C14	18.00	28.74	85°08'11"	N 40°46'27" W	24.35
C15	638.00	708.90	67°18'31"	S 34°08'32" E	712.42
C16	550.00	193.89	19°48'54"	S 55°08'30" E	192.92
C17	18.00	28.27	90°00'00"	N 21°08'09" W	25.46
C18	18.00	28.27	90°00'00"	N 68°34'51" E	25.46
C19	360.00	651.91	79°30'09"	S 02°38'12" E	430.37
C20	524.00	690.26	75°28'47"	S 02°30'58" W	641.42
C21	746.00	1004.38	77°14'10"	S 04°06'15" W	928.57
C22	620.00	753.29	77°23'12"	S 04°06'15" W	702.27
C23	436.00	304.51	40°12'29"	S 36°03'14" E	300.21
C24	436.00	118.58	15°17'14"	S 58°42'27" W	118.72
C25	300.00	434.87	83°04'29"	N 72°26'11" E	397.80
C26	678.00	178.71	15°06'06"	S 83°37'47" W	178.19
C27	522.00	594.80	65°17'11"	S 01°12'05" E	563.14
C28	408.00	577.43	82°38'58"	S 72°24'50" W	524.09
C29	192.00	177.60	52°58'08"	S 72°24'50" W	171.34
C30	678.00	373.79	31°32'30"	S 16°10'24" E	371.00
C31	868.00	370.44	31°46'24"	S 49°38'51" E	365.71
C32	330.00	298.52	31°46'24"	S 49°38'51" E	294.22
C33	300.00	172.63	32°46'54"	S 56°08'32" E	171.77
C34	262.00	242.35	52°58'08"	S 72°24'50" W	233.82
C35	746.00	337.72	25°28'13"	N 12°07'14" W	334.83
C36	746.00	10.00	00°46'05"	N 65°46'05" W	10.00
C37	746.00	10.00	00°46'05"	S 66°00'05" E	10.00
C38	746.00	584.78	44°54'48"	N 17°30'26" E	569.52



FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

5 OF 7

PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC. 402 BRUSHY CREEK RD CEDAR PARK, TEXAS 78613 (512) 260-3700

Engineers/Surveyors

VOL. 14 PG. 315

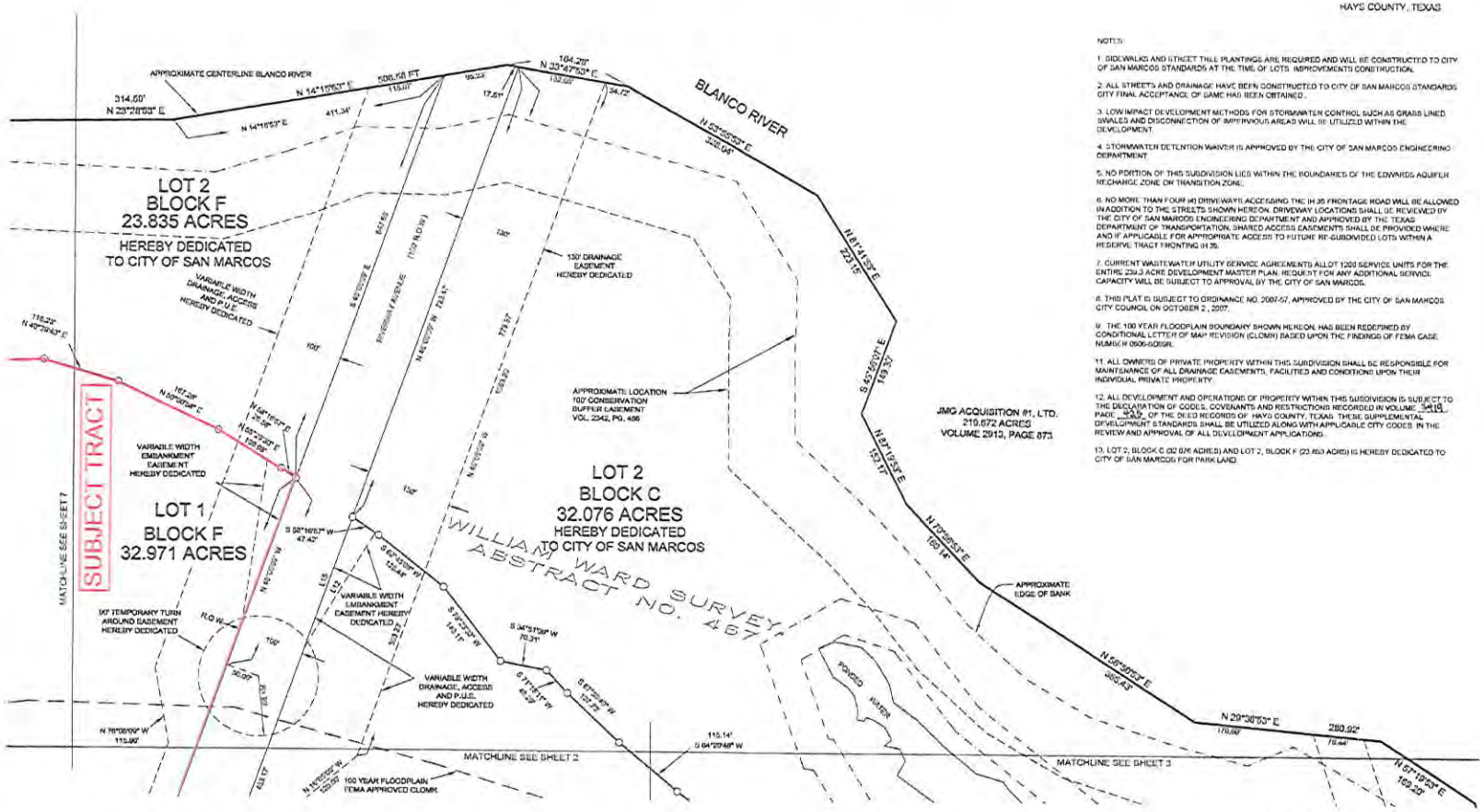
Vol. 14 Pg 216

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

SCALE 1" = 100'

HAYS COUNTY, TEXAS



NOTES:

1. SIDEWALKS AND STREET TREE PLANTINGS ARE REQUIRED AND WILL BE CONSTRUCTED TO CITY OF SAN MARCOS STANDARDS AT THE TIME OF LOTS IMPROVEMENTS CONSTRUCTION.

2. ALL STREETS AND DRAINAGE HAVE BEEN CONSTRUCTED TO CITY OF SAN MARCOS STANDARDS CITY FINAL ACCEPTANCE OF SAME HAD BEEN OBTAINED.

3. LOW IMPACT DEVELOPMENT METHODS FOR STORMWATER CONTROL SUCH AS GRASS LINED SWALES AND DISCONNECTION OF IMPERVIOUS AREAS WILL BE UTILIZED WITHIN THE DEVELOPMENT.

4. STORMWATER DETENTION WAIVER IS APPROVED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT.

5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR TRANSITION ZONE.

6. NO MORE THAN FOUR (4) DRIVEWAYS ACCESSING THE IH 35 FRONTAGE ROAD WILL BE ALLOWED IN ADDITION TO THE STREETS SHOWN HEREON. DRIVEWAY LOCATIONS SHALL BE REVIEWED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. SHARED ACCESS EASEMENTS SHALL BE PROVIDED WHERE AND IF APPLICABLE FOR APPROPRIATE ACCESS TO FUTURE RE-SUBDIVIDED LOTS WITHIN A RESERVE TRACT FRONTING IH 35.

7. CURRENT WASTEWATER UTILITY SERVICE AGREEMENTS ALLOT 1200 SERVICE UNITS FOR THE ENTIRE 239.3 ACRE DEVELOPMENT MASTER PLAN. REQUEST FOR ANY ADDITIONAL SERVICE CAPACITY WILL BE SUBJECT TO APPROVAL BY THE CITY OF SAN MARCOS.

8. THIS PLAT IS SUBJECT TO ORDINANCE NO. 2007-57, APPROVED BY THE CITY OF SAN MARCOS CITY COUNCIL ON OCTOBER 2, 2007.

9. THE 100 YEAR FLOODPLAIN BOUNDARY SHOWN HEREON, HAS BEEN REDEFINED BY CONDITIONAL LETTER OF MAP REVISION (CLOMR) BASED UPON THE FINDINGS OF FEMA CASE NUMBER 06-06-B058R.

11. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.

12. ALL DEVELOPMENT AND OPERATIONS OF PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CODES, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 3418 PAGE 349 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. THESE SUPPLEMENTAL DEVELOPMENT STANDARDS SHALL BE UTILIZED ALONG WITH APPLICABLE CITY CODES IN THE REVIEW AND APPROVAL OF ALL DEVELOPMENT APPLICATIONS.

13. LOT 2, BLOCK C (32.076 ACRES) AND LOT 2, BLOCK F (23.853 ACRES) IS HEREBY DEDICATED TO CITY OF SAN MARCOS FOR PARK LAND.

LEGEND

1/2" IRON ROD SET WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC. ○
1/2" IRON ROD FOUND ●
1/2" IRON SET IN CONCRETE WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC. □

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

6 OF 7

PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
405 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
(512) 260-3700

PHOTOGRAPHIC MYLAR

Vol. 14 Pg 317

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

SCALE: 1" = 100'

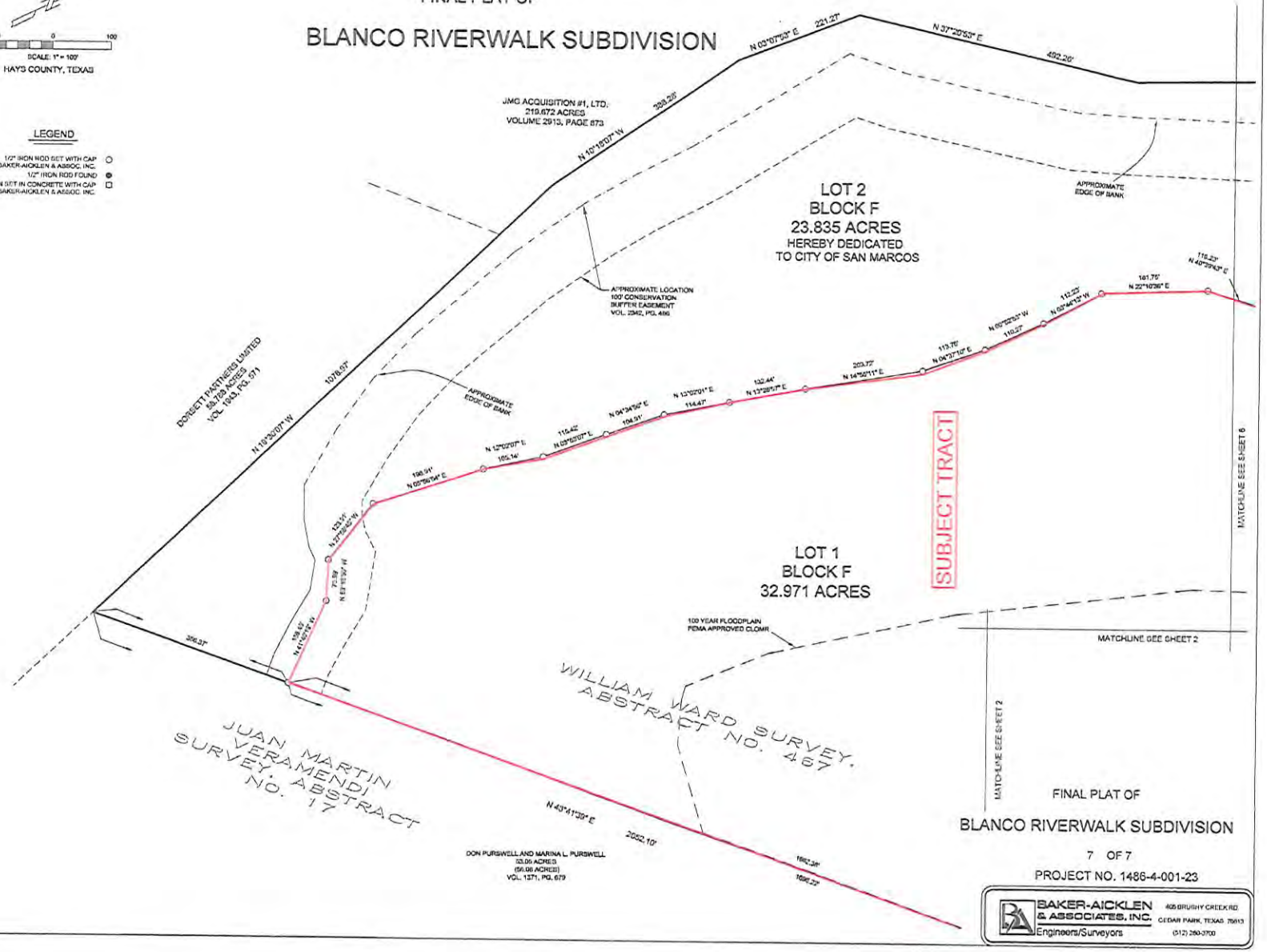
HAYS COUNTY, TEXAS

LEGEND

1/2" IRON ROD SET WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC.

1/2" IRON ROD FOUND

1/2" IRON SET IN CONCRETE WITH CAP LABELED BAKER-AICKLEN & ASSOC. INC.



FINAL PLAT OF

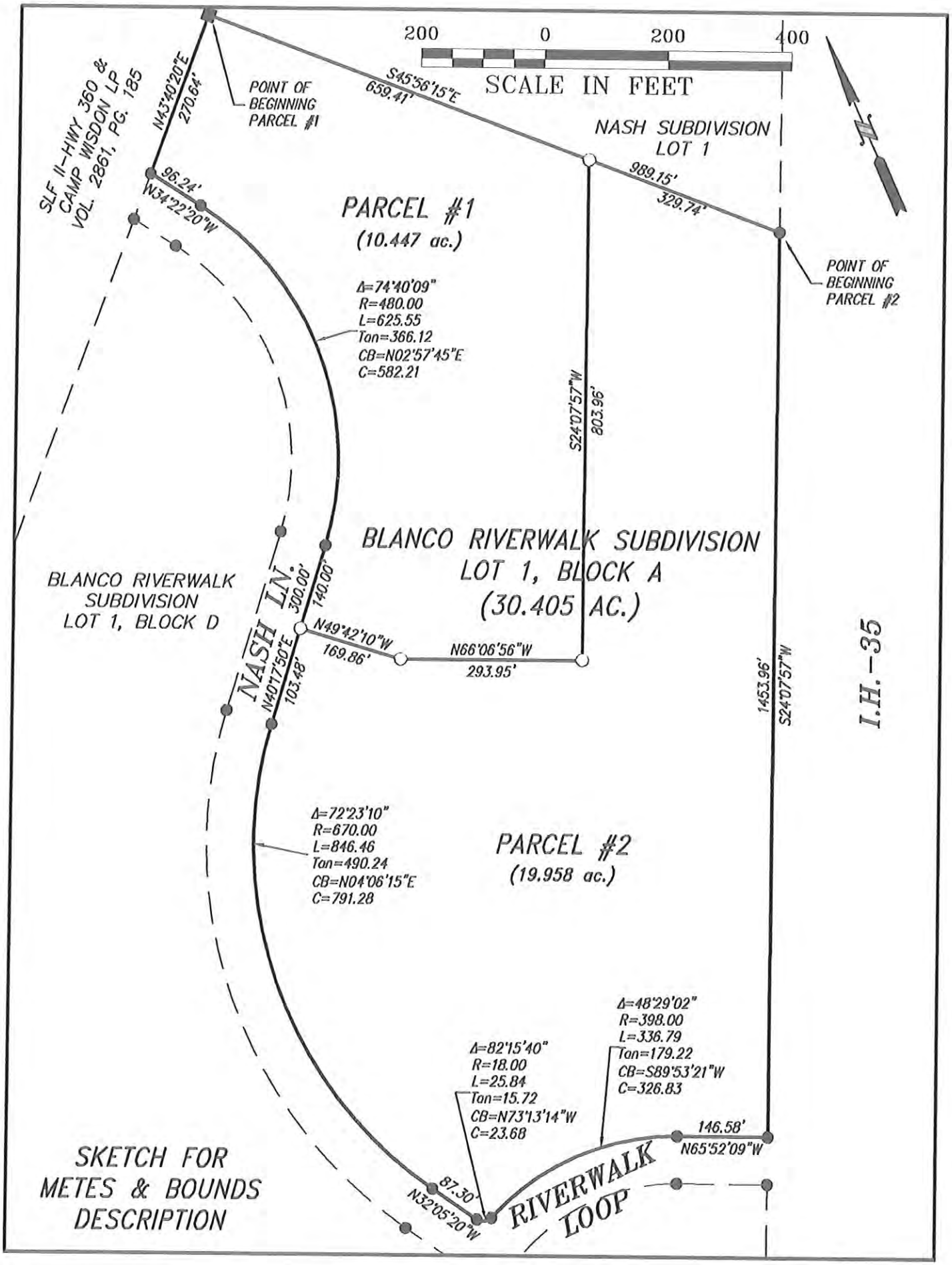
BLANCO RIVERWALK SUBDIVISION

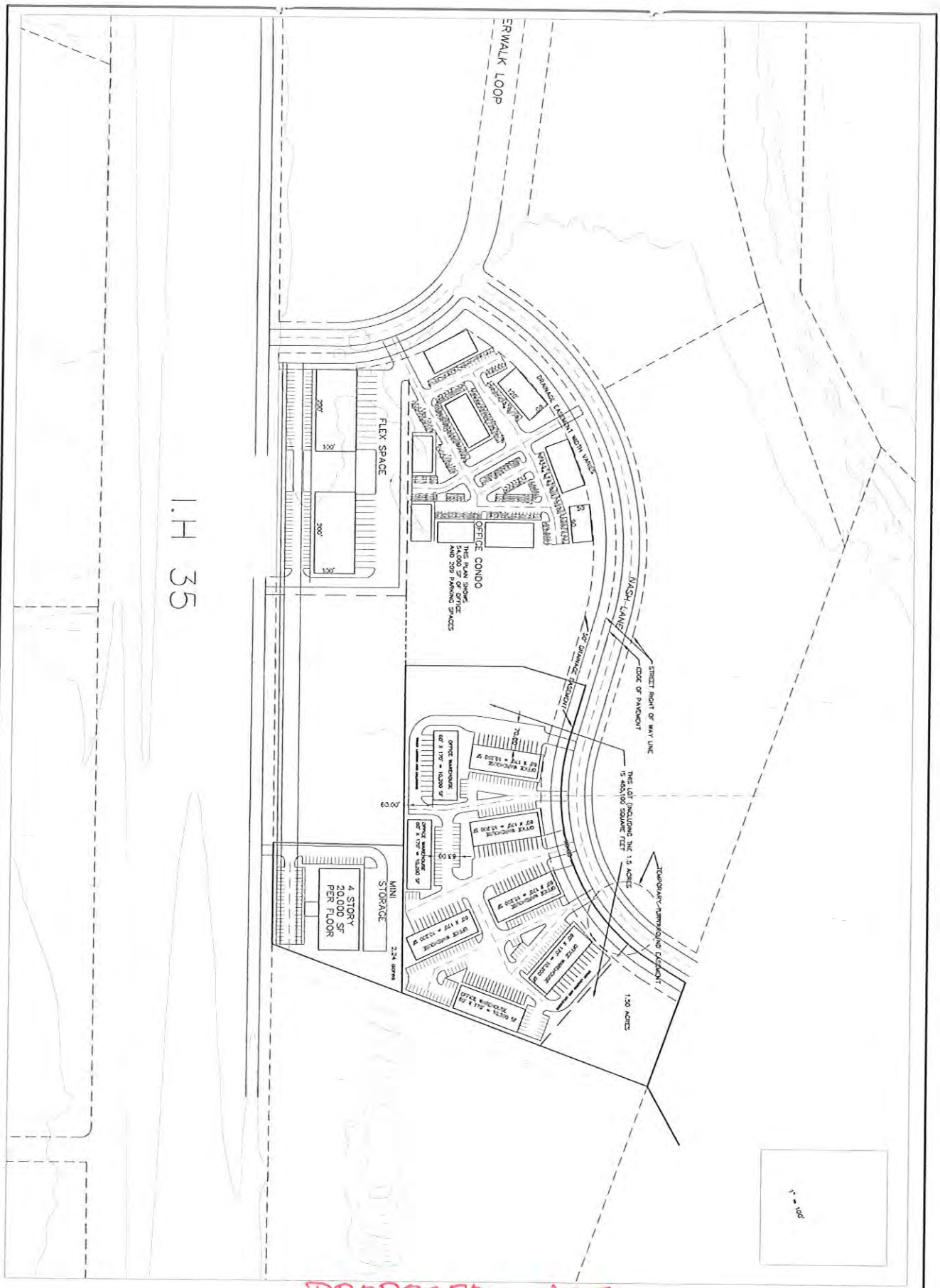
7 OF 7

PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
405 BRUSHY CREEK RD
CEDAR PARK, TEXAS 78613
(512) 260-3700

PHOTOGRAPHIC MYLAR


200 0 200 400
SCALE IN FEET
N
SLF II-HWY 360 & CAMP WISDON LP VOL. 2861, PG. 185
N43°40'20"E 270.64'
POINT OF BEGINNING PARCEL #1
S45°56'15"E 659.41'
NASH SUBDIVISION LOT 1
989.15'
329.74'
POINT OF BEGINNING PARCEL #2
96.24'
W34°22'20"W
PARCEL #1
(10.447 ac.)
Δ=74°40'09"
R=480.00
L=625.55
Tan=366.12
CB=N02°57'45"E
C=582.21
S24°07'57"W 803.96'
BLANCO RIVERWALK SUBDIVISION LOT 1, BLOCK A (30.405 AC.)
BLANCO RIVERWALK SUBDIVISION LOT 1, BLOCK D
NASH LN.
300.00'
140.00'
N49°42'10"W 169.86'
N66°06'56"W 293.95'
N40°17'50"E 103.48'
1453.96'
S24°07'57"W
I.H.-35
Δ=72°23'10"
R=670.00
L=846.46
Tan=490.24
CB=N04°06'15"E
C=791.28
PARCEL #2
(19.958 ac.)
Δ=48°29'02"
R=398.00
L=336.79
Tan=179.22
CB=S89°53'21"W
C=326.83
Δ=82°15'40"
R=18.00
L=25.84
Tan=15.72
CB=N73°13'14"W
C=23.68
146.58'
N65°52'09"W
87.30'
N32°05'20"W
RIVERWALK LOOP
SKETCH FOR METES & BOUNDS DESCRIPTION



PROPOSED USE

BLANCO VISTA

XXX NORTH IH 35, SAN MARCOS, TX 78666

VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4768
P.O. BOX 163314, AUSTIN, TEXAS 78716-3314
TEL 512-326-2667

REVISION		
NO	DESCRIPTION	DATE

COPYRIGHT: 2013

APPROVED BY: JAV
DRAWN BY: JAV
DESIGNED BY: JAV
VERSION 2
VERSION 1
DATE: JAN/18/15
SHEET 1 of 1

PLANNING & DEVELOPMENT SERVICES

7/31/2015 **PSA-15-01**

Courtesy Notice
Fall 2015 Preferred Scenario Amendment
Approximately 116.628 acres out of the Blanco Riverwalk Subdivision

PSA-15-01: Vigil and Associates has requested a **Preferred Scenario Amendment** to allow an **Employment Center** for an approximately 116.628 acre tract out of the Blanco Riverwalk Subdivision. The property is located along the west side of IH 35 between Carlson Circle and Yarrington Road.

The City of San Marcos Planning Staff is inviting the applicant, developer, engineer, etc. and all interested parties to the **Neighborhood Commission Meeting** to hear an update on this and all other Preferred Scenario requests. The Neighborhood Commission will meet on **September 16, 2015** in the **City Hall Conference Room (630 East Hopkins)** at **6:00 pm**. Please take advantage of this opportunity to gather more information on the future plans for this property.

If you cannot attend but wish to inquire on this request you may contact Planning & Development Services Staff:
(please reference case number PSA-15-01)

planning_info@sanmarcostx.gov
512-393-8230

The San Marcos Planning and Zoning Commission will be advised of this and all other Preferred Scenario requests at their regular meeting on **August 25th** and is scheduled to take action on **September 22nd** following a public hearing. The City Council will be advised of this request at their regular meeting on **September 1st** and is scheduled to take action on **October 20th** following a public hearing.

Please be advised that this is not a notification of public hearing. Property owners located within 200 feet of the subject property will receive further notification of the public hearing(s). This courtesy notice has been prepared to alert stakeholders of changes being requested at this location and to allow a dialogue regarding the project to occur outside of the setting of a public hearing. Planning staff hopes to answer any questions and hear and address comments and concerns prior to making its recommendation. A summary of the dialogue during this outreach process, if applicable, will be presented by staff at the public hearings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING & DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

200 Foot Buffer Notice

OWNER NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
SAN MARCOS CITY OF	630 E HOPKINS ST		SAN MARCOS	TX	78666
SLF II - HWY 360 & CAMP WISDOM LP	% THE STRATFORD COMPANY LP	5949 SHERRY LANE SUITE 1750	DALLAS	TX	75225
CHUCK NASH CHEVROLET BUICK INC	P O BOX 1007		SAN MARCOS	TX	78667-1007
SAN MARCOS CITY OF	630 E HOPKINS ST		SAN MARCOS	TX	78666
VISTA DEL BLANCO LTD	P O BOX 7856		WOODLANDS	TX	77387-7856
AMEGY MORTGAGE COMPANY LLC	4400 POST OAK PKWY		HOUSTON	TX	77027

PREFERRED SCENARIO AMENDMENT UPDATE DISCUSSION SIGN IN SHEET

PLEASE PRINT CLEARLY

Full Name	Which Item are you interested in?	Are you:	Do you have a specific question for the Staff, Developer, Applicant, etc.?	Briefly state your question
Dianne Wassenich	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	Use there is very important. it is a gateway. there are very sensitive caves near there.
"	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	Populations should not be close there - like big employers it floods badly
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	

File #: PSA-15-02, **Version:** 1

AGENDA CAPTION:
PSA-15-02 (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers for a Preferred Scenario Amendment to change an Area of Stability and Open Space to an Employment Center and Open Space for an approximately 16.8 acre tract, more or less, out of the J.M. Veramendi Survey, Abstract 17, located at the northwest corner of Wonder World Drive and Hunter Road. (A. Brake)
Meeting date: September 22, 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

COMPREHENSIVE PLAN ELEMENT(s): Land Use, Goal 1

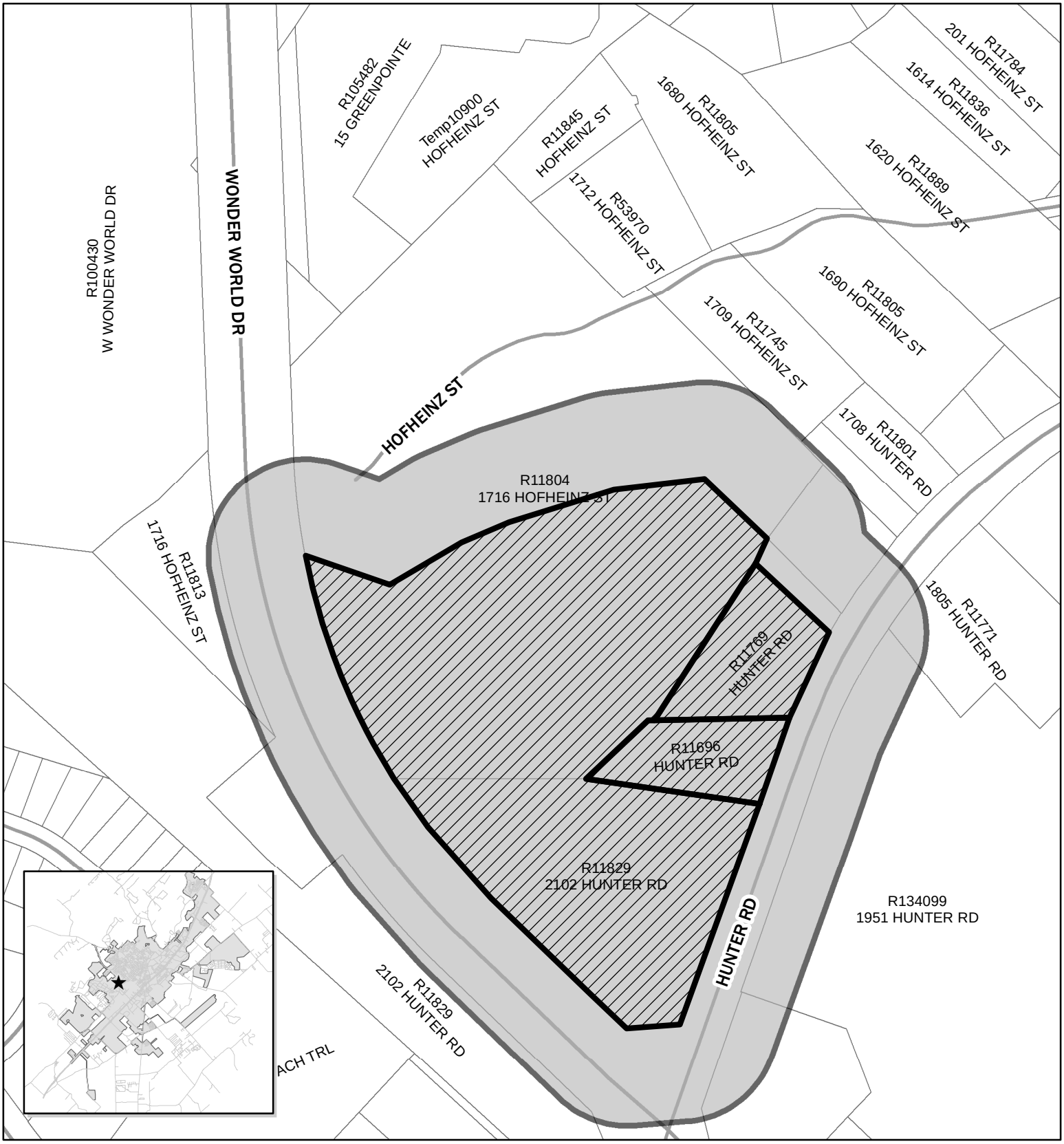
BACKGROUND:
This request to change the Preferred Scenario Map has been reviewed against *Vision San Marcos: A River Runs Through Us*, the City's Comprehensive Plan and was found to not be completely consistent with the intent of the Plan as outlined in the staff report. All figures used to review this case are attached.

Staff has concerns with the results of the Land Use Suitability Map. The property's location in Purgatory Creek Watershed and the presence of the floodway through the middle of the site give the property a score of 5 - Most Constrained. Access to the site is another concern to staff as it may be limited to Hunter Road. Discussions with the applicant, Texas Department of Transportation and the City are underway.

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 standard 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 and Open Space to an Employment Center and Open Space with the understanding that the portion of the property identified**

as Open Space remains as shown on the Preferred Scenario until such time that the portion of the property identified as floodway is reclaimed through the approved City and FEMA process and that the applicant pursues a Planned Development District for the entire property.



PSA-15-02
Wonder World Dr. & Hunter Rd.
Pre-Notice
Map Date: 9/9/2015

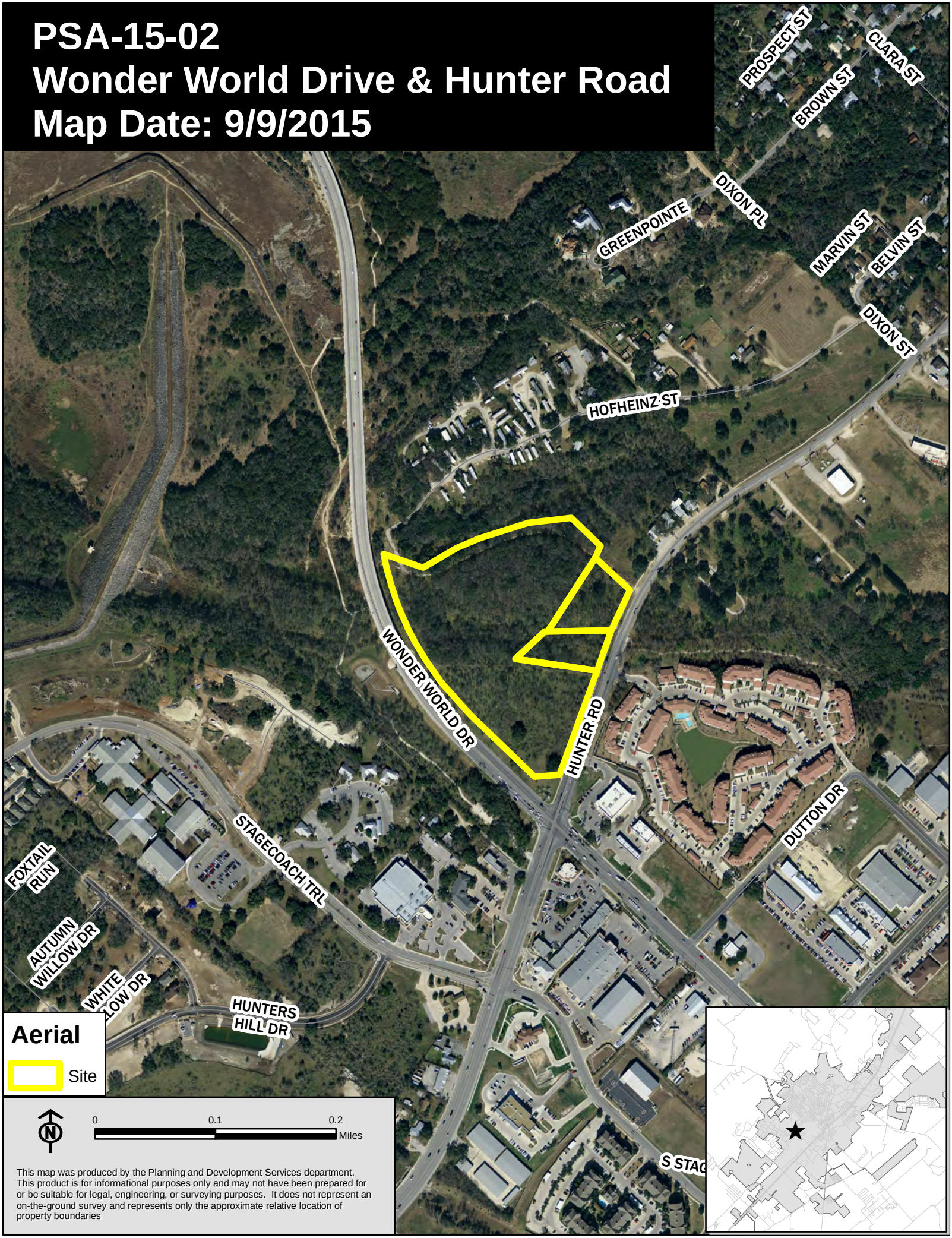
Site Location
Notification Buffer

0 125 250 500 Feet

N

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

PSA-15-02
Wonder World Drive & Hunter Road
Map Date: 9/9/2015



This map was produced by the Planning and Development Services department. This product is for informational purposes only 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-15-02
Preferred Scenario Amendment Wonder World Drive and Hunter Road

Summary:

The applicant is requesting a change from Area of Stability and Open Space to Employment Center and Open Space on the Preferred Scenario Map.

Applicant: Dennis R. Rion, P.E.
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, TX 78213

Property Owners: *Eric Myers*: P.O. Box 1084, San Marcos, TX 78667
Green Gerald Trustee et al: 1314 E. Sonterra Blvd., #5204, San Antonio, TX 78258
City of San Marcos: 630 E. Hopkins Street, San Marcos, TX 78666
Nick Lara: 1519 W. Hopkins Street, San Marcos, TX 78666

Notification: Courtesy notice sent on August 10, 2015 with updates at Planning & Zoning Commission August 25; City Council September 1; and Neighborhood Commission September 16.

Personal notice sent and signs posted on September 10, 2015 for the Public Hearing to be held on September 22.

Response: One (1) interested citizen attended the P&Z meeting on August 25, 2015. No citizens provided written comments at the City Council meeting on September 1; however, one person spoke during the Citizen Comment Period. The update to the Neighborhood Commission was scheduled on September 16.

All written questions and comments from these meetings can be found in the public input attachment. Concerns include the impact of the development on the nearby caves as well as impact on that corner as it is a gateway to the City.

Subject Property:

Location: Northwest corner of Wonder World Drive and Hunter Road

Legal Description: Approximately 16.8 acres, more or less, out of the J.M. Veramendi Survey

Sector: Sector One (1)

Current Zoning: Future Development (FD)

Current Preferred Scenario Designation: Area of Stability and Open Space

Proposed Preferred Scenario Designation: Employment Center and Open Space

Surrounding Area:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD & CC	Vacant & Residence	Stability
S of Property	FD	Entrance to Purgatory Creek Greenspace	Stability
E of Property	MF-18 & GC	Multifamily Residential & CVS	Medium
W of Property	FD	Residential	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 requesting 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 determination is made by using the Preferred Scenario Map 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 permitted based on the Preferred Scenario and Intensity Matrix 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.

Property Description & Current Conditions:

The subject site consists of approximately 16.8 acres, more or less, out of the J.M. Veramendi Survey. The property is located on the northwest corner of Wonder World Drive and Hunter Road, across from the CVS and the Elysian at Purgatory Creek Apartments. The entrance and parking area to the Purgatory Creek Greenspace is located to the south of the property.

This site is identified as an Area of Stability and Open Space on the Preferred Scenario Map. Given the surrounding zoning, the site 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 / Stability-Protection / Conservation) column.

Currently the site consists of vacant land and is zoned Future Development (FD). Surrounding land uses include mobile homes, rental homes, multifamily apartments and CVS.

If this request is not granted, the applicant is able to maintain and develop under the existing zoning category or apply for a change to single family residential zoning districts, up to SF-6. A Planning and Zoning Commission recommendation and City 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 and Open Space to Employment Center and Open Space on the Preferred Scenario Map

The applicant is proposing the development of a commercial corner with a grocery store that includes the sale of gas and a car wash at this location which would require the site to be designated as Employment Center on the Preferred Scenario map. The change to Employment Center essentially removes any residential use from being requested. The applicant is proposing to modify the proposed greenway from the middle of the site shown on the Preferred Scenario by splitting the Open Space so it wraps the site. This is indicated in the Open Space Exhibit submitted by the applicant (included in the background information). The applicant notes that it is shown as a 30-foot buffer around the site and will have breaks to allow for vehicular access to surrounding roadways.

If the request is granted, the site would be classified with an area of Open Space on the Land Use Intensity Matrix and Zoning Translation Table (OA). Examples of open space uses include hiking trails, community gardens, produce stands, and single family residential permitted in the Land Development Code. It would also be classified as an Employment Center on the Zoning Translation Table (EC). There is not classification of Employment Center on the Land Use Intensity

Matrix but there is a 'General Note' that states uses in potential Employment Centers include industrial, office parks, and retail malls with standards. The list of general uses and applicable zoning categories can be found on these attachments. A change to Employment Center would not allow any residential zoning options, yet heavy commercial options as well as light and heavy industrial options would be available. Employment Centers, typically, are located on large sites with excellent road and rail access as well as access to water and sewer infrastructure.

***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 and provides the following table of the analysis:

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

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21st Century Workforce	Provides / Encourages educational opportunities				Applicant has not indicated that educational facilities will be included
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		Applicant indicates that proposed project will provide opportunities for jobs and services.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity		Applicant indicates that proposed project will provide opportunities for jobs and services.		

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 land use suitability for this site is a five (5), the most constrained. This is largely due to the location in the Purgatory Creek Watershed and the presence of the floodway through the middle of the site. Also several variables on the Land Use Suitability Map were given a weight of four (4), the second most constrained. 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. Please refer to the attached Land Use Suitability and Environmental Features maps for further clarification.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

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 zones within and surrounding this property.

Neighborhoods & Housing (NH)

The NH chapter of *Vision San Marcos* focuses on the Neighborhood Character Studies which are currently being conducted alongside the Code SMTX project, the update to the Land Development Code. The site is located in the Westover neighborhood and is located in the Western Neighborhood Character Study Area. The Neighborhood Character Study process would allow citizens the opportunity to tell staff what they would like to see developed in this area. The Neighborhood Character Plans do not currently exist and will be drafted after the adoption of Code SMTX.

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 and water service is available in the area and both are indicated as low maintenance areas. In addition, Purgatory Creek Greenspace is located within ¼ mile of the property.

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

	YES	NO
Will Parks and / or Open Space be Provided?	X	
Will Trails and / or Green Space Connections be Provided?	X	

The current Preferred Scenario shows Open Space along with a proposed greenway at the rear of the property and Open Space with a proposed greenway through the middle of the site. Per the Land Development Code, Open Space designated on the Preferred Scenario cannot be zoned as General Commercial. The applicant is proposing to modify the proposed greenway from the middle of the site shown on the Preferred Scenario by splitting the Open Space so it wraps the site. This is indicated in the Open Space Exhibit submitted by the applicant (included in the background information). The applicant notes that it is shown as a 30-foot buffer around the site and will have breaks to allow for vehicular access to surrounding roadways. The trail connection will be required.

Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				

Public Facility Availability

	YES	NO
Parks / Open Space within ¼ mile (walking distance)? Purgatory Creek Greenspace	X	
Wastewater service available?	X	
Water service available?	X	

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. However, the TDM was created before the completion of the recent Texas Department of Transportation (TxDOT) improvements to Hunter Road. A Traffic Impact Analysis (TIA) would describe any improvements needed in more detail.

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

		A	B	C	D	F
Existing Daily LOS	Hunter Road					X
	Wonder World Drive	X				
Existing Peak LOS	Hunter Road					X
	Wonder World Drive		X			
Preferred Scenario Daily LOS	Hunter Road			X		
	Wonder World Drive			X		
Preferred Scenario Peak LOS	Hunter Road					X
	Wonder World Drive					X

The Preferred Scenario shows that Wonder World Drive deteriorates from a LOS A (Existing Daily) and B (Existing Peak) to a LOS C (Future Daily) and a LOS F (Future Peak). The site is close to a public transportation route. See

below. The City purchased all access rights when Wonder World was extended as part of the reimbursement agreement with TxDOT.				
	N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)		X		
The sidewalks along Hunter Road are in good condition. Sidewalks will be required to be built along Wonder World Drive by the developer.				
	YES		NO	
Adjacent to existing bicycle lane?			X	
Adjacent to existing public transportation route?	X			
Notes: The property is situated along a CARTS route. Also, there is a five foot shoulder along Hunter Road adjacent to the site that people regularly use as a bicycle lane even though it is not demarcated as such.				

Staff Analysis:

Comments from Other Departments

The Engineering and CIP Department noted that the floodway and Water Quality Zone that runs through the middle of the site will need to be assessed. The applicant is aware that the water that currently flows through the floodway would need to be conveyed in some way if development occurs. This should be addressed at the site review stage of development. If the applicant requests for reclamation of land in the floodway or 100-year floodplain or land within a water quality zone or buffer zone, the applicant will have to submit a Qualified Watershed Protection Plan (QWPP). The QWPP would be reviewed by the Engineering Department and considered by the Planning and Zoning Commission; approval of the QWPP would be required prior to the final plat being approved. To reclaim the land, the applicant would have to request a map revision from the Federal Emergency Management Agency (FEMA). They also noted that access to the site may be limited as the access rights along Wonder World Drive were restricted when right-of-way was purchased by the City as part of the reimbursement agreement with TxDOT. This occurred when Wonder World Drive was extended.

Planning Department Analysis

Staff has concerns with the results of the Land Use Suitability map. The majority of the site is a five (5) largely due to the location in Purgatory Creek Watershed and the presence of the floodway through the middle of the site. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The increase in impervious cover on this site is a concern as this area has been known to flood during rain events. As this property is located in the Purgatory Creek Watershed, the Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events. Any development would be required to convey rain water. The Environment and Resource Protection section of the Comprehensive Plan clearly states that the Land Use Suitability Map was developed as a tool to identify areas within the planning area that are best suited to accommodate growth in an environmentally sensitive manner.

Access to the site is also a concern to staff as it may be limited to Hunter Road. When Wonder World Drive was extended, the City purchased the access rights along Wonder World Drive as part of the reimbursement agreement with TxDOT. If development occurs at this location, access to this site will have to be agreed upon by TxDOT as well as with the City. Discussions are currently underway with TxDOT regarding possible access or limited access to the site. A traffic impact analysis (TIA) worksheet will be required at platting which will determine whether a full TIA will be needed. This would determine what improvements to the transportation network may be needed. The Transportation Master Plan, currently being updated, may provide updated recommendations for this area as well.

Based on the site's location across the street from a Medium Intensity Zone and at the intersection of two arterials, Wonder World Drive and Hunter Road, the property is a logical location to consider for higher intensity development. However, following a review of *Vision San Marcos*, specifically the Land Use Suitability Map, and a review of the environmental constraints on the site, staff finds that the current request for a change in intensity at this location as submitted by the applicant is not consistent with the intent of the Comprehensive Plan. With that said, the site is currently zoned Future Development (FD). For any commercial development to occur at this location, the current Zoning Translation Table in the Land Development Code requires that the Preferred Scenario Map be amended. As part of the Transportation Master Plan and subsequent updates of the Preferred Scenario Map, Hunter Road and Wonder World Drive could be identified as corridors. Currently, the Land Use Suitability Matrix of the Comprehensive Plan identifies Hunter Road from San Antonio Street to Wonder World Drive as a corridor. With updates to the Preferred Scenario Map

and Code SMTX, new zoning categories could be available for corridors and potential development could occur at this location without first having to amend the Preferred Scenario Map. Code SMTX is scheduled for completion around March 2016. The requirements of a TIA and QWPP could address staff concerns at the time of subdivision. The use of a Planned Development District could be an opportunity to encourage a creative design of the site in order to address the environmental concerns and constraints as the project has the potential to promote economic development by providing the area needed new retail for services.

At this time the Commission is acting on the request which will change 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.

Recommendations & Options for Action:

Based on the analysis provided in this report, staff recommends approval of the request to change from an Area of Stability and Open Space to an Employment Center and Open Space with the understanding that the portion of the property identified as Open Space remains as shown on the Preferred Scenario until such time that the portion of the property identified as floodway is reclaimed through the approved City and FEMA process and that the applicant pursues a Planned Development District for the entire property.

Options for the Commission include:

- Approval of the request as submitted
- Alternative recommendation
- Denial of the request

Planning Department Recommendation:	
☐	Approve as submitted
☒	Alternative
☐	Denial

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.

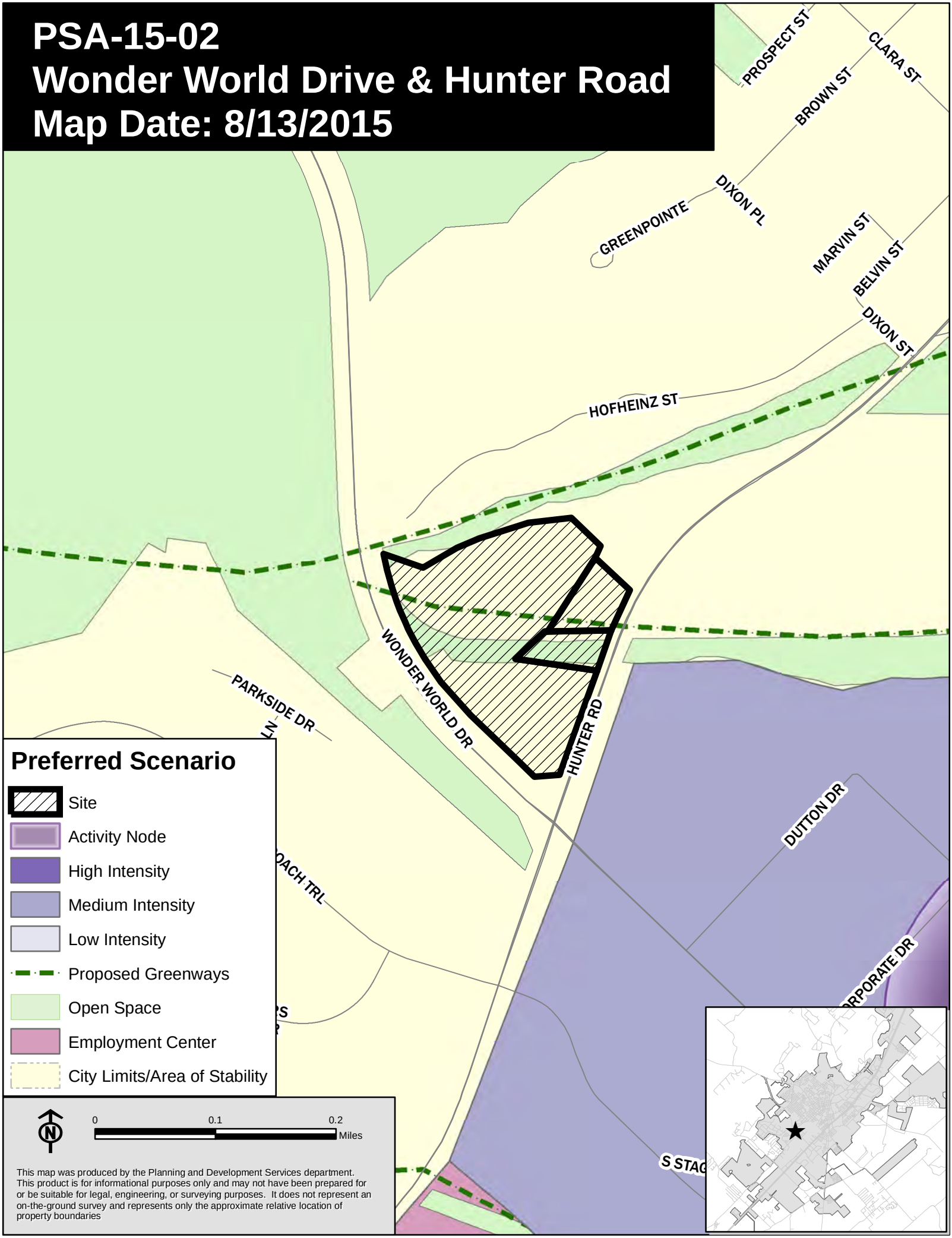
After considering the public input, your recommendation should consider whether the amendment is consistent with the following policies of the Comprehensive Plan as stated in section 1.4.1.5 of the Land Development Code:

- 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.

