



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, March 8, 2016

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

II. Roll Call

1. Election of the following officers:
 1. Planning and Zoning Commission Chair
 2. Planning and Zoning Commission Vice-Chair

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

2. Present Draft 3-year & 10-year CIP

Sponsors: Moyer

CONSENT AGENDA

3. Consider approval of the minutes of the Regular Meeting on February 23, 2016.

PUBLIC HEARINGS

4. CUP-16-06 (Elevate) Hold a public hearing and consider a request by Bucky Couch, on behalf of Elevate, for a Conditional Use Permit to sell mixed beverages at 407 Stage Coach Trail, Suite 201. (W. Parrish)
5. ZC-15-08 (Blanco Riverwalk) Hold a public hearing and consider a request by Vigil and Associates, on behalf of BRW Office Holdings, LLC, BRW Warehouse Holdings, LLC, and Blanco Riverwalk Business Park, LLC, for a zoning change from "CC" Community Commercial to "HC" Heavy Commercial with a Planned Development District overlay, "Blanco Riverwalk Business Park PDD" for 83.657 acres, more or less, being Block A, B, and E, out of the Blanco Riverwalk Subdivision. (A. Villalobos)

NON-CONSENT AGENDA

- 6. PC-15-49_03 (Lodges at Parker’s Pond Final Plat) Consider a request by Lodges at Parker’s Pond LLC for approval of a Final Plat of approximately 40.41 acres, more or less, out of the L.S. Yeates and J.R. King Surveys Located at the intersection of South Old Bastrop Highway and Horace Howard Drive. (T. Carpenter)

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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

_____ Title:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#16-96, **Version:** 1

AGENDA CAPTION:

Election of the following officers:

1. Planning and Zoning Commission Chair
2. Planning and Zoning Commission Vice-Chair

Meeting date: March 8, 2016

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

COMPREHENSIVE PLAN ELEMENT(S):

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#16-82, **Version:** 1

AGENDA CAPTION:

Present Draft 3-year & 10-year CIP

Meeting date: March 8, 2016

Department: Eng/CIP

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

COMPREHENSIVE PLAN ELEMENT(s): *[add the Plan elements and Goal # and Objective(s)]*

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#16-98, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on February 23, 2016.

Meeting date: March 8, 2016

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, February 23, 2016

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, February 23, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

Present 9 - Vice Chair Kenneth Ehlers, Chairperson Chris Wood, Commissioner Angie Ramirez, Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Saul Gonzales, Commissioner Kate McCarty, and Commissioner Douglas Beckett

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no citizen comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on February 9, 2016.
2. PC-16-01_02 (Posey Road Industrial Park) Consider a request by Warren Realty, on behalf of TXY Investments Associates, LLC, for approval of a Preliminary Subdivision Plat for approximately 6.33 Acres, more or less, out of the William H. Van Horn Survey, generally located north of Posey Road and West of IH-35. (B. Melland)

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

For: 9 - Vice Chair Ehlers, Chairperson Wood, Commissioner Ramirez, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty and Commissioner Beckett

Against: 0

PUBLIC HEARINGS

3. CUP-16-03 (Staples Food Trailers) Hold a public hearing and consider a request by Javier Llamas for a Conditional Use Permit to allow the use of portable food facilities in a Mixed Use "MU" zoning district at 201 and 203 Staples Road (A. Villalobos).

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Tech gave an overview of the request.

Pete Garcia, 112 Juarez stated he is a retired Veteran with 23 years of service. He addressed his concerns regarding the safety of the location due to alot of traffic on Staples, Laredo and Juarez Street. He pointed out his main concern is the safety of the children walking to and from school and no sidewalks. Mr Garcia added that he was also concerned with environmental issues related to debris from the cooking established coming into the neighborhood. He explained that the last flood caused debris and other items to end up on his property.

Carmen Pardo, 114 Juarez stated that her mother is 86 years old and resides across the street from the proposed project. She pointed out that there is not a sidewalk for the elderly to walk to get their mail and for children to walk to school. Ms. Pardo stated that the traffic is horrible in the morning as well in the afternoon. She expressed concerns with an entrance on Juarez Street. Ms. Pardo explained that years ago a Tire Shop requested to be developed at the corner of Tampico and Juarez which was denied by the City. The applicant was required to go through TX DOT and were not allowed. She explained that traffic from Cape Road and Hwy. 123 use Juarez Street to take children to school. She felt the hours of operation will increase with prep and clean up time.

Nora Acosta, 115 Staples, said she resides right next to the trailers. She stated that the traffic is always jammed and is a big problem. She said she always has trouble getting out of her driveway and feels that the traffic will increase. Ms. Acosta pointed out that there are many accidents by the grocery store and feels that the trailers will increase accidents on Staples Road. She said she is scared for her safety. She asked the Commission to be careful with their decision and pointed out that the neighborhood is mostly elderly people.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Gonzales, that CUP-16-03 (Staples Food Trailers) be denied. The motion carried by the following vote:

For: 8 - Vice Chair Ehlers, Chairperson Wood, Commissioner Ramirez, Commissioner Garber, Commissioner Kelsey, Commissioner Gonzales, Commissioner McCarty and Commissioner Beckett

Against: 1 - Commissioner Dupont

4. CUP-16-04 (Bad Habits Hookah Lounge) Hold a public hearing and consider a request by Bad Habis Hookah Lounge, on behalf of G&S Development LLC, for a Conditional Use Permit to allow for the sale of beer and wine at a Smoking Lounge for on-premise consumption at 1617 Aquarena Springs Drive. (T. Carpenter)

Chair Wood announced that CUP-16-04 was withdrawn.

5. PSA-15-03 (IH-35 and East River Ridge Pkwy) Hold a public hearing and consider a request by Alan Holt, on behalf of Armbruster Holt LTD, to amend the Preferred Scenario Map to change 4.78 acres of the Juan Veramendi Survey from Area of Stability to Employment Center. (W. Parrish)

Chair Wood opened the public hearing.

Will Parrish, Planning Tech gave an overview of the request.

Alan Holt, 54 Rainey Street, Austin Texas started his family has owned the property since 1961 and the tract is the remaining portion of the property. He informed the Commission that he included packet material beginning with the PDD which was established in 2001. He explained that the PDD provided for parkland along the river and multi family that they would desire to coordinate with their commercial to provide a place where people can live, work, play and shop. Mr. Holt provided the Commission with graphics of the property and gave a brief overview. He pointed out that there is a LCRA power line easement on property which causes constraints on the property. In addition to the east of the property is an access easement with the City and an additional easement with Campus Crest. Mr. Holt said the remaining property is 3 acres. He pointed out that TX DOT estimates that the exits on the Interstate will be complete in 2018. He feels that it will cause extreme stress to the development of Fairlawn Subdivision which has suffered from the flood as the proposed property. Mr. Holt explained that it will cause stress to students because they will have no retail services within driving distance.

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

A motion was made by Vice Chair Ehlers, seconded by Commissioner Dupont, that PSA-15-03 (IH-35 and East River Ridge Pkwy) be approved. The motion failed by the following vote:

For: 4 - Vice Chair Ehlers, Chairperson Wood, Commissioner Dupont and Commissioner Gonzales

Against: 5 - Commissioner Ramirez, Commissioner Garber, Commissioner Kelsey, Commissioner McCarty and Commissioner Beckett

A motion was made by Commissioner Gonzales, seconded by Commissioner Kelsey, that PSA-15-03 (IH-35 and East River Ridge Pkwy) be denied. The motion carried by the following vote:

For: 5 - Commissioner Ramirez, Commissioner Garber, Commissioner Kelsey, Commissioner McCarty and Commissioner Beckett

Against: 4 - Vice Chair Ehlers, Chairperson Wood, Commissioner Dupont and Commissioner Gonzales

6. PSA-15-05 (IH-35 and Posey Road) Hold a public hearing and consider a request by Gunnarson Outdoors for a Preferred Scenario Amendment to change an Area of Stability to an Employment Center for an approximately 50.643 acre, more or less, tract out of the William H. Van Horn Survey, Abstract 464, located west of IH-35 along Posey Road. (A. Brake)

Chair Wood opened the public hearing.

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

John Mutter, Canyon Lake, stated he owns the adjacent property. He said the property is three agricultural tracts that they have owned for over 50 years. He explained that the way the tract is cut right now bisect his property. He told the Commission to be aware that TCEQ has concerns with property and that there is a water line easement that runs along the frontage road. Mr. Mutter stated for them not to take the land unless they plan to purchase the entire property.

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

A motion was made by Commissioner Garber, seconded by Commissioner Kelsey, that PSA-15-05 (IH-35 and Posey Road) be approved. The motion carried by the following vote:

For: 9 - Vice Chair Ehlers, Chairperson Wood, Commissioner Ramirez, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty and Commissioner Beckett

Against: 0

NON-CONSENT AGENDA

7. 2015 End of Year Report

Kristy Stark, Assistant Director of Planning and Development Services presented the 2015 End of Year Report.

- 8.

Development Services Report:

1. Planning Commission Appointments

Shannon Mattingly announced the New Planning Commissioners, Lee Porterfield and Betseygail Rand. She thanked outgoing Commissioners Wood and Ehlers for their service.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made that the meeting be adjourned at 7:50 p.m. The motion carried by a unanimous vote.

Chris Wood, Chair

Kenneth Ehlers, Vice-Chair

Travis Kelsey, Commissioner

Angie Ramirez, Commissioner

Jim Garber, Commissioner

Shawn Dupont, Commissioner

Saul Gonzales, Commissioner

Kate McCarty, Commissioner

Douglas Beckett, Commissioner

ATTEST:

Francis Serna, Recording Secretary

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:

Note



Legislation Text

File #: CUP-16-06, **Version:** 1

AGENDA CAPTION:

CUP-16-06 (Elevate) Hold a public hearing and consider a request by Bucky Couch, on behalf of Elevate, for a Conditional Use Permit to sell mixed beverages at 407 Stage Coach Trail, Suite 201. (W. Parrish)

Meeting date: March 8, 2016

Department: Planning and Zoning Commission

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL: NA

COMPREHENSIVE PLAN ELEMENT(s): NA

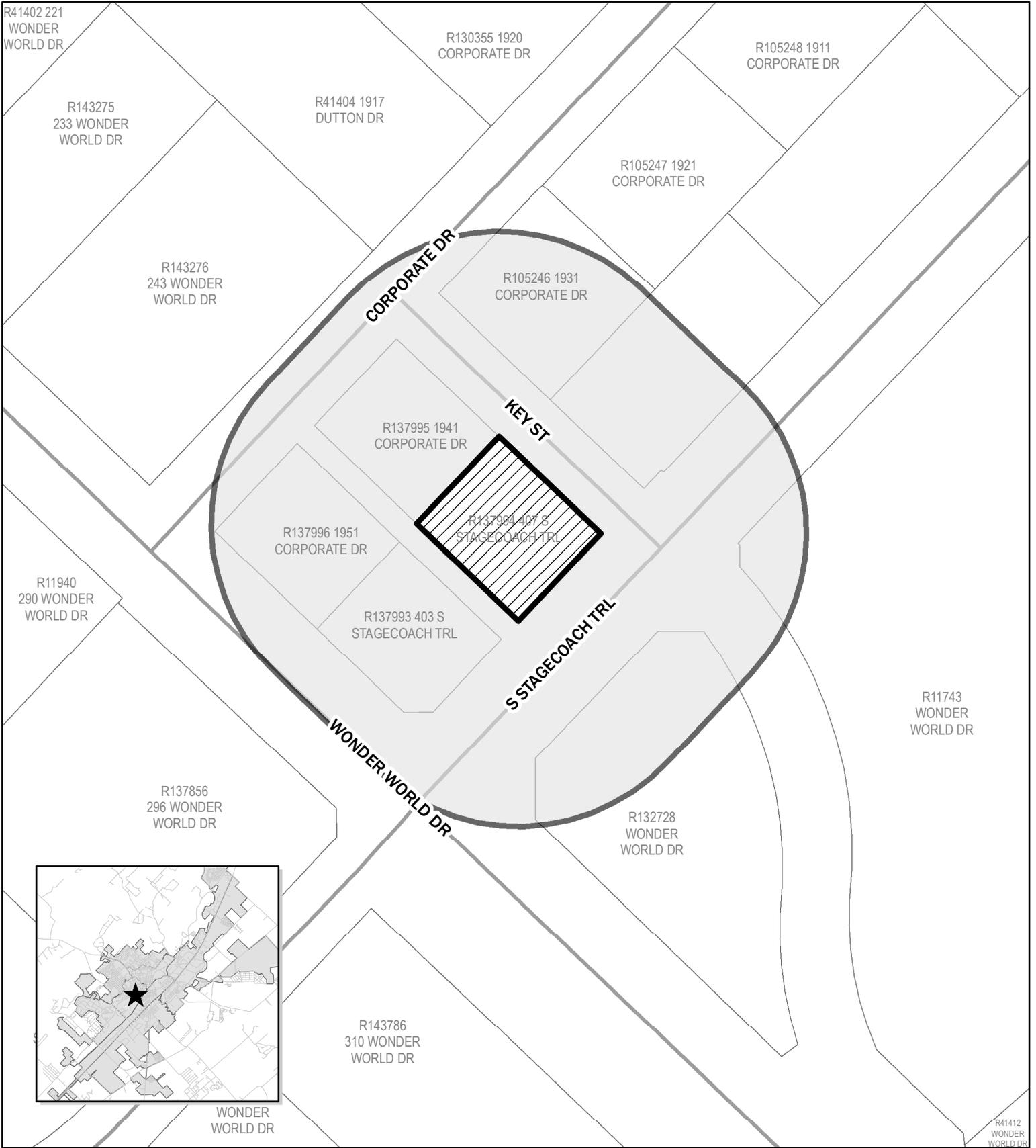
BACKGROUND:

Elevate is located at 407 South Stagecoach Trail, Suite 201 near the corner of Wonder World Drive and South Stagecoach Trail. The proposed bar is located on the second story of a two-story mixed use building with a T5 Smartcode zoning designation.

The proposed hours of operation are 4 p.m. to 11 p.m. (Tuesday/Wednesday/Sunday) and 4 p.m. to 2 a.m. (Thursday-Saturday). The applicant has indicated that Elevate will not be open on Mondays. According to the application, Elevate has an indoor fixed seating capacity of 45 seats, 43 outdoor fixed seats, and a total gross floor area of 2,060 sq. ft. According to the site plan, there are 54 total on-site parking spaces proposed for the building as well as 23 on street parking spaces, for a total of 77 parking spaces to serve the building. Due to the SmartCode T5 zoning district this business is only required to have 7 parking spaces. The application does not indicate that additional entertainment facilities are proposed at this time.

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

- 1. The 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-16-06

Elevate

407 Stagecoach Trail Ste 201

Map Date: 2/24/2016



CUP-16-06



200ft Buffer



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-16-06
Elevate
407 Stagecoach Trail Ste 201
Map Date: 2/24/2016



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-16-06

Conditional Use Permit

Elevate

407 South Stagecoach Trail, Ste 201



Applicant Information:

Applicant: Bucky Couch

Mailing Address: 203 Sierra Ridge
San Marcos, TX 78666

Property Owner: Carson Diversified Properties
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 Elevate, located at 407 South Stagecoach Trail, Ste 201.

Public Hearing Notice: Public hearing notification was mailed on February 25, 2016.

Response: None as of completion of packet.

Subject Property:

Expiration Date: NA

Location: 407 South Stagecoach Trail, Ste 201

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

Frontage On: South Stagecoach Trail

Intensity Zone: South End

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) 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

Elevate is located at 407 South Stagecoach Trail, Ste 201 near the corner of Wonder World Drive and South Stagecoach Trail. The proposed bar is located on the second story of a two-story mixed use building with a T5 Smartcode zoning designation. Elevate is proposed to be located directly above A Tan Sushi. There are additional vacant office and retail suites within the mixed use building, and surrounding lots include portions of T5 Smartcode zoning and General Commercial zoning.

The proposed hours of operation are 4 p.m. to 11 p.m. (Tuesday/Wednesday/Sunday) and 4 p.m. to 2 a.m. (Thursday-Saturday). The applicant has indicated that Elevate will not be open on Mondays. According to the application, Elevate has an indoor fixed seating capacity of 45 seats, 43 outdoor fixed seats, and a total gross floor area of 2,060 sq. ft. According to the site plan, there are 54 total on-site parking spaces proposed for the building as well as 23 on street parking spaces, for a total of 77 parking spaces to serve the building. Due to the SmartCode T5 Zoning District, this establishment is only required to provide 7 spaces. The parking requirement for the entire building is 45 spaces. The application does not indicate that additional entertainment facilities are proposed at this time.

Comments from Other Departments:

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. Elevate, along with 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. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

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

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

Attachments:

- Site Plan
- Floor Plan and Elevations
- Menu

Prepared by:

Will Parrish	Planning Technician	2/24/16
Name	Title	Date

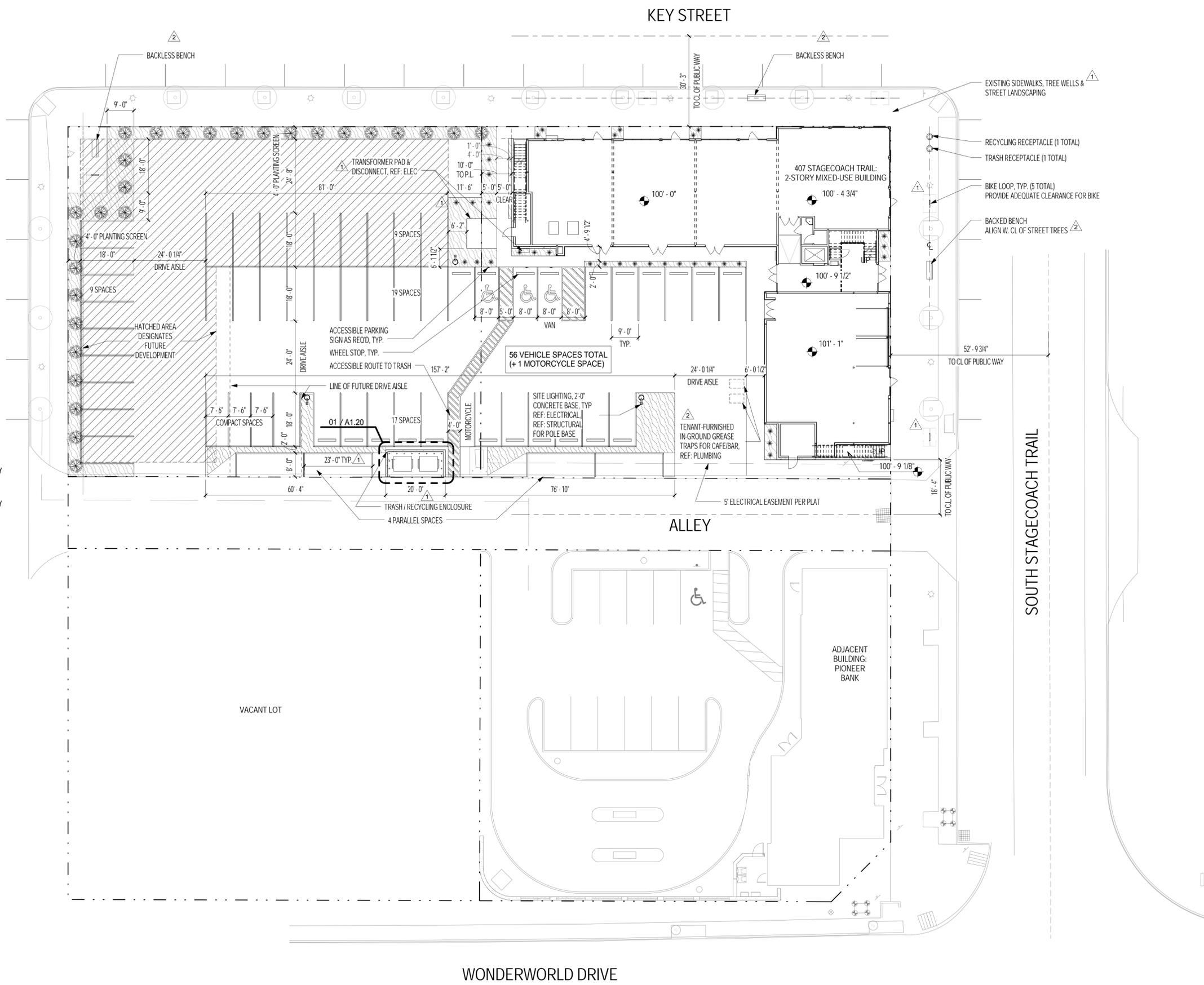
The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

plotted: 6/4/2015 9:50:05 AM

C:\Users\colorspace\Transporter\Colorspace\Architectural\Projects\13-012013 - 407 Stagecoach\Central_Revit\File_ARCH_012013_407STAGECOACH.rvt

SITE PLAN LANDSCAPE KEY

-  EXISTING TREE
- Monterey Oak
-  PERVIOUS COVER
-  SCREENING PLANT [△]
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 (*Penstemon baccharifolius*)
- Queen Victoria Agave (*Agave victoriae-reginae*)
- 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



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



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

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

A1.00



Bar Shelf Inspiration

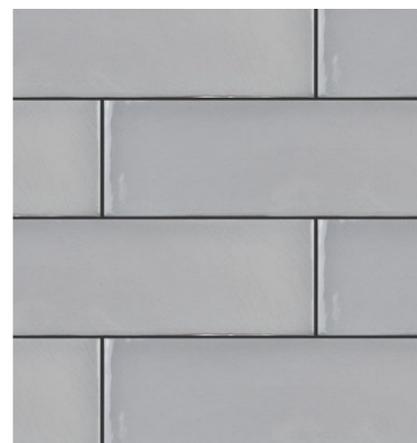
Finishes - Metals



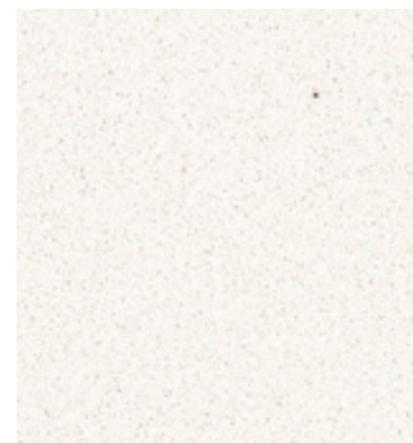
Floor: Light Polished Concrete



Below Front Bartop: Stamped Aluminum Ceiling Tile



Behind Bar: Antique Gold Penny Tile



Bartop: Caesarstone Blizzard



Wall & Ceiling Paints: Eider White, Black Magic



Accent Paint: Ralph Lauren Specialty Finish (Fresh Citrine Patina Pictured)



Above Bar Glass Storage

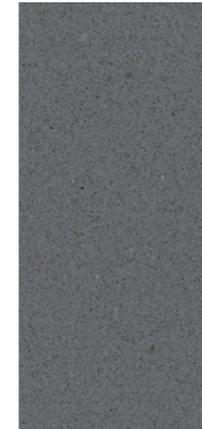
Bathroom Finishes



Stainless Steel Bath Partition



Wall Tile: Subway White



Women's Countertop: Caesarstone Concrete



Ceiling Panel: Tectum Painted in Black Magic

Inspiration: 19th Century French Empire Chainmail Chandelier



407 Stagecoach Suite 201 | Elevate Bar & Table





View from Main Patio Entrance

407 Stagecoach Suite 201 | Elevate Bar & Table



View from East Patio Entrance

407 Stagecoach Suite 201 | Elevate Bar & Table



color
space

View from Lobby Entrance

407 Stagecoach Suite 201 | Elevate Bar & Table

color
space



Exterior Awning Placement

407 Stagecoach Suite 201 | Elevate Bar & Table

Exterior View

January 21, 2016



Elevate Bar & Kitchen

Menu Ideas that we will sell

Homemade ricotta cheese topped w/ chili fennel oil served with crostini's

Burrata cheese

Arugula salad, figs, chevre, pickled shallots, oil, lemon juice

Cold shrimp with various sauces

Gazpacho-Avocado, tomato, melon.....

Pickled veggies served in mason jars

Sous vide custards

Serve wagyu, ahi tuna and other thin cuts of meat on hot rocks

Roasted shishito peppers

Gem lettuce, ricotta spread, melon, heirloom tomato, basil and mint

Mousse desserts with berries and fruit

Charcuterie and cheese

Pastrami smoked salmon, dill mustard whipped cream, pickles

Smoked salmon, pickles, cream fraiche, capers, shallots

Salmon rillettes

Shrimp rillettes

Bacon jam, bone marrow, panko, lemon

Chevre honey dip with crostini's

Smoked cabbage, softie egg, pickled peppers

Steak tartar

Tuna tartar

Bacon jam, chevre dip

Cucumber puree, spiced melon, prosciutto

Use local bakery (root cellar) and serve homemade croissant sandwiches

Homemade salsas and chips

Guacamole with chips



Legislation Text

File #: ZC-15-08, **Version:** 1

AGENDA CAPTION:

ZC-15-08 (Blanco Riverwalk) Hold a public hearing and consider a request by Vigil and Associates, on behalf of BRW Office Holdings, LLC, BRW Warehouse Holdings, LLC, and Blanco Riverwalk Business Park, LLC, for a zoning change from "CC" Community Commercial to "HC" Heavy Commercial with a Planned Development District overlay, "Blanco Riverwalk Business Park PDD" for 83.657 acres, more or less, being Block A, B, and E, out of the Blanco Riverwalk Subdivision. (A. Villalobos)

Meeting date: March 8, 2016

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

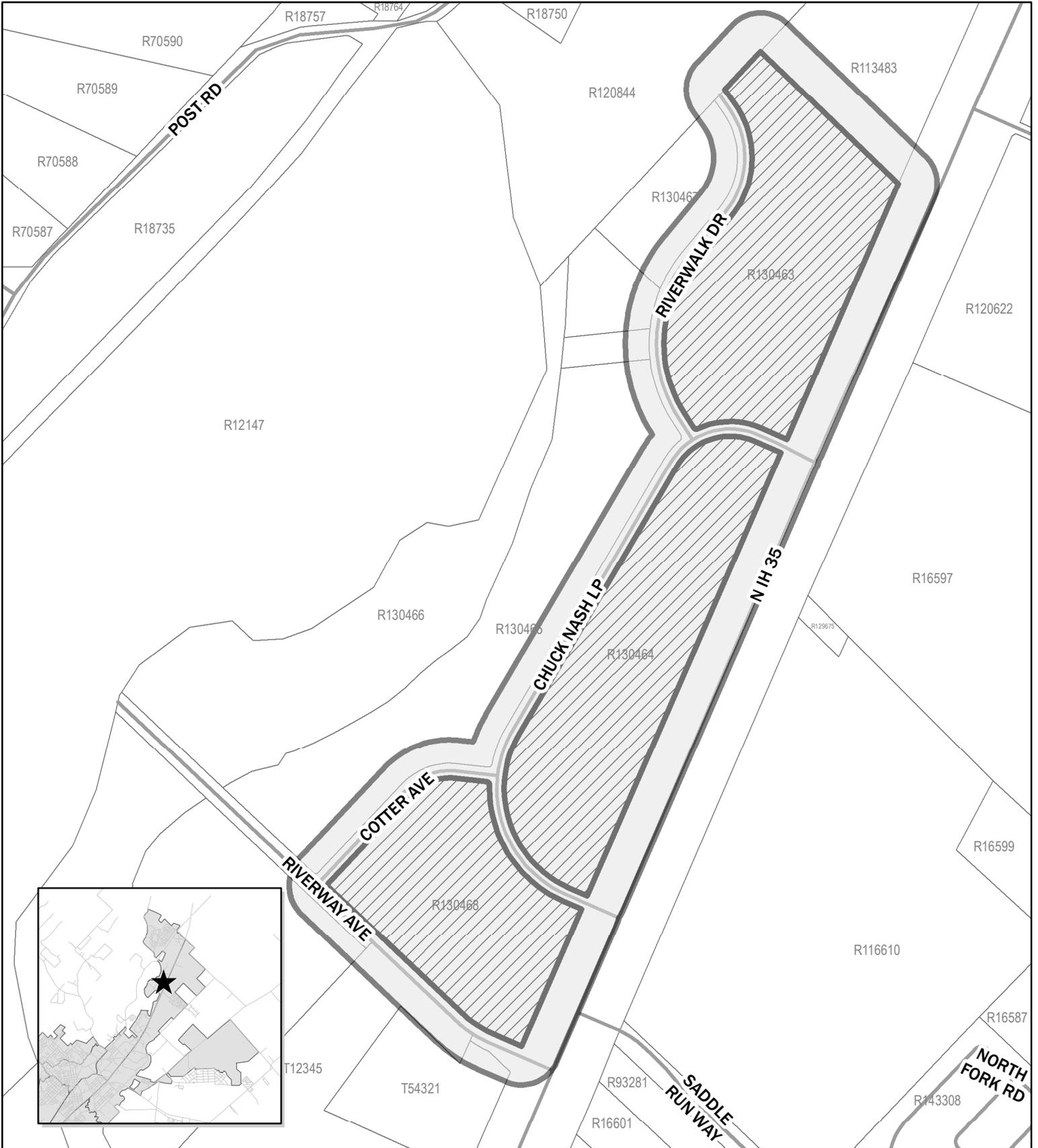
BACKGROUND:

The subject site consists of approximately 83.657 acres consisting of Block A, B, and E out of the Blanco Riverwalk Subdivision. The subject property is currently zoned Community Commercial (CC) and the applicant is proposing to rezone the property to Heavy Commercial (HC) with a Planned Development District (PDD) overlay. In fall of 2015, the applicant submitted a Preferred Scenario Amendment (PSA) to change from an Area of Stability / Low Intensity to an Employment Center. The subject property received a recommendation of approval of the PSA from the Planning and Zoning Commission and a subsequent approval by City Council for Block A, B, and E out of the Blanco Riverwalk Subdivision on November 17, 2015.

The applicant has stated that the future uses of the property include office condo, office warehouse, mini-storage, and flex office space. These proposed commercial and office uses are consistent with the description of an Employment Center as outlined above in *Vision San Marcos Comprehensive Plan*. However, following the review of the applicant's specific request for Heavy Commercial (HC) zoning in an Employment Center,

staff raised concerns with the intensity of uses allowed within Heavy Commercial zoning and the compatibility of those uses in relation to the Blanco River and the IH-35 corridor. To address these concerns, staff has worked with the applicant to create the Blanco Riverwalk Business Park Planned Development District (PDD) that establishes permitted, conditional, and non-permitted uses that align with the goals of *Vision San Marcos* Comprehensive Plan.

Staff provides this request to the Commission with a recommendation of **approval**.



ZC-15-08
Blanco Riverwalk
Map Date: 2/10/2016

-  Site Location
-  200 ft Buffer



0 500 1,000 2,000 Feet



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ZC-15-08
Blanco Riverwalk
Map Date: 2/10/2016

 Site Location



0 500 1,000 2,000
 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.

ZC-15-08

Blanco Riverwalk

Blanco Riverwalk Subdivision, Block A, B, and E, West side of IH-35 between Carlson Circle and Yarrington Road



Summary: The applicant is requesting a zoning change from "CC" Community Commercial to "HC" Heavy Commercial with a Planned Development District (Blanco Riverwalk Business Park PDD) overlay for 83.657 acres, more or less, being Block A, B, and E out of the Blanco Riverwalk Subdivision.

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

Property Owners: *BRW Warehouse Holdings, LLC*, 29 San Giovanni 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: Personal notifications of the public hearing were mailed on Friday February 26, 2016 to all property owners within 200 feet of the subject property. Signs were posted on the subject property on Friday February 26 of the public hearing on March 8, 2016.

Response: There have been no citizen comments as of the staff report date.

Property/Area Profile:

Legal Description: Approximately 83.657 acres, more or less, being Block A, B, and E, out of the Blanco Riverwalk Subdivision, Hays County, Texas

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

Existing Use of Property: Vacant

Proposed Use of Property: Commercial, Office, Warehouse, Self-storage

Preferred Scenario Map: Employment Center

Existing Zoning: CC (Community Commercial)

Proposed Zoning: HC (Heavy Commercial) with PDD (Planned Development District)

Utility Capacity: Adequate wastewater exists and is available to all properties within the subject area. The subject property is located in the Maxwell Water Service Area (CCN)

Sector: Sector Six (6)

**Area Zoning
And Land Use
Pattern:**

	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	D	Residential	Area of Stability
W of Property	SF-6	Residential	Area of Stability

Case Summary

The subject site consists of approximately 83.657 acres out of the Blanco Riverwalk Subdivision and consists of Block A, B, and E. The subject property is located along the west side of IH-35 between Carlson Circle and Yarrington Road.

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. Currently, the applicant would be able to develop under Community Commercial zoning and construct low-intensity commercial uses, small office or service businesses as outlined on the Land Use Matrix in the Land Development Code.

In Fall of 2015, the applicant applied for a Preferred Scenario Amendment (PSA) to change from an Area of Stability / Low Intensity Zone to an Employment Center. The Planning and Zoning Commission provided a recommendation of approval for a Preferred Scenario Map Amendment, and following the P&Z recommendation, Block A, B, and E received City Council approval of the Map Amendment to an Employment Center on November 17, 2015.

Subsequent to the approval of Block A, B and E as an Employment Center, the applicant is requesting a zoning change from Community Commercial (CC) to Heavy Commercial (HC) for the subject property with a Planned Development District (PDD).

The proposed Heavy Commercial zoning would allow the construction of commercial services such as office, mini-storage/self-storage units, retail buildings, and automotive services. The Planned Development District (PDD), in conjunction with the zoning change, would establish a Land Use Matrix with further restrictions and allowances as well as alternative development enhancements. No building or site plans have been submitted at this time, however, all requirements in the Land Development Code and flood administration are required to be met.

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 within an Employment Center such as Office Professional, Light and Heavy Industrial zoning, and Mixed Use. Examples of land uses which are currently permitted include small office, retail services, and restaurants. A summary has been attached outlining what could currently be considered in Community Commercial (CC) zoning.

Planning Department Analysis

The subject property applied for a Preferred Scenario Amendment (PSA) to change from an Area of Stability / Low Intensity to an Employment Center. This PSA was approved by City Council on November 17, 2015. *Vision San Marcos Comprehensive Plan* provides the following descriptions of an Employment Center:

- *New development such as large scale industrial, manufacturing, office park and intense commercial uses are appropriate in employment centers.*
- *Businesses that provide long-term sustainable employment opportunities should be encouraged in the employment centers. Typically these uses are located on large sites with access to road and rail transportation and have access to city services such as water, sewer, and electricity.*
- *Specialized uses such as industry, large office parks, retail malls and commercial recreation will be recommended for the potential employment centers in the preferred scenario.*
- *The Preferred Scenario is a recommendation from the public, adopted by City Council which supports development in the intensity zones and guides future economic development decisions supporting industrial, office park, and commercial uses in the employment centers.*

The applicant has stated that the future uses of the property include office condo, office warehouse, mini-storage, and flex office space. These proposed commercial and office uses are consistent with the description of an Employment Center as outlined above in *Vision San Marcos Comprehensive Plan*. However, following the review of the applicant's specific request for Heavy Commercial (HC) zoning in an Employment Center, staff raised concerns with the intensity of uses allowed within Heavy Commercial zoning and the compatibility of those uses in relation to the Blanco River and the IH-35 corridor.

To address these concerns, staff has worked with the applicant to create a brief Planned Development District (PDD) that establishes permitted, conditional, and not-permitted uses that align with the goals of *Vision San Marcos Comprehensive Plan*. These uses are described in the attached PDD as Exhibit "D", "Land Use Matrix".

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:

"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."

Furthermore, *Vision San Marcos* states that Employment Centers *will require special development standards to address any issues raised by the intensity of uses*. The attached PDD establishes development standards for the subject property that are intended to yield higher quality development. A summary of the standards are described below:

- Enhanced "Land Use Matrix" described in Exhibit "D" conditionally allows, or prohibits certain higher intense uses such as tow yard, heavy load vehicle sales, wrecking yard, and machine shop.
- The "Land Use Matrix" described in Exhibit "D" also provides flexibility of permitting or conditionally permitting certain commercial and manufacturing uses such as Laboratory Equipment Manufacturing, Bio-Medical facilities, and Food Processing (no outside consumption).
- Enhanced Landscape Standards such as an increase in caliper size of street trees and an increase to the required minimum percent landscaped area for the subject property.
- Enhanced sidewalk width of 6 feet.
- Enhanced Screening such as specified requirements for utilities, loading and service areas, and dumpsters.
- Enhanced Exterior Design requirements including specific acceptable cladding materials.
- Enhanced Signage requirement of prohibiting new billboards.

The zoning change request has been reviewed using *Vision San Marcos: A River Runs Through Us* as well as the guidance criteria in Section 1.5.1.5 of the Land Development Code. A review worksheet is attached to this report, which details the analysis of the zoning change using Comprehensive Plan Elements.

Staff finds that the zoning change request along with the PDD is consistent with the Comprehensive Plan Elements summarized below:

- The property is located along Interstate 35 and is located within a designated Employment Center on the Preferred Scenario Map, approved in November 2015.
- The property is located in a moderately constrained area according to the Land Use Suitability Map, with higher constraints on the properties closer to the Blanco River;
- Transportation access to the site appears to be adequate, however, Chuck Nash Loop, Cotter Avenue, and Riverway Avenue were not studied at the time of the Plan creation.
- The subject property is not located within a wastewater or water “hot spot”.

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

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
X			<p>Change implements the policies of the plan elements in the adopted Comprehensive Plan, including the land use classification of the Preferred Scenario Map</p> <p><i>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.</i></p>
		X	<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X			<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>The proposed PDD establishes an alternate land use matrix to direct future growth in this area to be compatible with surrounding uses, the IH-35 corridor, and the sensitivity of the Blanco River to the west of the property.</i></p>
		X	<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>There are no Capital Improvement Plan projects anticipated in the immediate area.</i></p>
X			<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>

Additionally, the Commission should consider:

- (1) Is the property suitable for use as presently zoned?
Staff evaluation: The property could be developed as commercial uses under the current Community Commercial zoning classification.
- (2) Has there been a substantial change of conditions in the neighborhood surrounding the subject property?

Staff evaluation: There have been no substantial changes to neighborhood surrounding the project, however, FEMA maps are being reviewed due to recent flooding events.

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

Staff evaluation: A change to HC zoning will provide uses and services compatible to that of an Employment Center as defined in Vision San Marcos Comprehensive Plan.

- (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 increase the amount of Class A office and industrial space that is attractive to target industries. The proposed rezoning will contribute to achieving this goal and align with an Employment Center as described within the Comprehensive Plan.

Staff provides this request to the Commission with a recommendation of approval.

Planning Department Recommendation:	
	Approve as submitted
	Approve with conditions or revisions as noted
X	Alternative (With a PDD)
	Denial

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

Prepared by:

Andrea Villalobos

Planning Technician

February 24, 2016

Name

Title

Date

ZC-15-08 (Blanco Riverwalk) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	X	

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st 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 – 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	
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION –

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.					

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
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)	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	

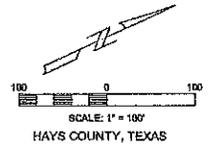
TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

	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.		

ORDINANCE EXHIBIT "A"
Project Site Description

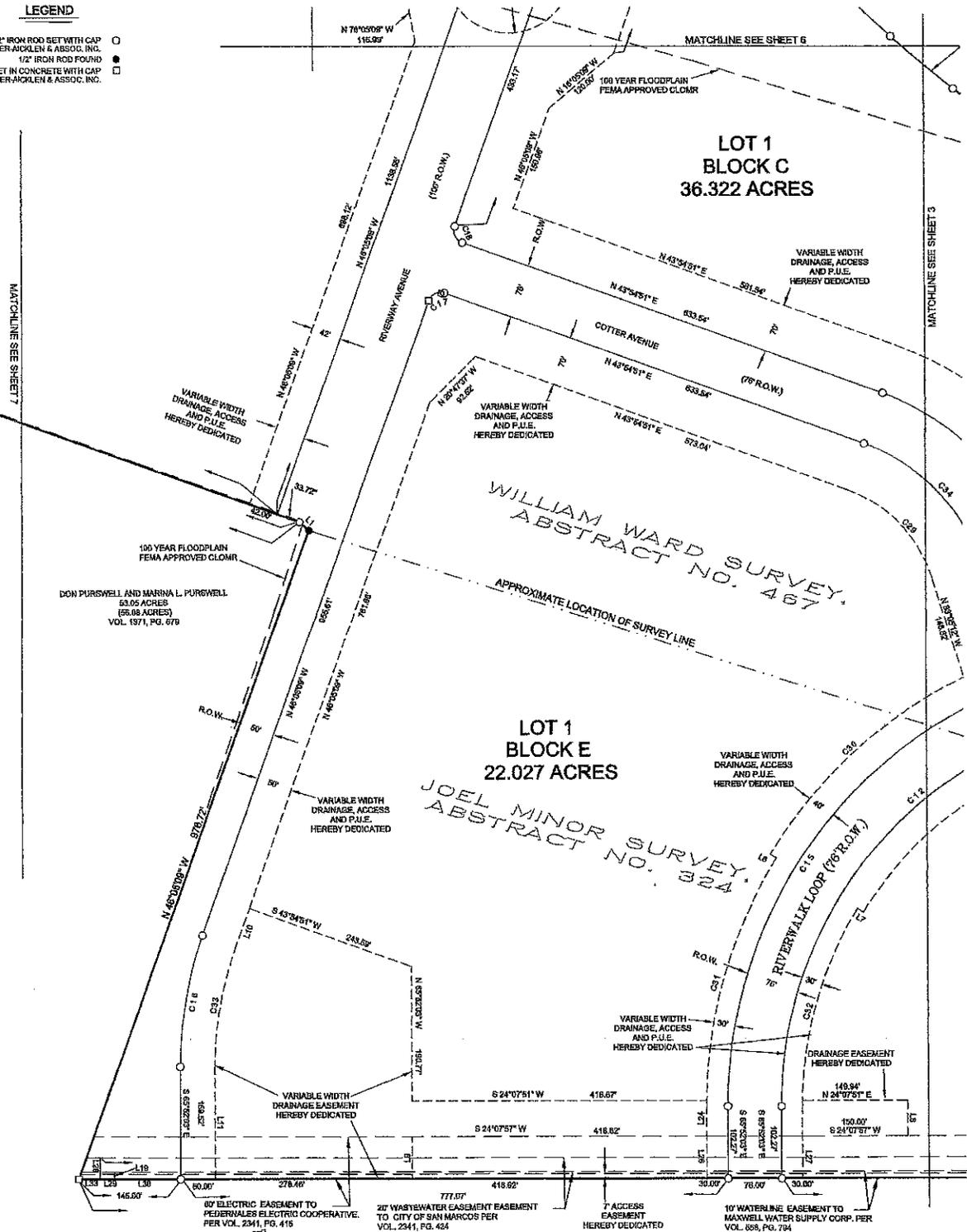
FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



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.