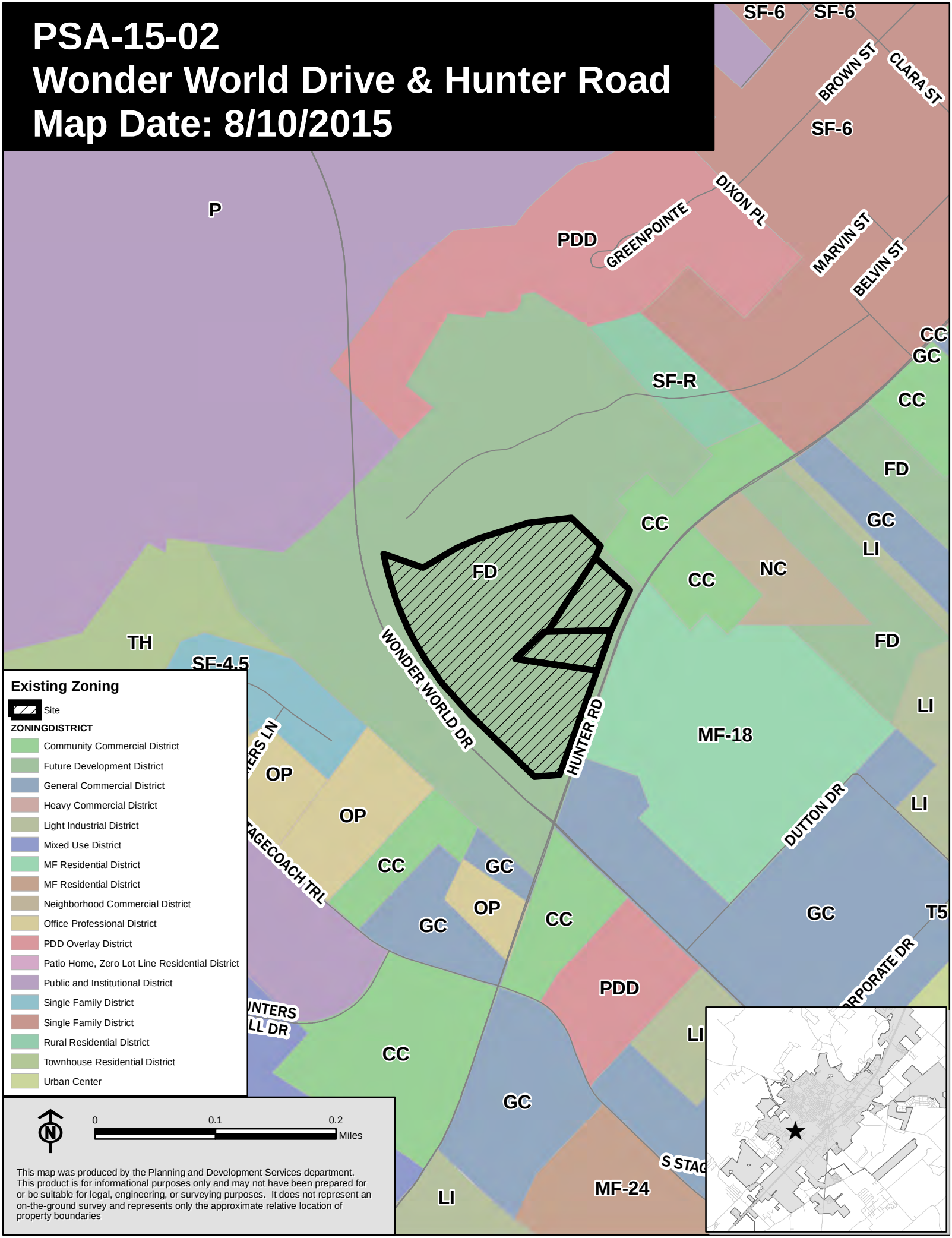
Prepared by:

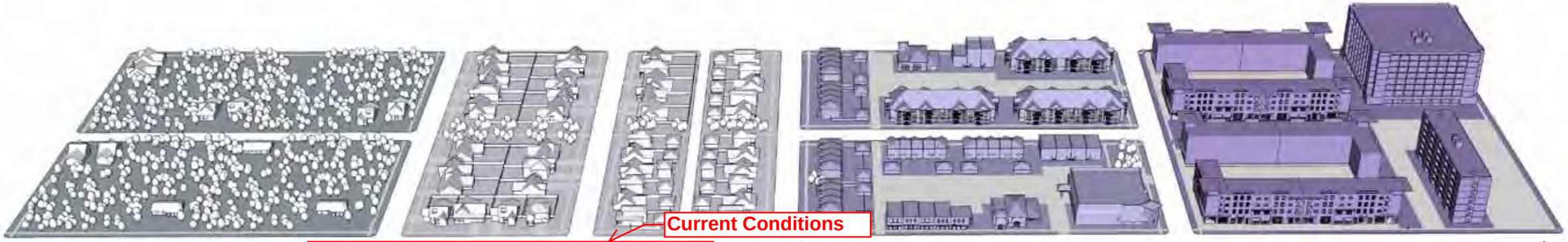
Alison Brake, CNU-A	Planner	September 10, 2015
Name	**Title**	**Date**

PSA-15-02
Wonder World Drive & Hunter Road
Map Date: 8/13/2015



PSA-15-02
Wonder World Drive & Hunter Road
Map Date: 8/10/2015



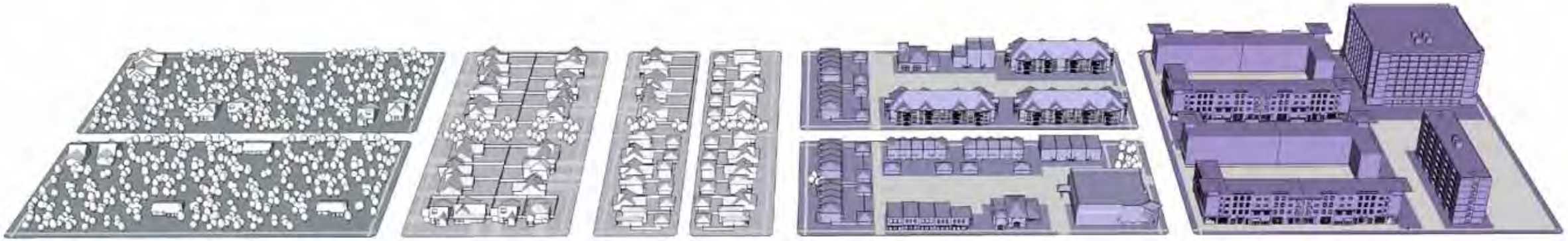


	Open Space / Agricultural	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
	Preserve Areas Hiking Trails Community Gardens **Active Recreation Areas** Recreation-related Commercial Camping Hiking Trails Community Gardens **Agricultural / Ranching** Single Family Residential Bed & Breakfast Home Office Produce Stands Hiking Trails Community Gardens			
Neighborhood & Area Protection / Conservation		**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
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: Recreation-related commercial uses in active recreation areas will require special standards

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

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; 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
	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 **Preferred Scenario Examples:** Blanco Vista, Paso Robles Default classification for sites with 20 acres or more	**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 **Building Types:** 1-5 Story, Mixed-use at nodes and corridors **Preferred Scenario Examples:** Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle	**General Use Categories:** Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP **Building Types:** 1-5 Story, Mixed-use at nodes and corridors

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

GENERAL NOTES:
Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards
Uses and intensity must comform 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

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

TRANSLATION TABLE

Wonder World Dr. & Hunter Rd. Current Condition

Requested Change

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

Existing Zoning Category

Future Development (FD)

- The site contains approximately 16.8 acres of FD
- The property is vacant
- Without a zoning change request this land could be used for farming, farm equipment storage, grain sales, plant nursery, stables, single family homes on two acre lots with accessory buildings or dwellings, home child care, art studios, tennis courts, religious assembly, government buildings, public schools
- Bed and breakfasts, outdoor amusement venues, country clubs, day camps, fairgrounds, cemeteries, electrical substation, post offices, private schools, veterinarians, and livestock sales are **conditional**

Existing Intensity: Permitted Zoning Categories & Uses in Area of Stability / Low Intensity

Single-Family Districts
(SF-R, SF-11, SF-6, SF 4.5, MR)

- These districts allow single family residences on lots ranging from 1 acre to 4,500 square feet
- Uses include single family residences, manufactured homes, accessory buildings, home child care, art studio, park or playground, religious assembly, and some conditional uses for governmental and recreational purposes

Other Zoning Districts
(FD, AR, P, PDD)

- FD is a place holder for newly annexed properties
- AR is the agricultural district for nurseries, farms and ranches
- P is public zoning meant for institutional uses such as schools and government and some office
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development

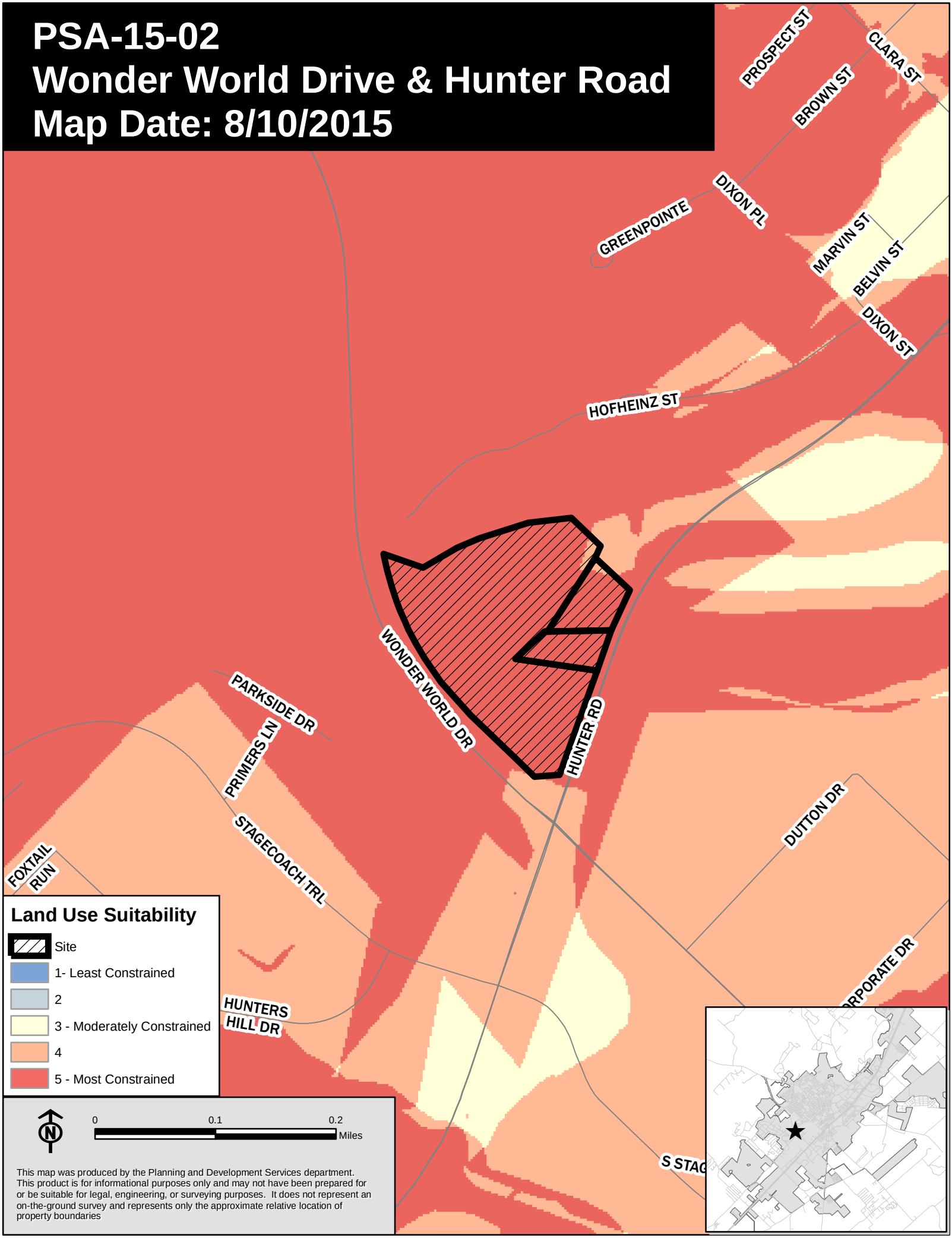
Permitted Zoning Categories and Uses in Employment Center

Zoning Districts

(FD, AR, MU, VMU, P, OP, GC, HC, SC, LI, HI, PDD)

- MU allows 5.5 units per acre and the following uses: bed and breakfast, home child care, loft apartments, single family residences, office, art studio, beauty shop, dry cleaning, dance and martial arts school, grocery without gas, pharmacy, restaurant, small retail, park or playground, government and recreational uses and religious assembly, many uses are conditional, including multifamily apartments
- VMU allows 40 units per acre and the uses are similar to MU
- P is public zoning meant for institutional uses such as schools and governmental and some office and residential uses
- OP is limited to office, religious assembly and governmental uses
- GC allows bed and breakfast, offices, art studio, dance and martial arts school, barber shop, woodworking shop, indoor health club, museum, park or playground, religious assembly, schools and governmental
- HC allows bed and breakfast, offices, self-storage units, tire sales (outdoors/storage),
- SC would follow the SmartCode regulations
- LI allows cabinet shop (manufacturing), offices, food processing
- HI allows auto body repair offices, food processing, machine shop, petroleum bulk storage
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development

PSA-15-02
Wonder World Drive & Hunter Road
Map Date: 8/10/2015



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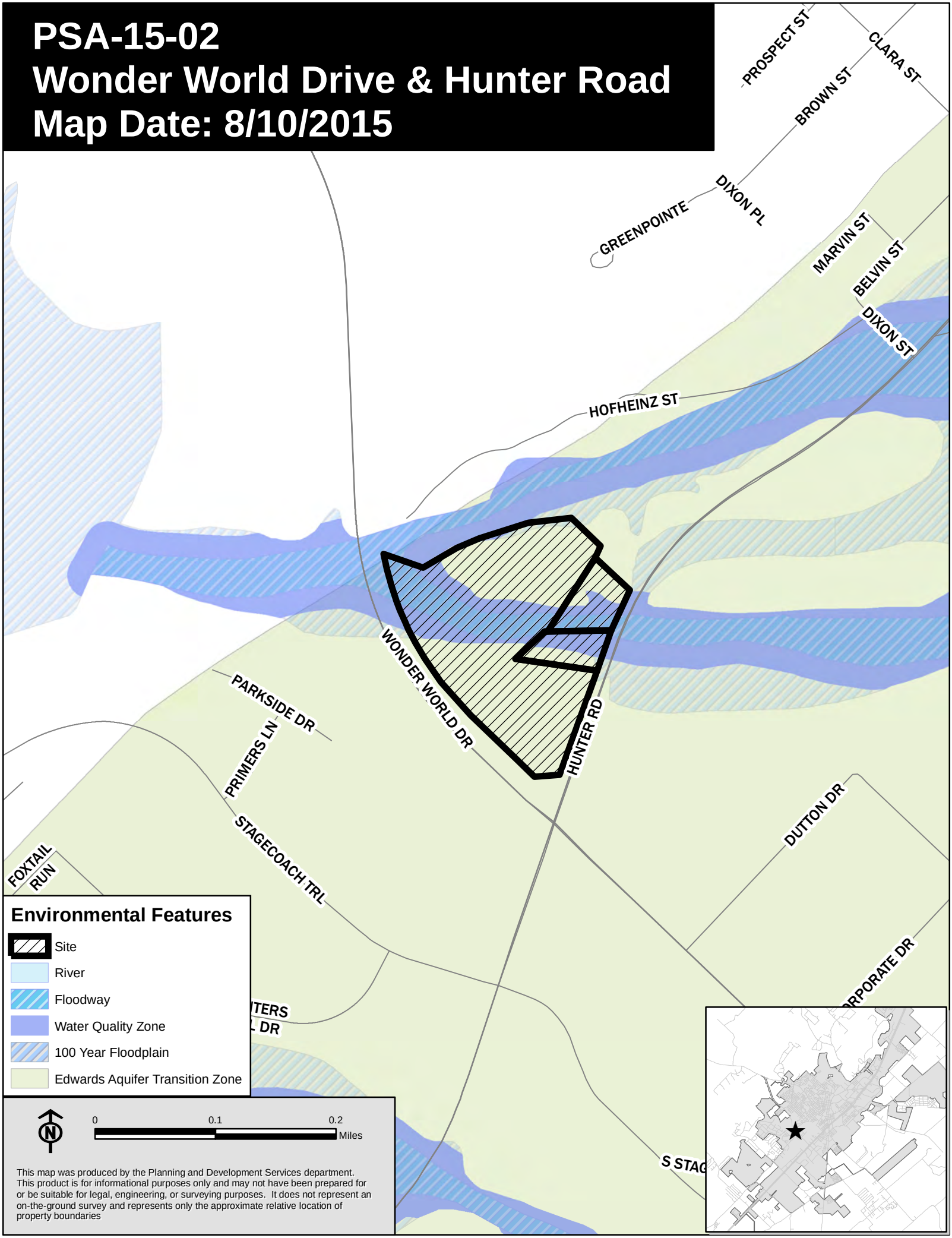

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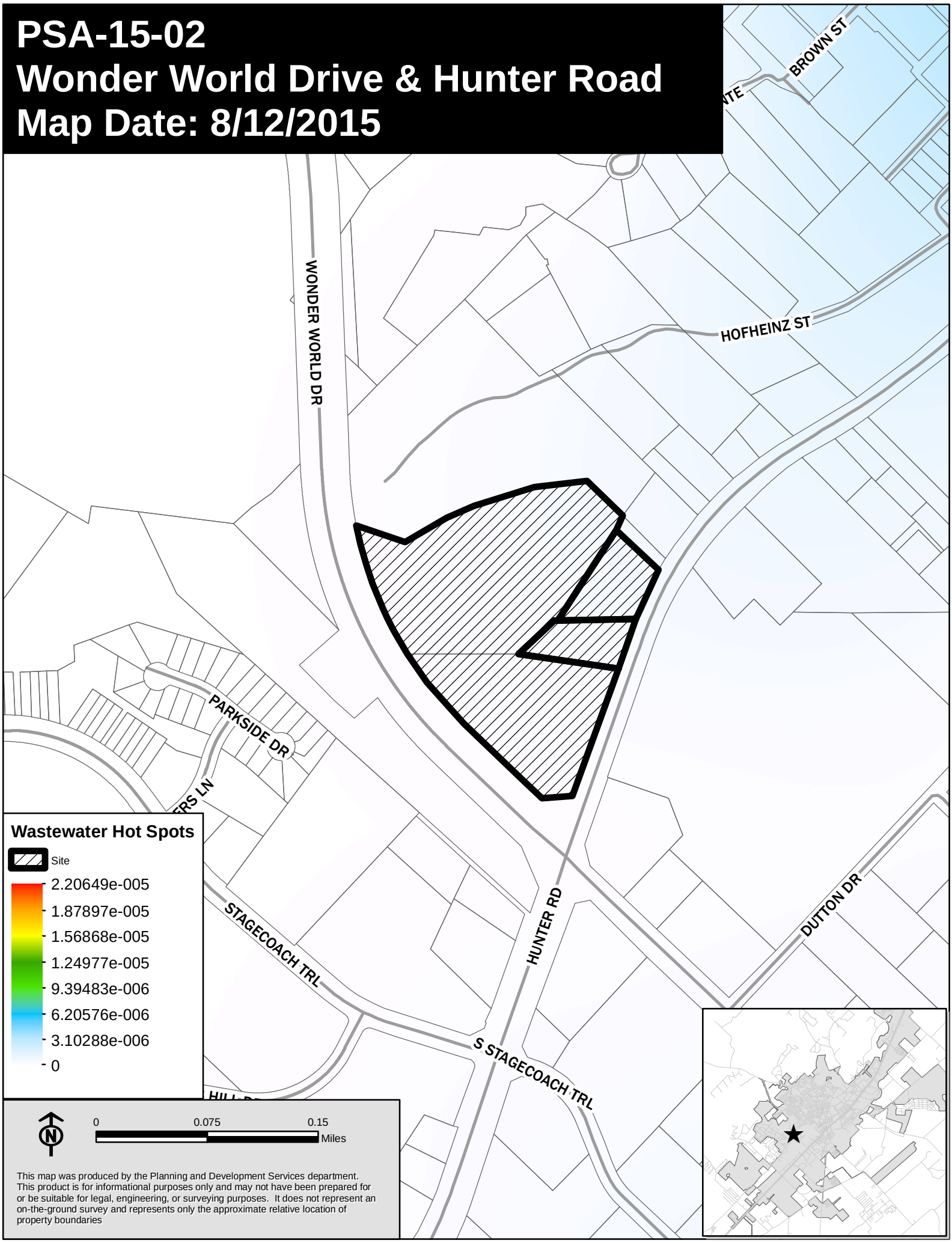

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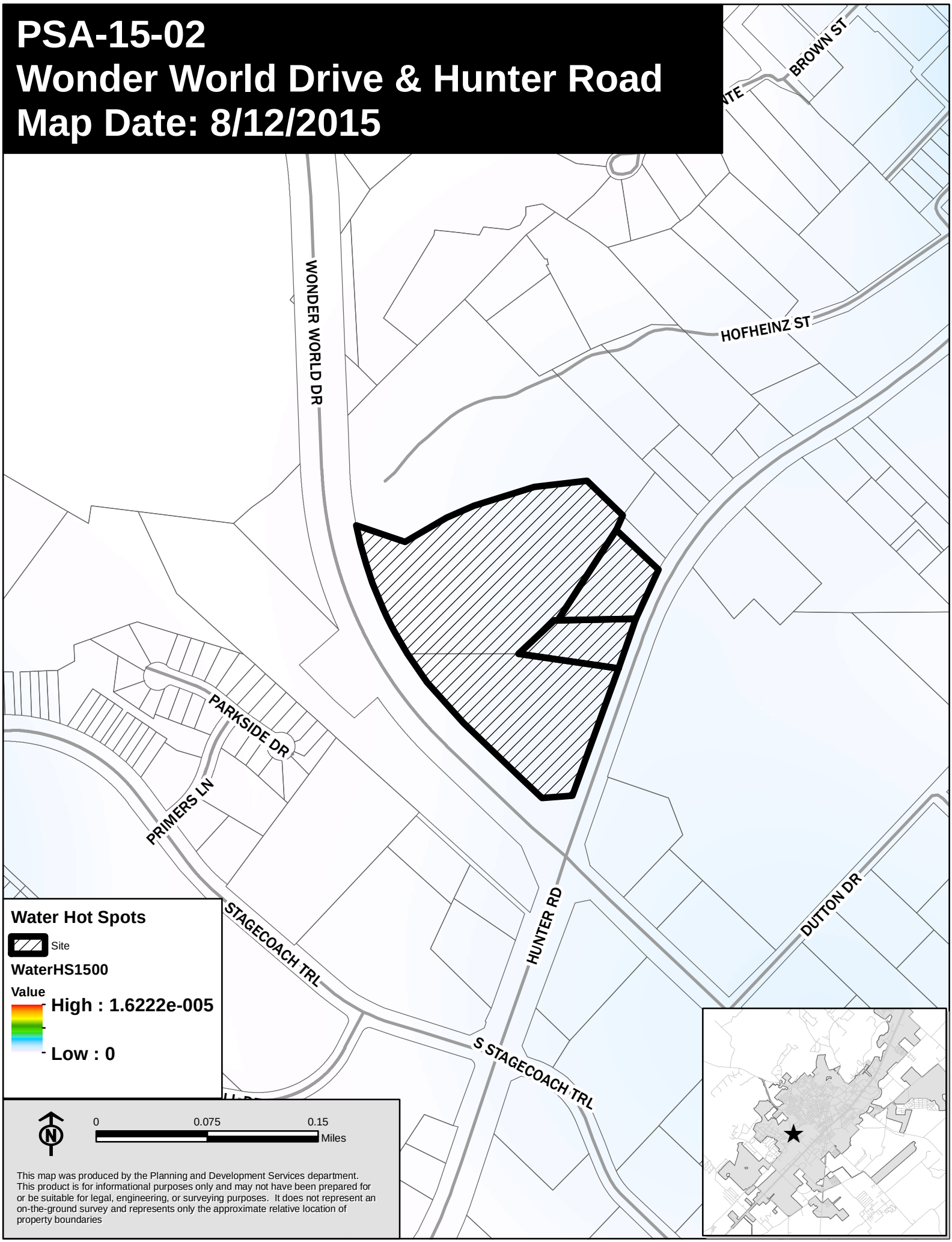

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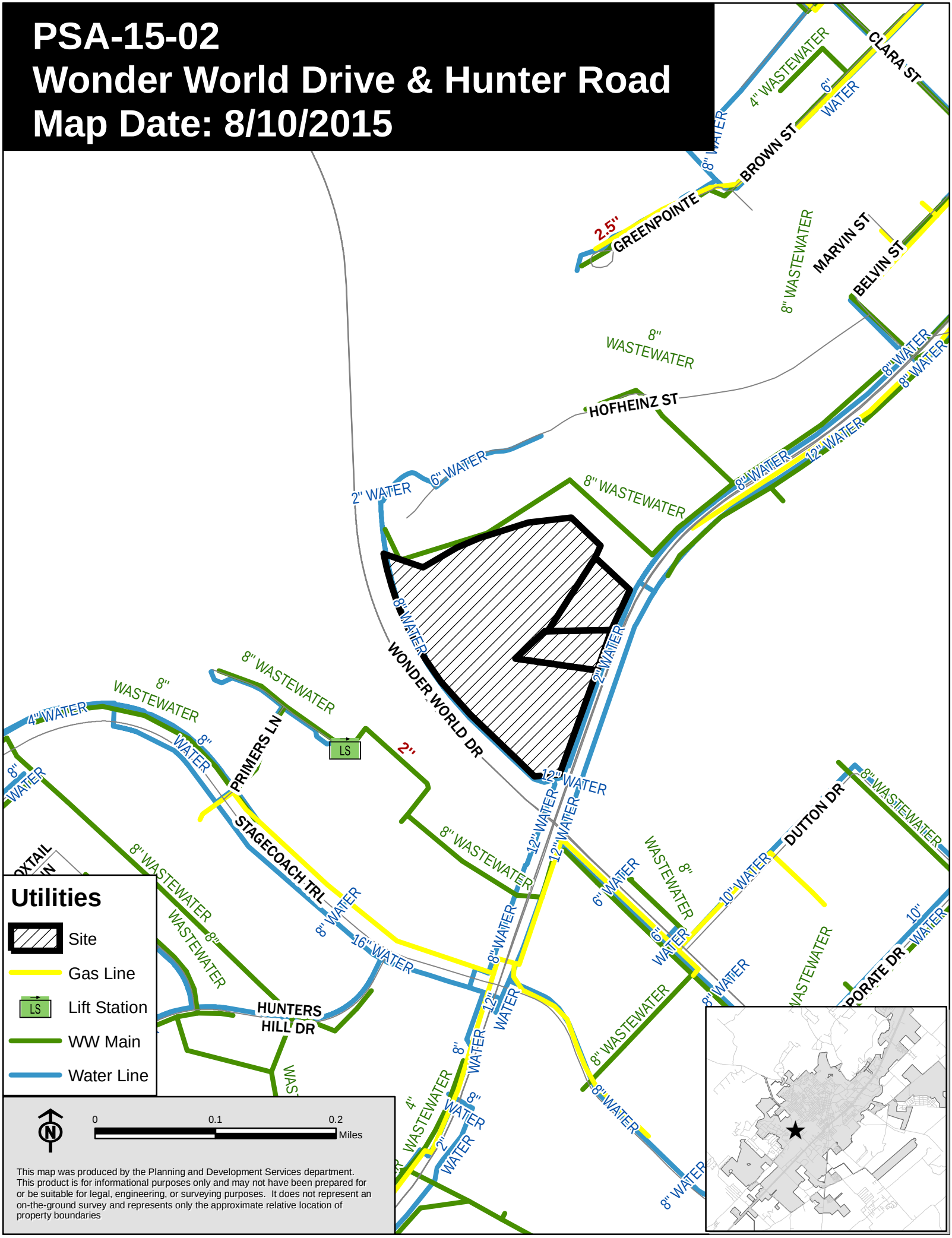

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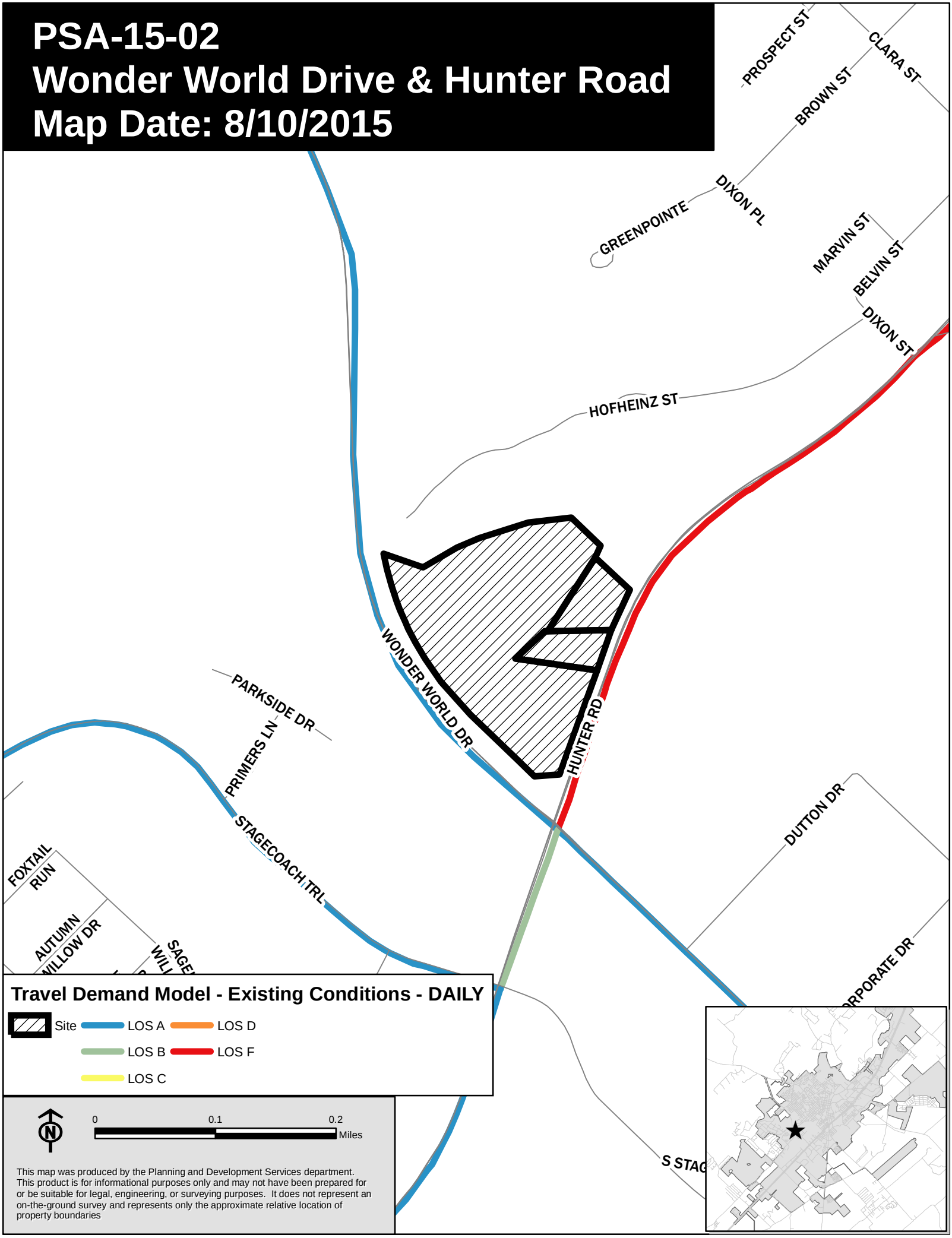

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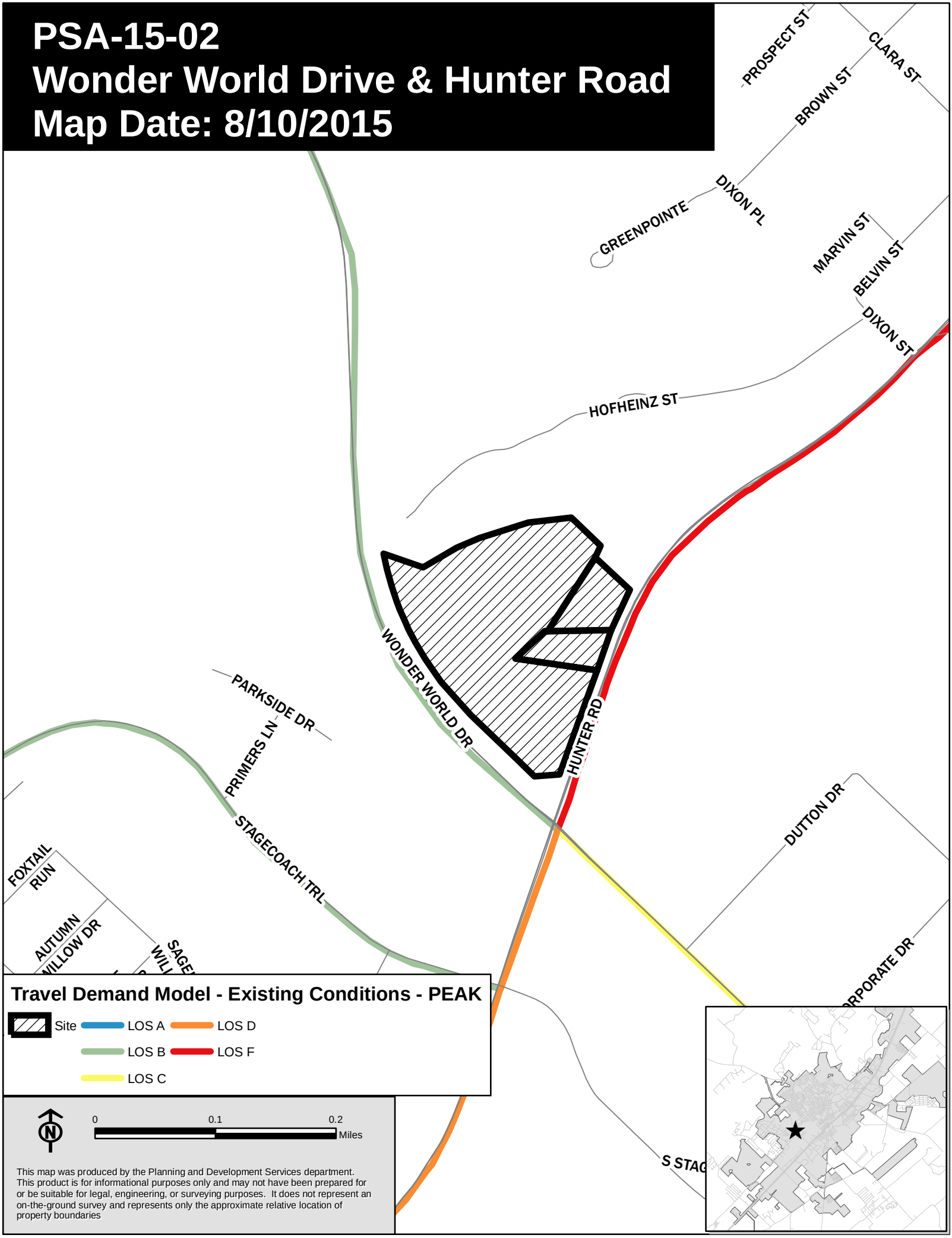

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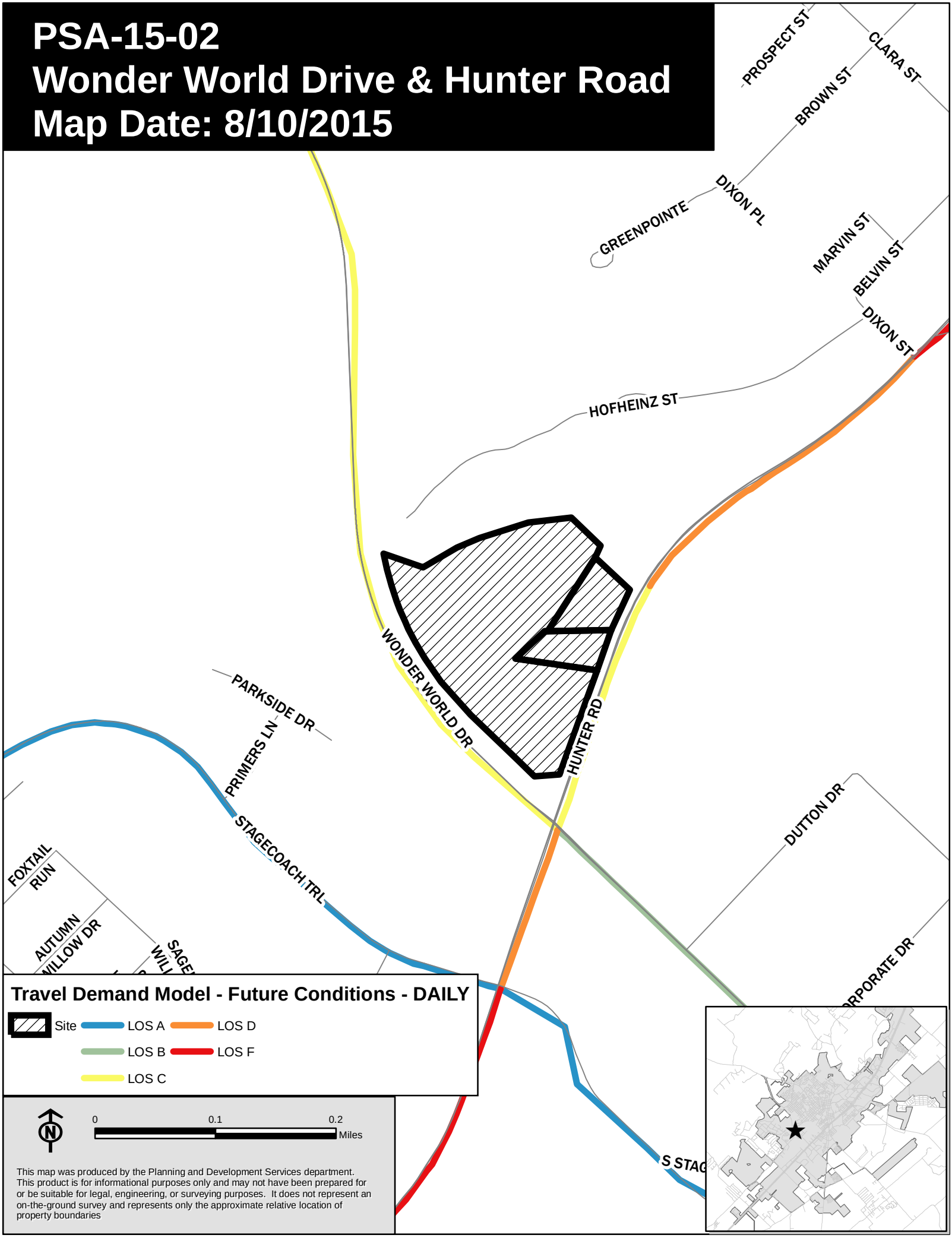

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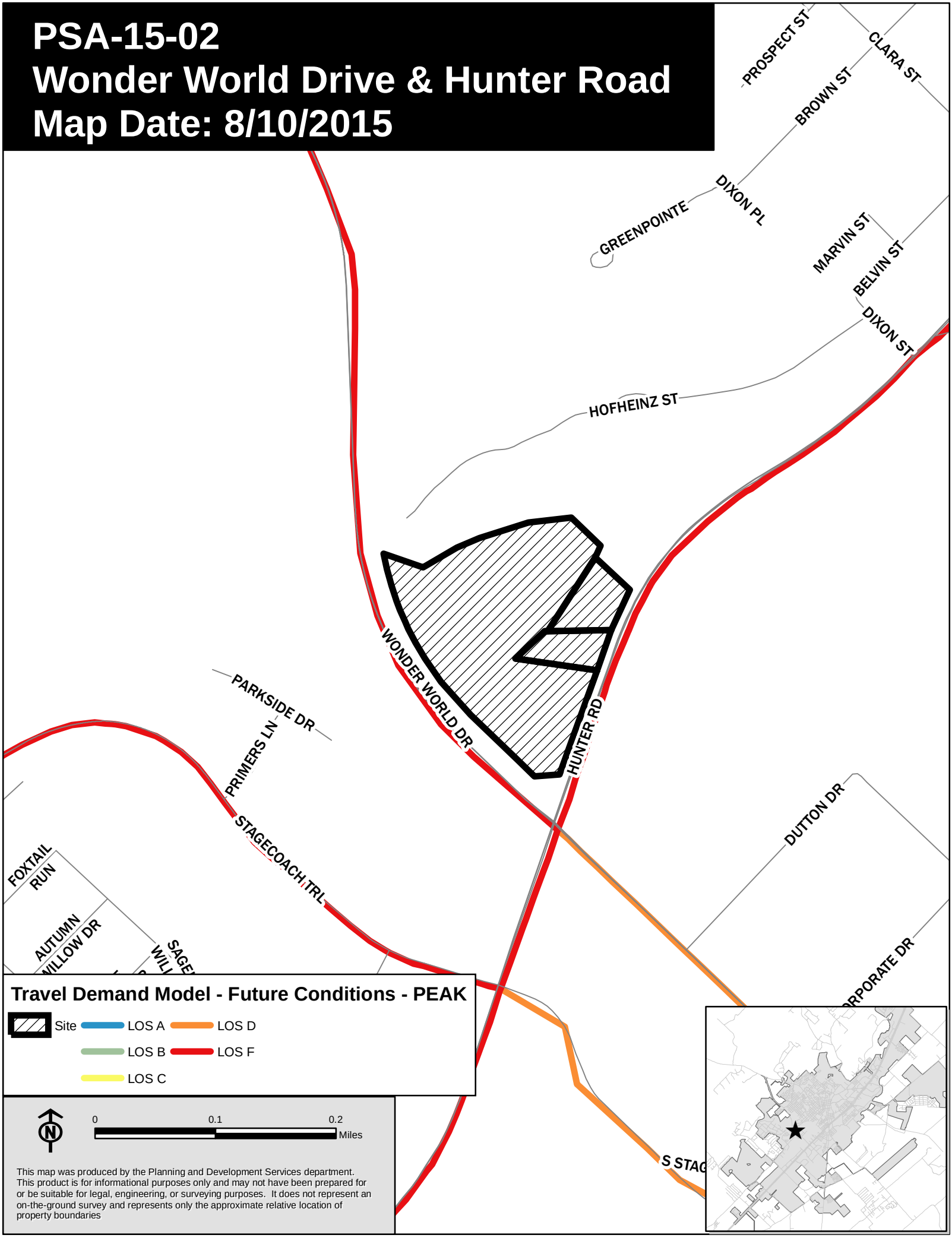

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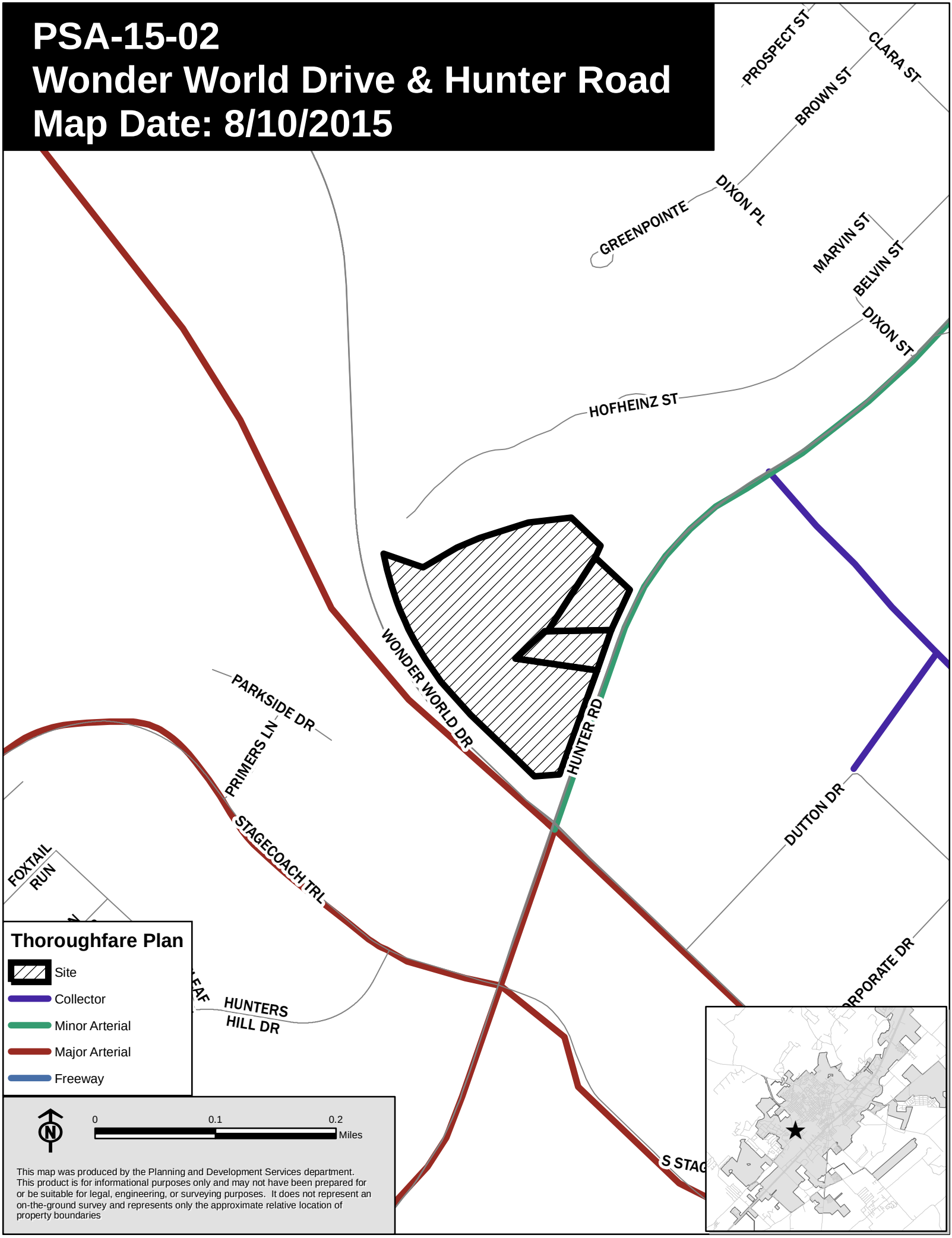

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Preferred Scenario Map Amendment Application Checklist

- ☐ Pre-application conference with staff recommended
- ☐ A completed application for a Preferred Scenario Amendment and required fees
- ☐ Reasons for the change
- ☐ Visual representations of the change
- ☐ Other information as requested by the City
- ☐ Certificate of no tax delinquency

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

Signed: _____ Date: 8/7/15

Print Name: Dennis R. Rion, P.E.

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

STAFF COMMENTS: _____

_____

_____

City of San Marcos

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	Dennis R. Rion, P.E	Owner 1: Eric Myers P.O. Box 1084 San Marcos, TX 78667
Mailing Address	2000 NW Loop 410 San Antonio, TX 78213	Owner 2: Green Gerald Trustee Etal 1314 E Sonterra Boulevard #5204 San Antonio, TX 78258
		Owner 3: City of San Marcos 630 E Hopkins Street San Marcos, TX 78666
Daytime Phone	(210) 375-9000	Owner 4: Nick Lara 1519 W Hopkins Street San Marcos, TX 78666
E-mail	DRion@Pape-Dawson.com	

PROPERTY DESCRIPTION:

Address Hunter Road at wonder World, San Marcos, TX 78666

Legal Description *(if platted)* Not Platted

Appraisal District Tax I.D. R 11829, 11804, 11696, and 11769 **Acres** 16.8

Current Intensity Zone Area of Stability and Open Space **Proposed Intensity Zone** Employment Center and Open Space

Zoning Classification FD **Proposed New Zoning, if any** GC

Located In
- ☒ Floodway
- ☐ S.M. River Corridor
- ☐ Edwards Aquifer Recharge Zone
- ☐ Historic District

Existing use of land and building(s)

Existing Land is Undeveloped

APPLICATION FOR CITY OF SAN MARCOS PREFERRED SCENARIO AMENDMENT

REQUESTED AMENDMENT:

Proposed new use of property Development of grocery store, fuel station, car wash.

Reasons which support this request

Proposed site will provide a needed service for nearby apartments and residential housing. Development will attract more attention to the area and provide business for the surrounding commercial sites.

SUBMITTAL REQUIREMENTS:

$750 plus $50 per acre ($2000 max) 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:** _____

Printed Name: See attached emails

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

PLANNING & DEVELOPMENT SERVICES

8/10/2015 **PSA-15-02**

Courtesy Notice
Fall 2015 Preferred Scenario Amendment
Approximately 16.8 acres, more or less, out of the J.M. Veramendi Survey, Abstract 17

PSA-15-02: Pape-Dawson Engineers has requested a **Preferred Scenario Amendment** to allow an **Employment Center** for an approximately 16.8 acres, more or less, tract out of the J.M. Veramendi Survey, Abstract 17. The property is located north of the intersection of Wonder World Drive and Hunter Road.

The City of San Marcos Planning Staff is inviting the applicant, developer, engineer, etc. and all interested parties to the **Neighborhood Commission Meeting** to hear an update on this and all other Preferred Scenario requests. The Neighborhood Commission will meet on **September 16, 2015** in the **City Hall Conference Room (630 East Hopkins)** at **6:00 pm**. Please take advantage of this opportunity to gather more information on the future plans for this property.

If you cannot attend but wish to inquire on this request you may contact Planning & Development Services Staff:
(please reference case number PSA-15-02)

planning_info@sanmarcostx.gov
512-393-8230

The San Marcos Planning and Zoning Commission will be advised of this and all other Preferred Scenario requests at their regular meeting on **August 25th** and is scheduled to take action on **September 22nd** following a public hearing. The City Council will be advised of this request at their regular meeting on **September 1st** and is scheduled to take action on **October 20th** following a public hearing.

Please be advised that this is not a notification of public hearing. Property owners located within 200 feet of the subject property will receive further notification of the public hearing(s). This courtesy notice has been prepared to alert stakeholders of changes being requested at this location and to allow a dialogue regarding the project to occur outside of the setting of a public hearing. Planning staff hopes to answer any questions and hear and address comments and concerns prior to making its recommendation. A summary of the dialogue during this outreach process, if applicable, will be presented by staff at the public hearings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING & DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

200 Foot Buffer Notice

OWNER NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
H B MOTT LIMITED PARTNERSHIP	115 W HILLCREST DR		SAN MARCOS	TX	78666-3415
MYERS, ERIC	P O BOX 1084		SAN MARCOS	TX	78667-1084
BARCELONA REAL ESTATE LLC	PMB # 222	102 WONDERWORLD DR # 304	SAN MARCOS	TX	78666
KEENE FAMILY LIVING TRUST	3606 ENFIELD RD		AUSTIN	TX	78703-3613
ELYSIAN AT PURGATORY CREEK LP	7887 SAN FELIPE ST	STE 200	HOUSTON	TX	77063-1600
LARA, NICK	1519 W HOPKINS ST		SAN MARCOS	TX	78666
GREEN GERALD TRUSTEE ETAL	% STEVEN HUFFMAN	1162 E SONTERRA BLVD STE 210	SAN ANTONIO	TX	78258
2427 TX PROPERTY 1 LLC	Attn: STR STCG 5776-01	1 CVS DR	WOONSOCKET	RI	02895-6111

PREFERRED SCENARIO AMENDMENT UPDATE DISCUSSION SIGN IN SHEET

PLEASE PRINT CLEARLY

Full Name	Which Item are you interested in?	Are you:	Do you have a specific question for the Staff, Developer, Applicant, etc.?	Briefly state your question
Dianne Wassenich	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	Use there is very important. it is a gateway. there are very sensitive caves near there.
"	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	Populations should not be close there - like big employers it floods badly
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	
	PSA-15-01 - Blanco Riverwalk PSA-15-02 - Wonder World Drive & Hunter Road	FOR / AGAINST NEITHER	yes / no	

File #: PDD-15-01(2), **Version:** 1

AGENDA CAPTION:

PDD-15-01(2) (I-35 & Posey Road) Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, with various base zoning districts, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road.

Meeting date: September 22, 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: Economic Development; Quality of Life and Place

COMPREHENSIVE PLAN ELEMENT(s): Land Use: Goal 1; Neighborhoods & Housing: Goal 4; Economic Development: Goal 4

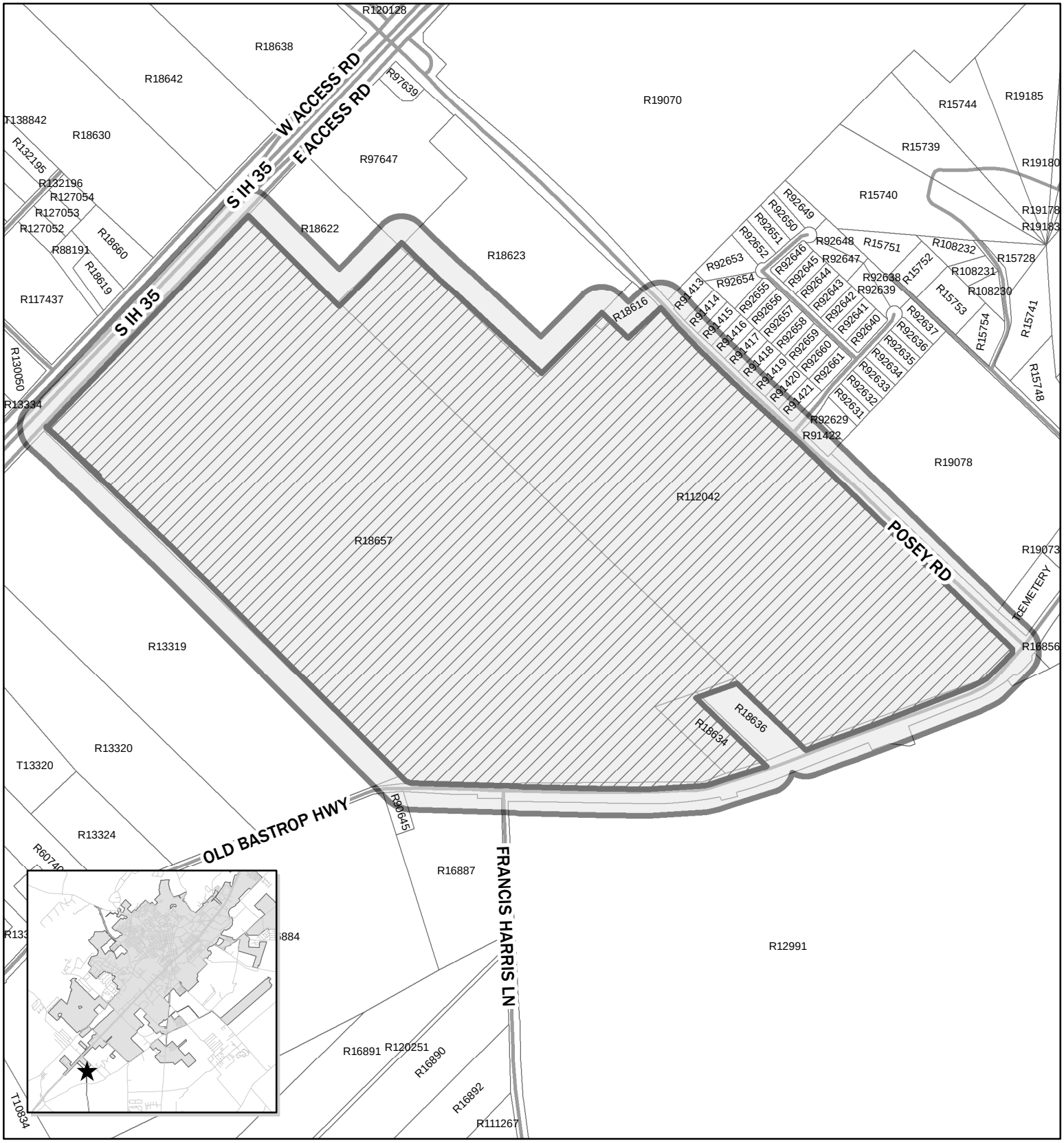
BACKGROUND:

This is a request by Highpointe Investments, LCC for approval of a "PDD, Planned Development District" for approximately 417.63 +/- acres within the city's extra territorial jurisdiction (ETJ). At the August 11, 2015 Planning and Zoning Commission meeting this request was presented for discussion. At that meeting staff presented draft versions of the attached Concept Plan, Phasing Plan, and Master Plan Document for discussion. Furthermore, the attached Master Plan Document is redlined with staff recommendations which should be considered as conditions for approval. Also of note - since the August 11, 2015 Planning and Zoning Commission meeting, this request was considered by the Parks Board at the August 20th, 2015 meeting and received a recommendation of approval.

The proposed PDD is intended to facilitate a phased mixed-use development that will include employment center uses, commercial uses, multi-family residential, single family residential, as well as approximately 58 acres of parks and open-space. Consistent with the purpose for creation of a PDD, this proposal intends to allow for flexibility in land use and phasing while providing for a number of enhanced standards and amenities.

Major public improvements within the project, including collector streets, water and wastewater improvements, drainage improvements, and a portion of the cost of a fire station, are proposed to be financed through the creation of a two-phase reimbursable Public Improvement District (PID). Additionally, the project is located outside of the Loop 110 Transportation Reinvestment Zone. Thus, ad valorem and sales tax revenue will

benefit the City of San Marcos.



PDD-15-01
Trace
IH 35 and Posey Road
Map Date: 7/30/2015

Site Location
Notification Buffer (200 feet)

0 500 1,000 2,000 Feet

N

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

13.3 Comparison Table variances/enhancements to City Ordinances/Code

LDC Modifications				
PDD Section	**CoSM Section**	**Subject**	**Existing Regulation**	**PDD Modification**
4.1	TDM Table 1-1	Residential Street	Minimum ROW 53'	Residential Street ROW is 52', unless at School or Central Park site where 56' to accommodate two sides of parking and wider sidewalks
4.1	TDM Table 1-1	Residential Street	Paved width: 33'	Paved width is 30', unless at School or Central Park site where 32' to accommodate parking on two sides
~~4.1~~	~~TDM Table 1-1~~	~~Residential Collector~~	~~Paved width: 38'~~	~~Paved width: 20'+20' (divided)~~
~~4.1~~	~~TDM Table 1-1~~	~~Commercial Collector~~	~~Minimum paved width: 48'~~	~~Paved width: 32'+32' (divided)~~
4.1	TDM Table 1-1	Commercial Collector	Tangent length between reverse curves: 110'-150'	Tangent length between reverse curves: 100'-150'
4.1	~~TDM Table 1-1~~	~~Commercial Collector~~	~~Spacing of cross street: 500'~~	~~Spacing of cross street: 300-500'~~
4.5	LDC 7.4.1.4 (g)	Intersections	No street shall intersect at an angle less than 85 degrees	The desirable angle of a street intersection is 90 degrees. However, street intersection angles are allowed to vary between 80 and 100 degrees with ~~Planning~~ Engineering Director approval.
5.1	LDC 4.2	Zoning Districts		See Table 5.1 Added three types of additional residential uses and ~~increase impervious cover from 60%-75% to 80%~~
5.1	LDC 4.2	Zoning Districts		Increase allowed impervious cover from 60%-75% to 80%

12.3		Temporary Sales Office		Temporary Residential Sales buildings and/or offices for construction purposes may be permitted by the Building Official
12.4 12.5	LDC Art.2-Ch.4-64	Construction Field Office	None	Temporary buildings and storage areas for construction purposes may be permitted by the Building Official
13.5	LDC 4.3	Use Regulations		See Table 13.4

LDC Enhancements

PDD Section	CoSM Section	Subject	Existing Regulation	PDD Enhancement
~~3.1~~	~~LDC~~	~~Open Space~~	~~20% gross land shall be devoted to open space = 83.5 acres~~	~~Trace contains 84.2 acres of open space~~
3.2	LDC 7.6.1.2	Parkland Dedication	5 acres per 1,000 residents = 22.4 acres	Trace contains 30.3 acres of parkland for dedication
3.3.1	LDC 7.1.1.1	Public Central Park	None	A public central park with 7 acres public and 2 acres private for an amenity center will be centrally located in the community
3.3.1	LDC 6.1.1.4	Required Landscape Area Standards	None	Public Central Park: On-Site trees shall be provided at a rate of one (1) tree per 30 lineal feet of street frontage and shall be clustered and located in a way that provides programing for active spaces; minimum two (2) inch caliper. A minimum of 50% of required trees must be shade trees.

3.3.1	LDC 6.1.1.4	Required Landscape Area Standards	None	Homeowner Amenity Center: On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of undeveloped area; minimum of 2 inch caliper. A minimum 50% of required trees must be shade trees.
3.3.2	LDC 7.1.1.1	Pocket Parks	None	5 family friendly pocket parks will be centrally located within different sections of the community; privately maintained by the HOA and having view fencing with gates for direct access to pocket parks by adjacent homeowners
3.3.2	LDC 7.1.1.1	Pocket Parks	None	On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of park area; minimum of 2 inch caliper. A minimum of 50% of required trees must be shade trees.
3.3.2	LDC 7.6.1.3	Public Park Access	Parks shall be open to public view	Parks will have a least 2 sides visible from a public street including the pocket parks
3.3.3	LDC 7.1.1.1	~~Trails~~Environmental Buffer	None	2-3 miles of trails ~~10~~6-12 feet in width
3.3.3	LDC 7.1.1.1	Environmental Buffer	None	Trees shall be provided at a rate of 1 tree per 50 linear feet of trail.
3.4	LDC 7.1.1.1	Elementary School	None	12 acres set aside for use by the San Marcos Consolidated Independent School District
LDC Enhancements				

4.1	TDM Table 1-1	Residential Street	Landscaping: both sides 6'	Landscaping; both sides 7'
4.1	TDM Table 1-1	Residential Street	4' Sidewalk both sides '	At Park & School – Sidewalk 5' both sides
~~4.1~~	~~TDM Table 1-1~~	~~Residential Street~~	~~Minimum ROW 53'~~	~~ROW 56' to accommodate wider sidewalk on both sides next to Park and School~~
~~4.1~~	~~TDM Table 1-1~~	~~Residential Collector~~	~~Minimum ROW: 62'~~	~~ROW: 104' 120' to accommodate median with bio-swale, turn lanes, bike paths and enlarged sidewalks~~
4.1	TDM Table 1-1	Residential Collector	Landscaping: both sides 5.5'	Landscaping: both sides 7 to 12'
4.1	TDM Table 1-1	Residential Collector	Sidewalks: 5'	Sidewalks and Bike Path combined for a 12' path on both sides
4.1	TDM Table 1-1	Residential Collector	Bike Path: None	
4.1	TDM Table 1-1	Residential Collector	Sidewalks: 5'	Sidewalks: 6' both sides
4.1	TDM Table 1-1	Residential Collector	Bike Path: None	Meadering 12' combination path is provided in the linear park area.
4.1	TDM Table 1-1	Residential Collector	Median: 4'	Median: 16' (50' along a portion of Street Section CC to accommodate sewer easement)
~~4.1~~	~~TDM Table 1-1~~	~~Commercial Collector~~	~~Minimum ROW: 80'~~	~~Minimum ROW: 100' to accommodate median with bio-swale, turn lanes, bike paths and enlarged sidewalks~~
4.1	TDM Table 1-1	Commercial Collector	Median: 4'	Median: 20' with bio-swale and turn lanes
4.1	TDM Table 1-1	Commercial Collector	Sidewalks: 5'	Sidewalk 5' one side; 10' trail one side
4.1	TDM 1.6.7	Commercial Collector	Blocks lengths may be up to 2,000' in length	Block lengths shall be a maximum of ~~1,650'~~1,100

LDC Enhancements

~~4.2~~	~~LDC 7.4.1.4 (k)~~	~~Max. Cul-De-Sac Length~~	~~A cul-de-sac street shall not be longer than 500'~~	~~A cul-de-sac street shall not be longer than 450'~~
4.2	LDC 7.4.1.4	Cul-De-Sacs	None	Landscape areas shall be provided within the circular area of the cul-de-sac to include at least 1 street tree. ~~Cul-de-sacs shall include pedestrian access from the end of the cul-de-sac to the next adjoining street~~
4.2	LDC 7.4.1.4	Cul-De-Sacs	None	Cul-de-sacs shall include pedestrian access from the end of the cul-de-sac to the next adjoining street
4.3	LDC 7.4.2.2	Alleys	No use requirement	Alley loaded product shall be required along the entire length of Street Sections AA and CC
4.3	LDC 7.4.2.2	Alleys	No use requirement	Alleys shall be required adjacent to all lot's 40' wide and smaller.
4.4	LDC 7.4.1.4 (j)	Max. Block Length	Block length shall not exceed 1,200'	Block length shall not exceed 1,100' in residential areas
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	1 per 50 LF of street frontage	1 per 30 LF of street frontage along Street Sections AA, BB, CC, DD, EE
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	1 per 50 LF of street frontage	1 per 30 LF of street frontage along all Enhanced Residential Sections
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	None	Secondary tier of Ornamental trees shall be planted 1 per every 5 street trees on road sections AA, BB,CC, DD, EE.
~~4.6~~	~~LDC 6.1.1.5 (b)~~	~~Street Trees~~	~~Street Trees planted for credit shall be min. 2" caliper~~	~~Shade trees planted for credit shall be between 2"-4" in caliper (avg. 3") on Street Sections AA, BB, CC, DD, EE.~~

				~~Ornamental trees shall be min. 2" in caliper.~~
4.6	LDC 6.1.1.4	Median Trees	None	Street trees shall be provided within the median of Street Sections AA, BB, DD, and EE at one (1) ornamental tree per 30 lineal feet of street frontage; minimum of 2" caliper.
4.6	LDC 6.1.1.4	Median Trees	None	Street trees shall be provided within the median of Street Sections CC at two (2) trees per 30 lineal feet of street frontage; minimum of 2" caliper. A minimum of 50% of required street trees may be ornamental.
4.6	LDC 6.1.1.4	Street Trees	On single family and Duplex lots, 2 Large Shade Trees planted on-site, per lot.	On single-family lots 40 feet in width or less located on an Enhanced Residential Street, one street tree may count towards the two shade trees per lot required by Section 6.1.1.4(d)(1).
4.6	LDC 6.1.1.4	Street Trees	None	Street trees located along Enhanced Residential Streets shall be installed at the time of construction of improvements and shall be warrantied by the developer for a minimum period of 2 years.
4.7	LDC 5.1.1.3 (d)	Runoff Attenuation	LID practices may be used	The medians of Residential Collector roads ~~will~~ shall contain ribbon curbs, and vegetative bio-swales~~f~~
5.2	LDC 4.2.1.5	SF-6, Single Family District	None	All lots 40' wide and less, shall not have front

				loaded garages and shall be alley loaded.
6	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring a mix of one and two story units.
6.1	LDC 4.2.1.5~~4.2.1~~	SF-6, Single Family District~~Architectural Design~~	None	~~See Section 6 for list of superior architectural standards~~Enhanced Architectural Standards requiring spacing between one and two story single family units
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring spacing between repeating colors on buildings.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring spacing between repeating elevations on repeating floor plans.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring a variety of colors on buildings.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring massing and roof form change on all facades fronting, siding, or backing to a public street.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum provision of architectural details on all facades fronting, siding, or backing to a public street.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring enhanced treatment of homes situated on corner lots.