101.14 Pg 318



FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION

2 OF 7

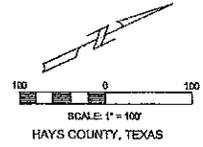
PROJECT NO. 1486-4-001-23

ACREAGE: 239.396 ACRES
 OWNER: JIM GALLOWAY, TRUSTEE
 110 VISION PARK BLVD. SUITE 100
 THE WOODS, TEXAS 77384
 (832) 321-8880

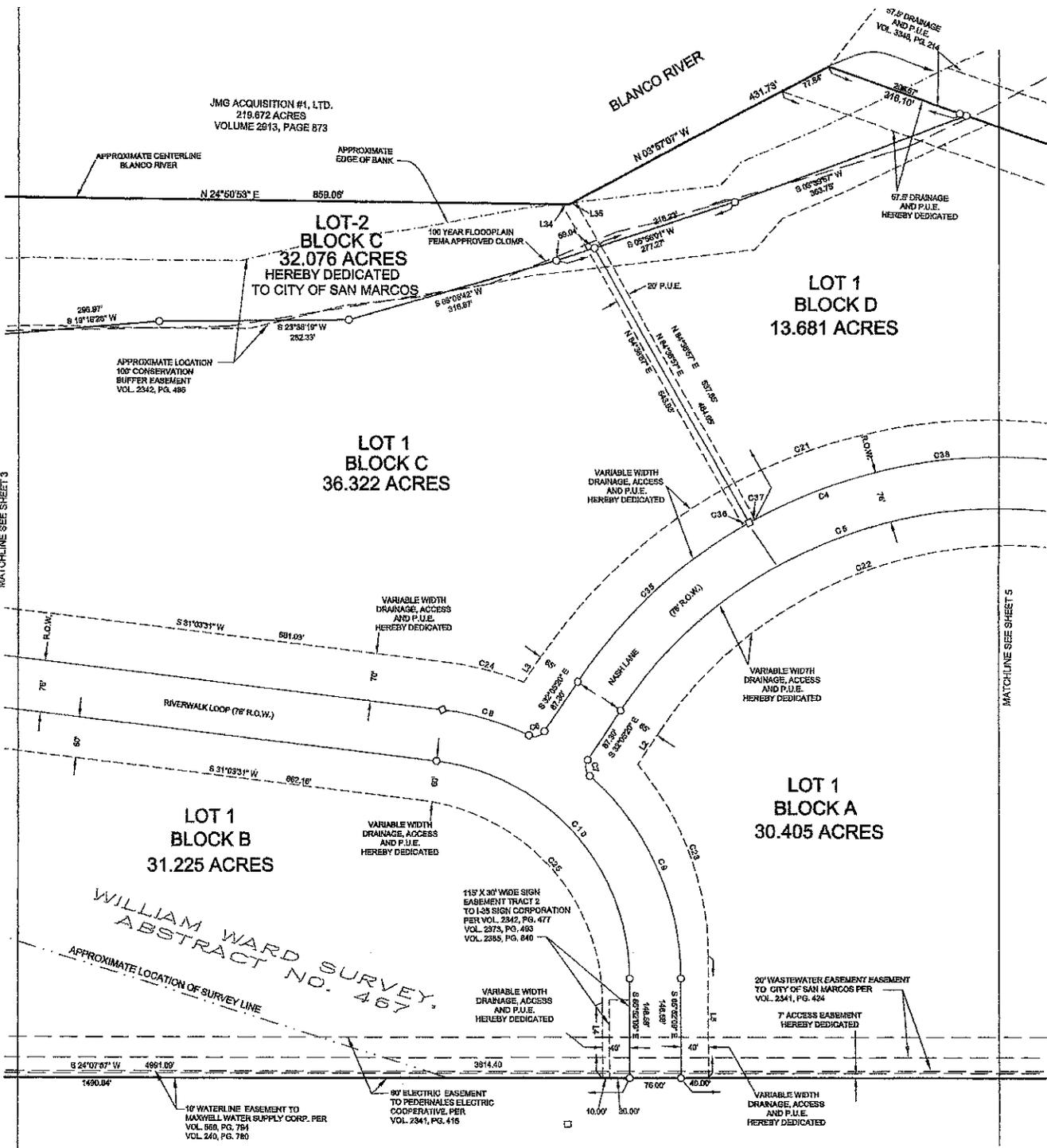
SURVEYOR/ENGINEER:
 BAKER-AICKLEN & ASSOCIATES, INC.
 405 BRUSHY CREEK RD.
 CEDAR PARK, TEXAS 78613
 (512) 260-5700

BAKER-AICKLEN & ASSOCIATES, INC.
 Engineers/Surveyors
 405 BRUSHY CREEK RD.
 CEDAR PARK, TEXAS 78613
 (512) 260-5700

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



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LEGEND

- 12" IRON ROD SET WITH CAP LABELED BAKER-AICKLEN & ASSOC., INC.
- 12" IRON ROD FOUND
- 12" IRON SET IN CONCRETE WITH CAP LABELED BAKER-AICKLEN & ASSOC., INC.

INTERSTATE HIGHWAY 35
(430' R.O.W. WIDTH)

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION

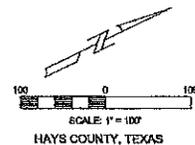
4 OF 7

PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors

405 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
(817) 280-3700

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



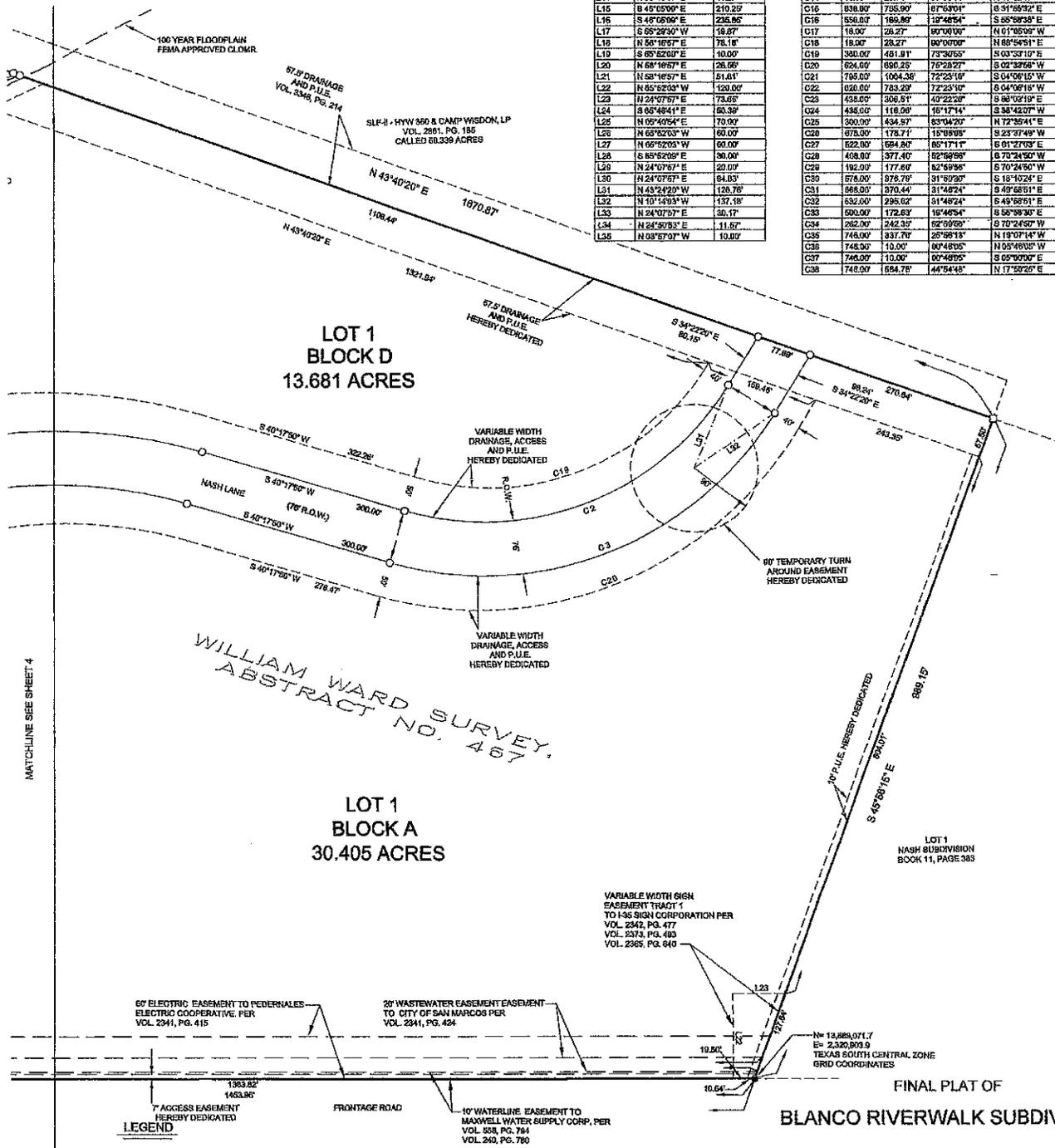
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 60°29'53" W	17.64'
L2	S 32°09'20" E	66.82'
L3	N 32°09'20" W	40.32'
L4	S 85°52'00" E	110.49'
L5	S 60°18'00" E	170.45'
L6	N 65°54'21" E	10.00'
L7	S 55°54'21" W	18.00'
L8	S 65°52'03" E	50.40'
L9	S 65°52'03" E	60.00'
L10	S 40°09'00" E	58.30'
L11	S 65°52'03" E	159.82'
L12	N 51°46'53" W	139.96'
L13	N 87°23'44" W	252.21'
L14	N 58°16'57" E	41.28'
L15	S 45°05'00" E	210.25'
L16	S 45°05'00" E	235.85'
L17	S 55°29'30" W	18.87'
L18	N 58°16'57" E	78.18'
L19	S 60°18'00" E	40.00'
L20	N 67°16'57" E	26.98'
L21	N 58°16'57" E	61.61'
L22	N 55°52'03" E	120.00'
L23	N 24°07'57" E	73.65'
L24	S 60°48'41" E	60.39'
L25	N 55°40'54" E	170.80'
L26	N 55°52'03" W	60.00'
L27	N 65°52'03" W	60.00'
L28	S 65°52'03" E	30.00'
L29	N 24°07'57" E	20.00'
L30	N 24°07'57" E	84.03'
L31	N 43°24'20" W	128.78'
L32	N 10°14'03" W	137.39'
L33	N 24°07'57" E	26.17'
L34	N 24°05'32" E	11.57'
L35	N 93°57'07" W	10.00'

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	338.00'	312.85'	52°59'59"	S 70°24'50" W	301.82'
C2	404.00'	628.51'	74°40'11"	S 02°07'45" W	480.03'
C3	480.00'	625.56'	74°40'11"	S 02°07'45" W	682.21'
C4	745.00'	842.48'	72°23'10"	S 04°06'15" W	691.04'
C5	670.00'	358.48'	72°23'10"	S 04°06'15" W	781.28'
C6	18.00'	28.84'	85°15'40"	S 02°02'35" E	23.68'
C7	18.00'	25.84'	82°15'40"	S 73°15'14" E	25.68'
C8	398.00'	132.79'	19°05'59"	S 40°07'00" W	132.17'
C9	398.00'	358.78'	48°29'00"	S 88°53'21" W	328.83'
C10	322.00'	486.88'	83°04'20"	S 72°35'41" W	427.03'
C11	639.00'	215.73'	19°22'29"	S 21°28'59" W	214.77'
C12	602.00'	652.04'	67°03'58"	S 17°23'15" E	642.21'
C13	18.00'	28.74'	85°06'11"	S 54°21'43" W	24.35'
C14	18.00'	28.74'	85°06'11"	N 40°52'07" W	24.35'
C15	838.00'	735.90'	67°53'01"	S 91°58'32" E	712.48'
C16	558.00'	189.89'	19°48'54"	S 65°58'38" E	188.95'
C17	18.00'	28.27'	80°00'00"	N 01°05'09" W	25.48'
C18	18.00'	28.27'	80°00'00"	N 88°54'51" E	25.48'
C19	300.00'	451.81'	73°30'55"	S 00°33'19" E	430.87'
C20	524.00'	650.25'	75°28'27"	S 02°32'58" W	641.42'
C21	795.00'	1004.38'	72°23'10"	S 04°06'15" W	838.81'
C22	620.00'	783.29'	72°23'10"	S 04°06'15" W	732.23'
C23	438.00'	306.51'	49°22'28"	S 88°02'18" E	306.21'
C24	438.00'	118.09'	16°17'14"	S 38°42'07" W	118.72'
C25	300.00'	434.97'	83°04'20"	N 72°35'41" E	391.86'
C26	678.00'	173.71'	19°05'59"	S 22°37'49" W	178.19'
C27	522.00'	594.80'	85°17'11"	S 01°27'03" E	653.16'
C28	408.00'	377.40'	62°58'58"	S 70°24'50" W	364.09'
C29	182.00'	177.60'	62°58'58"	S 70°24'50" W	171.34'
C30	578.00'	878.78'	91°8'39"	S 18°16'24" E	371.86'
C31	568.00'	370.44'	31°48'24"	S 49°58'51" E	386.71'
C32	632.00'	295.02'	31°48'24"	S 49°58'51" E	291.25'
C33	500.00'	172.83'	19°05'59"	S 59°39'39" E	171.77'
C34	282.00'	242.33'	62°09'09"	S 70°24'50" W	233.67'
C35	745.00'	337.70'	25°58'13"	N 18°07'14" W	334.83'
C36	745.00'	10.00'	90°48'05"	N 05°48'05" E	10.00'
C37	745.00'	10.00'	90°48'05"	S 05°48'05" E	10.00'
C38	745.00'	684.78'	44°54'48"	N 17°59'26" E	660.02'

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INTERSTATE HIGHWAY 35
(430' R.O.W. WIDTH)

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

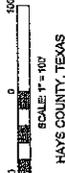
BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors

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Vol. 14 Pg. 214

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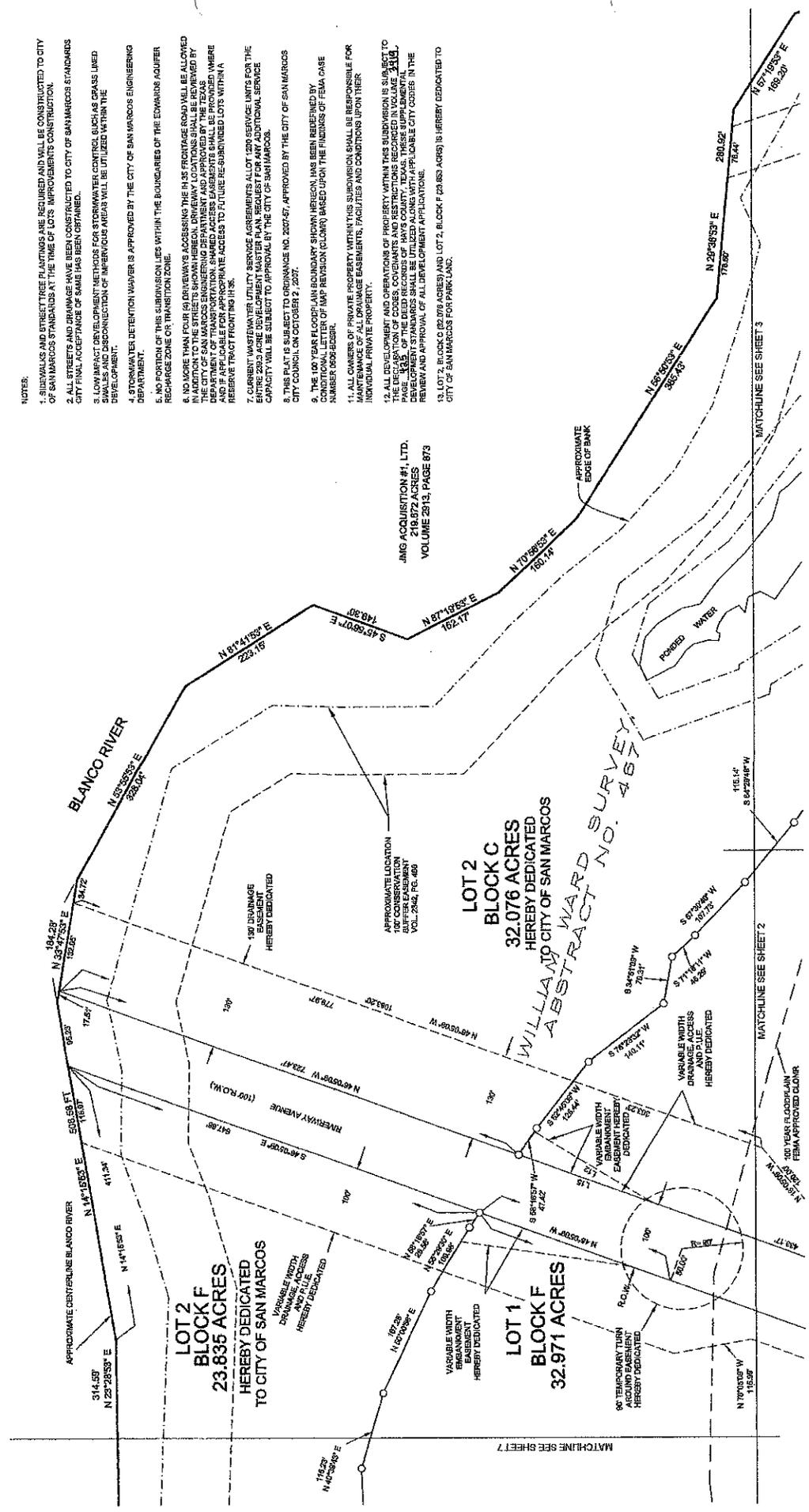
BLANCO RIVERWALK SUBDIVISION



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 HAS 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 IN-RE 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 NUMBERED TO PROVIDE ACCESS TO FUTURE UNDEVELOPED LOTS WITHIN RESERVE TRACT FRONTING IH 35.
7. CURRENT WATER MAINS UTILITY SERVICE AGREEMENTS, ALLOT (500) SERVICE UNITS FOR THE ENTIRE SUBDIVISION. A FLOOD CONTROL MASTER PLAN REQUEST FOR ANY ADDITIONAL SERVICE CAPACITY WILL BE SUBJECT TO APPROVAL BY THE CITY OF SAN MARCOS.
8. THIS PLAT IS SUBJ. TO ORDINANCE NO. 2007-67, APPROVED BY THE CITY OF SAN MARCOS CITY COUNCIL ON OCTOBER 2, 2007.
9. THE 100 YEAR FLOODPLAIN BOUNDARY SHOWN HEREON, HAS BEEN DETERMINED BY THE CITY OF SAN MARCOS AND IS SUBJECT TO REVISION (COLOR) BASED UPON THE FINDINGS OF FEMA CASE NUMBER 2009-0230R.
10. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR INDIVIDUAL PRIVATE PROPERTY.
11. ALL DEVELOPMENT AND OPERATIONS OF PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CODES, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 3119, PAGE 1835, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. THESE SUPPLEMENTAL DEVELOPMENT STANDARDS SHALL BE APPLICABLE CITY CODES IN THE EVENT OF APPROVAL OF ALL DEVELOPMENT APPLICATIONS.
12. LOT 2, BLOCK C (62,076 ACRES) AND LOT 2, BLOCK F (32,971 ACRES) IS HEREBY DEDICATED TO CITY OF SAN MARCOS FOR PARK-LAND.



JMG ACQUISITION #1, LTD.
218.972 ACRES
VOLUME 2973, PAGE 873

LOT 2
BLOCK C
32,076 ACRES
HEREBY DEDICATED
TO CITY OF SAN MARCOS

LOT 2
BLOCK F
23,835 ACRES
HEREBY DEDICATED
TO CITY OF SAN MARCOS

LOT 1
BLOCK F
32,971 ACRES

- LEGEND**
- 12" IRON ROD SET WITH CAP
 - 12" IRON SET IN CONCRETE WITH CAP
 - 12" IRON SET IN CONCRETE WITH CAP
 - 12" IRON SET IN CONCRETE WITH CAP

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

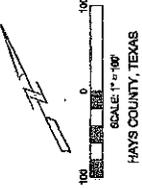
6 OF 7

PROJECT NO. 1486-4-001-23



BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
425 BRUBRY CREEK RD.
CEDAR PARK, TEXAS 78613
(512) 250-0700

Vol. 14 Pg 317



HAYS COUNTY, TEXAS

LEGEND

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

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

JMG ACQUISITION #1, LTD.
 219.672 ACRES
 VOLUME 2813, PAGE 673

**LOT 2
 BLOCK F**
 23.835 ACRES
 HEREBY DEDICATED
 TO CITY OF SAN MARCOS

**LOT 1
 BLOCK F**
 32.971 ACRES

WILLIAM WARD SURVEY,
 ABSTRACT NO. 467

JUAN MARTIN
 VERAMENDI
 SURVEY, NO. 17

DON PURSWELL AND MARINA L. PURSWELL
 63.63 ACRES
 VOL. 1071, PG. 610

DORSET PARTNERS LIMITED
 VOL. 1648, PG. 571

APPROXIMATE LOCATION
 OF CONSERVATION
 BUFFER ZONEMENT
 VOL. 294, PG. 688

APPROXIMATE
 EDGE-OF-BANK

APPROXIMATE
 EDGE-OF-BANK

100 YEAR FLOODPLAIN
 FEMA APPROVED COLOR

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

7 OF 7

PROJECT NO. 1486-4-001-23



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

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2

METES & BOUNDS DESCRIPTION
PARCEL #1

Being a parcel out of Lot 1, Block A, Blanco Riverwalk Subdivision recorded in Book 14, Pg 311 of the Plat Records of Hays County, Texas, and being more particularly described as follows;

Beginning at the most Northwesterly Corner Point of said Lot 1, Block A, said corner point also being the Southwesterly corner point of Lot 1, Nash Subdivision recorded in Book 11, Page 383 of the Plat Records of Hays County, Texas and a point on the Easterly Boundary Line of SLF II Hwy 360 & Camp Wisdom LP recorded in Vol. 2861, Pg. 185 of the Deed Records of Hays County, Texas;

Thence traversing along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Southerly Lot Line of said Lot 1, Nash Subdivision S 45°56'15"E 659.41 feet to a corner point along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and Southerly Lot Line of said Lot 1, Nash Subdivision;

Thence traversing thru the interior of said Lot 1, Block A, Blanco Riverwalk Subdivision the following three courses:

1. S 24°07'57"W for 803.96 feet to a point;
2. N 66°06'56"W for 293.95 feet to a point;
3. N 49°42'10"W for 169.86 feet to a point on the Easterly Right-of-Way of Nash Lane;

Thence along the Easterly Right-of-Way of said Nash Lane the following three courses:

1. N 40°17'50"E for 140.00 feet to a point on a curve;
2. 625.55 feet along a curve to the left, said curve having a radius of 480.00 feet and a chord which bears N 02°57'45"E, 582.21 feet to a point;
3. N 34°22'20"W for 96.24 feet to a corner point on said Easterly Right-of-Way of Nash Lane, a corner point on said Lot 1, Block A Blanco Riverwalk Subdivision and a point on the said Easterly Boundary of SLF II Hwy 360 & Camp Wisdom LP;

Thence N 43°40'20"E for 270.64 feet along said Lot 1, Block A Blanco Riverwalk Subdivision and said Easterly Boundary of SLF II Hwy 360 & Camp Wisdom LP to the Point of Beginning of Parcel #1 and containing 10.447 acres of land more or less.

METES & BOUNDS DESCRIPTION
PARCEL #2

Being a parcel out of Lot 1, Block A, Blanco Riverwalk Subdivision recorded in Book 14, Pg 311 of the Plat Records of Hays County, Texas, and being more particularly described as follows;

Beginning at the most Northeasterly Corner Point of said Lot 1, Block A, Blanco Riverwalk Subdivision, said corner point also being the Southeasterly corner point of Lot 1, Nash Subdivision recorded in Book 11, Page 383 of the Plat Records of Hays County, Texas and a corner point on the West Right-of-Way of Interstate Highway 35;

Thence traversing along the Easterly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the said West Right-of-Way of Interstate Highway 35 S 24°07'57"W for 1453.96 feet to a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, point on the said West Right-of-Way of Interstate Highway 35 also being a Corner Point on the Northerly Right-of-Way of Riverwalk Loop;

Thence traversing along the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Northerly Right-of-Way of said Riverwalk Loop N 65°52'09"W for 146.58 feet to corner point on a tangent curve;

Thence 336.79 feet along a curve to the left, said curve having a radius of 398.00 feet and a chord which bears S 89°53'21"W, 326.83 feet to a corner point on a reverse curve, said corner point being a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, also being the intersection of the said Northerly Right-of-Way of River Loop and the Easterly Right-of-Way of Nash Lane;

Thence 25.84 feet along a curve to the right, said curve having a radius of 18.00 feet and a chord which bears N 73°13'14"W, 23.68' to a corner point:

Thence continuing along the said Nash Lane Easterly Right-of-Way the following three courses:

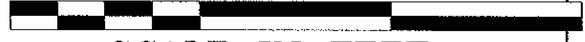
1. N 32°05'20"W for 87.30 feet to a point of curvature;
2. 846.46 feet along a curve to the right, said curve have a radius of 670.00 feet and a chord which bears N 04°06'15"E, 791.28 feet to a point,
3. N 40°17'50"E for 103.48 feet to a point;

Thence leaving said Nash Lane Easterly Right-of-Way and traversing thru the interior of said Lot 1, Block A, Blanco Riverwalk Subdivision the following three courses:

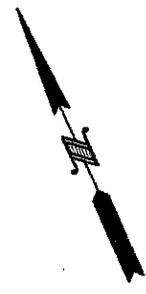
1. S 49°42'10"E for 169.86 feet to a point
2. S 66°06'56"E for 293.95 feet to a point;
3. N 24°07'57"E for 803.96 feet to a point on the Northerly lot line of said Lot 1, Block A, Blanco Riverwalk Subdivision, said point also being on the Southerly Lot Line of said Lot 1, Nash Subdivision;

Thence traversing along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Southerly Lot Line of said Lot 1, Nash Subdivision S 45°56'15"E for 329.74 to the Point of Beginning of Parcel #2 and containing 19.958 acres of land more or less.

200 0 200 400



SCALE IN FEET



SLF II-HWY 360 &
CAMP WISDON LP
VOL. 2881, PG. 185

POINT OF
BEGINNING
PARCEL #1

NASH SUBDIVISION
LOT 1

POINT OF
BEGINNING
PARCEL #2

PARCEL #1
(10.447 ac.)

$\Delta=74^{\circ}40'09''$
 $R=480.00$
 $L=625.55$
 $\text{Tan}=366.12$
 $\text{CB}=N02^{\circ}57'45''E$
 $C=582.21$

BLANCO RIVERWALK SUBDIVISION
LOT 1, BLOCK A
(30.405 AC.)

BLANCO RIVERWALK
SUBDIVISION
LOT 1, BLOCK D

NASH LN.

PARCEL #2
(19.958 ac.)

$\Delta=72^{\circ}23'10''$
 $R=670.00$
 $L=846.46$
 $\text{Tan}=490.24$
 $\text{CB}=N04^{\circ}06'15''E$
 $C=791.28$

$\Delta=48^{\circ}29'02''$
 $R=398.00$
 $L=336.79$
 $\text{Tan}=179.22$
 $\text{CB}=S89^{\circ}53'21''W$
 $C=326.83$

$\Delta=82^{\circ}15'40''$
 $R=18.00$
 $L=25.84$
 $\text{Tan}=15.72$
 $\text{CB}=N73^{\circ}13'14''W$
 $C=23.68$

SKETCH FOR
METES & BOUNDS
DESCRIPTION

RIVERWALK
LOOP

I.H. - 35

ORDINANCE EXHIBIT “B”

PLANNED DEVELOPMENT DISTRICT STANDARDS FOR BLANCO RIVERWALK PLANNED DEVELOPMENT DISTRICT

Property: As described in Ordinance Exhibit “A”

Concept Plan: As shown in Ordinance Exhibit “C”

- 1. 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”).
 - a. Uses.** The following uses which vary from the Base Regulations shall be allowed, restricted, accessory or conditional as noted in Exhibit “D”.
 - b. Prohibited Activities.** The following activities are prohibited:
 - a. any activity that is otherwise prohibited by the Governing Documents;
 - b. any dumping of rubbish;
 - c. any storage of –
 - i. building materials except during the construction or renovation of a Structure;
 - ii. vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway or vehicles associated with a general automobile dealership as permitted in Exhibit “D” Land Use Matrix; or
 - iii. unsightly objects unless completely shielded by a Structure;
 - d. any exploration for or extraction of minerals;
 - e. any keeping or raising of animals, livestock, or poultry;
 - f. the display of a sign except those approved by the City;
 - g. installing a mobile home, manufactured home, manufactured housing, motor home, or house trailer on a Lot;
 - h. moving a previously constructed Structure onto a Lot;
 - i. interfering with a drainage pattern without City approval;
 - j. hunting and shooting; and
 - k. occupying a Structure that does not comply with the construction standards of this PDD and all applicable City requirements.

c. Site Development Standards.

- a. *Landscaping.* Street trees shall be planted at an average rate of every 50 feet along both sides of any right-of-way. Trees shall be selected from the COSM Preferred Plant List and shall be a minimum of 3” in caliper size at planting. Planting shall provide shade for parking and pedestrian areas, identify site and building entrances, enhance views into the Lots and out to the surroundings, reinforce architectural form and scale, and screen and buffer service dock areas. A minimum of 15 percent landscaped area is required.
- b. *Utilities.* All pipes, conduit lines (other than electrical transmission lines and permanent overhead electrical lines existing along the north, south, and east perimeters of the Property on the date of recordation of this PDD, and temporary overhead lines used during construction), cables or wires used for the transmission of water, natural gas, electricity, telecommunications, television or any other public or private utility service not located within a Structure shall be located, placed, constructed and maintained underground. Each Owner of the Lot shall provide underground sleeves and pull boxes as needed for required utility service for any Structure on the Lot. Utility boxes, transformers, meters and other equipment which must be located above ground must be screened from view of public streets and parks with a solid wall to match the material and color of the Structure it serves. The screen wall must be a minimum of one foot (1’) higher than the equipment or utility box. Screening may also be achieved with approved landscape material as described in the City of San Marcos Land Development Code.
- c. *Sidewalks.* All construction and layout of sidewalks must meet City design standards and receive City approval. Sidewalks must be a minimum of six feet (6’) wide.
- d. *Dumpsters.* Dumpsters shall be located only on the side yard or back areas of a Lot, and shall be screened with wall and latching, full-height opaque metal swing gates to match the material colors of Structures on the Lot. The height of any screen wall must be a minimum of one foot above the top of any trash container.
- e. *Service and Loading Areas.* Service areas shall be located away from public view, or in a separate Structure altogether. Service and loading areas shall not be visible from the streets and shall be screened from public view. No service or delivery vehicle may park, or load/unload along private public streets or primary visitor drop-off areas.

d. Building Materials for Structures.

- a. *Exterior Walls.* All structures must have a minimum of 50% approved cladding on a minimum of two sides of the building. The calculation shall be

based of gross area of the building face, excluding glass and door openings and exposed foundation. All exterior walls shall be required to meet all other requirements of the Land Development Code.

- b. *Signage.* No other billboard signs shall be permitted on the Property.
- c. *Structural Cladding.* Acceptable cladding materials are as follows:
 - i. Quarried stone or cast stone;
 - ii. Architectural pre-cast concrete brick or masonry brick;
 - iii. Tile (for limited use as accents);
 - iv. Stucco or synthetic stucco;
 - v. Glass (highly reflective glass in excess of 22% reflectivity shall not be used without City approval);
 - vi. Architectural metal
 - vii. Structural concrete panels, e.g. Tilt-wall

2. Definitions

“City” means the City of San Marcos, Texas.

“Lot” means each tract of land designated as a lot on the Plat, including lots hereafter created by reason of any re-plat of a lot existing on the date of adoption of this Planned Development District.

“Owner” means every record Owner of a fee interest in a Lot.

“Structure” means any improvement on a Lot, including a building of any kind, sidewalk, driveway, fence, wall, or outbuilding.

ORDINANCE EXHIBIT "D"
Land Use Matrix

San Marcos Land Development Code Land Use Matrix

(Modifications from base standards are indicated in **highlighted red**)

Land Use Matrix

P = Permitted Uses

C = Conditional Uses

LAND USES		HC
Barns and Farm Equipment Storage		
Bulk Grain and/or Feed Storage/Processing		
Farmers Market		
Farms, General (Crops)		
Farms, General (Livestock/Ranch)		
Hay, Grain, and/or Feed Sales (Wholesale)		
Livestock Sales/Auction		
Plant Nursery (growing for commercial purposes but no retail sales on site)		
Stables		
Stables (Private, Accessory Use)		
Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height)		P
Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height)		P
Accessory Dwelling (One Accessory Dwelling Per Lot)		C
Bed and Breakfast Inn		P
Caretaker's/Guard's Residence		P
Community Home		
Residential Hall or Boarding House		
Duplex/Two-Family/Duplex Condominiums		
Family Home Child Care		
Four Family (Quadraplex) or Three Family (Tri-Plex)		
Fraternity or Sorority Building		
HUD code-Manufactured Home		
Loft Apartments		C
Multifamily (Apartments)		
Single Family Detached House		
Single Family Industrialized Home		
Single Family Townhouse (Attached)		
Single Family Zero Lot Line/Patio Homes		
Armed Services Recruiting Center		P
Bank or Savings and Loan (w/o Drive-thru)		P
Bank or Savings and Loan (w Drive-thru)		P
Check Cashing Service		P
Offices (Health Services)		P
Offices (Medical Office)		P
Offices (Professional)		P
Call Service Center		P
Appliance Repair		P
Artist or Artisans Studio		P
Ambulance Service (Private)		P
Automobile Driving School (including Defensive Driving)		P
Automatic Teller Machines (ATM's)		P

Barber/Beauty College (barber or cosmetology school or college)		
Barber/Beauty College (barber or cosmetology school or college)		P
Barber/Beauty Shop, Haircutting (non-college)		P
Bed and Breakfast (No Permanent Residence)		P
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)		P
Dance/Drama/Music Schools (Performing Arts)		P
Extended Stay Hotels/Motels (Residence hotels)		P
Exterminator Service (No outdoor sales or storage)		P
Funeral Home		P
Hotel/Motel		P
Kiosk (Providing A Retail Service)		P
Laundry/Dry Cleaning (Drop Off/Pick Up)		P
Martial Arts School		P
Medical Supplies and Equipment		P
Mini-Warehouse/Self Storage Units		P
Off-Premises Freestanding Sign		P
Photocopying/Duplicating/Copy Shop		P
Studio for Radio or Television (without tower)		P
Tool Rental (Indoor Storage only)		P
Tool Rental (with Outdoor Storage)		P C
Washateria/Laundry (Self Serve)		P
All Terrain Vehicle (go-carts) Dealer/Sales		P
Antique Shop (with outside storage)		P
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)		P
Auto Dealer, Used Auto Sales		P
Auto Supply Store for New and Rebuilt Parts		P
Bike Sales and/or Repair		P
Building Material Sales		P
Cabinet Shop (Manufacturing)		P
Convenience Store Without Gas Sales		P
Convenience Store With Gas Sales		P
Department Store		P
Food or Grocery Store with Gasoline Sales		P
Food or Grocery Store without Gasoline Sales		P
Gravestone/Tombstone Sales		P
Gun Smith		P
Home Improvement Center (10,000 s.f. or more)		P
Lawnmower Sales and/or Repair		P
Liquor Sales (retail)		P
Market (Public, Flea)		P C
Pharmacy		P
Plant Nursery (Retail Sales/Outdoor Storage)		P

Recycling Kiosk		P
Restaurant/Prepared Food Sales		P
Restaurant/Prepared Food Sales with beer/wine off-premises consumption		C
Restaurant/Prepared Food Sales with drive thru		P
Retail Store (Misc.) with Drive Thru Service		P
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)		P
Retail Store (100,000 s.f. or more Bldg.)		P
Retail Store (over 10,000 s.f. or more Bldg.) outside sales		P
Retail Store (under 10,000 s.f. or more Bldg.) outside sales		P
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales		P
Security Systems Installation Company		P
Shopping Center (Over 5 Acres)		P
Studio Tattoo or Body Piercing		P
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)		P
Upholstery Shop (Non-Auto)		P
Veterinarian (Indoor Kennels)		P
Woodworking Shop (Ornamental)		P
General Vehicular Sales and Service		P
Auto Body Repair as a free standing use		P C
Auto Muffler Shop		P
Auto Paint Shop		P C
Auto Repair (General)		P
Auto Repair as an Accessory Use to Retail Sales		P
Auto Tire Repair/Sales (Indoor)		P
Auto Wrecker Service/Tow Yard		P X
Car Wash (Self Service; Automated)		P
Full Service Car Wash (Detail Shop)		P
Heavy Load Vehicle Sales/Repair		P X
Limousine/Taxi Service		P
Public Garage/Parking Structure		C
Tire Sales (Outdoors/Storage)		P C
Transit Terminal		P C
Truck Terminal		P C
Amusement Services or Venues (Indoors)		P
Amusement Services or Venues (Outdoors)		P
Bar		C
Billiard/Pool Facility/Nightclub (Three or More Tables) No alcohol consumption		P
Smoking Lounge		P
Broadcast Station (with Tower)		P
Charitable Gaming Facility		C
Civic/Conference Center		P
Country Club (Private)		C
Dance Hall/Dancing Facility		P
Day Camp		P
Driving Range		P
Fair Ground		

Health Club (Physical Fitness; Indoors Only)		P
Motion Picture Theater (Indoors)		P
Motion Picture Studio, Commercial Film		P
Museum (Indoors Only)		P
On-Premises Consumption of Alcohol		C
Park and/or Playground		P
Travel Trailers/RVs (Short Term Stays)		P
Rodeo Grounds		P
RV/Travel Trailer Sales		P
Tennis Court (Lighted)		C
Theater (Non-Motion Picture; Live Drama)		P
Adult Day Care (No Overnight Stay)		P
Assisted Living Facility/Hospice		P
Cemetery and/or Mausoleum		
Child Day Care (Business)		P
Meeting Place/Nonreligious		P
Place of Religious Assembly/Church		P
Clinic (Medical)		P
Electrical Generating Plant		
Electrical Substation		C
Emergency Care Clinic		P
Fraternal Organization/Civic Club		P
Governmental Building or Use (Municipal, State or Federal)		P
Heliport		C
Helistop (Non-Emergency)		
Household Care Facility		
Hospital (Acute Care/Chronic Care)		P
Nursing/Convalescent Home		P
Philanthropic organization		P
Post Office (Private)		P
Post Office (Governmental)		P
Rectory/Parsonage with Place of Worship		P
Retirement Home/Home for the Aged		P
School, K through 12 (Private)		P
School, K through 12 (Public)		P
School, Vocational (Business/Commercial Trade)		P
University or College		
Auction Sales (Non-Vehicle)		P
Bio-Medical Facilities		C P
Caterer		P
Extermination Service		P
Feed and Grain Store		P
Furniture Manufacture		P
Maintenance/Janitorial Service		P
Manufactured Home Sales		P
Metal Fabrication Shop		P
Moving Storage Company		P
Portable Building Sales		P
Taxidermist		P
Transfer Station (Refuse/Pick-up)		
Veterinarian (Outdoor Kennels or Pens)		C

Warehouse/Office and Storage		P
Welding Shop		P
Aircraft Support and Related Services		
Airport		
Manufacturing		C
Contractor's Office/Sales, With Outside Storage including Vehicles		P
Distribution Center		P
Electronic Assembly/High Tech Manufacturing		P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair		P C
Food Processing (no Outside Public Consumption)		C P
Laboratory Equipment Manufacturing		P
Leather Products Manufacturing		C X
Machine Shop <u>as a free standing use</u>		P X
Manufacturing Processes not Listed		
Marble or Stone Finishing		C P
Micro Brewery (onsite mfg. and sales)		C
Motor Freight Terminal		C X
Outside Storage (as primary use)		P C
Paint Manufacturing		
Petroleum Bulk Storage		
Plastic Products Molding/Reshaping		C
Research Lab (Non-Hazardous)		P
Sand/Gravel Sales (Storage or Sales)		C X
Sign Manufacturing		P
Stone/Clay/Glass Manufacturing		C X
Wrecking/Junk Yard		C X

A - 10 acre



Petition for Zoning Change, Zoning Overlay, or Historic District Checklist

- A pre-application conference with staff is recommended;
- A completed application form, including a statement verifying land ownership and, if applicable, authorization of the land owner's agent to file the petition and required fees;
- Legal description of the site (metes and bounds or lot and block if platted)
- Certificate of no tax delinquency
- Subdivision Concept Plats or Site Plans as required (see Chapter 1 of the LDC)
- Additional information as required to clarify the request

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

Signed: *Hermann Vigil*
Print Name: Hermann Vigil

Date: NOV 5/11

Engineer Surveyor Architect/Planner Owner Agent: _____

Block A, Lot 1

BRW Office Holdings, LLC

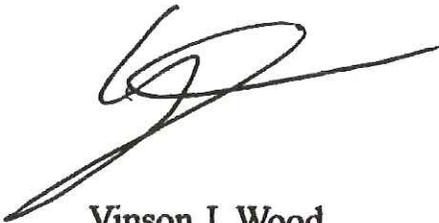
2009 Ranch Road 620 North
Suite 130
Austin, Texas 78734
(512) 266-0052
vwood8@hotmail.com

April, 15, 2015

To whom it may concern:

Please consider this letter as my authorization for Hermann Vigil and Associates to act as agent for zoning and development processing for property owned by this LLC known as approximately 19.958 acres out of Lot 1, Block A, Blanco Riverwalk Subdivision in San Marco's Texas.

Sincerely,

A handwritten signature in black ink, appearing to be 'Vinson J. Wood', written over a horizontal line.

Vinson J. Wood
Member

City of San Marcos

ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	Hermann Vigil	BRW Office Holdings, LLC
Mailing Address:	4303 Russell Drive Austin TX 78704	9811 S. IH 35 Building 3, Suite 100 Austin TX 78744
Telephone No.:	512 326-2667	
E-mail address:	hermann@vigiland associates.com	

PROPERTY DESCRIPTION:

Street Address: _____

Subdivision: Blanco Riverwalk Block: A Lot(s): Part of Lot 1

Other Description (if unplatted) _____
 * a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 144331 Acres: 19.958

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

ZONING CHANGE INFORMATION:

Zoning Designation: Current: CC Requested: HC

Master Plan Designation: _____ Land Use Map Amendment Required? _____

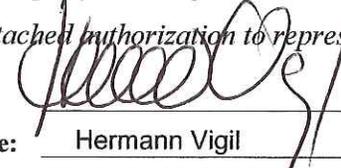
Present Use of Property: Vacant

Desired Use of Property/Reason for Change: _____

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

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

Signature:  Date: 10/15/15

Printed Name: Hermann Vigil

BRW Warehouse Holdings, LLC

29 San Giovanni Court
Austin, Texas 78738
(512) 263-2280
robhaug@hotmail.com

April, 15, 2015

To whom it may concern:

Please consider this letter as my authorization for Hermann Vigil and Associates to act as agent for zoning and development processing for property owned by BRW Warehouse Holdings, LLC known as approximately 10.447 acres out of Lot 1, Block A, Blanco Riverwalk Subdivision in San Marcos, Texas.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob L. Haug", written in a cursive style.

Robert L. Haug
Member

City of San Marcos

ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	Hermann Vigil	BRW Warehouse Holdings, LLC
Mailing Address:	4303 Russell Drive Austin TX 78704	9811 S. IH 35 Building 3, Suite 100 Austin TX 78744
Telephone No.:	512 326-2667	512 280-5353
E-mail address:	hermann@vigilandassociates.com	

PROPERTY DESCRIPTION:

Street Address: _____

Subdivision: Blanco Riverwalk Block: A Lot(s): Part of Lot 1

Other Description (if unplatted) _____
 * a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 130463 Acres: 10.447 Acres

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

ZONING CHANGE INFORMATION:

Zoning Designation: Current: CC Requested: HC

Master Plan Designation: _____ Land Use Map Amendment Required? _____

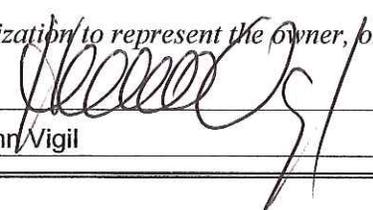
Present Use of Property: Vacant

Desired Use of Property/Reason for Change: _____

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

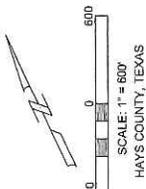
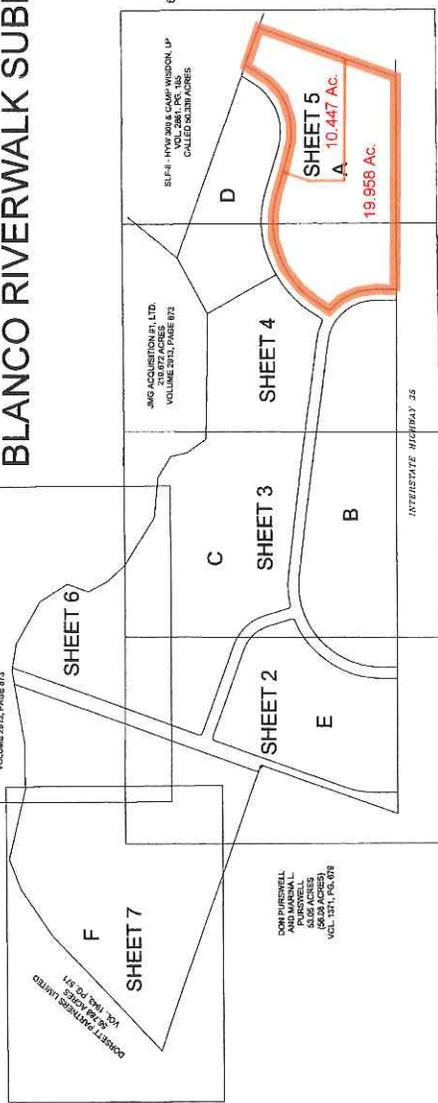
I have attached authorization to represent the owner, organization, or business in this application.