6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards regarding the façade design of homes with front loaded garages.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in roof design.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum spacing between similar roof types.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in ridgeline and eave height.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in roof color.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum standards for the design of front porches.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum standards for combinations of building materials on facades.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring all front loaded garages to have windows.
6.2	LDC 4.4.3.2 (2)	Building Design – Materials (Multi-Family)	None	Enhanced Architectural Standards requiring variation in building materials.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards regarding design of buildings on corner lots.

6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional horizontal articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional vertical articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional ground-level articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring minimum architectural design standards for entry elements on facades.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional standards for building materials.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding the location of on-site parking areas.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding the provision of curbed landscape islands within on-site parking areas.
7.2	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards requiring mutual access between all parking areas.

7.2	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding access for lots with less than 250 feet of frontage.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Pedestrian walkways will be spaced 500' in commercial and office parking lots. They shall be wide enough for an 8' path and supplemental landscape with the possibility to add bio-swales.
8.4	LDC 6.1.2.3	Screening Along Arterial Roadways	Masonry or alternate	Fences along prominent public views to be full masonry or a combination of masonry and durable opaque fence
8.5	LDC 6.1.3.2	Residential Fences	Fences may be constructed of wood, decorative metal, chain link, or other traditional material	Fences along non-prominent public views to be stained capped full wood or concrete type
8.5	LDC 6.1.3.2	Residential Fences	Fences may be constructed of wood, decorative metal, chain link, or other traditional material	Residential lots that back to open space to use decorative metal view fence
~~9.2.1~~	~~LDC 5.1.1.3 (d)~~	~~Runoff Attenuation~~	~~LID practices may be used~~	~~Water harvesting will be employed at the Amenity center~~
9.1	LDC 6.1.1.4	Landscaping within parking areas.	No parking space shall be located more than 60 feet from a portion of the required landscaping.	Enhanced landscape standards requiring a minimum of one parking lot tree per 5 parking spaces.
9.2.1	LDC 6.1.1.5 (c)(8)	Xeriscaping	Developers and home builders are encouraged to use xeriscape plant materials	The project shall adhere to the Sensible Landscaping for Central Texas water conservation practices adopted by the Home

				Builders Association of Greater Austin
9.2.1	LDC 6.1.1.5 (c)(10)	Irrigation control	None	The irrigation system will be weather adaptive with solar, rain, or soil moisture sensors and weather synchronized irrigation controllers
~~11.2~~	~~LDC 6.3.3.3 (5)~~	~~Major Entry Monumentation~~	~~260 SF max. sign area along I 35. Max 42.5' tall.~~	~~260 SF max. sign area (each side) along I 35. Max. 35' tall.~~
LDC Enhancements				
~~11.3~~	~~LDC 6.3.3.3 (5)~~	~~Minor Entry Monumentation~~	~~120 SF max. sign area along all other roadways. Max 25' tall.~~	~~96 SF max. sign area along all other roadways. Max 16' tall.~~
~~11.6~~	~~LDC 6.3.3.3 (5)~~	~~Neighborhood Signage~~	~~80 SF max. sign area for ground/monument signs~~	~~40 SF max. sign area (each side) for ground/monument signs~~
~~13.2~~	~~LDC 4.3.1.2~~	~~Land Use Matrix~~	~~Allows for Outdoor Storage and Sales in the NC Zone~~	~~Eliminates the use for Outdoor Storage and Sales in the PD-NC Zone~~

Land Use Matrix

P = Permitted

C= Conditional

PDD Sub-District (Base LDC Zoning)	PD-SF (SF-6)	PD-MF-24 (MF-24)	PD-MF-24/GC (MF-24)	PD-P (P)	PD-NC (NC)	PD-CC (CC)	PD-GC (GC)
Accessory Building/Structure (Larger than 625 s.f. in size OR 12'	C	P	P	P	C	P	P
Accessory Building/Structure (No larger than 625 s.f. in size and 12'	P	P	P	P	P	P	P
Accessory Dwelling (One Accessory Dwelling Per Lot)	C			P	C	C	C
Adult Day Care (No Overnight Stay)				P	C P	P	P
Aircraft Support and Related Services				P			
Airport				P			
All Terrain Vehicle (go-carts) Dealer/Sales					C	C	P
Ambulance Service (Private)				P	C	C	P
Amusement Services or Venues						C	P
Amusement Services or Venues (Outdoors)	C	C	C	C			P
Antique Shop (with outside storage)					C X	C X	P X
Appliance Repair					C	P	P
Armed Services Recruiting Center				P	P	P	P
Artist or Artisans Studio					P	P	P
Assisted Living Facility/Hospice		P	P		C P	P	P
Auction Sales (Non-Vehicle)							P
Auto Body Repair					C		C
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)							P
Auto Dealer, Used Auto Sales						C	P
Auto Muffler Shop					C	P	P
Auto Paint Shop							C
Auto Repair (General)					C	C	P
Auto Repair as an Accessory Use to Retail Sales					C	P	P
Auto Supply Store for New and Rebuilt Parts					C	P	P
Auto Tire Repair/Sales (Indoor)					C	P	P
Auto Wrecker Service/Tow Yard							
Automatic Teller Machines (ATM's)				P	P	P	P
Automobile Driving School (including Defensive Driving)				P	C	P	P
Band or Savings and Loan (w Drive-thru)					C	P	P

Land Use Matrix

P = Permitted

C= Conditional

PDD Sub-District (Base LDC Zoning)	PD-SF (SF-6)	PD-MF-24 (MF-24)	PD-MF-24/GC (MF-24)	PD-P (P)	PD-NC (NC)	PD-CC (CC)	PD-GC (GC)
Bank or Savings and Loan (w/o Drive-thru)					C	P	P
Bar						C	C
Barber/Beauty College (barber or cosmetology school or college)				P	C	P	P
Barber/Beauty Shop, Haircutting (non-college)					P	P	P
Barns and Farm Equipment Storage							
Bed and Breakfast (No Permanent Residence)		P	P		C	P	P
Bed and Breakfast Inn	C	P	P	C	P	P	P
Bike Sales and/or Repair					C	P	P
Billiard/Pool Facility/Nightclub (Three or More Tables) No alcohol consumption						C	P
Bio-Medical Facilities							C
Broadcast Station (with Tower)				P			
Building Material Sales							P
Bulk Grain and/or Feed Storage/Processing							
Cabinet Shop (Manufacturing)							P
Call Service Center						P	P
Car Wash (Self Service; Automated)					C	C	P
Caretaker's/Guard's Residence		C	C	P	C	P	P
Caterer					C P	C	C P
Cemetery and/or Mausoleum				P			
Charitable Gaming Facility							C
Check Cashing Service					P	P	P
Child Day Care (Business)					C P	P	P
Civic/Conference Center				P		C	P
Clinic (Medical)				P	C P	P	P
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)						C	P
Community Home	P	P	P	P			
Contractor's Office/Sales, With Outside Storage including Vehicles							
Convenience Store With Gas Sales					C	C	P
Convenience Store Without Gas Sales					C P	P	P
Country Club (Private)	C	C	C		C	C	C
Dance Hall/Dancing Facility						C	P

Land Use Matrix

P = Permitted

C= Conditional

PDD Sub-District (Base LDC Zoning)	**PD-SF** (SF-6)	**PD-MF-24** (MF-24)	**PD-MF-24/GC** (MF-24)	**PD-P** (P)	**PD-NC** (NC)	**PD-CC** (CC)	**PD-GC** (GC)
Dance/Drama/Music Schools (Performing Arts)				P	P	P	P
Day Camp							P
Department Store						P	P
Distribution Center			C				C
Driving Range							P
Duplex/Two-Family/Duplex Condominiums		P X	P X	P X			
Electrical Generating Plant				C			
Electrical Substation	C	C	C	C	C	C	C
Electronic Assembly/High Tech Manufacturing							P
Emergency Care Clinic					C	P	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair							
Extended Stay Hotels/Motels (Residence hotels)						C	P
Extermination Service							P
Exterminator Service (No outdoor sales or storage)							P
Fair Ground				P			
Family Home Child Care	P	P	P				
Farmers Market			C	P	C	C	C
Farms, General (Crops)							
Farms, General (Livestock/Ranch)							
Feed and Grain Store					C		P
Food or Grocery Store with Gasoline Sales					C	C	P
Food or Grocery Store without Gasoline Sales					C P	P	P
Food Processing (no Outside Public Consumption)							C
Four Family (Quadraplex) or Three Family (Tri-Plex)		P	P				
Fraternal Organization/Civic Club					C	P	P
Fraternity or Sorority Building		C	C	P C			
Full Service Car Wash (Detail Shop)					C	P	P
Funeral Home					C		P
Furniture Manufacture							C
General Vehicular Sales and Service						P	P
Governmental Building or Use (Municipal, State or Federal)	P	P	P	P	P	P	P
Gravestone/Tombstone Sales					C		C
Gun Smith					C		C

Land Use Matrix

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PDD Sub-District (Base LDC Zoning)	**PD-SF** (SF-6)	**PD-MF-24** (MF-24)	**PD-MF-24/GC** (MF-24)	**PD-P** (P)	**PD-NC** (NC)	**PD-CC** (CC)	**PD-GC** (GC)
Hay, Grain, and/or Feed Sales (Wholesale)							
Health Club (Physical Fitness; Indoors Only)					P	P	P
Heavy Load Vehicle Sales/Repair							
Heliport				P			C
Helistop (Non-Emergency)				P			
Home Improvement Center (10,000 s.f. or more)						P	P
Hospital (Acute Care/Chronic Care)		C	C	C	C	C	P
Hotel/Motel						C	P
Household Care Facility	C	C	C	P			
HUD code-Manufactured Home							
Kiosk (Providing A Retail Service)					C	P	P
Laboratory Equipment Manufacturing							**C**
Laundry/Dry Cleaning (Drop Off/Pick Up)					C **P**	P	P
Lawnmower Sales and/or Repair						C	P
Leather Products Manufacturing							**C**
Limousine/Taxi Service						P	P
Liquor Sales (retail)						P	P
Livestock Sales/Auction						0	
Loft Apartments		P	P	C	C	C	C
Machine Shop							**C**
Maintenance/Janitorial Service					C **P**		P
Manufactured Home Sales							
Manufacturing							
Manufacturing Processes not Listed							
Marble or Stone Finishing							**C**
Market (Public, Flea)					C		C
Martial Arts School				P	C	P	P
Medical Supplies and Equipment					P	P	P
Meeting Place/Nonreligious	C				C **P**	P	P
Metal Fabrication Shop							C
Micro Brewery (onsite mfg. and sales)						C	C
Mini-Warehouse/Self Storage Units			C				C
Motion Picture Studio, Commercial Film							P

Land Use Matrix

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C= Conditional

PDD Sub-District (Base LDC Zoning)	PD-SF (SF-6)	PD-MF-24 (MF-24)	PD-MF-24/GC (MF-24)	PD-P (P)	PD-NC (NC)	PD-CC (CC)	PD-GC (GC)
Motion Picture Theater (Indoors)						C	P
Motor Freight Terminal							
Moving Storage Company							C
Multifamily (Apartments)		P	P	C			
Museum (Indoors Only)				P	P	P	P
Nursing/Convalescent Home		P	P		C **P**	P	P
Offices (Health Services)			**C**		P	P	P
Offices (Medical Office)			**C**		P	P	P
Offices (Professional)			**C**	C	P	P	P
Off-Premises Freestanding Sign						P	P
On-Premises Consumption of Alcohol					C **X**	C	C
Outside Storage (as primary use)							C **X**
Paint Manufacturing							
Park and/or Playground	P	P	P	P	P	P	P
Petroleum Bulk Storage							
Pharmacy					C **P**	P	P
Philanthropic organization					C **P**	P	P
Photocopying/Duplicating/Copy Shop					C	P	P
Place of Religious Assembly/Church	P	P	P	P	P	P	P
Plant Nursery (growing for commercial purposes but no retail sales on site)							
Plant Nursery (Retail Sales/Outdoor Storage)				P **X**	C **X**	P	P **C**
Plastic Products Molding/Reshaping							**C**
Portable Building Sales							P
Post Office (Governmental)	C	C	C	P	P	P	P
Post Office (Private)				P	P	P	P
Public Garage/Parking Structure				C		C	C **P**
Rectory/Parsonage with Place of Worship	P	P	P	P	P	P	P
Recycling Kiosk				P	C	P	P
Research Lab (Non-Hazardous)							C **P**
Residential Hall or Boarding House		P	P	P	C		
Restaurant/Prepared Food Sales				C	C **P**	P	P
Restaurant/Prepared Food Sales with beer/wine off-premises consumption						C	C

Land Use Matrix

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PDD Sub-District (Base LDC Zoning)	PD-SF (SF-6)	PD-MF-24 (MF-24)	PD-MF-24/GC (MF-24)	PD-P (P)	PD-NC (NC)	PD-CC (CC)	PD-GC (GC)
Restaurant/Prepared Food Sales with drive thru					C	P	P
Retail Store (100,000 s.f. or more Bldg.)			C			C	P
Retail Store (Misc.) with Drive Thru Service						C	P
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)						P	P
Retail Store (over 10,000 s.f. or more Bldg.) outside sales					C X	C	P
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales					C P	P	P
Retail Store (under 10,000 s.f. or more Bldg.) outside sales					C X	P	P
Retirement Home/Home for the Aged		P	P		C	P	P
Rodeo Grounds				P			
RV/Travel Trailer Sales							P
Sand/Gravel Sales (Storage or Sales)							
School, K through 12 (Private)	C	C	C	P	P	P	P
School, K through 12 (Public)	P	P	P	P	P	P	P
School, Vocational (Business/Commercial Trade)				P	C P	P	P
Security Systems Installation Company					C		P
Shopping Center (Over 5 Acres)						P	P
Sign Manufacturing							C
Single Family Detached House	P	P	P	C	C		
Single Family Industrialized Home	P	P	P	C	C		
Single Family Townhouse (Attached)	p	P	P				
Single Family Zero Lot Line/Patio Homes	p	P	P				
Smoking Lounge					C X	C	P
Stables							
Stables (Private, Accessory Use)							
Stone/Clay/Glass Manufacturing							C
Studio for Radio or Television (without tower)				P X	C	P	P
Studio Tattoo or Body Piercing					C	P	P
Taxidermist							P
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)					C	P	P

Land Use Matrix

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PDD Sub-District (Base LDC Zoning)	**PD-SF** (SF-6)	**PD-MF-24** (MF-24)	**PD-MF-24/GC** (MF-24)	**PD-P** (P)	**PD-NC** (NC)	**PD-CC** (CC)	**PD-GC** (GC)
Tennis Court (Lighted)	C	P	P	P		C	C
Theater (Non-Motion Picture; Live Drama)				P		C	P
Tire Sales (Outdoors/Storage)						C	P
Tool Rental (Indoor Storage only)			**C**		C	C	P **C**
Tool Rental (with Outdoor Storage)							C **X**
Transfer Station (Refuse/Pick-up)							
Transit Terminal						C	C
Travel Trailers/RVs (Short Term Stays)							P
Truck Terminal							C
University or College				P			
Upholstery Shop (Non-Auto)							P
Veterinarian (Indoor Kennels)					**C**	C	P
Veterinarian (Outdoor Kennels or Pens)							**C**
Warehouse/Office and Storage							C **P**
Washateria/Laundry (Self Serve)					C	P	P
Welding Shop							**C**
Woodworking Shop (Ornamental)					P	P	P
Wrecking/Junk Yard							

Park Cost estimate

Compiled by: Richard Salmon and Bert Stratemann

	Park Amenity:	Cost	Multiplier	Sub-Total	Measurement
1	Asphalt Road - Demolition	$50	0	$0	linear foot
2	Asphalt Road - Repair	$33	0	$0	per area
3	Bench & concrete pad	$2,200	0	$0	unit price
4	Bench - plaque	$165	0	$0	unit price
5	Bike Rack	$550	0	$0	unit price
6	BB Court - Full Size/colored	$63,800	0	$0	unit price
7	BB Court - Half or less/colored	$58,300	0	$0	unit price
8	BB Court - colorize existing court	$3,080	0	$0	unit price
9	Dog Station (Pet Mitt)	$330	0	$0	unit price
10	Fence - wrought Iron 4 ft	$28	0	$0	linear foot
11	Fence - Wrought Iron 5 ft	$35	0	$0	linear foot
12	Fence - Wrought Iron 6 ft	$39	0	$0	linear foot
13	Fence - Plastic/ 5 Ft	$16	0	$0	linear foot
14	Fence - Chain Link/6 Ft	$17	0	$0	linear foot
15	Fountain - Drinking	$2,750	0	$0	unit price
16	Gazebo /structure only	$44,000	0	$0	unit price 36 ft
17	Gazebo /slab only	$22,000	0	$0	unit price 36 ft
18	Grill - BBQ/ pad with hole	$385	0	$0	unit price
19	Grill - Ash container	$440	0	$0	unit price
20	Irrigation	$17	0	$0	linear foot
21	Landscaping	$6	0	$0	square foot
22	Light pole	$2,750	0	$0	unit price
23	Light - overhead lighting	$1,650	0	$0	unit price
24	Lighting - directional	$1,650	0	$0	unit price
25	Parking - Asphalt	$880	0	$0	stardard size/ 9 by 21 ft
26	Pavilion - structure only	$55,000	0	$0	unit price / Buyboard
27	Pavillion - slab only	$44,000	0	$0	unit price / Buyboard
28	Picnic Table - 8 foot	$1,100	0	$0	unit price
29	Picnic Table - ADA	$1,430	0	$0	unit price
30	Playscape - Open	$27,500	0	$0	unit price
31	Playscape - integrated/covered	$53,900	0	$0	unit price
32	Playscape/Playground - Fibar	$385	0	$0	per load cost
33	Sidewalk - 4 foot wide	$19	0	$0	linear foot
34	Sidewalk - 6 foot wide	$30	0	$0	linear foot
35	Sidewalk - 8 foot wide	$41	0	$0	linear foot
36	Shade trees - 3 inch diameter	$220	0	$0	unit cost
37	Sod - full coverage	$10,048	0	$0	bid
38	Trail - Decomposed Granite	$7	0	$0	square foot
39	Trail - Limestone 8 ft wide	$8	0	$0	linear foot
40	Trash Cans & inground mounts	$1,210	0	$0	unit price
41	Signage - standard PARD sign	$3,300	0	$0	unit price
42	Other - remove dead tree	$220	0	$0	unit price
43	Other - install ADA ramp to playscape	$495	0	$0	unit price
44	Other - water meter/ installation	$2,200	0	$0	city cost
45	Other - enviro review / public notices	$550	0	$0	city cost

Construction	$0	
A/E	$0	12%
Sub-Total	**$0**	
Allow	$0	10%
Total Cost	**$0**	

PDD - 15 - 01

City of San Marcos

PLANNED DEVELOPMENT DISTRICT

ZONING / LAND USE PLAN / WRITTEN DEVELOPMENT STANDARDS

	APPLICANT	PROPERTY OWNER	CONSULTANT
Name:	Highpointe Investments, Inc	JOQ San Marcos, Ventures, LP	Caren L. Williams
Mailing Address:	20 Enterprise, Ste. 320 Aliso Viejo, CA. 92656	Attn: Robert C. Wilson P.O. Box 27501 Houston, TX 77227	P.O. Box 2559 San Marcos, TX 78667
Telephone No.:	512-757-7006		512-757-7006
E-mail address:	caren.williams@highpointeinc.com	wilson@glokdhco.com	caren@starlandandrealty.com

PROPERTY DESCRIPTION:

Street: Posey Road **Address No.:** No.

Legal Description (if platted): attached

Proposed Subdivisoin Name (if not platted): Trace

*** a metes and bounds description is required if property is a partial lot or is not platted**

Appraisal District Tax ID No.: R 18632, 18633, 18634, 18657, 18635, 18614 **Acres:** 417.6

Current Master Plan Land Use Designation(s): Employment Center, Med. Intensity, Area of Stability, low intensity

Property is located in: ☐ City Limits ☒ ETJ (County) Hays)
☐ San Marcos River Corridor ☐ Edwards Aquifer Recharge Zone

Total Land Area Within 100-Year Floodplain, if any None **Acre(s)**

Lien Holder(s) - for notification purposes:

Name:

Mailing Address:

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

PROPOSED DEVELOPMENT:

Proposed New Base Zoning Classification: PDD

Proposed New Master Plan Land Use Designation(s), if any: N/A

Proposed Use(s) of Land and Buildings: Mixed use community with single family, multi-family, commercial, businesspark, openspace, parks, schoolsite and retail.

Number of Lots: 995 **Residential Density:** 4.17 **(Units/Acre)**

Total Number of Dwelling Units, if any: 1845

Total Land Area Allocated to Non-Residential Use, if any: 143.6 **Acre(s)**

SUBMITTAL REQUIREMENTS:

- **Application Fee** of $1,500 plus $100 per acre ($4,000 maximum) plus $10.00 Technology Fee payable to the City of San Marcos.
- **Name(s) and Mailing Address(es) of Property Lien-Holder(s),** if any.
- **If not platted,** a metes and bounds legal description of the property.
- **One Reproducible or 15 Non-Reproducible Copies of the proposed Land Use Plan.**
- **Written Development Standards**
- **If in the San Marcos River Corridor,** an SMRC Development Application, if not incorporated in the PDD Development Plan, a separate SMRC site Plan.

I certify the preceding information is complete and accurate. If I am not the property owner of record, or if the applicant is an organization or business entity, I hereby affirm that I have been authorized to represent the owner, organization, or business in this application.

Signature: Caren L. Williams **Date:** 1-12-15

Printed Name: Caren L. Williams

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: A. Brake Date: 1-12-15

AGREEMENT TO THE PLACEMENT OF ZONING NOTIFICATION SIGNS

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning Department staff prior to the 10th day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department of any missing or defective signs.

It is unlawful for a person to alter any notification sign, or to remove it while the case is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.

I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The City's Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.

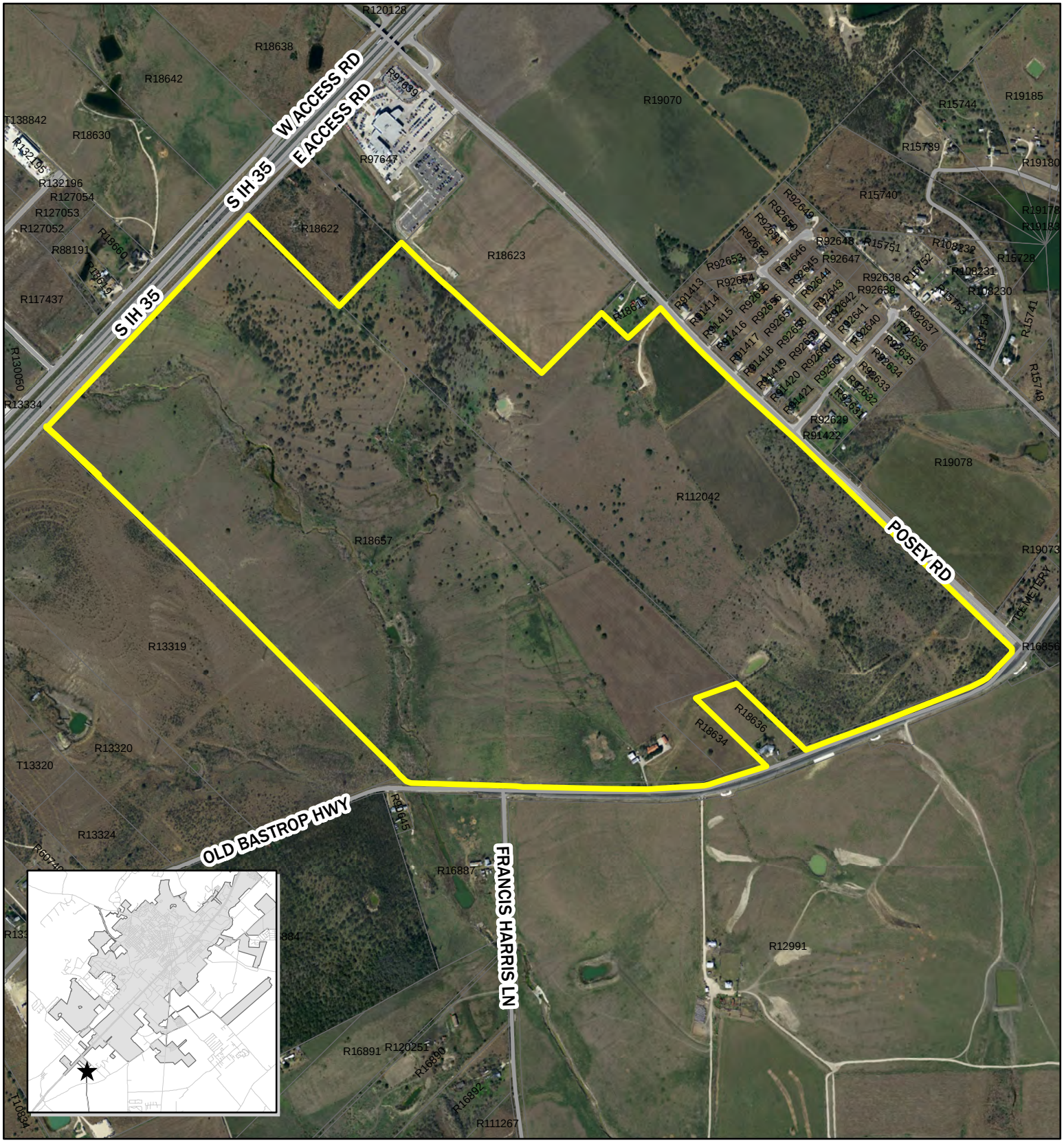
Caren L. Williams
Signature of Applicant

1-12-15
Date

FOR STAFF USE ONLY:

Sign (s) were placed by staff on _____ by _____.

Sign (s) were removed by staff on _____ by _____.



PDD-15-01
Trace
IH 35 and Posey Road
Map Date: 7/30/2015

Site Location

0 500 1,000 2,000 Feet

N

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

Zoning Change
PDD-15-01
IH-35 & POSEY RD.

Summary: ~~This is a discussion item.~~ Highpointe Investments, LLC is requesting an initial zoning classification of "PDD" Planned Development District on a 417.630 +/- acre tract of land located within the city's extra-territorial jurisdiction (ETJ).

Applicant: Highpointe Investments, LLC.
20 Enterprise, Ste. 320
Aliso Viejo, CA 92656

Property Owners: JOQ San Marcos Ventures, LP.
P.O. Box 27501
Houston, TX 77227

Consultant: Caren L. Williams
P.O. Box 2559
San Marcos, TX 78666

Notification: Personal notification mailed on September 11, 2015.

Response: None to date.

Property/Area Profile:

Legal Description: A 417.630 +/- acre tract of land out of the William H. Van Horn Survey, Abstract No. 464, Hays County, Texas. Being a portion of those certain 100.22 Acre, 67.53 Acre, 248.77 Acre, and 5.01 Acre Tracts Conveyed to JOQ - San Marcos Ventures L.P. by Deed of Record in Volume 1820, Page 715, of the Official Public Records of Hays County, Texas.

Location: Generally located on the east side of IH-35, south side of Posey Road, and west side of Old Bastrop Road.

Existing Use of Property: Undeveloped

Proposed Use of Property: Mixed Use: General Commercial, Office, Multi-Family, and Single-Family Residential.

Intensity: The west portion of the property adjacent to IH-35 is classified as Employment Center. East of that portion, a section is classified as Medium Intensity. The remainder of the site is classified as an Area of Stability.

Existing Zoning: Not zoned – property not currently within the city limits.

Proposed Zoning: "PDD" – Planned Development District

Utility Capacity: Limited existing utilities.

Case Summary

This is a request by Highpointe Investments, LCC for approval of a "PDD, Planned Development District" for approximately 417.63 +/- acres within the city's extra territorial jurisdiction (ETJ). At the August 11, 2015 Planning and Zoning Commission meeting, this request was presented for discussion. At that meeting staff presented draft versions of the attached Concept Plan, Phasing Plan, and Master Plan Document for discussion. Furthermore, the attached Master Plan Document is redlined with staff recommendations which should be considered as conditions for approval. Also of note – since the August 11, 2015 Planning and Zoning Commission meeting, this request was considered by the Parks Board at the August 20th, 2015 meeting and received a recommendation of approval.

The proposed PDD is intended to facilitate a phased mixed-use development that will include employment center uses, commercial uses, multi-family residential, single family residential, as well as approximately 58 acres of parks and open-space. Consistent with the purpose of the creation of a PDD, this proposal intends to allow for flexibility in land use and phasing while providing for a number of enhanced standards and amenities.

Major public improvements within the project, including collector streets, water and wastewater improvements, and drainage improvements, are proposed to be financed through the creation of a two-phase Public Improvement District (PID). Partial financing of a future City of San Marcos Fire Station is also proposed as part of the PID. Additionally, the project is located outside of the Loop 110 Transportation Reinvestment Zone. Thus, ad valorem and sales tax revenue will go to the City of San Marcos.

Additionally, the annexation of this property is being processed concurrently with this zoning request and with the approval of the requested PID. Final annexation approval is planned to occur at the time of final zoning approval at the October 20, 2015 City Council meeting.

Planning Department Analysis

The proposed PDD is being reviewed according to Section 4.2.6 "Planned Development Districts" within the City of San Marcos Land Development Code (LDC). More specifically, Section 4.2.6.1 states:

> *"The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts."*

Consistent with this purpose, the proposed PDD plans for a phased mixed-use development as illustrated in the attached "Concept Plan" document and "Phasing Plan" documents. Employment Center and commercial uses will be located adjacent to I-35 and multi-family development will provide transition into the single family residential neighborhoods. Parks and open space will be located throughout the project and provide recreational spaces and serve as a buffer between adjacent land uses.

The attached "Phasing Plan" document illustrates that approximately half of the proposed Single-Family Development (Planning Areas 1, 2, and 3) is planned to be developed within Phase 1. However, the infrastructure for Planning Areas 9, 10, 11, and 12, which are proposed for General Commercial, will also be installed within Phase 1 in order to provide "shovel ready" property for employment center and commercial uses. Additionally, Planning Area 8 is intended for Multi-Family development, but also provides for a number of commercial uses to be allowed with conditional approval. This is intended to provide the opportunity for an Employment Center user within Planning Area 9 to also develop Planning Area 8, yet also ensure compatibility with adjacent single family uses. The remaining Phases 3 and 4, are planned for single family development.

Also consistent with the City of San Marcos Land Development Code (LDC) are provisions within the proposed PDD document that allow for flexibility and variance from several development standards, as well as a number of enhanced development standards and added public amenities are intended to yield higher quality development. These variances and enhancements are summarized as follows, with specific reference to the corresponding section of the attached PDD Master Plan Document. For a more detailed analysis of specific variances and enhancement to the LDC, please see that attached "Land Use Matrix" and Section 13.3 from the proposed Planned Development District Master Plan Document.

NOTE: Items listed below that are underlined are largely **contingent** upon a recommendation of approval by the Planning and Zoning Commission of the PDD Master Plan Document **with staff proposed redlines.**

Flexibility/Variance:

- Reduced paving width on proposed streets to for a more pedestrian friendly cross-section.
- Integration/clustering of varied single family residential development types. (Section 2.1.1 "PD-SF Single Family")
- Varied Lot and Site Design Standards to facilitate more compact and pedestrian oriented neighborhoods (Section 5.1 "Dimensional and Lot Standards")
- Additional impervious coverage to allow for increased density. (Section 5.1 "Dimensional and Lot Standards")
- Additional area for freestanding signage. (Section 11.1 "Signage Standards")
- Additional permitted uses within each PDD sub-area (Section 13.4 "Permitted Uses" within the attached Master Plan and Planned Development District Standards.)

Enhanced Development Standards:

- 9.2 Acre Central Park with an Amenity Center, Five (5) Pocket Parks totaling 4.7 acres, and 2 to 3 miles of trails that will provide additional connectivity. (Section 3 "Public Space")
- Enhanced Vehicular, Pedestrian, and Bicycle Connectivity (Section 4 "Circulation and Connectivity")
- Enhanced Streetscape Design Standards. (Section 4.2 "Roadway Design Standards")
- Minimal single family housing that backs up to a Collector Street. (Section 5.2 "Site Design")
- Alley-Loaded single family homes on all proposed lots that are 40 feet or less in width.
- Enhanced Single-Family Architectural Design Standards. (Section 6 "Architectural Design")
- Enhanced Commercial Architectural Design Standards. (Section 6 "Architectural Design")
- Enhanced Parking Lot Design Standards. (Section 7 "Parking and Access")
- Enhanced Screening Standards. (Section 8 "Screening and Fencing")
- Enhanced Landscaping Standards. (Section 9 "Landscaping Standards")

Planning staff also reviewed the proposed PDD with the City's Comprehensive Plan, *Vision San Marcos.* Staff finds that the draft submittal for the proposed PDD conforms to the Comprehensive Plan Elements specifically regarding Land Use, Economic Development, and Neighborhoods; as summarized below.

- A Preferred Scenario Amendment has already been completed that allows for the specified land uses within the proposed PDD.
- The subject property is located in the Willow Creek sub-watershed. A modeled impervious cover increase of 100% is anticipated for this watershed.
- The subject property is generally "least" constrained according to the Land Use Suitability Map. However, there are certain areas that are indicated as "most" constrained that are generally located in areas proposed on the attached "Concept Plan" to be Open Space or "PD-P"
- The subject property is not located in a wastewater or water "hot spot". Water and waste water service is available to the subject property.

- The Travel Demand Model only analyzes roadways that are designated as Collector or above. The Arterial and Collector roadway(s) that will provide access to this neighborhood are IH-35, Posey Road, and Old Bastrop Road.
- The Preferred Scenario Daily and Peak Level of Service are consistent with the Existing Daily and Peak Level of Service.

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

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
X			**Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps** *The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.*
		X	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
X			**Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified** *The proposed PDD and underlying zoning would be consistent with the comprehensive plan goal to achieve diversified housing options to serve citizens with varying needs and interests.*
X			**Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area** *There are no Capital Improvement Plan projects anticipated in the immediate area.*
X			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

Additionally, the Commission should consider:

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

Staff evaluation: The property is not currently located within the city. Annexation proceedings are being processed concurrently.

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

Staff evaluation: The area surrounding the property is primarily rural.

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

Staff evaluation: The proposed PDD would be consistent with the comprehensive plan goal to achieve diversified housing options to serve citizens with varying needs and interests.

(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: One goal within the Comprehensive Plan is to achieve diversified housing options to serve citizens with varying needs and interests. The proposed rezoning will contribute to a diverse range of housing options.

Staff provides this request to the Commission with a recommendation of approval subject to the following conditions:

1. **That the attached PDD Master Plan Document is approved with staff redlined revisions.**
2. **That a meets and bounds legal description is provided for each of the proposed base zoning districts indicated within the concept plan.**
3. **That the attached document titled "Land Use Matrix" be incorporated into the PDD Master Plan Document.**
4. **That the developer shall work with city staff to develop permit checklists for staff to utilize when reviewing future development with the PDD.**
5. **That the attached "Parks Cost Estimate" spreadsheet be incorporated into the appendix of the PDD Master Plan Document.**

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

The Commission's Responsibility:

To hold a discussion regarding the proposed zoning change. When the item is placed on the agenda for consideration, 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:

Brandon Melland, AICP	Senior Planner	September 17, 2015
Name	**Title**	**Date**

MASTER PLAN

and

PLANNED DEVELOPMENT DISTRICT STANDARDS FOR

TRACE

Revised September 14, 2015

Section 1: Intro
1.1 Goals 6
1.2 Introduction 6
1.3 Project Location 7
Illustration 1: Vicinity Map
Illustration 2: Portion of the Project within City Limits
Illustration 3: Base Aerial
1.4 Existing Property Conditions 9
Illustration 4: Existing Conditions
Illustration 5: Slope Map *(Located in Appendix)*
Illustration 6: Topography & Environmental Features *(Located in Appendix)*

Section 2: Concept Plan
Illustration 7: Concept Zoning Plan
2.1 General Land Use Designations 10
2.1.1 PD-SF Single Family 10
2.1.2 PD-MF Multi Family 11
2.1.3 PD-NC Neighborhood Commercial 12
2.1.4 PD-CC Community Commercial 12
2.1.5 PD-GC General Commercial 12
2.1.6 PD-P Public 12
2.2 Phasing 13
Illustration 8: Phasing Plan

Section 3: Public Space
3.1 Open Space 15
Illustration 9: Concept Plan Open Space
3.2 Parkland Dedication 17
Illustration 10: Open Space Not Eligible for Parkland Dedication
Illustration 11: Parkland for Dedication
3.3 Open Space & Parks Programming 19
Illustration 12: Open Space and Parks Programming Plan
3.3.1 Public Central Park 21
3.3.2 Pocket Parks 21
Illustration 13: Typical Pocket Park
3.3.3 Open Space Trails and Boulevard Trails 22
3.3.4 Parkland and Open Space Walking Distance 23
Illustration 14: Property within ¼ mile of Open Space or Parks
3.3.5 Parkland and Open Space Maintenance 23
Illustration 15: Landscape Maintenance Plan
3.4 Elementary School 24

Section 4 Circulation and Connectivity
Illustration 16: Vehicle Circulation Plan
Roadway Design Standard Table
Illustration 17: Pedestrian Sidewalk/ Bicycle Circulation Plan
4.1 Street Section Design 28
Illustration 19: Enhanced Residential Street ROW
Illustration 20: Enhanced Residential Street at Central Park
Illustration 21: Enhanced Residential Street at School
Illustration 22: Enhanced ROW Section AA
Illustration 23: Plan View Section AA
Illustration 24: Typical Intersection at ROW Section AA
Illustration 25: Enhanced ROW Section BB
Illustration 26: Roundabout Plan View and Typical Future Bus Stop Plan
Illustration 27: Enhanced ROW Section CC
Illustration 28: Plan View ROW Section CC
Illustration 29: Typical Intersection at ROW Section CC
Illustration 30: Enhanced ROW Section DD
Illustration 31: Enhanced ROW Section EE
4.2 Cul-De-Sacs 35
Illustration 32: Typical Cul de Sacs and Alleys
4.3 Alleys 35
4.4 Block Lengths 36
4.5 Horizontal Alignment 36
4.6 Street Trees 36
4.7 Bio-Swales 36
Illustration 33: Bio Swale and Typical Ribbon Curb

Section 5 Site Design
5.1 Dimensional and Lot Standards 37
Illustration 34: Typical Lot Layouts SF-6: 50'; 60' and 70' wide lots
Illustration 35: Typical Lot Layouts SF-4.5; SF-Alley Loaded 32'and SF-Alley Loaded 40'
Illustration 36: Typical Lot Layouts Townhome and Patio Home-Zero Lot Line
5.2 Site Design 40
Illustration 37: Areas where Houses May Back Up to a Public Street

Section 6: Architectural Design
6.1 Single Family Residential 41
6.1.1 Variation 42
6.1.2 Form & Scale 42
6.1.3 Roof Design 42
6.1.4 Porches 43
6.1.5 Materials & Color 44
6.1.6 Garages, Pool Equipment, Trash containers, Misc. Accessory Structures 45
6.2 Multi Family Residential 45
6.2.1 Variation 45

6.2.2 Building Design 45
6.2.3 Roof Design 45
6.2.4 Lighting 45
6.3.5 Miscellaneous 46
6.3 Commercial 46
6.3.1 Orientation 46
Illustration 38: Allowable Commercial Orientation
6.3.2 Form & Scale 47
6.3.3 Roof Form 47
6.3.4 Entries 47
6.3.5 Materials 47
6.3.6 Exterior Site Design Requirements for Commercial Areas 48
6.3.7 Lighting for Commercial Areas 48
6.3.8 Detention Location and Design for Commercial Areas 48
6.3.9 Refuse and Recycling Dumpsters for Commercial Areas 48

Section 7: Parking and Access
7.1 Design 49
7.2 Access 49

Section 8: Screening and Fencing
8.1 Service and Loading Area Screening 49
8.2 Mechanical Equipment Screening for Commercial Areas 49
8.3 Parking Area Screening 50
8.4 I-35 Frontage Screening 50
8.5 Other Screening 50
8.6 Refuse and Recycling Dumpsters Screening for Commercial Areas 50

Section 9: Landscaping and Environmental
9.1 Landscape Standards 51
9.1.1 Street Trees 51
9.1.2 Parking Lot Trees 51
9.1.3 Median Landscaping 51
9.1.4 Single Family Home Landscaping 51
9.1.5 Enhanced Landscaping Features 51
9.2 Environmental Standards 52
9.2.1 Xeriscaping 52
9.2.2 Plant Palette 52
9.2.3 Water Quality Zones 53
9.2.4 Erosion Control/Water Quality Benefits from Detention Ponds 53
Illustration 39: Water Quality / Streem Setback

Section 10: Lighting
10.1 Street Lighting 54
10.2 Non-Street Lighting 54

Section 11 Signage
Illustration 40: Entry Monument and Signage Plan
11.1 Entry Monuments 56
11.1.1 Major Entry Monumentation (Ma) 56
11.1.2 Minor Entry Monumentation (Mi-A) 57
11.1.3 Minor Entry Monumentation (Mi-B) 58
11.2 Commercial Signage (C) 58
11.3 Temporary Marketing Signage (C & Mi-A) 59
11.4 Neighborhood Signage (N) 60
11.5 Parkland Signage (P) 60
11.6 Directional Signage (D) 61
11.7 Interpretive Signage (I) 62
11.8 Signage Comparisons 63

Section 12: Special Standards and Administration
12.1 Concept Plan Revisions 64
12.2 Concept Plat 64
12.3 Residential Sales Office(s) 64
12.4 Construction Field Office Buildings 64
12.5 Temporary Construction Buildings 64

Section 13: Appendixes
13.1 Legal Description 66
Illustration 41: Survey Map
Illustration 42: Survey Map Notes
13.2 Permitted Uses 72
13.3 Comparison Table variances/enhancements to City Ordinances/Code 79
13.4 List of Illustrations 85
13.5 Applicable Ordinances 86

Section 1: Intro

1.1 Goals

Successful large master planned communities begin with a vision and a set of goals by the land developer. For Trace, these goals are:

- To provide needed housing to the city of San Marcos at a variety of home prices to the entry level, first time home buyer as well as the move up market buyer.
- To deliver a family oriented, kid friendly community.
- To create a community that has both walking and biking access to trails, open space, parks, neighborhood shopping areas and employment areas.
- To create new employment opportunities in the City of San Marcos and allow for easy access to and from those employment centers within Trace.
- To be environmentally sensitive in design and avoid impacts to wetlands, creeks and sensitive drainage areas where ever possible.
- To be water use conservative in landscape design.
- To create a better quality living experience in roadway design.

1.2 Introduction

Trace is a 417.63-acre mixed use development that is situated on the southern edge of the City of San Marcos. This project offers an impressive gateway into the City from the south. An iconic work of art will be visible at the eastern edge of the property to mark the entrance to the community and San Marcos as a whole and the views from the highway will highlight the natural beauty of the landscape. The development is intended to serve as a quality commercial, business and residential community where people may live, work and enjoy enhanced amenities commensurate with a master planned community.

Trace will be composed of a mix of residential, business-park and commercial retail uses, as well as, an abundance of parks and open space. Residential uses include single-family home sites and multi-family communities. The commercial uses include general, community and neighborhood commercial retail. A business park is strategically located adjacent to I-35 and provides a smooth transition between the freeway and residential neighborhoods. Parks and natural open space spread throughout the site buffer natural waterways and provide recreational areas.

A mix of single family housing styles and sizes will be available. The residential area will include one or more multi-family communities that will buffer the business and commercial areas from the single family neighborhoods. Trace will be developed with respect for the existing landscape using the creeks and wetlands as a feature of the residential communities so that the natural beauty of the property remains intact. The community's collector roadways will be built as parkways by separating traffic lanes with tree-lined medians and planting the right of ways with native flowers and shrubs. The planned bike lanes are widened for more-comfortable rides; and swaths of open space run parallel to the roadways allowing trails to sweep through trees and along the creek edges.
An amenity center and elementary school are also planned and will be located in the heart of the community, providing central places to gather, learn, and play. Altogether, Trace adds to the numerous attractions of San Marcos in a way that seems like it has always been part of the city.

1.3 Project Location

Trace is located on the south end of the city of San Marcos and will act as the southern gateway to the City. It is situated south of Posey Road, east of the I-35 freeway, and west of Old Bastrop Highway.

Illustration 1: Vicinity Map

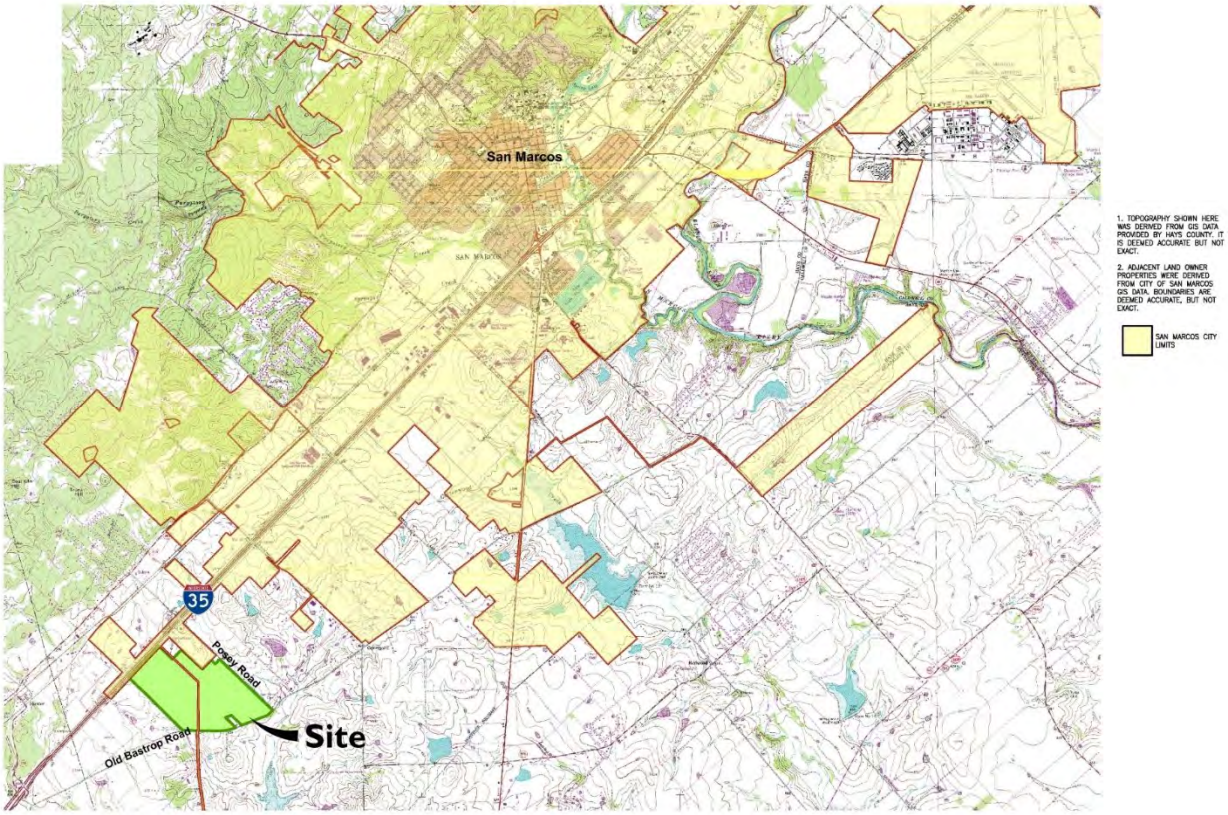


Illustration 2: Portion of the Project within City Limits

Illustration 3: Base Aerial

1.4 Existing Property Conditions

Trace is currently undeveloped agricultural land utilized for grazing and hay production. The property was purchased by its current ownership in 2001 and has been leased to a local rancher since that time. The Trace Development site has been subjected to long term impacts associated with grazing and erosion over time. The property includes two manmade stock ponds, debris piles, agricultural equipment, cattle pens, and one occupied and two abandoned single family residences. There are no paved roads, or other improvements currently on the subject property. A Natural gas pipeline, reclaimed water line and electric line were identified on the subject property. The occupied house contains a septic system; however no sanitary sewers or septic systems were identified near the two abandoned residences. Utilities include overhead electrical power lines with non-PCB pole mounted transformers. Native grasses currently cover most of the subject property.

The property is east of the Edwards Aquifer recharge zone on deep Blackland Prairie soils. The area surrounding the subject property may be generally described as rural, transitioning to suburban. Nearby properties have been recently developed along the east side of Posey Road as well as several homes northwest of the subject property. The San Marcos Toyota car dealership, located on the southwest corner of Posey Road and IH 35, is the only commercial property on the east side of IH 35 in the surrounding area. The surrounding land is utilized for grazing and hay production or is open, unmaintained land. The San Pedro Cemetery is located at the northwest corner of the Posey Road and S Old Bastrop Highway intersection.

Illustration 4: Existing Conditions

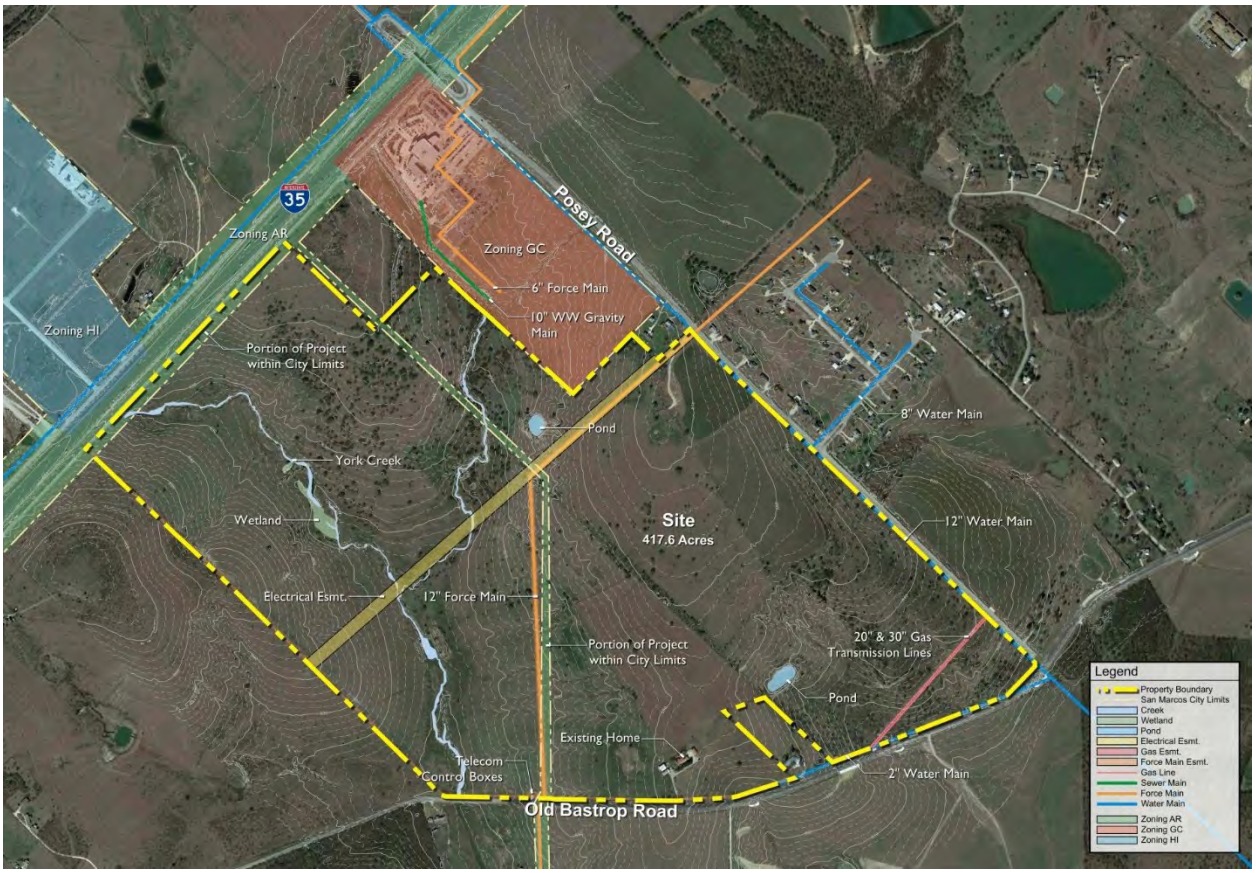
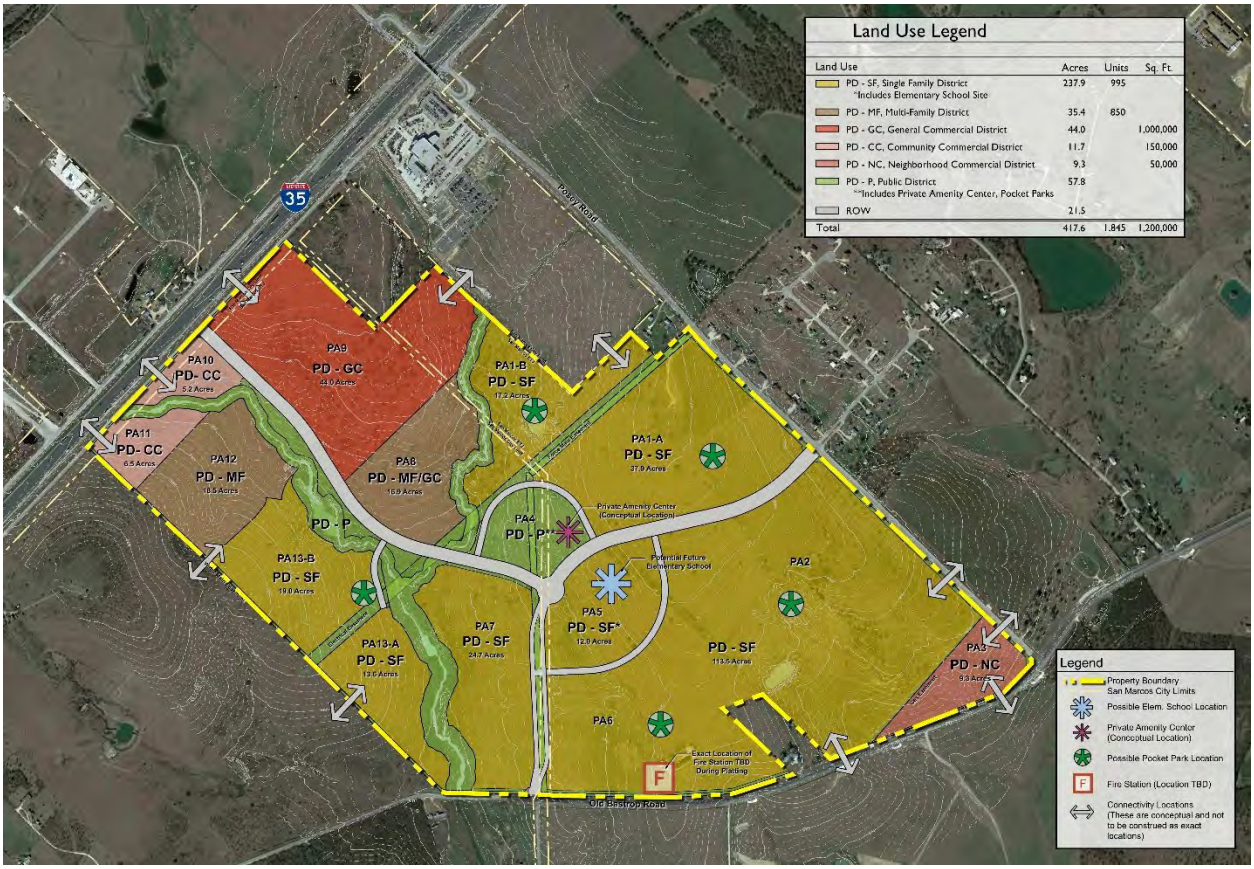


Illustration 5: Slope Map *(Located in the Appendix)*

Illustration 6: Topography & Environmental Features *(Located in the Appendix)*

Section 2: Concept Plan **Revise Legend to indicate "PD-MF/GC" and correct "PD-P" acreage (84 .2 acres.)