Signature:  Date: Nov 5/15

Printed Name: Hermann Vigil

Vol 14 pg 311

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



STATE OF TEXAS, COUNTY OF HAYS, WE, THE OWNERS OF A 235.356 ACRES TRACT OUT OF THE LAND SHOWN ON THIS PLAT AND CONVEYED TO BY VOLUME 2555, PAGE 250 OF THE HAYS COUNTY DEED RECORDS, DOES HEREBY PLAT ALL 235.356 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.

J. Bell
JIM GALLOWAY, TRUSTEE
1100 LANE ROBBINS CTR. S#4-100
THE WOODLANDS, TEXAS 77384

STATE OF TEXAS, COUNTY OF HAYS, BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM GALLOWAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CONSIDERS THIS INSTRUMENT AS THE ACT OF SAID JIM GALLOWAY, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF June, A.D., 2008.



Judy A. Zoch
JUDY A. ZOCH
NOTARY PUBLIC

STATE OF TEXAS, COUNTY OF HAYS, THAT WOODFREST NATIONAL BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND RECORDED IN VOLUME 2555, PAGE 250, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF 235.356 ACRES OF SAID TRACT AS SHOWN HEREON TO BE KNOWN AS "BLANCO RIVERWALK SUBDIVISION" AND HEREBY CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WOODFREST NATIONAL BANK
1330 LANE ROBBINS CTR. S#4-100
THE WOODLANDS, TX. 77380

DATE: 6-16-08

Dan E. Hauser
DAN HAUSER
PRESIDENT

STATE OF TEXAS, COUNTY OF HAYS, BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN E. HAUSER, KNOWN TO ME TO BE THE 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.

Ty Bond
TY BOND
NOTARY PUBLIC



FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

1 OF 7

PROJECT NO. 1486-4-001-23



Block A-10.447 acres-BRW Warehouse Holdings, LLC
From Zoning: CC To Zoning: HC

Block A- 19.958 acres-BRW Office Holdings, LLC
From Zoning: CC To Zoning HC

See Attached Metes and Bounds with Sketch

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

Francis Serina
FRANCIS SERINA
RECORDING SECRETARY

Scott Pennington
SCOTT PENNINGTON
INTERIM DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

John Bull
JOHN BULL
INTERIM DIRECTOR OF ENGINEERING

STATE OF TEXAS, COUNTY OF HAYS, LINDA FRITSCHE, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF June, 2008, AT 12:31 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 14, PAGE 311 311

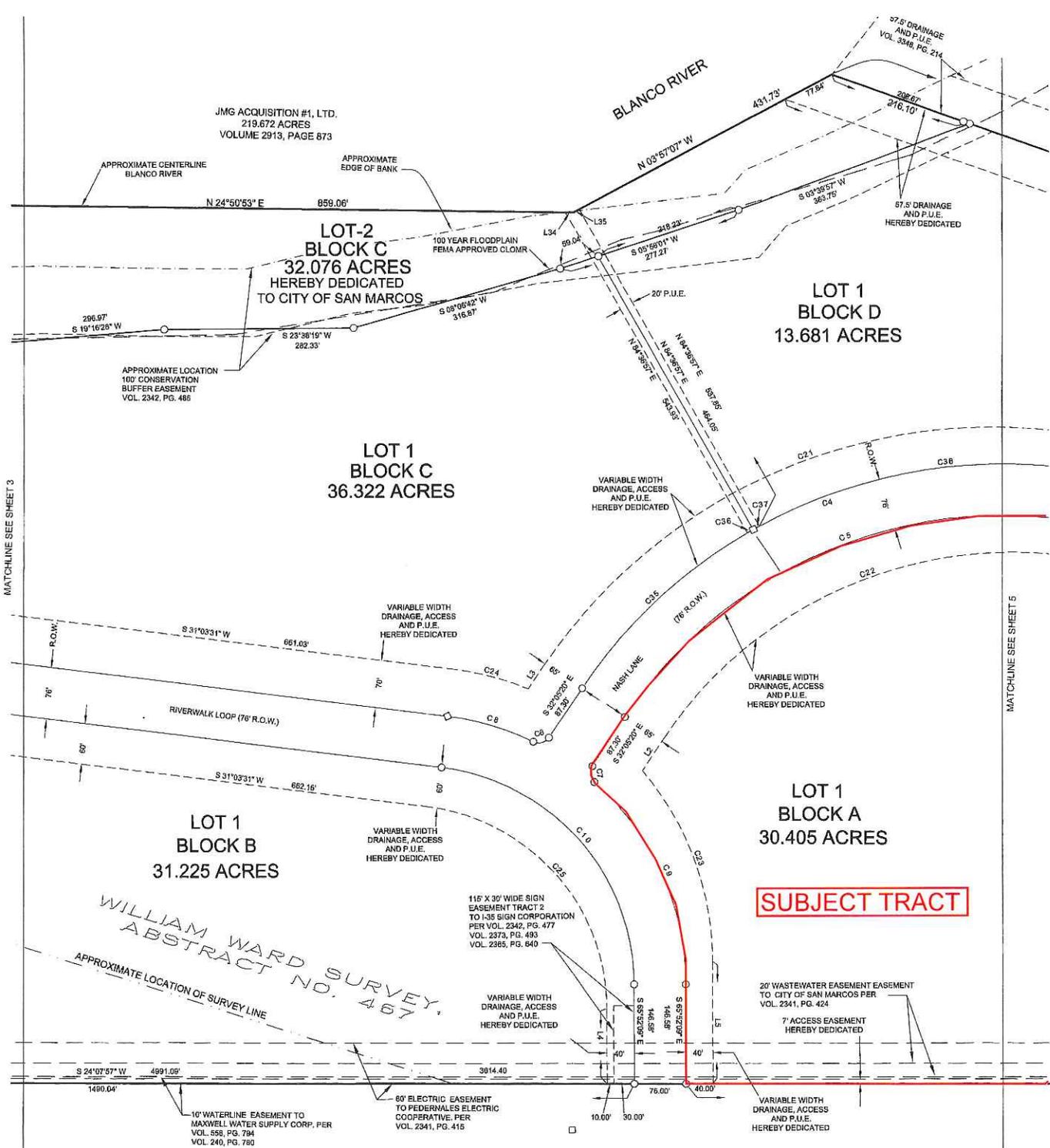
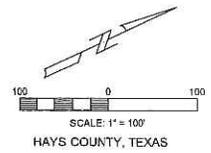


Linda C. Fritsche
LINDA FRITSCHE
COUNTY CLERK
HAYS COUNTY, TEXAS

William L. Johnson
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425



BLANCO RIVERWALK SUBDIVISION



VOL. 144 PG. 214

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. □

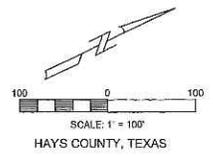
INTERSTATE HIGHWAY 35 (430' R.O.W. WIDTH)

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

4 OF 7
PROJECT NO. 1486-4-001-23

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

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



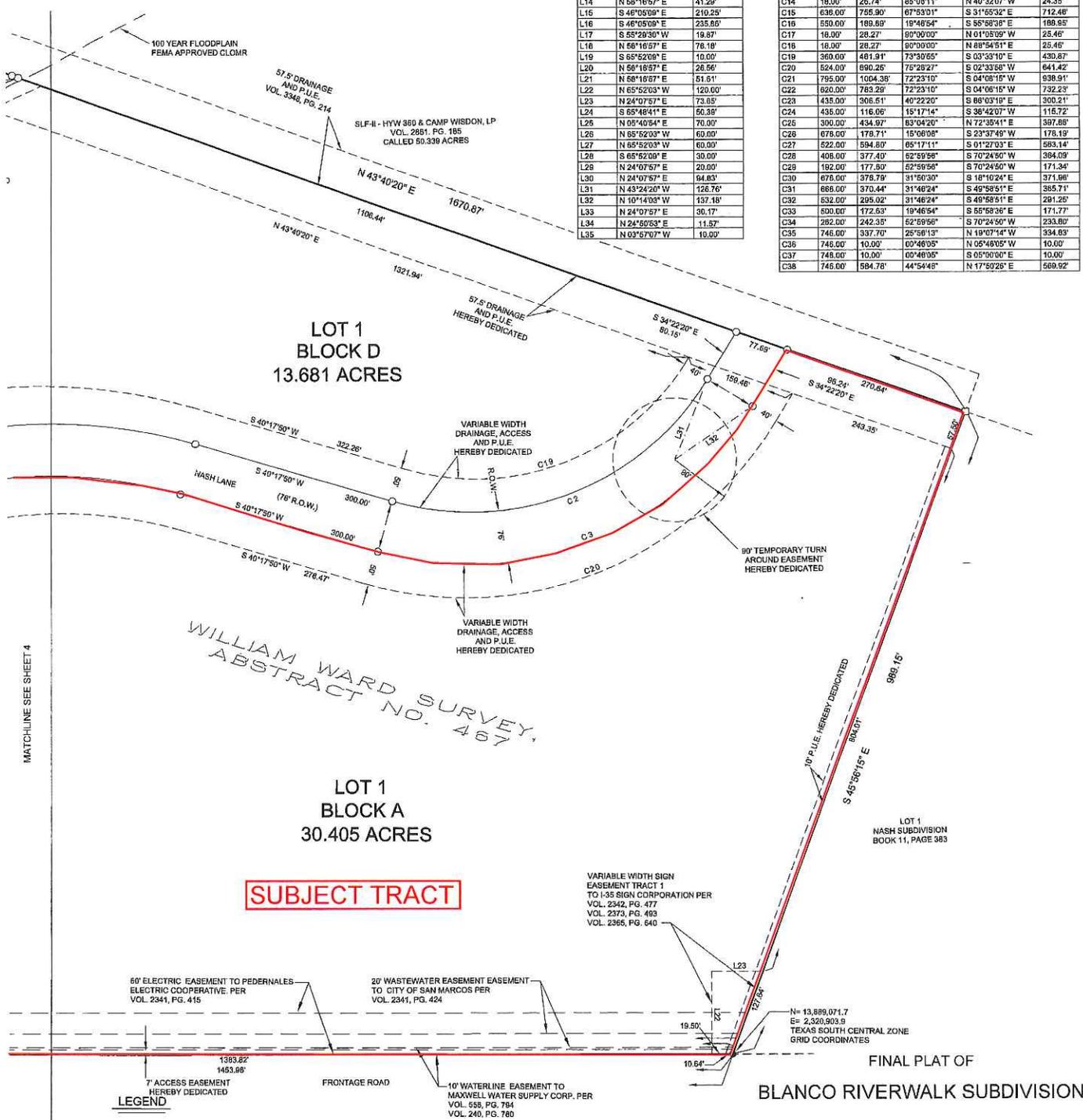
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 67°29'53" W	17.61
L2	S 32°05'20" E	96.82
L3	N 32°05'20" W	40.32
L4	S 85°52'09" E	110.46
L5	S 85°52'09" E	178.46
L6	N 55°54'21" E	10.00
L7	S 55°54'21" W	10.00
L8	S 65°52'03" E	50.40
L9	S 65°52'03" E	60.00
L10	S 46°05'09" E	68.30
L11	S 65°52'03" E	189.82
L12	N 34°46'33" W	203.80
L13	N 57°23'44" W	262.21
L14	N 56°16'57" E	41.29
L15	S 46°05'09" E	210.25
L16	S 46°05'09" E	235.86
L17	S 55°28'30" W	19.87
L18	N 56°16'57" E	78.18
L19	S 65°52'09" E	10.00
L20	N 56°16'57" E	26.56
L21	N 56°16'57" E	51.51
L22	N 65°52'03" W	120.00
L23	N 24°07'57" E	73.65
L24	S 55°48'41" E	50.38
L25	N 09°40'54" E	70.00
L26	N 55°52'03" W	60.00
L27	N 65°52'03" W	60.00
L28	S 65°52'09" E	30.00
L29	N 24°07'57" E	20.00
L30	N 24°07'57" E	94.83
L31	N 43°24'20" W	126.76
L32	N 10°14'03" W	137.18
L33	N 24°07'57" E	30.17
L34	N 24°50'53" E	11.57
L35	N 03°57'07" W	10.00

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	338.00	312.85	52°59'56"	S 70°24'50" W	301.82
C2	404.00	526.51	74°40'11"	S 02°57'49" W	490.03
C3	480.00	625.65	74°40'11"	S 02°57'46" W	582.21
C4	748.00	942.48	72°23'10"	S 04°08'15" W	881.04
C5	670.00	846.48	72°23'10"	S 04°08'15" W	791.28
C6	18.00	25.84	82°16'49"	S 09°02'35" W	23.86
C7	18.00	25.84	82°16'49"	S 73°13'14" E	23.86
C8	396.00	132.79	19°06'59"	S 40°37'00" W	132.17
C9	396.00	338.78	48°23'00"	S 89°32'11" W	335.83
C10	322.00	456.88	83°04'20"	S 72°38'41" W	427.03
C11	636.00	215.73	19°22'25"	S 21°28'50" W	214.70
C12	562.00	952.04	97°03'35"	S 17°20'15" E	842.21
C13	18.00	26.74	85°08'11"	S 42°21'43" W	24.35
C14	18.00	26.74	85°08'11"	N 40°32'07" W	24.35
C15	636.00	755.90	67°53'01"	S 31°55'32" E	712.48
C16	550.00	189.89	18°46'54"	S 55°58'38" E	188.55
C17	18.00	28.27	90°00'00"	N 01°05'09" W	25.46
C18	18.00	28.27	90°00'00"	N 88°54'51" E	25.46
C19	360.00	481.91	73°30'55"	S 03°33'10" E	430.87
C20	524.00	690.25	75°28'27"	S 02°33'58" W	641.42
C21	795.00	1004.38	72°23'10"	S 04°08'15" W	938.91
C22	620.00	783.28	72°23'10"	S 04°08'15" W	732.23
C23	435.00	306.51	40°22'20"	S 86°03'18" E	300.21
C24	435.00	116.06	16°17'14"	S 36°42'07" W	115.72
C25	300.00	434.97	83°04'20"	N 72°39'41" E	367.88
C26	676.00	178.71	15°06'08"	S 23°37'49" W	176.19
C27	622.00	594.60	65°17'11"	S 01°27'03" E	583.14
C28	405.00	377.40	62°55'58"	S 70°24'50" W	384.09
C29	192.00	177.80	52°59'59"	S 70°24'50" W	171.34
C30	676.00	378.79	31°50'30"	S 16°10'24" E	371.98
C31	666.00	370.44	31°46'24"	S 49°58'51" E	385.71
C32	532.00	295.02	31°46'24"	S 49°58'51" E	281.25
C33	500.00	172.53	19°46'54"	S 55°58'38" E	171.77
C34	282.00	242.35	52°59'56"	S 70°24'50" W	233.80
C35	746.00	337.70	25°59'13"	N 19°07'14" W	354.53
C36	746.00	10.00	00°46'05"	N 05°46'05" W	10.00
C37	746.00	10.00	00°46'05"	S 05°00'00" E	10.00
C38	746.00	584.78	44°54'48"	N 17°50'26" E	589.92

101.14 Pg 3/15



SUBJECT TRACT

12" 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. □

INTERSTATE HIGHWAY 35
(430' R.O.W. WIDTH)

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

5 OF 7
PROJECT NO. 1486-4-001-23

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

METES & BOUNDS DESCRIPTION
PARCEL #1

Being a parcel out of Lot 1, Block A, Blanco Riverwalk Subdivision recorded in Book 14, Pg 311 of the Plat Records of Hays County, Texas, and being more particularly described as follows;

Beginning at the most Northwesterly Corner Point of said Lot 1, Block A, said corner point also being the Southwesterly corner point of Lot 1, Nash Subdivision recorded in Book 11, Page 383 of the Plat Records of Hays County, Texas and a point on the Easterly Boundary Line of SLF II Hwy 360 & Camp Wisdom LP recorded in Vol. 2861, Pg. 185 of the Deed Records of Hays County, Texas;

Thence traversing along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Southerly Lot Line of said Lot 1, Nash Subdivision S 45°56'15"E 659.41 feet to a corner point along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and Southerly Lot Line of said Lot 1, Nash Subdivision;

Thence traversing thru the interior of said Lot 1, Block A, Blanco Riverwalk Subdivision the following three courses:

1. S 24°07'57"W for 803.96 feet to a point;
2. N 66°06'56"W for 293.95 feet to a point;
3. N 49°42'10"W for 169.86 feet to a point on the Easterly Right-of-Way of Nash Lane;

Thence along the Easterly Right-of-Way of said Nash Lane the following three courses:

1. N 40°17'50"E for 140.00 feet to a point on a curve;
2. 625.55 feet along a curve to the left, said curve having a radius of 480.00 feet and a chord which bears N 02°57'45"E, 582.21 feet to a point;
3. N 34°22'20"W for 96.24 feet to a corner point on said Easterly Right-of-Way of Nash Lane, a corner point on said Lot 1, Block A Blanco Riverwalk Subdivision and a point on the said Easterly Boundary of SLF II Hwy 360 & Camp Wisdom LP;

Thence N 43°40'20"E for 270.64 feet along said Lot 1, Block A Blanco Riverwalk Subdivision and said Easterly Boundary of SLF II Hwy 360 & Camp Wisdom LP to the Point of Beginning of Parcel #1 and containing 10.447 acres of land more or less.

METES & BOUNDS DESCRIPTION
PARCEL #2

Being a parcel out of Lot 1, Block A, Blanco Riverwalk Subdivision recorded in Book 14, Pg 311 of the Plat Records of Hays County, Texas, and being more particularly described as follows;

Beginning at the most Northeasterly Corner Point of said Lot 1, Block A, Blanco Riverwalk Subdivision, said corner point also being the Southeasterly corner point of Lot 1, Nash Subdivision recorded in Book 11, Page 383 of the Plat Records of Hays County, Texas and a corner point on the West Right-of-Way of Interstate Highway 35;

Thence traversing along the Easterly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the said West Right-of-Way of Interstate Highway 35 S 24°07'57"W for 1453.96 feet to a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, point on the said West Right-of-Way of Interstate Highway 35 also being a Corner Point on the Northerly Right-of-Way of Riverwalk Loop;

Thence traversing along the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Northerly Right-of-Way of said Riverwalk Loop N 65°52'09"W for 146.58 feet to corner point on a tangent curve;

Thence 336.79 feet along a curve to the left, said curve having a radius of 398.00 feet and a chord which bears S 89°53'21"W, 326.83 feet to a corner point on a reverse curve, said corner point being a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, also being the intersection of the said Northerly Right-of-Way of River Loop and the Easterly Right-of-Way of Nash Lane;

Thence 25.84 feet along a curve to the right, said curve having a radius of 18.00 feet and a chord which bears N 73°13'14"W, 23.68' to a corner point:

Thence continuing along the said Nash Lane Easterly Right-of-Way the following three courses:

1. N 32°05'20"W for 87.30 feet to a point of curvature;
2. 846.46 feet along a curve to the right, said curve have a radius of 670.00 feet and a chord which bears N 04°06'15"E, 791.28 feet to a point,
3. N 40°17'50"E for 103.48 feet to a point;

Thence leaving said Nash Lane Easterly Right-of-Way and traversing thru the interior of said Lot 1, Block A, Blanco Riverwalk Subdivision the following three courses:

1. S 49°42'10"E for 169.86 feet to a point
2. S 66°06'56"E for 293.95 feet to a point;
3. N 24°07'57"E for 803.96 feet to a point on the Northerly lot line of said Lot 1, Block A, Blanco Riverwalk Subdivision, said point also being on the Southerly Lot Line of said Lot 1, Nash Subdivision;

Thence traversing along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Southerly Lot Line of said Lot 1, Nash Subdivision S 45°56'15"E for 329.74 to the Point of Beginning of Parcel #2 and containing 19.958 acres of land more or less.

200 0 200 400

SCALE IN FEET



SLF II-HWY 360 &
CAMP WISDON LP
VOL. 2861, PG. 185

POINT OF
BEGINNING
PARCEL #1

NASH SUBDIVISION
LOT 1

POINT OF
BEGINNING
PARCEL #2

PARCEL #1
(10.447 ac.)

$\Delta=74^{\circ}40'09''$
 $R=480.00$
 $L=625.55$
 $Tan=366.12$
 $CB=N02^{\circ}57'45''E$
 $C=582.21$

BLANCO RIVERWALK SUBDIVISION
LOT 1, BLOCK A
(30.405 ac.)

BLANCO RIVERWALK
SUBDIVISION
LOT 1, BLOCK D

NASH LN.

PARCEL #2
(19.958 ac.)