Illustration 7: Concept Zoning Plan



2.1 General Land Use Designations

2.1.1 PD-SF Single Family

Trace contains 237.9 acres of single family residential uses. The community allows for a mix of Single-Family type lots in a variety of sizes and configurations in order to achieve a high quality master planned community. These single family uses would be designed within the SF 6 criteria of the City of San Marcos zoning regulations and would include 50' wide lots to achieve a 6,000 SF lot; 60' wide lots to achieve a 7,200 SF lot; and 70' wide lots to achieve a 8,400 SF lot. Varying lot sizes would be utilized in different neighborhoods and configurations to achieve a variety of housing types at different price ranges.

Trace would also offer small lots in the range from 2,500 SF to 4,500 SF both as attached and detached units. These lots would be designed similar to the SF 4.5, D, TH and PH-ZL criteria of the City of San Marcos zoning regulations but shall be alley loaded. Attached garages and detached garages could be utilized in this range of lots.
Townhome type housing could be designed within the Trace Planned Development District.

Maximum densities for each Planning Area are shown in the table below. Each Planning Area could have any of the lotting types as addressed in this table.

Planning Area	Acreage	% of Residential Acreage	Types of lots	Max Density units/acre	Maximum allowable Units
1A	37.9	16%	32' or 40' Alley loaded; 40' wide traditional front loaded lots; 50' wide traditional front loaded lots; townhouse units	6.0	227
1B	17.2	7%	32' or 40' Alley loaded; 40' wide traditional front loaded lots; 50' wide traditional front loaded lots; townhouse units	6.0	103
2 / 6 Fire Station Site	113.5	48%	32' or 40' Alley loaded; 40' wide traditional front loaded lots; 50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots	5.0	568
School Site	12.0	5%	32' or 40' Alley loaded; 40' wide traditional front loaded lots; 50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots	5.0	60
7	24.7	10%	32' or 40' Alley-loaded; 50' wide traditional lots or alley loaded; 60' wide traditional lots; 70' wide traditional lots	5.0	124
13 A	13.6	6%	50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots	4.0	54
13 B	19.00	8%	50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots	4.0	76
Totals	237.9 acres	100%		5.36 Avg. DU/AC	1,212

This table provides for up to a maximum of 1,212 single family units. Due to site constraints, open space and parks, however, there is currently planned to be 995 single family units constructed. No more than 50% of those single family homes will be of the smaller lot configuration which includes the 32' and 40' wide Alley-loaded lots. If the school site is not accepted by the San Marcos Consolidated Independent School District then the school site could have a maximum of 60 lots. Further discussion of this is located under Section 3.1. In addition, a Fire Station that will be located within Planning Area 6 as indicated in Illustration 7: Concept Zoning Plan.

2.1.2 PD-MF & PD-MF/GC Multi Family

Trace has 35.4 acres of multi-family use. The Multiple-Family Residential District in Planning Areas 8 and 12 is intended for development of multiple-family, for sale or market rate for rent residences not to exceed more than 24 units per acre. This Multi-Family Residential District shall not have "rent by the room" apartments. This district will serve as a buffer between low or medium density residential development and the nonresidential development. Planning Area 8 shall have the ability to expand that GC District as identified in the PD-MF/GC land use matrix within Section _____.

2.1.3 PD-NC Neighborhood Commercial

The Neighborhood Commercial District encompasses 9.3 acres and is established to provide low intensity office, retail and service facilities for the local neighborhood area. These uses shall be compatible with residential uses in the neighborhood. A Neighborhood Commercial area within Trace is conveniently located at the intersection of Posey Road and Old Bastrop Highway. It is divided from the residential uses by a 50' wide gas pipeline easement which will be landscaped and screened. Enhanced architectural guidelines for this area are discussed in Section 6.3 Commercial. Except as otherwise provided herein, this district will comply with the Neighborhood Commercial (NC) criteria of the City of San Marcos Zoning Regulations.

2.1.4 PD-CC Community Commercial

The Community Commercial District contains a total of 11.7 acres and is established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses. The location of this area allows for the retail businesses to serve not only area residents but community residents as well. Enhanced architectural guidelines for this area are discussed in Section 6.3 Commercial. Except as otherwise provided herein, this district will comply with the Community Commercial (CC) criteria of the City of San Marcos Zoning Regulations.

2.1.5 PD-GC General Commercial

The Employment Center/General Commercial District, containing 44 acres, is intended to provide shovel ready opportunities for prospective companies and employers. These could include limited (light) commercial and service-related establishments; clean manufacturing; corporate headquarters; and office park/office building uses. The commercial uses within this district will have operation characteristics that are generally compatible with the Community Commercial District and the Multi-Family residential areas immediately adjacent to this area. Careful consideration of building heights and screening will apply. Enhanced architectural guidelines for this area are discussed in Section 6.3 Commercial. Except as otherwise provided herein, this district will comply with the General Commercial Commercial (GC) criteria of the City of San Marcos Zoning Regulations.

2.1.6 PD-P Public

Trace contains approximately 84 acres of open space and parks. The City of San Marcos has determined that recreational areas in the form of public parks and open spaces are necessary

for the enjoyment and well-being of residents of the City. The City has further determined that a reasonable connection exists between the subdivision of residential property and the need for additional parkland to serve new residents of the community. Open Space and Parks and Trails are discussed in more detail in Section 3.

2.2 Phasing

The project will be developed in a series of phases as described below.

- In addition to other applicable health and safety ordinance requirements, each phase will be required to meet Emergency Access requirements at all stages of development as defined by the International Fire Code.

Unless otherwise noted, all City of San Marcos Codes and Procedures shall be complied with.

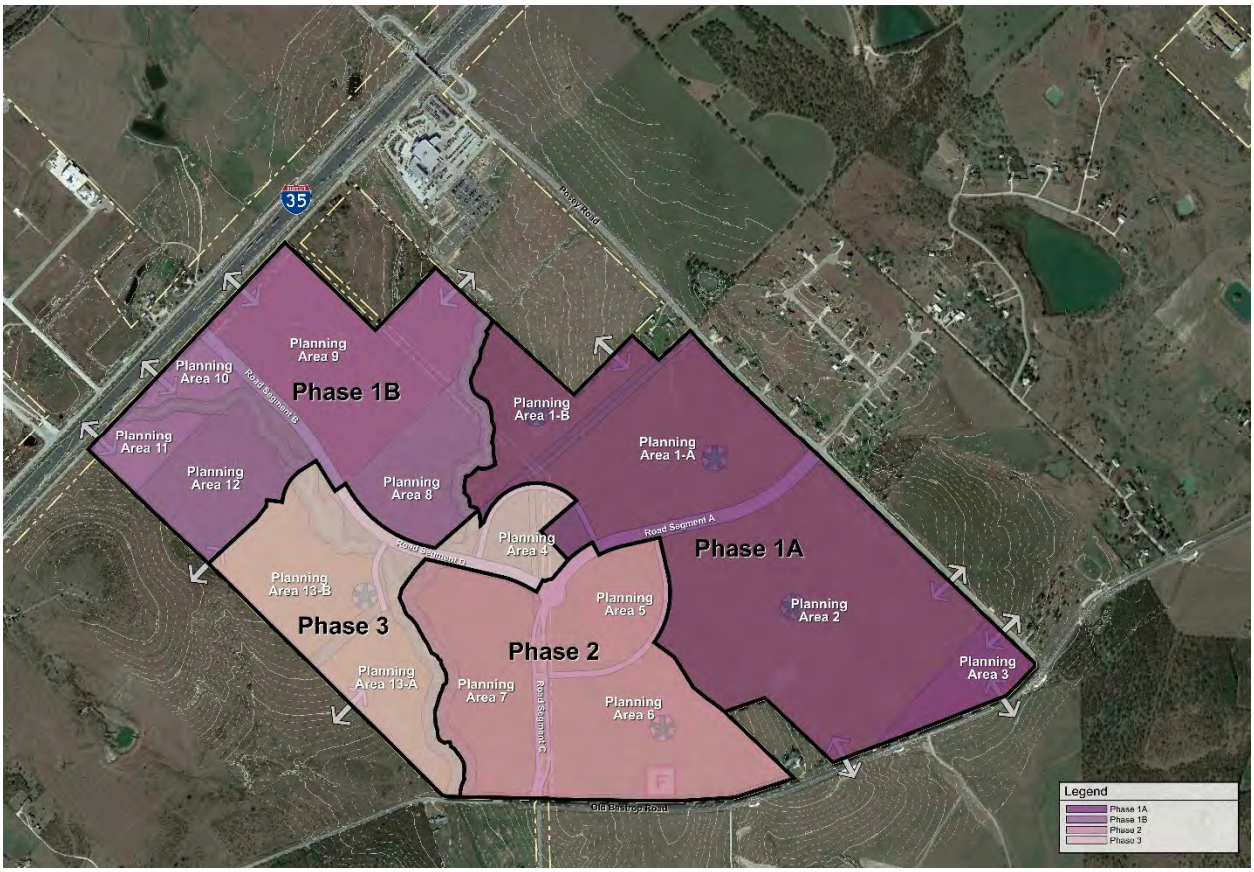
Development - Phase 1A will begin at the intersection of Posey Road and Road Segment A and will service Planning Areas 1, 2, 3 and the private amenity center of Planning Area 4. In order to provide wastewater services for the two residential planning areas, lift stations A and B located within Planning Areas 2 and 7, will also need to be constructed concurrent with this phase of development. Also, one and one-half miles of off-site force main will need to be constructed from Lift Station B north of the project to connect to an existing wastewater line near the Tanger Outlet Malls on Centerpoint Drive. Planning Areas 1 & 2 will contain single family home sites for merchant builders. Planning Area 3 is a neighborhood retail site and will be subject to market demand but will be "shovel ready" and available for sale in conjunction with the construction of Planning Areas 1 and 2.

Development - Phase 1B will begin at the intersection of I-35 and Road Segment B and will service Planning Areas 8, 9 10, 11 and 12. The grading of Phase 1B of development will be commenced almost concurrently with Phase 1A to provide shovel ready properties contingent upon securing buyers / users for the retail, business center or multi-family sites noting that these sites will be available for sale as soon as the water and wastewater facilities are available to serve them. This phase of construction is dependent solely on the development of Phase 1 A because the water lines serving Development Phase 1 B come from Posey Road, thru Road Segment A, a portion of Road Segment C, Road Segment D, and Road Segment B. These water lines are well over 1 mile in length. Wastewater service cannot be delivered to Development Phase 1 B until the Wastewater Lift Station at the southeasternmost corner of the project is fully built and operating. There are over 2.5 miles of force main lines commencing at this lift station and traveling north from the project site to a point near or just north of the Outlet Malls which must also be built prior to delivery of shovel ready properties within Development Phase 1B. Development Phase 1B will require approximately 8/10ths of a mile of gravity sewer line to be built from Development Phase 1B to the lift station located at the southeasternmost corner of the project. Planning Area 9 is a 44 acre general commercial site with a variety of uses allowed and will be for sale subject to securing either a user or developer. Planning Areas 8 and 12 are multi-family sites and will be for sale subject to market demand. Planning Areas 10 & 11 are community commercial sites and will be for sale, subject to market demand.

Development - Phase 2 will then begin at the intersection of Old Bastrop Highway and Road Segment C and will service Planning Areas 5, 6 and 7. Planning Area 5 is an elementary school site and will be donated to, and built by, the local school district when sufficient

student demand has occurred. Alternatively, if not developed as a school site, this site will contain additional single family lots. Planning Area 6 is planned for the largest lots in the development, subject to market conditions, and will provide for larger and more expensive homes. The timing of Planning Area 7 will be subject to absorption of homes in Planning Area 1 or 2. In addition, a Fire Station that will be partially funded by the Trace Development is proposed to be located within Planning Area 6 as indicated in Illustration 7: Concept Zoning Plan. Timing and completion of the proposed Fire Station will coincide with the approved Fire Station agreement.Development - Phase 3 will complete the internal circulation by constructing Road Segment D which connects all internal road segments including Segments A, B and C and will service the remaining Planning Area 13. The remainder of Planning Area 3 which will contain the public park areas will be completed with this phase.

Illustration 8: Phasing Plan



Section 3 Public Space

The Trace development will include approximately eighty four (84) acres of parks and open space designed to preserve the natural landscape and create a shared sense of community within the project, a school site offered to the school district for development of an elementary school and 2 to 3 miles of trails.

3.1 Open Space

Open Space Requirement - The City of San Marcos' current Land Development Code requires that a minimum of 20 percent of the gross land area within the entire PD district, shall be devoted to open space. The Trace project contains 417.63 acres so 20% would be 83.5 acres. Open space for PD districts may be satisfied by either public or by a combination of public and private open space. Public open space shall be dedicated to the City.

Amenity	Total Acres	Open Space Shown on Concept Plan	Area Not Eligible for Parkland Dedication	Area to be Dedicated to City	OS to be Owned & Maintained by HOA	Additional Area Dedicated to City but Maintained by HOA	Total Area Maintained by HOA
School Site (Until transfer to San Marcos ISD or developed for single family.	12?	n/a	n/a	n/a	12?	n/a	12?
Central park / Amenity Cntr:	9.2	9.2	2.0	7.2	2.0		2.0
Pocket parks:	4.7	4.7	4.7	0	4.7		4.7
Electrical easement:	7.9	7.9	7.9	0	7.9		7.9
Boulevard landscaping:	13.1	13.1	9	4.1	9.0	4.1	13.1
Environmental buffer:	22.9	22.9	3.9	19.0	3.9		**3.9
Detention basins:	26.4	0	0	0	26.4		26.4
Total Open Space:	84.2	57.8	27.5	30.3	53.9	4.1	58.00
	20.16%			36%	64%		69%

**Sepcific location/area of the specified 3.9 acres needs to be indentified on illustration 15.
Currently the Concept Zoning Plan submitted with this document shows 57.8 acres of open space within the Trace project. The detention basin open space areas shall be addressed and shown on the subsequent Subdivision Preliminary Plat submittals.

Trace will contain approximately twenty three (23) acres of open space along the existing creeks and wetlands on the property. This greenspace technically provides a water quality buffer for the creeks and wetlands. The installation of supplemental native plants to enhance the visual and functional qualities of these areas will provide Trace with a dual purpose amenity. Approximately thirteen (13) acres of open space flank roadways within the project. These areas will be strategically planted with native and adapted ornamental plant materials to create a framework and transition to the native landscape beyond. The width and quantity of these roadway open spaces shall create opportunities for major trail connections to create pastoral, pleasant experiences for pedestrians and cyclists.

The walkability of Trace enhances the cohesiveness of the community and raises the quality of life for residents. Enhancement such as re-establishment of prairie grasses and other bank stabilizing vegetation will provide forage and cover opportunities for a variety of birds and small mammals to regenerate natural cycles on a property that has been historically overgrazed.

Existing utility easements create opportunities for a restorative native landscape and trail system. These trails will be great connections as well as educational and interpretive elements of Trace. The overall amount and connectivity of the open spaces throughout Trace will create a network of trails that link to a variety of activities and amenities.

Illustration 9: Concept Plan Open Space (does not inlcude dentention basin locations)

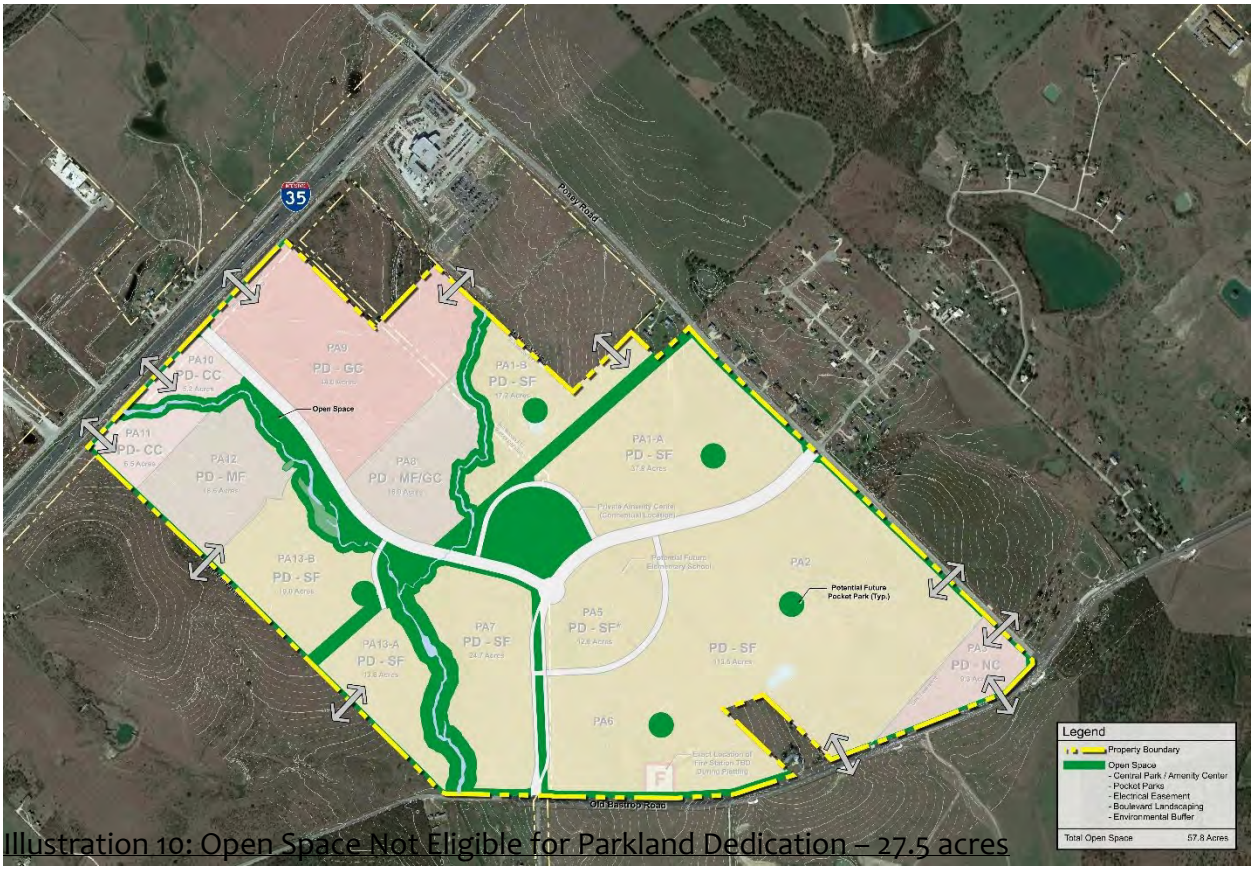
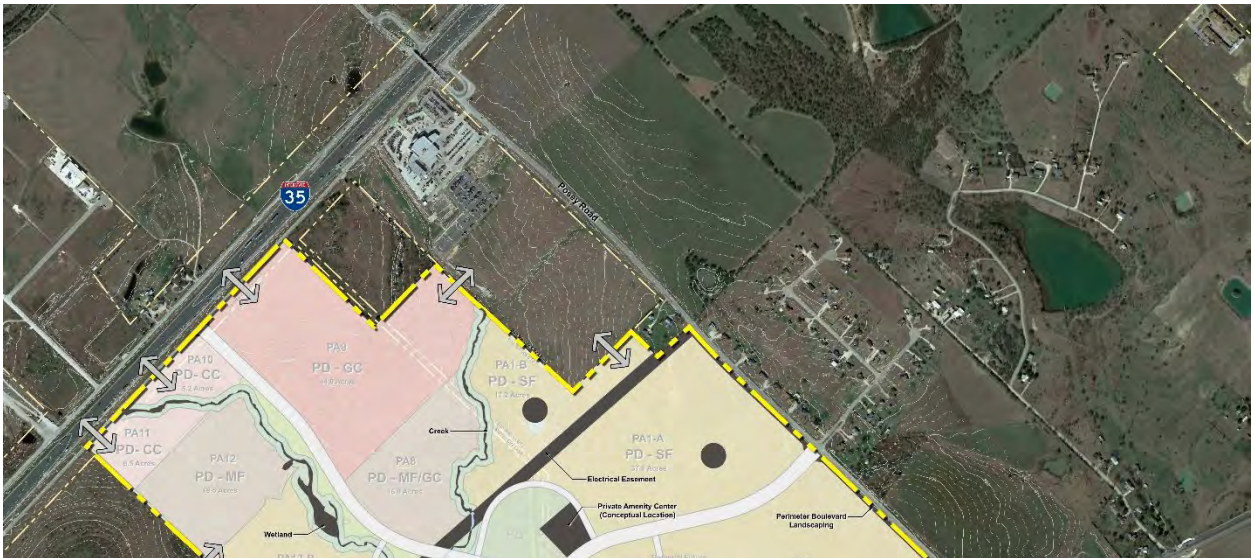


Illustration 10: Open Space Not Eligible for Parkland Dedication – 27.5 acres



3.2 Parkland Dedication

Standard City Requirements for Parkland - The City of San Marcos Land Development Code requires 5 acres of parkland per 1,000 residents. It requires that 2.7 residents are calculated per single family unit and 2.1 residents are calculated per multi-family unit (based on the maximum allowed units per acre per multi-family zoning designation). Drainage ditches, detention ponds, power line easements and steep slopes are not eligible for dedication but the 100 year flood plain is considered eligible for parkland credit. The calculations below detail the amount of parkland over and above the base requirement which will be dedicated to the City.

Parkland Dedication Requirement Calculations: Based on Concept Zoning Plan dated 07/07/2015

Single-Family:	995 units x 2.7 residents per unit =	2,687 residents
Multi-Family:	850 units x 2.1 residents per unit =	1,785 residents
Total Residents:		4,472 residents
Minimum Parkland requirement:		
4,472 total residents x 5 acres per 1,000 residents =		22.4 acres

Illustration 11: Parkland for Dedication – 30.3 acres

Parkland to be dedicated to the city will total 30.3 acres which is in excess of the City of San Marcos requirement of 22.4 acres.

- Land proposed for dedication as public parkland or open space shall be designated on the final plat for that phase or section of the project.
- Parks and open space improvements shall be constructed and accepted in the same manner as public improvements, prior to final plat recordation or fiscal surety provided in accordance with applicable ordinances, and within the phases identified.
- If the developer intends to provide fiscal surety in-lieu of construction of improvements prior to final plat approval, Design Development Drawings for proposed parks and open space improvements shall be submitted for review at the time of preliminary plat submission in order to determine/verify amount of fiscal surety.
- Cost for construction of parks and open space, both public and private, shall be borne by the developer.
- Typically open space requirements would be satisfied for each phase of a multi-phased residential development, however if open space is not to be provided proportionally among phases of development, the applicant shall execute a reservation of open space in a form that will assure the City that such open space will be provided. All open space within the PDD shall be provided prior to completion of development within the district.
- Parkland shall be easily accessible for the public and open to public view so as to benefit area residents, enhance the visual character of the City, protect public safety and minimize conflicts with adjacent land uses.

- Land dedication for public use and maintenance shall have a minimum of 150 feet of frontage on a Local or Collector Street.
- All public parkland must be accessible and any proposed development adjacent to a public park or opens space area shall not restrict reasonable access or visibility into the park.
- All parks will have at least 2-sides visible from public streets and the terrain of Trace is gentle enough that physical accessibility challenges are readily managed.
- Parkland shall be safely accessed by pedestrians, especially children.
- Public parkland and open space shall comply with Land Development Code parking requirements.
- Public parkland and open space land improvements shall be reviewed by the appropriate city staff to approve material selection on surfaces within publicly owned areas.
- Parkland construction documentation shall be required to be reviewed and approved administratively by the City of San Marcos Parks Department and Site and Building permit approvals shall be required by the Planning and Development Services Department.
- No private drainage or stormwater detention facilities or amenities not directly serving park purposes shall be permitted in dedicated parkland or open space

3.3 Open Space & Parks Programming

Trace is a relatively compact community; easily walkable with generous amounts of open space and parkland. Because of the compact size of the Community and the central location of the main Amenity Center and School, the park system within Trace will have a variety of experiences to suit the residents and users.

Illustration 12: Open Space and Parks Programming Plan

- Large fields, pools and/or splash pads will be centrally located to give maximum access as well as direct higher traffic volumes to larger roads.
- Internal neighborhood pocket parks will be either un-programed passive areas for neighborhood gatherings or lightly programmed play areas that may serve the homes furthest from the central activity area. The intent is that pocket parks would allow sufficient

outdoor quality of life experiences when time prohibits walking to the central amenity center.

Open Space & Parks Programming Schedule

M	Mandatory Improvement
O	Allowed Optional Improvement
D	Discourage Improvement

Facility	HOA Amenity Center	Public Central Park	Pocket Park #1	Pocket Park #2	Pocket Park #3	Pocket Park #4	Pocket Park #5	Open Space - Buffer Trail System	Open Space - Electrical Easement
Paths/Hike & Bike Trails	M	M	M	O	O	O	O	M	M
Park Identification Signage	M	M	M	M	M	M	M	M	M
Way Finding	M	M	O	O	O	O	O	M	M
Landscaping	M	M	M	M	M	M	M	M	M
Trees	M	M	M	M	M	M	M	M	D
Bike Rack	M	M	M	M	O	O	O	O	D
Seating, 2 benches	M	M	M	M	M	M	M	O	D
Picnic Tables, 2 minimum	M	M	M	M	M	M	M	D	D
Grills	M	M	O	O	O	O	M	D	D
Drinking Fountain	M	M	O	O	O	O	O	D	D
Pet Fountain	M	M	O	O	O	O	O	O	D
Trash Receptacles	M	M	M	M	M	M	M	O	D
Pet Waste Receptacles	M	M	M	M	M	M	M	M	O
Restrooms	M	M	D	D	D	D	D	D	D
Playscape	M	M	O	O	O	O	O	D	D
Gazebo	D	O	O	O	O	O	O	D	D
Shade Structure	M	O	O	O	O	O	O	D	D
Exercise Equipment Circuit	D	O	O	O	O	O	O	O	D
Multi-Purpose Court	M	O	O	O	O	O	O	D	D
Multi-Purpose Fields	D	M	D	D	D	D	D	D	D
Volleyball (Sand) Court	M	O	D	D	D	D	D	D	D
Pavilion with Restrooms	M	D	D	D	D	D	D	D	D
Dog Park	O	O	D	D	D	D	D	O	D
Environmental Education	M	M	O	O	O	O	M	M	D
Sports Lighting	D	D	D	D	D	D	D	D	D
Parking	M	M	M[1]	M[1]	M[1]	M[1]	M[1]	D	D

[1] – On street parking to be provided

3.3.1 Public Central Park

A public Central Park of approximately 9 acres will provide over 7 acres of public space as well as a private 2 acre Homeowner Amenity Center. One of the goals of Trace was to create connectivity to the open space and parks as well as deliver recreational and passive facilities to meet the diverse needs of its residents. The recreational and amenity center will be centrally located so that it can be easily accessed by pedestrian, bicycle or vehicles. Greenspace trails and breaks in lot blocks will provide convenient and direct pedestrian routes to this central amenity to form a cohesive community.

- Public Central Park: On-Site trees shall be provided at a rate of one (1) tree per 30 lineal feet of street frontage and shall be clustered and located in a way that provides programing for active spaces; minimum two (2) inch caliper. A minimum of 50% of required trees must be shade trees.

Homeowner Amenity Center: On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of undeveloped area; minimum of 2 inch caliper. A minimum 50% of required trees must be shade trees.

3.3.2 Pocket Parks

Trace will include a minimum of five family friendly pocket parks centrally located within the different sections of the community.

- These pocket parks will range in program, size and orientation to respond to the various product types and demographic expected in the respective section.
- Pocket Parks shall be a minimum of ½ acre in size.
- They shall be designed to function as the neighborhood gathering spaces for interaction, play and encourage engagement with the outdoors.
- Some of these pocket parks will be completely surrounded by residential streets with no houses backing up to them as shown in Illustration 15, however a few of the pocket parks are located with houses backing up to them as shown on Illustration 13. In this case, no more than 20 lots shall back up to the pocket park.
- Pocket Parks shall have at least two access points from the residential streets as shown on Illustration 13.
- All lots backing up to these pocket parks shall have tubular steel view fencing with a gate to allow for easy access from those houses to the park area as shown in Illustration 13.
- On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of park area; minimum of 2 inch caliper. A minimum of 50% of required trees must be shade trees.

Illustration 13: Typical Pocket Park

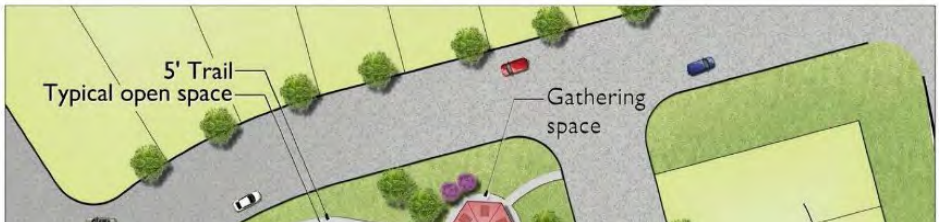
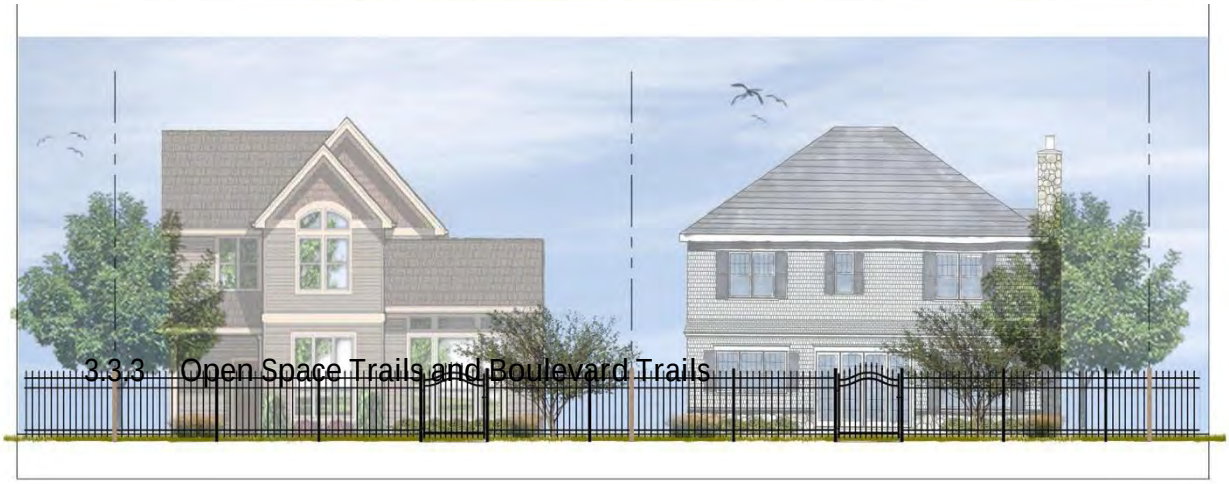


Illustration 13: Typical Pocket Park

Illustration 13: Typical Fencing Elevation at Pocket Parks



3.3.3 Open Space Trails and Boulevard Trails

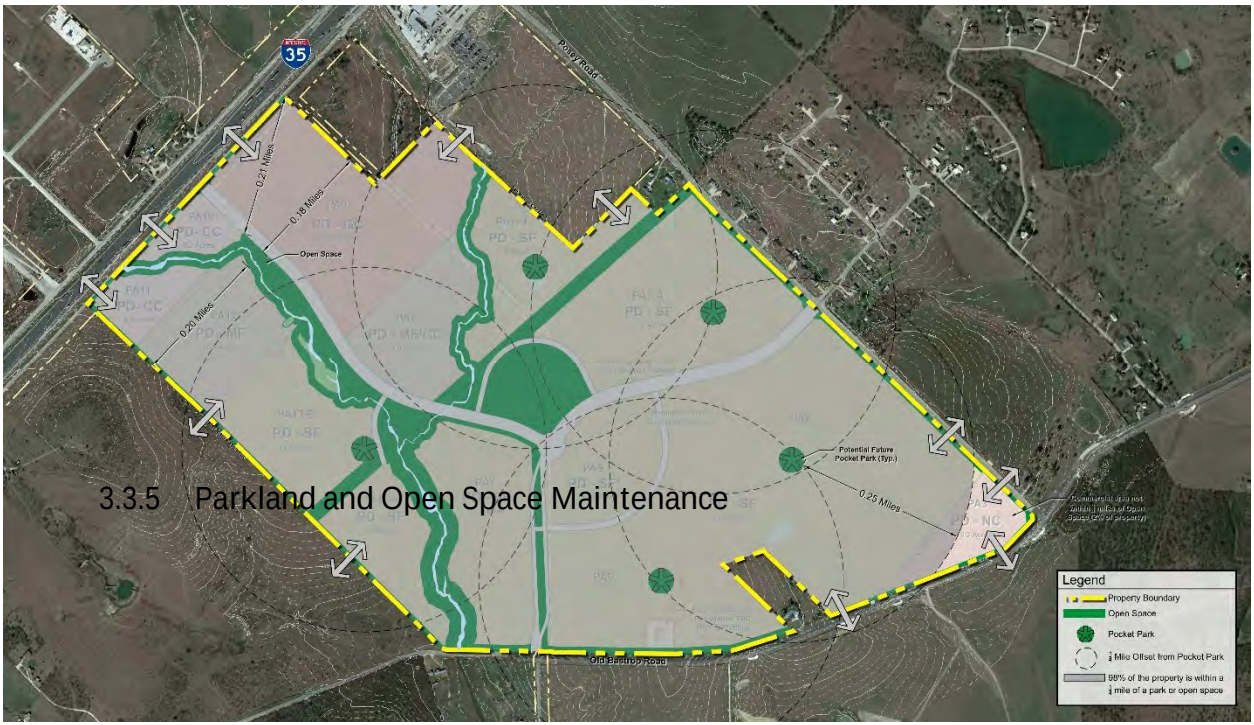
Trace will provide 2 to 3 miles of trail system that follows the terrain and makes natural features accessible for learning and observing.

- The trail system will provide access throughout the Community that minimizes potential conflicts with automobile traffic.
- The trail system will connect the commercial, the corporate campus, the multi-family and single family areas so that residents can live, work, and play within the Trace Community without getting in a car.
- The trails will range in width and surface to respond to the projected use and location. Trails along the main transportation corridors will be larger (10 to 12 feet width) and permanent concrete surfacing to allow for younger pedestrians and cyclists to traverse the property while minimizing interactions with vehicular traffic.
- Other trails may be decomposed granite, mulch or mowed trails through restored wildflower meadows. Widths will be mutually agreed upon between the developer and the City of San Marcos Parks Department and will vary from 6' minimum up to 12' where projected traffic warrants
- Trees shall be provided at a rate of 1 tree per 50 linear feet of trail; minimum of 2 inch caliper. Trees shall be clustered and located adjacent to trails and/or adjacent street frontage.

3.3.4 Parkland and Open Space Walking Distance

- One of the goals of the Trace Master Planned Community was to provide parks, open space and trails within walking distance of its residents. 98% of the Trace project is within ¼ mile of either a park, a trail or an open space area. The only area not within ¼ mile walking distance of a park, open space or trail is Planning Area 3 located at the corner of Posey Road and Old Bastrop Highway.Street connections between residential neighborhoods shall be provided, wherever possible, to provide reasonable access to parks and open space areas.
- Proposed access and public availability, both physical and visual, of parkland shall be reviewed by the City's Community Services Director and approved by the Planning and Zoning Commission during platting.

Illustration 14: Property within ¼ mile of Open Space or Parks



3.3.5 Parkland and Open Space Maintenance

The Trace parkland, open space and trails systems will be maintained by a combination of both Homeowner's association and city maintenance. The exhibit below shows three types of maintenance.

- Areas to be dedicated to the City of San Marcos and maintained by the City of San Marcos
- Areas to be dedicated to the City of San Marcos such as medians and large linear parks that will be maintaned by the Homeowner's Association
- Areas to be owned by the Homeowner's Association and maintained by the Homeowner's Association
- The Trace HOA shall maintain the hike and bike trails as shown in Ilustration 15, including those in publicly owned parkland and open space areas in perpetuity.

Illustration 15: Landscape Maintenance Plan

3.4 Elementary School & Fire Station

Within the Trace Project, approximately 12 acres shall be set aside and designated for use by the San Marcos Consolidated Independent School District ("SMCISD") for the construction of an elementary school campus. However, if the SMCISD fails to accept the property by October 1, 2020, then the property will be retained for residential development and/or parkland at the discretion of the Developer. Upon acceptance of the property for the school, the SMCISD may construct the campus in accordance with its capital improvements plans. In addition, a minimum of 3 acres will be set aside for a future City of San Marcos Fire Station as generally located on Illustration 7: Concept Zoning Plan. The exact location of the site shall be determined prior to the issuance of the first certificate of occupancy for a single family residence within the project and shall be dedicated when the portion of the property where the site is located is final platted; or as defined by the Fire Station Agreement.

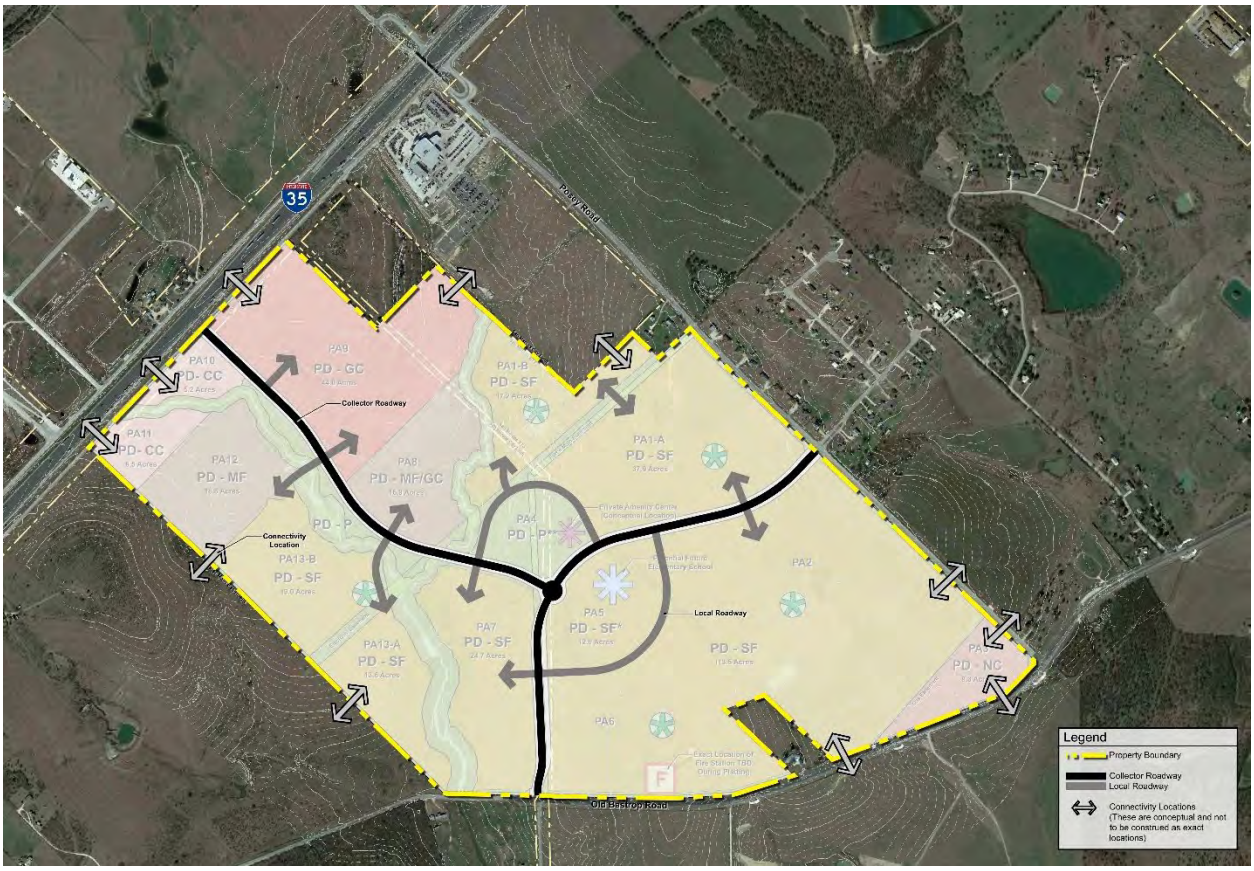
Section 4 Circulation and Connectivity

The Project will offer superior street designs that will include wider sidewalks, separated bike paths and enhanced landscaping to provide an attractive and inviting aesthetic that provides residents with a pedestrian and bicycle friendly community. Separated bike paths and wide sidewalks create a safer environment for parents and children walking to and from the centrally located central park, amenity center and elementary school.

The entire street scene is superior due to the fact that homes will front onto the Residential Collector Streets lending to a more inviting and friendly community. In addition to the enhanced parkways on either side of the collector roads, a minimum 16 foot median is added to convey a park-like impression as well as to give an added safety feature of a left hand turn lane where needed. On the road entering the project from Old Bastrop Highway, the existing 50 foot wide City Wastewater easement is utilized as a linear park with a 12 foot meandering bike trail. Throughout the entire community added landscaped parkways and wide naturalized buffers have been added.

In the area near the Business Center an additional 25' landscape area further buffers that area from street traffic. The neighborhood retail areas, the multi-family areas and the single family areas are separated from the collector street by a naturalized landscape buffer and water quality zone that ranges from approximately 120 feet up to approximately 315 feet. This area will have a meandering 10 foot trail and native and adapted ornamental plant materials to lend a park like atmosphere even in the most intense uses of the community.

Illustration 16: Vehicle Circulation Plan



Roadway Design Standards Table

Design Elements	2 Way Alley		Enhanced Residential Street				Residential Collector			Commercial/Multifamily Collector		
	Existing City Standard	Trace Standard	Existing City Standard	Trace Enhanced Residential (Standard)	Trace Enhanced Residential (School)	Trace Enhanced Residential (Central Park)	Existing City Standard	Trace Standard AA and BB	Trace Standard CC	Existing City Standard	Trace Standard DD	Trace Standard EE
Expected ADT (vpd)	-	-	500	500	500	500	500 - 3,000	500 - 3,000	500 - 3,000	2,000-10,000	2,000 - 10,000	2,000 - 10,000
Minimum ROW (feet)	16	20	53	52	56	56	62	104	120	80	100	100
Minimum Paved Width (feet)	15	20	33	30	32	32	38	20+20	20+20	48	32+32	32+32
Number of Lane	1-2	2	2	1 queuing	1 queuing	1 queuing	2	2	2	2-4	4	4
Lane Width (feet)	15-20	10	10 - 11[a]	14	16	16	10 - 11[a]	12	12	11-12	12	12
Design Speed (mph)	-	-	20 - 30	20 - 30	20 - 30	20 - 30	30 - 35	30 - 35	30 - 35	30-40	30 - 40	30 - 40
Curb Basis (feet)	-	-	10				10.5			14.5		
Tangent Length between reverse curves (feet)	-	-	50	50	50	50	100 - 150	100 - 150	100 - 150	110-150	100 - 150	100 - 150
Spacing of Cross-Street (feet)	-	-	<300	<300	<300	<300	300 - 500	300 - 500	300 - 500	500	300 - 500	300 - 500
Driveways Permitted	-	-	Yes	Yes	Yes	Yes	Yes	No[b]	No[b]	Restricted	Restricted	Restricted
Driveway Spacing (feet)[c]	-	-	1 per property	1 per property	1 per property	1 per property	50 - 75	N/A	N/A	75-100	75 - 100	75 - 100
Parking	-	-	Yes / 2 sides	Yes / 2 sides	Yes / 2 sides	Yes / 2 sides	Yes	Yes / 2 sides	Yes / 2 sides	Restricted	Restricted	Restricted
Landscaping	-	-	Both Sides 3'+3'=6'	Both Sides 7'	Both Sides 7'	Both Sides 7'	Both Sides 3.5' + 2'=5.5'	Both Sides 7' + 5'=12'	Both Sides 7'	Both sides 6'+2'=8'	Both Sides 8'	Both Sides 8'
Street Trees (within 7' Street Tree Area)				1 Shade Tree[d] per 30 LF- 2" caliper	1 shade tree per 30 LF – 2-4" size; avg. 3" caliper School Side	1 shade tree per 30 LF – 2-4" size; avg. 3" caliper Park Side		1 shade tree per 30 LF – 2-4" size; avg. 3" caliper Both sides	1 shade tree per 30 LF – 2-4" size; avg. 3" caliper Both sides		1 shade tree per 30 LF – 2-4" size; avg. 3" caliper Both sides	1 shade tree per 30 LF – 2-4" size; avg. 3" caliper Both sides
Ornamental Trees					1 Ornamental tree per 5 shade trees – min. 2" caliper – School Side	1 Ornamental tree per 5 shade trees – min. 2" caliper – Park Side		1 Ornamental tree per 5 shade trees – min. 2" caliper – Both Sides	1 Ornamental tree per 5 shade trees – min. 2" caliper – Both sides		1 Ornamental tree per 5 shade trees – min. 2" caliper – Both Sides	1 Ornamental tree per 5 shade trees – min. 2" caliper – Both Sides

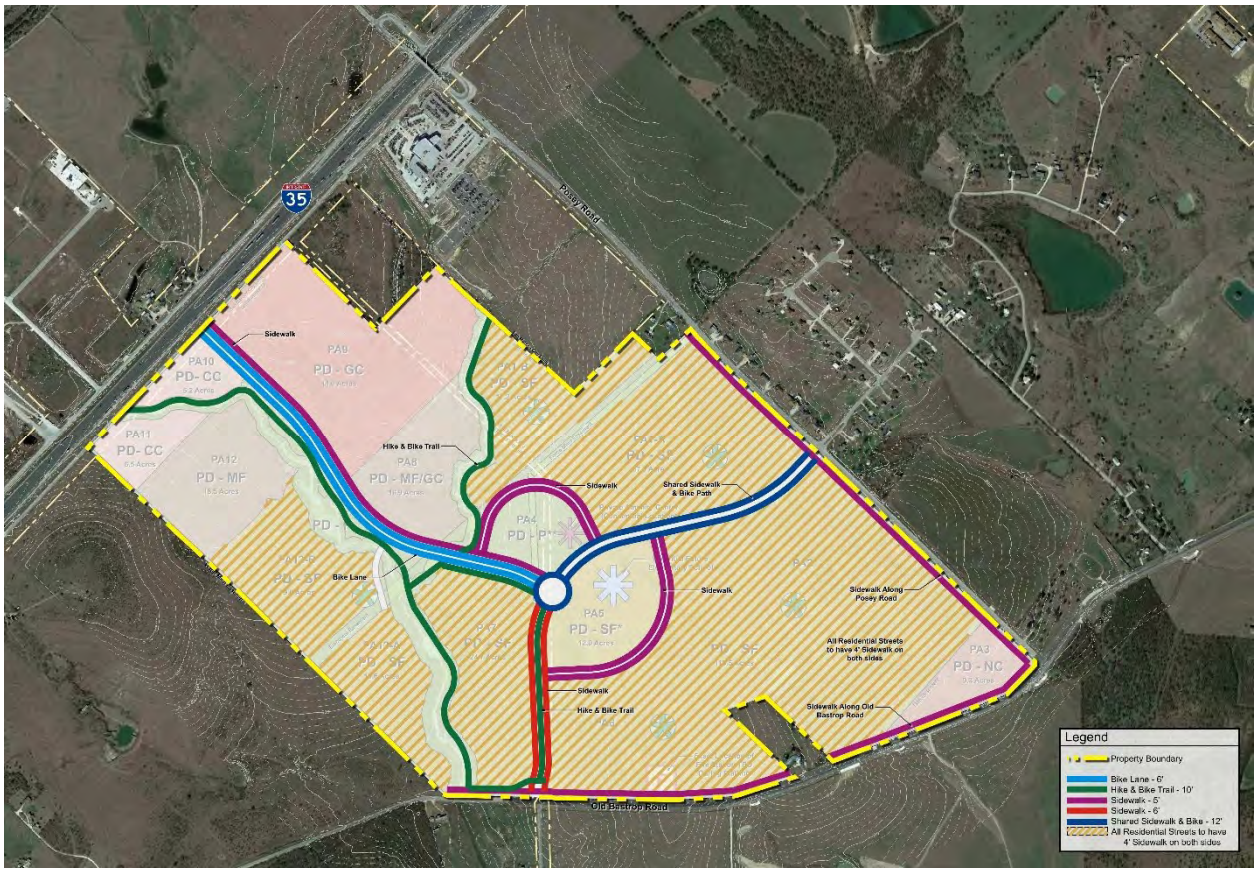
Roadway Design Standards Table												
Design Elements	2 Way Alley		Residential Street				Residential Collector			Commercial/Multifamily Collector		
Sidewalks (width)	-	-	Yes 4'	Yes 4'	Yes 5' on both sides	Yes 5' on both sides	Yes 5'	Yes 6'Joined with Bike Path	Yes 6'	Yes 5'	Yes 5'	Yes 5' on one side; 10' trail on other
Bike Path Bike Lane	-	-	None	None	None	None	None	Yes 6' Joined with Sidewalk 12' on ea. side	Yes Bike Path 12' meandering in linear park	None	Yes Bike Lane 6' w/ 2' striping	Yes Bike Lane 6' w/ 2' striping
Grades % (max)[d]	2%	2%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Min. Median Widths (feet)	-	-	-	-	-	-	4	16	50 Tapers smaller at entry	4	20	20
Expected percent of Heavy Vehicles (%)	-	-	1.7	<1.0	<1.0	<1.0	1.4 - 8.3	<2.0	<2.0	2.0-9.8	<5.0	<5.0

[a] - With Additional parking lanes of 8 feet on both sides
[b] - Individual Driveways to single family homes will not be permitted along Street Sections AA, BB, CC nor EE except for entrance to the school site or park site
[c]- Varies with the design speed of the roadway and is different for City and TxDOT roadways. Refer to Chapter 5: Driveway Design and Access Management
[d] – On single-family lots 40 feet in width or less located on an Enhanced Residential Street, one street tree may count towards the two shade trees per lot required by Section 6.1.1.4(d)(1).
[e] – For construction of steeper grades, detailed traffic and environmental studies are required

4.1 Street Section Design

- Driveway access to single family homes shall be prohibited along Street Section AA, BB and CC except for a permitted driveways into the school site and or the central park and amenity center.
- At the time of the Subdivision Concept Plat for Planning Area 9, a roadway shall be provided to connect the Toyota property thru Planning Area 9 to the Commercial /Multi-Family Collector Road (DD). The applicant will show that there will be a north – south connection from the Toyota Property thru Planning Area 9 connecting to the roadway situated between Planning Area 12 and 13. A Traffic Analysis will be provided at that time based on proposed land uses to warrant the size of the right of way as well as the ability to design this Connector Road in either a straight or circuitous manner.
-

Illustration 17: Pedestrian Sidewalk / Bicycle Circulation Plan



Enhanced sidewalks and pedestrian access are provided throughout the Trace project.