$\Delta=72^{\circ}23'10''$
 $R=670.00$
 $L=846.46$
 $Tan=490.24$
 $CB=N04^{\circ}06'15''E$
 $C=791.28$

$\Delta=82^{\circ}15'40''$
 $R=18.00$
 $L=25.84$
 $Tan=15.72$
 $CB=N73^{\circ}13'14''W$
 $C=23.68$

$\Delta=48^{\circ}29'02''$
 $R=398.00$
 $L=336.79$
 $Tan=179.22$
 $CB=S89^{\circ}53'21''W$
 $C=326.83$

I.H. - 35

SKETCH FOR
METES & BOUNDS
DESCRIPTION

RIVERWALK
LOOP

$N43^{\circ}40'20''E$
270.64'

$S45^{\circ}56'15''E$
659.41'

96.24'
 $N34^{\circ}22'20''W$

989.15'
329.74'

$S24^{\circ}07'57''W$
803.96'

$N40^{\circ}17'50''E$
103.48'

$N49^{\circ}42'10''W$
169.86'

$N66^{\circ}06'56''W$
293.95'

1453.96'
 $S24^{\circ}07'57''W$

$N40^{\circ}17'50''E$
300.00'

140.00'

$N66^{\circ}06'56''W$
293.95'

87.30'
 $N32^{\circ}05'20''W$

146.58'
 $N65^{\circ}52'09''W$

Block B, Lot 1

City of San Marcos

ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	Hermann Vigil	Blanco Riverwalk Business Park, LLC
Mailing Address:	4303 Russell Drive	9811 S. IH 35 Building 3, Suite 100
	Austin TX 78704	Austin TX 78744
Telephone No.:	512 326-2667	
E-mail address:	hermann@vigiland associates.com	

PROPERTY DESCRIPTION:

Street Address: _____

Subdivision: Blanco Riverwalk Block: B Lot(s): 1

Other Description (if unplatted) _____
 * a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 130464 Acres: 31.225

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

ZONING CHANGE INFORMATION:

Zoning Designation: Current: CC Requested: HC

Master Plan Designation: _____ Land Use Map Amendment Required? _____

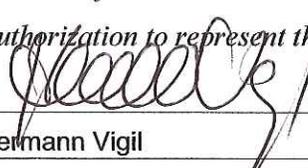
Present Use of Property: Vacant

Desired Use of Property/Reason for Change: _____

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

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

Signature:  Date: 09/15

Printed Name: Hermann Vigil

BLANCO RIVERWALK BUSINESS PARK LLC

9811 S IH 35, Building 3, Suite 100
Austin, Texas 78744

Phone 512-260-5353
Fax 512-280-3877

June 1, 2015

City of San Marcos
San Marcos, Texas

Re: Blanco Riverwalk , Block B and E Lot 1

Dear Sir:

I, Robert W. McDonald, III Manager of Blanco Riverwalk Business Park LLC hereby authorize Hermann Vigil of Vigil & Associates to serve as my agent for the property referenced above.
If you have any questions, please give me a call

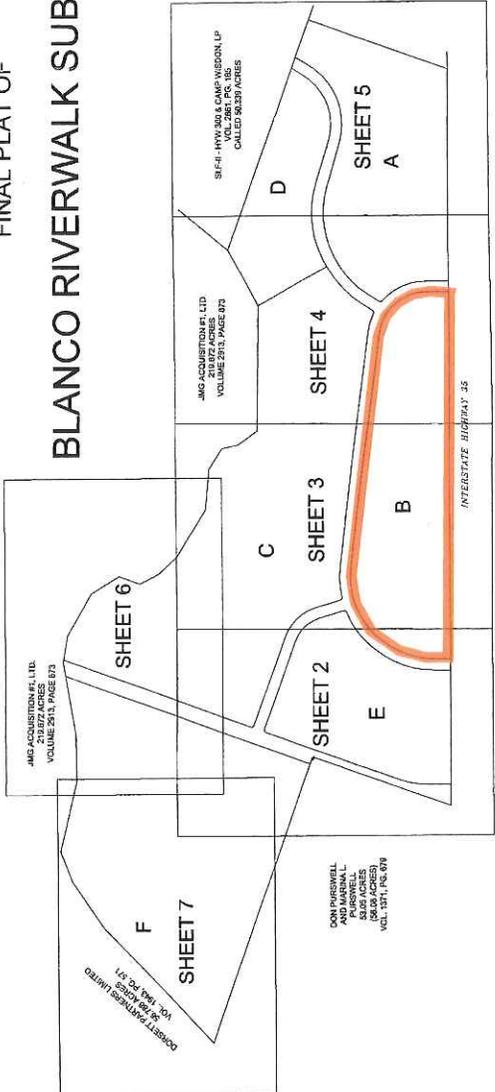
Sincerely,



Robert W. McDonald, III

Vol 14 of 311

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



TERRY M. ...
 LARRY AND JEAN ...
 FRANK COBLE ...
 LARRY AND JEAN ...
 JEAN WERMAN AND LAURAL ANN ...
 LAWRENCE ...
 NATHAN ...
 OF AN COMPANY ...
 BOBBIE MAUGHTON ...
 OF AN COMPANY ...

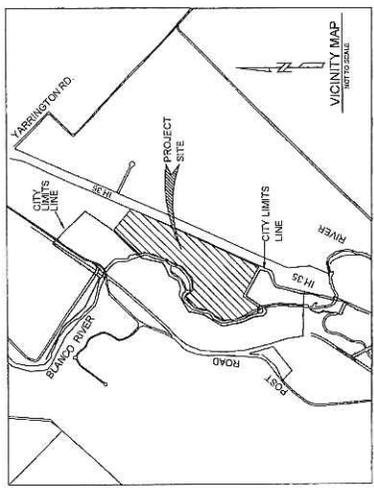
**Block B-31.225 acres-Blanco Riverwalk Business Park, LLC
From Zoning: CC To Zoning: HC**

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.

APPROVED: *[Signature]*
 DATE: June 2, 2008
 INTERMEDIATE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

LINDA FRITSCHE
 COUNTY CLERK
 HAYS COUNTY, TEXAS

STATE OF TEXAS, X
 COUNTY OF HAYS, X
 I, LINDA FRITSCHE, 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 2:31 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS
 COUNTY, TEXAS, IN BOOK 14, PAGE 311-317



STATE OF TEXAS, X
 COUNTY OF HAYS, X
 WE, THE OWNERS OF A 225.368 ACRE TRACT OUT OF THE LAND SHOWN ON THIS PLAT AND CONVERTED TO BY VOLUME
 2555, PAGE 280 OF THE HAYS COUNTY DEED RECORDS, DOES HEREBY PLAT ALL 225.368 ACRES OF SAID TRACT AS
 SHOWN HEREON TO BE KNOWN AS

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

STATE OF TEXAS, X
 COUNTY OF HAYS, X
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM GALLOWAY, KNOWN TO ME TO
 BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
 EXECUTED THE SAID INSTRUMENT AS 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 10th DAY OF June, A.D., 2008.
 NOTARY PUBLIC
 JUDY A. ZOCH
 EXPIRES APRIL 24, 2010



STATE OF TEXAS, X
 COUNTY OF HAYS, X
 THAT WOODCREST NATIONAL BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND RECORDED IN VOLUME 2555, PAGE
 250, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF 225.368 ACRES OF
 SAID TRACT AS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS
 INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WOODCREST NATIONAL BANK
 1300 LAKE ROBBINS DR., Ste. 100
 THE WOODLANDS, TX 77380
 BY: DAN HAUSER

DATE: 6-16-08
 Dan E. Hauser
 PRESIDENT

STATE OF TEXAS, X
 COUNTY OF HAYS, X
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dan E. Hauser
 KNOWN TO ME TO BE THE 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.

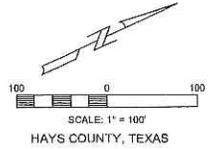


FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION



FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



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.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 3

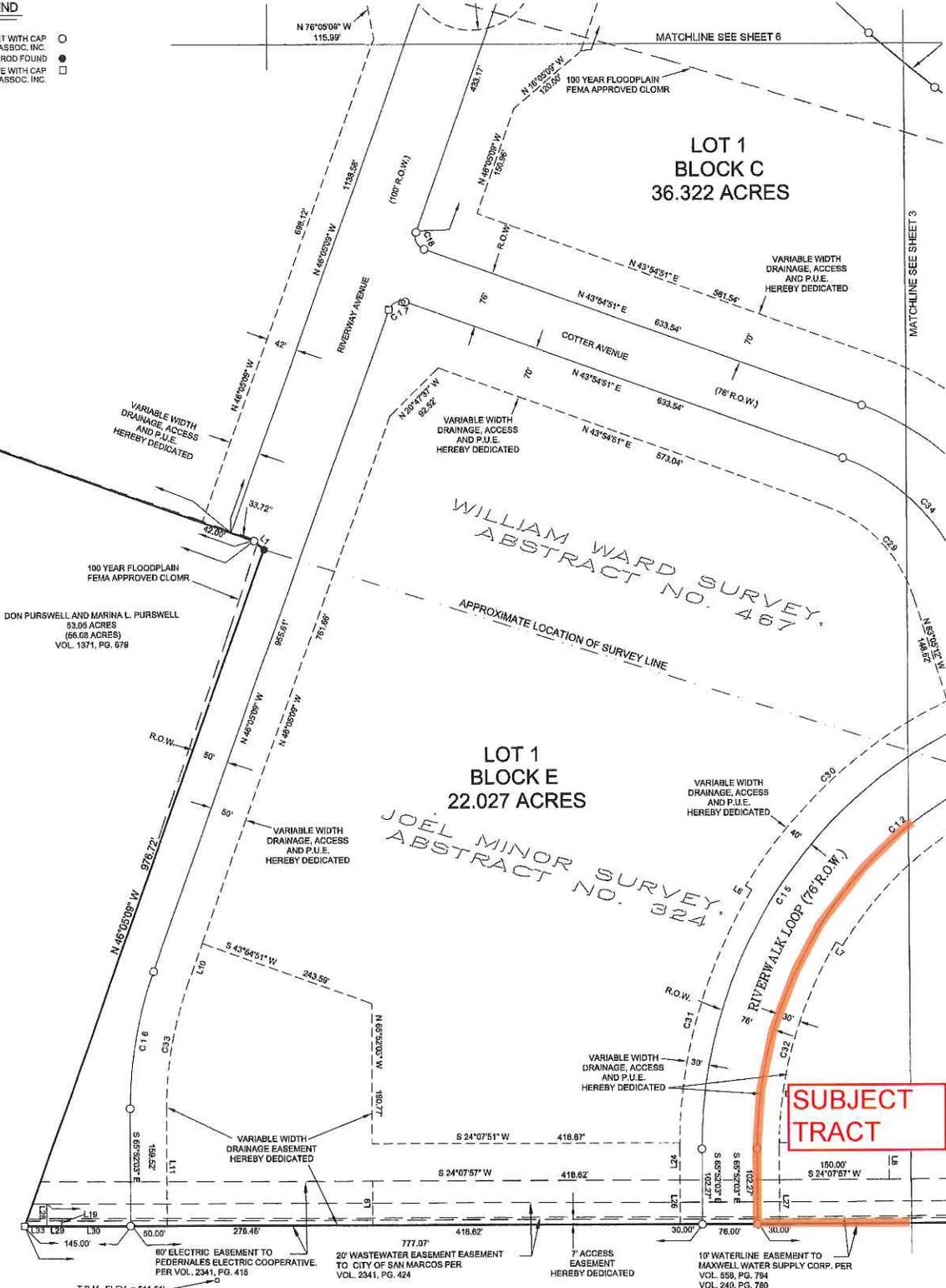
LOT 1
BLOCK C
36.322 ACRES

WILLIAM WARD SURVEY,
ABSTRACT NO. 467

LOT 1
BLOCK E
22.027 ACRES

JOEL MINOR SURVEY,
ABSTRACT NO. 324

SUBJECT TRACT



INTERSTATE HIGHWAY 35
(430' R.O.W. WIDTH)

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

2 OF 7

PROJECT NO. 1486-4-001-23

ACREAGE: 239.996 ACRES

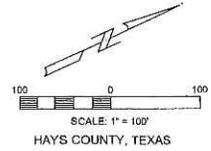
OWNER: JIM GALLOWAY, TRUSTEE
110 VISION PARK BLVD. SUITE 100
THE WOODS, TEXAS 77384
(936)321-8880

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

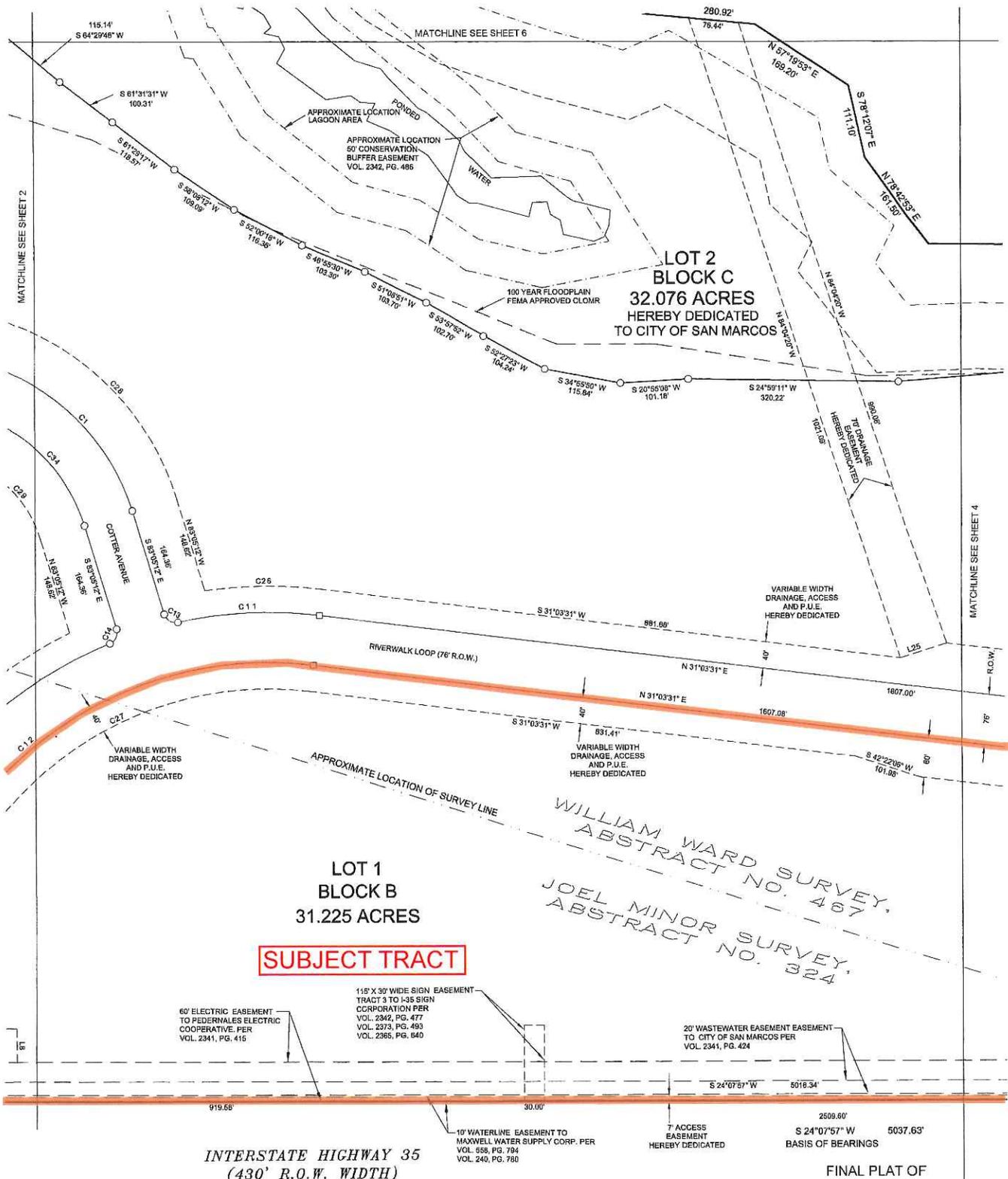
BAKER-AICKLEN & ASSOCIATES, INC. 405 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
Engineers/Surveyors (512) 260-3700

Vol. 14 Pg. 312

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



101.14 Tg 313



AREA RECAPITULATION TABLE

BLOCK-A LOT-1	= 30.405 ACRES
BLOCK-B LOT-1	= 31.225 ACRES
BLOCK-C LOT-1	= 36.322 ACRES
BLOCK-C LOT-2	= 32.076 ACRES
BLOCK-D LOT-1	= 13.581 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	= 239.398 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.

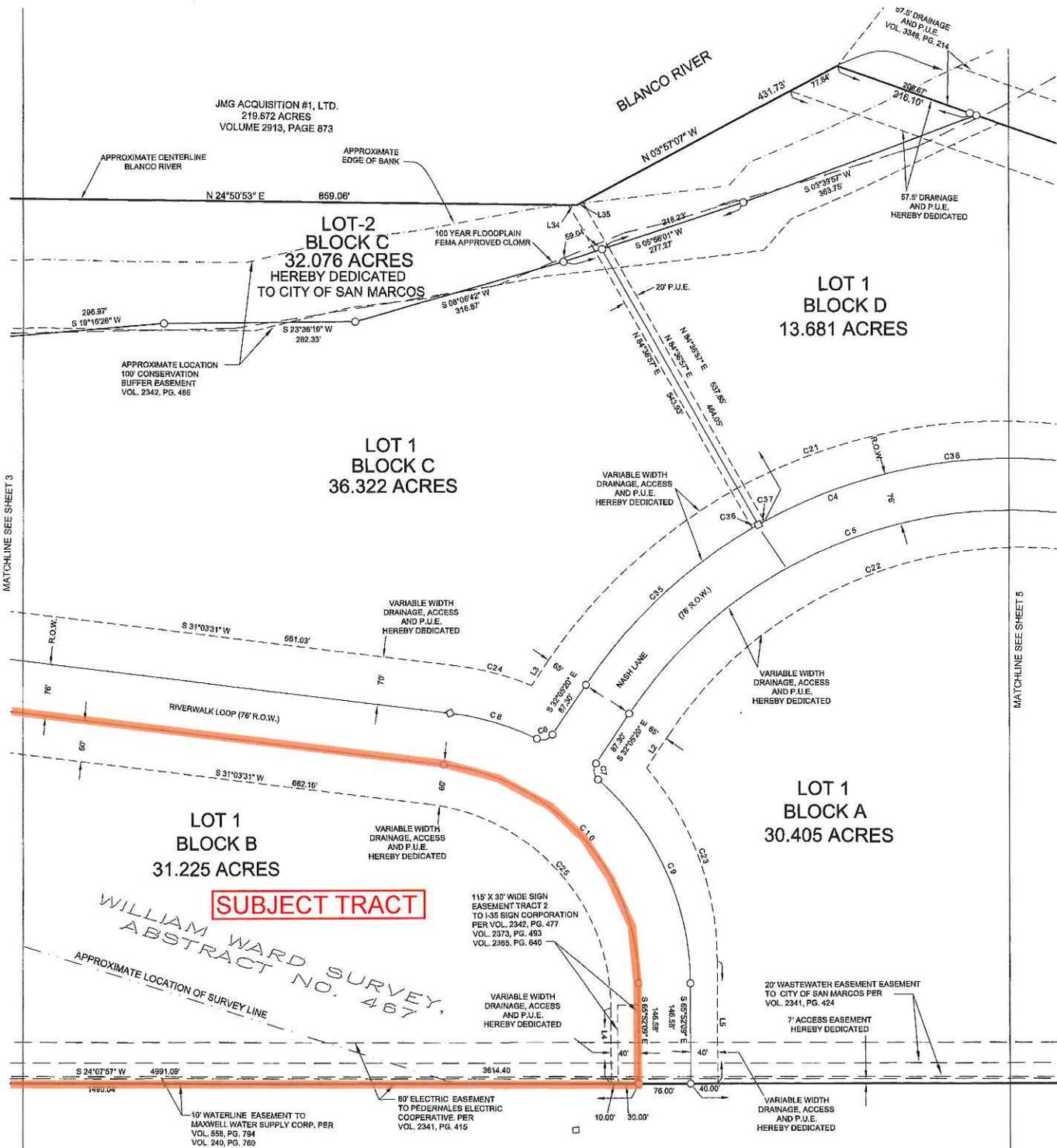
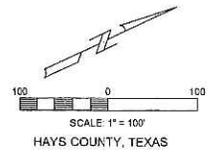
FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION

3 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

BLANCO RIVERWALK SUBDIVISION



VOL. 144 PG. 214

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors

406 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
(512) 260-3700

Block E, Lot 1

BLANCO RIVERWALK BUSINESS PARK LLC

9811 S IH 35, Building 3, Suite 100
Austin, Texas 78744

Phone 512-280-5353
Fax 512-280-3677

June 1, 2015

City of San Marcos
San Marcos, Texas

Re: Blanco Riverwalk , Block B and E Lot 1

Dear Sir:

I, Robert W McDonald, III Manager of Blanco Riverwalk Business Park LLC hereby authorize Hermann Vigil of Vigil & Associates to serve as my agent for the property referenced above.
If you have any questions, please give me a call.

Sincerely,



Robert W. McDonald, III

City of San Marcos

ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	Hermann Vigil	Blanco Riverwalk Business Park, LLC
Mailing Address:	4303 Russell Drive	9811 S. IH 35 Building 3, Suite 100
	Austin TX 78704	Austin TX 78744
Telephone No.:	512 326-2667	512 280-5353
E-mail address:	hermann@vigiland associates.com	

PROPERTY DESCRIPTION:

Street Address: _____

Subdivision: Blanco Riverwalk Block: E Lot(s): 1

Other Description (if unplatted) _____
 * a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 130468 Acres: 22.027 Acres

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

ZONING CHANGE INFORMATION:

Zoning Designation: Current: CC Requested: HC

Master Plan Designation: _____ Land Use Map Amendment Required? _____

Present Use of Property: Vacant

Desired Use of Property/Reason for Change: _____

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

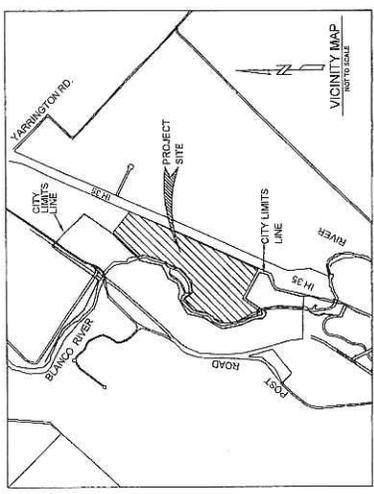
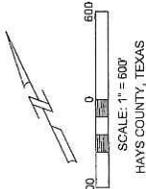
I have attached authorization to represent the owner, organization, or business in this application.