- 6 foot bike lane with a 2 foot striped and textured buffer between traffic lane and bike lane

- 6'-12' foot meandering hike and bike trails through the Environmental Buffer Trail System and the Open Space Electrical Easement
- 5 foot sidewalk around the school and central park sites
- 6 foot sidewalk along Street Section CC
- 12 foot shared pedestrian and bike path sidewalk along Street Sections AA, BB and through the center of CC
- 4 foot sidewalk throughout the residential neighborhoods
- 5 foot sidewalks along Posey Road and Old Bastrop Highway with a 7' street tree area

Illustration 18: Key Map to Street Cross Sections

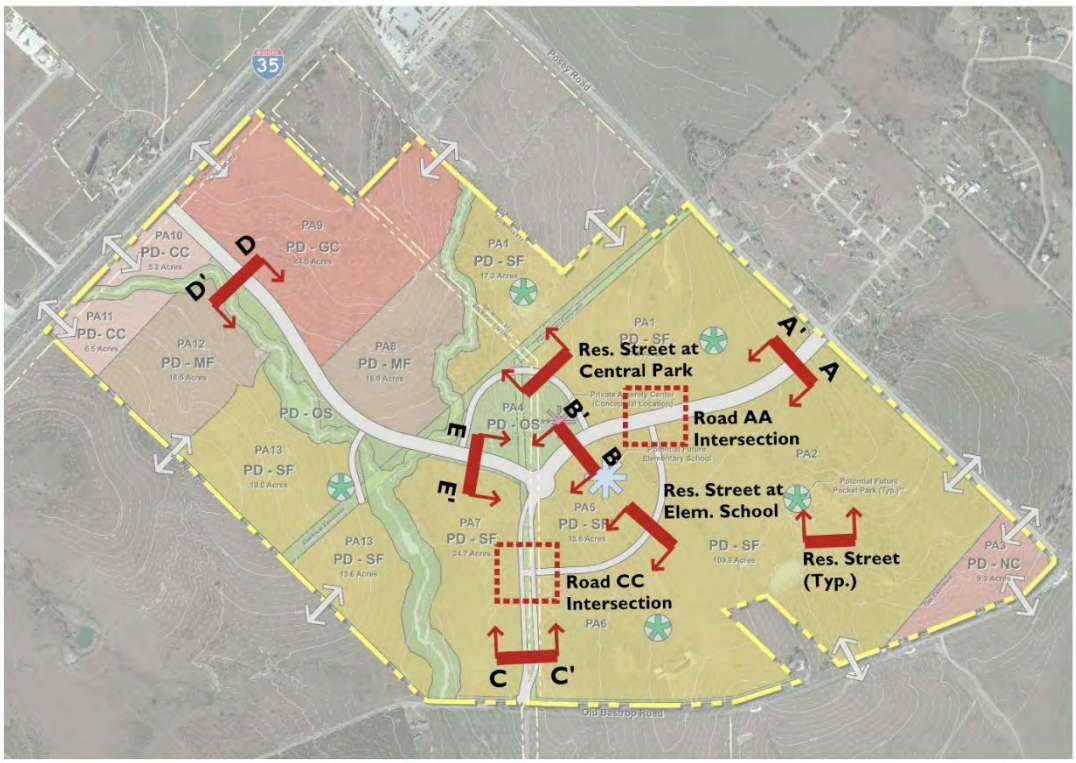


Illustration 19: Enhanced Residential Street (Standard)

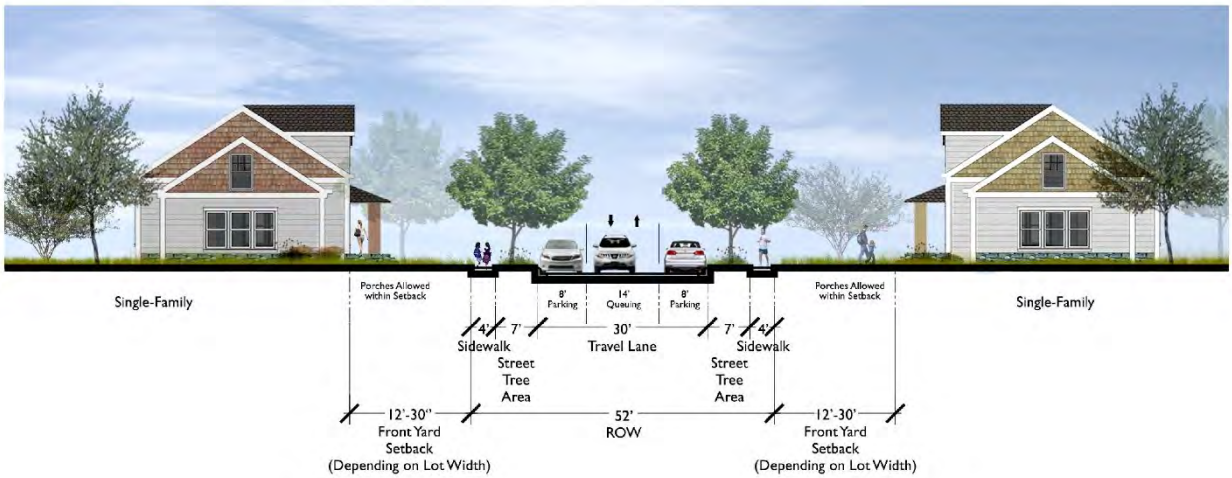


Illustration 20: Enhanced Residential Street (Central Park)

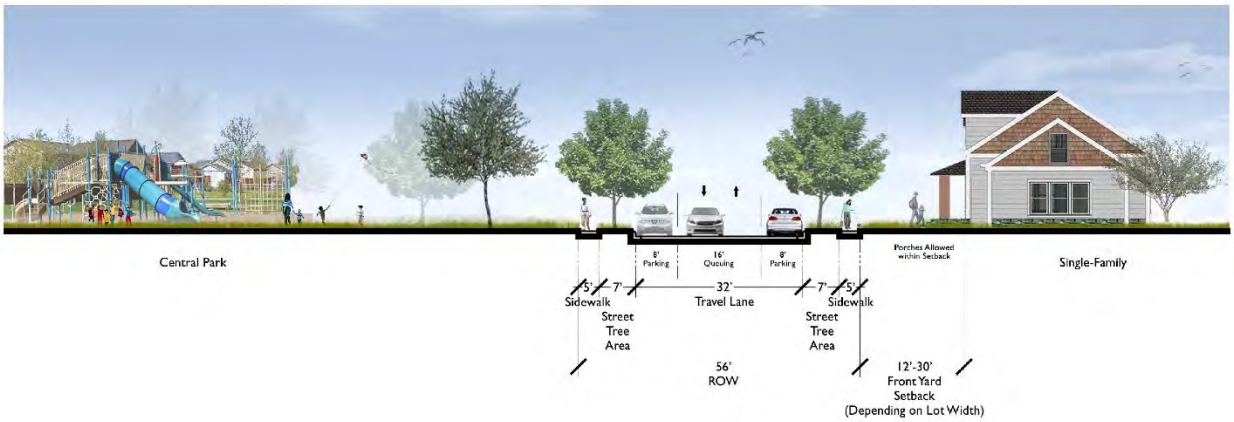


Illustration 21: Enhanced Residential Street (School)

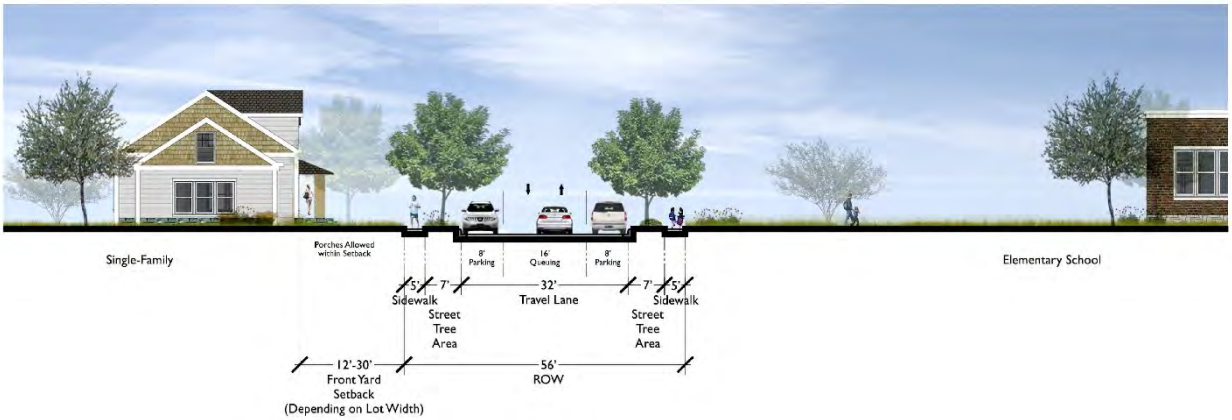


Illustration 22 Enhanced ROW Section AA

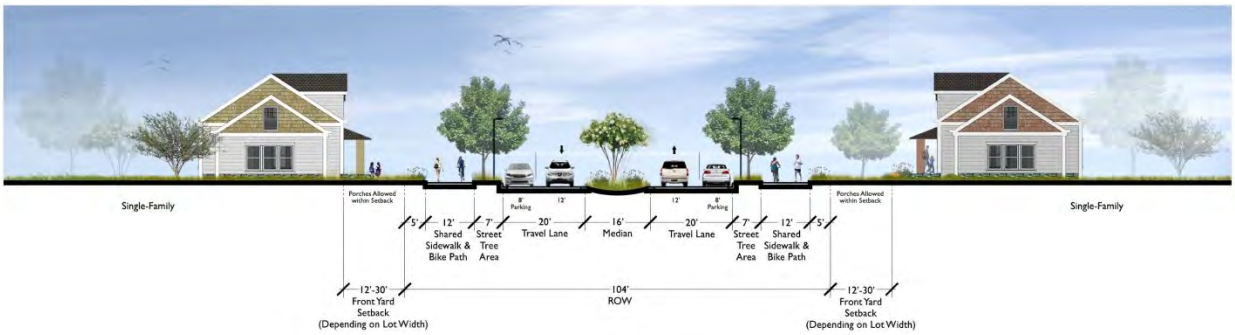


Illustration 23: Plan View Section AA

Illustration 24:
Typical Intersection at
ROW Section AA

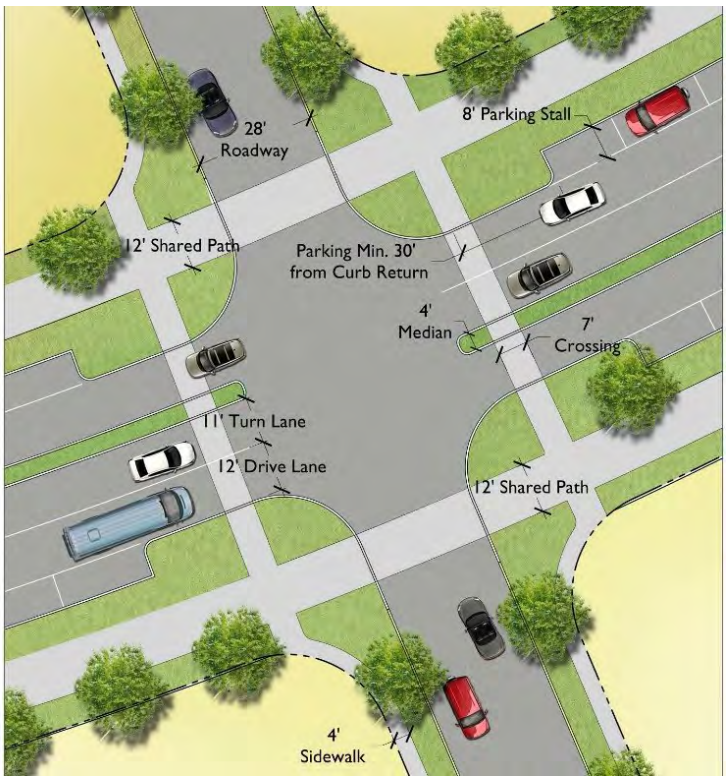


Illustration 25: Enhanced ROW Section BB

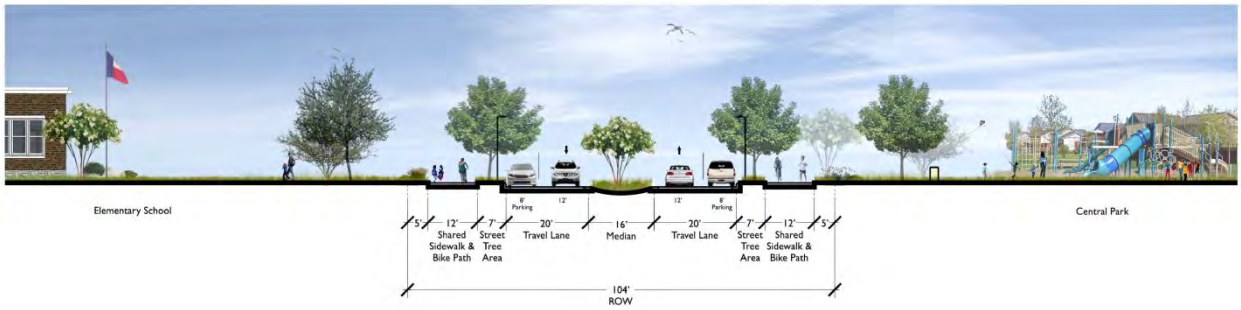


Illustration 26: Roundabout Plan View and Typical Future Bus Stop Plan

Illustration 27: Enhanced ROW Section CC

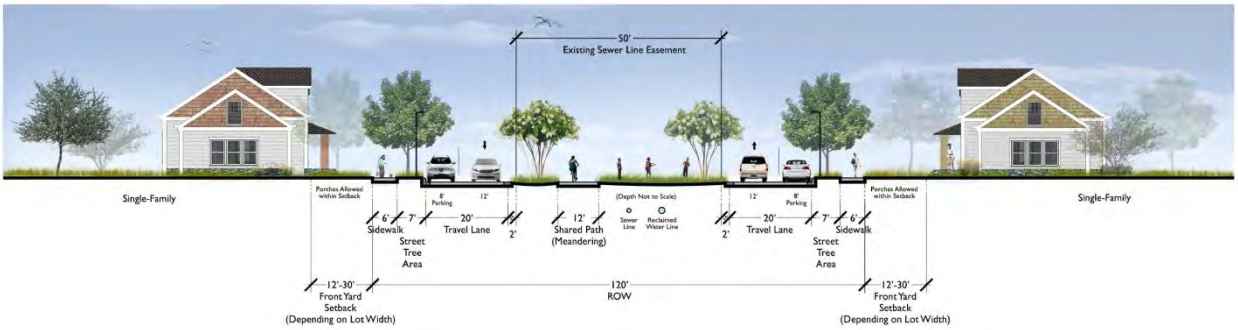


Illustration 28: Plan View of Section CC

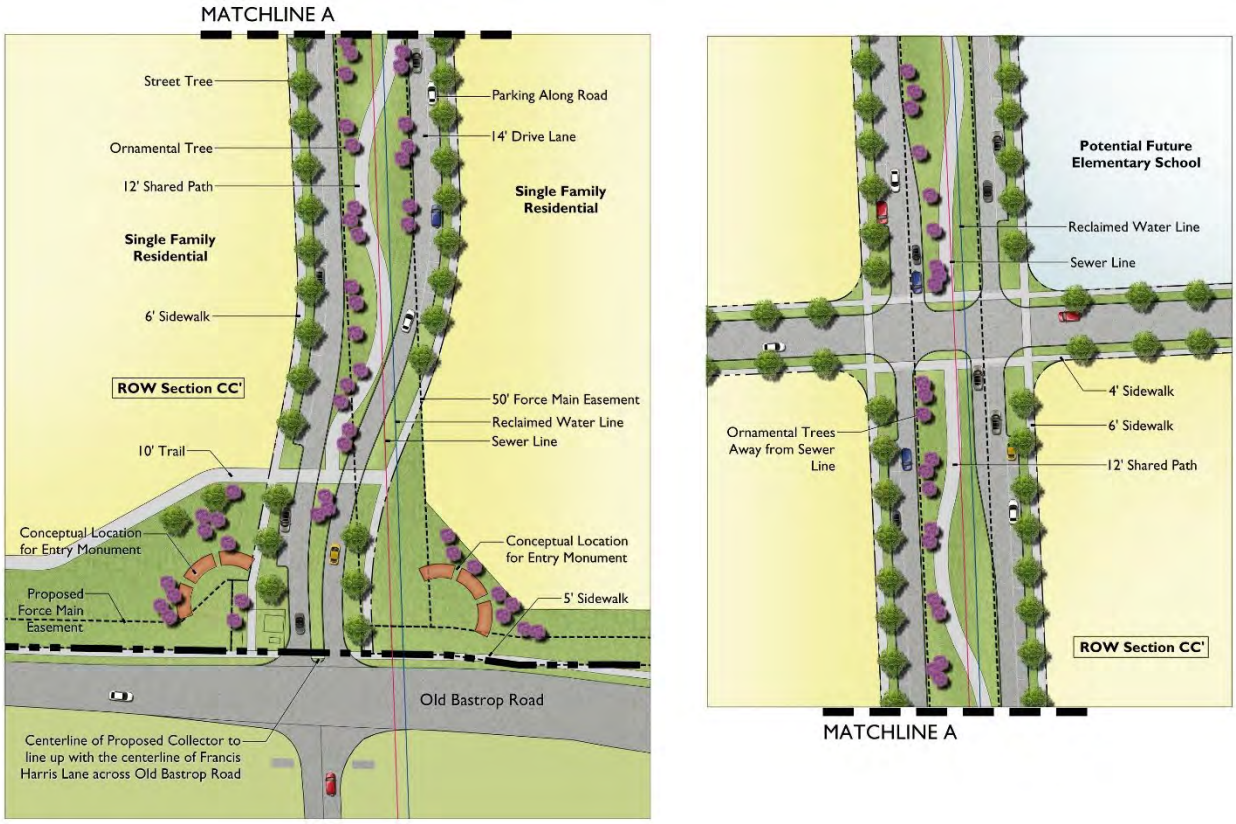


*Illustration above to be revised to indicate sidewalk along entire length of Old Bastrop Road and a sidewalk connection from Section CC.

** Note to be provided stating that exact location of shared path within Section CC to be determined during preliminary design process.

Illustration 29: Typical Intersection at ROW Section CC

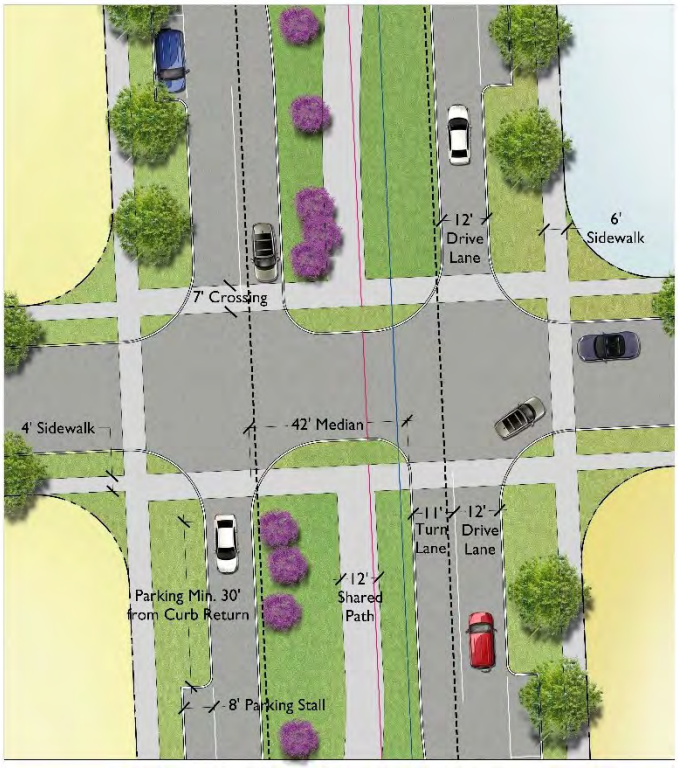


Illustration 30: Enhanced ROW Section DD

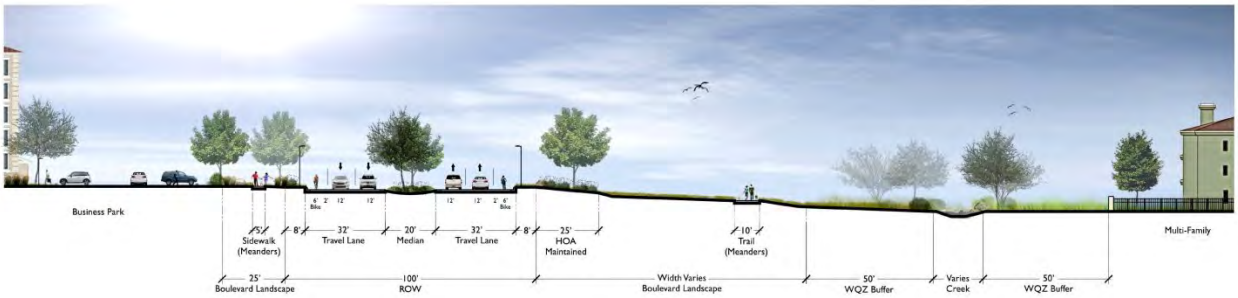
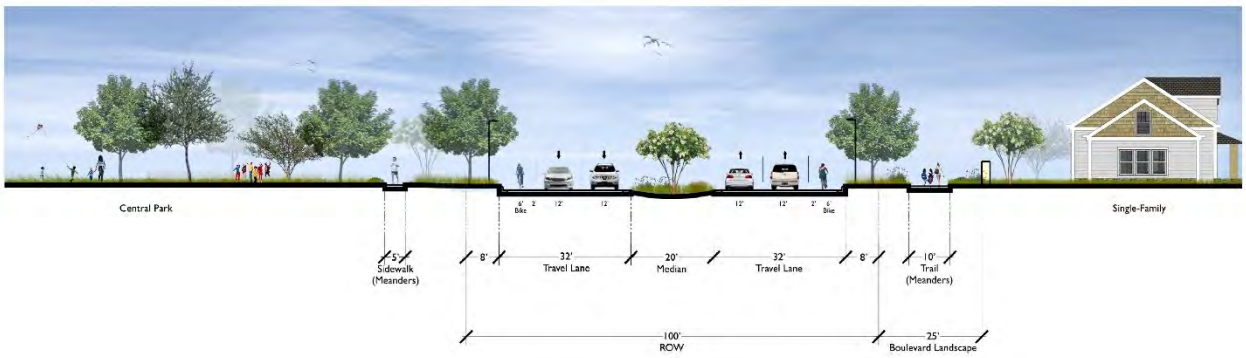


Illustration 31: Enhanced ROW Section EE



4.2 Cul-De-Sacs

A cul-de-sac is a circular turnaround at the end of a short, dead-end street. The illustration to the right depicts a typical cul-de-sac design for the Trace project.

- Landscape areas shall be provided within the circular area of the cul-de-sac to include at least one (1) street tree of between 2" – 4" caliper.
- Cul-de-sacs shall not be more than 450 feet in length unless it is not feasible to design them in any other length. In no case shall the cul-de-sacs in Trace be designed more than 500 feet in length unless approved by the City Engineer for specific reasons concerning site constraints such as avoidance of environmentally sensitive areas, topography or engineering design.
- Cul-de-sacs shall have a ROW radius of 60 feet.
- Cul-de-sacs shall include sidewalk pedestrian access from the end of the cul-de-sac to the next adjoining street.
- Construction of cul-de-sacs shall include proper signage at the entrance to inform drivers that the street is not a through street.

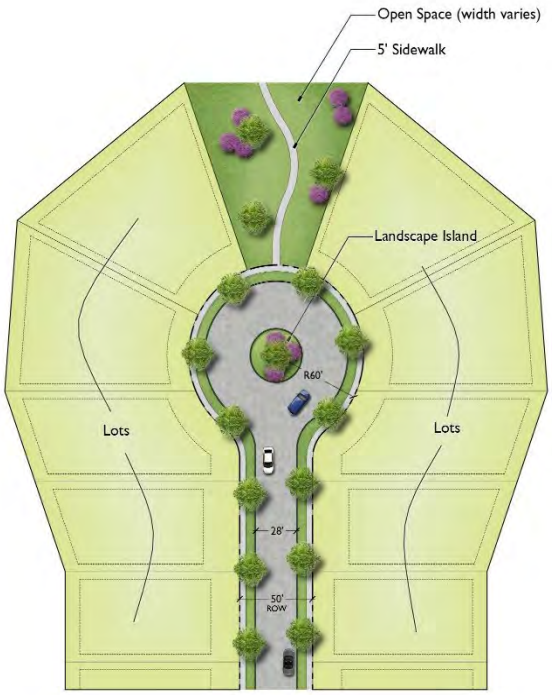
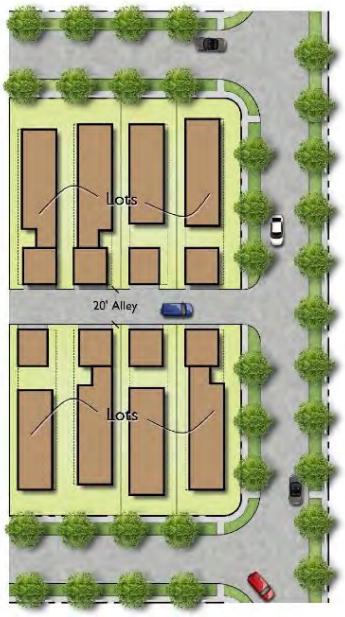


Illustration 32: Typical Cul de Sac and Alley

4.3 Alleys

Older, traditional urban development in cities prior to World War II used the alley for garage access extensively. With the popularity of the car, alley designed access for garages became almost obsolete. In keeping with a more traditional neighborhood design at Trace, alleys shall be permitted in Trace but not required in every single instance of subdivision design.

- Alleys shall be required adjacent to all lots 40' wide and smaller.
- Alleys shall be a minimum of 20' wide
- Alley loaded product shall be required along the entire length of Street Section AA and Street Section CC.



4.4 Block Lengths

- Residential blocks in Trace shall not exceed eleven hundred (1,100) feet in length nor be less than six hundred (600) feet.
- Commercial blocks in Trace shall not exceed eleven hundred (1,100) feet in length. However, future block length necessitated by the proposed north/south connection point previously discussed in Section 4.1 above, may exceed 1,100 feet with approval of the Directors of Planning and Development Services and Engineering/Capital Improvements.

4.5 Horizontal Alignment

- The horizontal approach to an intersection should be tangent for a length of 50-100 feet.
- The desirable angle of intersection is 90 degree. Intersections skewed at angles less than 80 degrees or more than 100 degrees should be avoided but are allowed within Trace due to specific reasons concerning site constraints such as avoidance of environmentally sensitive areas, topography or engineering design.

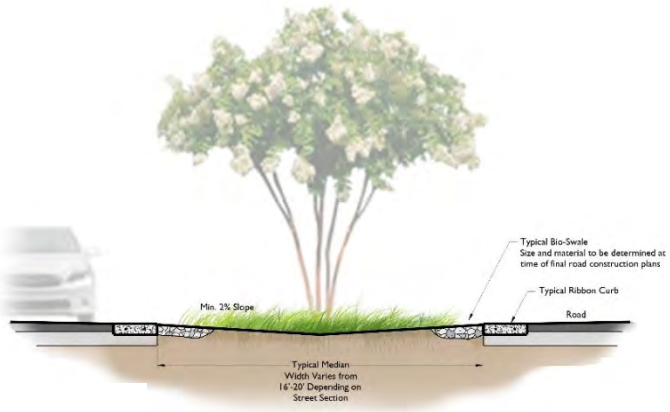
4.6 Street Trees

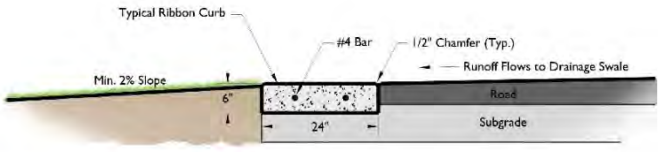
- Street trees shall be provided along Street Sections AA, BB, CC, DD and EE at one (1) shade tree per 30 lineal feet of street frontage. Shade trees shall range in caliper size of 2" to 4" with an average caliper size of 3" and be spaced at 30' on center.
- Street trees shall be provided along Enhanced Residential Streets at one (1) shade tree per 30 lineal feet of street frontage. Shade trees shall be a minimum caliper size of 2".
- Along Street Sections AA, BB, CC, DD and EE ornamental trees shall be provided at one (1) ornamental tree per five (5) shade trees and be of a minimum caliper size of 2".
- Street trees shall be provided within the median of Street Sections AA, BB, DD, and EE at one (1) ornamental tree per 30 lineal feet of street frontage; minimum of 2" caliper.
- Street trees shall be provided within the median of Street Sections CC at two (2) trees per 30 lineal feet of street frontage; minimum of 2" caliper. A minimum of 50% of required street trees may be ornamental.Trees installed along Street Sections AA, BB, CC, DD and EE and maintained by the HOA, will be watered with an HOA installed, monitored and maintained irrigation system. The trees will be watered by bubblers (2/shade tree and 1/ornamental tree).
- On single-family lots 40 feet in width or less located on an Enhanced Residential Street, one street tree may count towards the two shade trees per lot required by Section 6.1.1.4(d)(1).
- Street trees located along Enhanced Residential Streets shall be installed at the time of construction of improvements and shall be warrantied by the developer for a minimum period of 2 years.
- Street trees shall be provided along all Posey Road and Old Bastrop Road frontage at a rate of one (1) tree per 50 feet of linear frontage.

4.7 Bio-Swales

- The Residential Collector roads within Trace shall have landscaped medians which can offer a unique approach to water quality. Medians shall be inverted and will capture runoff from all ROW, as the inside curb of both sides of traffic will be of the laydown or ribbon variety. This will allow the roadway to sheet flow into the median, where vegetated infiltration strips can be utilized to treat runoff. However, in cases where road grades exceed 8.5%, it is not feasible for the medians to be utilized for water quality and curb and gutter must be used.

Illustration 33: Typical Laydown or Ribbon Curb and Bio-Swale





28-Day Concrete Strength = 3500 psi

Section 5 Site Design

5.1 Dimensional and Lot Standards

The following Lot and Dimensional Standards shall apply to the Property and the Project in order to result in a higher quality development for the community. These Standards modify the requirements of the City Code. The ***bold italicized*** standards are exceptions to the City's required dimensional and lot standards. Two new types of lots are permitted in the Trace Master Plan to allow for a variety of different types of housing. Except and unless expressly varied by these PDD Standards, the Property and the Project shall be subject to all applicable requirements of City of San Marcos ordinances, zoning regulations and Land Development Code ("LDC") (collectively, the "Base Regulations").

STANDARD CATEGORY	SF-6	SF-4.5	*SF-ALLEY LOADED 32'*	*SF-ALLEY LOADED 40'*	*SF-ALLEY LOADED TH*	PH-ZL
Lot/Parcel Area Minimum Sq. Ft.	6,000	4,500	*3,500*	*4,400*	2,500	4,000
Units per Acre Maximum/Gross Acre	5.5	7.5	*10.0*	*8.0*	6/12	7.5
Lot Frontage, Minimum Feet	35	35	*N/A*	*N/A*	25	35
Lot width, Minimum Feet	50	*40*	*32*	*40*	25	40
Front yard Setback, Range in Feet	*20' to 30'*	*17' to 23'*	*12' to 18'*	*12' to 18'*	*17' to 23'*	*17' to 23'*
Side Yard Setback, Minimum Feet, Interior	5	5	*5*	*5*	0	0/10
Side Setback, Minimum Feet, corner	15	15	*10*	*10*	*10*	10
Rear Yard Setback, Minimum	20	*10*	*3*[1]	*3*[1]	*3*[1]	10
Lot Depth, Minimum Feet	100	90	*110*	*110*	N/A	85
Impervious Cover, Max %	50%	60%	*80%*	*80%*	*80%*	75%
Building Height, Maximum Stories	2	2	*2*	*2*	2	2

[1] Rear Yard Setback - This rear yard setback is measured from the garage door to the edge of the alley pavement.

- A concise checklist shall be developed with Planning Department Staff to enforce architectural regulations and site plan regulations and to provide efficient staff review at the time of permit/ plan review. This concise checklist shall be completed prior to the first Concept Plat submittal.

Illustration 34: Typical Lot Layouts SF-6 – 50', 60' and 70' wide Lots

SF-6 50' Wide Single Family Lots

Min. Lot Size	6,000 SF
Lot Width:	50'
Lot Depth:	120'
Front Yard Setback:	Range 20' to 30' (Avg. 25')
Side yard Setback:	5' (10' Corner Lot)
Rear yard Setback:	10'
Attached Garage:	Yes
Alley:	No

SF-6 60' Wide Single Family Lots

Min. Lot Size	7,200 SF
Lot Width:	60'
Lot Depth:	120'
Front Yard Setback:	Range 20' to 30' (Avg. 25')
Side yard Setback:	5' (10' Corner Lot)
Rear yard Setback:	10'
Attached Garage:	Yes
Alley:	No

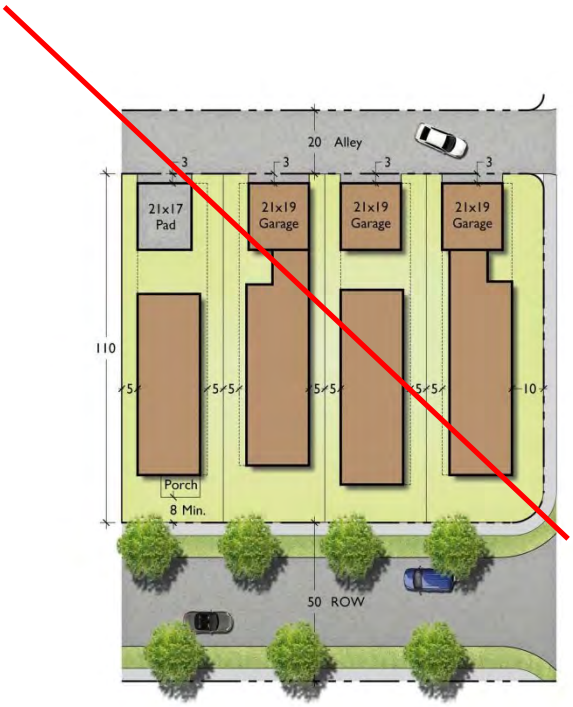
***Revise all front loaded illustrations to not illustrate garages extending further than main façade.

SF-6 70' Wide Single Family Lots

Min. Lot Size	8,400 SF

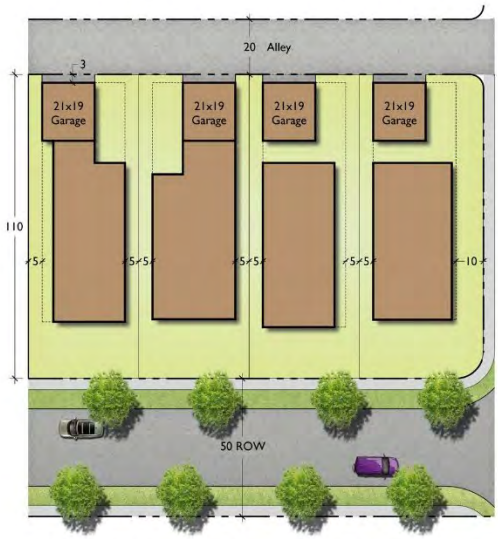
Lot Width: 70'
Lot Depth: 120'
Front Yard Setback: Range 20' to 30' (Avg. 25')
Side yard Setback: 5' (10' Corner Lot)
Rear yard Setback: 10'
Attached Garage: Yes
Alley: No

Illustration 35: Typical Lot Layouts SF-4.5 – SF Alley Loaded 32' and SF Alley Loaded 40'



SF-Alley Loaded 32' Wide Single Family Lots

Min. Lot Size 3,500 SF
Lot Width: 32' – 34'
Lot Depth: 110'
Front Yard Setback: Range 12' to 18' (Avg. 15')
Side yard Setback: 5' (10' Corner Lot)



Garage Setback from Alley: 3'
Garage: 21' x 19' or 21' x 17' Pad
Alley: Yes – 20' wide
Porch: Min. 8' Setback from ROW

SF-Alley Loaded 40' Wide Single Family Lots

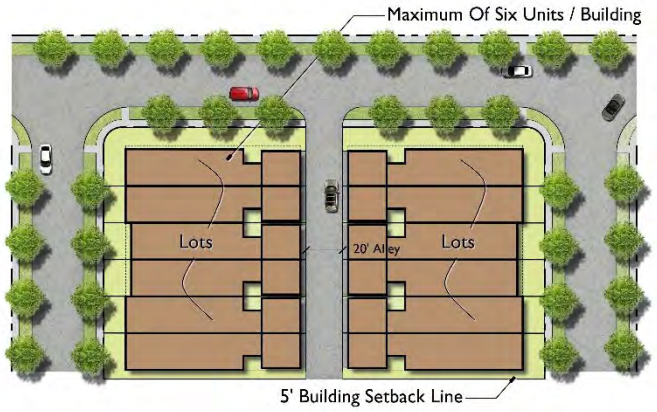
Min. Lot Size 4,400 SF

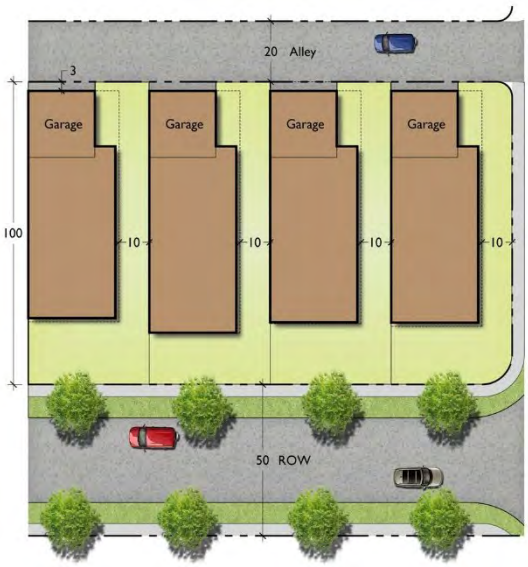
Lot Width:	40’
Lot Depth:	110’ Min.
Front Yard Setback:	Range 12’ to 18’ (Avg. 15’)
Side yard Setback:	5’ (10’ Corner Lot)
Garage Setback From Alley:	3’
Garage:	21’ x 19’ or 21’ x 17’ Pad
Alley:	Yes – 20’ wide
Porch:	Min. 8’ Setback from ROW

`Illustration 36: Typical Lot Layouts Townhome – Patio Home-Zero Lot Line

SF-Alley Loaded Townhome

Min. Lot Size	2,500 SF
Lot Width:	25’ – 30’ (corner)
Lot Depth:	100’
Front Yard Setback:	Range 17’ to 23’ (Avg. 20’)
Sideyard Setback:	10’ Corner Lot
Garage Setback from Alley:	3’
Alley:	Yes – 20’ wide
Porch:	Min. 8’ Setback from ROW





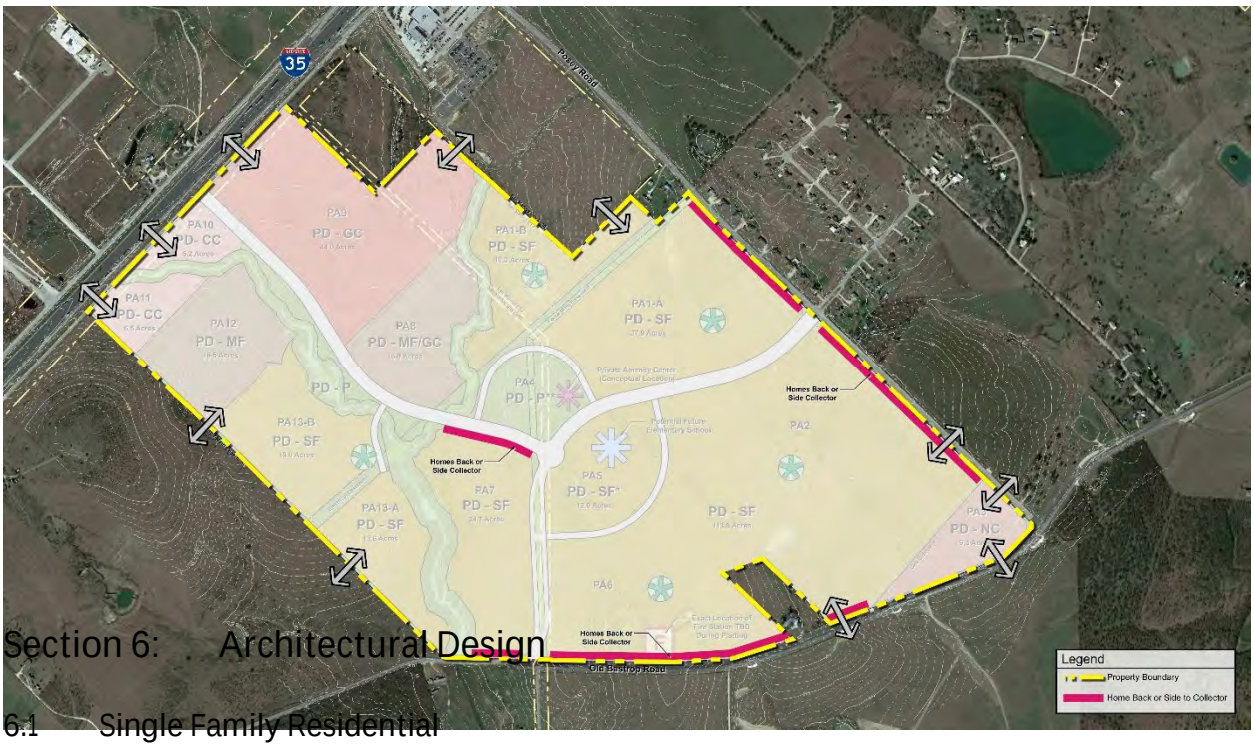
Patio Home – Zero Lot Line Alley Loaded

Min. Lot Size	4,000 SF
Lot Width:	40’
Lot Depth:	85’ Min. - 100’ Typ.
Front Yard Setback:	Range 17’ to 23’ (Avg. 20’)
Side yard Setback:	0/10’
Rear yard Setback:	10’ if front loaded
From Alley:	3’
Garage:	21’ x 19’
Alley:	Yes – 20’ wide

5.2 Site Design

- No house will back up to nor take driveway access from Street Sections AA, BB, or CC.
- All lots 40' wide and less, shall not have front loaded garages and shall be alley loaded.
- Individual houses shall be allowed to back up to Posey Road, Old Bastrop Highway and a portion of Road Section EE as shown on Illustration 37.
- A concise checklist shall be developed with Planning Department Staff to enforce architectural regulations and site plan regulations and to provide efficient staff review at the time of permit/ plan review. This concise checklist shall be completed prior to the first Concept Plat submittal.

Illustration 37: Areas where Houses May Back-up to a Public Street



Section 6: Architectural Design

6.1 Single Family Residential

Except for the standards outlined below, the Property and the Project shall be subject to the existing City Code of Ordinances, Subpart B – Land Development Code, Chapter 4, Article 2, Division 1 – Section 4.2.1.5 - SF-6, Single-Family District; Section 4.2.1.6 - SF-4.5, Single-Family District; Section 4.2.1.7 - D, Duplex Residential District (Low Density); Section 4.2.1.9 - TH, Townhouse Residential District; and Section 4.2.1.10 - PH-ZL, Patio Home, Zero-Lot-Line Residential District Design Standards attached in Appendix.

The Standards outlined below reflect superior requirements than the existing City Code of Ordinances. If the provisions of the standards below are inconsistent with provisions found in the existing City Code of Ordinances, the standards below shall control. Trace shall require the following Single Family Residential Architectural Standards.

- A concise checklist shall be developed with Planning Department Staff to enforce architectural regulations and site plan regulations and to provide efficient staff review at the time of permit/ plan review. This concise checklist shall be completed prior to the first Concept Plat submittal.

6.1.1 Variation

- Each block face shall contain a mix of one and two story units.
- A maximum separation of 3 units shall be maintained between one and two story units.
- Each block face shall contain a variety of building elevations with no more than two of the same building elevation on repeating floor plans.
- Variety in building elevations shall be achieved along the main façade by utilizing a minimum of two (2) of the following: balcony, porch, dormer window, bay window, and/or single car garage bays.
- A separation of at least 4 lots shall be maintained for any floor plan with repeating elevations.
- Each block face shall contain in primary roof design of single family residential homes.
- A minimum separation of three units shall be maintained between similar roof types.
- A variety of architectural styles shall be encouraged within all of Trace.
- Each block face shall contain a mix of homes with varied colors. A minimum separation of at least 3 units shall be maintained between repeating houses with similar paint color. Color variation may be achieved through a change in primary material.

6.1.2 Form & Scale

- Massing and roof form change shall be used on all facades fronting, siding, or backing to a public street.
- A minimum of three of the following architectural details shall be required along all facades fronting,siding, or backing up to a public street: decorative roof eaves, decorative columns and/or supports, belt courses, cornice, porch railings, window boxes, decorative window and door surround or similar architectural details that provide scale and visual interest. **Illustration to be developed that illustrates these architectural details and inserted here.
- Houses on corner lots shall be sited and designed so that they present attractive elevations to both streets. Wrap around porches, façade compositions, building and landscape elements and/or other design schemes should be Example of Decorative Details
  Employed.
- Front loaded garages shall be subordinate to the front of the house and extend no further than the entry porch.
- For front loaded garages, massing shall emphasize entry and minimize the prominence of the garage.

Specific to Attached Single Family Residences

- May appear as "big houses" or as an individual attached unit with distinctly different facades and roof forms
- Monolithic and/or repetitive forms are not permitted.

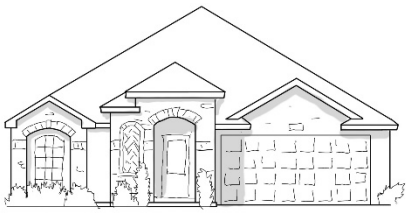
6.1.3 Roof Design

- Primary roof structures shall employ gabled roofs, hipped roofs, dormered roofs or gambrel roofs. Additional variation shall be achieved with gabled roofs by employing a mix of front/rear facing gabled roofs and side facing gabled roofs as the predominant roof structure type.

Side and front gable combination

Front Gable

Hip and gable combination



Varied Hip

- Secondary roof projections, such as porches, shall employ similar roof types and variation.
- Variation in roof color or material shall be employed.
- Variation in ridgeline and eave height shall be employed.

6.1.4 Porches

- All entrances that face a public street shall have a covered entry. One and one half story covered entries shall be allowed.

Two Story Entry

1-1/2 Story Covered Entry

- If front porches are utilized, they shall be a minimum of 6 feet in any direction and have a minimum of 60 square feet.
- If a porch is utilized on a corner lot, the porch shall wrap around the corner of the house, shall be a minimum of 6 feet deep from house to porch front and shall contain a minimum area of 120 square feet.
- Two story front porches shall be allowed. The second story porch shall have a useable floor and a roof covering. Second story porches may be screened or un-screened.

  Example of a two story porch with decorative railings above

6.1.5 Materials & Color

- A variety of materials for siding on homes shall be used. Combinations of board & batten, painted metal siding, brick, stone, stucco, horizontal lap siding (wood or hardiplank), clapboard, shake or shingle siding can be used. Fiber cement siding shall be allowed for horizontal lap siding, clapboard and shake or shingle siding only.

An Example of brick, stone, stucco and hardiplank siding
as well as great variation in roof design

- Heavier materials shall occur below the lighter materials to accentuate the base of the home.
- For each home, multiple colors shall be employed to differentiate between façade elements such as primary surfaces, trim, doors and windows in order to provide visual interest.
- Exterior chimneys shall be clad with brick,stone, or stucco.
- When more than 12" of foundation is visible then exposed foundation shall be covered with masonry, painted or finished with stucco. Where this applies, at the front of a house or on a corner lot, the exposed foundation at the two sides facing the street shall be covered with masonry.

6.1.6 Garages, Pool Equipment, Trash containers, Misc. Accessory Structures

- Detached garages can be utilized. All front loaded two car garages shall have windows within the door.
- Pool and air conditioning equipment on corner lots shall be located on an interior side property line or behind solid back yard fencing.
- Trash and waste containers shall be located within the garage and/or an area in the rear yard screened from public view. Small fenced-in areas containing only the trash receptacles will be allowed in the alley areas if those lots are designed in the project.
- Utility structures for individual houses or along streets shall be screened in accordance with screening guidelines in Section 8 Screening and Fencing.
- Main house entrances or individual unit entrances shall be well lit and easily accessible. Garages on alleys shall have at least one carriage light per garage.
- Accessory buildings, if built or placed upon the individual lots, shall be subject to review by the architectural committee of the HOA.

6.2 Multi Family Residential

Except for the standards outlined below, the Property and the Project shall be subject to the existing City Code of Ordinances, Subpart B – Land Development Code, Chapter 4, Article 4, Division 3 – Multi Family Residential Design Standards attached in Appendix.

The Standards outlined below reflect superior requirements than the existing City Code of Ordinances. If the provisions of the standards below are inconsistent with provisions found in the attached existing City Code of Ordinances, the standards below shall control.

6.2.1 Variation

- To create visual building variation, a minimum of 2 of the following materials shall be combined on building facades board & batten, painted metal siding, brick, stone, stucco, clapboard, shake or shingle siding shall be used. Fiber cement siding shall be allowed but will be used in such a manner to not be the primary type of siding on the front of a building
- For any street frontage containing at least three (3) and not more than (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs using the methods above.
- For all street frontages, there shall be no two (2) similar buildings placed next to each other along a street.

6.2.2 Building Design

- Combinations of two and three story; three and four story; or two, three and four story buildings shall be used to create visual building variation and roof lines.

6.2.3 Roof Design

- A variety of roof modulations including turrets, dormers, cross gables, side and front gables, dual pitched roofs, cupolas, fenestrations and exposed rafters shall be used to create roof variations within any one building.

6.2.4 Lighting

- Main building entrances or individual unit entrances shall be well lit and easily accessible.

6.2.5 Miscellaneous

- This Multi-Family Residential District shall not have "rent by the individual bedroom" apartments.

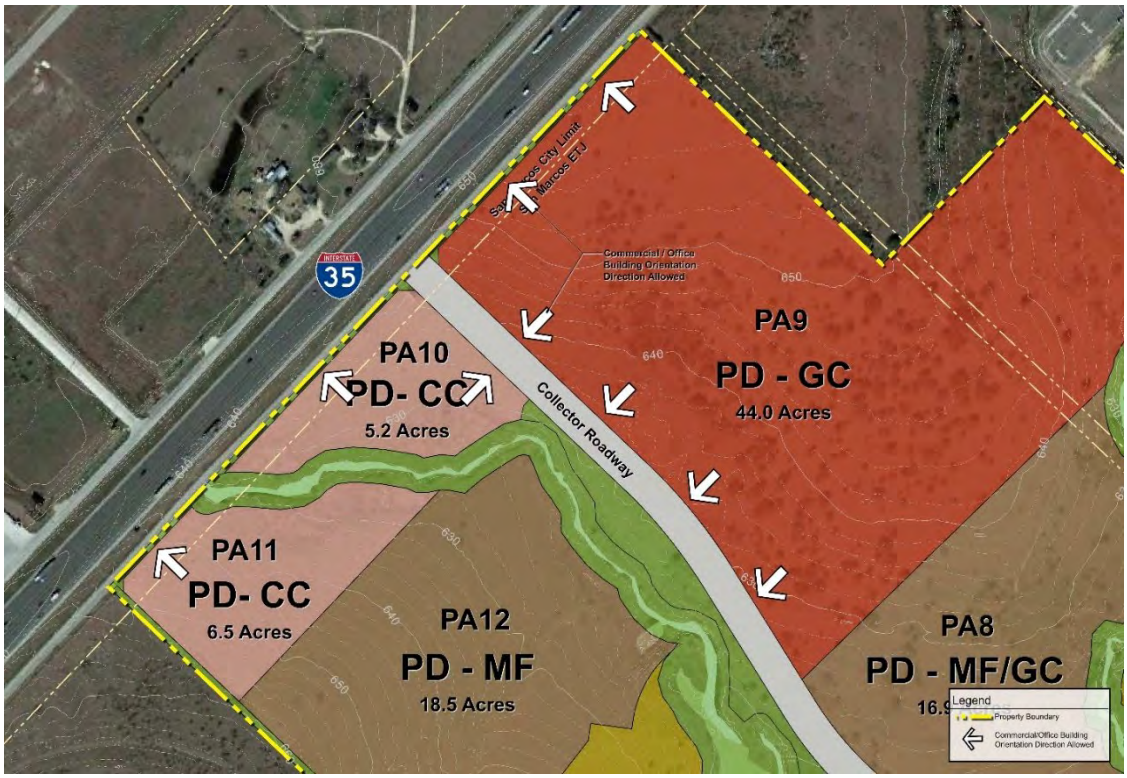
6.3 Commercial

Trace shall require the following Commercial Architectural Standards. In order to ensure the aesthetic value and visual appeal of the City to residents and to visitors and potential businesses, the standards and criteria contained within this section are established as minimum standards. These standards shall apply to all construction (new, altered or repaired). Portions of building elevations that are not generally visible from public view (streets, trails, parks or similar property) are exempt from these requirements.

6.3.1 Orientation

- Buildings should respond to the orientation of neighboring buildings within the commercial areas and to neighboring uses. i.e commercial to commercial or commercial to multi-family
- Buildings may back up to I-35 provided they are screened and setback appropriately.
- Buildings may be oriented towards I-35 but should also be oriented to the Collector Roadway as shown on Illustration 40: Allowable Commercial Orientation.
- In no case shall the rear of a building back up to a Collector Roadway.
- In some cases, such as corner lots, buildings will have more than one orientation and shall require more than one entry treatment.
- Buildings located on a corner shalle be oriented toward the corner.

Illustration 38: Allowable Commercial Orientation



6.3.2 Form & Scale

Horizontal Articulation: (All facades visible from public view)

- Facades shall be broken up into vertical bays of 25-40 feet. Bays shall be articulated by pilasters, piers, and change in material texture, color, or variation in wall plane.
- Change in wall plane and material must occur every 50 to 80 feet.
- Buildings located on corners should employ a change in wall plane to address the corner.

Vertical Articulation: (All facades visible from public view)

- Buildings shall have a clearly defined three part façade consisting of a base, middle, and top, which contribute to the human scale of the building.
- Architectural details employed in the three part façade shall include a minimum of three (3) of the following: water tables, string course, sign band, cornice, display windows, overhanging eaves, change in color, change in material, change in texture, or fenestration. **Illustration to be developed that illustrates these architectural details.
- Multi-Story buildings shall also employ and a pattern of windows for the middle and upper section(s)".
- For single story buildings with exceptionally high ceiling plate, such as the case with large format retail, a string course shall be employed at a typical 2nd floor plate of 15-20 feet.
- Changes in height shall be employed at locations where wall plane is modulated.
- Buildings located on corners should employ a change in wall height to address the corner.

Ground Level Articulation: (All facades visible from public view)

- Where there is a retail use, ground floor facades shall have arcades, display windows, entry areas, awnings, and other features no less than 50% of their entire length.
- Where there is an office use, ground floor facades shall have entry areas, awnings, and other features no less than 25% of their entire length.

6.3.3 Roof Form

- Gabled, hipped, or other sloped roof forms that relate to residential human scale, are encouraged.

6.3.4 Entries

- Entries should be clearly defined and highly visible.
- Entry articulation shall be the most prominent element of the façade.
- Entry features shall include a minimum of two (2) of the following: awnings, porches, porticos, arcades, colonnades, change in massing, change in wall plane, or change in roof forms.
- Multi-Story entry elements are permitted but must provide habitable space on upper floors.

6.3.5 Materials

- Buildings shall be clad with glass, steel, architectural metals, and/or masonry materials such as decorative/textured split face concrete block, brick, stone, or cement stucco.
- Synthetic stucco materials, such as Exterior Insulation and Finish Systems (EIFS) and composite materials such as cementitious fiberboard (hardiplank), should be limited to no more than 20 percent of the total area of each façade, not including doors and windows.
- Permitted Materials for Roof Construction. The following materials are permitted for roof construction: Copper, Metal sheet roofing, Tile – Concrete or Clay, A Commercial Flat (built up) Roof and/or Composition Roof.

6.3.6 Exterior Site Design Requirements for Commercial Areas

These areas shall be enhanced through specific urban design regulations, including:

- Pedestrian activities such as "al fresco" dining along the sidewalk should be promoted to enhance the character of the commercial area.
- Create pedestrian areas that encourages pedestrian activity while accommodating vehicular requirements.
- The use of pedestrian promenades characterized by outdoor plaza elements between commercial buildings should create unity, cohesiveness and a sense of space while promoting walkable pedestrian activity centers.
- Commercial building entries should incorporate pedestrian elements and amenities such as seating, lighting, and hardscape elements that help create or enhance special pedestrian areas.
- Detention Location and Design for Commercial Areas shall be held to the highest standard of the Stormwater Technical Manual, Appendix N - Aesthetically Enhanced Detention and Water Quality Basins attached in the Appendix.

6.3.7 Lighting for Commercial Areas

The intent is to enhance day and night time appearances, establish a safe environment for occupants and employees and minimize light pollution, while minimizing glare and light trespass onto adjacent properties. The lighting of all parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of the existing City Code of Ordinances, Subpart B – Land Development Code, Chapter 6, Article 5 attached in the Appendix.

- Lighting shall be: vandal-proof; compatible with building architecture; and, scaled (dimension and intensity) to complement its location context.
- Lighting shall not be obscured by landscaping.

6.3.8 Detention Location and Design for Commercial Areas

- Commercial developments shall be held to the highest standard of the Stormwater Technical Manual, Appendix N - Aesthetically Enhanced Detention and Water Quality Basins attached in the Appendix.

6.3.9 Refuse and Recycling Dumpsters for Commercial Areas

The intent is to provide convenient access to dumpsters for occupants to reduce littering and outside storage of trash.

- Equal Amenities - Equal amenities shall be provided for trash and recycling.

- Location - All commercial developments shall provide both trash and recycling dumpsters located next to each other. Both shall be located within 500 feet of the back entrance to each ground floor unit measured from the back entrance of the unit and along improved pedestrian paths. The Director may allow alternate facilities, such as chutes, provided that the request is determined to have met the intent of this Section.

Section 7: Parking and Access

7.1 Design

- Large parking areas over 100 spaces shall be divided into smaller "parking blocks" by establishing a clear pattern of internal streets spaced no less than 500 feet apart. Internal streets shall incorporate pedestrian and landscape amenities such as street trees and sidewalks.
- Parking areas shall not be located in the front of any building on any lot fronting an interior collector street.
- Parking areas may be located on the side of developments fronting an internal collector street, but shall not occupy more than 50% of lot frontage.
- Curbed landscape islands shall be located at the end of each parking block and within each parking aisle at intervals of no greater than one island per 5 linear spaces. Each landscaped island shall be a minimum of 280 square feet. **Illustration to be provided.
- Where appropriate, use formal streetscape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.
- Pedestrian ways will be provided within large parking areas, and spaced no less than 500'apart. Pedestrian ways will be wide enough for at least an 8' pedestrian walk with supplemental landscaping for shaded pedestrian access from the parking lot to the surrounding buildings with limited interaction with auto traffic.
- When possible these internal parking medians will also assist in water quality and drainage by employing bio-swale and/or rain garden techniques.

7.2 Access

- Mutual access shall be required between all parking areas.
- Lots with under 250 feet of frontage shall gain access from internal parking lot streets.

Section 8: Screening and Fencing

Trace will employ a variety of screening and fencing types in response to the location and visual exposure to public view.

8.1 Service and Loading Area Screening

- Service and loading areas must be oriented away from public view from collector streets and/or primary parking areas.
- Services and loading areas must be concealed by screens at least as high as the equipment they hide and of color and material matching or compatible with the colors and material found on the façade of the primary building.

8.2 Mechanical Equipment Screening for Commercial Areas

The intent is to place equipment in less visible locations and obscure them from view while maintaining a safe environment.

- Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Parapet roof structures are approved for screening such equipment.
- Mechanical equipment at ground level shall be concealed by screens at least as high as the equipment they hide and of a color and material matching or compatible with the colors and material on the façade of the primary building. Screening may include architecturally integral wing walls and/or landscaping.
- Wall mounted equipment shall be screened with compatible materials and/or painted to match the structure.
- Mechanical equipment shall be located where their acoustics will not be disruptive to occupants or residents.
- All utilities shall be screened from streets and passageways.
- Screening of all electric utilities shall meet the minimum requirements of San Marcos Electric Utility or applicable electric provider's guidelines for granting safe access to equipment for operation and maintenance and for ventilation and cooling.

8.3 Parking Area Screening

- Perimeters of parking areas adjacent to public right of way must be landscaped with
  - shrubs reaching mature height of at least three feet and spaced a maximum of five feet on center or,
  - trees planted 30 feet on center or,
  - in combination with a decorative 3 foot high fence with vines planted every 10' on center.

8.4 I-35 Frontage Screening

- Buildings and service and loading areas backing up to I-35 frontage must be screened with a minimum six foot tall masonry fence with pilasters at a spacing no greater than 12 feet and shrubs reaching a mature height of at least three feet and spaced a maximum of five feet on center and trees planted between 15 and 35 feet on center.

8.5 Other Screening

- Along prominent public views (Posey Road and main spine roads) full masonry or a combination of masonry and durable opaque fence (capped, stained board on metal post or concrete type fence) will be used.
- Along perimeters that front on less prominent public views, stained capped full wood or concrete type fences will be used.
- On lots that back to substantial open space metal view fences will be used. In areas where privacy might be a concern, a masonry knee wall (approximately 2' height) would be used and the remaining 4' would be installed as view fence.
- Internal neighborhood fencing will be capped, stained board on metal fencing for side lots facing streets. Side yard fencing will be standard board fencing by builders.
- If a nonresidential use is adjacent to a residential use other than multiple-family, such nonresidential use shall be screened in accordance with Section 6.1.2.1. Non Residential and Multi-Family Screening Required (New Construction) attached in the Appendix and shall include a vegetative buffer.

8.6 Refuse and Recycling Dumpsters Screening for Commercial Areas

- Screening shall be designed to reduce the escape of trash. Material and design shall be consistent with the primary building.
- All refuse and recycling dumpsters shall be screened from view from the street or public rights-of-way with landscaping or fencing at least as high as the dumpster
- Approved screening techniques include privacy fences, evergreen vegetative screens, landscape berms, existing vegetation or any combination thereof. In any case in which a fence/wall is constructed to provide screening, landscaping elements shall be incorporated along a majority of the fence/wall.

Section 9: Landscaping and Environmental

9.1 Landscape Standards

The Development shall comply with 6.1.1.4. Required Landscape Standards attached in the Appendix. If the provisions of the standards below are inconsistent with provisions found in the attached existing City Code of Ordinances, the standards below shall control.

9.1.1 Street Trees

- Street trees shall be provided along Street Sections AA, BB, CC, DD and EE at one (1) shade tree per 30 lineal feet of street frontage. Shade trees shall range in caliper size of 2" to 4" with an average caliper size of 3" and be spaced at 30' on center.
- Street trees shall be provided along Enhanced Residential Streets at one (1) shade tree per 30 lineal feet of street frontage. Shade trees shall be a minimum caliper size of 2".
- Along Street Sections AA, BB, CC, DD and EE ornamental trees shall be provided at one (1) ornamental tree per five (5) shade trees and be a minimum caliper size of 2".
- Trees installed along Street Sections AA, BB, CC, DD and EE and maintained by the HOA, will be watered with an HOA installed, monitored and maintained irrigation system. The trees will be watered by bubblers (2/shade tree and 1/ornamental tree).
- On single-family lots 40 feet in width or less located on an Enhanced Residential Street, one street tree may count towards the two shade trees per lot required by Section 6.1.1.4(d)(1). Street trees located along Enhanced Residential Streets shall be installed at the time of construction of improvements and shall be warrantied by the developer for a minimum period of 2 years.
- Street trees shall be provided along all Posey Road and Old Bastrop Road frontage at a rate of one (1) tree per 50 feet of linear frontage.

9.1.2 Parking Lot Trees

- One parking lot tree shall be provided per 5 parking spaces.

9.1.3 Median Landscaping

- Street trees shall be provided within the median of Street Sections AA, BB, DD, and EE at one (1) ornamental tree per 30 lineal feet of street frontage; minimum of 2" caliper.
- Street trees shall be provided within the median of Street Sections CC at two (2) trees per 30 lineal feet of street frontage; minimum of 2" caliper. A minimum of 50% of required street trees may be ornamental.
- Median trees shall be above and beyond street tree requirements. Landscapingwill be xeriscaped (ref. 9.2.1) and compatible with the development.