Signature:  Date: 10/15/15

Printed Name: Hermann Vigil

Vol. 14 of 311

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



STATE OF TEXAS
COUNTY OF HAYS
SUBDIVISION AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

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

STATE OF TEXAS
COUNTY OF HAYS
BY: *Judy A. Zoch*
NOTARY PUBLIC
JUDY A. ZOCH
NOTARY PUBLIC STATE OF TEXAS
APRIL 24, 2010

STATE OF TEXAS
COUNTY OF HAYS
BY: *Jim Galloway*
NOTARY PUBLIC
JIM GALLOWAY
NOTARY PUBLIC STATE OF TEXAS
APRIL 24, 2010

STATE OF TEXAS
COUNTY OF HAYS
BY: *Don E. Hauser*
NOTARY PUBLIC
DON E. HAUSER
NOTARY PUBLIC STATE OF TEXAS
APRIL 24, 2010

STATE OF TEXAS
COUNTY OF HAYS
BY: *Don E. Hauser*
NOTARY PUBLIC
DON E. HAUSER
NOTARY PUBLIC STATE OF TEXAS
APRIL 24, 2010

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APRIL 24, 2010

STATE OF TEXAS
COUNTY OF HAYS
BY: *Don E. Hauser*
NOTARY PUBLIC
DON E. HAUSER
NOTARY PUBLIC STATE OF TEXAS
APRIL 24, 2010



OWNER	TRACT	VOLUME	PAGE
HARRY AL ADAMS	TRACT 2, CALLED "13 ACRES"	VOL. 54, PG. 246	
JEAN WERMAN AND LAURAL ANN WERMAN	TRACT 1, A CALLED "7.55-ACRE TRACT"	VOL. 89, PG. 463	
MATTHEW L. WERMAN	TRACT 1, A CALLED "7.55-ACRE TRACT"	VOL. 89, PG. 466	
FRANK SERRA	TRACT 2, CALLED "13 ACRES"	VOL. 74, PG. 600	
LARRY AND JEAN WERMAN	TRACT 1, A CALLED "7.55-ACRE TRACT"	VOL. 74, PG. 600	
FRANK SERRA	TRACT 2, CALLED "13 ACRES"	VOL. 74, PG. 600	
BOBBIE NAUGHTON	TRACT 2, CALLED "13 ACRES"	VOL. 70, PAGE 162	
OFAN COMPANY SAN MARCOS TECHNOLOGY PARK	TRACT 2, CALLED "13 ACRES"	VOL. 70, PAGE 162	
OFAN COMPANY SAN MARCOS TECHNOLOGY PARK	TRACT 2, CALLED "13 ACRES"	VOL. 70, PAGE 162	

Block E-22.027 ac. Blanco Riverwalk Business Park, LLC
From Zoning: CC To Zoning: HC

STATE OF TEXAS, BY: *Jim Galloway*
COUNTY OF HAYS
CITY OF SAN MARCOS
APPROVED AND AUTHORIZED TO BE RECORDED ON June 10, 2008, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

APPROVED: *Frank Serra*
FRANK SERRA
RECORDING SECRETARY
DATE: June 23, 2008

DATE: 6-16-08
BY: *Don E. Hauser*
DON E. HAUSER
PRESIDENT
COUNTY OF HAYS

STATE OF TEXAS
COUNTY OF HAYS
LINDA FRITSCHE
COUNTY CLERK OF HAYS COUNTY, TEXAS
OFFICE ON THE 2ND FLOOR OF THE COURTHOUSE
COUNTY, TEXAS, IN BOOK 14, PAGE 311-317



STATE OF TEXAS
COUNTY OF HAYS
LINDA FRITSCHE
COUNTY CLERK
HAYS COUNTY, TEXAS
COUNTY OF HAYS
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.



DATE: June 11, 2008
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425

FINAL PLAT OF

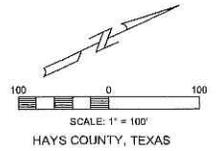
BLANCO RIVERWALK SUBDIVISION

1 OF 7

PROJECT NO. 14864-001-23



FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



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.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

LOT 1
BLOCK C
36.322 ACRES

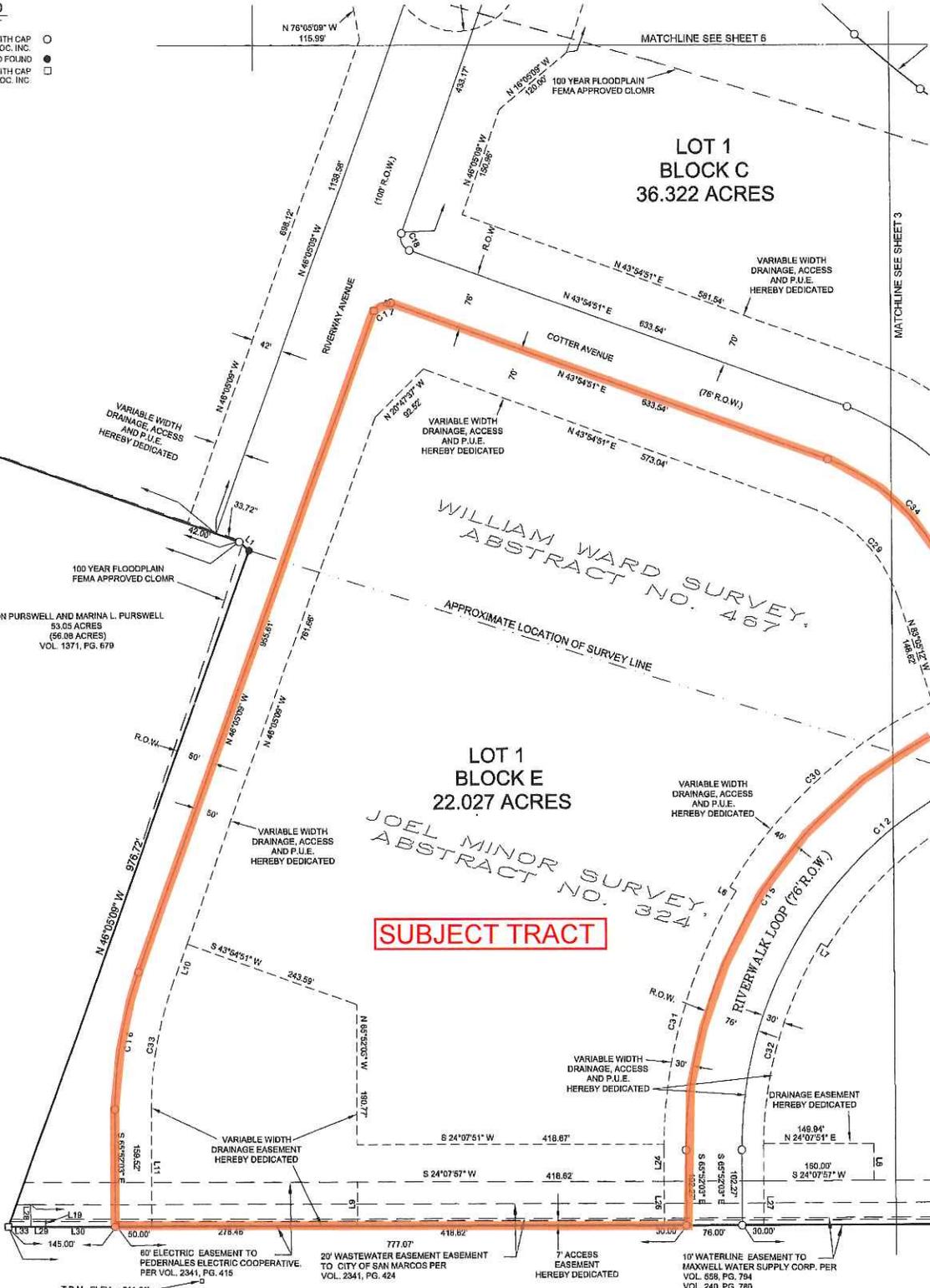
WILLIAM WARD SURVEY,
ABSTRACT NO. 467

LOT 1
BLOCK E
22.027 ACRES

JOEL MINOR SURVEY,
ABSTRACT NO. 324

SUBJECT TRACT

DON PURSWELL AND MARINA L. PURSWELL
53.03 ACRES
(56.09 ACRES)
VOL. 1371, PG. 679



INTERSTATE HIGHWAY 35
(430' R.O.W. WIDTH)

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

2 OF 7

PROJECT NO. 1486-4-001-23

ACREAGE 239.996 ACRES

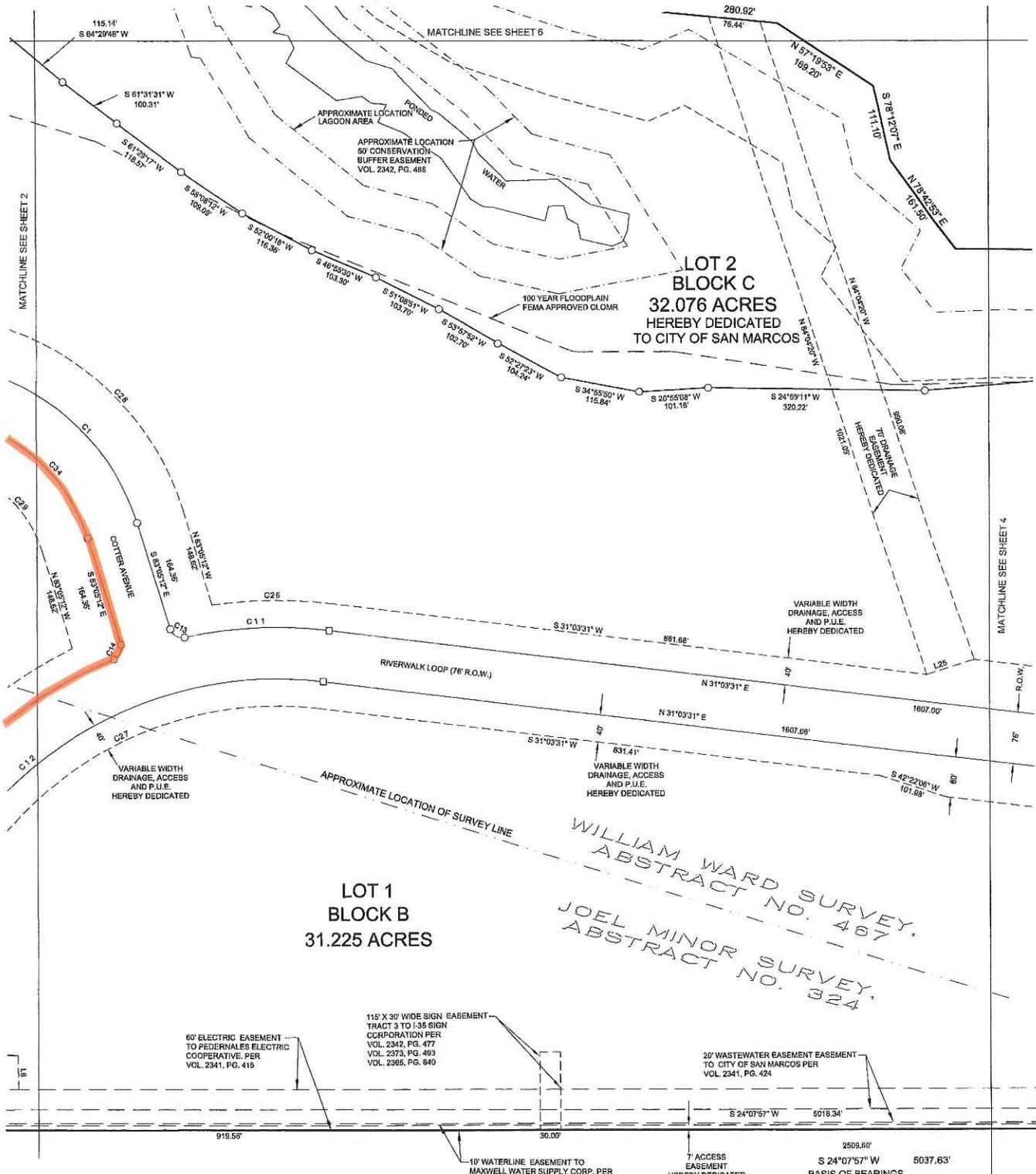
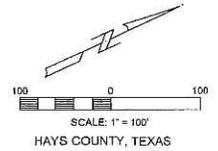
OWNER: JIM GALLOWAY, TRUSTEE
110 VISION PARK BLVD., SUITE 100
THE WOODS, TEXAS 77384
(936)321-8880

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

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

101.14 pg 2/2

FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



VOL. 14 PG. 813

AREA RECAPITULATION TABLE

BLOCK-A LOT-1	= 30.485 ACRES
BLOCK-B LOT-1	= 31.225 ACRES
BLOCK-C LOT-1	= 36.322 ACRES
BLOCK-C LOT-2	= 32.076 ACRES
BLOCK-D LOT-1	= 13.681 ACRES
BLOCK-E LOT-1	= 22.027 ACRES
BLOCK-F LOT-1	= 32.371 ACRES
BLOCK-F LOT-2	= 23.855 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.

FINAL PLAT OF
BLANCO RIVERWALK SUBDIVISION

3 OF 7
PROJECT NO. 1486-4-001-23

BAKER-AICKLEN & ASSOCIATES, INC. 406 BRUSHY CREEK RD.
CEDAR PARK, TEXAS 78613
Engineers/Surveyors (512) 260-3700

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

FEE INFORMATION:

Fee Schedule:

Zoning Change to MF 12, 18, 14	\$1,015 plus \$51 acre (\$3,000 maximum) + \$11.00 Technology Fee
Zoning Change to all other categories	\$762 plus \$51 acre (\$2,000 maximum) + \$11.00 Technology Fee
Zoning variance/Special Exception	\$609 + \$11.00 Technology Fee
Renotification fee	\$77 + \$11.00 Technology Fee

APPLICATION PROCESS:

Please be advised that this is a 2-3 month process. The Planning and Zoning Commission will conduct a public hearing to consider your request. Prior to the hearing, the City will mail notices to all property owners within 200 feet of the subject tract, to the listed applicant and property owner, to any lien holders, and to the appropriate neighborhood representative. A sign advertising the change will also be placed on the property by the City.

At the public hearing the applicant, or a representative for the applicant, should be present to answer any questions the Commission may have. Failure to appear could result in your request being tabled or denied. Those in support of the request and those in opposition will be given an opportunity to speak. Following the close of the public hearing, the Planning and Zoning Commission will make a recommendation to either approve or deny the request.

This recommendation is then forwarded to City Council for their action. A notice is published in the newspaper 15 days prior to their hearing. City Council will conduct a public hearing and either adopt an Ordinance to approve the change or deny the request. You will be notified by mail of the date of the City Council public hearing. If an ordinance is adopted, at least one further meeting is required to give Council an opportunity to reconsider the request. If there is no reconsideration, the process is complete. If there is reconsideration, a third reading of the ordinance would be required for approval.

To be completed by Staff:

Property is located in: Edwards Aquifer Recharge Zone Historic District River Corridor
 Concurrent Land Use Amendment is Required: Yes No

Meeting Date: _____ Deadline: _____ Accepted By: _____ Date: _____

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 staff prior to the 10th day before the scheduled public hearing based on the following criteria:

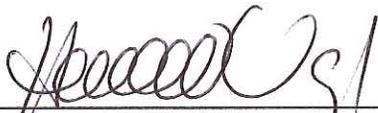
- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

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.

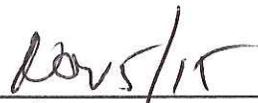
It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department of any missing or defective signs.

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 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.



Signature of Applicant



Date

FOR STAFF USE ONLY:	
Sign (s) were placed by staff on _____	by _____.
Sign (s) were removed by staff on _____	by _____.

VIGIL & ASSOCIATES
CONSULTING SERVICES

Firm Registration No. F-4768
4303 Russell Drive, Austin, TX 78704, Phone: (512) 326-2667

November 5, 2015

City of San Marcos Planning and Development Services
630 East Hopkins
San Marcos TX 78666

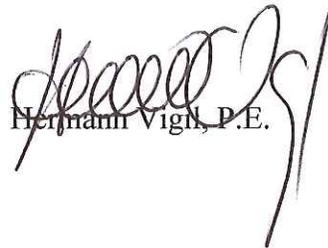
Dear Planning and Zoning Official,

Please accept this information as verification of land ownership in the application for rezoning of 83.657 acres of land in the Blanco Riverwalk Subdivision. The ownerships are as follows:

Hays CAD ID Number	Acreage	Lot/Block	Owner	Deed Ref.
144331	19.958	Part of Block A, Lot 1	BRW Office Holdings, LLC	Vol 5110, Pg 163
130463	10.447	Part of Block A, Lot 1	BRW Warehouse Holdings, LLC	Vol 5110, Pg 111
130464	31.225	Block B, Lot 1	Blanco Riverwalk Business Park, LLC	Vol 5109, Pg 137
130468	22.027	Block E, Lot 1	Blanco Riverwalk Business Park, LLC	Vol 5109, Pg 137

The deeds have been included in the zoning application package for your reference.

Very truly yours,


Hermann Vigil, P.E.



Legislation Text

File #: PC-15-49_03, **Version:** 1

AGENDA CAPTION:

PC-15-49_03 (Lodges at Parker's Pond Final Plat) Consider a request by Lodges at Parker's Pond LLC for approval of a Final Plat of approximately 40.41 acres, more or less, out of the L.S. Yeates and J.R. King Surveys Located at the intersection of South Old Bastrop Highway and Horace Howard Drive. (T. Carpenter)

Meeting date: March 8, 2016

Department: Planning & 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

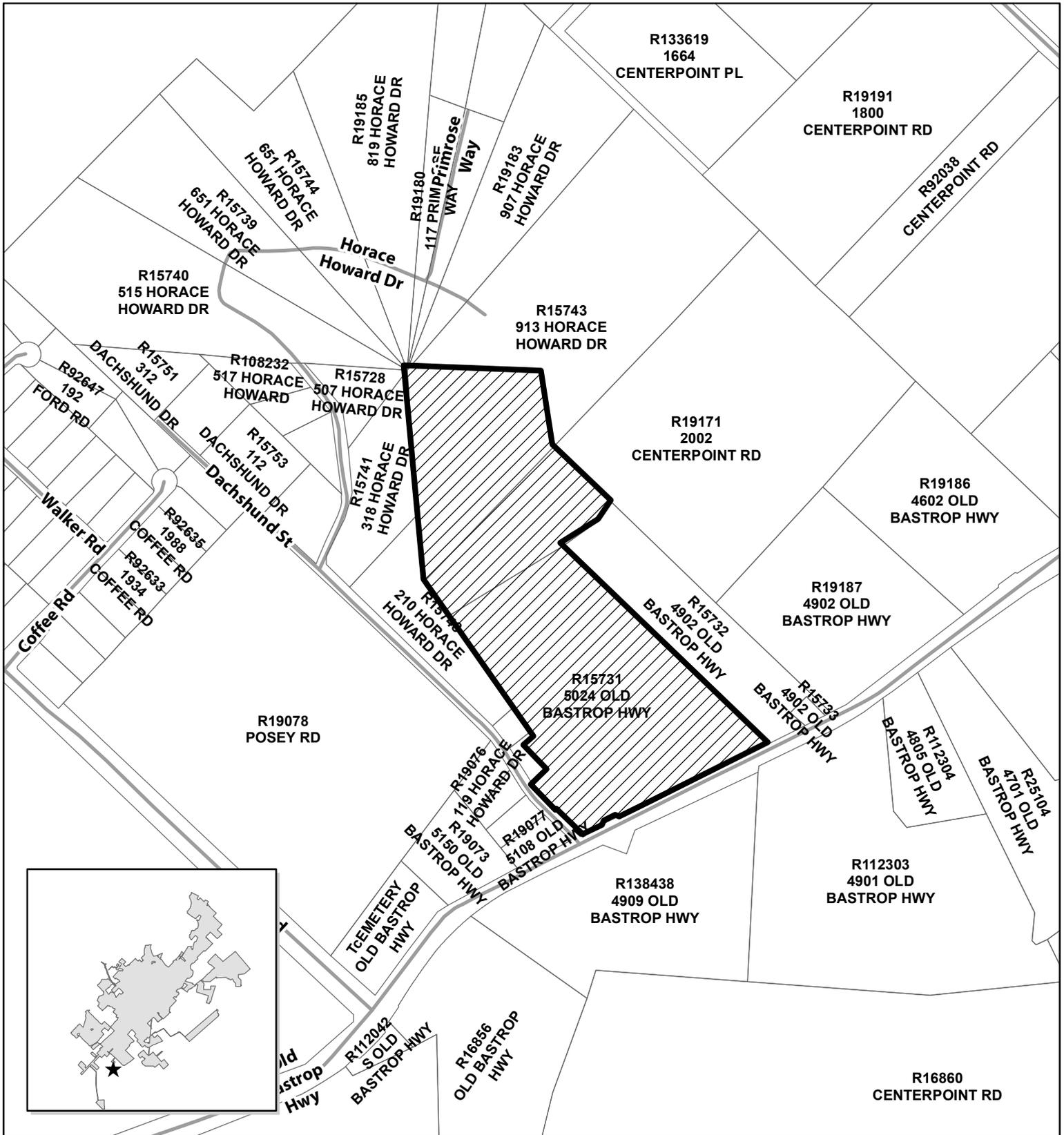
BACKGROUND:

The subject property is located in the ETJ and is approximately 40 acres which the applicant is proposing to subdivide into two 20-acre lots. The applicant intends to construct multiple detached residential structures on the two properties. The proposed lots have an approximate 4.6 to 1 length to width ratio. A plat variance was approved by the Commission on February 9, 2016 to allow the lots to exceed the 3 to 1 length to width ratio allowed in the LDC.

January 19th, 2015 the City Council approved an Out of City water extension to this site with the conditions that the development follow all City of San Marcos building standards and LDC requirements. The developer will construct the waterline and is electing to defer recordation of the plat until the waterline has been approved by the City. Wastewater will be treated via on-site septic systems which are permitted through Hays County. Engineering staff is working with the developer to finalize the drainage easement boundaries which are required to be completed prior to plat recordation.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** with the following condition:

1. That the finalized drainage easement boundaries be shown on the plat prior to recordation.



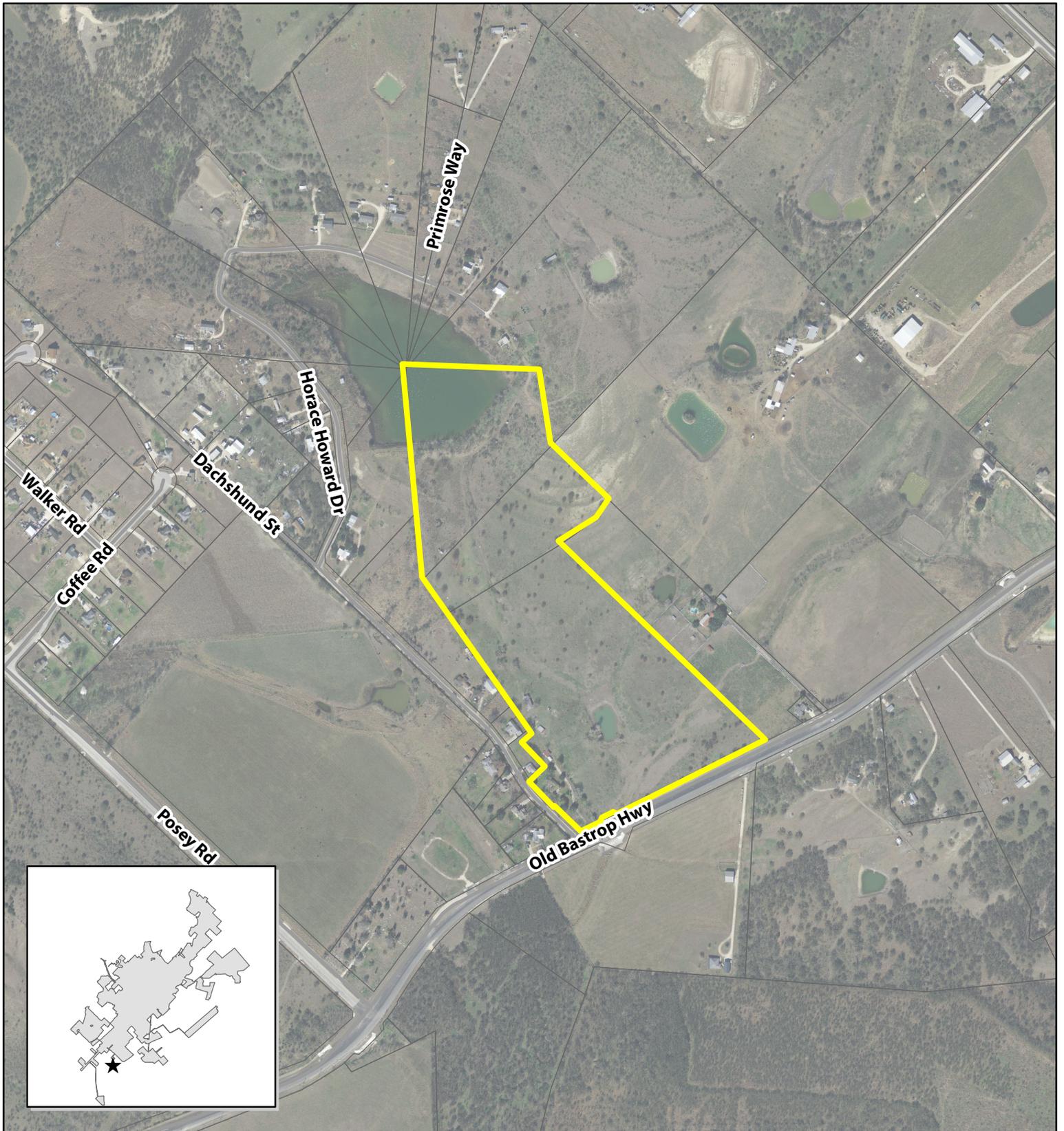
PC-15-49_03
Parker's Pond
Final Plat
Map Date: 12/29/15

 Subject Property

0 350 700 1,400 Feet



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



PC-15-49_03
Parker's Pond
Final Plat
Map Date: 12/29/15

 Subject Property

0 350 700 1,400
Feet



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

PC-15-49_03 Lodges at Parker's Pond Final Plat



Applicant Information:

Agent: Ryan Thomason
2242 Summit Ridge
San Marcos, TX 78666

Property Owner: Lodges at Parker's Pond, LLC
139 S. Guadalupe Street
San Marcos, TX 78666

Notification: Notification not required

**Type & Name of
Subdivision:** Lodges at Parker's Pond Final Plat

Subject Property:

Summary: The subject property is located at the intersection of Horace Howard Drive and South Old Bastrop Highway. The applicant is proposing the creation of 2 lots.

Zoning: None. The subject property is located in the San Marcos Extraterritorial Jurisdiction (ETJ).

Traffic/ Transportation: The property will be accessed from South Old Bastrop Highway. When lot 2 is developed, additional emergency access will be on Horace Howard Drive.

Utility Availability: A waterline will be extended to the site. Wastewater will be treated via onsite sewer system facilities. Electrical service is provided by Pedernales Electric Cooperative.

Planning Department Analysis:

The subject property is located in the ETJ and is approximately 40 acres which the applicant is proposing to subdivide into two 20-acre lots. The applicant intends to construct multiple detached residential structures on the two properties. A plat variance was approved by the Commission on February 9, 2016 to allow the lots to exceed the 3 to 1 length to width ratio allowed in the LDC.

On January 19th, 2015, the City Council approved an Out of City water extension to this site with the conditions that the development follow all City of San Marcos building standards and LDC requirements. The developer will construct the waterline and is electing to defer recordation of

the plat until the waterline has been approved by the City. Wastewater will be treated via on-site septic systems which are permitted through Hays County.

Engineering staff is working with the developer to finalize the drainage easement boundaries which are required to be completed prior to plat recordation.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** with the following condition:

1. That the finalized drainage easement boundaries be shown on the plat prior to recordation.

Planning Department Recommendation	
<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative - Postpone
<input type="checkbox"/>	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.

Attachments

- Plat
- Application

Prepared by:

Tory Carpenter, CNU-A

Planner

February 10, 2016

Name

Title

Date

PLAT NOTES:

- WATER SERVICE IS TO BE PROVIDED BY CITY OF SAN MARCOS. ELECTRICITY IS TO BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE. TELEPHONE/CABLE SERVICES ARE TO BE PROVIDED BY CENTURY LINK.
- SANITARY SEWER SERVICE IS TO BE BY INDIVIDUAL ON-SITE SEWAGE FACILITIES CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY DEVELOPMENT SERVICES RULES AND REGULATIONS OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES, AS APPLICABLE.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- A PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN NUMBER "A", AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 48209C0486F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- THE RESIDENTIAL RENTAL BUILDING SITES SHOWN ARE REPRESENTATIVE OF THEIR DESIRED LOCATION. SLIGHT MODIFICATION OF THE LOCATION/ ORIENTATION OF THESE RESIDENTIAL RENTAL UNITS ARE ANTICIPATED DUE TO TOPOGRAPHY, TREES, OR OTHER CONDITIONS AS DETERMINED IN THE FIELD. HOWEVER THE NUMBER OF RESIDENTIAL RENTAL UNITS WILL NOT BE GREATER THAN AS SHOWN ON THIS PLAT.
- UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER AND WASTEWATER SERVICE. FURTHER SUBDIVIDING IS PROHIBITED FOR DURATION OF 5 YEARS FOLLOWING THE RECORDING OF THIS PLAT.
- THE VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT SHOWN WILL PROHIBIT THE CONSTRUCTION OR RESIDENTIAL RENTAL UNIT STRUCTURES WITHIN THE FLOODPLAIN THAT WAS CREATED BY FEMA'S CONTRACTOR, DEWBERRY ASSOCIATES IN 2010, BUT WILL ALLOW THE CONSTRUCTION OF DRIVEWAYS, WATERLINES, OR OTHER FACILITIES WITHIN THE EASEMENT.
- THIS SUBDIVISION CONTAINS 2 LOTS THAT ARE 10 ACRES OR LARGER.
- PRIMARY ACCESS WILL BE OFF OF S. OLD BASTROP HIGHWAY.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A DWELLING UNIT ON LOT 2, EMERGENCY ACCESS MUST BE MADE TO THE PROPERTY, EITHER THROUGH EXTENSION OF HORACE HOWARD TO THE PROPERTY, A CURB CUT ON S OLD BASTROP HIGHWAY WITH ACCESS THROUGH THE FLOODPLAIN OR A SHARED ACCESS AGREEMENT BETWEEN LOT 1 & 2 AND ACCESS THROUGH THE FLOODPLAIN.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, MARK F. CONLAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342
410 N. SEGUIN NEW BRAUNFELS, TEXAS 78130

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES, AS APPLICABLE.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, R.S., CFM
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CLINT GARZA, DIRECTOR
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

LINE #	LENGTH	DIRECTION
L1	122.37'	S00°12'33"E
L2	299.51'	S01°39'09"E
L3	367.33'	S24°03'25"W
L4	162.92'	S16°22'27"E
L5	57.07'	S74°42'30"E
L6	134.79'	S31°16'46"E
L7	294.70'	S67°11'25"E
L8	160.65'	N69°05'27"E
L9	207.54'	S20°20'02"W
L10	70.54'	S08°36'33"E
L11	32.81'	N87°26'51"E
L12	132.14'	N62°45'57"E
L13	86.80'	N29°41'51"E
L14	206.23'	S56°37'08"W
L15	176.74'	S46°54'57"W

LINE #	LENGTH	DIRECTION
L16	79.91'	S57°32'49"W
L17	34.08'	S12°19'05"E
L18	40.29'	S35°43'47"W
L19	176.96'	N25°34'31"E
L20	150.93'	N21°23'23"W
L21	33.18'	N66°02'11"E
L22	92.92'	S45°00'25"E
L23	75.00'	N62°34'26"E
L24	234.10'	N22°13'09"W
L25	82.77'	S85°42'46"W
L26	98.90'	N59°22'08"W
L27	357.22'	N45°42'05"W
L28	39.91'	N32°11'35"W
L29	97.87'	N13°53'40"W
L30	110.10'	N01°06'47"E

LINE #	LENGTH	DIRECTION
L31	54.07'	N44°09'00"W
L32	169.11'	N24°43'53"W
L33	106.95'	N08°47'06"W
L34	209.08'	N60°59'01"W

SCALE: 1"=200'

LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- M.P.R.H.C.T. = MAP AND PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. = DEED RECORDS, HAYS COUNTY, TEXAS
- [Symbol] = PROPOSED RESIDENTIAL RENTAL UNIT PAD SITES
- [Symbol] = PROPOSED GARAGE PAD SITES
- [Symbol] = DRAINAGE AND UTILITY EASEMENT
- ~~~~~ = BASE FLOOD ELEVATION

OWNER:
LODGES AT PARKER'S POND LLC.
RYAN THOMASON - AUTHORIZED AGENT
2242 SUMMIT RIDGE
SAN MARCOS, TEXAS 78666

PLAT PREPARED NOVEMBER 30, 2015



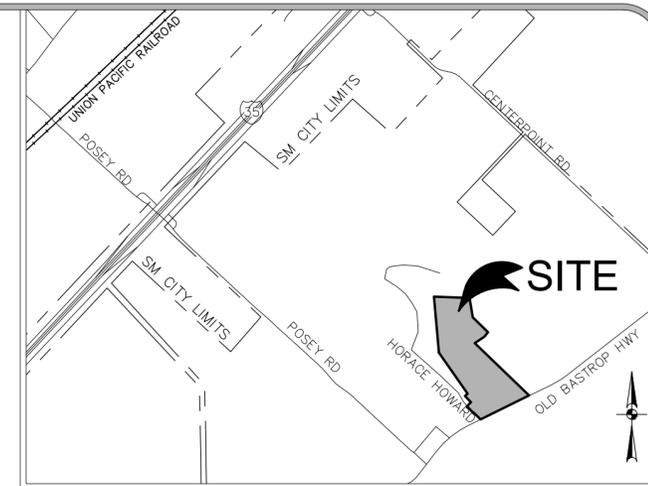
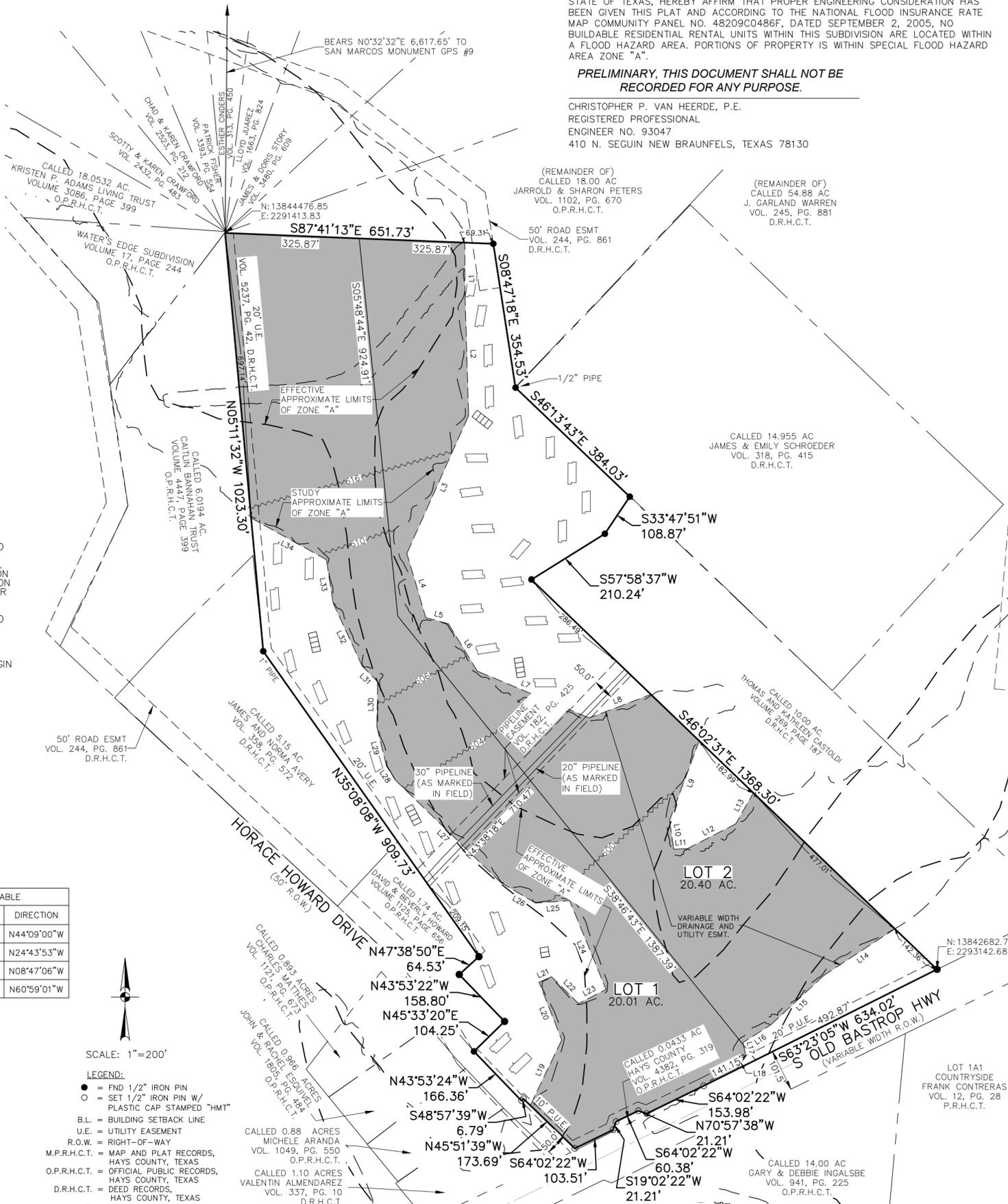
410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPLS FIRM 10153600
TBPE FIRM F-10961

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRISTOPHER P. VAN HEERDE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY AFFIRM THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0486F, DATED SEPTEMBER 2, 2005, NO BUILDABLE RESIDENTIAL RENTAL UNITS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A FLOOD HAZARD AREA. PORTIONS OF PROPERTY IS WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A".

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRISTOPHER P. VAN HEERDE, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 93047
410 N. SEGUIN NEW BRAUNFELS, TEXAS 78130



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF HAYS

I, RYAN THOMASON, AUTHORIZED AGENT FOR LODGES AT PARKER'S POND, LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE LODGES AT PARKER'S POND, BEING ALL OF A 29.9867 ACRE TRACT OUT OF THE J.B. KING SURVEY, ABSTRACT NO. 270, HAYS COUNTY, TEXAS RECORDED IN VOLUME 4791, PAGE 464, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND ALL OF A 10.43 ACRE TRACT OUT OF THE L.S. YEATES SURVEY AND THE J.R. KING SURVEY, ABSTRACT NO. 270, HAYS COUNTY, TEXAS, RECORDED IN VOLUME 4791, PAGE 552, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SUBDIVIDE THIS PROPERTY.

LODGES AT PARKER'S POND LLC.
RYAN THOMASON - AUTHORIZED AGENT
2242 SUMMIT RIDGE
SAN MARCOS, TEXAS 78666

STATE OF TEXAS
COUNTY OF

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__ BY _____

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

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTERITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

JAMES C. GARZA, DIRECTOR
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

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

CHAIRMAN _____ DATE _____

RECORDING SECRETARY _____ DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES _____ DATE _____

CIP & ENGINEERING DEPARTMENT _____ DATE _____

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

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

CHAIRMAN _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

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

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

COUNTY CLERK
HAYS COUNTY, TEXAS

**FINAL DEVELOPMENT PLAT:
THE LODGES AT PARKER'S POND
CITY OF SAN MARCOS ETJ
HAYS COUNTY, TEXAS**

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Ryan Thomason</u>	<u>The Lodges @ Parker's Pond, LP</u>
Mailing Address	<u>139 E Hopkins, Suite B</u>	<u>139 E Hopkins, Suite B</u>
	<u>San Marcos, TX 78666</u>	<u>San Marcos, TX 78666</u>
Daytime Phone	<u>512.557.8278</u>	<u>512.557.8278</u>
Email Address	<u>mryanthomason@gmail.com</u>	<u>mryanthomason@gmail.com</u>

AGENT ACKNOWLEDGEMENT STATEMENT:
 I The Lodges @ Parker's Pond, LP acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Ryan Thomason 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:  Ryan Thomason for The Lodge Parker's Pond, LLC

Printed Name: The Lodges @ Parker's Pond, LLC **Date:** 11.18.15

Signature of Agent: 

Printed Name: Ryan Thomason **Date:** 11.18.15

TYPE OF APPLICATION

Subdivision Plats

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

- Variance
- Plat Vacation

Section _____
Accompanying _____

Development Plats

- Preliminary Development Plat
- Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: The Lodges @ Parker's Pond

Address or General Location: 5024 Old S. Bastrop Highway

Proposed Number of Lots: 2 (currently 2) Acres: 40.4167

Appraisal District Tax ID: R 15743, R15750, & R15731

Located In City Limits ETJ (County Hays)
 S.M. River Corridor Planned Development District

Proposed Use of Land Residential

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Signature: 

Printed Name: Ryan Thomason Date: 11.19.15

The Lodges at Parkers Pond

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 FEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) A; D

Comments/Conditions 10' UTILITY EASEMENTS NEEDED TO BE PLACED ALONG ALL PROPERTY LINES + 10' UTILITY EASEMENT CENTERED ON ALL EXISTING UTILITY LINES.

Signature of Electric Company Official [Signature]

Title RIGHT OF WAY AGENT Date 11/20/15

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 n/a, not required, not needed, not wanted

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

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) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____

Date: _____

Name of Wastewater Service Provider n/a

Applicable Utility Service Code(s) n/a

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

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 CenturyLink

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Telephone Company Official Adam Monsen

Title: Engineer

Date 11/30/2015

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) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider n/a

Applicable Utility Service Code(s) n/a

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

Proper planning materials requires at time of ossf permit.

Comments/Conditions _____

Signature of City or County Wastewater Official: 

Title: Director Date 11/24/15

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$2,500.00 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders
- One digital copy of submittal materials
- Five 18"x24" hard copies of plat document

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

Signature of Applicant: 

Printed Name: The Lodges @ Parker's Pond, LLC

Date: 11/18/15

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 (can be submitted concurrently).
- Subdivision Improvement Agreement and surety if public facility construction was deferred in Preliminary Plat.
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

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

Amending Plats and Replats:

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

FEE SCHEDULE

For Plats Located Inside/Outside of the City Limits

Subdivision Minor Plat / Amending Plat	\$406 plus \$102 per acre (max \$1000)
Concept Plan	\$762 plus \$51 acre (max \$2000)
Preliminary Plat	\$762 plus \$51 acre (max \$2000)
Final Plat	\$1015 plus \$102 acre (max \$2500)
Replat, not administrative	\$762 plus \$51 acre (max \$2000)
Vacation of Previously Recorded Plat	\$153
Subdivision Variance Request	\$609
Cluster Development Plan	\$26 per acre (\$100 min / \$1500 max)
Technology Fee	\$11

STAFF USE ONLY:

Submittal Date: _____ **5 Business Days from Submittal:** _____
Completeness Review By: _____ **Date:** _____
Contact Date for Supplemental Info: _____
Supplemental Info Received (required within 5 days of contact): _____
Application Returned to Applicant: _____
Application Accepted for Review: _____ **Fee:** _____
Comments Due to Applicant _____
Date for Plat Resubmittals _____
Date of Planning and Zoning Commission Meeting: _____