9.1.4 Single Family Home Landscaping

- Landscaping on a corner lot shall present a front façade to both streets. The Developer and then the HOA will monitor landscapes through the requirements of the HOA guidelines and require healthy landscapes as part of the requirements of approval of a submitted landscape plan.

9.1.5 Enhanced Landscaping Features

The Standards outlined below reflect superior requirements than the existing City Code of Ordinances. If the provisions of the standards below are inconsistent with provisions found in the attached existing City Code of Ordinances, the standards below shall control.

- New landscaped areas shall be prepared with at least 6 inches of topsoil. Native topsoil shall be a blend of 75% soil and 25% compost that is fertile and friable. Soil should be free of stones over 1 inch in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material that is detrimental to plant growth.
- Whenever possible, direct storm water/rain water runoff from hard surfaces such as; pavers, concrete, asphalt, decking, roofs, or other hard materials to landscape areas. Landscape areas include; plant beds, gardens, turf grass, native grasses. Draining the storm water/rain water runoff to an area that is aggregate is also beneficial. Consider using pervious pavement in lieu of traditional hard surfaces to promote the storm water /rain water infiltrating into the soil in individual yards and in large landscape areas within the multi family, commercial and business park areas.
- The project shall adhere to and incorporate the Sensible Landscaping for Central Texas water conservation practices adopted by the Home Builders Association of Greater Austin and attached in the Appendix.

9.2 Environmental Standards

9.2.1 Xeriscaping

Striving toward water conservation and low impact development will be part of the Design Standard at Trace. Native or adapted vegetation used in coordination with efficient drip and controlled spray irrigation will be one tool used in the Community. The irrigation systems will be weather adaptive with solar, rain and soil moisture sensors as appropriate.

There will be wide areas along the natural drainage ways that will be enhanced with appropriate plant species to provide habitat and forage opportunities for wildlife native to the area. These areas will have multiple opportunities for educational and interpretive signage for the Community.

Water Harvesting will be employed at the Amenity Center. The school will be encouraged to harvest water from the roof and condenser units to supplement irrigation for watering the landscape around the school. This provides an educational opportunity for the Community and the public at large

Where soil conditions permit, all plant material selections and irrigation design will employ water conservation techniques including: native or adaptive plant selection from City of San Marcos Preferred Plant List. Irrigation will utilize soil moisture sensors, drip irrigation in beds,

MPR Rotators on turf areas, weather synchronized irrigation controllers. The project shall adhere to and incorporate the Sensible Landscaping for Central Texas water conservation practices adopted by the Home Builders Association of Greater Austin as amended from time to time and attached in the Appendix.

9.2.2 Plant Palette

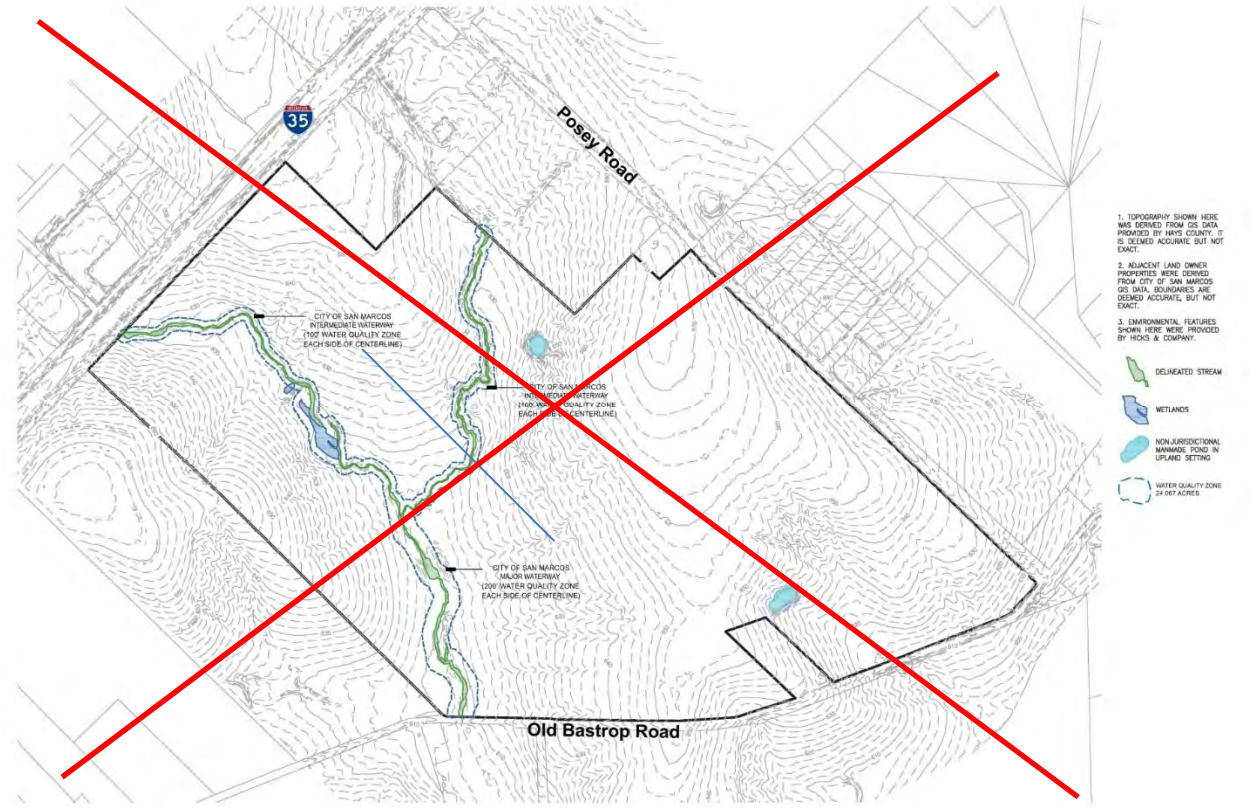
- All plants will be selected from the City of San Marcos, Land Development Code, Technical Manual, Article 2: Preferred Plant list as attached in the Appendix. No plants from Division 3: Discouraged Planting Materials will be used.
- Perennial grasses and wildflowers will be used in large areas where irrigation would be impractical or ill-advised.
- Ornamental plants, grasses and trees will be limited to higher use areas most travelled by pedestrian or vehicular traffic.

9.2.4 Erosion Control/Water Quality Benefits from Detention Ponds

Trace storm water management programs are aimed at controlling increased urban runoff generated by the development. More frequent flooding, increased rates and volumes of runoff, increased stream channel erosion and degradation, increased sedimentation and increased water pollution are all problems identified with development.

The proposed storm water management facilities such as detention ponds have proven to significantly reduce downstream flooding, reduce sedimentation and pollutant loads, and provide debris removal which all benefit water quality

Illustration does not need to be hear too.



Section 10: Lighting

10.1 Street Lighting

Lighting should be provided to improve the safety of streets or alleys and the ease and comfort of operation. Properly design street lighting and parking lot lighting will improve comfort and visibility at night. This should improve and encourage vehicular and pedestrian movement.

- To preserve the night sky, the sub-divider will install a standard provider street light at all intersections along the spine road(s) at intervals no less than 600 feet along the spine road(s).
- Streetlights shall be installed by the sub-divider at the end of cul-de-sacs and shall have no greater distance than 600 feet between them within or abutting the subdivision.

10.2 Non-Street Lighting

The intent is to enhance day and night time appearances, establish a safe environment for residents, occupants and employees and minimize light pollution, while minimizing glare and light trespass onto adjacent properties.

- Lighting for security and visibility shall be installed at the subdivider's discretion within parks and open spaces.
- The lighting of all parks, open spaces, parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of Chapter 6, Article 5 of the City of San Marcos Development code attached in the Appendix.

- Lighting shall be: vandal-proof; compatible with building architecture; and, scaled (dimension and intensity) to complement its location context.
- Lighting shall not be obscured by landscaping.
- Lighting for security will be dark sky compatible, and energy conserving.
- To preserve the night sky, lighting shall be compatible with the design that may employ programmed power reduction in combination with motion sensors to allow for maximum reduction in energy use.
- Non-Street lighting shall be a coordinated family of fixtures that are compatible with the overall look and feel of Trace.

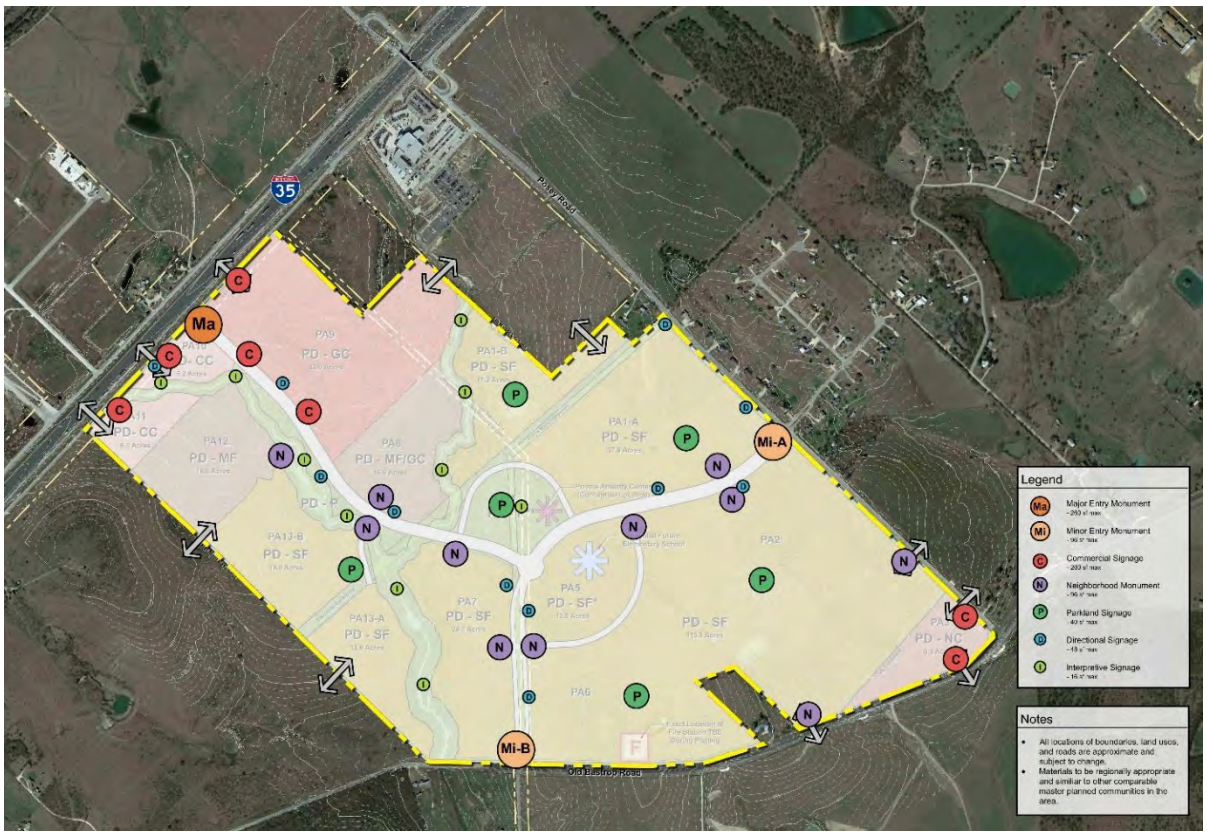
Section 11 Signage

There will be a hierarchy of signage and monumentation throughout the project. Public signage such as traffic signs, street signs and safety signs will comply with current city and traffic standards. The signage described below and shown in Illustration 40: Entry Monument and Signage Plan are related to only private signage. Conceptual locations and sign types are included in that illustration.

Sigange shall comply with Article 3: Signs within the City of San Marcos Land Development Code. If the provisions of the standards below are inconsistent with the provisions of the Land Development Code, the standards below shall control.

- The signs will meet applicable safety codes, however they will be designed to reinforce the vision and aesthetic of the Trace Community and tie into the overarching aesthetic of the surrounding amenities and landscape.
- Electronic and flashing signage shall be prohibited.
- All signs shall be subject to applicable ordinances except as specifically varied herein and no private signs shall be permitted in any public right-of-way.

Illustration 40: Entry Monument and Signage Plan



11.1 Entry Monuments

Trace's location within the City of San Marcos requires a certain level of responsibility on the part of the community to represent and help form an impression of San Marcos. With this in mind the Entry Monuments and finishes will be commensurate with this responsibility. Conceptual locations and sign types are included in Illustration 17.

- There will be a hierarchy of signage and monumentation throughout the project. A comprehensive Entry Monument and Signage Master Plan Illustration is shown above.
- The entry monuments will be of a size, scale and finish comparable to quality Master Planned Communities in the area (Belterra, Blanco Vista, Sunfield for example).
- Signs may be lit using dark sky compliant techniques. Full cut-off down lights, halo effect lighting or shielded low level lighting is acceptable
- Dimensional and height max to be provided.

Potential materials for signage shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.1.1 Major Entry Monumentation (Ma)

The symbol indicated as "Ma" on the Signage Plan will be a major entry monument along I-35 for the Trace Community.

- The SF of the signage will be calculated as the smallest rectangle around the lettering comprising the message.
- Logo SF will be calculated separately, however the cumulative SF of the Sign and Logo will be no greater than 260 sf (each side if two sided).
- The sign height will be calculated using the highest elevation of the lettering above grade. The logo may be higher.
- The structure will be limited to 35' in height.

Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.1.2 Minor Entry Monumentation (Mi-A)

The symbol indicated as "Mi-A" on the Signage Plan will be a minor entry monument for Posey Road to the Trace Community (Residential). This monument will serve as the main entry monument for the residential section of Trace and likely as the sole monument for the initial phase of the project.

- The SF of the signage will be calculated as the smallest rectangle around the lettering comprising the message.
- Logo SF will be calculated separately, however the cumulative SF (sign and logo) will be no greater than 96 sf (each side if two sided).
- The sign height will be calculated using the highest elevation of the lettering above grade. The logo may be higher.
- The structure supporting the sign will be no taller than 6' and will not be regarded as part of the effective area of the sign.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.1.3 Minor Entry Monumentation (Mi-B) *see examples in 11.1.2*

The symbol indicated as "Mi-B" on the Signage Plan will be a minor entry monument for Old Bastrop Road to the Trace Community (Residential). This monument will serve as the secondary entry monument for the residential section of Trace. See the photo examples on page 57, Minor Entry Monumentation (Mi-A).

- The SF of the signage will be calculated as the smallest rectangle around the lettering comprising the message.
- Logo SF will be calculated separately, however the cumulative SF will be no greater than 96 sf (each side if two-sided).
- The height will be calculated using the highest elevation of the lettering above grade. The logo may be higher.
- The structure supporting the sign will be no taller than 6'.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.2 Commercial Signage (C):

The symbols indicated as "C" on the Signage Plan represents signage for the Commercial Parcels of Trace. These monuments will serve to announce major single occupants or multiple tenant spaces in the areas designated on the land plan.

- The square footage (SF) of the signage will be calculated as the smallest rectangle around the lettering comprising the message (logo SF will be calculated separately).
- The height will be calculated using the highest elevation of the lettering above grade. The logo may be higher.
- The structure supporting the sign will be no taller than 20' along I-35.

- Signage along I-35 will be complimentary and sub-servient to the Major Entry Feature designated at I-35 and be limited to 260 sf (each side if two sided).
- Signage along other roads (Posey and Old Bastrop) will be limited to 120 sf (each side if two sided) and 12' height.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

Potential materials shall be limited to: (excluding temporary marketing signs):

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.3 Temporary Marketing Signage (C & MI-A):

The symbols indicated as "C" and the symbol indicated "MI-A" will be used for temporary marketing purposes while construction is ongoing. These signs will be removed by subsequent permanent monuments as the project progresses.

- The square footage (SF) of the signage will be calculated as the smallest rectangle around the lettering comprising the message (logo SF will be calculated separately).
- The height will be calculated using the highest elevation of the lettering above grade. The logo may be higher.
- The structure supporting the sign will be no taller than 20' along I-35.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

- Temporary Signage for premises located along I-35 will be limited to 260 sf (each side if two sided).
- Temporary Signage for premises located along Posey and Old Bastrop Roads will be limited to 120 sf (each side if two sided) and 15' height.
- Temporary signs for all other premises shall not exceed 32 square feet.

Potential materials for temporary marketing signs shall be limited to:

- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)

11.4 Neighborhood Signage (N)

The symbol indicated as "N" on the Signage Plan represents signage for designated residential portions of Trace. These monuments will serve to announce various sections of Trace. The signs will be similar to "village" signs seen typically in Master Planned Communities.

- The signage will be complimentary and sub-servient to the Entry Monumentation.
- The height of the lettering will be no greater than 6' above grade/or adjacent road elevation.
- The logo will be treated separately, but the SF of both the logo and lettering will not exceed 40 sf (each side if two sided).
- The structure height will be limited to 10'.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.5 Parkland Signage (P)

The symbol indicated as "P" on the Signage Plan represents signage for designated parkland portions of Trace. These monuments will serve to announce various parklands of Trace. The signs will be similar to "village" signs seen typically in Master Planned Communities.

- The signage will be complimentary and sub-servient to the Entry Monumentation.
- The height of the lettering will be no greater than 6' above grade/or adjacent road elevation. The logo will be treated separately, but the SF of both the logo and lettering will not exceed 40 sf.
- The structure height will be limited to 8'.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

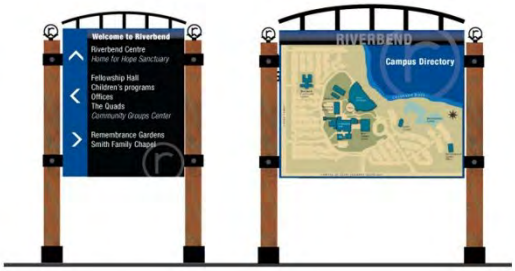
Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)

11.6 Directional Signage (D)

The symbol indicated as "D" on the Signage Plan represents directional signage to be placed throughout Trace. These monuments will serve to announce various elements of Trace. These signs will be concise, directional and informative to offer assistance to visitors to orient themselves to the major elements of Trace.

- The height of the lettering will be no greater than 6' above grade/or adjacent road elevation.
- The SF of the entire composition of sign and structure will be limited to 48 sf.
- The structure height will be limited to 8'.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.



Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)
- Izone or similar signage material for print

11.7 Interpretive Signage (I)

The symbol indicated as "I" on the Signage Plan represents interpretive signage to be placed throughout Trace. These monuments will serve as educational elements along the trails, in the parks and wherever a unique opportunity arises. For example, wildflower areas, a short explanation of the history of Trace and/or San Marcos, or to help identify birds along the preserved or enhanced natural areas throughout Trace.

- The signs will be identifiable, but blend into the landscape with a size no greater than 16 sf for any one sign.
- The height will be measured from the grade on which the sign stands or the adjacent roadway elevation whichever is higher.

Potential materials shall be limited to:

- Stone Masonry
- Brick Masonry
- Metal (Aluminum, Corten, Raw Steel, or Stainless Steel) for letter and possible sign background.
- Wood (limited use, treated, stained or painted and protected from decay)
- Stucco
- Concrete (Board Formed, Stained)
- Izone or similar signage material for print

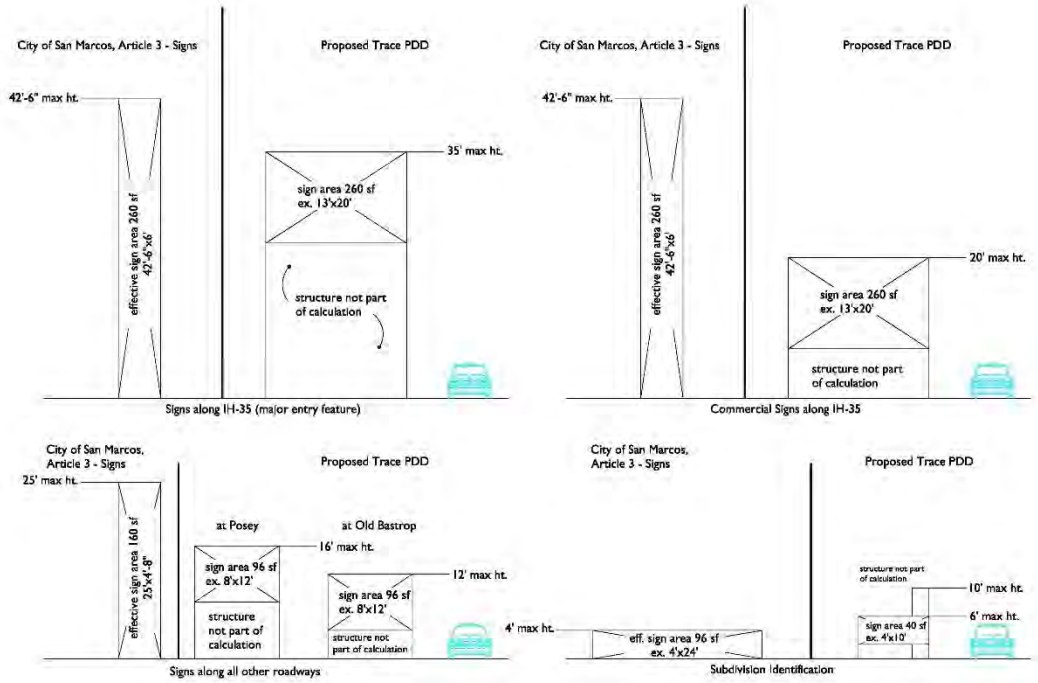
11.8 Signage comparisons

Signage Requirements for - On-Premises Freestanding Signs	City of San Marcos Article 3, Signs Height	City of San Marcos Article 3, Signs Square Feet	PDD Height	PDD Square Feet	
Along I-35	42.5	260	35.0	260*	
Commercial Signage along I-35	42.5	260	20.0	260*	
Along Highways 123, 21 and 80	30.0	160	n/a	n/a	
Along All Other Roadways	25.0	120	16.0	96*	
Subdivision Identification	4.0	96	8.0	40*	

Notes

- PDD signage square foot calculation is defined as the area of the smallest rectangle that encompasses the entire text of the sign.
- The logo may be calculated using a separate rectangle, but the cumulative area of both the logo and the text will meet the stated square foot area.
- The height of the signage element will be measured from natural grade at the bottom of the sign to the highest point of the sign whether the highest point be structure, text or logo.
- If adjacent road grade is more than 3' above the proposed location of the sign, the sign height will be measured from the road grade elevation.
- Each side of a two-sided sign is allowed the stated square footage.
- In case of conflict quantities shown on exhibit shall prevail

Illustration 44: Comparison of City Standards to Trace Standards



Section 12: Special Standards and Administration

12.1 Concept Plan Revisions

- The Concept Plan may be revised in accordance with the existing City Code of Ordinances, Subpart B – Land Development Code, Chapter 1, Article 5, Division 3 – Petition for Planned Development District, Section 6 – Amendments and Relief Measures attached in the Appendix.

12.2 Concept Plat

- A concept or Subdivision Concept Plat shall be submitted to the Planning Department for approval prior to the submittal of a Preliminary Plat in accordance with the existing City Code of Ordinances, Subpart B – Land Development Code, Chapter 1, Article 6, Division 2 – Subdivision Concept Plats attached in the Appendix.

12.3 Architectural Regulations and Site Plan Regulation Checklist

- A concise checklist shall be developed with Planning Department Staff to enforce architectural regulations and site plan regulations and to provide efficient staff review at the time of permit/ plan review. This concise checklist shall be completed prior to the first Concept Plat submittal.

12.4 Undergrounding of Utilities

- All dry utilities shall be undergrounded in the Trace community.

12.5 Residential Sales Office(s)

"Residential Sales Office" shall mean a structure or dwelling in a developing subdivision, located on a legal lot of record, and is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision. This use may operate until such time all available lots and or structures within the subdivision are sold. Temporary permits for a specific time and location as determined may be issued by the building official and shall be subject to review and renewal for reasonable cause.

12.6 Construction Field Office Buildings

"Construction Field Office" shall mean a structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment. Temporary permits for a specific time and location as determined may be issued by the building official and shall be subject to review and renewal for reasonable cause.

12.7 Temporary Construction Buildings

Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the Building Official and subject to periodic renewal by the Building Official for cause shown. Upon completion or abandonment of construction or expiration of a permit, the field offices or buildings and material storage areas shall be removed to the satisfaction of the Building Official.

Section 13: Appendixes

13.1 Legal Description

BEING A 417.630 ACRE TRACT OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 417.630 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1-inch iron pipe found in the east right-of-way line of Interstate Highway 35 (300' R.O.W.), being the called northeast corner of that certain 85.00 acre tract conveyed to San Marcos 197 Acre Associates, LLC, by Deed of record in Volume 4015, Page 562, of said Official Public Records, also being the northwest corner of said 248.77 acre tract, for the northwesterly corner hereof;

THENCE, N43°34'33"E, along said east right-of-way line of Interstate Highway 35, being the north line of said 248.77 acre tract, a distance of 2222.49 feet to a 1/2-inch iron rod found near the base of a fence post at the called northeast corner of said 248.77 acre tract, being the northwest corner of that certain 14.86 acre tract conveyed to Kimberley Gunnarson, by Deed of record in Volume 3281, Page 47, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S45°57'08"E, leaving said east right-of-way line, along the west line of said 14.86 acre tract, being an east line of said 248.77 acre tract, generally with the remnants of an old barbed-wire fence (a new barbed-wire fence meanders parallel and several feet to the west), a distance of 976.48 feet to a calculated point at the called southwest corner of said 14.86 acre tract, being an angle point of said 248.77 acre tract, for an angle point hereof, from which an 8-inch cedar fence post found bears S45°57'08"E, a distance of 0.87 feet;

THENCE, N44°02'46"E, along the south line of said 14.86 acre tract, generally with a barbed-wire fence, at 14.92 feet passing a 1/2-inch iron rod found at the base of an 8-inch cedar fence post, being approximately at an angle point in the east line of said 248.77 acre tract and the approximate northwest corner of said 67.53 acre tract, and continuing along the north line of said 67.53 acre tract for a total distance of 673.37 feet to a 1/2-inch iron rod found at the base of a leaning 10-inch cedar fence post at the called southeast corner of said 14.86 acre tract, being the northeast corner of said 67.53 acre tract, also being in the west line of Lot 2, Final Plat of San Marcos Toyota Subdivision, of record in Book 9, Pages 155-156, of the Plat Records of Hays County, Texas, for an angle point hereof;

THENCE, S46°27'25"E, in part along the west line of said Lot 2 and in part along the remainder of that certain 56.288 acre tract conveyed to JMC Realty, LP, by Deed of record in Volume 1662, Page 628, of said Official Public Records, being the east line of said 67.53 acre tract, generally with a barbed-wire fence as called in said Volume 1662, Page 628 and Volume 1820, Page 715, a distance of 181.47 feet to a 3-inch cedar fence post found, for an angle point hereof;

THENCE, continuing along the west line of said 56.288 acre tract, being the east line of said 67.53 acre tract, generally with a barbed-wire fence as called in said Volume 1662, Page 628 and said Volume 1820, Page 715, the following four (4) courses and distances:

1) S46°59'15"E, a distance of 232.69 feet to an 8-inch cedar fence post found, for an angle point hereof;

2) S49°30'26"E, deviating from a re-established fence line over a creek, a distance of 126.95 feet to a 6-inch cedar fence post found, for an angle point hereof;

3) S47°20'32"E, rejoining and continuing generally with a barbed-wire fence line, a distance of 387.84 feet to a 1/2-inch iron rod found in the base of a hackberry tree, as called in said Volume 1662, Page 628, for an angle point hereof;

4) S47°39'57"E, a distance of 528.76 feet to a 1/2-inch iron rod found at the called southwest corner of said 56.288 acre tract, being at the base of a 10-inch cedar fence post at a called angle point in the east line of said 67.53 acre tract, for an angle point hereof;

THENCE, N44°31'00"E, along the south line of said 56.288 acre tract, being an east line of said 67.53 acre tract, generally with a barbed-wire fence, a distance of 646.04 feet to a 1/2-inch iron rod found at an angle point in the east line of said 67.53 acre tract, being the northwest corner of that certain 1.000 acre tract conveyed to Wilford L. Wootan, Jr., et ux, by Deed of record in Volume 536, Page 849, of the Real Property Records of Hays County, Texas, for an angle point hereof;

THENCE, S46°59'32"E, leaving the south line of said 56.288 acre tract, along the west line of said 1.000 acre tract, being an east line of said 67.53 acre tract, generally with a barbed-wire fence, a distance of 280.51 feet to a 1/2-inch iron rod found at the base of a fence post at the called southwest corner of said 1.000 acre tract, for an angle point hereof;

THENCE, N47°03'15"E, along the south line of said 1.000 acre tract and that certain 1.335 acre tract conveyed to Wilford L. Wootan, Jr., et ux, by Deed of record in Volume 401, Page 769, of said Real Property Records, being an east line of said 67.53 feet, generally with a barbed-wire fence, a distance of 335.24 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the northwest corner of that certain 0.8521 acre tract

conveyed to Hays County, Texas for right-of-way purposes, by Deed of record in Volume 2927, Page 699, of said Official Public Records, being the southwest right-of-way line of Posey Road (R.O.W. varies), for an angle point hereof;

THENCE, leaving the south line of said 1.335 acre tract, over and across said 67.53 acre tract and said 100.22 acre tract, along said southwest right-of-way line of Posey Road, being the west line of said 0.8521 acre tract, and those certain 0.5415 acre and 2.4004 acre tracts conveyed to Hays County, Texas for right-of-way purposes, by said Deed of record in Volume 2927, Page 699, the following eight (8) courses and distances:

1) S41°53'43"E, a distance of 78.28 feet to a disturbed 1/2-inch iron rod found at the point of curvature of a curve to the left;

2) Along said curve, having a radius of 6075.00 feet, a central angle of 04°47'50", an arc length of 508.66 feet, and a chord which bears S44°20'45"E, a distance of 508.51 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the point of tangency of said curve;

3) S46°43'43"E, at 327.46 feet passing a 1/2-inch iron rod found on the south line of said 67.53 acre tract, being the north line of said 100.22 acre tract, and continuing for a total distance of 865.99 feet to a calculated point at the point of curvature of a curve to the right;

4) Along said curve, having a radius of 15031.48 feet, a central angle of 00°34'12", an arc length of 149.56 feet, and a chord which bears S46°08'19"E, a distance of 149.56 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the point of tangency of said curve;

5) S46°08'26"E, a distance of 1770.49 feet to a calculated point at the point of curvature of a curve to the left;

6) Along said curve, having a radius of 14862.04 feet, a central angle of 00°34'49", an arc length of 150.53 feet, and a chord which bears S46°25'49"E, a distance of 150.53 feet to a 1/2-inch iron rod with "Capital Surveying Company" cap found at the point of tangency of said curve;

7) S46°41'07"E, a distance of 195.22 feet to a 1/2-inch iron rod with "Capital Surveying Company" stamp found near the base of a 2-inch steel fence post, for an angle point hereof;

8) S01°32'03"E, a distance of 28.03 feet to a calculated point at the southwest corner of said 2.4004 acre tract, being in the south line of said 100.22 acre tract, also being the intersection of said southwest right-of-way line of Posey Road and the northeast right-of-way line of County Road 266/Old Bastrop Highway/El Camino Real (R.O.W. varies), for the southeasterly corner hereof;

THENCE, along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 100.22 acre tract, generally with a barbed-wire fence, the following two (2) courses and distances:

1) S43°45'05"W, a distance of 70.45 feet to an 8-inch cedar fence post found, for an angle point hereof;

2) S44°04'56"W, a distance of 207.09 feet to a calculated point at the point of curvature of a curve to the right, being near the base of a 2-inch steel fence post, also being the east corner of that certain 0.0123 acre tract conveyed to Hays County, Texas for right-of-way purposes, by Deed of record in Volume 4600, Page 118, of said Official Public Records;

THENCE, continuing along said northeast right-of-way line, over and across said 100.22 acre tract, along said curve to the right, having a radius of 950.00 feet, a central angle of 08°05'19", an arc length of 134.11 feet, and a chord which bears S62°20'44"W, a distance of 134.00 feet to a calculated point near the base of a 2-inch steel fence post at the west corner of said 0.123 acre tract, being on the called south line of said 100.22 acre tract, for an angle point hereof;

THENCE, continuing along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 100.22 acre tract, generally with a barbed-wire fence, the following four (4) courses and distances:

1) S68°39'21"W, a distance of 769.76 feet to an 8-inch cedar fence post found, for an angle point hereof;

2) S69°15'47"W, a distance of 221.52 feet to a 60D nail found in an 8-inch cedar fence post, for an angle point hereof;

3) S70°25'00"W, a distance of 127.68 feet to an 8-inch cedar fence post found, for an angle point hereof;

4) S69°14'26"W, a distance of 228.32 feet to a calculated point at the called southwest corner of said 100.22 acre tract, being the southeast corner of that certain 5.0000 acre tract conveyed to Pleasant F. Rexroat and wife, Elwanda J. Rexroat, by Deed of record in Volume 1898, Page 98, of said Official Public Records, for an angle point hereof;

THENCE, N45°06'19"W, leaving said northeast right-of-way line of County Road 266, along the called west line of said 100.22 acre tract, generally with the remnants of an old barbed-wire fence (new wire fence meanders approximately parallel and several feet southwest of old fence), a distance of 85.52 feet to a 6-inch cedar fence post found leaning, for an angle point;

THENCE, N46°36'04"W, continuining generally with the remnants of an old-barbed wire fence as called in said Volume 1820, Page 715, a distance of 642.34 feet to a 1/2-inch iron pipe found near the base of a fence post, being the called northeast corner of said Rexroat 5.0000 acre tract, also being an angle point in the occupied east line of said 248.77 acre tract, for an angle point hereof;

THENCE, S70°39'07"W, leaving the occupied west line of said 100.22 acre tract, along the called and occupied north line of said Rexroat 5.0000 acre tract, being the occupied east line of said 248.77 acre tract, generally with a barbed-wire fence, a distance of 329.36 feet to a 1/2-inch iron pipe found near the base of a fence post at the called northwest corner of said Rexroat 5.0000 acre tract, being the occupied northeast corner of said 5.01 acre tract, for an angle point hereof;

THENCE, S46°20'51"E, leaving the east line of said 248.77 acre tract, along the called and occupied west line of said Rexroat 5.0000 acre tract, being the occupied east line of said 5.01 acre tract, generally with a barbed-wire fence, a distance of 747.43 feet to a 1/2-inch iron pipe found near the base of a fence post at the called southwest corner of said Rexroat 5.0000 acre tract, being the southeast corner of said 5.01 acre tract, also being in said used and occupied northeast right-of-way line of County Road 266, for an angle point hereof;

THENCE, S72°25'29"W, along the used and occupied northeast right-of-way of County Road 266, being the called south line of said 5.01 acre tract, generally with a barbed-wire fence, a distance of 335.30 feet to a calculated point in a fence line, being the called southwest corner of said 5.01 acre tract, being the occupied southeast corner of said 248.77 acre tract, from which a 1/2-inch iron pipe found bears N46°20'31"W, a distance of 2.00 feet, for an angle point hereof;

THENCE, continuing along the used and occupied northeast right-of-way line of County Road 266, being the called south line of said 248.77 acre tract, generally with a barbed-wire fence, the following nine (9) courses and distances:

1) S71°40'15"W, a distance of 115.86 feet to a calculated point in a fence line, for an angle point hereof;

2) S76°06'10"W, a distance of 46.03 feet to an 8-inch cedar fence post found, for an angle point hereof;

3) S86°28'05"W, a distance of 428.20 feet to an 8-inch cedar fence post found, for an angle point hereof;

4) N89°34'56"W, a distance of 321.83 feet to a T-post found, for an angle point hereof;

5) N89°02'24"W, a distance of 554.59 feet to a calculated point in a fence line, for an angle point hereof;

6) S89°48'27"W, a distance of 68.91 feet to an 8-inch creosoted fence post found, for an angle point hereof;

7) N81°53'25"W, a distance of 50.53 feet to an 8-inch creosoted fence post found, for an angle point hereof;

8) N88°55'45"W, at approximately 713 feet leaving said barbed-wire fence line, and continuing for a distance of 802.47 feet to a 1/2-inch iron rod with "Macias" cap found, for an angle point hereof;

9) N70°06'57"W, a distance of 39.04 feet to an 8-inch creosoted fence post found, for the southwesterly corner hereof:

THENCE, N46°27'14"W, continuing along the used and occupied northeast right-of-way line of County Road 266, being the called west line of said 248.77 acre tract, generally with a barbed-wire fence, a distance of 79.93 feet to a 1/2-inch iron pipe found at the called southeast corner of said 85.00 acre tract, for an angle point hereof;

THENCE, leaving said northeast right-of-way line of County Road 266, along the occupied east line of said 85.00 acre tract, being the called and occupied west line of said 248.77 acre tract, generally with a barbed wire fence, the following eight (8) courses and distances:

1) N41°35'30"W, a distance of 51.65 feet to a 1/2-inch iron pipe found, for an angle point hereof;

2) N45°22'24"W, a distance of 1221.06 feet to a 6-inch cedar fence post found, for an angle point hereof;

3) N45°15'48"W, a distance of 427.82 feet to a 6-inch cedar fence post found, for an angle point hereof;

4) N45°19'43"W, a distance of 673.22 feet to a 10-inch cedar fence post found, for an angle point hereof;

5) N46°33'40"W, a distance of 275.02 feet to a calculated point in a fence line, for an angle point hereof;

6) N47°51'30"W, a distance of 124.53 feet to a 6-inch cedar fence post found, for an angle point hereof;

7) N46°26'02"W, a distance of 218.87 feet to a T-post found, for an angle point hereof;

8) N46°25'10"W, at 158.03 feet passing a 1/2-inch iron pipe found, and continuing for a total distance of 769.08 feet to the POINT OF BEGINNING, and containing 417.630 acres (18,191,980 square feet) of land, more or less.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

Illustration 42: Survey Map

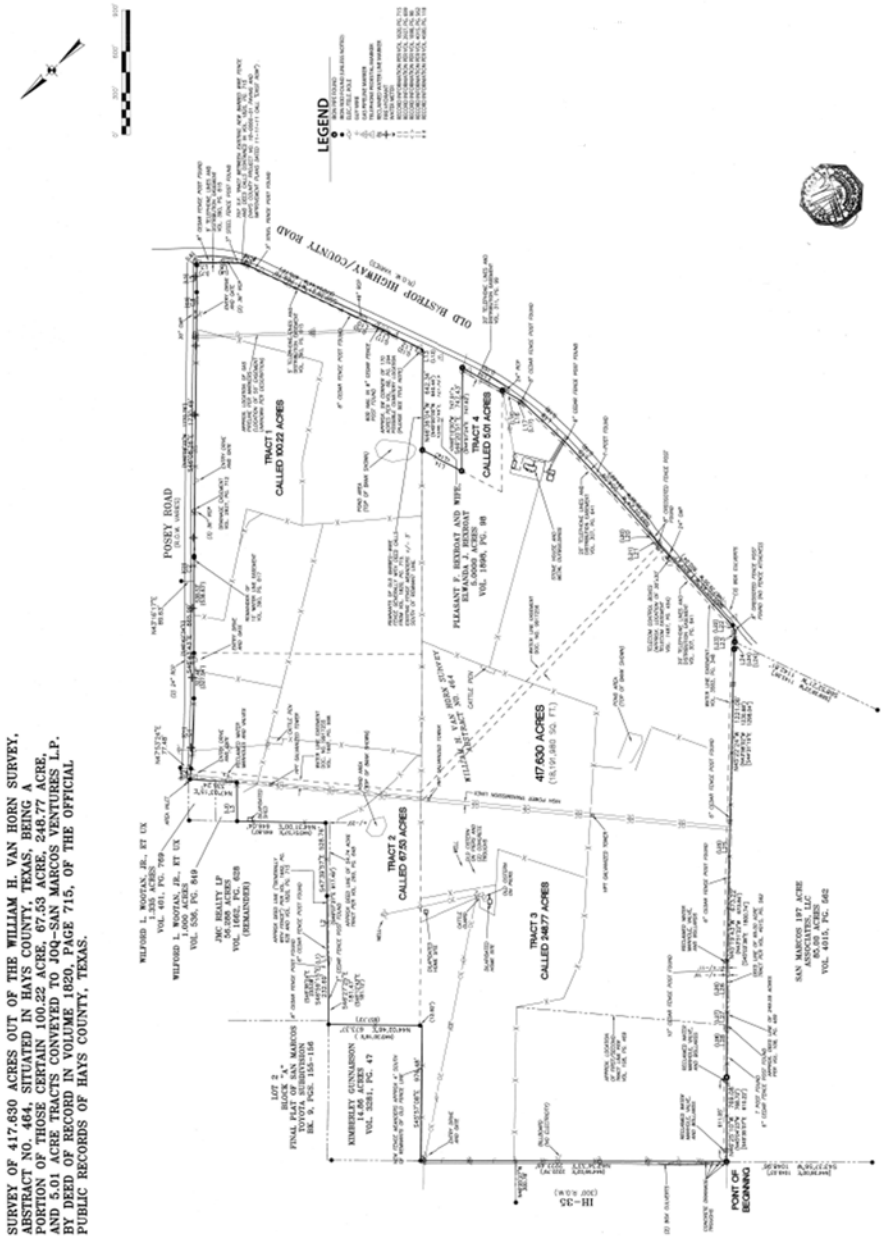


Illustration 43: Survey Map Notes

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GENERAL NOTES:

1.) ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2.) THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET GPS REFERENCE NETWORK.
3.) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON F.E.M.A. FIRM MAP PANEL NOS. 48209C0465F, 48209C0470F, AND 48209C0480F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.
4.) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY, AND CAN BE REFERENCED AS KBGE FIELDNOTE FILE NO. 14.DEF

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9075.00'	508.69	508.51	S44°22'45"E	04°47'50"
C2	9075.00'	508.63	508.58	S44°18'36"W	04°47'46"
C3	15031.48'	149.94	149.94	S48°08'18"E	00°34'12"
C4	15031.48'	149.93	149.93	S48°25'42"E	00°34'14"
C5	14992.54'	150.53	150.53	S48°25'42"E	00°34'48"
C6	14992.54'	150.49	150.49	S48°25'42"E	00°34'48"
C7	930.00'	134.11	134.00	S 82°32'44" W	08°06'12"
C8	930.00'	134.11	134.00	S 82°13'56" E	08°06'12"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S49°30'28"E	126.90'
(L1)	S49°01'33"E	126.31'
L2	S47°20'33"E	387.84'
L3	S46°50'33"E	280.51'
(L3)	S46°26'28"E	281.04'
L4	S41°52'43"E	78.06'
(L4)	N51°54'36"W	77.99'
L5	S46°41'07"E	185.07'
(L5)	N46°41'07"W	185.30'
L6	S01°30'33"E	28.03'
(L6)	N01°31'31"W	28.11'
L7	S47°40'05"W	75.45'
(L7)	S44°21'18"W	
L8	S44°04'33"W	207.09'
(L8)	S45°33'14"W	
L9	INTENTIONALLY	DELETED
L10	S68°15'47"W	221.04'
(L10)	S70°50'24"W	221.61'
L11	S00°50'24"W	172.06'
(L11)	S01°08'21"W	172.31'
L12	S68°12'58"W	228.32'
(L12)	S70°54'13"W	228.32'
L13	N40°08'18"W	85.00'
(L13)	N47°19'36"W	85.00'
L14	S70°38'07"W	329.36'
(L14)	N70°50'24"E	330.00'
L15	S00°50'24"W	336.30'
(L15)	S70°50'24"W	336.30'

LINE	BEARING	DISTANCE
L16	S77°40'10"W	119.86'
(L16)	S72°06'00"W	119.77'
L17	S78°06'10"W	44.03'
(L17)	S74°38'30"W	44.48'
L18	S88°28'00"W	428.20'
(L18)	S87°54'00"W	427.30'
L19	N88°14'58"W	321.83'
(L19)	N88°12'29"W	322.69'
L20	S88°48'27"W	58.91'
(L20)	S88°24'48"W	59.56'
L21	N81°57'23"W	50.53'
(L21)	N80°28'51"W	50.53'
L22	N00°08'51"W	78.04'
(L22)	N88°15'58"W	36.05'
L23	N46°07'14"W	78.93'
(L23)	N44°40'06"W	80.06'
L24	N61°35'33"W	51.65'
(L24)	N58°21'43"W	42.97'
(L24)	S41°18'20"E	57.00'
L25	N63°15'48"W	427.80'
(L25)	N63°01'11"W	427.01'
L26	N46°57'40"W	275.02'
(L26)	N45°15'03"W	274.00'
L27	N47°51'33"W	324.53'
(L27)	N46°21'28"W	323.66'
L28	N46°20'33"W	318.87'
(L28)	N44°42'23"W	320.14'

IN REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT OF NO. 1868441-FK06, EFFECTIVE DATE JANUARY 15, 2014, THE FOLLOWING SCHEDULE B ITEMS APPLY AS FOLLOWS:

10A.) ANY COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD IN VOLUME 401, PAGE 769, DEED RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 536, PAGE 840, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO.)

10F.) EASEMENT: GRAVE ACCESS
RECORDED: NOVEMBER 11, 1919 IN VOLUME 68, PAGE 294; ALSO REFERENCED IN VOLUME 269, PAGE 448, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION. SUBJECT TRACT IS DESCRIBED TO BE LOCATED AT SOUTHWEST CORNER OF 170 ACRE TRACT DESCRIBED IN ABOVE NOTED DEEDS. PLEASE NOTE APPROXIMATE LOCATION OF SOUTHWEST CORNER OF 170 ACRE TRACT FOR RECONSTRUCTED DEEDS.)

10G.) EASEMENT: TO TEXAS PUBLIC UTILITIES COMPANY
RECORDED: SEPTEMBER 30, 1925 IN VOLUME 90, PAGE 357, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10H.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 14, 1926 IN VOLUME 91, PAGE 101, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10J.) EASEMENT: TO HOPE ENGINEERING AND SUPPLY COMPANY
RECORDED: FEBRUARY 11, 1928 IN VOLUME 95, PAGE 84, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10J.) EASEMENT: TO UNITED PIPE LINE CORPORATION
RECORDED: JANUARY 18, 1931 IN VOLUME 102, PAGE 268, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10K.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: NOVEMBER 20, 1934 IN VOLUME 108, PAGE 172, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10L.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: JANUARY 6, 1936 IN VOLUME 110, PAGE 548, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10M.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 21, 1936 IN VOLUME 110, PAGE 601, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10N.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MARCH 15, 1958 IN VOLUME 177, PAGE 175, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10O.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
RECORDED: APRIL 25, 1959 IN VOLUME 177, PAGE 288, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10P.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MAY 8, 1960 IN VOLUME 180, PAGE 206; MODIFIED IN VOLUME 230, PAGE 125, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10Q.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: OCTOBER 21, 1977 IN VOLUME 300, PAGE 324, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10R.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: DECEMBER 7, 1977 IN VOLUME 303, PAGE 885, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10S.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 22, 1978 IN VOLUME 307, PAGE 641, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10T.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MAY 31, 1978 IN VOLUME 311, PAGE 93, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10U.) EASEMENT: TO HAYSCO WATER SUPPLY CORPORATION
RECORDED: DECEMBER 30, 1981 IN VOLUME 369, PAGE 88, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT, SUBSEQUENT TO RIGHT-OF-WAY TAKING RECORDED IN VOL. 2927, PG. 699.)

10V.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 31, 1983 IN VOLUME 380, PAGE 815, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10W.) EASEMENT: TO HAYSCO WATER SUPPLY CORPORATION
RECORDED: MARCH 31, 1983 IN VOLUME 380, PAGE 817, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10X.) EASEMENT: TELEPHONE LINE RIGHT OF WAY EASEMENT
RECORDED: DECEMBER 12, 1998 IN VOLUME 1487, PAGE 434, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, APPROXIMATE LOCATION SHOWN.)

10Y.) EASEMENT: DRAINAGE EASEMENT
RECORDED: MAY 23, 2006 IN VOLUME 2927, PAGE 712, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, AS SHOWN.)

10Z.) EASEMENT: CITY OF SAN MARCOS WATER LINE EASEMENT
RECORDED: JANUARY 30, 2004 IN VOLUME 3583, PAGE 248, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, AS SHOWN.)

10AA). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK'S FILE NO. 9917250, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10BB). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK'S FILE NO. 9917264, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10CC). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: MAY 11, 2000 VOLUME 1667, PAGE 566, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10DD). TERMS, CONDITIONS, AND STIPULATIONS IN GRAZING LEASE AGREEMENT:
LESSOR: KELLY E. MCADAMS AND WIFE IMA MAY MCADAMS
LESSEE: C. C. "TEX" HUGHSON
RECORDED: JULY 1, 1970 IN VOLUME 237, PAGE 371, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS.
(SUBJECT TO.)

SURVEYOR'S CERTIFICATION

TO: HIGHPOINTE INVESTMENTS, INC.; JOQ-SAN MARCOS VENTURES L.P.; AND FIRST AMERICAN TITLE INSURANCE COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN FEBRUARY, 2014 ON THE GROUND OF THE 417.630 ACRE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT OF NO. 1868441-FK06, EFFECTIVE DATE JANUARY 15, 2014; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NOS. 48209C0465F, 48209C0470F, AND 48209C0480F EFFECTIVE DATE OF SEPTEMBER 2, 2005 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS).

ABRAM C. DASHNER
RPLS NO. 5801
KBGE ENGINEERING
105 N. RIVERSIDE DRIVE, SUITE 110
AUSTIN, TX 78704

13.2 Permitted Uses

Planned Development District ("PDD") Standards. The following uses, regulations and requirements that vary from the requirements of other zoning districts and overlay the base zoning district shall apply to the Property and the Project in order to result in a higher quality development for the community. Except and unless expressly varied by these PDD Standards, the Property and the Project shall be subject to all applicable requirements of City of San Marcos ordinances, zoning regulations and Land Development Code ("LDC") (collectively, the "Base Regulations").

13.3 Comparison Table variances/enhancements to City Ordinances/Code

LDC Modifications				
PDD Section	CoSM Section	Subject	Existing Regulation	PDD Modification
4.1	TDM Table 1-1	Residential Street	Minimum ROW 53'	Residential Street ROW is 52', unless at School or Central Park site where 56' to accommodate two sides of parking and wider sidewalks
4.1	TDM Table 1-1	Residential Street	Paved width: 33'	Paved width is 30', unless at School or Central Park site where 32' to accommodate parking on two sides
4.1	TDM Table 1-1	Commercial Collector	Tangent length between reverse curves: 110'-150'	Tangent length between reverse curves: 100'-150'
4.1				
4.5	LDC 7.4.1.4 (g)	Intersections	No street shall intersect at an angle less than 85 degrees	The desirable angle of a street intersection is 90 degrees. However, street intersection angles are allowed to vary between 80 and 100 degrees with Engineering Director approval.
5.1	LDC 4.2	Zoning Districts		See Table 5.1 Added three types of additional residential uses
5.1	LDC 4.2	Zoning Districts		Increase allowed impervious cover from 60%-75% to 80%

4.6	LDC 6.1.1.4	Street Trees	On single family and Duplex lots, 2 Large Shade Trees planted on-site, per lot.	On single-family lots 40 feet in width or less located on an Enhanced Residential Street, one street tree may count towards the two shade trees per lot required by Section 6.1.1.4(d)(1).
12.3		Temporary Sales Office		Temporary Residential Sales buildings and/or offices for construction purposes may be permitted by the Building Official
12.4 12.5	LDC Art.2-Ch.4-64	Construction Field Office	None	Temporary buildings and storage areas for construction purposes may be permitted by the Building Official
13.5	LDC 4.3	Use Regulations		See Table 13.4

LDC Enhancements

PDD Section	CoSM Section	Subject	Existing Regulation	PDD Enhancement
3.1	LDC	Parks & Open Space	None	Approximately 58 Acres or 69% of 84.2 total acres of open space will be maintained in perpetuity by the Trace HOA.
3.2	LDC 7.6.1.2	Parkland Dedication	5 acres per 1,000 residents = 22.4 acres	Trace contains 30.3 acres of parkland for dedication
3.3.1	LDC 7.1.1.1	Public Central Park	None	A public central park with 7 acres public and 2 acres private for an amenity center will be centrally located in the community
3.3.1	LDC 6.1.1.4	Required Landscape Area Standards	None	Public Central Park: On-Site trees shall be provided at a rate of one (1) tree per 30 lineal feet of street frontage and shall be clustered and

				located in a way that provides programing for active spaces; minimum two (2) inch caliper. A minimum of 50% of required trees must be shade trees.
3.3.1	LDC 6.1.1.4	Required Landscape Area Standards	None	Homeowner Amenity Center: On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of undeveloped area; minimum of 2 inch caliper. A minimum 50% of required trees must be shade trees.
3.3.2	LDC 7.1.1.1	Pocket Parks	None	5 family friendly pocket parks will be centrally located within different sections of the community; privately maintained by the HOA and having view fencing with gates for direct access to pocket parks by adjacent homeowners
3.3.2	LDC 7.1.1.1	Pocket Parks	None	On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of park area; minimum of 2 inch caliper. A minimum of 50% of required trees must be shade trees.
3.3.2	LDC 7.6.1.3	Public Park Access	Parks shall be open to public view	Parks will have a least 2 sides visible from a public street including the pocket parks
3.3.3	LDC 7.1.1.1	Environmental Buffer	None	2-3 miles of trails 6-12 feet in width, permanently maintained by HOA.

3.3.3	LDC 7.1.1.1	Environmental Buffer	None	Trees shall be provided at a rate of 1 tree per 50 linear feet of trail.
3.4	LDC 7.1.1.1	Elementary School	None	12 acres set aside for use by the San Marcos Consolidated Independent School District
LDC Enhancements				
4.1	TDM Table 1-1	Residential Street	Landscaping: both sides 6'	Landscaping; both sides 7'
4.1	TDM Table 1-1	Residential Street	4' Sidewalk both sides '	At Park & School – Sidewalk 5' both sides
4.1	TDM Table 1-1	Residential Collector	Landscaping: both sides 5.5'	Landscaping: both sides 7 to 12'
4.1	TDM Table 1-1	Residential Collector	Sidewalks: 5'	Sidewalks and Bike Path combined for a 12' path on both sides
4.1	TDM Table 1-1	Residential Collector	Bike Path: None	
4.1	TDM Table 1-1	Residential Collector	Sidewalks: 5'	Sidewalks: 6' both sides
4.1	TDM Table 1-1	Residential Collector	Bike Path: None	Meandering 12' combination path is provided in the linear park area.
4.1	TDM Table 1-1	Residential Collector	Median: 4'	Median: 16' (50' along a portion of Street Section CC to accommodate sewer easement)
4.1	TDM Table 1-1	Commercial Collector	Median: 4'	Median: 20' with bio-swale and turn lanes
4.1	TDM Table 1-1	Commercial Collector	Sidewalks: 5'	Concrete Sidewalk: 5' one side; 10' trail one side

4.1	TDM 1.6.7	Commercial Collector	Blocks lengths may be up to 2,000' in length	Block lengths shall be a maximum of 1,100

LDC Enhancements

4.2	LDC 7.4.1.4	Cul-De-Sacs	None	Landscape areas shall be provided within the circular area of the cul-de-sac to include at least 1 street tree.
4.2	LDC 7.4.1.4	Cul-De-Sacs	None	Cul-de-sacs shall include pedestrian access from the end of the cul-de-sac to the next adjoining street
4.3	LDC 7.4.2.2	Alleys	No use requirement	Alley loaded product shall be required along the entire length of Street Sections AA and CC
4.3	LDC 7.4.2.2	Alleys	No use requirement	Alleys shall be required adjacent to all lots 40' wide and smaller.
4.4	LDC 7.4.1.4 (j)	Max. Block Length	Block length shall not exceed 1,200'	Block length shall not exceed 1,100' in residential areas
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	1 per 50 LF of street frontage	1 per 30 LF of street frontage along Street Sections AA, BB, CC, DD, EE
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	1 per 50 LF of street frontage	1 per 30 LF of street frontage along all Enhanced Residential Sections
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	None	Secondary tier of Ornamental trees shall be planted 1 per every 5 street trees on road sections AA, BB,CC, DD, EE.

4.6	LDC 6.1.1.4	Median Trees	None	Street trees shall be provided within the median of Street Sections AA, BB, DD, and EE at one (1) ornamental tree per 30 lineal feet of street frontage; minimum of 2" caliper.
4.6	LDC 6.1.1.4	Median Trees	None	Street trees shall be provided within the median of Street Sections CC at two (2) trees per 30 lineal feet of street frontage; minimum of 2" caliper. A minimum of 50% of required street trees may be ornamental.
4.6	LDC 6.1.1.4	Street Trees	None	Street trees located along Enhanced Residential Streets shall be installed at the time of construction of improvements and shall be warrantied by the developer for a minimum period of 2 years.
4.7	LDC 5.1.1.3 (d)	Runoff Attenuation	LID practices may be used	The medians of Residential Collector roads shall contain ribbon curbs, and vegetative bio-swales
5.2	LDC 4.2.1.5	SF-6, Single Family District	None	All lots 40' wide and less, shall not have front loaded garages and shall be alley loaded.
6	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring a mix of one and two story units.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring

				spacing between one and two story single family units
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring spacing between repeating colors on buildings.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring spacing between repeating elevations on repeating floor plans.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring a variety of colors on buildings.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring massing and roof form change on all facades fronting, siding, or backing to a public street.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum provision of architectural details on all facades fronting, siding, or backing to a public street.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring enhanced treatment of homes situated on corner lots.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards regarding the façade design of homes with front loaded garages.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in roof design.

6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum spacing between similar roof types.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in ridgeline and eave height.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in roof color.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum standards for the design of front porches.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum standards for combinations of building materials on facades.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring all front loaded garages to have windows.
6.2	LDC 4.4.3.2 (2)	Building Design – Materials (Multi-Family)	None	Enhanced Architectural Standards requiring variation in building materials.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards regarding design of buildings on corner lots.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional horizontal articulations along facades visible from public view.

6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional vertical articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional ground-level articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring minimum architectural design standards for entry elements on facades.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional standards for building materials.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding the location of on-site parking areas.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding the provision of curbed landscape islands within on-site parking areas.
7.2	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards requiring mutual access between all parking areas.
7.2	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding access for lots with less than 250 feet of frontage.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Pedestrian walkways will be spaced 500' in commercial and office parking lots. They shall be wide enough for an 8'

				path and supplemental landscape with the possibility to add bio-swales.
8.4	LDC 6.1.2.3	Screening Along Arterial Roadways	Masonry or alternate	Fences along prominent public views to be full masonry or a combination of masonry and durable opaque fence
8.5	LDC 6.1.3.2	Residential Fences	Fences may be constructed of wood, decorative metal, chain link, or other traditional material	Fences along non-prominent public views to be stained capped full wood or concrete type
8.5	LDC 6.1.3.2	Residential Fences	Fences may be constructed of wood, decorative metal, chain link, or other traditional material	Residential lots that back to open space to use decorative metal view fence
9.1	LDC 6.1.1.4	Landscaping within parking areas.	No parking space shall be located more than 60 feet from a portion of the required landscaping.	Enhanced landscape standards requiring a minimum of one parking lot tree per 5 parking spaces.
9.2.1	LDC 6.1.1.5 (c)(8)	Xeriscaping	Developers and home builders are encouraged to use xeriscape plant materials	The project shall adhere to the Sensible Landscaping for Central Texas water conservation practices adopted by the Home Builders Association of Greater Austin
9.2.1	LDC 6.1.1.5 (c)(10)	Irrigation control	None	The irrigation system will be weather adaptive with solar, rain, or soil moisture sensors and weather synchronized irrigation controllers

LDC Enhancements				

13.4 Illustrations in 11" x 17" format

Illustration 1: Vicinity Map
Illustration 2: Portion of the Project within City Limits
Illustration 3: Base Aerial
Illustration 4: Existing Conditions
Illustration 5: Slope Map
Illustration 6: Topography and Environmental Features
Illustration 7: Concept Zoning Plan
Illustration 8: Phasing Plan
Illustration 9: Concept Plan Open Space
Illustration 10: Open Space Not Eligible in Parkland Dedication
Illustration 11: Parkland for Dedication
Illustration 12: Open Space and Parks Programming Plan
Illustration 13: Typical Pocket Park and Fencing Elevation at Pocket Parks
Illustration 14: Property Within ¼ Mile of Open Space or Parks
Illustration 15: Landscape Maintenance Plan
Illustration 16: Vehicle Circulation Plan
Illustration 17: Pedestrian Sidewalk/Bicycle Circulation Plan
Illustration 19: Enhanced Residential Street ROW
Illustration 20: Enhanced Residential Street ROW at Central Park
Illustration 21: Enhanced Residential Street ROW at School
Illustration 22: Enhanced ROW Section AA
Illustration 23: Plan View Section AA
Illustration 24: Typical Intersection at ROW Section AA
Illustration 25 : Enhanced ROW Section BB
Illustration 26: Roundabout Plan and Typical Future Bus Stop Locations
Illustration 27: Enhanced ROW Section CC
Illustration 28: Plan View ROW Section CC
Illustration 29: Typical Intersection at ROW Section CC
Illustration 30: Enhanced ROW Section DD
Illustration 31: Enhanced ROW Section EE
Illustration 32: Typical Cul de Sacs and Alleys
Illustration 33: Bio Swale and Typical Ribbon Curb
Illustration 34: Typical Lot Layouts SF-6: 50'; 60' and 70' wide lots
Illustration 35: Typical Lot Layouts SF-4.5; SF-Alley Loaded 32' and 40' Wide Lots
Illustration 36: Typical Lot Layouts: Townhome and Patio Home-Zero Lot Line
Illustration 37: Areas where Houses May Back Up to a Public Street
Illustration 38: Allowable Commercial Orientation
Illustration 39: Water Quality / Stream Setback
Illustration 40: Entry Monument and Signage Plan
Illustration 41: Entry Monument and Signage Examples
Illustration 42: Comparison of City Sign Standards to Trace Signage Standards
Illustration 43: Survey Map
Illustration 44: Survey Map Notes

13.5 Applicable Ordinances

13.5.1 City Code of Ordinances, Subpart B – Land Development Code, Chapter 4, Article 2, Division 1, Section 4.2.1.5 - SF-6, Single-Family District; Section 4.2.1.6 - SF-4.5, Single-Family District; Section 4.2.1.7 - D, Duplex Residential District (Low Density); Section 4.2.1.9 - TH, Townhouse Residential District; and Section 4.2.1.10 - PH-ZL, Patio Home, Zero-Lot-Line Residential District Design Standards

13.5.2 City Code of Ordinances, Subpart B – Land Development Code, Chapter 4, Article 4, Division 2, Section 4 - Procedure for Determining Alternative Exterior Materials

13.5.3 City Code of Ordinances, Subpart B – Land Development Code, Chapter 4, Article 4, Division 3 – Multi Family Residential Design Standards

13.5.4 City Code of Ordinances, Subpart B – Land Development Code, Chapter 6, Article 1, Division 1, Section 4 – Required Landscape Area Standards

13.5.5 City Code of Ordinances, Subpart B – Land Development Code, Chapter 6, Article 1, Division 2, Section 1 - Non Residential and Multi-Family Screening Required (New Construction)

13.5.6 City Code of Ordinances, Subpart B – Land Development Code, Chapter 6, Article 5 – Lighting and Glare Standards

13.5.7 City of San Marcos - Land Development Code, Technical Manual, Article 2: Preferred Plant List, Division 2 – Blackland Prairie Planting Materials and Division 3 – Discouraged Planting Materials

13.5.8 Sensible Landscaping for Central Texas, A Guide for Home Builders and Homeowners

13.5.9 City of San Marcos Stormwater Technical Manual, Appendix N - Aesthetically Enhanced Detention and Water Quality Basins

13.5.10 City Code of Ordinances, Subpart B – Land Development Code, Chapter 1, Article 5, Division 3 – Petition for Planned Development District, Section 6 – Amendments & Relief Measures

13.5.11 City Code of Ordinances, Subpart B – Land Development Code, Chapter 1, Article 6, Division 2 – Subdivision Concept Plats

PDD-15-01 Zone Change Review

(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

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

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

INCLUDE MAP	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	X	X	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	X		X	
Geological	X				
Slope	X				
Soils	X	X		X	
Vegetation	X				
Watersheds	X				
Water Quality Zone	X			X	X

ENVIRONMENT & RESOURCE PROTECTION –

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

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
Neighborhood Character Study Area(s):	N/A

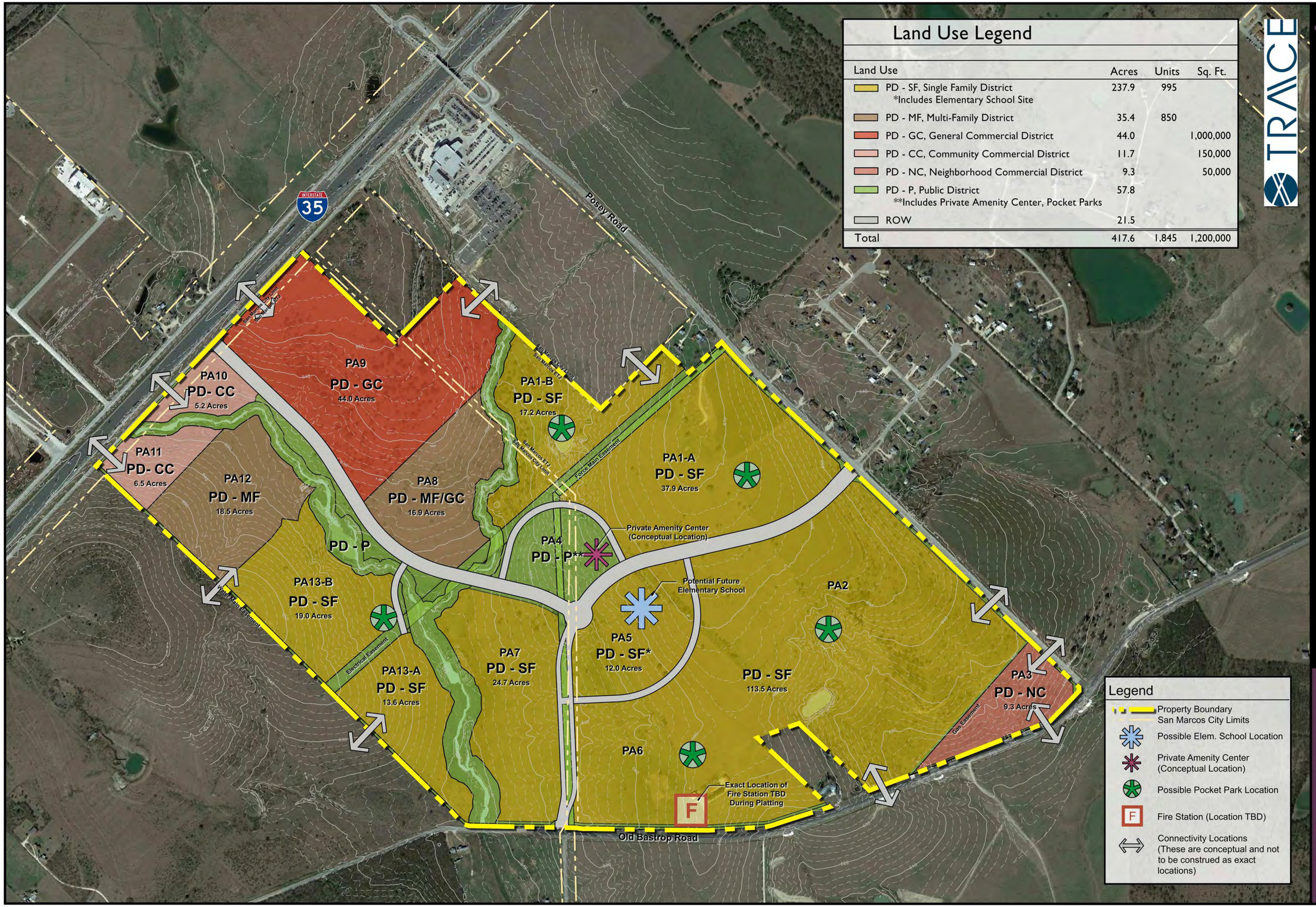
PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

				YES	NO
Will Parks and / or Open Space be Provided?				X	
Will Trails and / or Green Space Connections be Provided?				X	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available?				X	
Water service available?				X	

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

		A	B	C	D	F
Existing Daily LOS	ROADWAY 1: N IH-35	X				
	ROADWAY 2: Posey Rd.	X				
	ROADWAY 3: Old Bastrop Hwy.	X				
Existing Peak LOS	ROADWAY 1: N IH-35	X				
	ROADWAY 2: Posey Rd.	X				
	ROADWAY 3: Old Bastrop Hwy.	X				
Preferred Scenario Daily LOS	ROADWAY 1: N IH-35	X				
	ROADWAY 2: Posey Rd.					X
	ROADWAY 3: Old Bastrop Hwy.	X				
Preferred Scenario Peak LOS	ROADWAY 1: N IH-35	X				
	ROADWAY 2: Posey Rd.					X
	ROADWAY 3: Old Bastrop Hwy.	X				
			N/A	Good	Fair	Poor
Sidewalk Availability: No sidewalk available along any adjacent street frontages.			X			
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes:						

LOOKING SOUTHEAST AT IH-35 FRONTAGE



Land Use Legend

Land Use	Acres	Units	Sq. Ft.
PD - SF, Single Family District *Includes Elementary School Site	237.9	995	
PD - MF, Multi-Family District	35.4	850	
PD - GC, General Commercial District	44.0		1,000,000
PD - CC, Community Commercial District	11.7		150,000
PD - NC, Neighborhood Commercial District	9.3		50,000
PD - P, Public District **Includes Private Amenity Center, Pocket Parks	57.8		
ROW	21.5		
Total	417.6	1,845	1,200,000

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, withdrawal without notice and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice,to make changes to this map and other aspects of the development to comply with governmental requirements and to meet marketing objectives.

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

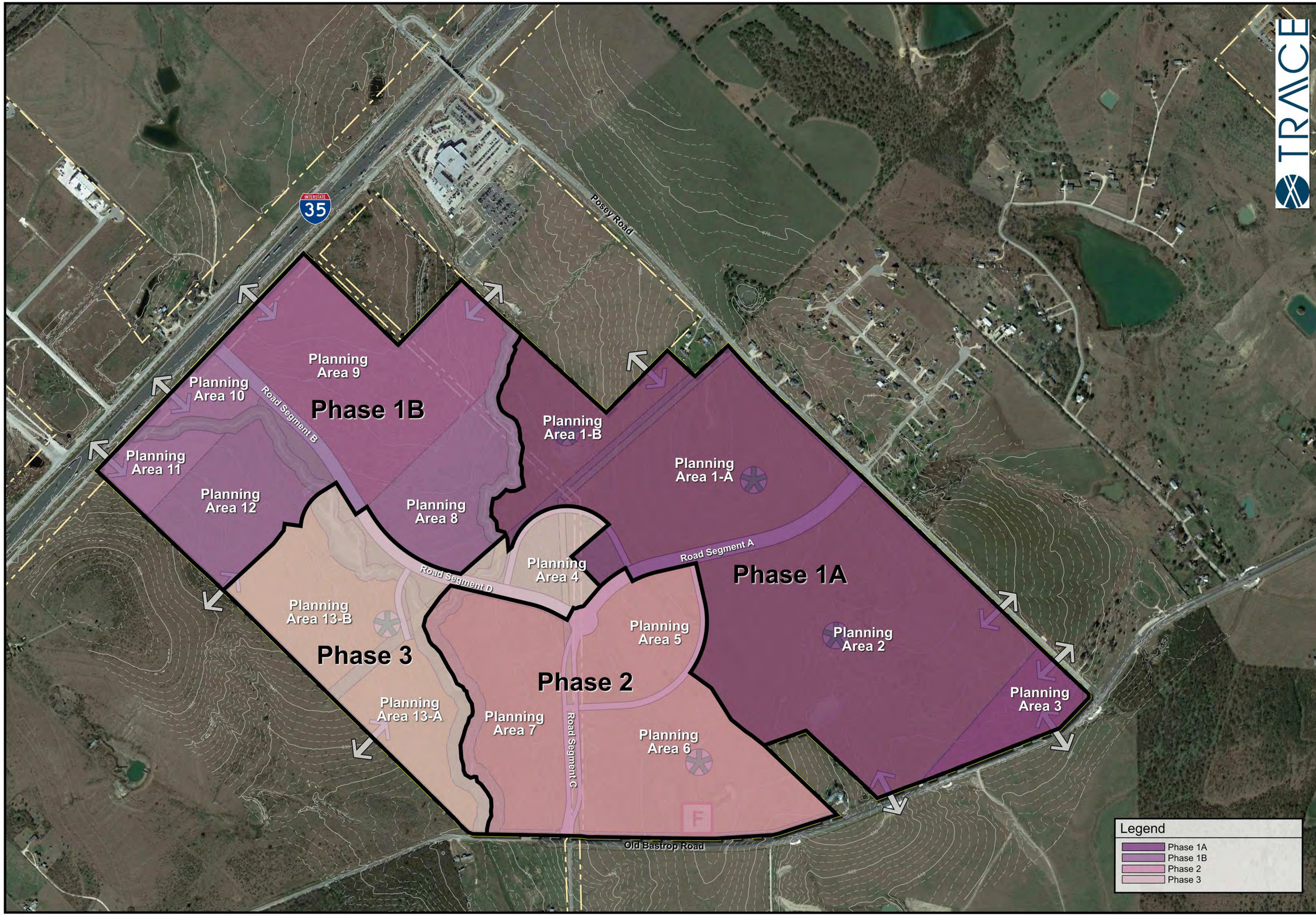
Illustration 7 - Concept Zoning Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas



TRACE

712 Congress Avenue, Suite 300
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rvj planning + landscape architecture

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Illustration 8 - Phasing Plan

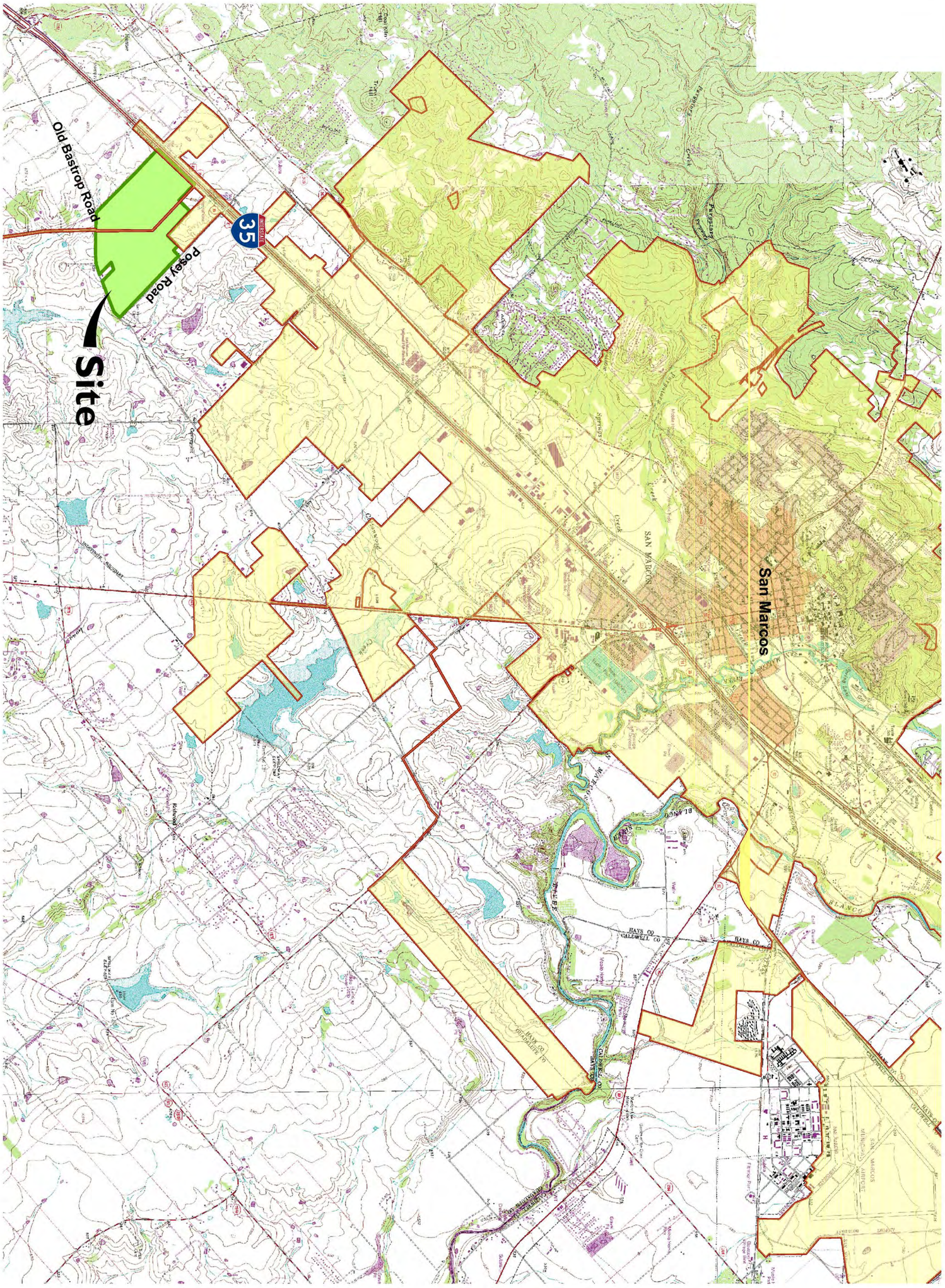
Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities

San Marcos, Texas



SAN MARCOS CITY LIMITS

1. TOPOGRAPHY SHOWN HERE WAS DERIVED FROM GIS DATA PROVIDED BY HAYS COUNTY. IT IS DEEMED ACCURATE BUT NOT EXACT.

2. ADJACENT LAND OWNER PROPERTIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

TRACE

Highpointe Communities

San Marcos, Texas

Illustration 1 - Vicinity Map

SCALE : 1"=2000'

0 1000 2000 12000

DATE : 07-29-2015

NORTH

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File: L:\2014\1441118\PDD\TES-PDD submittal.dwg

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Illustration 2 - Portion of the Project within City Limits

Aerial Photography circa January 2014

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

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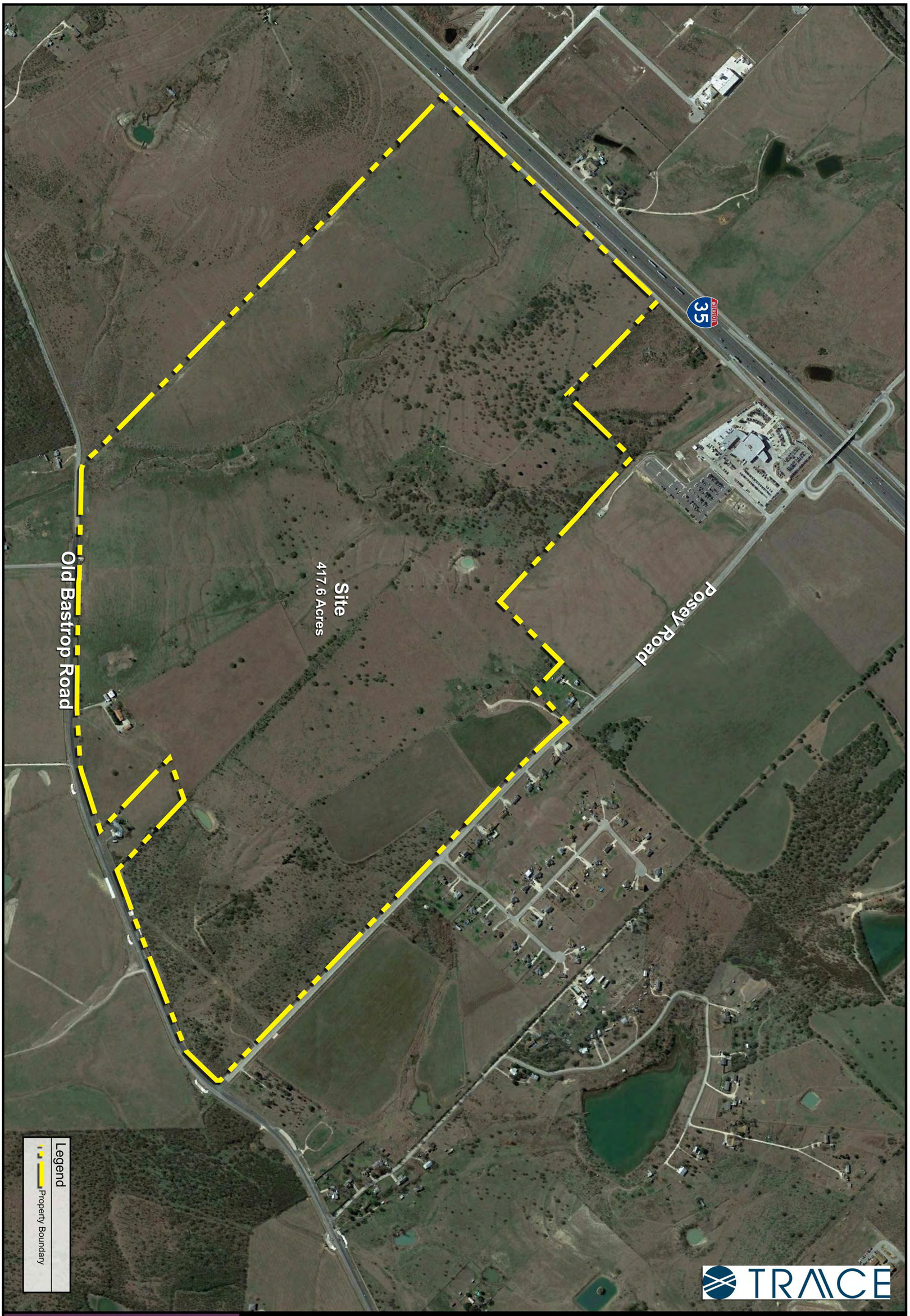
File: L:\2014\144118\PDD\Existing Site.dwg

Highpointe Communities

San Marcos, Texas



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San Marcos, Texas

Illustration 3 - Base Aerial

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

Aerial Photography circa January 2014

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File: L:\2014\144118\PDD\Existing Site.dwg

Zoning AR

Zoning HI

Zoning GC

Posey Road

INTERSTATE 35

6" Force Main

10" WW Gravity Main

Portion of Project within City Limits

Pond

York Creek

Wetland

Site
417.6 Acres

8" Water Main

12" Water Main

Electrical Esmt.

12" Force Main

Portion of Project within City Limits

20" & 30" Gas Transmission Lines

Pond

Existing Home

Telecom Control Boxes

2" Water Main

Old Bastrop Road

Legend

- Property Boundary
- San Marcos City Limits
- Creek
- Wetland
- Pond
- Electrical Esmt.
- Gas Esmt.
- Force Main Esmt.
- Gas Line
- Sewer Main
- Force Main
- Water Main
- Zoning AR
- Zoning GC
- Zoning HI

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File: L:\2014\144118\PDD\Existing Site.dwg

Illustration 4 - Existing Conditions

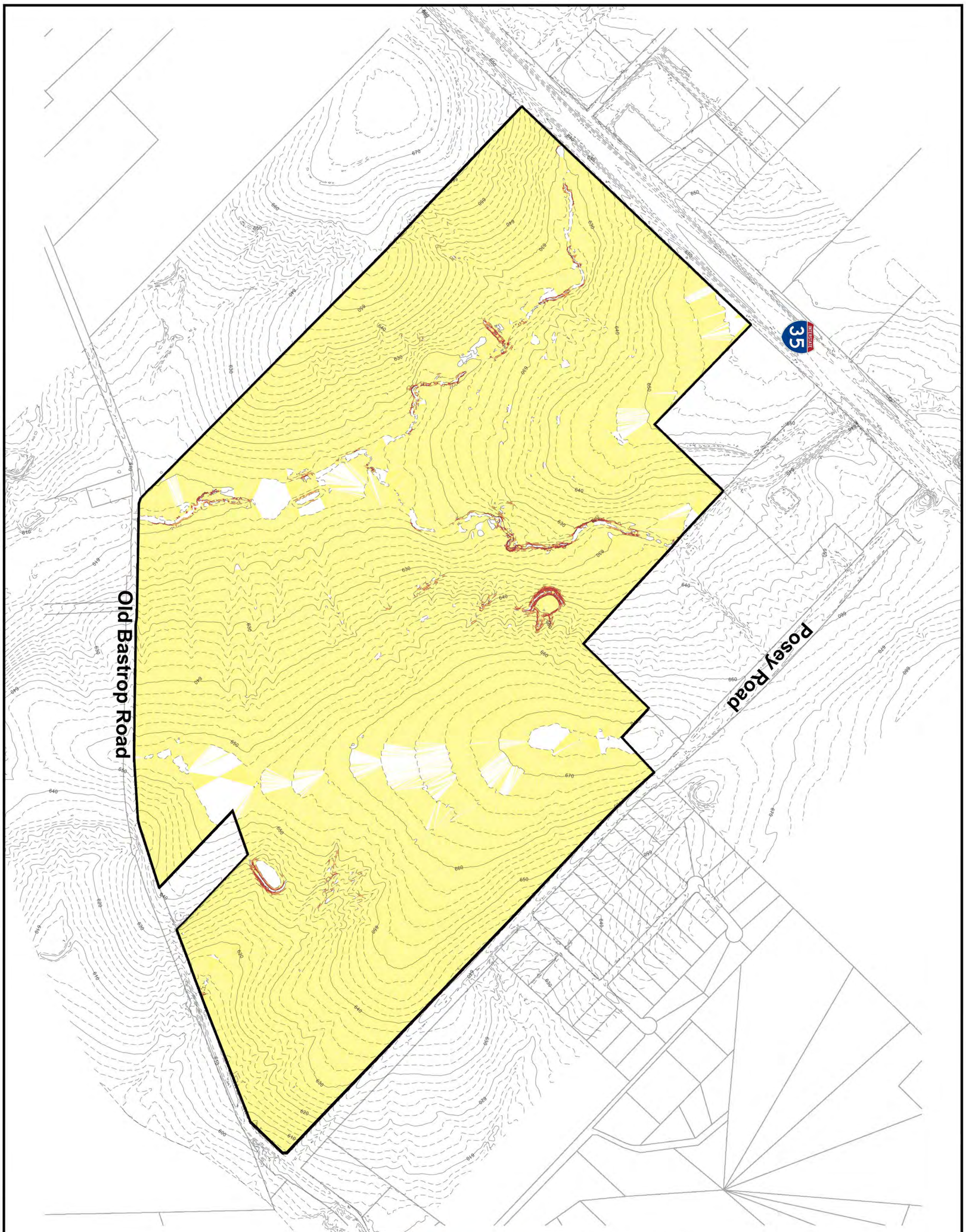
Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas



1. THIS SLOPE MAP IS DERIVED FROM CONTOUR DATA PROVIDE BY HAYS COUNTY GIS. THE TOPOGRAPHY AND SLOPES ARE DEEMED GENERALLY ACCURATE BUT NOT EXACT.

2. THE ADJACENT LAND OWNER PROPERTY BOUNDARIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

TRACE

Highpointe Communities

San Marcos, Texas

Illustration 5 - Slope Map

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

2' Contour Interval

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1. TOPOGRAPHY SHOWN HERE WAS DERIVED FROM GIS DATA PROVIDED BY HAYS COUNTY. IT IS DEEMED ACCURATE BUT NOT EXACT.

2. ADJACENT LAND OWNER PROPERTIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

3. ENVIRONMENTAL FEATURES SHOWN HERE WERE PROVIDED BY HICKS & COMPANY.

DELINEATED STREAM

WETLANDS

NON JURISDICTIONAL MANMADE POND IN UPLAND SETTING

WATERSHED DRAINAGE AREA

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File: L:\2014\144118\PDD\TES-PDD submittal.dwg

Illustration 6 - Topography & Environmental Features

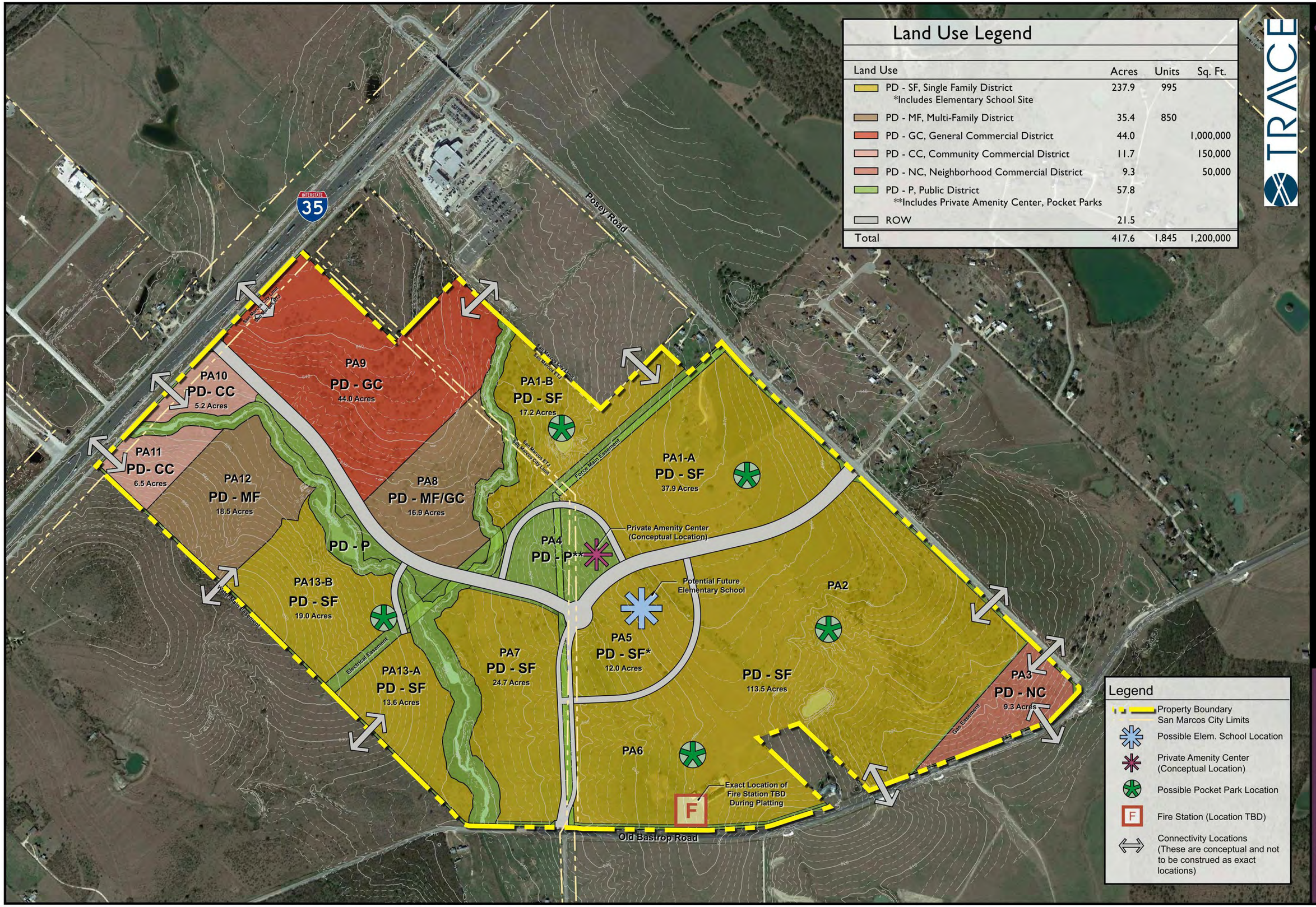
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas



Land Use Legend

Land Use	Acres	Units	Sq. Ft.
PD - SF, Single Family District *Includes Elementary School Site	237.9	995	
PD - MF, Multi-Family District	35.4	850	
PD - GC, General Commercial District	44.0		1,000,000
PD - CC, Community Commercial District	11.7		150,000
PD - NC, Neighborhood Commercial District	9.3		50,000
PD - P, Public District **Includes Private Amenity Center, Pocket Parks	57.8		
ROW	21.5		
Total	417.6	1,845	1,200,000

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File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Illustration 7 - Concept Zoning Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

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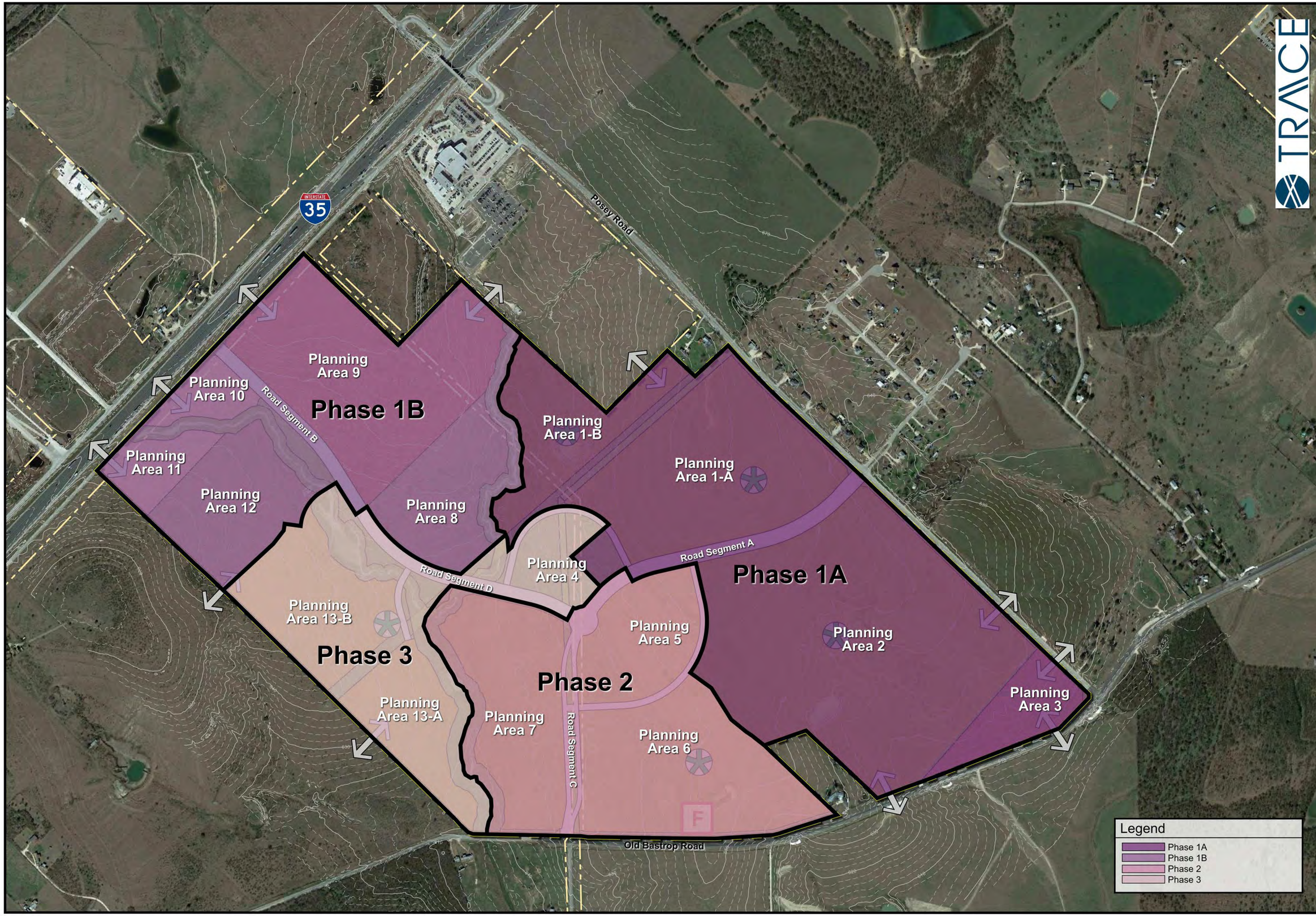
San Marcos, Texas



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File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Illustration 8 - Phasing Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

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File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Illustration 9 - Concept Plan Open Space

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

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Illustration 10 - Open Space Not Eligible in Parkland Dedication

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

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File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Illustration 11- Parkland for Dedication

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Aerial Photography circa January 2014
2' Contour Interval

NORTH

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Illustration I2 - Open Space / Park Programming Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

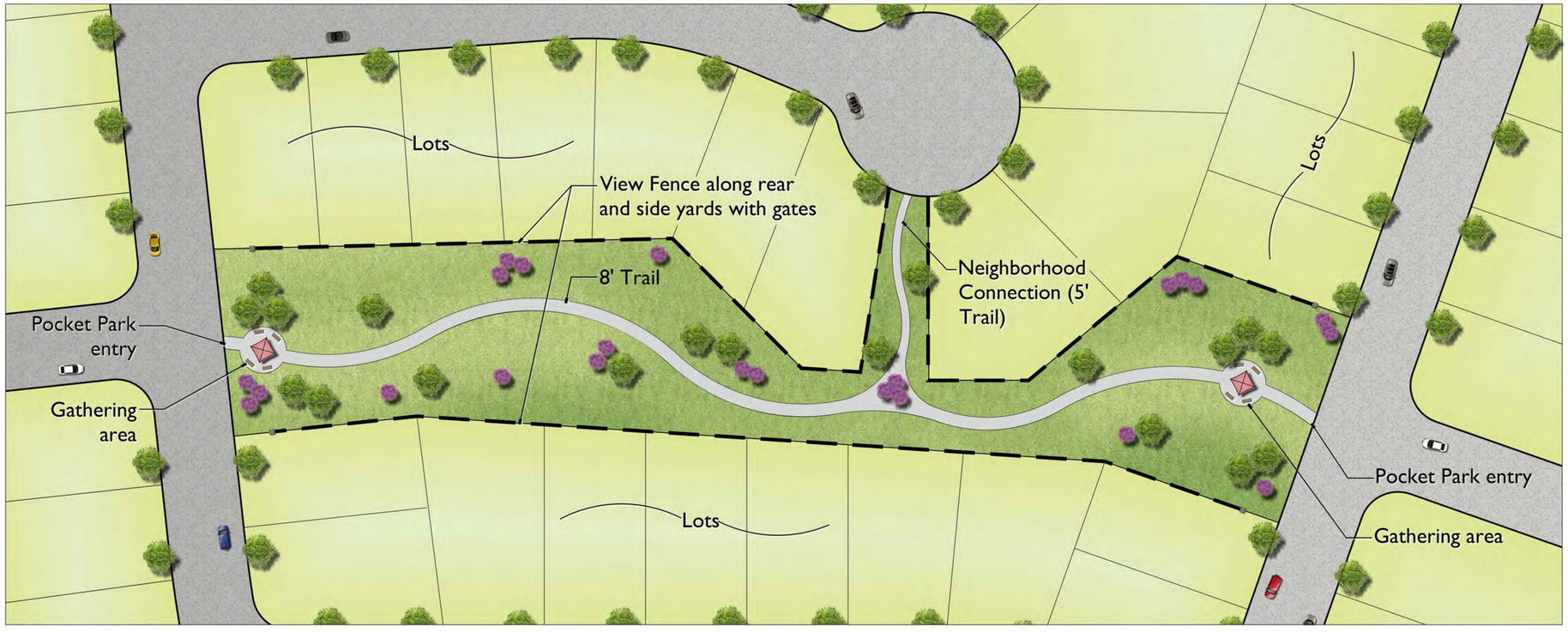
SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Typical Pocket Park, Street-Lined

Rear Lot Elevation, Backing to Open Space



Typical Pocket Park, Residential-Lined

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File: L:\2014\144118\PDD\Pocket Park Typicals.dwg

Illustration 13 - Typical Pocket Park & Fencing

SCALE : 1"=40'

DATE : 07-29-2015

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San Marcos, Texas

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Illustration 14 - Property within ¼ Mile of Open Space / Parks

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Aerial Photography circa January 2014
2' Contour Interval

NORTH

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

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Illustration I5 - Landscape Maintenance Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE: 1"=300'
0 150 300 600
DATE : 09-01-2015

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

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Illustration I6 - Vehicle Circulation Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

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San Marcos, Texas

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

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Illustration I7 - Pedestrian Sidewalk/Bicycle Circulation Plan

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

NORTH

Aerial Photography circa January 2014
2' Contour Interval

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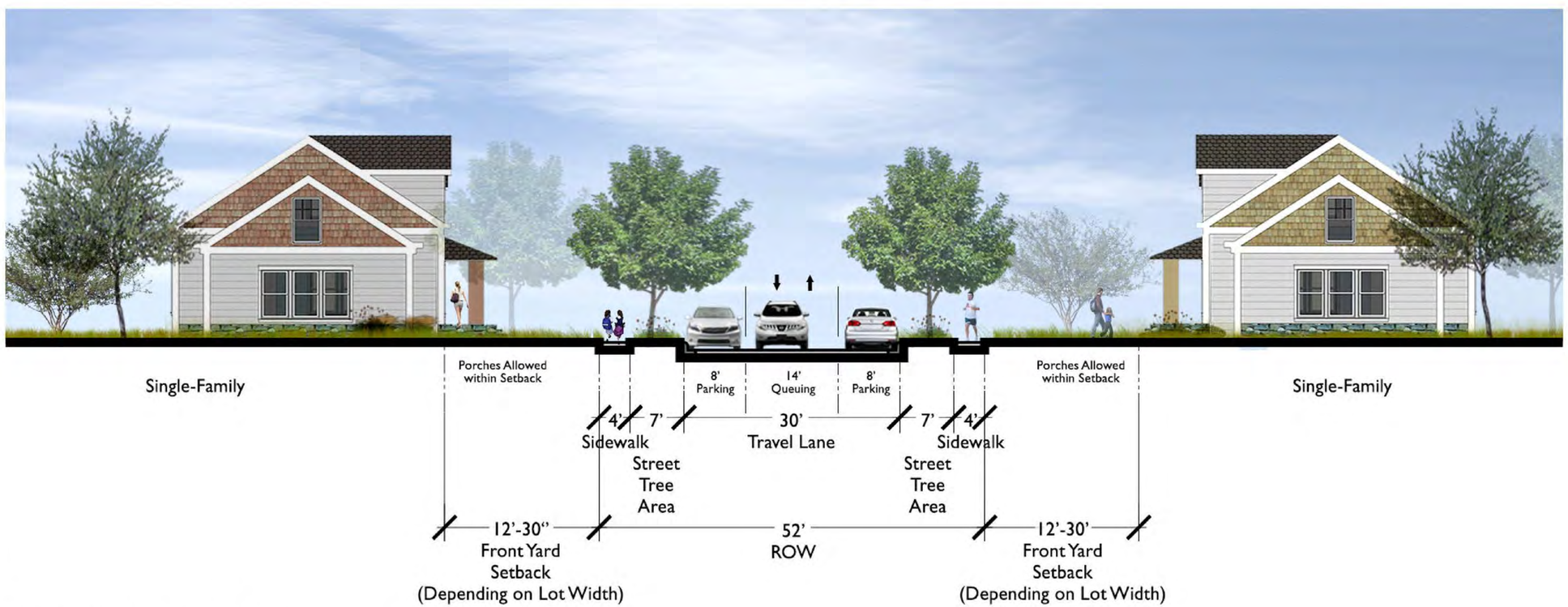
File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Key Map



Residential Street ROW

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 19 - Enhanced Res. Street ROW

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

Key Map

Central Park

8' Parking

16' Queuing

8' Parking

Porches Allowed within Setback

Single-Family

5' Sidewalk

7' Street Tree Area

32' Travel Lane

7' Street Tree Area

5' Sidewalk

56' ROW

12'-30' Front Yard Setback (Depending on Lot Width)

Residential Street at Central Park

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 20 - Enhanced Res. Street ROW at Central Park

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

Key Map

Residential Street at School

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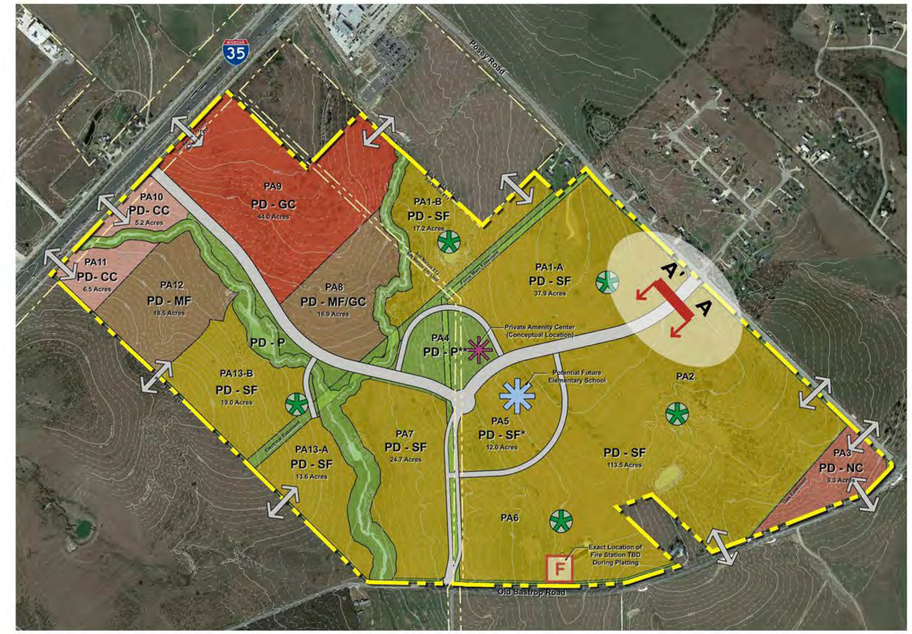
File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

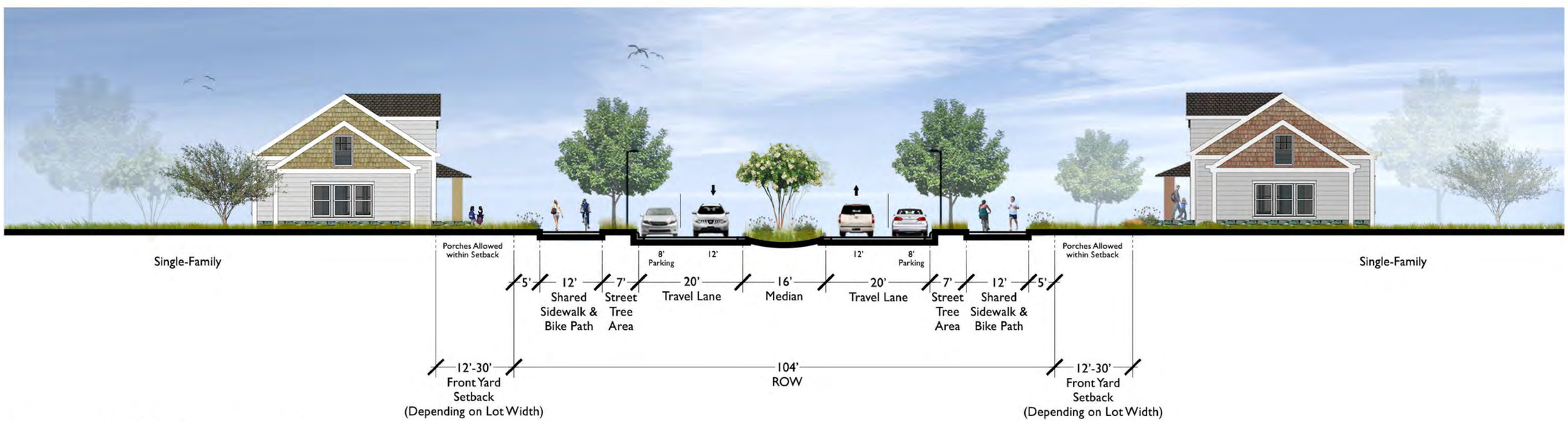
Illustration 21 - Enhanced Res. Street ROW at School

SCALE : N.T.S.
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas



Key Map



Enhanced ROW Section AA'

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 22 - Enhanced ROW Section AA'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

Entry at Posey Road & Enhanced Intersection

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File: L:\2014\144116\PDD\Street Plans.dwg

Illustration 23 - Plan View ROW Section AA'

SCALE : 1"=30'

DATE : 09-04-2015

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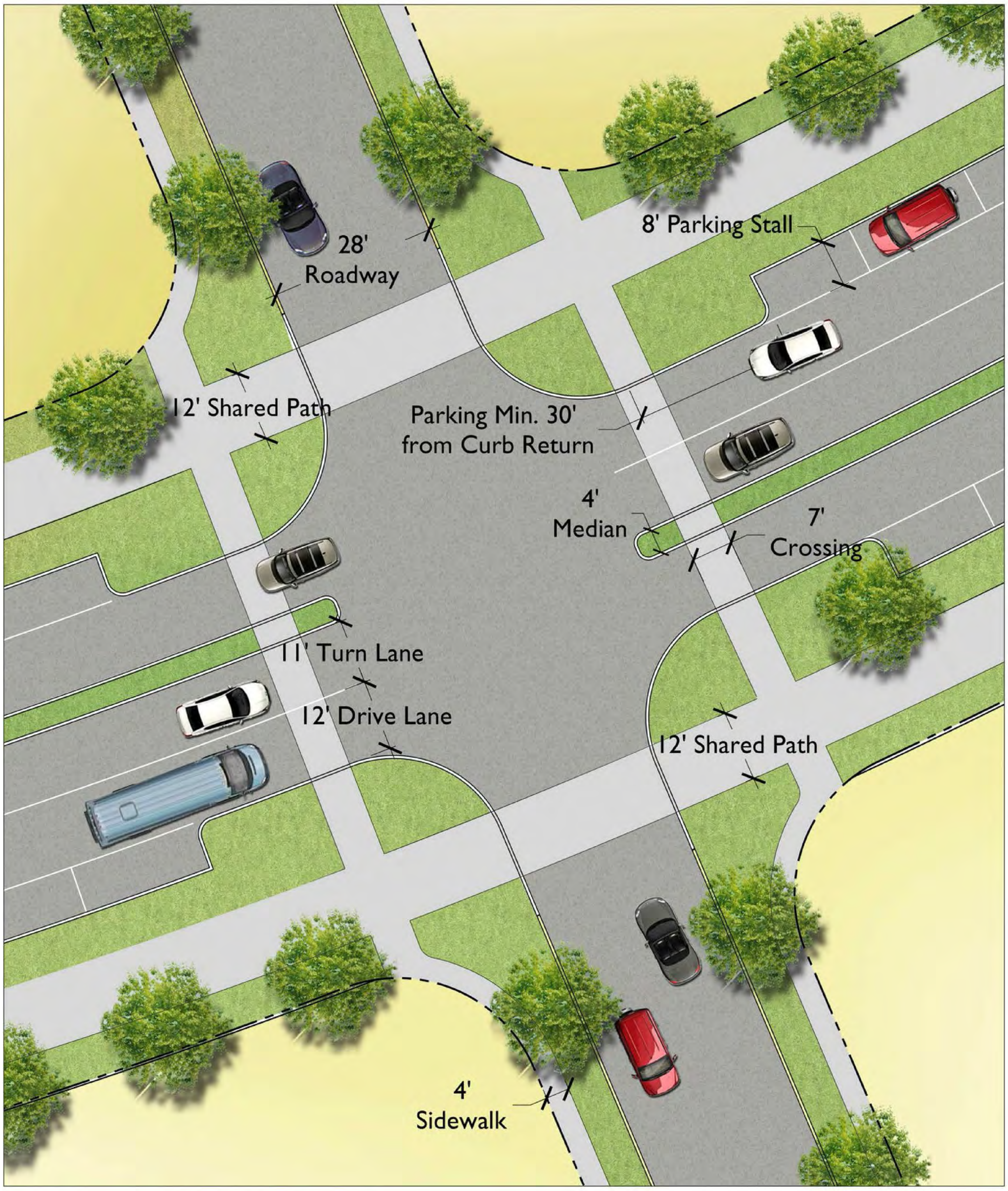
San Marcos, Texas



Typical Intersection Road AA

TRACE

Highpointe Communities
San Marcos, Texas

Illustration 24 - Typical Intersection at ROW Section AA

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SCALE : N.T.S.

DATE : 07-29-2015

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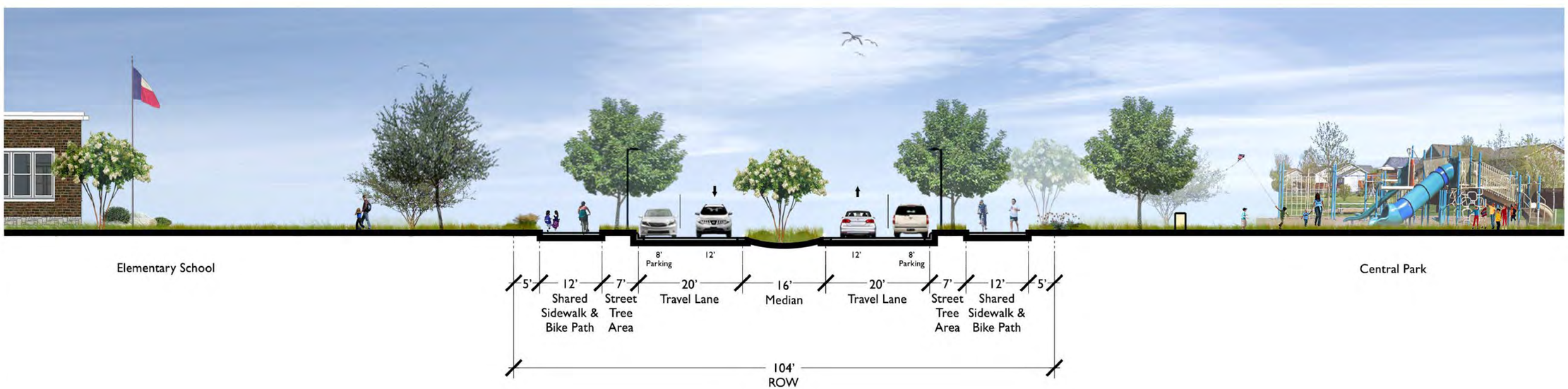
File: L:\2014\144118\PDD\Street Plans.dwg

Key Map



Enhanced ROW Section BB'

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Illustration 25 - Enhanced ROW Section BB'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Roundabout Plan

TRACE

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Illustration 26 - Roundabout Plan & Typ. Future Bus Stop

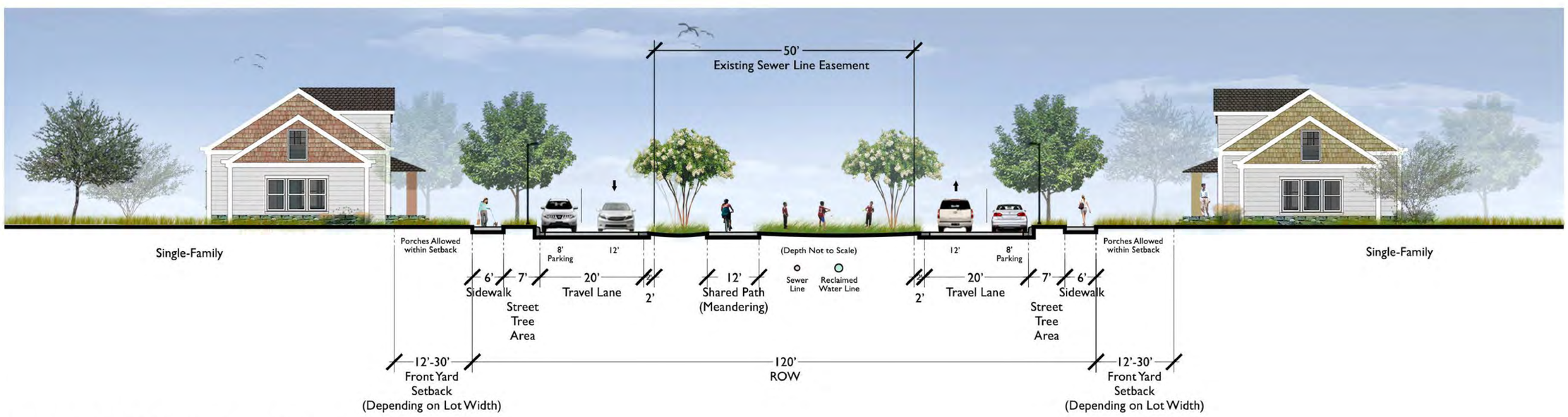
SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\14118\PDD\Street Plans.dwg

Key Map



Enhanced ROW Section CC'

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

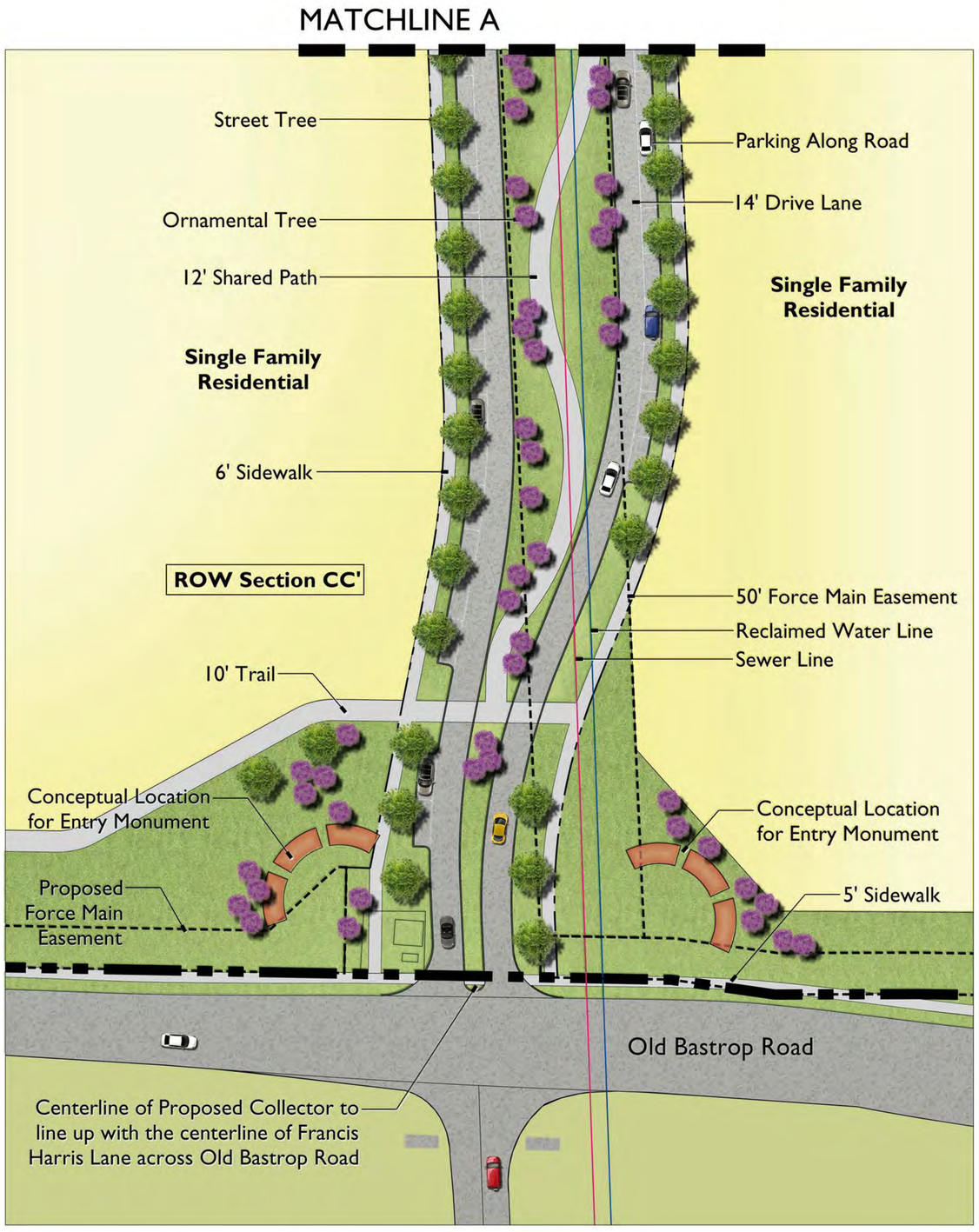
Illustration 27 - Enhanced ROW Section CC'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas



Entry at Old Bastrop Road

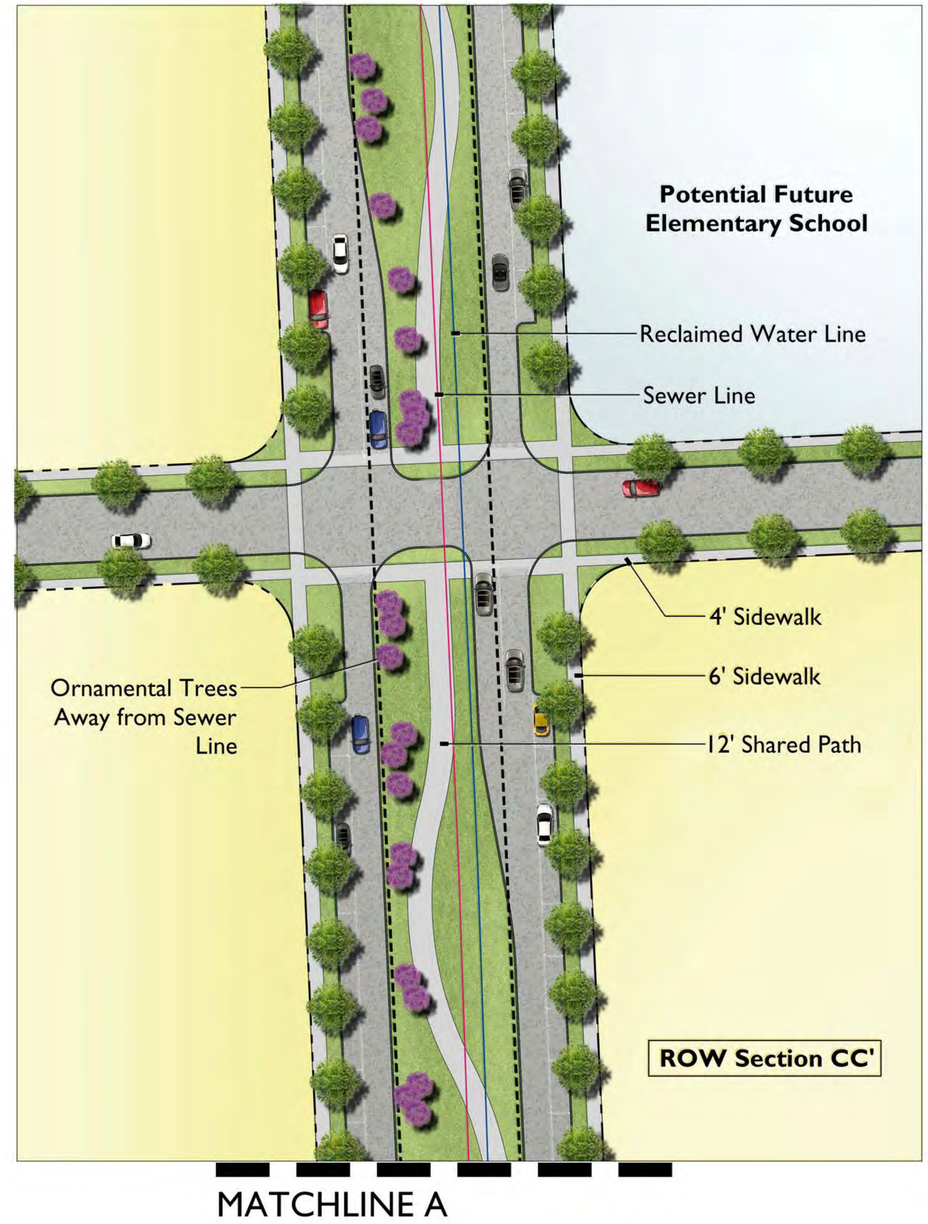


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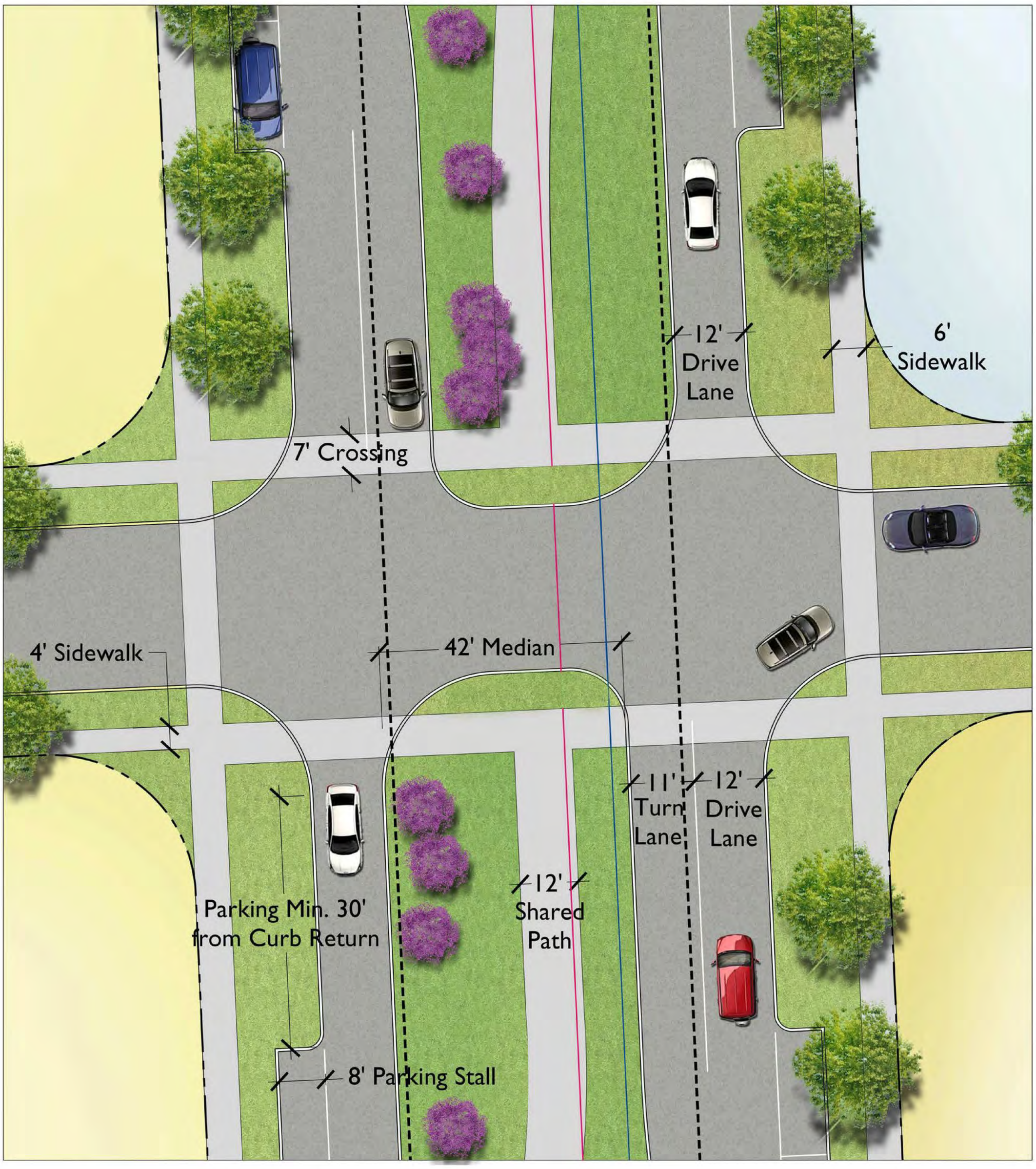
Illustration 28 - Plan View ROW Section CC'

SCALE : N.T.S.
DATE : 09-04-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144116\PDD\Street Plans.dwg



Typical Intersection Road CC

TRACE

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Illustration 29 - Typical Intersection at ROW Section CC

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SCALE : N.T.S.

DATE : 09-14-2015

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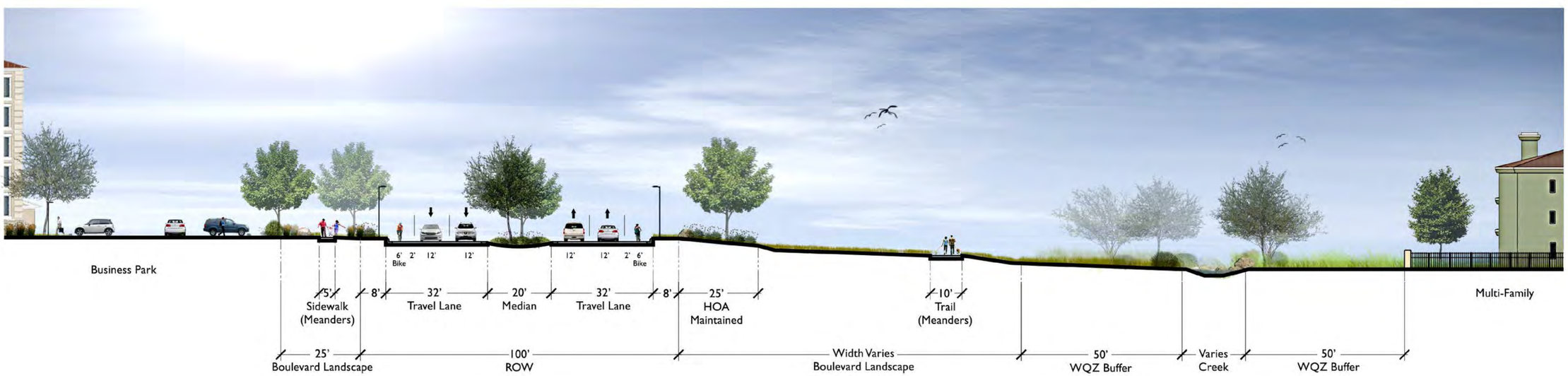
File: L:\2014\144118\PDD\Street Plans.dwg

Key Map



Enhanced ROW Section DD'

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 30 - Enhanced ROW Section DD'

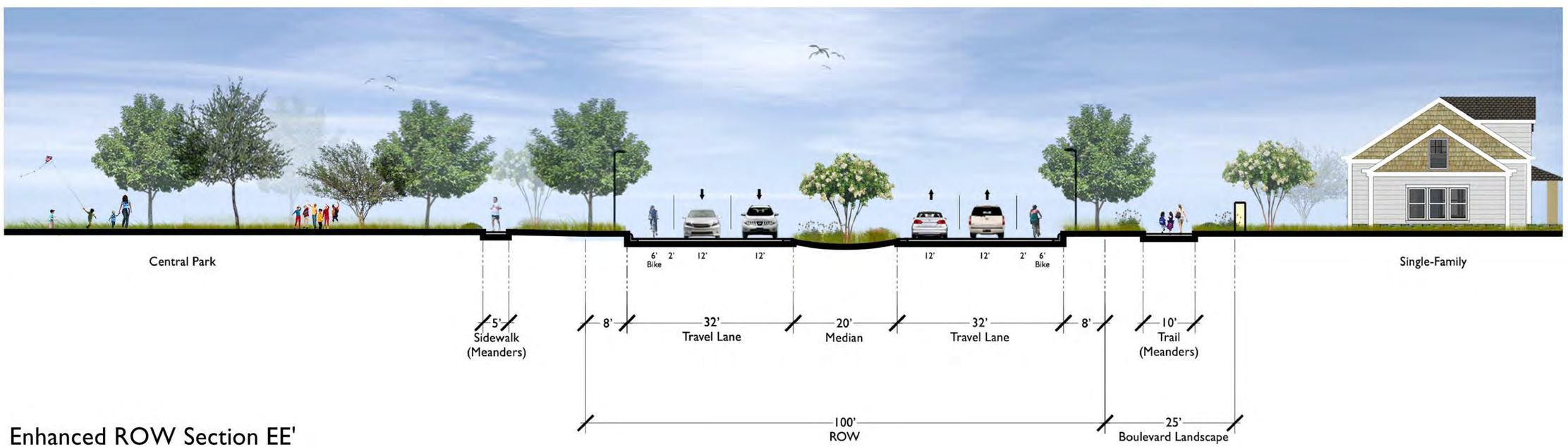
SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas

Key Map



Enhanced ROW Section EE'

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 31 - Enhanced ROW Section EE'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas

Typical Alley

Typical Cul-de-Sac

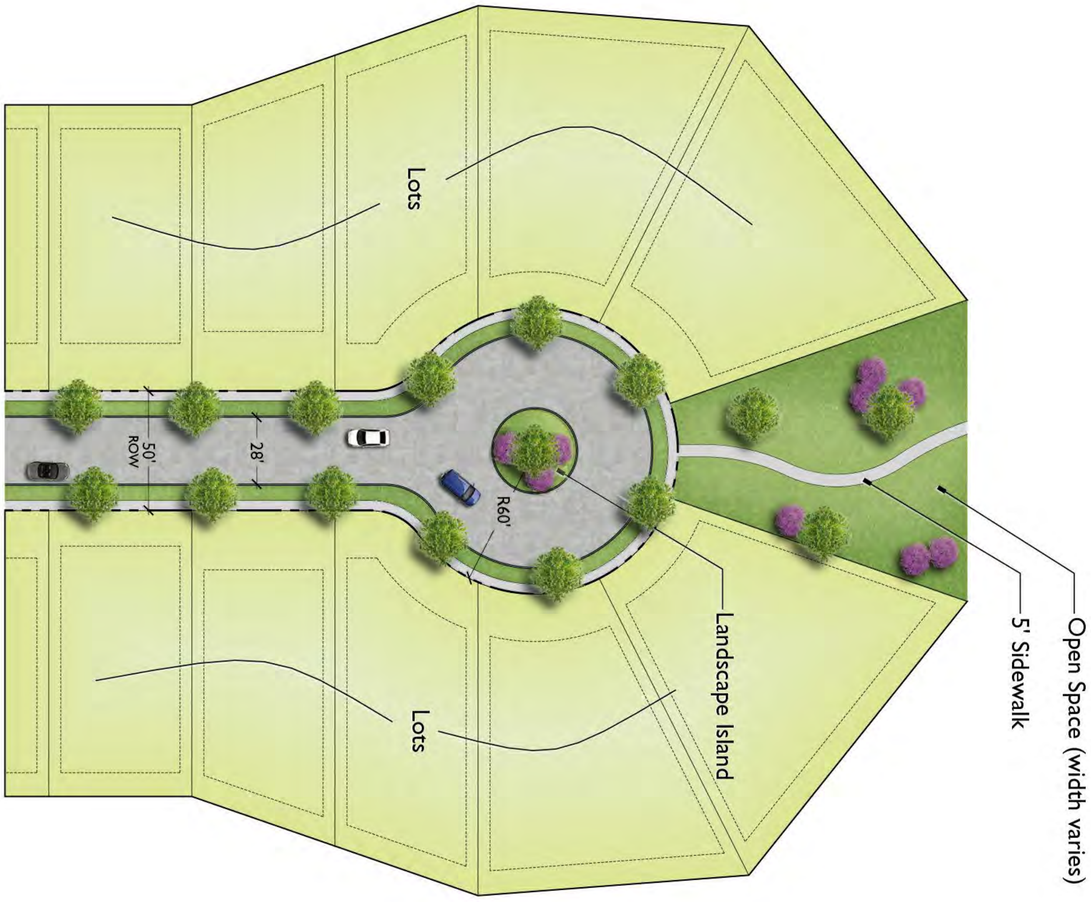

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Illustration 32 - Typical Cul-de-Sac & Alley Plan

SCALE : 1"=30'

DATE : 09-01-2015

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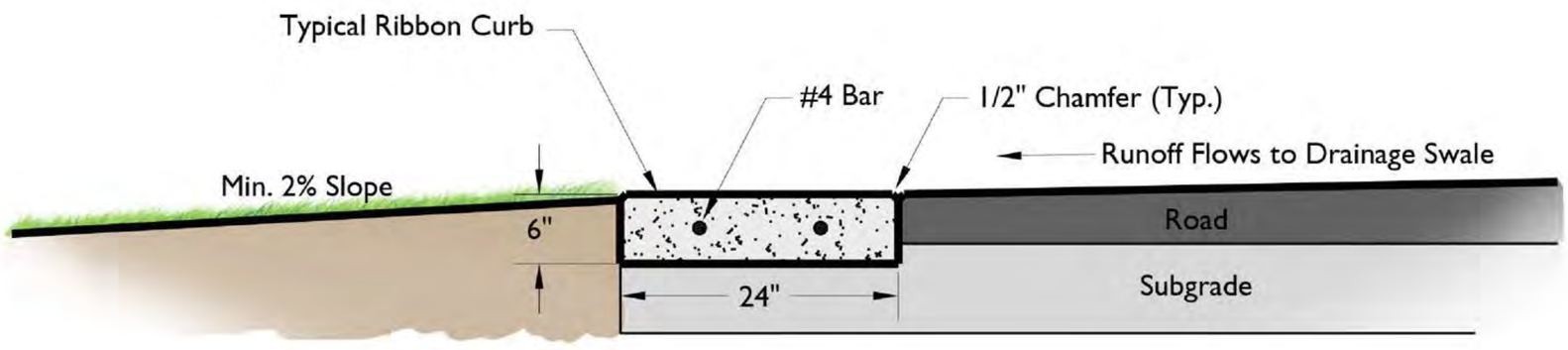
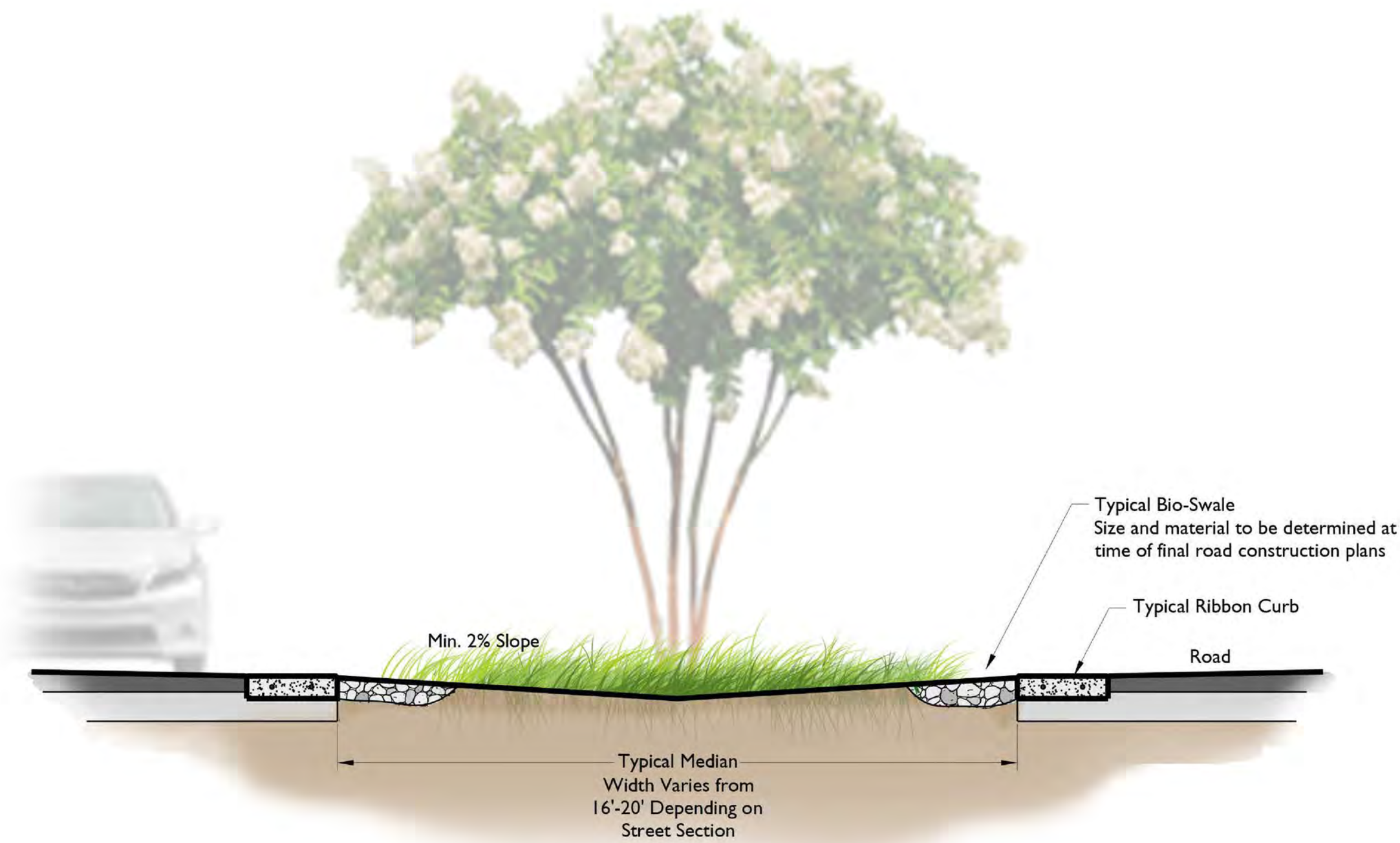
File: L:\2014\1441181\PDD\Street Plans.dwg



28-Day Concrete Strength = 3500 psi

Typical Ribbon Curb Detail



Typical Bio-Swale Detail

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Illustration 33 - Bio-Swale & Typical Ribbon Curb

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SCALE : N.T.S.

DATE : 07-29-2015

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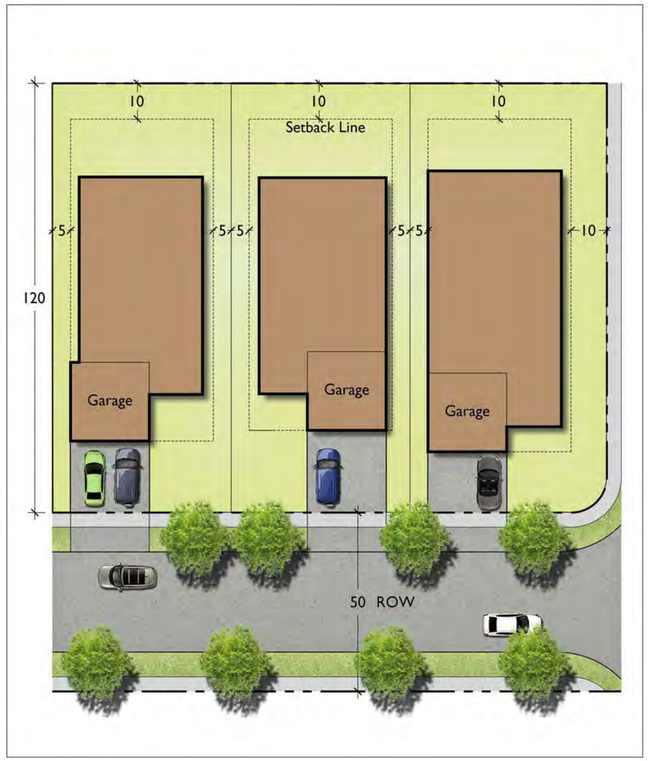
File: L:\2014\144118\PDD\Conceptual Master plan2015-01-12.dwg



50' Wide Single Family Lots

Min. Lot Size: 6,000 SF
Lot Width: 50'
Lot Depth: 120"
Front-Yard Setback: Range 20'-30' (Avg. 25')
Side-Yard Setback: 5' (10' Corner)
Rear-Yard Setback: 10'
Attached Garage: Yes
Alley: No

60' Wide Single Family Lots

Min. Lot Size: 7,200 SF
Lot Width: 60'
Lot Depth: 120"
Front-Yard Setback: Range 20'-30' (Avg. 25')
Side-Yard Setback: 5' (10' Corner)
Rear-Yard Setback: 10'
Attached Garage: Yes
Alley: No

70' Wide Single Family Lots

Min. Lot Size: 8,400 SF
Lot Width: 70'
Lot Depth: 120"
Front-Yard Setback: Range 20'-30' (Avg. 25')
Side-Yard Setback: 5' (10' Corner)
Rear-Yard Setback: 10'
Attached Garage: Yes
Alley: No

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Illustration 34 - Typical Lot Layouts SF-6

SCALE : 1"=20'
DATE : 07-29-2015

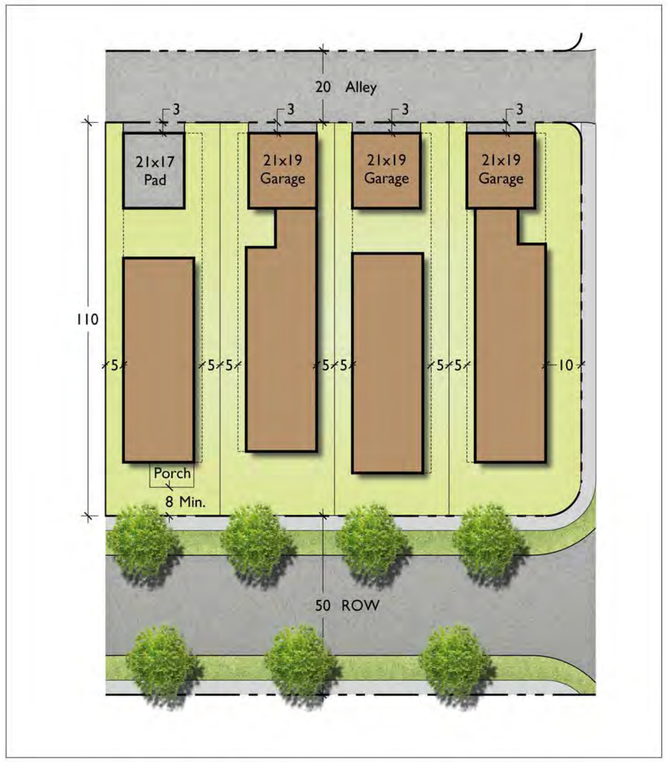
Highpointe Communities

San Marcos, Texas

File: L:\2014\144118\PDD\Street Plans.dwg

40' Wide Single Family Lots

Min. Lot Size: 4,500 SF
Lot Width: 40'
Lot Depth: 90' Min., 112.5 Typ.
Front-Yard Setback: Range 17'-23' (Avg. 20')
Side-Yard Setback: 5' (10' Corner)
Rear-Yard Setback: 10'
Garage: Yes
Alley: No



32' Wide SF Lots - Alley Loaded

Min. Lot Size: 3,500 SF
Lot Width: 32'-34'
Lot Depth: 110'
Front-Yard Setback: Range 12'-18' (Avg. 15')
Side-Yard Setback: 5' (10' Corner)
Garage Setback from Alley: 3'
Garage: 21' x 19' or 21' x 17' Pad
Alley: 20'
Porch: Min. 8' Setback from ROW

40' Wide SF Lots - Alley Loaded

Min. Lot Size: 4,400 SF
Lot Width: 40'
Lot Depth: 110'
Front-Yard Setback: Range 12'-18' (Avg. 15')
Side-Yard Setback: 5' (10' Corner)
Garage Setback from Alley: 3'
Garage: 21' x 19' or 21' x 17' Pad
Alley: 20'
Porch: Min. 8' Setback from ROW

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Illustration 35 - Typical Lot Layouts SF-4.5

SCALE : 1"=20'
DATE : 09-14-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144116\PDD\Street Plans.dwg

Townhome - Alley Loaded

Min Lot Size: 2,500 SF
Lot Width: 25' - 30' Corner
Lot Depth: 100'
Front-Yard Setback: Range 17'-23' (Avg. 20')
Side-Yard Setback: 0' (10' Corner)
Garage Setback from Alley: 3'
Garage: Yes
Alley: 20'
Porch: Min. 8' Setback from ROW

Patio Home - Zero Lot Line

Min. Lot Size: 4,000 SF
Lot Width: 40'
Lot Depth: 85' Min., 100' Typ.
Front-Yard Setback: Range 17'-23' (Avg. 20')
Side-Yard Setback: 0' (10' Corner)
Rear-Yard Setback: 10' (If Front Loaded)
From Alley: 3'
Garage: 21' x 19'
Alley: 20'

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File: L:\2014\144116\PDD\Street Plans.dwg

Illustration 36 - Typical Lot Layouts Townhome & Patio Home

SCALE : N.T.S.
DATE : 07-29-2015

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Illustration 37 - Where House May Back Up to a Public Street

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Highpointe Communities
San Marcos, Texas

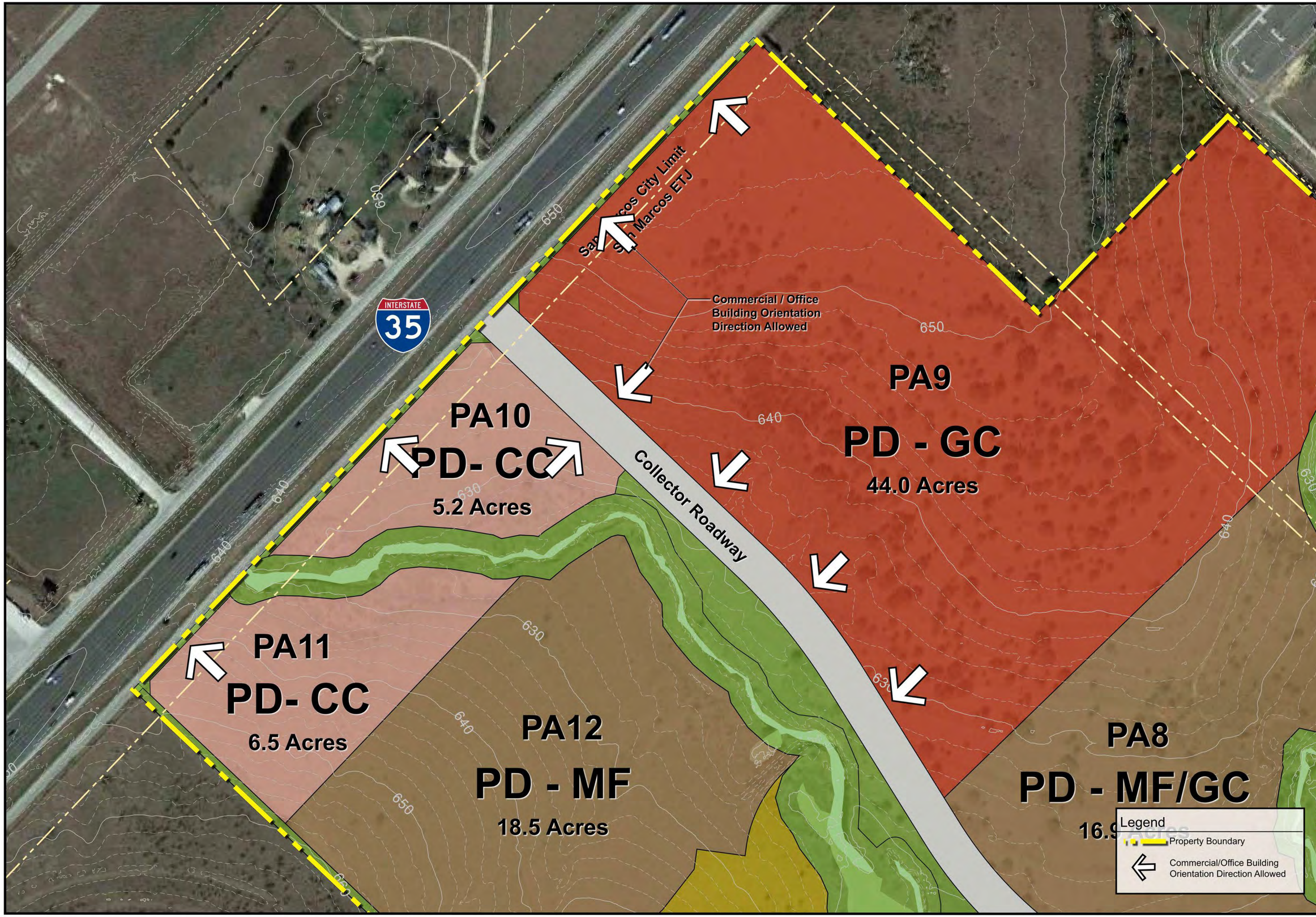

Illustration 38 - Allowable Commercial Orientation

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=100'
0 50 100 200
DATE : 09-01-2015

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File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

1. TOPOGRAPHY SHOWN HERE WAS DERIVED FROM GIS DATA PROVIDED BY HAYS COUNTY. IT IS DEEMED ACCURATE BUT NOT EXACT.

2. ADJACENT LAND OWNER PROPERTIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

3. ENVIRONMENTAL FEATURES SHOWN HERE WERE PROVIDED BY HICKS & COMPANY.

DELINEATED STREAM

WETLANDS

NON JURISDICTIONAL MANMADE POND IN UPLAND SETTING

WATER QUALITY ZONE 24.067 ACRES

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File: L:\2014\144119\PDD\TES-PDD submittal.dwg

Illustration 39 - Water Quality / Stream Setback

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

2' Contour Interval

Highpointe Communities
San Marcos, Texas

INTERSTATE
35
Posey Road
Old Bastrop Road
Ma
Mi-A
Mi-B
C
N
P
D
I
PA9
PD - GC
44.0 Acres
PA10
PD- CC
5.2 Acres
PA11
PD- CC
6.5 Acres
PA12
PD - MF
18.5 Acres
PA8
PD - MF/GC
16.9 Acres
PA1-B
PD - SF
17.2 Acres
PA1-A
PD - SF
37.9 Acres
PD - P
PA13-B
PD - SF
19.0 Acres
PA13-A
PD - SF
13.6 Acres
PA7
PD - SF
24.7 Acres
PA5
PD - SF*
12.0 Acres
PA2
PD - SF
113.5 Acres
PA3
PD - NC
9.3 Acres
PA6
Private Amenity Center
(Conceptual Location)
Potential Future
Elementary School
Exact Location of
Fire Station TBD
During Platting
F
Electrical Easement
Gas Easement
Force Main Easement
San Marcos ETJ
San Marcos City Limits
Legend
Ma Major Entry Monument
- 260 sf max
Mi Minor Entry Monument
- 96 sf max
C Commercial Signage
- 260 sf max
N Neighborhood Monument
- 96 sf max
P Parkland Signage
- 40 sf max
D Directional Signage
- 48 sf max
I Interpretive Signage
- 16 sf max
Notes
All locations of boundaries, land uses, and roads are approximate and subject to change.
Materials to be regionally appropriate and similiar to other comparable master planned communities in the area.
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Illustration 40 - Entry Monument & Signage Plan
Aerial Photography circa January 2014
2' Contour Interval
NORTH
SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015
Highpointe Communities
San Marcos, Texas
File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

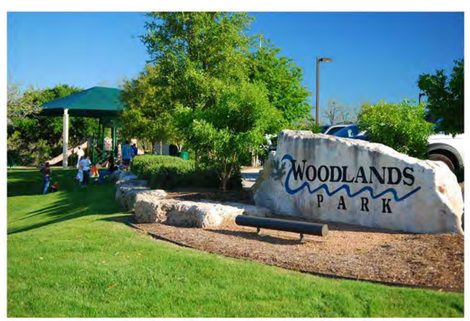
Major Entry Monument

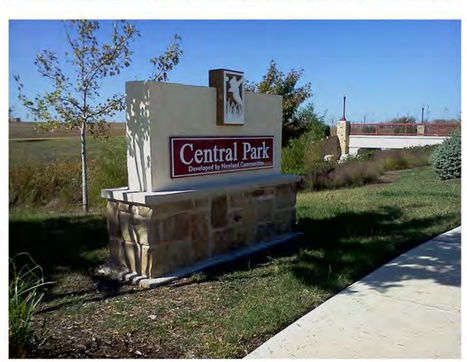
Minor Entry Monument

Commercial Signage

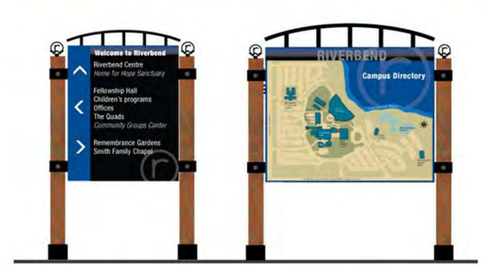
Temporary Commercial

Neighborhood Monument





Parkland Signage



Directional Signage

Interpretive Signage

TRACE

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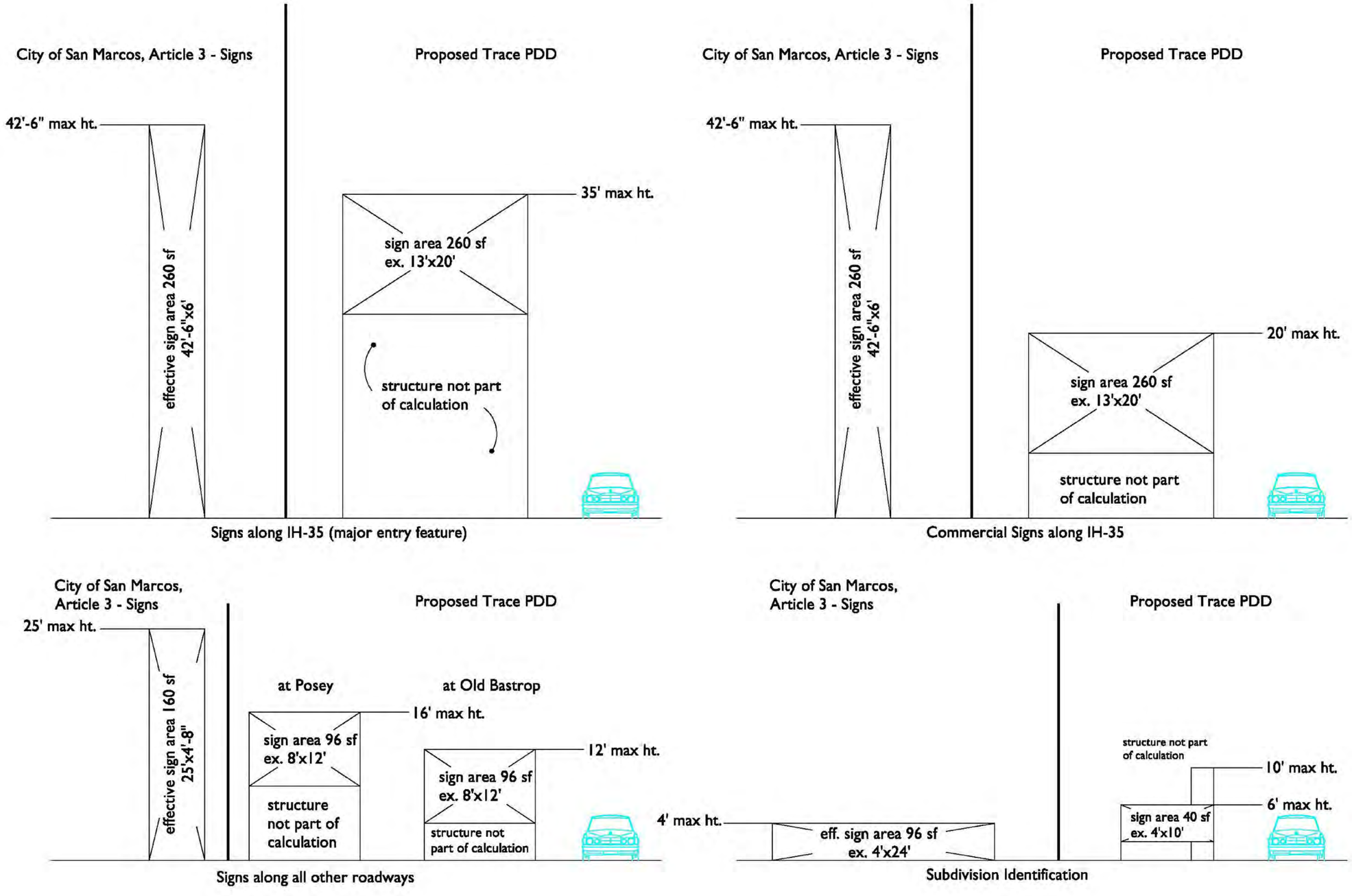
Illustration 4I - Entry Monument & Signage Examples

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg



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File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

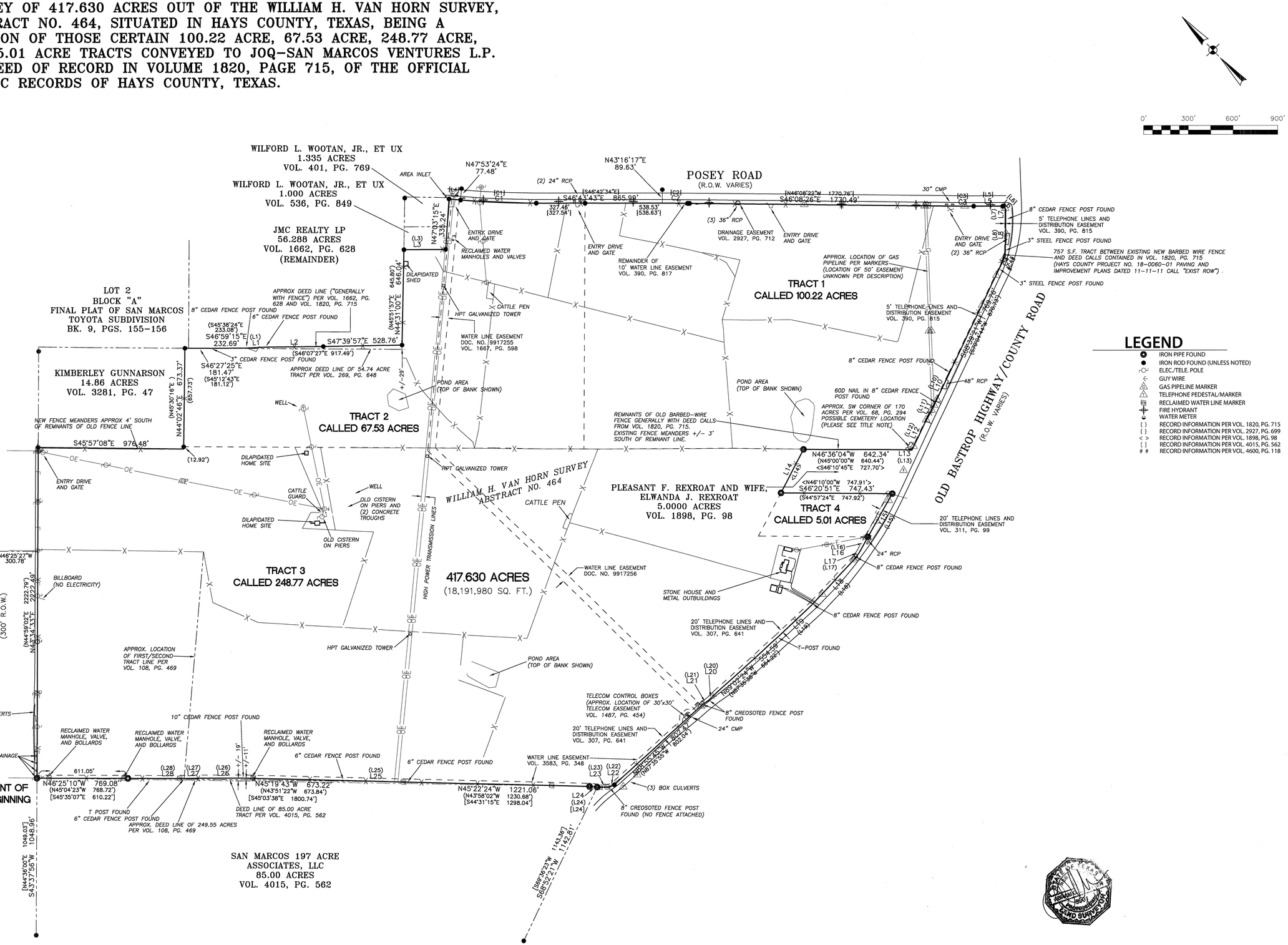
Illustration 42 - Comparison of City & Trace Signage Standards

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



REV	REVISION / DESCRIPTION	DATE
#####	REVISION / DESCRIPTION	DATE

CLIENT INFORMATION

HIGHPOINTE COMMUNITIES
C/O STEVE VLISS,
PRESIDENT/
CHIEF EXECUTIVE OFFICER
20 ENTERPRISE
ALISO VIEJO, CA 92656

kbge
KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
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± 417 ACRES
POSEY ROAD AND IH 35

CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LAND TITLE SURVEY

June 9, 2014

CHECKED BY: ap

JOB NUMBER:	ISSUE DATE:
253-001	06/09/14

SHEET: 1 OF 2

FILE: S:\253 - HIGHPOINTE COMMUNITIES\001\TITLE SURVEY\253-001 TITLE SURVEY.DWG PLOTTED BY: ARMANDO PORTILLO PLOTTED ON: 06/09/14 5:30:52 PM

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GENERAL NOTES:

1.) ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2.) THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET GPS REFERENCE NETWORK.
3.) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON F.E.M.A. FIRM MAP PANEL NOS. 48209C0467F, 48209C0478F, AND 48209C0486F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.
4.) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY, AND CAN BE REFERENCED AS KBGE FIELDNOTE FILE NO. 14.007

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6075.00'	508.66'	508.51'	S44°20'45"E	04°47'50"
(C1)	6075.00'	508.83'	508.68'	N44°18'36"W	04°47'56"
C2	15031.48'	149.56'	149.56'	S46°08'19"E	00°34'12"
(C2)	15031.48'	149.65'	149.65'	N46°25'27"W	00°34'14"
C3	14862.04'	150.53'	150.53'	S46°25'49"E	00°34'49"
(C3)	14862.04'	150.46'	150.45'	N46°25'46"W	00°34'48"
C4	950.00'	134.11'	134.00'	S 62°20'44" W	08°05'19"
#C4#	950.00'	134.11'	134.00'	N 62°19'58" E	08°05'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S49°30'26"E	126.95'
(L1)	S48°01'57"E	126.31'
L2	S47°20'32"E	387.84'
L3	S46°59'32"E	280.51'
(L3)	S45°36'09"E	281.04'
L4	S41°53'43"E	78.28'
(L4)	N41°54'38"W	77.99'
L5	S46°41'07"E	195.22'
(L5)	N46°43'10"W	195.30'
L6	S01°32'03"E	28.03'
(L6)	N01°21'31"W	28.11'
L7	S43°45'05"W	70.45'
(L7)	S44°27'18"W	
L8	S44°04'56"W	207.09'
(L8)	S45°33'14"W	
L9	INTENTIONALLY	DELETED
L10	S69°15'47"W	221.52'
(L10)	S70°50'24"W	221.61'
L11	S70°25'00"W	127.68'
(L11)	S71°28'21"W	127.91'
L12	S69°14'26"W	228.32'
(L12)	S70°43'19"W	228.32'
L13	N45°06'19"W	85.52'
(L13)	N43°19'36"W	85.60'
L14	S70°39'07"W	329.36'
<L14>	N70°50'49"E	330.05'
L15	S72°25'29"W	335.30'
(L15)	S73°53'11"W	335.39'

LINE	BEARING	DISTANCE
L16	S71°40'15"W	115.86'
(L16)	S73°04'00"W	115.77'
L17	S76°06'10"W	46.03'
(L17)	S76°59'30"W	46.48'
L18	S86°28'05"W	428.20'
(L18)	S87°54'42"W	427.36'
L19	N89°34'56"W	321.83'
(L19)	N88°12'29"W	322.69'
L20	S89°48'27"W	68.91'
(L20)	S88°22'48"W	69.58'
L21	N81°53'25"W	50.53'
(L21)	N80°28'51"W	50.53'
L22	N70°06'57"W	39.04'
(L22)	N68°15'59"W	39.05'
L23	N46°27'14"W	79.93'
(L23)	N44°46'09"W	80.06'
L24	N41°35'30"W	51.65'
(L24)	N39°37'21"W	42.97'
[L24]	S41°18'29"E	51.50'
L25	N45°15'48"W	427.82'
(L25)	N43°50'11"W	427.51'
L26	N46°33'40"W	275.02'
(L26)	N45°19'03"W	274.60'
L27	N47°51'30"W	124.53'
(L27)	N46°37'56"W	123.64'
L28	N46°26'02"W	218.87'
(L28)	N44°42'20"W	220.14'

IN REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1898441-FW26, EFFECTIVE DATE JANUAR;Y 15, 2014, THE FOLLOWING SCHEDULE B ITEMS APPLY AS FOLLOWS:

10A.) ANY COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD IN VOLUME 401, PAGE 769, DEED RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 536, PAGE 849, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO.)

10F.) EASEMENT: GRAVE ACCESS
RECORDED: NOVEMBER 11, 1915 IN VOLUME 68, PAGE 294; ALSO REFERENCED IN VOLUME 269, PAGE 648, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION. SUBJECT TRACT IS DESCRIBED TO BE LOCATED AT SOUTHWEST CORNER OF 170 ACRE TRACT DESCRIBED IN ABOVE NOTED DEEDS. PLEASE NOTE APPROXIMATE LOCATION OF SOUTHWEST CORNER OF 170 ACRE TRACT PER RECONSTRUCTED DEEDS.)

10G.) EASEMENT: TO TEXAS PUBLIC UTILITIES COMPANY
RECORDED: SEPTEMBER 30, 1925 IN VOLUME 90, PAGE 357, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10H.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 14, 1926 IN VOLUME 91, PAGE 101, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10I.) EASEMENT: TO HOPE ENGINEERING AND SUPPLY COMPANY
RECORDED: FEBRUARY 11, 1928 IN VOLUME 95, PAGE 84, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10J.) EASEMENT: TO UNITED PIPE LINE CORPORATION
RECORDED: JANUARY 19, 1931 IN VOLUME 102, PAGE 368, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10K.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: NOVEMBER 20, 1934 IN VOLUME 108, PAGE 172, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10L.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: JANUARY 6, 1936 IN VOLUME 110, PAGE 548, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10M.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 21, 1936 IN VOLUME 110, PAGE 601, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10N.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MARCH 16, 1959 IN VOLUME 177, PAGE 175, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10O.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
RECORDED: APRIL 25, 1959 IN VOLUME 177, PAGE 288, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10P.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MAY 9, 1960 IN VOLUME 182, PAGE 206; MODIFIED IN VOLUME 230, PAGE 125, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10Q.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: OCTOBER 21, 1977 IN VOLUME 302, PAGE 324, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10R.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: DECEMBER 7, 1977 IN VOLUME 303, PAGE 885, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10S.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 22, 1978 IN VOLUME 307, PAGE 641, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10T.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MAY 31, 1978 IN VOLUME 311, PAGE 99, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10U.) EASEMENT: TO HAYSCO WATER SUPPLY CORPORATION
RECORDED: DECEMBER 30, 1981 IN VOLUME 369, PAGE 88, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT, SUBSEQUENT TO RIGHT-OF-WAY TAKING RECORDED IN VOL. 2927, PG. 699.)

10V.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 31, 1983 IN VOLUME 390, PAGE 815, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10W.) EASEMENT: TO HAYSCO WATER SUPPLY CORPORATION
RECORDED: MARCH 31, 1983 IN VOLUME 390, PAGE 817, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10X.) EASEMENT: TELEPHONE LINE RIGHT OF WAY EASEMENT
RECORDED: DECEMBER 12, 1998 IN VOLUME 1487, PAGE 454, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, APPROXIMATE LOCATION SHOWN.)

10Y.) EASEMENT: DRAINAGE EASEMENT
RECORDED: MAY 23, 2006 IN VOLUME 2927, PAGE 712, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, AS SHOWN.)

10Z.) EASEMENT: CITY OF SAN MARCOS WATER LINE EASEMENT
RECORDED: JANUARY 30, 2009 IN VOLUME 3583, PAGE 348, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, AS SHOWN.)

10AA). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK.S FILE NO. 9917255, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10BB). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK.S FILE NO. 9917256, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10CC). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: MAY 11, 2000 VOLUME 1667, PAGE 598, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10DD). TERMS, CONDITIONS, AND STIPULATIONS IN GRAZING LEASE AGREEMENT:
LESSOR: KELLY E. MCADAMS AND WIFE INA MAY MCADAMS
LESSEE: C. C. "TEX" HUGHSON
RECORDED: JULY 1, 1970 IN VOLUME 237, PAGE 371, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS.
(SUBJECT TO.)

SURVEYOR'S CERTIFICATION:

TO: HIGHPOINTE INVESTMENTS, INC.; JOQ-SAN MARCOS VENTURES L.P.; AND FIRST AMERICAN TITLE INSURANCE COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN FEBRUARY, 2014 ON THE GROUND OF THE 417.630 ACRE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE 'SUBJECT PROPERTY') SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1898441-FW26, EFFECTIVE DATE JANUARY 15, 2014; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO(S). 48209C0467F, 48209C0478F, AND 48209C0486F EFFECTIVE DATE OF SEPTEMBER 2, 2005 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS)".

ABRAM C. DASHNER
RPLS NO. 5901
KBGE ENGINEERING
105 W. RIVERSIDE DRIVE, SUITE 110
AUSTIN, TX 78704

STATE OF TEXAS
ABRAM C. DASHNER
5901
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REV	REVISION / DESCRIPTION	DATE
#####		DATE

CLIENT INFORMATION

HIGHPOINTE COMMUNITIES
C/O STEVE VLISS,
PRESIDENT/
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± 417 ACRES
POSEY ROAD AND IH 35
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LAND TITLE SURVEY

June 9, 2014

CHECKED BY: ap
JOB NUMBER: 230-001
ISSUE DATE: 06/09/14
SHEET: 2 OF 2

FILE: S:\253 - HIGHPOINTE COMMUNITIES\001\TITLE SURVEY\253-001 TITLE SURVEY.DWG PLOTTED BY: ARMANDO PORTILLO PLOTTED ON: 06/09/14 5:31:04 PM

File #: ID#15-592, Version: 1

AGENDA CAPTION:

Development Services Report:

1. Joint P&Z and Council Workshop, Sept. 30, 5:30 p.m., Activity Center
2. APA Conference, Oct. 7-9, Galveston, TX

Meeting date: September 22, 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: