City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final

Planning and Zoning Commission

Tuesday, July 26, 2016 | **6:00 PM** | **City Council Chambers**

630 E. Hopkins

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on June 28, 2016.

2. PC-15-54_02 (La Cima Phase 1, Sections 1 & 2 Preliminary Plat) Consider a request for Bowman Consulting, on behalf of Lazy Oaks Ranch, L.P., for approval of a Preliminary Plat for approximately 116.6 acres, more or less, out of the J. Williams, J. Maximillon, L. Glasgow Surveys located west of Old Ranch Road 12. (A. Brake)

3. (PC-16-18_03) Consider a request by BEC-LIN Engineering on behalf of Blue Dog Storage for approval of a Final Plat for approximately 3.84 acres, more or less, out of the A.M. Esnaurizar Survey Abstract No. 98, establishing Remington Acres generally located at 7061 Old Bastrop Road. (W. Parrish)

PUBLIC HEARINGS

4. CUP-16-17 (Trailer Sales) Hold a public hearing and consider a request for a conditional use permit by Richard Wilmont on behalf of Pete Neumann to allow for the sale of light duty trailers at 5680 S IH 35. (W. Parrish)

5. CUP-16-18 (The Spot) Hold a public hearing and consider a request by Springtown Entertainment, L.L.C., on behalf of The Spot, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1180 Thorpe Lane, Suite 130. (A. Brake)

6. LDC-16-03 Hold a public hearing and consider revisions to Subpart B of the City's Code of Ordinances (Land Development Code) updating Chapter 1 to require a zoning change application to accompany any request for a Preferred Scenario Map Amendment and to increase the number of required public hearings for Preferred Scenario Amendments. (T. Carpenter)

7. ZC-16-09 (132 Jackson Lane) Hold a public hearing and consider a request by Allan Nutt on behalf of Omais Investments, LLC for a zoning change from Office Professional (OP) to Vertical Mixed Use (VMU) at 132 Jackson Lane. (W. Parrish)

8. PDD-16-01 (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers, on behalf of HEB Grocery Company, L.P., for a Zoning Change from Future Development "FD" to Planned Development District "PDD" with a base zoning classification of General Commercial "GC" on 6.4 acres, more or less, out of the J.M. Veramendi Survey, Abstract No. 17, located at the northwest corner of Wonder World Drive and Hunter Road. (A. Brake)

NON-CONSENT AGENDA

9. Development Services Report:
1. Code SMTX Update

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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

_____ Title:
_____

File #: ID#16-382, **Version:** 1

AGENDA CAPTION:
Consider approval of the minutes of the Regular Meeting on June 28, 2016.

Meeting date: July 26, 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, June 28, 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 Vice Chair Kelsey at 6:00 p.m. on Tuesday, June 28, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

Present 8 - Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Saul Gonzales, Commissioner Kate McCarty, Commissioner Douglas Beckett , Commissioner Betseygail Rand, Commissioner Lee Porterfield, and Commissioner Angie Ramirez

Absent 1 - Commissioner Jim Garber

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppolletta, 1322 Belvin stated that she appreciates all the hard work that the Planning Commission has done. She said she has waited thirty years to have a Commission that listens to the public. She added that she appreciates how the Commission has been voting and how the meetings are run. Ms. Coppolletta added that she is also very thankful for the City Council, specifically Lisa Prewitt and Melissa Derrick. She explained that they have created two very good Ordinances related to mold which impacts flood victims and students. As well as a smart meter opt out program. She also is very thankful for the City Management team who have allowed her to have several meetings in the last couple of months on several issues of concern. Ms. Coppolletta said she also appreciates of all the activist that attend meetings. She added that she appreciates the people who pick up trash around town and by the river. She mentioned that the people working on the radio station are doing an awesome job. She pointed out that Rob Roark has worked on the radio station for years. Ms. Coppolletta said she also appreciates Diane Wassenich, who does so much good work for the community and is tireless with her committment to protect the river and ecosystem. She added that she appreciates and thanks Mario and Maria Garza who work so hard to protection of indiguous human remains, artifacts and all their educational outreach. She also appreciates the cyclists and pedestrians in the community. Ms. Coppolletta said she also appreciates the students that get involved in the community. She appreciates the residence of Blanco

Gardens.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on June 14, 2016.

2. PC-16-03_01 (La Cima Concept Plat) Consider a request by Bowman Consulting, on behalf of Lazy Oaks Ranch, L.P., for approval of a Concept Plat for approximately 2,029.023 acres, more or less out of the J. Williams, J. Maximillon, L. Glasgow Surveys located west of Old Ranch Road 12. (A. Brake)

3. PC-16-21_03(Posey Road Industrial Park) Consider a request by Warren Realty, for approval of a Final 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 Commissioner Rand, seconded by Commissioner Gonzales, that the Action Agenda be approved. The motion carried by the following vote:

For: 8 - Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Absent: 1 - Commissioner Garber

PUBLIC HEARINGS

4. CUP-16-16 (Tres Hermanas) Hold a public hearing and consider a request by David Chiu, on behalf of Tres Hermanas, for a renewal of a Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 2550 Hunter Road, Suite 1106. (T. Carpenter)

Vice Chair Kelsey opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the request.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Gonzales, that CUP-16-16 (Tres Hermanas) be approved with the conditions The CUP shall be valid for one (1) year, provided standards are met, subject to the point system include the statement "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages" on the restaurant menus; the restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of

total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met; the primary entrance for the restaurant shall remain at least 200 feet from the primary entrance of the school; and alcoholic beverages shall not be served earlier than 11 a.m. or later than 10 p.m. the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Absent: 1 - Commissioner Garber

5. LDC-16-04 (Commercial, Industrial and Public Material Standards) Hold a public hearing and consider revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Commercial, Industrial and Public Material Standards. (K. Stark)

Vice Chair Kelsey opened the public hearing.

Kristy Stark, Assistant Director gave an overview of the proposed amendments to the Land Development Code.

A motion was made by Commissioner Ramirez, seconded by Commissioner McCarty, that LDC-16-04 (Commercial, Industrial and Public Material Standards) to approved.

A motion was made by Commissioner Rand, seconded by Commissioner Beckett, that the main motion be amended to strike "Lead" material. The motion failed by the following vote:

For: 4 - Commissioner McCarty, Commissioner Beckett, Commissioner Rand and Commissioner Ramirez

Against: 4 - Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales and Commissioner Porterfield

Absent: 1 - Commissioner Garber

Vice- Chair Kelsey called for a vote on the main motion to approve LDC-16-04 (Commercial, Industrial and Public Material Standards). The motion was approved by the following vote:

For: 8 - Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Absent: 1 - Commissioner Garber

6. LDC-16-05 (Purpose Built Student Housing) Hold a public hearing and consider revisions to Subpart B of the City's Code of Ordinances (Land Development Code) amending Chapter 4 (Zoning Regulations) and the Definitions Chapter in order to regulate purpose built student housing. (A. Gillfillan)

Vice Chair Kelsey opened the public hearing.

Abby Gillfillan, Planning Manager gave an overview of the proposed amendments to the Land Development Code.

Diane Wassenich, 11 Tanglewood, doesn't know if this is enough of an ordinance to manage the situation but felt it is a step in the right direction. She said she does't quite understand how a CUP process will work. She said most developments are built a certain way and can not be easily modified. Ms. Wassenich explained that she knows of incidents where students are upset because they live next to older citizens or a couple and the lifestyles are not compatible. She does believe there should be a special process but should be further discussed. She said it is not safe to live where you don't who you are going to share the apartment with. Ms. Wassenich added that she supports more restrictions on rent by the bedroom units.

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

A motion was made by Commissioner Porterfield, seconded by Commissioner Gonzales, that LDC-16-05 (Purpose Built Student Housing). The motion carried by the following vote:

For: 8 - Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Absent: 1 - Commissioner Garber

7. LDC-16-06 (Conditional Use Permits) Hold a public hearing and consider revisions to Subpart B of the City's Code of Ordinances (Land Development Code) amending Section 4.3.4.2 in order to increase the number of restaurant (restricted) Conditional Use Permits in the Central Business Area. (T. Carpenter)

Vice Chair Kelsey recused himself.

Commissioner Ramirez was nominated as Acting Vice Chair.

Acting Vice Chair Ramirez opened the public hearing.

Tory Carpenter, Staff Planner gave an overview of the proposed amendments to the Land Development Code.

Diane Wassenich stated she was around in the old days when the limit was discussed. She explained that the limit was set because they didn't want downtown San Marcos to become exclusively a night spot. She said citizens wanted a healthy downtown with busy stores during the day as well. Ms. Wassenich pointed out that the current limits are working and has survived. She said that the police have to devote so much attention to the downtown particularly at night. She explained that we want downtown to be safe and not to become Six Street in Austin. Ms. Wassenich added that the limit should be reasonable so that the people that are currently downtown don't go out of business and safety of the pedestrians.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Beckett, that LDC-16-06 (Conditional Use Permits) to approved.

A motion was made by Acting Vice Chair Ramirez, seconded by Commissioner Beckett, that LDC-16-06 (Conditional Use Permits) be amended to increase the limit from 15 to 20 Restricted Conditional Use Permits. The motion carried by the following vote:

For:	4 -	Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett and Commissioner Ramirez
Against:	3 -	Commissioner Dupont, Commissioner Rand and Commissioner Porterfield
Absent:	1 -	Commissioner Garber
Recused:	1 -	Commissioner Kelsey

Acting Vice Chair Ramirez called for a vote on the main motion to approve LDC-16-06 (Condition Use Permits) to increase the number of Restaurant (restricted) Conditional Use Permit from 15 to 20. The motion carried by the following vote:

For:	7 -	Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez
Against:	0	
Absent:	1 -	Commissioner Garber
Recused:	1 -	Commissioner Kelsey

NON-CONSENT AGENDA

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 7:20 p.m. The motion carried by a unanimous vote.

_____

Travis Kelsey, Vice Chair

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:
_____

File #: PC-15-54_02, **Version:** 1

AGENDA CAPTION:
PC-15-54_02 (La Cima Phase 1, Sections 1 & 2 Preliminary Plat) Consider a request for Bowman Consulting, on behalf of Lazy Oaks Ranch, L.P., for approval of a Preliminary Plat for approximately 116.6 acres, more or less, out of the J. Williams, J. Maximillon, L. Glasgow Surveys located west of Old Ranch Road 12. (A. Brake)
Meeting date: July 26, 2016

Department: Planning and Development Services

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

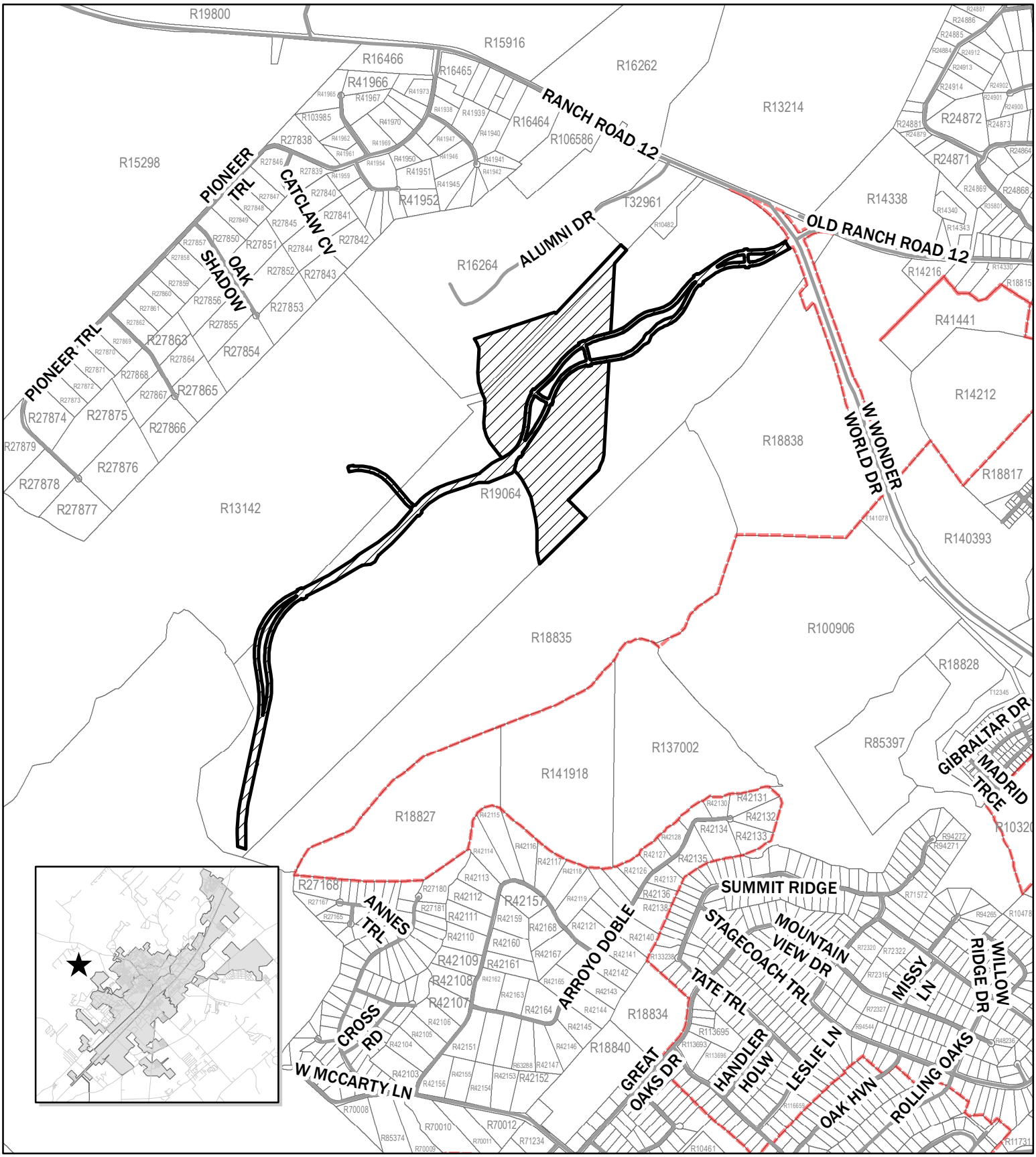
CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

COMPREHENSIVE PLAN ELEMENT(s): N/A

BACKGROUND:
The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). It is under the regulation of an approved Development Agreement; approved by City Council on September 16, 2014. Phase I will allow for 233 single family lots; Section 1 will have 131 lots and Section 2 will have 102 lots. The developer will extend West Centerpoint Road through this phase of the development with streets in each Section that connect back to West Centerpoint Road. The Open Space lots shown in each Section are private and will be maintained by the HOA. City water and wastewater will be extended through the development.

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. They are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

Staff has reviewed the request and determined that all of the criteria of the Land Development Code have been met and is recommending **approval** of this Preliminary Plat as submitted.



PC-15-54_02
La Cima Phase 1 and 2 Prelim
Centerpoint Road and RR-12
Map Date: 7/13/2016

Site Location

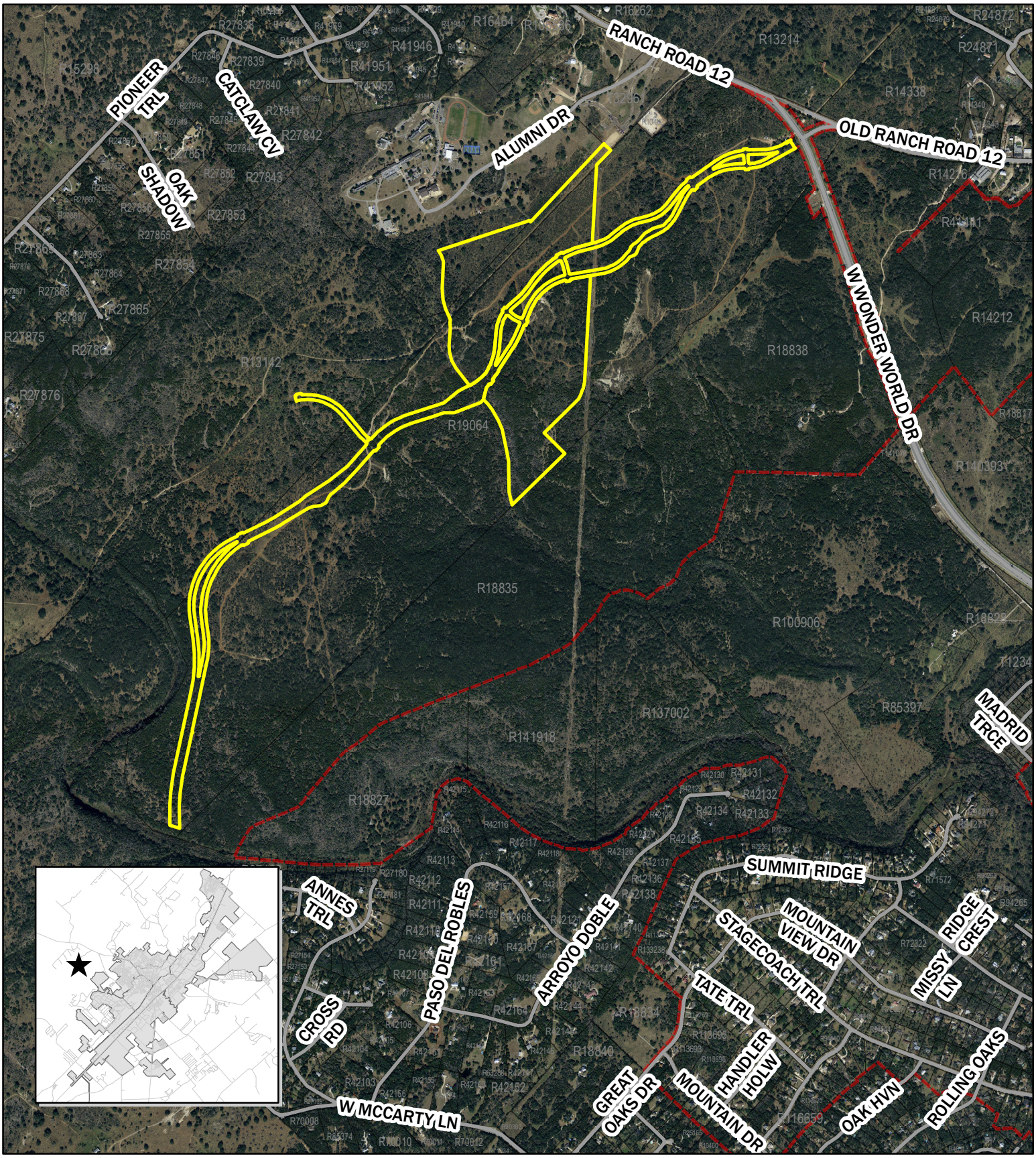
Site Location

City Limit

0 1,600 3,200 6,400 Feet

N

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



PC-15-54_02
La Cima Phase 1 and 2 Prelim
Centerpoint Road and RR-12
Map Date: 7/13/2016

Site Location

Site Location

City Limit

0 1,400 2,800 5,600 Feet

N

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

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PC-15-54_02 Preliminary Plat, La Cima, Phase 1, Sections 1 and 2

Applicant Information:

Agent: Bowman Consulting
3101 Bee Cave Road
Suite 100
Austin, TX 78746

Property Owner: Lazy Oaks Ranch, L.P.
303 Colorado Street
Suite 2300
Austin, TX 78701

Notification: Notification not required

Type & Name of Subdivision: Preliminary Plat, La Cima, Phase 1, Sections 1 and 2

Subject Property:

Summary: The subject property is approximately 116.693 acres, more or less with Phase 1, Section 1 being approximately 59.734 acres, more or less, and Section 2 being approximately 56.959 acres, more or less.

Zoning: Extraterritorial Jurisdiction (ETJ) / Development Agreement

Traffic/ Transportation: The property is west of the intersection of Old Ranch Road 12 and Wonder World Drive and will be accessed through the extension of West Centerpoint Road. Each section of Phase 1 will have street connections which will be required to meet the minimum City of San Marcos standards. Six foot and four foot sidewalks will be required to be constructed at the time of development.

Utility Capacity: City water and wastewater will be extended through the site. Electric service will be provided by Pedernales Electric Cooperative, Inc.

Planning Department Analysis:

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

The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement; approved by City Council on September 16, 2014. The Development Agreement allows for a maximum of 2,400 residential dwelling units. This particular Phase will allow for 233 single family lots; 131 in Section 1 and 102 in Section 2. The Open Space lots shown in each Section are private

and will be maintained by the HOA. West Centerpoint Road will be extended through this phase of the development and each Section of this Phase will have streets that connect back to West Centerpoint Road. City water and wastewater lines will be extended through all streets.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied.

(1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;

(2) The plat conforms to the approved Watershed Protection Plan (Phase 1);

(3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;

(4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and

(5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

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

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

Prepared By:

Alison Brake, CNU-A	Planner	July 13, 2016
Name	**Title**	**Date**

The Commission's Responsibility:

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

FOR REVIEW ONLY

LA CIMA PHASE I, SECTIONS 1 & 2
PRELIMINARY PLAT

AREA TABLES PHASE 1, SECTION 1:

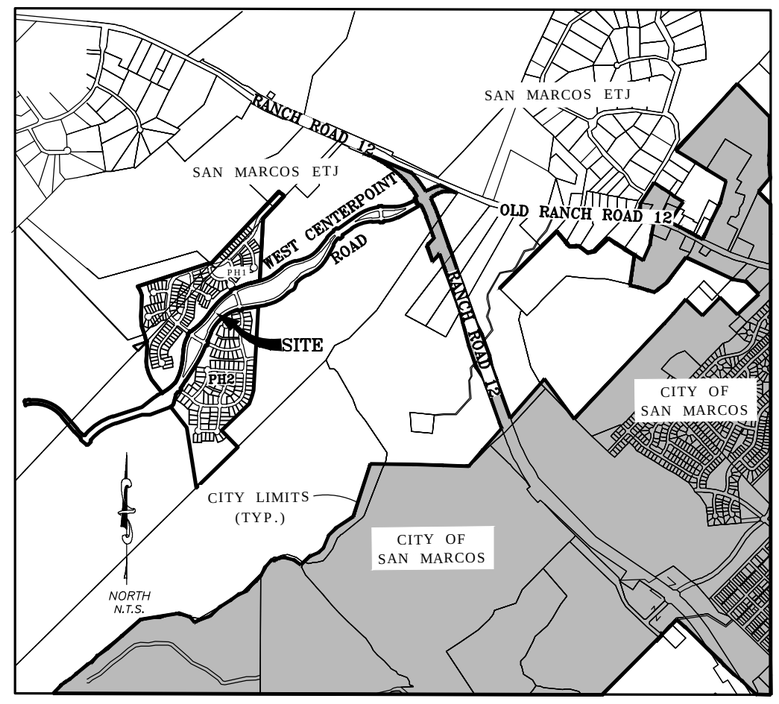
1. TOTAL ACREAGE: 59.734 ACRES.
2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 10.709 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 7934 LINEAR FEET.

TOTAL NUMBER OF LOTS: 139
SINGLE FAMILY: 131
OPEN SPACE: 8
PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
STREET "C"	213 L.F.	33' F-F	53'
STREET "D"	1483 L.F.	33' F-F	60'
STREET "T"	553 L.F.	33' F-F	53'
STREET "U"	281 L.F.	33' F-F	53'
STREET "V"	343 L.F.	33' F-F	53'
STREET "W"	1809 L.F.	33' F-F	53'
STREET "X"	875 L.F.	41' F-F	53'
STREET "Y"	485 L.F.	33' F-F	53'
STREET "Z"	1891 L.F.	33' F-F	60'

LOT SUMMARY	
RIGHT-OF-WAY	10.709 ACRES
S.F. LOTS (131)	25.102 ACRES
OPEN SPACE LOTS (8)	23.923 ACRES
TOTAL	59.734 ACRES

TABLE OF LAND USE	
BLOCK A, LOT 5; BLOCK B, LOT 13; BLOCK C, LOTS 13 & 34;	OPEN SPACE
BLOCK D, LOT 20; BLOCK E, LOTS 50 & 51; & BLOCK F, LOT 1	
ALL OTHER LOTS	SINGLE FAMILY



LOCATION MAP
NOT TO SCALE

AREA TABLES PHASE 1, SECTION 2:

1. TOTAL ACREAGE: 56.959 ACRES.
2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 8.841 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6914 LINEAR FEET.

TOTAL NUMBER OF LOTS: 109
SINGLE FAMILY: 102
OPEN SPACE: 7
PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
STREET "C"	1922 L.F.	33' F-F	60'
STREET "D"	620 L.F.	33' F-F	53'
STREET "E"	812 L.F.	33' F-F	60'
STREET "M"	593 L.F.	33' F-F	53'
STREET "N"	454 L.F.	33' F-F	53'
STREET "O"	316 L.F.	33' F-F	53'
STREET "P"	1076 L.F.	33' F-F	53'
STREET "Q	650 L.F.	33' F-F	53'
STREET "R"	174 L.F.	33' F-F	53'
STREET "S"	297 L.F.	33' F-F	53'

LOT SUMMARY	
RIGHT-OF-WAY	8.841 ACRES
S.F. LOTS (102)	27.562 ACRES
OPEN SPACE LOTS (7)	20.556 ACRES
TOTAL	56.959 ACRES

TABLE OF LAND USE	
BLOCK A, LOT 6; BLOCK B, LOT 7; BLOCK C, LOT 7; BLOCK D,	OPEN SPACE
LOTS 5 & 10; BLOCK E, LOT 6, AND BLOCK F, LOT 34.	
ALL OTHER LOTS	SINGLE FAMILY

AREA TABLES PHASE 1, WEST CENTERPOINT ROAD:

1. TOTAL ACREAGE: 43.152 ACRES.
2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 27.640 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 8,804 LINEAR FEET.

TOTAL NUMBER OF LOTS: 5
SINGLE FAMILY: 0
OPEN SPACE: 5
PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
WEST CENTERPOINT ROAD	7577 L.F.	24' F-F	VARIES
CENTRAL PARK LOOP	1227 L.F.	36' F-F	70'

LOT SUMMARY	
RIGHT-OF-WAY	27.640 ACRES
S.F. LOTS (0)	0.000 ACRES
OPEN SPACE LOTS (5)	15.512 ACRES
TOTAL	43.152 ACRES

TABLE OF LAND USE	
BLOCK Z, LOT 1, LOT 2, LOT 3, LOT 4, LOT 5	OPEN SPACE

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
201 SOUTH AVENUE F
JOHNSON CITY, TEXAS 78636

NOTES:

1. THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS

2. BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.

3. 6' SIDEWALK WILL BE PROVIDED ON ONE SIDE OF RESIDENTIAL STREETS, A 4' SIDEWALK WILL BE PROVIDED ON THE OPPOSITE SIDE OF THE STREET, AND THE PEDESTRIAN TRAIL THAT MEANDERS THROUGH THE CENTERPOINT ROAD RIGHT-OF-WAY WILL BE A MINIMUM OF 8' WIDE.

4. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.

5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LAZY OAKS RANCH, LP" OR ITS SUCCESSORS OR ASSIGNS.

6. THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-131R, APPROVED SEPTEMBER 16, 2014.

7. THIS SUBDIVISION IS SUBJECT TO AND SHALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY:

AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURGATORY CREEK PARKLAND DEDICATION, AND CENTERPOINT RIGHT-OF-WAY DEDICATION" (EXECUTED JUNE 2, 2015).

HAYS COUNTY LICENSE AGREEMENT (EXECUTED AUGUST 28, 2015).

PROJECT ADDRESS:

THIS PROJECT IS LOCATED ON WONDER WORLD DRIVE, RANCH ROAD 12, HAYS COUNTY, TEXAS.

AQUIFER NOTE:

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

STATE OF TEXAS §
COUNTY OF HAYS §

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

BY: _____
JACY M. WARWICK
REGISTERED PROFESSIONAL ENGINEER
NO. 103823 – STATE OF TEXAS
TBPE FIRM NO. F-14309
BOWMAN CONSULTING GROUP, LTD.
3101 BEE CAVES RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1180

STATE OF TEXAS §
COUNTY OF HAYS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 – STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
3101 BEE CAVES RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1180

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO(S). 48209C0369F, 48209C0457F, & 48209C0388F, ALL DATED SEPTEMBER 2, 2005, HAYS COUNTY, TX.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16
NO.	REVISION	BY	DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE I, SECTION 1
PRELIMINARY PLAT

FOR REVIEW ONLY

FEBRUARY, 2016
HAYS COUNTY, TEXAS

100 0 100
SCALE: 1"=100'

BENCHMARK LIST: NAVD 88–OPUS

BM 5956_18:
1/2" IRSC "BCG"
ELEVATION = 760.29 FEET.

BM 5956–49:
1/2" IRSC "BCG"
ELEVATION = 781.78 FEET.

BM 5956–16:
1/2" IRSC "BCG"
ELEVATION = 820.12 FEET.

NOTES:

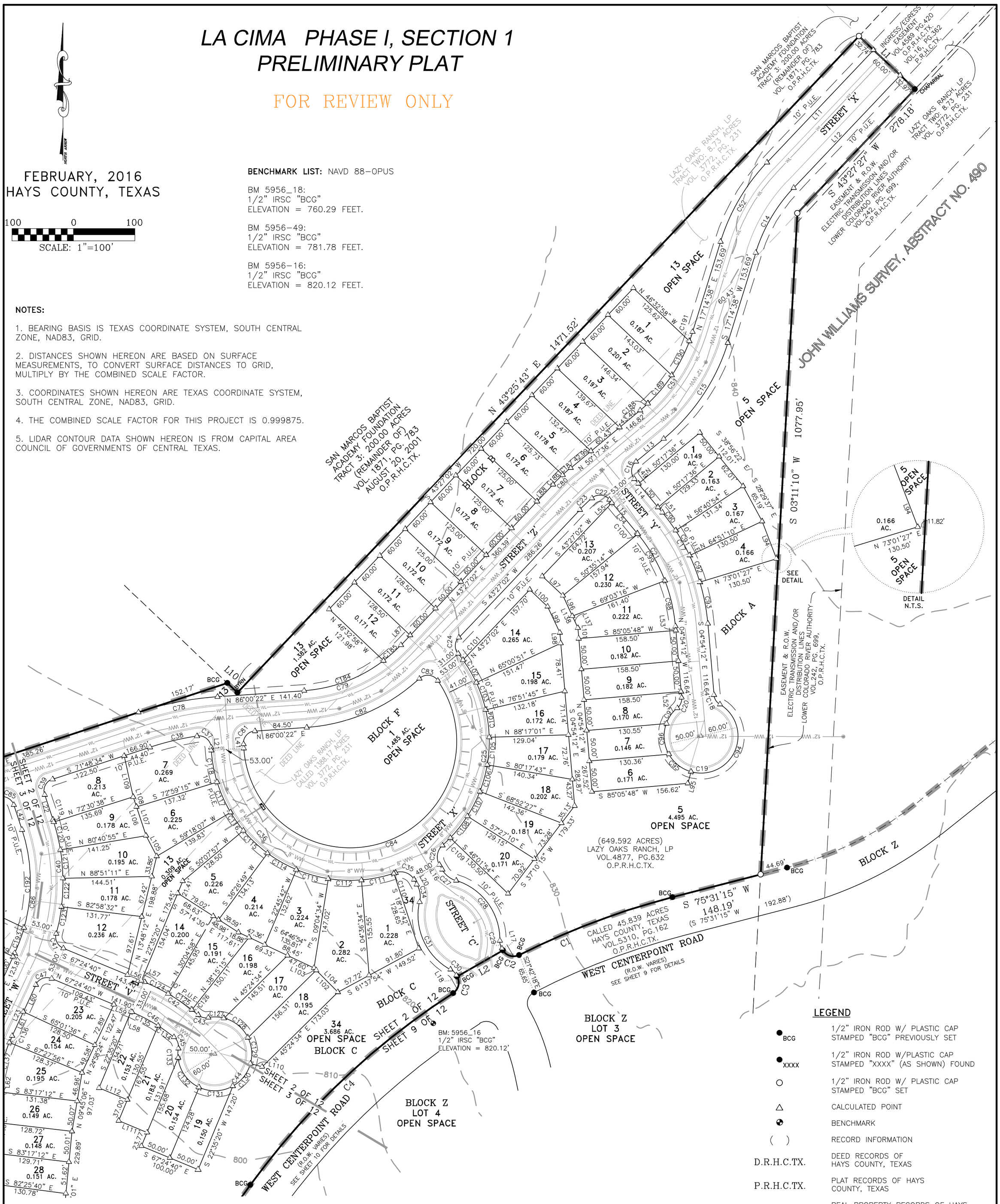
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.

4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.

5. LIDAR CONTOUR DATA SHOWN HEREON IS FROM CAPITAL AREA COUNCIL OF GOVERNMENTS OF CENTRAL TEXAS.



LEGEND

● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◐	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
— · —	MATCH LINE
▬ ▬ ▬	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 4 OF 12 FOR LINE AND CURVE TABLES.

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02–16–16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03–02–16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04–18–16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05–13–16
NO.	REVISION	BY	DATE

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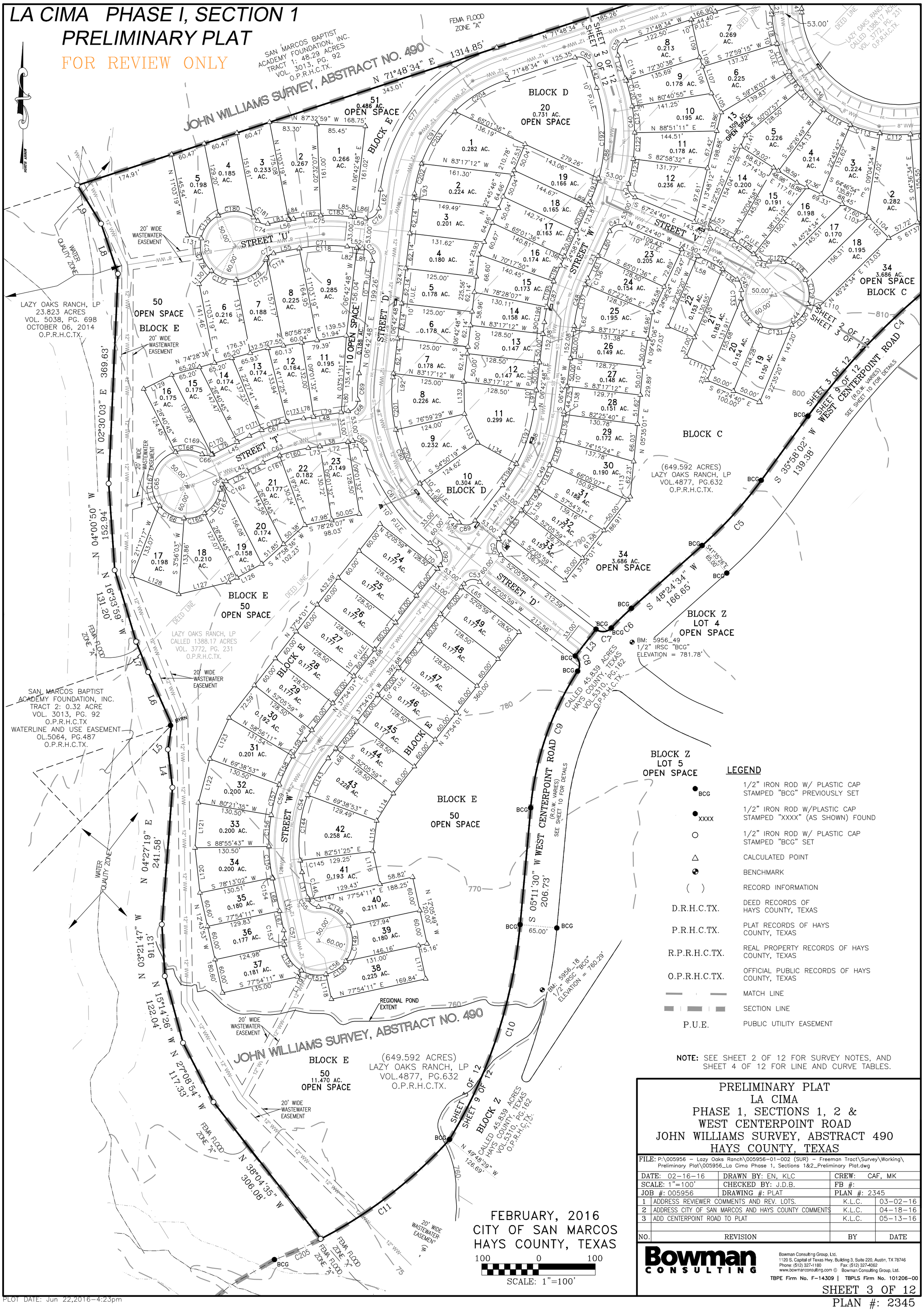
PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

PLOT DATE: Jun 22,2016–4:23pm

PLAN #: 2345

LA CIMA PHASE I, SECTION 1
PRELIMINARY PLAT
FOR REVIEW ONLY



LEGEND

BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◉	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	MATCH LINE
	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 2 OF 12 FOR SURVEY NOTES, AND SHEET 4 OF 12 FOR LINE AND CURVE TABLES.

FEBRUARY, 2016
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

100 0 100
SCALE: 1"=100'

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16
NO.	REVISION	BY	DATE

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PLOT DATE: Jun 22,2016-4:23pm

FOR REVIEW ONLY

LA CIMA PHASE I, SECTION 1 - PRELIMINARY PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 46°33'49" E	125.71'
L2	N 60°14'01" E	86.00'
L3	N 37°56'10" E	60.00'
L4	N 06°49'45" W	67.35'
L5	N 08°42'47" E	44.51'
L6	N 24°09'06" W	101.38'
L7	N 21°49'43" W	57.66'
L8	N 18°25'58" W	93.11'
L9	N 31°48'46" W	79.48'
L10	S 46°30'56" E	22.48'
L11	N 43°25'29" W	252.25'
L12	S 43°25'29" W	252.24'
L13	N 50°17'36" E	58.43'
L14	N 39°42'24" W	71.06'
L15	S 39°42'24" E	71.01'
L16	N 30°20'21" W	9.09'
L17	N 29°45'59" W	3.42'
L18	S 29°45'59" E	2.22'
L20	S 30°20'21" E	9.15'
L21	S 03°45'27" E	4.93'
L22	N 18°11'26" W	42.51'
L23	N 24°58'24" E	91.76'
L24	N 37°54'01" E	78.68'
L25	N 12°05'49" W	45.44'
L26	S 12°05'49" E	93.23'
L27	S 53°35'28" E	17.18'
L28	N 80°58'28" E	79.74'
L29	N 63°19'15" E	72.71'
L30	S 63°19'15" W	72.71'
L31	S 80°58'28" W	79.74'
L32	S 83°17'12" E	26.87'
L33	N 78°56'41" E	46.06'
L34	S 78°56'41" W	46.06'
L35	N 83°17'12" W	26.87'
L40	S 06°42'48" W	33.70'
L41	S 03°45'27" E	6.76'
L42	N 18°11'26" W	42.51'
L47	N 37°54'01" E	78.68'
L48	S 52°05'59" E	18.21'
L49	S 39°42'24" E	10.00'
L50	S 39°42'24" E	50.00'
L51	S 39°42'24" E	11.06'
L52	N 04°54'12" W	10.10'
L53	N 04°54'12" W	6.54'
L54	S 39°42'24" E	64.62'
L55	S 39°42'24" E	6.39'
L56	S 67°24'40" E	24.46'
L57	S 67°24'40" E	5.93'
L58	S 67°24'40" E	2.50'
L59	S 67°24'40" E	29.97'
L60	N 24°58'24" E	48.36'
L61	N 24°58'24" E	43.40'
L62	N 06°42'48" E	7.33'
L63	N 37°54'01" E	50.00'
L64	N 37°54'01" E	14.27'
L65	N 37°54'01" E	7.54'
L66	N 37°54'01" E	21.64'
L67	N 12°05'49" W	34.99'
L68	N 12°05'49" W	58.25'
L69	N 37°54'01" E	21.64'
L70	N 37°54'01" E	8.02'
L71	N 80°58'28" E	8.98'
L72	N 80°58'28" E	50.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L73	N 80°58'28" E	20.75'
L74	N 63°19'15" E	31.83'
L75	N 63°19'15" E	40.88'
L76	N 63°19'15" E	48.52'
L77	N 63°19'15" E	24.19'
L78	N 80°58'28" E	17.89'
L79	N 80°58'28" E	49.20'
L80	N 80°58'28" E	12.65'
L81	S 83°17'12" E	10.00'
L82	S 83°17'12" E	16.87'
L83	N 78°56'41" E	37.29'
L84	N 78°56'41" E	8.76'
L85	S 83°17'12" E	6.87'
L86	S 83°17'12" E	20.00'
L87	S 43°27'02" W	22.05'
L88	S 43°27'02" W	37.99'
L89	N 24°58'24" E	6.14'
L90	N 06°42'48" E	20.60'
L91	N 06°42'48" E	31.48'
L92	S 06°42'48" W	6.75'
L93	S 06°42'48" W	8.51'
L94	S 21°03'41" E	65.12'
L95	N 15°52'19" E	20.00'
L96	S 24°51'10" E	57.97'
L97	S 46°42'23" E	45.93'
L98	S 04°54'12" E	17.29'
L99	S 24°51'10" E	46.90'
L100	S 46°42'23" E	40.23'
L101	S 04°54'12" E	17.52'
L102	S 44°35'26" E	50.00'
L103	S 44°35'26" E	5.32'
L104	S 44°35'26" E	55.32'
L105	N 27°30'25" W	37.69'
L106	N 18°11'26" W	66.49'
L107	S 18°11'26" E	49.62'
L108	S 18°11'26" E	16.86'
L109	N 12°27'29" W	68.50'
L110	S 74°51'56" E	19.78'
L111	S 67°24'40" E	50.00'
L112	S 67°24'40" E	50.00'
L113	N 37°54'01" E	7.13'
L114	N 31°28'56" E	56.46'
L115	N 06°48'54" E	54.16'
L116	N 12°05'49" W	59.10'
L117	N 12°05'49" W	60.00'
L118	S 12°05'49" E	44.87'
L119	S 32°42'18" W	12.84'
L120	N 06°25'21" W	79.71'
L121	N 04°17'04" E	79.71'
L122	N 14°59'46" E	79.71'
L123	N 24°57'43" E	79.82'
L124	S 61°01'49" W	50.04'
L125	S 61°01'49" W	16.86'
L126	S 61°01'49" W	66.90'
L127	S 76°31'15" W	90.24'
L128	N 68°42'43" W	87.82'
L129	S 63°19'15" W	55.00'
L130	S 42°30'37" W	31.78'
L131	N 77°42'06" W	24.53'
L132	N 00°58'39" W	56.53'
L133	N 24°42'41" W	55.98'
L134	S 61°35'26" E	77.89'
L135	N 37°54'01" E	14.41'
L136	N 24°58'24" E	17.73'
L137	S 24°51'10" E	21.20'
L138	S 24°51'10" E	57.97'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1235.00'	267.25'	S 69°19'17" W	266.73'
C2	20.00'	30.22'	N 73°35'50" W	27.42'
C3	20.00'	30.54'	S 13°25'57" W	27.66'
C4	1235.00'	457.27'	S 46°34'27" W	454.66'
C5	715.00'	155.27'	S 42°11'18" W	154.96'
C6	534.00'	49.49'	S 45°45'17" W	49.47'
C7	20.00'	29.60'	S 85°30'00" W	26.97'
C8	20.00'	29.62'	S 09°40'41" E	26.98'
C9	534.00'	256.79'	S 18°58'03" W	254.32'
C10	885.00'	401.54'	S 18°11'23" W	398.10'
C11	802.36'	288.41'	S 52°20'37" W	286.86'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C14	270.00'	123.37'	N 30°20'03" E	122.30'
C15	330.00'	190.35'	N 33°46'07" E	187.72'
C16	20.00'	31.42'	N 05°17'36" E	28.28'
C17	326.50'	198.33'	N 22°18'18" W	195.29'
C18	20.00'	19.01'	N 32°08'02" W	18.30'
C19	60.00'	302.56'	N 85°05'48" E	69.75'
C20	20.00'	19.01'	S 22°19'39" W	18.30'
C21	273.50'	166.13'	S 22°18'18" E	163.59'
C22	20.00'	31.78'	S 85°14'07" E	28.54'
C23	270.00'	27.27'	N 46°20'36" E	27.25'
C24	20.00'	28.80'	N 02°12'08" E	26.37'
C25	226.50'	345.86'	N 04°41'56" E	313.23'
C26	25.00'	34.38'	N 09°03'09" E	31.73'
C27	40.00'	29.65'	N 51°34'34" W	28.98'
C28	101.00'	129.61'	N 36°03'04" W	120.89'
C29	25.00'	13.30'	N 14°31'40" W	13.14'
C30	25.00'	13.75'	S 45°31'36" E	13.58'
C31	101.00'	129.43'	S 24°34'34" E	120.75'
C34	40.00'	29.65'	S 09°06'09" E	28.98'
C35	25.00'	34.36'	S 69°42'45" E	31.72'
C36	226.50'	416.38'	S 56°25'19" E	360.18'
C37	20.00'	33.10'	S 51°10'37" E	29.45'
C38	470.00'	78.70'	N 76°36'24" E	78.61'
C39	20.00'	31.42'	N 26°48'34" E	28.28'
C40	326.50'	188.43'	N 01°39'25" W	185.83'
C41	20.00'	28.72'	N 26°16'02" W	26.32'
C42	326.50'	102.54'	N 58°24'51" W	102.12'
C43	20.00'	17.70'	N 74°46'18" W	17.13'
C44	60.00'	302.32'	N 44°13'19" E	69.94'
C45	20.00'	20.71'	S 21°05'33" E	19.80'
C46	273.50'	79.51'	S 59°04'59" E	79.23'
C47	20.00'	30.58'	N 68°46'52" E	27.69'
C48	273.50'	87.16'	N 15°50'36" E	86.80'
C49	326.50'	177.72'	N 22°18'24" E	175.53'
C50	20.00'	31.42'	N 07°05'59" W	28.28'
C51	270.00'	155.74'	S 33°46'07" W	153.59'
C52	330.00'	150.79'	S 30°20'03" W	149.48'
C53	20.00'	31.42'	N 82°54'01" E	28.28'
C54	243.50'	212.48'	N 12°54'06" E	205.80'
C55	20.00'	27.01'	N 50°46'45" W	25.00'
C56	60.00'	286.73'	N 47°26'37" E	81.99'
C57	50.00'	14.35'	S 03°52'27" E	14.30'
C59	296.50'	258.73'	S 12°54'06" W	250.60'
C60	20.00'	32.46'	S 08°35'28" E	29.01'
C61	330.00'	204.12'	S 34°22'48" E	200.88'
C62	20.00'	28.75'	S 57°50'35" E	26.34'
C63	273.50'	84.27'	N 72°08'51" E	83.94'
C64	20.00'	19.01'	N 36°05'24" E	18.30'
C65	60.00'	302.56'	S 26°40'45" E	69.75'
C66	20.00'	19.01'	N 89°26'54" W	18.30'
C67	326.50'	100.60'	S 72°08'51" W	100.20'
C68	20.00'	28.75'	S 39°47'30" W	26.34'
C69	330.00'	46.68'	S 02°39'40" W	46.64'
C70	20.00'	31.42'	S 38°17'12" E	28.28'
C71	273.50'	84.82'	N 87°49'44" E	84.48'
C72	20.00'	19.01'	N 51°42'50" E	18.30'
C73	60.00'	302.56'	S 11°03'19" E	69.75'
C74	20.00'	19.01'	N 73°49'29" W	18.30'
C75	326.50'	101.25'	S 87°49'44" W	100.85'
C76	20.00'	31.42'	S 51°42'48" W	28.28'
C77	300.00'	340.84'	S 39°15'41" W	322.81'
C78	530.00'	131.32'	S 78°54'28" W	130.99'
C79	240.00'	178.26'	S 64°43'42" W	174.19'
C80	330.00'	39.41'	S 46°52'19" W	39.39'
C81	20.00'	31.33'	S 41°07'25" W	28.23'
C82	300.00'	203.69'	S 66°33'18" W	199.80'
C83	20.00'	34.28'	N 83°47'44" W	30.23'
C84	173.50'	638.74'	N 70°46'29" E	334.43'
C85	20.00'	31.42'	N 63°11'26" W	28.28'
C86	273.50'	206.04'	N 03°23'29" E	201.20'
C88	273.50'	148.87'	N 22°18'24" E	147.04'
C89	20.00'	31.42'	N 82°54'01" E	28.28'
C90	270.00'	277.15'	S 22°41'36" E	265.14'
C91	240.00'	272.67'	S 39°15'41" W	258.24'
C87	326.50'	104.05'	N 15°50'36" E	103.62'
C90	326.50'	36.40'	N 36°30'45" W	36.39'
C91	326.50'	46.56'	N 29°13'58" W	46.52'
C92	326.50'	46.56'	N 21°03'41" W	46.52'
C93	326.50'	68.80'	N 10°56'22" W	68.67'
C94	60.00'	173.04'	N 23°15'13" E	119.01'
C95	60.00'	46.93'	S 51°43'19" E	45.74'
C96	60.00'	51.57'	S 04°41'29" E	50.00'
C97	60.00'	31.02'	S 34°44'44" W	30.68'
C98	273.50'	76.58'	N 12°55'28" W	76.33'
C99	273.50'	88.15'	N 30°10'45" W	87.77'
C100	273.50'	1.40'	N 39°33'35" W	1.40'
C101	226.50'	12.77'	N 37°25'50" W	12.77'
C102	226.50'	42.81'	N 30°24'01" W	42.75'
C103	226.50'	46.84'	N 19°03'42" W	46.75'
C104	226.50'	45.15'	N 07°25'37" W	45.08'
C105	226.50'	45.15'	N 03°59'39" E	45.08'
C106	226.50'	45.15'	N 15°24'55" E	45.08'
C107	226.50'	45.15'	N 26°50'11" E	45.08'
C108	226.50'	45.15'	N 38°15'28" E	45.08'
C109	226.50'	17.69'	N 46°12'23" E	17.69'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C110	226.50'	3.13'	N 71°18'34" E	3.13'
C111	226.50'	54.10'	N 78°32'52" E	53.97'
C112	226.50'	54.10'	S 87°46'00" E	53.97'
C113	226.50'	54.10'	S 74°04'52" E	53.97'
C114	226.50'	54.10'	S 60°23'45" E	53.97'
C115	226.50'	54.10'	S 46°42'37" E	53.97'
C116	226.50'	36.25'	S 35°16'58" E	36.21'
C117	226.50'	54.10'	S 23°51'19" E	53.97'
C118	226.50'	52.40'	S 10°23'06" E	52.28'
C119	326.50'	4.00'	N 17°50'24" W	4.00'
C120	326.50'	46.56'	N 13°24'13" W	46.52'
C121	326.50'	46.56'	N 05°13'57" W	46.52'
C122	326.50'	46.56'	N 02°56'19" E	46.52'
C123	326.50'	44.75'	N 10°57'02" E	44.71'
C124	326.50'	42.70'	N 63°39'51" W	42.67'
C125	326.50'	46.56'	N 55°49'53" W	46.52'
C126	326.50'	13.27'	N 50°34'53" W	13.27'
C127	60.00'	25.47'	N 87°58'02" W	25.28'
C128	60.00'	51.92'	N 51°01'03" W	50.32'
C129	60.00'	43.31'	N 05°32'47" W	42.38'
C130	60.00'	47.70'	N 37°54'34" E	46.45'
C131	60.00'	57.14'	N 87°57'53" E	55.00'
C132	60.00'	61.73'	S 35°16'51" E	59.04'
C133	60.00'	15.06'	S 01°22'53" W	15.02'
C134	273.50'	31.77'	N 54°04'58" W	31.75'
C135	273.50'	47.74'	N 62°24'39" W	47.68'
C136	273.50'	11.64'	S 23°45'14" W	11.64'
C137	273.50'	75.52'	S 14°37'26" W	75.28'
C138	326.50'	4.89'	N 07°08'34" E	4.89'
C139	326.50'	46.56'	N 11°39'28" E	46.52'
C140	326.50'	46.56'	N 19°49'45" E	46.52'
C141	326.50'	46.56'	N 28°00'01" E	46.52'
C142	326.50'	33.13'	N 34°59'35" E	33.12'
C143	243.50'	74.58'	S 29°07'34" W	74.29'
C144	243.50'	116.85'	S 06°36'16" W	115.73'
C145	243.50'	21.05'	S 09°37'12" E	21.05'
C146	20.00'	2.94'	S 16°18'26" E	2.94'
C147	20.00'	24.07'	S 54°59'22" E	22.64'
C148	60.00'	65.71'	N 58°05'10" W	62.48'
C149	60.00'	65.98'	N 04°47'29" E	62.70'
C150	60.00'	42.57'	N 56°37'16" E	41.69'
C151	60.00'	44.72'	S 81°41'55" E	43.69'
C152	60.00'	56.67'	S 33°17'24" E	54.58'
C153	60.00'	11.08'	S 00°56'35" E	11.07'
C154	296.50'	1.62'	S 11°56'24" E	1.62'
C155	296.50'	55.43'	S 06°25'38" E	55.35'
C156	296.50'	55.43'	S 04°17'04" W	55.35'
C157	296.50'	55.43'	S 14°59'46" W	55.35'
C158	296.50'	55.43'	S 25°42'28" W	55.35'
C159	296.50'	35.38'	S 34°28'55" W	35.36'
C160	273.50'	52.20'	S 75°30'23" W	52.12'
C161	273.50'	32.07'	S 66°40'47" W	32.05'
C162	20.00'	9.47'	S 49°45'40" W	9.38'
C163	20.00'	9.54'	S 22°31'50" W	9.45'
C164	60.00'	51.04'	N 33°13'47" E	49.52'
C165	60.00'	38.05'	N 75°46'01" E	37.41'
C166	60.00'	49.58'	S 62°23'38" E	48.18'
C167	60.00'	115.51'	S 16°25'47" W	98.48'
C168	60.00'	48.38'	N 85°19'05" W	47.08'
C169	20.00'	17.54'	S 87°20'11" E	16.98'
C170	20.00'	1.47'	N 65°25'59" E	1.47'
C171	326.50'	24.03'	S 65°25'47" W	24.03'
C172	326.50'	46.56'	S 71°37'27" W	46.52'
C173	326.50'	30.00'	S 78°20'31" W	29.99'
C174	20.00'	15.42'	S 56°51'01" W	15.05'
C175	20.00'	3.59'	S 29°37'11" W	3.58'
C176	60.00'	65.91'	N 55°57'04" E	62.64'
C177	60.00'	47.22'	S 70°02'07" E	46.01'
C178	60.00'	62.61'	S 17°35'45" E	59.81'
C179	60.00'	51.92'	S 37°05'20" W	50.32'
C180	60.00'	64.95'	N 87°06'39" W	61.82'
C181	60.00'	9.96'	N 51°20'51" W	9.94'
C182	326.50'	48.55'	S 83°12'17" W	48.51'
C183	326.50'	52.70'	N 87°54'40" W	52.65'
C184	240.00'	140.14'	N 69°16'41" E	138.16'
C185	240.00'	38.11'	N 48°00'01" E	38.07'
C186	330.00'	22.02'	S 45°21'45" W	22.02'
C187	330.00'	17.39'	S 48°47'01" W	17.39'
C188	270.00'	16.98'	N 48°29'30" E	16.98'
C189	270.00'	60.22'	N 40°18'03" E	60.09'
C190	270.00'	62.62'	N 27°16'05" E	62.48'
C191	270.00'	15.93'	N 18°56'03" E	15.93'
C192	273.50'	161.99'	N 01°13'23" W	159.63'
C193	273.50'	44.05'	N 20°21'32" E	44.01'
C194	326.50'	30.03'	S 22°20'17" W	30.02'
C195	326.50'	46.56'	S 15°37'02" W	46.52'
C196	326.50'	27.46'	S 09°07'20" W	27.45'
C197	273.50'	103.57'	N 17°33'41" E	102.95'
C198	273.50'	45.30'	N 33°09'17" E	45.25'
C199	270.00'	79.82'	S 43°37'50" E	79.53'
C200	270.00'	104.39'	S 24°05'06" E	103.74'
C201	270.00'	92.94'	S 03°08'52" E	92.48'
C202	240.00'	54.09'	S 13°10'12" W	53.98'
C203	237.66'	110.01'	S 32°45'21" W	109.03'
C204	240.00'	108.59'	S 58°50'50" W	107.67'
C205	802.36'	89.03'	S 65°49'11" W	88.98'

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16
NO.	REVISION	BY	DATE

PLOT DATE: Jun 22,2016-4:23pm

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PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

PLAN #: 2345

LA CIMA PHASE I, SECTION 2
PRELIMINARY PLAT

FOR REVIEW ONLY

100 0 100

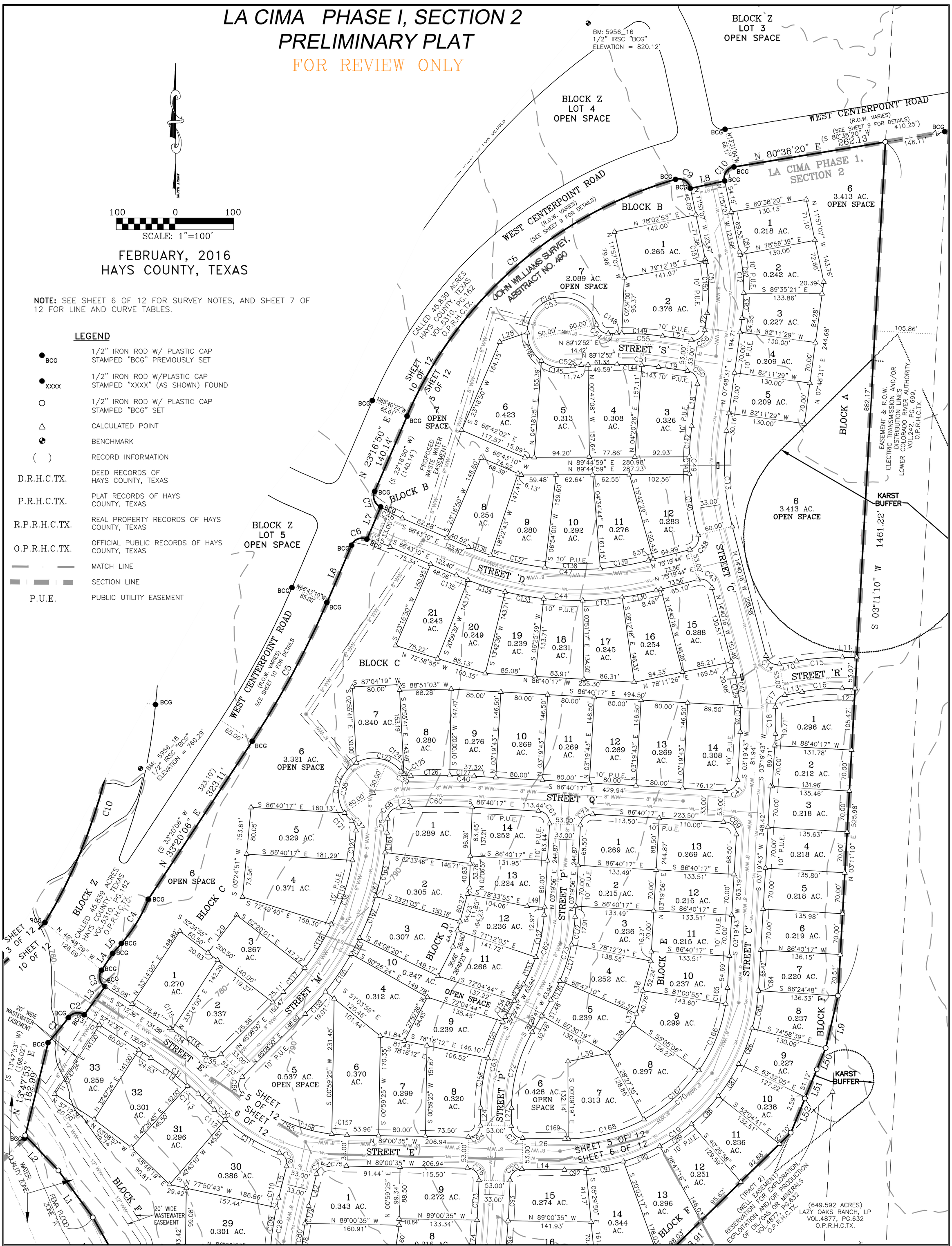
SCALE: 1"=100'

FEBRUARY, 2016
HAYS COUNTY, TEXAS

NOTE: SEE SHEET 6 OF 12 FOR SURVEY NOTES, AND SHEET 7 OF 12 FOR LINE AND CURVE TABLES.

LEGEND

BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	MATCH LINE
	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT



FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg			
DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16
NO.	REVISION	BY	DATE

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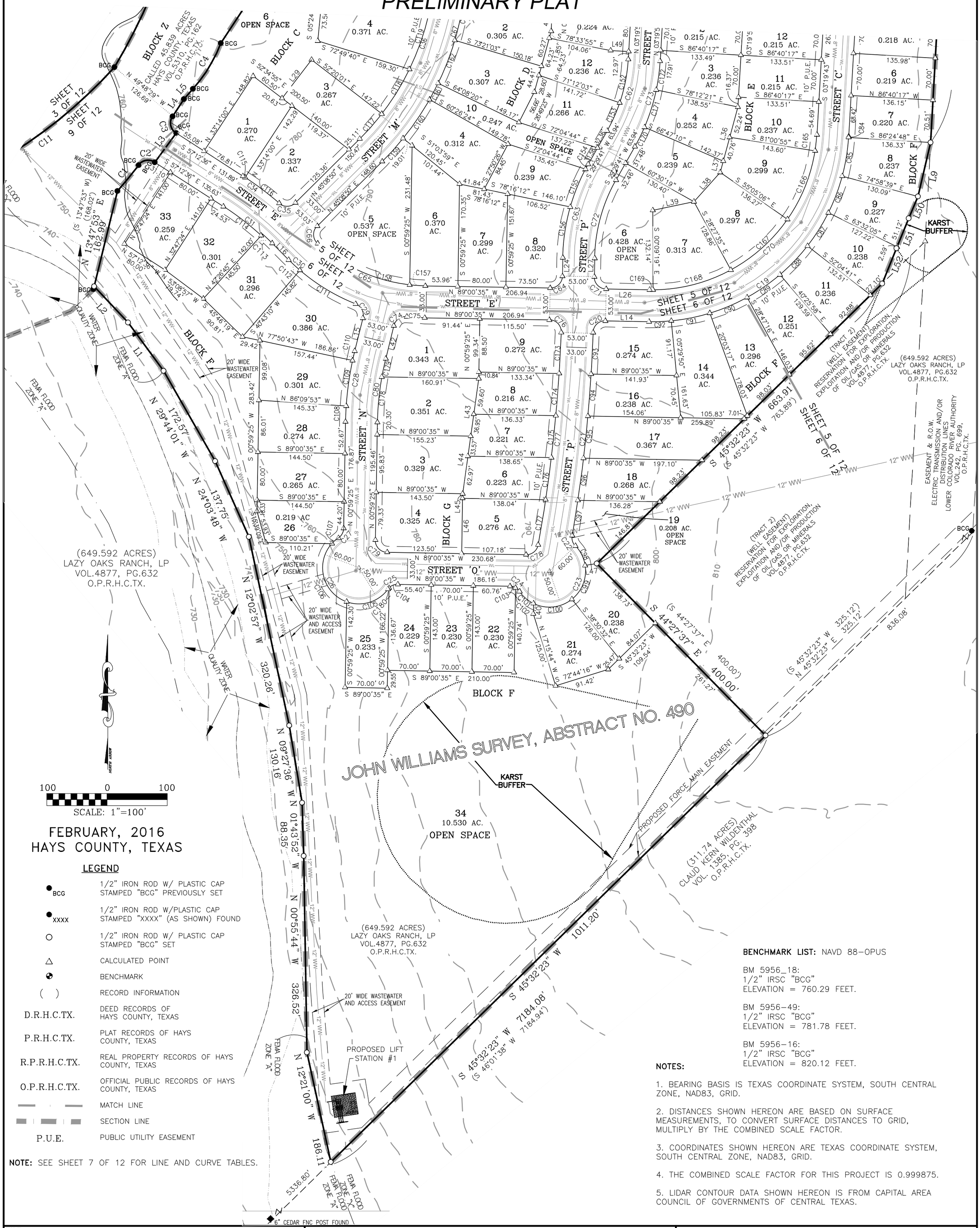
PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS
SHEET 5 OF 12

PLOT DATE: Jun 22,2016-4:24pm

PLAN #: 2345

FOR REVIEW ONLY

LA CIMA PHASE I, SECTION 2
PRELIMINARY PLAT



FEBRUARY, 2016
HAYS COUNTY, TEXAS

LEGEND

● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◐	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	MATCH LINE
	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 7 OF 12 FOR LINE AND CURVE TABLES.

BENCHMARK LIST: NAVD 88–OPUS

BM 5956_18:
1/2" IRSC "BCG"
ELEVATION = 760.29 FEET.

BM 5956–49:
1/2" IRSC "BCG"
ELEVATION = 781.78 FEET.

BM 5956–16:
1/2" IRSC "BCG"
ELEVATION = 820.12 FEET.

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
5. LIDAR CONTOUR DATA SHOWN HEREON IS FROM CAPITAL AREA COUNCIL OF GOVERNMENTS OF CENTRAL TEXAS.

FILE: P:\005956 – Lazy Oaks Ranch\005956–01–002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02–16–16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03–02–16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04–18–16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05–13–16
NO.	REVISION	BY	DATE

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PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS
SHEET 6 OF 12

PLOT DATE: Jun 22,2016–4:24pm

PLAN #: 2345

FOR REVIEW ONLY

LA CIMA PHASE I, SECTION 2 - PRELIMINARY PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°16'25" W	99.57'
L2	N 43°14'53" W	82.50'
	(S 45°46'19" W)	(51.78')
L3	N 36°21'31" E	60.12'
	(S 36°21'31" W)	(60.12')
L4	N 33°20'06" E	34.25'
	(S 33°20'06" W)	(34.25')
L5	N 41°29'53" E	22.65'
	(S 41°29'53" W)	(22.65')
L6	N 23°16'50" E	106.62'
	(S 23°16'50" W)	(106.62')
L7	N 23°16'50" E	60.00'
	(S 23°16'50" W)	(60.00')
L8	N 77°50'53" E	60.00'
	(S 77°50'53" W)	(60.00')
L9	S 13°10'58" W	91.81'
L10	N 79°44'03" E	29.62'
L11	N 89°41'26" W	24.61'
L12	N 89°41'26" W	21.95'
L13	N 79°44'03" E	29.94'
L14	S 89°00'35" E	72.55'
L15	S 13°54'37" W	56.33'
L16	S 44°51'10" E	38.88'
L17	N 03°19'43" E	81.94'
L18	N 07°48'31" E	72.25'
L19	S 82°11'29" E	50.00'
L20	N 89°12'52" E	14.43'
L21	S 82°11'29" E	50.00'
L22	N 07°48'31" E	29.46'
L23	N 87°04'19" E	19.26'
L24	S 00°59'25" W	30.73'
L25	N 03°19'43" E	23.94'
L26	S 89°00'35" E	72.12'
L27	S 00°59'25" W	30.73'
L28	N 71°15'28" E	50.14'
L29	S 37°25'05" W	80.64'
L30	N 02°06'57" E	96.39'
L31	N 02°06'57" E	40.82'
L32	S 15°26'41" W	70.28'
L33	S 15°26'41" W	34.40'
L34	S 26°49'23" W	56.66'
L35	N 27°50'26" E	84.45'
L36	N 15°09'41" E	93.00'
L37	N 15°09'41" E	19.60'
L38	N 41°52'56" E	65.30'
L39	N 78°17'53" E	70.00'
L40	N 00°59'25" E	17.30'
L41	S 58°36'51" W	45.97'
L42	S 13°54'37" W	56.33'
L43	S 07°58'18" W	96.55'
L44	S 07°58'18" W	96.55'
L45	S 00°59'25" W	7.50'
L46	S 00°59'25" W	91.83'
L47	S 81°04'33" W	19.61'
L48	S 68°19'52" W	393.55'
	(S 68°19'52" W)	(393.55')
L49	S 86°40'17" E	30.00'
L50	S 22°56'08" W	39.67'
L51	S 22°14'34" W	53.71'
L52	S 22°05'52" W	63.16'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1015.00'	55.59'	N 39°06'44" E	55.58'
	(1015.00')	(55.59')	(S 39°06'44" W)	(55.58')
C2	20.00'	29.76'	N 80°10'00" E	27.09'
	(20.00')	(29.76')	(S 80°10'00" W)	(27.09')
C3	20.00'	31.61'	N 11°56'15" W	28.42'
	(20.00')	(31.61')	(S 11°56'15" E)	(28.42')
C4	250.00'	89.33'	N 31°15'40" E	88.86'
	(250.00')	(89.33')	(S 31°15'40" W)	(88.86')
C5	1535.00'	269.37'	N 28°18'28" E	269.02'
	(1535.00')	(269.37')	(S 28°18'28" W)	(269.02')
C6	20.00'	31.42'	N 68°16'50" E	28.28'
	(20.00')	(31.42')	(S 68°16'50" W)	(28.28')
C7	20.00'	31.42'	N 21°43'10" W	28.28'
	(20.00')	(31.42')	(S 21°43'10" E)	(28.28')
C8	715.00'	632.32'	N 48°36'56" E	611.91'
	(715.00')	(632.32')	(S 48°36'56" W)	(611.91')
C9	20.00'	32.85'	S 59°00'02" E	29.28'
	(20.00')	(32.85')	(N 59°00'02" W)	(29.28')
C10	20.00'	32.32'	N 34°20'37" E	28.92'
	(20.00')	(32.32')	(S 34°20'37" W)	(28.92')
C11	250.00'	41.88'	S 07°09'09" E	41.83'
C12	326.50'	112.61'	N 02°04'18" W	112.05'
C13	423.50'	166.16'	S 03°25'52" E	165.09'
C14	20.00'	29.88'	S 57°28'06" E	27.18'
C15	426.50'	78.72'	S 85°01'19" W	78.61'
C16	373.50'	68.94'	S 85°01'19" W	68.84'
C17	20.00'	29.09'	S 38°04'19" W	26.59'
C18	376.50'	45.89'	N 00°07'51" W	45.86'
C19	326.50'	499.54'	N 47°09'34" E	452.22'
C20	20.00'	31.05'	S 46°30'49" W	28.02'
C21	2526.50'	339.09'	N 05°52'54" E	338.84'
C22	20.00'	18.75'	S 17°08'11" E	18.07'
C23	60.00'	198.39'	N 50°43'35" E	119.59'
C24	20.00'	19.01'	N 61°46'44" W	18.30'
C25	20.00'	19.01'	S 63°45'35" W	18.30'
C26	60.00'	208.31'	S 44°00'35" E	118.37'
C27	20.00'	19.01'	N 28°13'16" E	18.30'
C28	526.50'	118.72'	S 07°27'01" W	118.47'
C29	20.00'	28.72'	N 27°14'01" W	26.32'
C30	326.50'	134.05'	S 56°36'55" E	133.11'
C31	470.00'	79.21'	N 52°22'55" W	79.11'
C34	530.00'	75.24'	N 53°08'35" W	75.18'
C35	20.00'	29.94'	N 88°02'08" E	27.22'
C36	423.50'	309.65'	N 24°12'03" E	302.80'
C37	20.00'	18.98'	N 23°56'21" W	18.28'
C38	60.00'	201.77'	S 45°12'14" W	119.27'
C39	20.00'	18.93'	S 65°34'48" E	18.23'
C40	1026.50'	108.01'	N 89°41'09" W	107.96'
C41	20.00'	31.42'	N 48°19'43" E	28.28'
C42	320.00'	100.53'	N 05°40'16" W	100.12'
C43	20.00'	31.42'	N 59°40'16" W	28.28'
C44	526.50'	348.74'	S 85°41'43" E	342.40'
C45	250.00'	41.88'	N 71°31'08" W	41.83'
C46	250.00'	41.88'	S 61°55'12" E	41.83'
C47	473.50'	313.64'	S 85°41'43" E	307.93'
C48	20.00'	31.41'	N 30°20'02" E	28.28'
C49	476.50'	186.87'	S 03°25'34" E	185.68'
C50	20.00'	31.42'	N 37°11'29" W	28.28'
C51	473.50'	71.02'	N 86°29'18" W	70.96'
C52	50.00'	14.36'	S 80°59'16" W	14.31'
C53	60.00'	286.74'	S 29°40'06" W	81.98'
C54	20.00'	27.00'	S 52°06'18" E	25.00'
C55	526.50'	78.97'	N 86°29'18" W	78.90'
C56	20.00'	31.42'	N 52°48'32" E	28.28'
C57	270.00'	93.12'	N 02°04'18" W	92.66'
C58	250.00'	41.67'	N 16°46'31" W	41.62'
C59	20.00'	29.23'	S 45°12'01" W	26.70'
C60	973.50'	106.31'	N 89°47'59" W	106.25'
C61	20.00'	31.42'	N 41°40'17" W	28.28'
C62	273.50'	124.90'	N 16°24'42" E	123.82'
C63	326.50'	162.43'	S 15°14'33" W	160.76'
C64	20.00'	31.42'	N 45°59'25" E	28.28'
C65	273.50'	196.08'	S 68°28'18" E	191.90'
C66	20.00'	32.49'	S 01°23'36" E	29.03'
C67	476.50'	347.78'	N 24°14'16" E	340.12'
C68	20.00'	31.42'	S 48°19'43" W	28.28'
C69	20.00'	31.42'	N 41°40'17" W	28.28'
C70	273.50'	418.45'	N 47°09'34" E	378.82'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C71	20.00'	31.42'	S 44°00'35" E	28.28'
C72	273.50'	136.06'	S 15°14'33" W	134.67'
C73	326.50'	149.11'	N 16°24'42" E	147.82'
C74	20.00'	28.72'	S 55°03'15" W	26.32'
C75	326.50'	29.68'	S 86°24'21" E	29.67'
C76	20.00'	31.79'	N 43°28'00" W	28.55'
C77	2473.50'	354.95'	N 06°11'15" E	354.65'
C78	20.00'	28.17'	N 50°38'40" E	25.90'
C79	20.00'	31.42'	S 44°00'35" E	28.28'
C80	473.50'	106.77'	S 07°27'01" W	106.55'
C81	330.00'	5.35'	N 11°29'14" W	5.35'
C82	330.00'	65.85'	N 05°18'21" W	65.74'
C83	330.00'	42.61'	N 04°06'35" E	42.58'
C84	326.50'	1.47'	N 03°27'28" E	1.47'
C85	326.50'	65.17'	N 09°18'17" E	65.06'
C86	326.50'	65.21'	N 20°44'38" E	65.10'
C87	326.50'	65.29'	N 32°11'37" E	65.18'
C88	326.50'	66.36'	N 43°44'40" E	66.25'
C89	326.50'	66.36'	N 55°23'23" E	66.25'
C90	326.50'	67.30'	N 67°07'03" E	67.18'
C91	326.50'	65.42'	N 78°45'46" E	65.31'
C92	326.50'	36.97'	N 87°44'48" E	36.95'
C93	2526.50'	68.90'	N 02°49'05" E	68.90'
C94	2526.50'	70.13'	N 04°23'40" E	70.12'
C95	2526.50'	70.27'	N 05°59'11" E	70.27'
C96	2526.50'	70.47'	N 07°34'56" E	70.47'
C97	2526.50'	59.33'	N 09°03'14" E	59.32'
C98	60.00'	36.73'	N 26°27'42" W	36.16'
C99	60.00'	63.27'	N 21°17'01" E	60.38'
C100	60.00'	67.74'	N 83°49'56" E	64.20'
C101	60.00'	30.66'	S 49°11'15" E	30.33'
C102	20.00'	9.40'	N 48°01'03" W	9.32'
C103	20.00'	9.61'	N 75°14'54" W	9.52'
C104	20.00'	16.36'	S 67°33'32" W	15.91'
C105	60.00'	76.89'	N 73°14'26" E	71.73'
C106	60.00'	117.24'	S 14°04'18" E	99.43'
C107	60.00'	14.19'	S 48°40'42" W	14.15'
C108	526.50'	26.14'	S 02°24'46" W	26.14'
C109	526.50'	76.45'	S 07°59'42" W	76.38'
C110	526.50'	16.13'	S 13°01'57" W	16.13'
C111	326.50'	108.82'	S 58°49'45" E	108.32'
C112	326.50'	25.23'	S 47°04'00" E	25.23'
C113	473.50'	22.32'	N 46°12'12" W	22.32'
C114	470.00'	79.21'	N 52°22'55" W	79.21'
C115	526.50'	4.08'	N 56°59'18" W	4.08'
C116	526.50'	70.42'	N 52°56'05" W	70.37'
C117	423.50'	55.29'	N 41°24'24" E	55.25'
C118	423.50'	87.26'	N 31°45'49" E	87.10'
C119	423.50'	115.76'	N 18°01'49" E	115.40'
C120	423.50'	51.33'	N 06°43'37" E	51.30'
C121	60.00'	18.07'	S 42°30'26" E	18.00'
C122	60.00'	98.82'	S 13°18'01" W	88.02'
C123	60.00'	84.88'	N 78°59'19" W	77.98'
C124	20.00'	6.19'	S 47°19'51" E	6.17'
C125	20.00'	12.74'	S 74°27'05" E	12.53'
C126	1026.50'	66.31'	S 89°09'00" W	66.30'
C127	1026.50'	41.71'	N 87°50'07" W	41.70'
C128	320.00'	44.70'	N 00°40'25" W	44.67'
C129	320.00'	55.82'	N 09°40'25" W	55.75'
C130	526.50'	59.42'	N 78°33'43" E	59.39'
C131	526.50'	67.54'	N 85°28'12" E	67.50'
C132	526.50'	66.92'	S 87°12'49" E	66.87'
C133	526.50'	66.92'	S 79°55'53" E	66.87'
C134	526.50'	66.92'	S 72°38'56" E	66.87'
C135	526.50'	21.03'	S 67°51'49" E	21.03'
C136	473.50'	40.51'	S 69°10'14" E	40.50'
C137	473.50'	94.86'	S 77°21'39" E	94.70'
C138	473.50'	94.86'	S 88°50'22" E	94.70'
C139	473.50'	83.40'	N 80°22'30" E	83.29'
C140	480.00'	105.73'	S 08°21'03" E	105.51'
C141	480.00'	30.00'	S 00°15'01" E	30.00'
C142	480.00'	52.51'	S 04°40'29" W	52.49'
C143	473.50'	28.66'	N 83°55'31" W	28.66'
C144	473.50'	42.36'	N 88°13'21" W	42.35'
C145	60.00'	56.63'	S 80°11'57" E	54.55'
C146	60.00'	56.06'	S 26°23'37" E	54.04'
C147	60.00'	174.05'	S 83°28'27" W	119.13'
C148	526.50'	8.82'	S 89°41'39" W	8.82'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C149	526.50'	70.16'	N 86°00'31" W	70.11'
C150	270.00'	87.67'	N 01°29'35" W	87.28'
C151	270.00'	5.45'	N 11°22'36" E	5.45
C152	273.50'	73.85'	N 11°03'50" E	73.62'
C153	273.50'	51.06'	N 24°08'49" E	50.98'
C154	326.50'	9.14'	S 28°41'35" W	9.14'
C155	326.50'	67.72'	S 21°56'56" W	67.60'
C156	326.50'	85.57'	S 08°29'55" W	85.33'
C157	273.50'	26.08'	S 86°16'39" E	26.07'
C158	273.50'	169.99'	S 65°44'23" E	167.27'
C159	476.50'	51.67'	N 42°02'25" E	51.65'
C160	476.50'	77.96'	N 34°14'49" E	77.87'
C161	476.50'	30.76'	N 27°42'38" E	30.76'
C162	476.50'	76.61'	N 21°15'19" E	76.53'
C163	476.50'	76.61'	N 12°02'35" E	76.53'
C164	476.50'	34.17'	N 05°22'58" E	34.16'
C165	273.50'	27.00'	N 06°09'24" E	26.99'
C166	273.50'	123.78'	N 21°57'00" E	122.72'
C167	273.50'	127.09'	N 48°13'40" E	125.95'
C168	273.50'	135.11'	N 75°41'33" E	133.74'
C169	273.50'	5.47'	S 89°34'57" E	5.47'
C170	326.50'	35.79'	N 26°21'15" E	35.77'
C171	326.50'	65.08'	N 17°30'14" E	64.97'
C172	326.50'	48.24'	N 07°33'41" E	48.20'
C173	2473.50'	68.16'	N 02°51'57" E	68.16'
C174	2473.50'	70.13'	N 04°28'03" E	70.13'
C175	2473.50'	70.28'	N 06°05'37" E	70.28'
C176	2473.50'	70.49'	N 07°43'27" E	70.49'
C177	2473.50'	75.89'	N 09°25'10" E	75.89'
C178	473.50'	75.85'	S 05°34'46" W	75.77'
C179	473.50'	30.92'	S 12°02'22" W	30.92'
C180	20.00'	2.65'	S 40°19'42" W	2.65'

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16
NO.	REVISION	BY	DATE

PLOT DATE: Jun 22,2016-4:24pm

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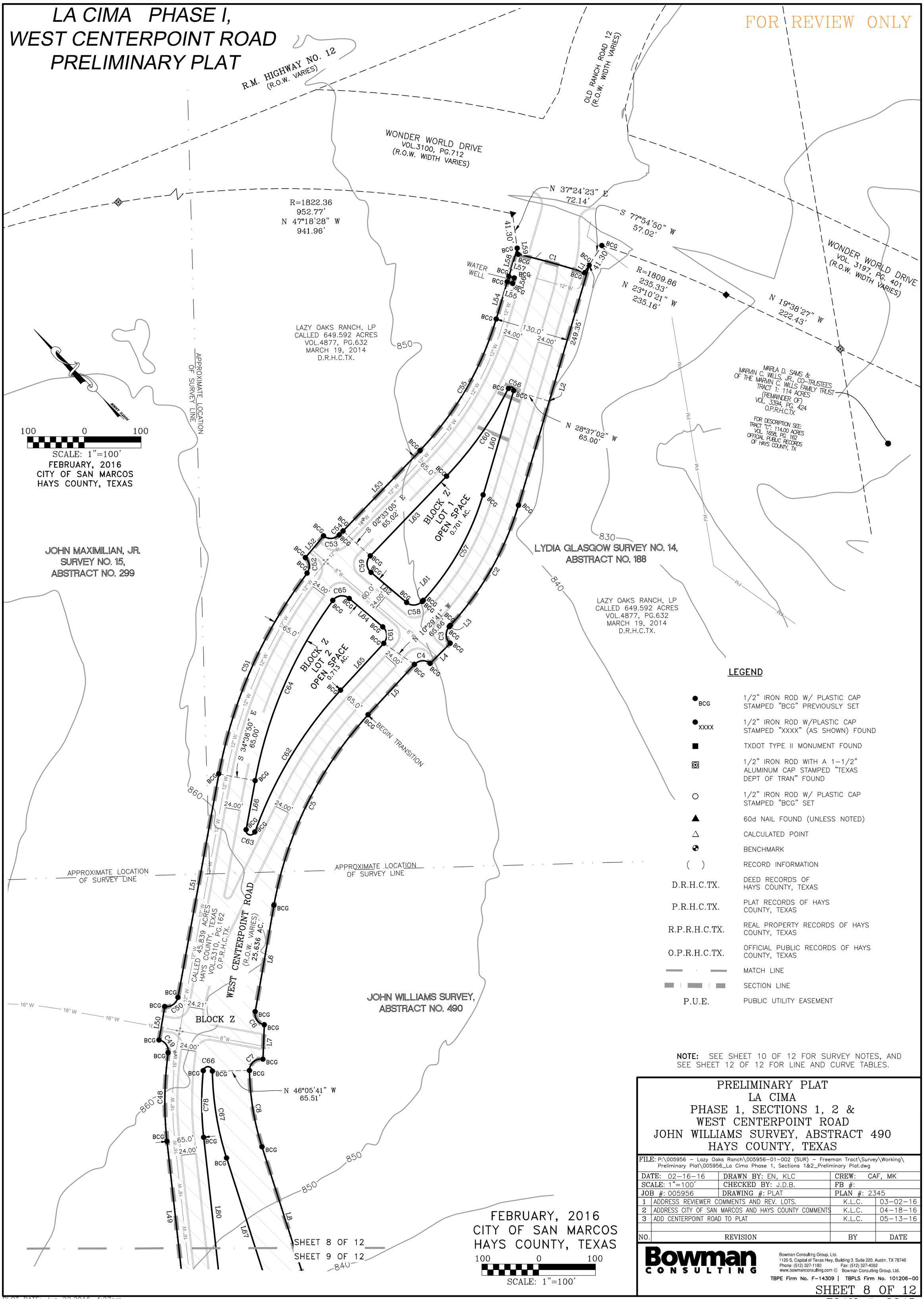
PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE I, WEST CENTERPOINT ROAD PRELIMINARY PLAT

FOR REVIEW ONLY



LEGEND

● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
■	TXDOT TYPE II MONUMENT FOUND
⊙	1/2" IRON ROD WITH A 1-1/2" ALUMINUM CAP STAMPED "TEXAS DEPT OF TRAN" FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
▲	60d NAIL FOUND (UNLESS NOTED)
△	CALCULATED POINT
◐	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	MATCH LINE
	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 10 OF 12 FOR SURVEY NOTES, AND SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16
NO.	REVISION	BY	DATE

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LA CIMA PHASE I, WEST CENTERPOINT ROAD PRELIMINARY PLAT

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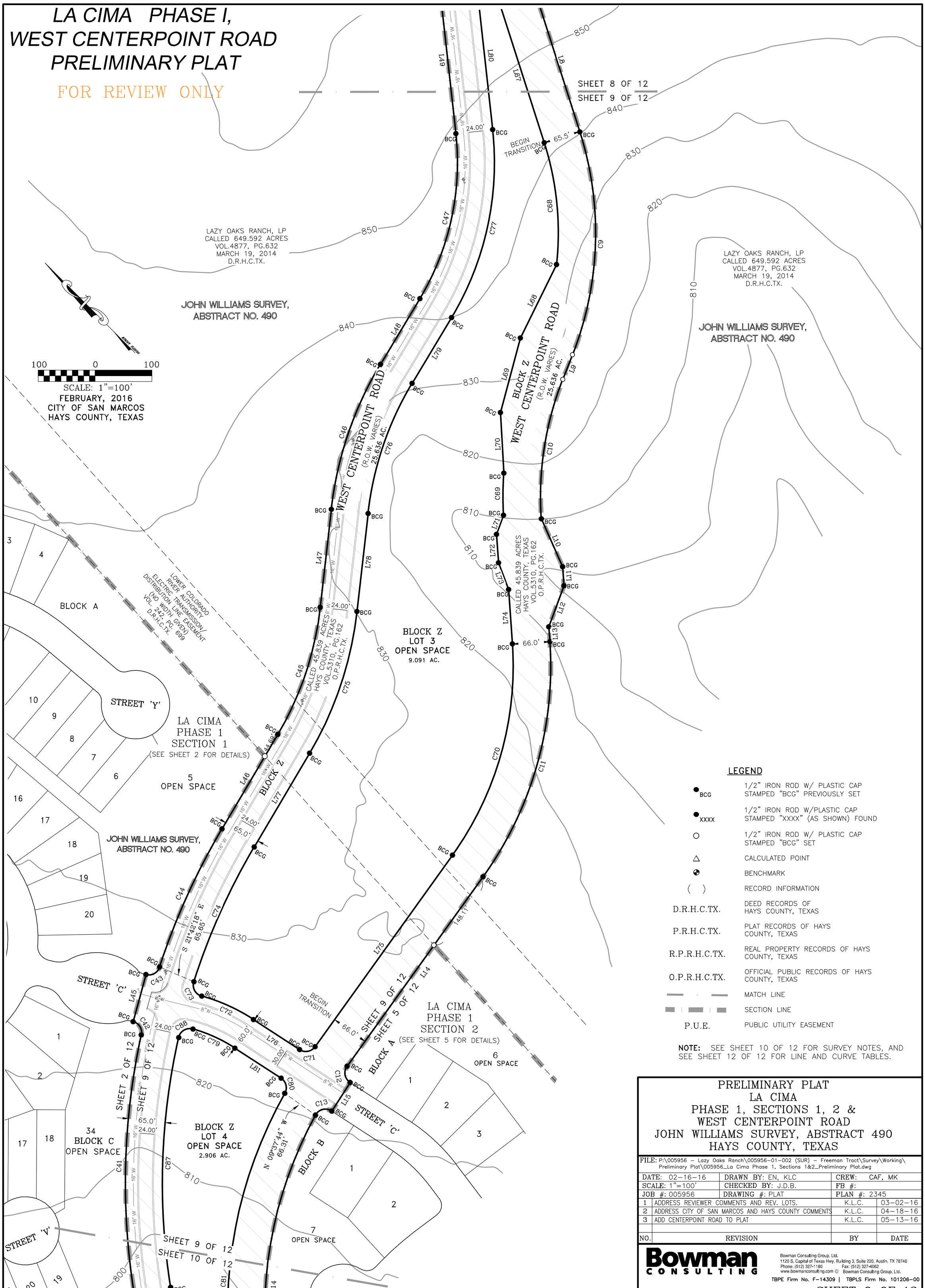

LEGEND

● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◐	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
— —	MATCH LINE
▬ ▬	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 10 OF 12 FOR SURVEY NOTES, AND SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 & WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

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SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
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PLOT DATE: Jun 22,2016-4:28pm

LA CIMA PHASE I, WEST CENTERPOINT ROAD PRELIMINARY PLAT

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NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
5. LIDAR CONTOUR DATA SHOWN HEREON IS FROM CAPITAL AREA COUNCIL OF GOVERNMENTS OF CENTRAL TEXAS.

UTILITY NOTE:

WATER/WASTE WATER:
CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

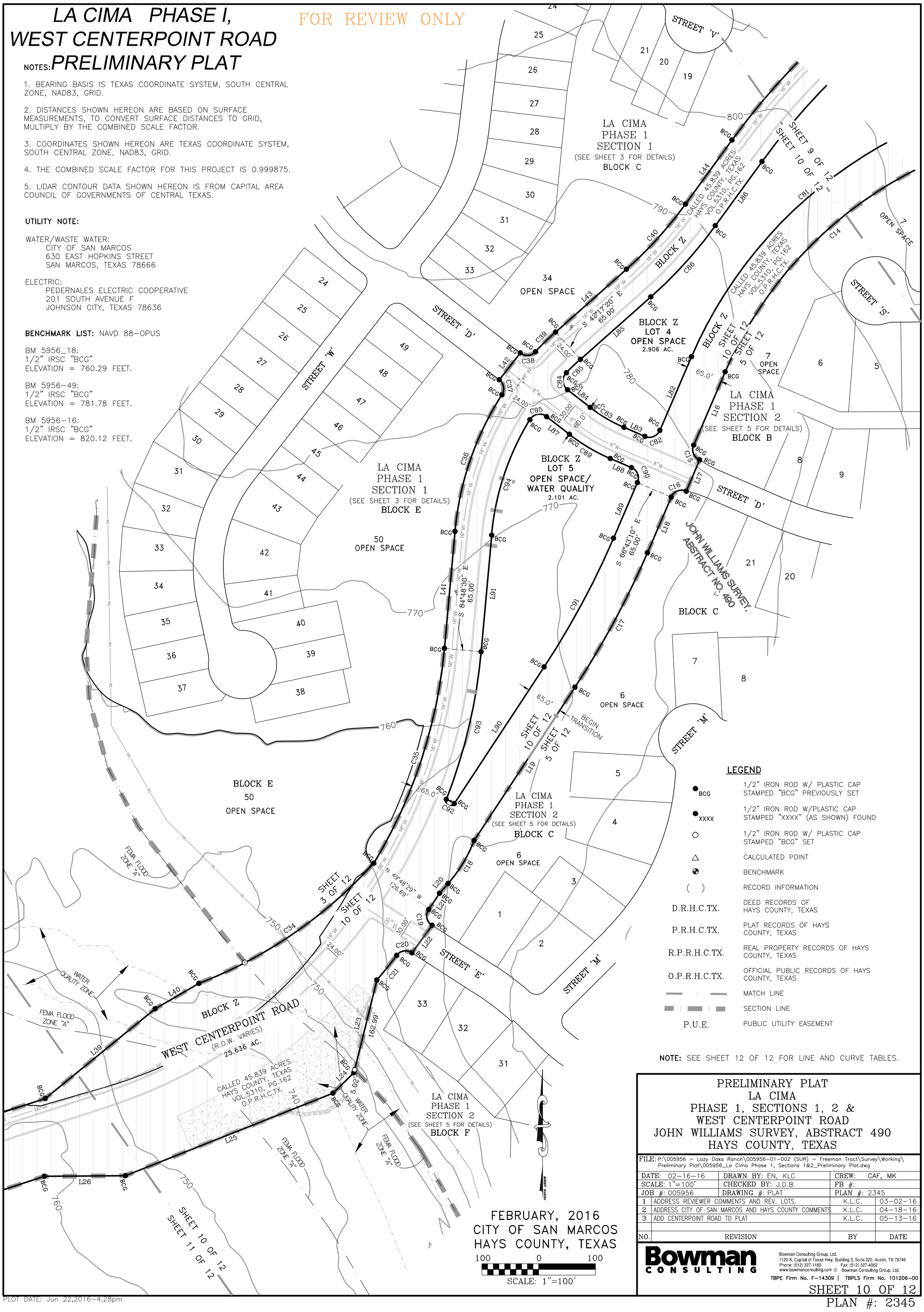
ELECTRIC:
PEDERNALES ELECTRIC COOPERATIVE
201 SOUTH AVENUE F
JOHNSON CITY, TEXAS 78636

BENCHMARK LIST: NAVD 88–OPUS

BM 5956_18:
1/2" IRSC "BCG"
ELEVATION = 760.29 FEET.

BM 5956–49:
1/2" IRSC "BCG"
ELEVATION = 781.78 FEET.

BM 5956–16:
1/2" IRSC "BCG"
ELEVATION = 820.12 FEET.



LEGEND

● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◐	BENCHMARK
( )	RECORD INFORMATION
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R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
—	MATCH LINE
▬	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02–16–16	DRAWN BY: EN, KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345	
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PLOT DATE: Jun 22,2016–4:28pm

LA CIMA PHASE I, WEST CENTERPOINT ROAD PRELIMINARY PLAT

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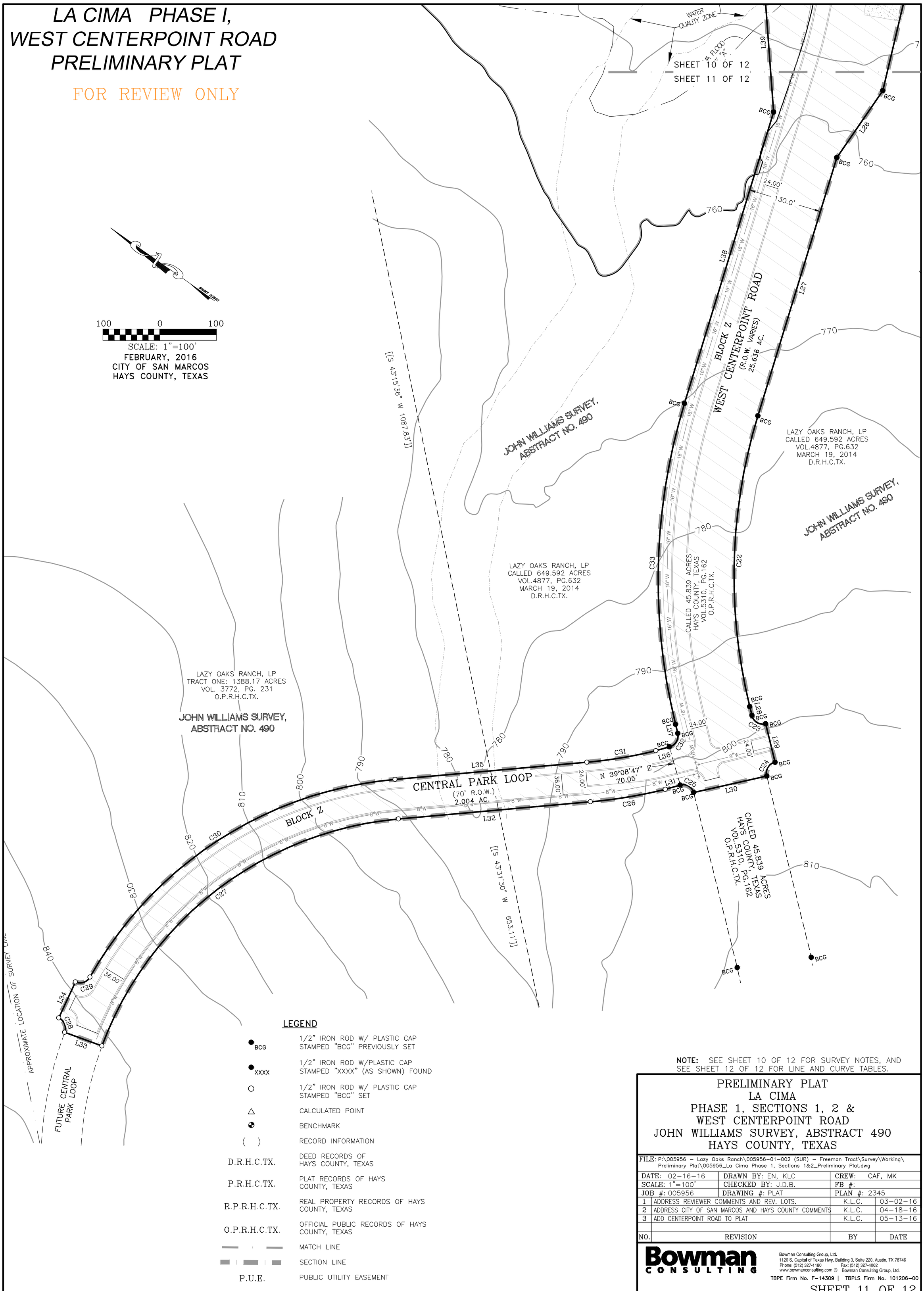

LEGEND

● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◕	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
— · —	MATCH LINE
— — —	SECTION LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTE: SEE SHEET 10 OF 12 FOR SURVEY NOTES, AND SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

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NO.	REVISION	BY	DATE

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SHEET 11 OF 12

PLAN #: 2345

PLOT DATE: Jun 22,2016-4:28pm

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LA CIMA PHASE I, WEST CENTERPOINT ROAD PRELIMINARY PLAT

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1754.86'	121.06'	S 29°32'06" E	121.04'
C2	535.00'	245.36'	S 74°31'16" W	243.22'
C3	20.00'	32.23'	S 41°29'52" W	28.85'
C4	20.00'	30.60'	N 48°30'55" W	27.70'
C5	665.00'	379.17'	S 71°19'32" W	374.05'
C6	20.00'	31.29'	S 10°10'19" W	28.19'
C7	20.00'	35.33'	N 85°15'25" W	30.91'
C8	465.00'	136.70'	S 35°42'42" W	136.21'
C9	585.00'	399.96'	S 46°52'34" W	392.21'
C10	565.00'	250.53'	S 53°45'34" W	248.48'
C11	635.00'	438.81'	S 60°50'32" W	430.13'
C12	20.00'	32.32'	S 34°20'37" W	28.92'
C13	20.00'	32.85'	N 59°00'02" W	29.28'
C14	715.00'	632.32'	S 48°36'56" W	611.91'
C15	20.00'	31.42'	S 21°43'10" E	28.28'
C16	20.00'	31.42'	S 68°16'50" W	28.28'
C17	1535.00'	269.37'	S 28°18'28" W	269.02'
C18	250.00'	89.33'	S 31°15'40" W	88.86'
C19	20.00'	31.61'	S 11°56'15" E	28.42'
C20	20.00'	29.76'	S 80°10'00" W	27.09'
C21	1015.00'	55.59'	S 39°06'44" W	55.58'
C22	965.00'	518.51'	S 56°36'00" W	512.30'
C23	20.00'	31.42'	S 03°47'35" E	28.28'
C24	20.00'	31.42'	S 86°12'25" W	28.28'
C25	20.00'	29.58'	N 06°24'37" W	26.96'
C26	885.00'	134.11'	N 44°27'06" W	133.98'
C27	615.00'	693.89'	N 72°25'59" W	657.67'
C28	20.00'	30.03'	N 32°13'26" E	27.29'
C29	20.00'	29.67'	S 53°18'05" E	27.03'
C30	685.00'	665.88'	S 67°57'31" E	639.97'
C31	815.00'	123.50'	S 44°27'06" E	123.39'
C32	20.00'	30.94'	N 87°04'22" E	27.95'
C33	1065.00'	572.24'	N 56°36'00" E	565.38'
C34	802.36'	377.43'	N 55°31'20" E	373.96'
C35	885.00'	401.54'	N 18°11'23" E	398.10'
C36	534.00'	256.79'	N 18°58'03" E	254.32'
C37	20.00'	29.62'	N 09°40'41" W	26.98'
C38	20.00'	29.60'	N 85°30'00" E	26.97'
C39	534.00'	49.49'	N 45°45'17" E	49.47'
C40	715.00'	155.27'	N 42°11'18" E	154.96'
C41	1235.00'	457.27'	N 46°34'27" E	454.66'
C42	20.00'	30.54'	N 13°25'57" E	27.66'
C43	20.00'	30.22'	S 73°35'50" E	27.42'
C44	1235.00'	267.25'	N 69°19'17" E	266.73'
C45	565.00'	237.35'	N 63°29'10" E	235.61'
C46	635.00'	271.46'	N 63°41'54" E	269.40'
C47	465.00'	302.37'	N 57°19'01" E	297.07'
C48	635.00'	156.25'	N 45°44'17" E	155.86'

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C49	20.00'	30.52'	N 09°04'12" E	27.64'
C50	20.00'	31.42'	S 79°38'50" E	28.28'
C51	835.00'	389.76'	N 68°43'30" E	386.23'
C52	20.00'	30.29'	N 38°42'12" E	27.48'
C53	20.00'	30.43'	S 48°16'47" E	27.58'
C54	835.00'	9.64'	N 88°27'43" E	9.64'
C55	565.00'	270.29'	N 75°05'16" E	267.72'
C56	5.00'	14.82'	S 23°31'35" E	9.96'
C57	470.00'	215.55'	S 74°31'16" W	213.67'
C58	20.00'	30.60'	N 48°30'55" W	27.70'
C59	20.00'	32.63'	N 42°03'04" E	29.13'
C60	630.00'	189.44'	N 80°10'43" E	188.72'
C61	20.00'	32.24'	S 41°29'05" W	28.86'
C62	730.00'	293.77'	S 76°07'53" W	291.79'
C63	8.00'	23.84'	N 30°01'20" W	15.95'
C64	770.00'	348.22'	N 68°18'31" E	345.26'
C65	20.00'	32.83'	S 51°42'47" E	29.26'
C66	8.00'	24.24'	S 42°42'28" E	15.98'
C67	530.00'	155.57'	S 35°41'56" W	155.01'
C68	520.00'	216.80'	S 39°14'02" W	215.23'
C69	630.00'	74.27'	S 45°24'35" W	74.22'
C70	570.00'	393.89'	S 60°50'32" W	386.10'
C71	20.00'	30.51'	N 55°39'23" W	27.64'
C72	330.00'	100.26'	N 20°39'19" W	99.87'
C73	20.00'	32.14'	N 16°40'59" E	28.79'
C74	1165.00'	260.18'	N 69°07'22" E	259.64'
C75	630.00'	264.66'	N 63°29'10" E	262.72'
C76	570.00'	243.68'	N 63°41'54" E	241.82'
C77	530.00'	344.63'	N 57°19'01" E	338.59'
C78	570.00'	117.27'	N 44°34'57" E	117.06'
C79	270.00'	81.24'	S 20°34'17" E	80.93'
C80	20.00'	30.16'	S 31°14'39" W	27.38'
C81	780.00'	696.46'	S 48°51'37" W	673.56'
C82	20.00'	31.42'	S 68°16'50" W	28.28'
C83	270.00'	68.89'	N 59°24'35" W	68.71'
C84	20.00'	33.63'	N 03°55'49" W	29.80'
C85	471.00'	34.28'	N 46°19'27" E	34.28'
C86	780.00'	169.38'	N 42°11'18" E	169.05'
C87	1165.00'	442.29'	N 46°50'35" E	439.63'
C88	20.00'	32.49'	S 75°44'09" E	29.04'
C89	330.00'	84.20'	S 59°24'35" E	83.98'
C90	20.00'	31.42'	S 21°43'10" E	28.28'
C91	1470.00'	257.96'	S 28°18'28" W	257.63'
C92	8.00'	23.46'	N 62°39'03" W	15.91'
C93	950.00'	268.13'	N 13°16'38" E	267.25'
C94	471.00'	216.34'	N 18°21'00" E	214.44'
C95	20.00'	33.65'	N 79°42'16" E	29.82'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 77°54'50" E	15.72'
L2	S 61°22'58" W	440.55'
L3	S 87°39'35" W	3.21'
L4	S 89°31'27" W	50.14'
L5	S 87°39'35" W	120.49'
L6	S 54°59'28" W	190.21'
L7	S 47°11'53" W	60.61'
L8	S 27°17'24" W	262.04'
L9	S 66°27'44" W	46.30'
L10	S 20°59'57" W	92.20'
L11	S 41°02'43" W	33.26'
L12	S 65°11'33" W	77.25'
L13	S 41°02'43" W	25.98'
L14	S 80°38'20" W	410.25'
L15	S 77°50'53" W	60.00'
L16	S 23°16'50" W	140.14'
L17	S 23°16'50" W	60.00'
L18	S 23°16'50" W	106.62'
L19	S 33°20'06" W	323.11'
L20	S 41°29'53" W	22.65'
L21	S 33°20'06" W	34.25'
L22	S 36°21'31" W	60.12'
L23	S 13°47'53" W	168.02'
L24	S 45°46'19" W	51.78'
L25	S 68°19'52" W	393.55'
L26	S 89°29'36" W	142.89'
L27	S 71°59'35" W	475.56'
L28	S 41°12'25" W	15.95'
L29	S 41°12'25" W	70.00'
L30	N 47°34'35" W	132.02'
L31	N 50°51'40" W	27.03'

LINE TABLE

LINE #	BEARING	DISTANCE
L32	N 40°06'37" W	339.11'
L33	N 14°45'22" W	70.00'
L34	N 80°00'46" E	70.01'
L35	S 40°06'37" E	339.11'
L36	S 51°05'00" E	24.52'
L37	N 41°12'25" E	16.43'
L38	N 71°59'35" E	536.37'
L39	N 50°47'23" E	249.81'
L40	N 59°51'13" E	89.09'
L41	N 05°11'30" E	206.73'
L42	N 37°56'10" E	60.00'
L43	N 48°24'34" E	166.65'
L44	N 35°58'02" E	139.38'
L45	N 60°14'01" E	86.00'
L46	N 75°31'15" E	192.88'
L47	N 51°27'05" E	173.40'
L48	N 75°56'43" E	134.71'
L49	N 38°41'19" E	263.84'
L50	N 54°43'33" E	60.00'
L51	N 55°21'10" E	399.97'
L52	N 84°57'29" E	50.00'
L53	N 88°47'34" E	195.85'
L54	N 61°22'58" E	68.41'
L55	S 28°37'02" E	10.00'
L56	N 61°22'58" E	10.00'
L57	N 28°37'02" W	10.00'
L58	N 61°22'58" E	51.81'
L59	S 37°24'23" W	11.09'
L60	S 61°22'58" W	191.21'
L61	S 87°39'35" W	2.52'
L62	N 04°41'26" W	81.85'

LINE TABLE

LINE #	BEARING	DISTANCE
L63	N 88°47'34" E	194.32'
L64	S 04°41'26" E	77.36'
L65	S 87°39'35" W	112.10'
L66	N 55°21'10" E	87.85'
L67	S 27°17'24" W	261.19'
L68	S 71°09'33" W	143.99'
L69	S 59°56'42" W	135.73'
L70	S 41°47'56" W	106.69'
L71	S 65°06'35" W	35.94'
L72	S 41°02'43" W	50.13'
L73	S 24°12'20" W	50.26'
L74	S 41°02'43" W	95.90'
L75	S 80°38'20" W	414.68'
L76	N 11°57'07" W	96.89'
L77	N 75°31'15" E	191.77'
L78	N 51°27'05" E	173.40'
L79	N 75°56'43" E	134.71'
L80	N 38°41'19" E	263.84'
L81	S 11°57'07" E	97.04'
L82	S 23°16'50" W	141.33'
L83	N 66°43'10" W	40.29'
L84	N 52°05'59" W	50.77'
L85	N 48°24'34" E	165.86'
L86	N 35°58'02" E	139.80'
L87	S 52°05'59" E	50.72'
L88	S 66°43'10" E	40.29'
L89	S 23°16'50" W	106.62'
L90	S 33°20'06" W	287.89'
L91	N 05°11'30" E	205.94'

NOTE: SEE SHEET 10 OF 12 FOR SURVEY NOTES.

PRELIMINARY PLAT
LA CIMA
PHASE 1, SECTIONS 1, 2 &
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Preliminary Plat\005956_La Cima Phase 1, Sections 1&2_Preliminary Plat.dwg

DATE: 02-16-16	DRAWN BY: EN, KLC	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
JOB #: 005956	DRAWING #: PLAT	PLAN #: 2345

NO.	REVISION	BY	DATE
1	ADDRESS REVIEWER COMMENTS AND REV. LOTS.	K.L.C.	03-02-16
2	ADDRESS CITY OF SAN MARCOS AND HAYS COUNTY COMMENTS	K.L.C.	04-18-16
3	ADD CENTERPOINT ROAD TO PLAT	K.L.C.	05-13-16

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PLOT DATE: Jun 22,2016-4:29pm

PC-_____-_____

City of San Marcos
SUBDIVISION PLAT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	Bowman Consulting	Lazy Oaks Ranch, LP
Mailing Address	3101 Bee Cave Rd. Suite 100	303 Colorado Street, Suite 2300
	Austin, TX 78746	Austin, TX 78701
Daytime Phone	(512) 327-1180	(512) 457-8000
Email Address	jwarwick@bowmancg.com	blee@dbcllp.com

AGENT ACKNOWLEDGEMENT STATEMENT:

Lazy Oaks Ranch, LP ~~acknowledge that I am~~ is **the rightful owner of the property proposed for subdivision and hereby authorize** Bowman Consulting **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: Bryan W. Lee

Printed Name: Lazy Oaks Ranch, LP
Bryan Lee, Manager **Date:** 12/14/15

Signature of Agent: Jacy

Printed Name: Jacy M. Warwick **Date:** 12/14/15

TYPE OF APPLICATION

Subdivision Plats

- ☐ Subdivision Concept Plat
- ☑ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat

Development Plats

- ☐ Preliminary Development Plat
- ☐ Final Development Plat

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

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
- ☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: La Cima Phase 1 Sec 1 & 2

Address or General Location: 2503 Old RR 12 (Intersection of Ranch Road 12 and Wonder World Drive), San Marcos, TX.

Proposed Number of Lots: 130/99 **Acres:** 48.74/43.06

Appraisal District Tax ID: R Multiple (see attached Hays CAD tax records)

Located In

- ☐ City Limits
- ☐ S.M. River Corridor
- ☑ ETJ (County Hays)
- ☐ Planned Development District

Proposed Use of Land Single Family 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: Lazy Oaks Ranch, LP **Date:** 12/14/15

Bryan Lee, Manager

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* Pedernales Elecric Cooperative

Applicable Utility Service Code(s) Please refer to the Service Availability letter from Mike Moore following this section.

Comments/Conditions Please refer to the Service Availability letter from Mike Moore following this section.

Please also see this section completed by CenterPoint Energy.

Signature of Electric Company Official Refer to Mike Moore's signature included in the letter following this section.

Title Right of Way Agent **Date** October 6, 2015

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* CenterPoint Energy

Applicable Utility Service Code(s) Please refer to the Service Availability letter from Devin Kleinfelder following this section.

Comments/Conditions Please refer to the Service Availability letter from Devin Kleinfelder following this section.

Signature of Gas Company Official Refer to Devin Kleinfelder's signature included in the letter following this section.

Title Marketing Consultant **Date** December 2, 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) Please refer to the Service Availability letter from The City of San Marcos following this section.

Comments/Conditions Please refer to the Service Availability letter from The City of San Marcos following this section, along with the completed section by the City Water Department Management.

Signature of Water Utility Official: Refer to Laurie Moyer's signature included in the letter following this section.

Title: Director of Engineering & Capital Improvements **Date:** December 22, 2015

Name of *Wastewater Service Provider* City of San Marcos

Applicable Utility Service Code(s) Please refer to the Service Availability letter from The City of San Marcos following this section.

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 Please refer to the Service Availability letter from The City of San Marcos following this section.

Signature of City or County Wastewater Official: Refer to Laurie Moyer's signature included in the letter following this section.

Title: Director of Engineering & Capital Improvements **Date** December 22, 2015

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* NA

Applicable Utility Service Code(s) NA

Comments/Conditions Service Committments from one or more data provider(s) capable of providing telephone service will be included with final plat application

Signature of Telephone Company Official NA

Title: NA **Date** NA

La Cima Development

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) C

Comments/Conditions Extensive system improvement and line extension will be required

Signature of Water Utility Official: Tony Salinas

Title: Water Dept Manager **Date:** Dec 4, 2015

Name of *Wastewater Service Provider* City of San Marcos

Applicable Utility Service Code(s) C

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 Improvements and line extensions required

Signature of City or County Wastewater Official: Lloyd Jurasz

Title: Wastewater Coll Mgr. **Date** 12-4-15

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 $ 5,472.65 *(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: Lazy Oaks Ranch, LP
Bryan Lee, Manager

Date: 12/14/15

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: _____

Pedernales Electric Cooperative, Inc.

P.O. Box 100 Kyle, Texas 78640-0100
(512) 262-2161 • 1-888-554-4732

October 6, 2015

Mr. Doug Goss
Project Manager
Natural Development Austin, Inc.
11612 FM 2244
Building 1, Suite 140
Austin, Texas 78738

Re: La Cima project in San Marcos, Texas

Dear Mr. Goss:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. The above referenced property in San Marcos, Texas, is within the Cooperative's service area. We will extend service to this location in accordance with our Line Extension Policy, which requires that you apply for electric service and pay connection fees for each metered account. Also, if construction of electric service facilities is needed, you must pay all construction fees and grant or acquire all necessary easements before construction can begin.

If you have any questions, please call me at 1-800-868-4791, Extension 7525, Monday through Friday, between 8 a.m. and 5 p.m.

Sincerely,

Mike Moore
Right of Way Agent

CenterPoint Energy
290 S. Castell Ave.
New Braunfels, TX 78130-5104

December 2nd , 2015

Doug Goss
Natural Development
doug@nd-austin.com

Availability of natural gas service at
La Cima Unit 1 and 2 – San Marcos, TX

Dear Mr. Goss:

This is to inform you that natural gas is available to serve the above-mentioned development.

CenterPoint Energy provides gas service up to the meter. Please provide us with master plan and easement information in CAD format (2010), once it is available so we may begin our design. Arrangements have been made with the developer to serve the entire development. As the development moves forward, please update us with the most current plats and designs for each unit.

I look forward to working with you to provide natural gas, the most energy efficient fuel source for your development.

If there are any questions or you require additional information, please call me at (830) 643-6938 or e-mail devin.kleinfelder@centerpointenergy.com .

Sincerely,

Devin Kleinfelder
Marketing Consultant
O: 830 643 6938
C: 830 481 8494

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

_____

_____

_____

Signature of Electric Company Official _____

Title _____ **Date** _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) C

Comments/Conditions We will need to get a pre development agreement done with the developer in order to serve these two phases. Please have developer contact me to pursue this agreement.

Signature of Gas Company Official Devin Kleinfelder

Title Marketing Consultant **Date** December 7th 2015

EXHIBIT A-1

ENGINEERING AND CAPITAL IMPROVEMENTS

December 22, 2014

Mr. Bill Ward
La Cima Developers, LLC
201 Barton Springs Road
Austin, TX 78704

Re: Water and Wastewater Service to La Cima

Dear Mr. Ward:

This letter is confirmation of this City's agreement to provide water and wastewater service to the La Cima development. Per Section 1.05 A of the Development Agreement approved by City Council on September 16, 2014:

The City hereby agrees to allow the extension, improvements of, and connections to City water and wastewater facilities to provide service to the Project up to a maximum of 4,000 service units equivalent. Owner anticipates that the Project will require 4,000 service units of water and wastewater from the City. At the time of execution of this Agreement, City anticipates that it will have sufficient water and wastewater capacity to serve the Project. City further acknowledges that its approval of any subdivision plat of property within the Project shall constitute a representation by the City that it has sufficient water and wastewater capacity available to serve the platted lots at the time of plat approval.

Please let me know if you have any questions.

Sincerely,

Laurie Moyer, P.E.
Director of Engineering & Capital Improvements

C: Jared Miller, City Manager
Collette Jamison, Assistant City Manager
Tom Taggart, Executive Director of Public Services
Kevin Burke, Economic & Development Coordinator
Richard Reynosa, P.E., Senior Engineer

CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8100 • FACSIMILE 855.759.2844
SANMARCOSTX.GOV

File #: PC-16-17, **Version:** 1

AGENDA CAPTION:
(PC-16-18_03) Consider a request by BEC-LIN Engineering on behalf of Blue Dog Storage for approval of a Final Plat for approximately 3.84 acres, more or less, out of the A.M. Esnaurizar Survey Abstract No. 98, establishing Remington Acres generally located at 7061 Old Bastrop Road. (W. Parrish)

Meeting date: July 26, 2016

Department: Planning and Development Services

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

CITY COUNCIL GOAL: NA

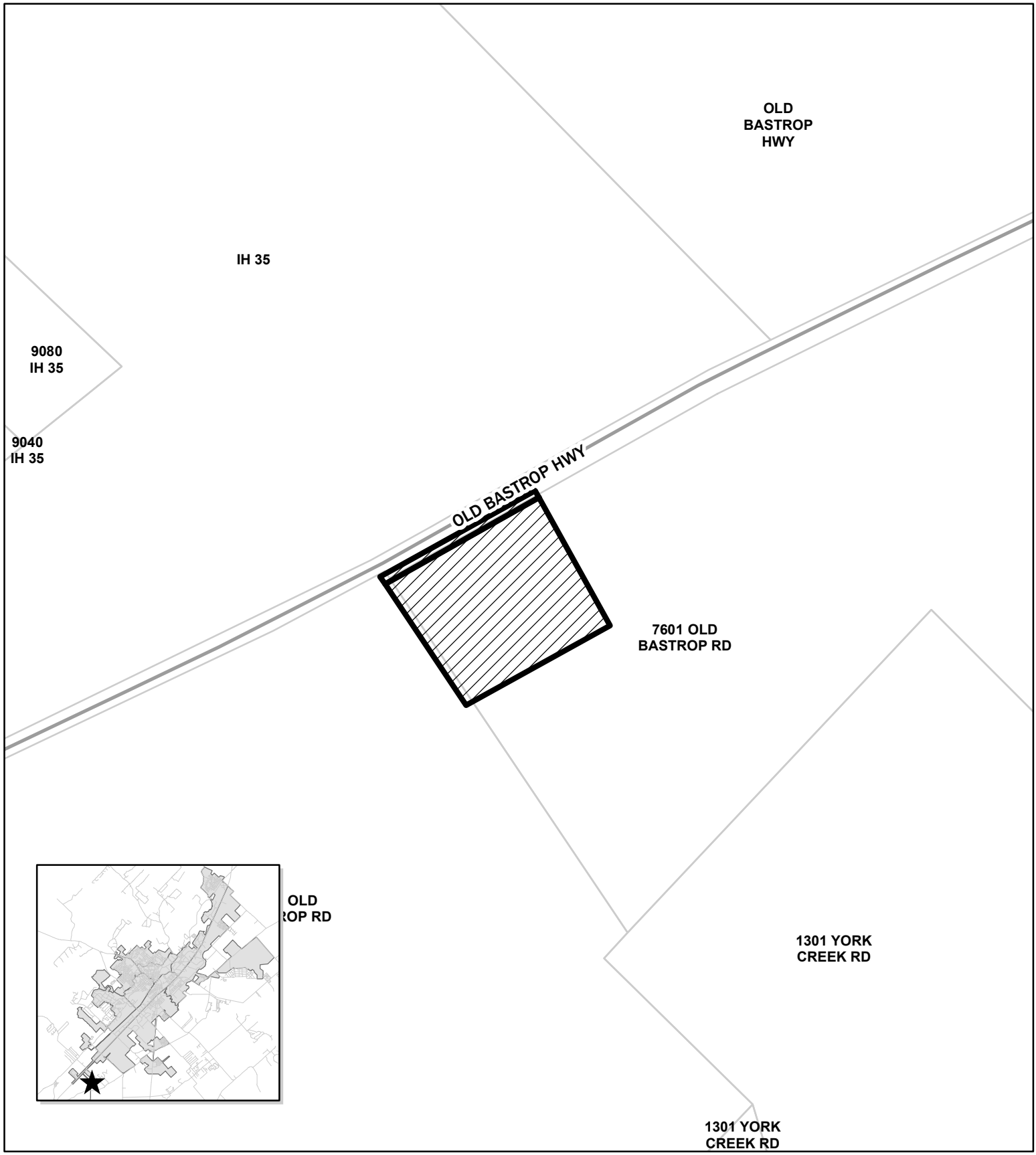
COMPREHENSIVE PLAN ELEMENT(s): NA

BACKGROUND:

The subject property is approximately 3.84 acres, more or less, and is located at 7061 S Old Bastrop Highway. This property is located within Comal County and the San Marcos Extraterritorial Jurisdiction. This tract was formerly part of the County Line Shooting Center Subdivision which was vacated in early 2016. The application states that the proposed use is unknown at this time.

This property will be served by water by the Crystal Clear Special Utility District and will operate on a septic system. Electricity will be provided by Pedernales Electric Co-op.

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



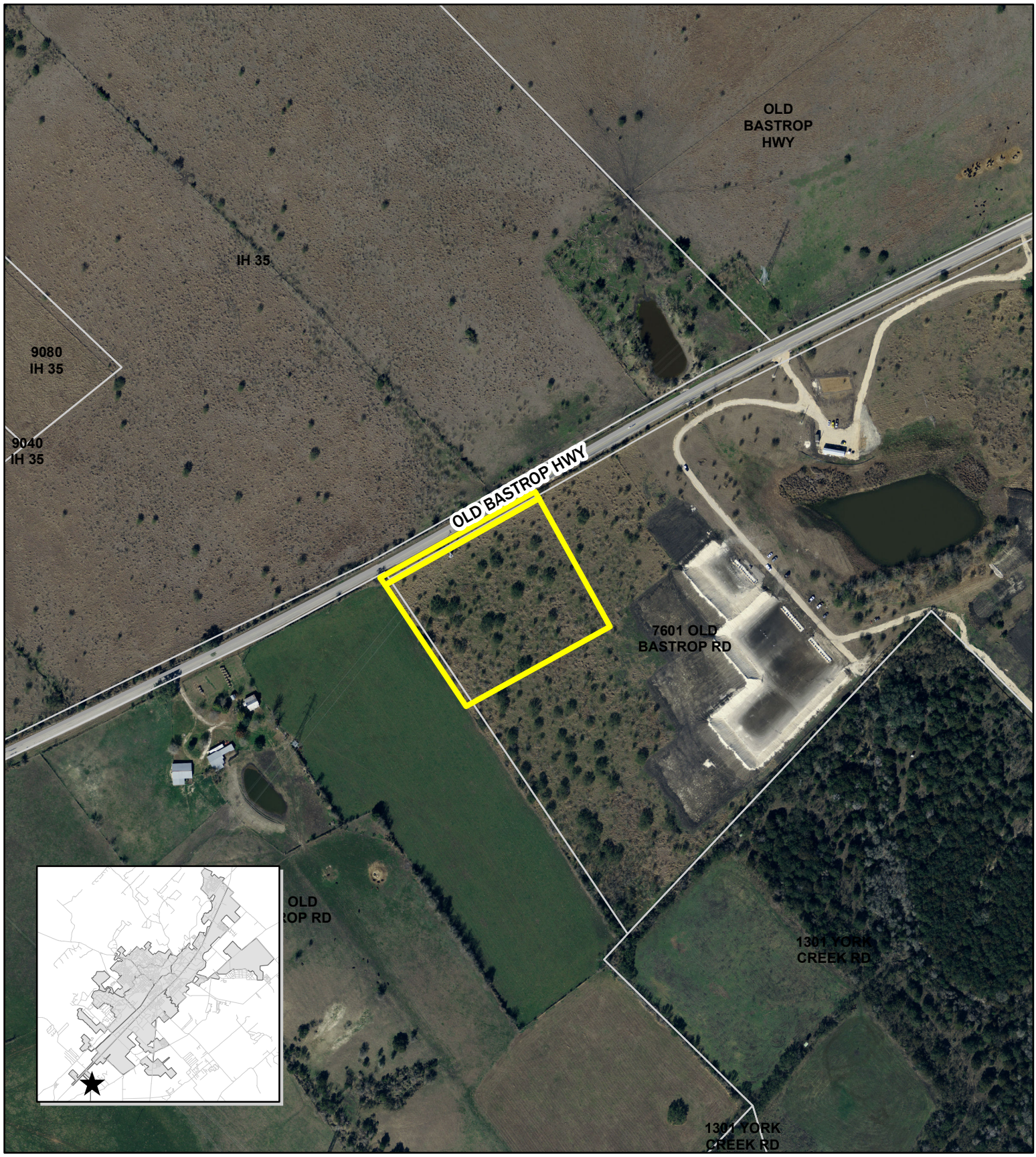
PC-16-18_03
Remington Acres
Map Date: 07/13/2015

PC-16-18_03

N

0 250 500 1,000 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.



PC-16-18_03
Remington Acres
Map Date: 07/13/2015

PC-16-18_03

N

0 250 500 1,000 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.

PC-16-18_03 Final Plat, Remington Acres

Applicant Information:

Agent: Kelly Kilber
100 E San Antonio Street
San Marcos, TX 78666

Property Owner: Blue Dog Storage
11816 Eubank Drive
Austin TX, 78758

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Remington Acres

Subject Property:

Summary: The subject property is approximately 3.84 acres, more or less, and is located at 7061 S Old Bastrop Highway

Zoning: NA (located outside of San Marcos City Limits, but within Extraterritorial Jurisdiction)

Traffic/ Transportation: The property is located on Old Bastrop Highway between Francis Harris Land and York Creek Road. The applicant is dedicating Right of Way for a future expansion of Old Bastrop Highway.

Utility Capacity: This property will not be served by the City of San Marcos.

Planning Department Analysis:

The subject property is located within Comal County and the San Marcos Extraterritorial Jurisdiction. This tract was formerly part of the County Line Shooting Center Subdivision which was vacated in early 2016. The application states that the proposed use is unknown at this time.

This property will be served by water by the Crystal Clear Special Utility District and will operate on a septic system. Electricity will be provided by Pedernales Electric Co-op.

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

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

The Commission's Responsibility:

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

Prepared By:

Will Parrish	Planning Technician	July 13, 2016
Name	**Title**	**Date**

Attachments:

- Plat
- Application

REMINGTON ACRES

BEING 4.07 ACRES OUT OF THE
W. SIMON SURVEY, A-706, THE A.M.
ESNAURIZAR 11 LEAGUE GRANT SURVEY, A-1
CITY OF SAN MARCOS ETJ
COMAL COUNTY, TEXAS

STATE OF TEXAS*
COUNTY OF _____*

KNOW ALL MEN BY THESE PRESENTS, Randy W. Balogh, DBA Blu Dog Storage, being the owner of of that 14.56 acre tract as recorded in Document 201606002886, Comal County Deed Records, do hereby subdivide said tracts in accordance with the plat shown hereon, this is a subdivision of 4.07 acres out of said 14.56 acres of land out of the W. Simon Survey, A-706, and the A.M. Esnaurizar 11 League Grant Survey, A-1, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon. This subdivision is to be known as REMINGTON ACRES.

_____
Randy W. Balogh, Owner
Blu Dog Storage, DBA
11816 Eubank Drive
Austin, TX 78758

STATE OF TEXAS*
COUNTY OF _____*

BEFORE ME, the undersigned authority, on this day personally appeared Randy W. Balogh, known by me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the____ day of _____, 2016.

_____
Notary Public
State of Texas

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the ____ day of _____, 2016, by the Planning and Zoning Commission of the City of San Marcos.

_____ Date
Director of Planning and Development Services
Shannon Mattingly, Director

_____ Date
Chair of the Planning & Zoning Commission

_____ Date
Director of Engineering and Capital Improvement
Laurie Moyer, P.E.

_____ Date
Recording Secretary

This plat of Remington Acres has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on _____, 2016.
Dated this _____ day of _____, A.D., 2016.

By: _____
County Judge

Attest: _____
County Clerk - Deputy

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepp, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the _____ day of _____, A.D., 2016, at _____ .M. and duly recorded the _____ day of _____, A.D., 2016, at _____ .M. in the Records of Maps and Plats in said office, of said County, in Document No._____, in testimony whereof witness my hand and official seal of office this ____ day of _____A.D., 2016.

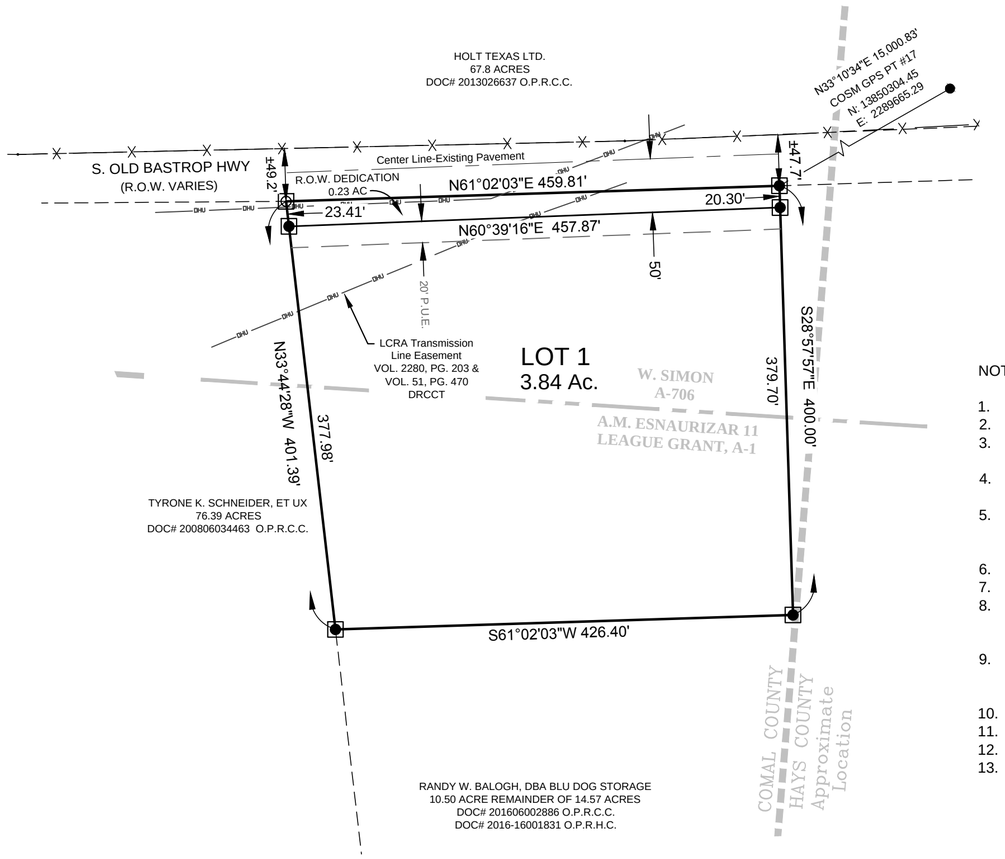
COUNTY CLERK
COMAL COUNTY, TEXAS

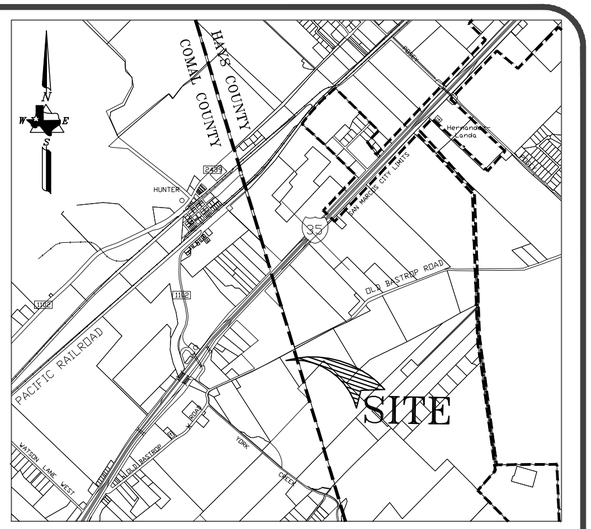
By: _____
Deputy

STATE OF TEXAS*
COUNTY OF HAYS*

That I, Kelly Kilber, a Registered Professional Land Surveyor in the State of Texas, hereby certify to the best of my skill and knowledge this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were found or properly placed under my supervision in accordance with the Subdivision regulations of the City of San Marcos and Hays County, Texas.

_____
Kelly Kilber,
Registered Professional Land Surveyor No. 2219





LOCATION MAP
NOT TO SCALE

NOTES:

1. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
2. Water service is to be provided by Crystal Clear Water Supply.
3. Sanitary sewer service is to be by Individual On-Site Sewage Facilities constructed in accordance with Comal County Development Services Rules and Regulations.
4. Electricity to be provided by Pedernales Electric Cooperative and telephone service by CenturyLink.
5. This property is subject to an unspecified width and location Electrical Transmission Line Easement recorded in Volume 2285, Page 203, and in Volume 51, Page 470, Deed Records, Comal County, Texas.
6. There is hereby established a ten (10) foot easement centered on existing electric facilities.
7. Bearings shown hereon are based Texas State Plane Coordinates, South Central Zone.
8. The tract of land shown hereon lies within Zone "X", as delineated on the Flood Insurance Rate Map (FIRM) Community Panel Number 48091C 0295 F, dated September 2, 2009, for Comal County, Texas.
9. No driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated roadway unless a Driveway Permit has been issued by the Comal County Road Department.
10. Right of Way of 0.23 acres is hereby dedicated for future widening.
11. This subdivision contains 1 lot for a total of 3.84 acres. Lots between 2 and 5 acres: 1
12. This subdivision lies within the ETJ of the City of San Marcos.
13. Sidewalks will be constructed at the time of development.

SCALE: 1"=100'

0 100 200

LEGEND

○	ALUMINUM CAP IRON STAKE FOUND
●	ALUMINUM IRON STAKE SET W/TRI-TECH CAP
O.P.R.C.C.	OFFICIAL PUBLIC RECORDS COMAL COUNTY
O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
—X—	WIRE FENCE
—OHU—	OVERHEAD UTILITY LINE

JUNE 1, 2016

ENGINEER:
BEC-LIN ENGINEERING, L.P.
100 E. San Antonio St., Ste. 100
San Marcos, Texas 78666
Ph: 512-353-3335 Fax: 512-396-0224
TBPE #F-13056
TBPLS #10193729

SURVEYOR:
TRI-TECH SURVEYING CO., L.P.
WWW.SURVEYINGCOMPANY.COM
100 E. San Antonio St. Ste 100
San Marcos, Texas 78666
Phone: (512) 440-0222
Fax: (512) 440-0224
TBPLS #10193729

PLAN 5710 P-15-1055000

SHEET 1 OF 1

PC-_____-_____

City of San Marcos
SUBDIVISION PLAT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	KELLY KILBER, AGENT BEC-LIN ENGINEERING	BLU DOG STORAGE, DBA RANDY BALOGH ~ OWNER
Mailing Address	100 E. SAN ANTONIO ST. STE. 100 SAN MARCOS, TX 78666	11816 EUBANK DRIVE AUSTIN, TX 78758
Daytime Phone	512-353-3335	512-656-5198
Email Address	kkilber@bec-lin.com	randybrealtor@gmail.com

AGENT ACKNOWLEDGEMENT STATEMENT:

I RANDY BALOGH **acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize** KELLY KILBER, P.E. **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: Randy Balogh

Printed Name: RANDY BALOGH ~ OWNER BLU DOG STORAGE, DBA **Date:** 4/23/16

Signature of Agent: Kelly Kilber

Printed Name: KELLY KILBER **Date:** 4/27/16

Subdivision Plats

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

- ☐ Variance — Section _____
- ☐ Plat Vacation — 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: REMINGTON ACRES

Address or General Location: 7061 S. OLD BASTROP HIGHWAY

Proposed Number of Lots: 1 **Acres:** 4.07

Appraisal District Tax ID: R 141037

Located In

- ☐ City Limits
- ☐ S.M. River Corridor
- ☑ ETJ* - Please circle county: *Caldwell* (*Comal*) *Guadalupe* *Hays*
- ☐ Planned Development District

Proposed Use of Land UNKNOWN

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

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Signature: N/A

Printed Name: _____ **Date:** _____

- ☑ Complete application
- ☑ Required fees $ $1,441.14 *(see next page for Fee Schedule)* ($102*4.07) + $1015 + $11
- ☑ All legislative requirements complete
- ☑ Proof of record ownership *(recorded deed corresponds to ownership indicated on tax certificate)*
- ☑ Current tax certificate *(must show prior year taxes paid by January 31st of current year)*
- ☑ Names and addresses of property lien-holders
- ☑ One digital copy of submittal materials including CAD file
- ☑ Five 18"x24" hard copies of plat document*

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

Signature of Applicant: _____

Printed Name: KELLY KILBER, P.E. **Date:** 4/27/16

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

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

Preliminary Subdivision Plats or Preliminary Development Plats

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

Final Subdivision or Final Development Plats:

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

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

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

Amending Plats and Replats:

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

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* CRYSTAL CLEAR SPECIAL UTILITY DISTRICT

Applicable Utility Service Code(s) B.

Comments/Conditions _____

Signature of Water Utility Official: [signature]

Title: General Manager Date: 4-20-16

Name of *Wastewater Service Provider* _____

Applicable Utility Service Code(s) _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) X 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) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

Remington Acres - Comal County

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* PEDERNALES ELECTRIC COOPERATIVE

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Electric Company Official _____

Title Right of Way Agent **Date** 2/16/16

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

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ **Date** _____

File #: CUP-16-17, **Version:** 1

AGENDA CAPTION:
CUP-16-17 (Trailer Sales) Hold a public hearing and consider a request for a conditional use permit by Richard Wilmont on behalf of Pete Neumann to allow for the sale of light duty trailers at 5680 S IH 35. (W. Parrish)

Meeting date: July 27, 2016

Department: Planning and Development Services

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

CITY COUNCIL GOAL: NA

COMPREHENSIVE PLAN ELEMENT(s): NA

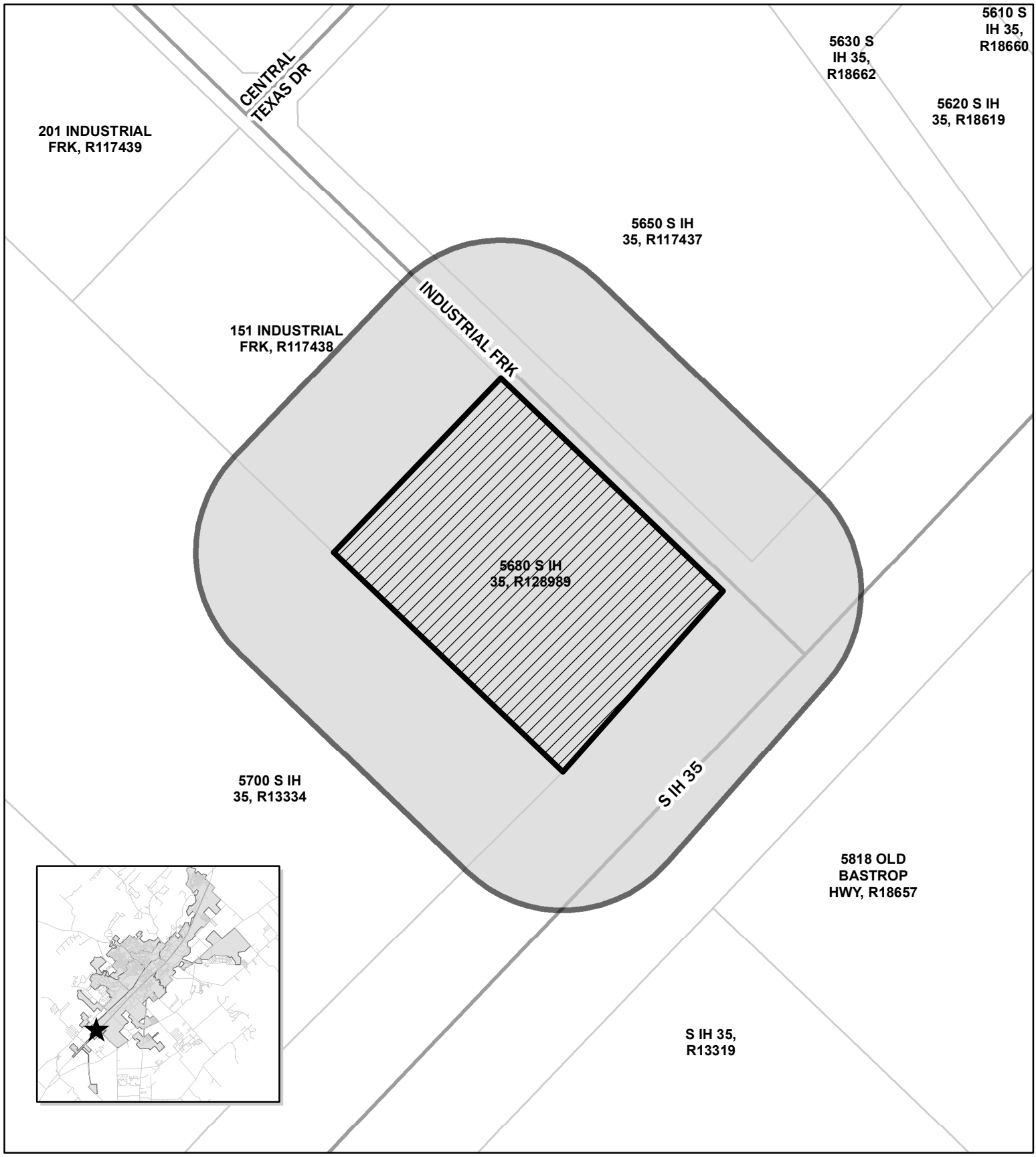
BACKGROUND:

The subject property is an approximately 3.6 acre lot located at the entrance to the H&H Industrial Park located at the intersection of Industrial Fork Drive and the Southbound IH-35 Frontage Road. This is a request for a Conditional Use Permit (CUP) for light duty trailer sales in a Heavy Industrial (HI) district. Trailer sales is not a use that is specifically identified in the Land Use Matrix in the Land Development Code (section 4.3.1.2), however, section 4.3.1.1(d)(2) allows the Planning Director to determine if a particular use is close enough in nature to a use that is identified in the Land Use Matrix to fall into the same category. In this case, the Planning Director determined that trailer sales as a use is similar to Heavy Duty Vehicle Sales, which is an identified use in the Land Use Matrix. In the Heavy Industrial district, Heavy Duty Vehicle Sales require a Conditional Use Permit.

Staff has analyzed the request and recommends **approval** of the Conditional use permit with the following conditions:

(1) The Conditional Use Permit approves the Land Use only, not the proposed site plan;

(2) The “display area” designated on the site plan meets City standards for development of a parking lot.



CUP-16-17
H&H Industrial Park
5680 S IH 35
Map Date: 7/13/2016

CUP-16-17
200ft Buffer

N

0 150 300 600 Feet

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

CUP-16-17
H&H Industrial Park
5680 S IH 35
Map Date: 7/13/2016

Site Location

N

0 150 300 600 Feet

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

CUP-16-17
Conditional Use Permit
Trailers Plus
5680 S IH 35

Applicant Information:

Applicant:	Richard Wilmont 119 East SMTE Street Suite 120 Eagle, Idaho 83616
Property Owner:	Pete Neumann 1521 Oxbow Drive Suite 210 Montrose, Colorado 81401
Applicant Request:	A Conditional Use Permit (CUP) to allow for trailer sales in a Heavy Industrial District located at 5680 South IH-35.
Notification	Public hearing notification mailed July 15, 2016
Response:	None to date

Subject Property:

Location:	5680 South IH-35
Legal Description:	Lot 2 Block 1 of the H&H Industrial Park
Frontage On:	IH-35 Southbound Frontage Road
Neighborhood:	NA
Existing Zoning:	Heavy Industrial (HI)
Preferred Scenario:	Area of Stability
Utilities:	Existing
Existing Use of Property:	Vacant
Proposed Use of Property:	Light duty trailer sales and repair

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	HI	Industrial/Vacant
S of Property	CC	IH-35/Vacant
E of Property	HI	Vacant
W of Property	NA	Concrete Plant

Code Requirements:

This is a request for a Conditional Use Permit (CUP) for light duty trailer sales in a Heavy Industrial (HI) district. Trailer sales is not a use that is specifically identified in the Land Use Matrix in the Land Development Code (section 4.3.1.2), however, section 4.3.1.1(d)(2) allows the Planning Director to determine if a particular use is close enough in nature to a use that is identified in the Land Use Matrix to fall into the same category. In this case, the Planning Director determined that trailer sales as a use is similar to Heavy Duty Vehicle Sales, which is an identified use in the Land Use Matrix. In the Heavy Industrial district, Heavy Duty Vehicle Sales require a Conditional Use Permit. A CUP allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Background

The subject property is an approximately 3.6 acre lot located at the entrance to the H&H Industrial Park located at the intersection of Industrial Fork Drive and the Southbound IH-35 Frontage Road. The H&H Industrial Park consists of 17 individual lots zoned Heavy Industrial. At this time, the majority of these lots are vacant. The applicant would like to sell and repair light duty trailers (general purpose, livestock, etc.) to the general public. The applicant would like to construct a sales office, parking area for staff and customers, and a "display area" for the trailers for sale. The applicant has proposed to construct the "display area" from crushed asphalt.

Comments from Other Departments:

The Engineering Department has stated that they have no issue with the proposed land use, however, the "display area" should be considered a parking lot, and constructed according to the Land Development Code regulations for parking lots, as vehicles will be parked on it.

There have been no other concerns from other departments.

Planning Department Analysis:

This property is located along IH-35 in a Heavy Industrial District. Vehicle sales are common along IH-35, although in San Marcos it is generally passenger vehicles that are being sold. Passenger vehicle sales are permitted in General Commercial, which is a very common district along IH-35, however they are prohibited in Heavy Industrial. Additionally, vehicle dealerships are required to construct their vehicle "display area" as a parking lot based on the Land Development Code.

The applicant is proposing to sell and repair trailers, which are a heavier duty vehicle than most passenger vehicles, and therefore a more appropriate Land Use in the Heavy Industrial district than in a General Commercial district. However Staff does not feel that it is appropriate to treat trailer "display areas" differently from areas used to display passenger vehicles. If constructed to code, the parking lot will be required to include internal landscaping elements and be paved according to City standards.

Evaluation of a request for a CUP is subject to the criteria in Section 1.5.7.5 of the LDC concerning impacts of the use on surrounding properties.

1. **The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;**
    - The Preferred Scenario Map designates much of the property along IH-35 as Employment Center. This particular property is identified as an Area of Stability, meaning that the zoning designations should remain stable in this area. The property is currently zoned High Intensity, which is a zoning classification that is

appropriate and allowed within the Employment Center districts. As the proposed land use is to sell and repair trailers it appears to be consistent with the Land Development Code.

2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;**

    - The Heavy Industrial zoning district is primarily intended for "the conduct of heavy manufacturing, assembling and fabrication activities that do not *typically* depend upon frequent customer or client visits" (emphasis added). Unlike passenger vehicle sales which rely on almost universal customer base, trailer sales are more of a specialty, with a more limited and specialized customer base. Additionally, the applicant proposes to repair trailers on this site, which meets the intent of this district.

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;**

    - This tract is located in a Heavy Industrial district, and is adjacent to a concrete plant. It is currently an undeveloped site and development under the Land Development Code will enhance the site and the general area.

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;**

    - Staff does not feel that there will generate hazardous traffic of a vehicular or pedestrian nature.

5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;**

    - At this time, the need for any additional improvements has not been identified.

6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and**

    - If the site is developed according to all relevant Land Development Code regulations, the landscaping elements will serve to enhance the site.

7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

    - Staff recommends that the site meet all the standards for the zoning district without any variations from those standards.

Staff has analyzed the request and recommends **approval** of the Conditional use permit with the following conditions:

(1) The Conditional Use Permit approves the Land Use only, not the proposed site plan;
(2) The "display area" designated on the site plan meets City standards for development of a parking lot.

The Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed CUP. 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 may approve, approve with conditions or modifications or deny the permit. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission, pursuant to Section 1.5.7.5 of the LDC, should consider the extent to which:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

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

Prepared by:

Will Parrish	Planning Technician	July 15, 2016
Name	**Title**	**Date**

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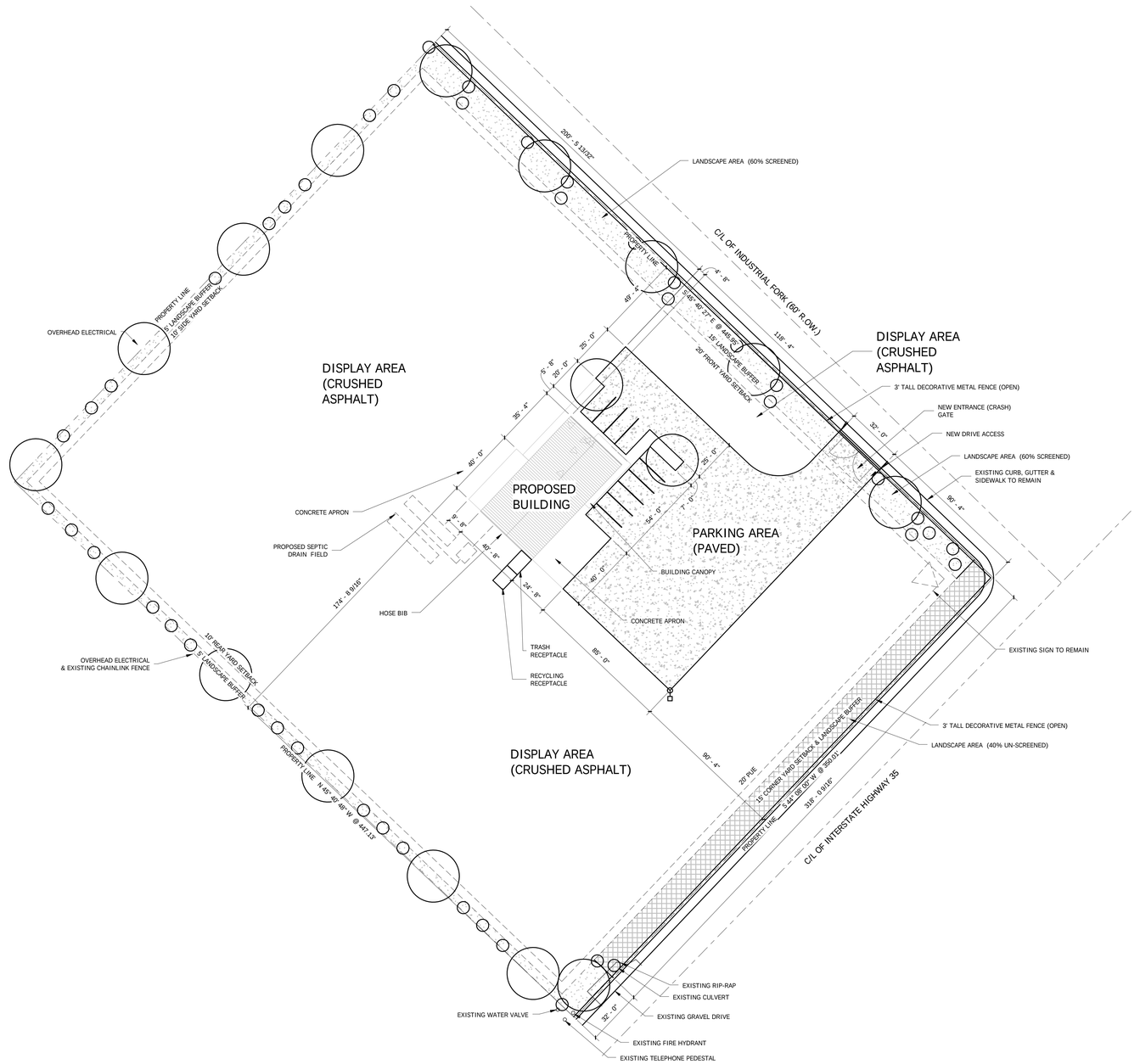


1 OVERALL SITE PLAN
1" = 30'-0"

0 15' - 0" 30' - 0" 60' - 0" 120' - 0"

SITE ANALYSIS

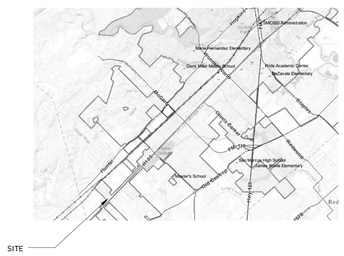
ADDRESS :	5680 SOUTH INTERSTATE HIGHWAY 35 SAN MARCOS, TEXAS
PROPERTY DESCRIPTION :	TRACT 1, LOT 2 H&H INDUSTRIAL PARK INDUSTRIAL FORK
ASSESSORS PARCEL NUMBER :	R130050
JURISDICTION :	CITY OF SAN MARCOS
ZONING :	HI (HEAVY INDUSTRIAL)
LAND-USE :	HEAVY LOAD VEHICLE SALES
LOT AREA :	
MINIMUM (CORNER) -	7,500 SQUARE FEET
ACTUAL -	156,302 SQUARE FEET 3.588 ACRES
LANDSCAPE COVERAGE :	
MINIMUM -	15,631 SQUARE FEET (10%)
ACTUAL -	15,731 SQUARE FEET (10.1%)
LOT FRONTAGE :	
MINIMUM (CORNER) -	60 FEET
ACTUAL -	350 FEET
HEIGHT :	
MAXIMUM -	NO LIMIT
ACTUAL -	25'-4"
IMPERVIOUS COVERAGE :	
MAXIMUM -	132,856 SQUARE FEET (85 %)
ACTUAL -	17,384 SQUARE FEET (11%)
PAVED AREA :	
ACERAGE -	.44 ACRES
SQUARE FOOTAGE -	19,150 SF

SETBACKS : (BUILDING)	REQUIRED	PROVIDED
FRONT -	20'-0"	100'
SIDE (INTERIOR) -	10'-0"	255'-8"
SIDE (CORNER) -	15'-0"	150'-0"
REAR -	10'-0"	177'-11"

PARKING : (SCHEDULE B)	REQUIRED	PROVIDED
OUTDOOR SALES -	(1/1000 SF) 3 SPACES	(1/333 SF) 9 SPACES

GEO-TECHNICAL REPORT:
ARIAS & ASSOCIATES, FILE NO. 03SA-2914

VICINITY MAP



SITE

ALC architecture collaborative
1119 E. State St., Suite 120 - Eagle, ID 83616
208.514.2713

TRAILERS PLUS - SAN MARCOS, TEXAS

H & H INDUSTRIAL PARK, TRACT 1, LOT 2
CONCEPTUAL SITE PLAN
06.13.16
ALC - 16054

CUP-____-_____

City of San Marcos
CONDITIONAL USE PERMIT APPLICATION - GENERAL

	APPLICANT	PROPERTY OWNER
Name:	RICHARD WILMOT	PETE NEWMAN
Mailing Address:	1119 EAST STATE STREET, SUITE 120	1521 OXBOW DRIVE, SUITE 210
	EAGLE, IDAHO, 83616	MONTROSE, COLORADO
Telephone No.:	208.514.2713	970.249.3398
E-mail address:	richardw@alcarchitecture.com	pete@leadershipcirclellc.com

Property Address: 5680 SOUTH INTERSTATE HIGHWAY 35

Legal Description (if platted): Lot 2 Block 1 Subdivision H3H INDUSTRIAL PARK

Tax ID Number: R 130050 **Zoning District:** H1 (HEAVY INDUSTRIAL)

PROPOSED USE

Brief description of Proposed Use (attach separate page if needed):

DEVELOPMENT OF APPROXIMATE 3 ACRE SITE FOR USE AS A LIGHT DUTY TRAILER SALES AND REPAIR FACILITY.

I certify that the information in this application is complete and accurate. I understand that I or another representative should be present at all meetings concerning this application.

☐ *I am the property owner of record; or*

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

Signature of Applicant: _____ Date: 06.13.16

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted by: _____ Date: _____

File #: CUP-16-18, **Version:** 1

AGENDA CAPTION:
CUP-16-18 (The Spot) Hold a public hearing and consider a request by Springtown Entertainment, L.L.C., on behalf of The Spot, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1180 Thorpe Lane, Suite 130. (A. Brake)
Meeting date: July 26, 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): N/A

BACKGROUND:
The Spot is proposed as a new entertainment center in the Springtown Shopping Center with a movie theater, bowling alley, bar and event spaces. Previously, Target was located on the subject property and closed several years ago when the store relocated to Stonecreek Crossing.

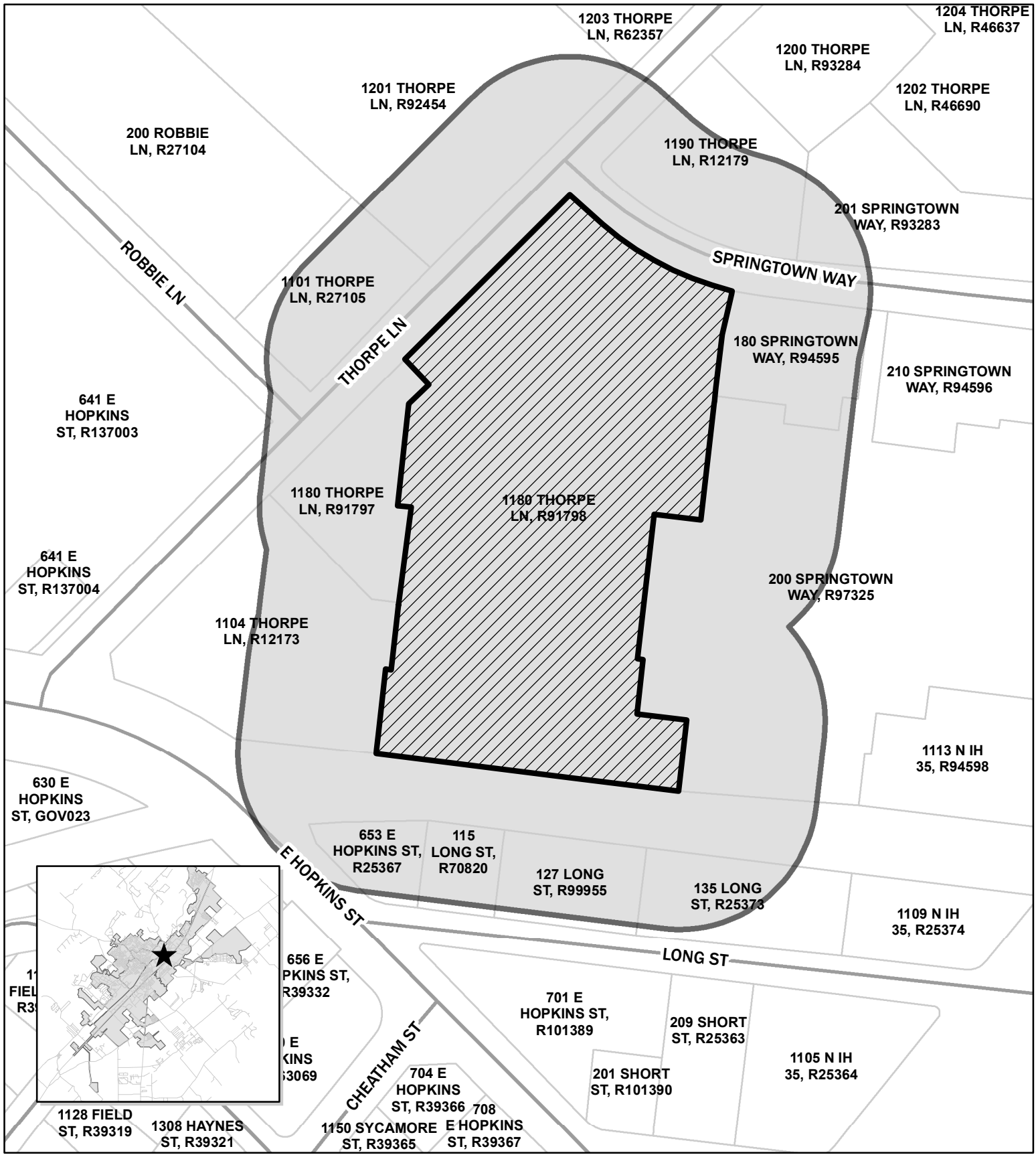
The total gross floor area of the space is approximately 35,716 square feet with 524 indoor fixed seats and 46 outdoor seats. The hours of operation are proposed to be 11 a.m. to 12 a.m. Sunday through Wednesday and 11 a.m. through 2 a.m. Thursday through Saturday. Based upon the Land Development Code parking requirements and the uses within the entertainment center, The Spot is required to have approximately 177 parking spaces. The Springtown Shopping Center provides adequate parking with over 1,000 parking spaces. A menu has been included as an attachment. Other than the movie theater, the bowling alley, bar, and event spaces, no additional entertainment facilities are proposed at this time.

Staff finds the use is consistent with the General Commercial Zoning District and is compatible with adjacent zoning districts as well as other businesses within the commercial shopping center. Staff has received no comments or concerns from other Departments.

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

1. **The permit 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 permit shall be posted in the same area and manner as the Certificate of Occupancy.**



CUP-16-18
The Spot
1180 Thorpe Ln
Ste 130
Map Date: 7/13/2016

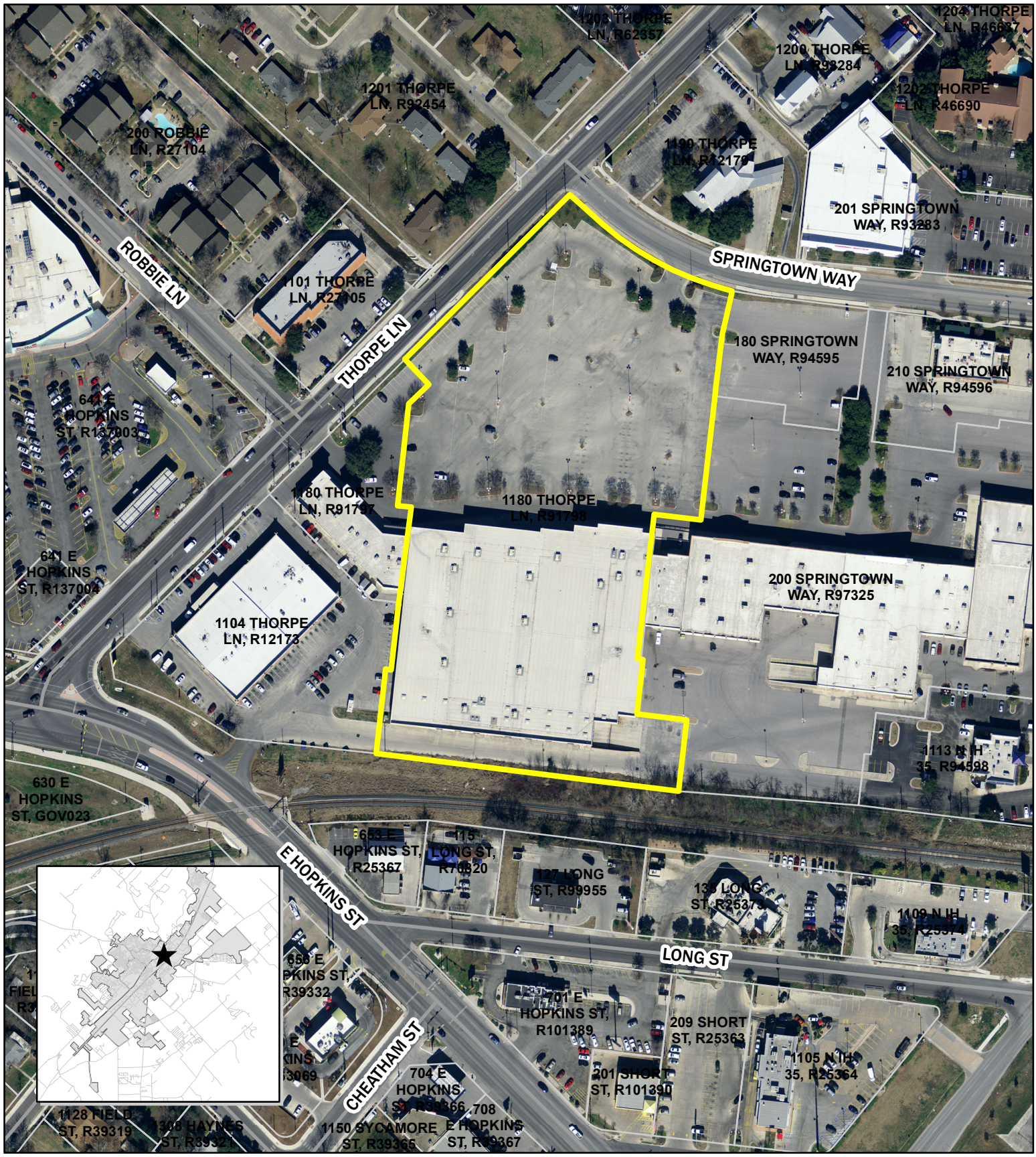
CUP-16-18

200ft Buffer

N

0 150 300 600 Feet

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



CUP-16-18
The Spot
1180 Thorpe Ln
Ste 130
Map Date: 7/13/2016

Site Location

N

0 150 300 600 Feet

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

CUP-16-18
Conditional Use Permit
The Spot
1180 Thorpe Lane, Suite 130

Applicant Information:

Applicant: Springtown Entertainment, L.L.C.

Mailing Address: 1290 Wonder World Drive, Suite 140
San Marcos, TX 78666

Property Owner: Humpty Dumpty SSM, Ltd.
500 West 5th Street, Suite 700
Austin, TX 78701

Applicant Request: Approval of a new Conditional Use Permit (CUP) to allow on-premise consumption of mixed beverages at a restaurant establishment.

Public Hearing Notice: Public hearing notification mailed on July 15, 2016

Response: None as of report date.

Subject Property:

Expiration Date: None – New

Location: 1180 Thorpe Lane, Suite 130

Legal Description: Lot 2, Springtown IV Subdivision

Frontage On: Thorpe Lane and Springtown Way

Neighborhood: Millview West

Existing Zoning: General Commercial ("GC")

Preferred Scenario Designation: High Intensity - Midtown

Utilities: Adequate

Existing Use of Property: Commercial Redevelopment – Vacant Suite

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	GC	Commercial, Bank
S of property	GC	Commercial, Restaurants
E of property	GC	Commercial, Retail
W of property	GC	Commercial, Retail

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.

Under Section 4.3.4.2 of the LDC a business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located within a zoning district that limits density to six units per acre or less. This location **does meet** the distance requirements.

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

The subject property is located within the overall Springtown Shopping Center located between IH-35, Springtown Way, and Thorpe Lane. The subject property is one of several land parcels within this overall Shopping Center. Previously, Target was located on the subject property and closed several years ago when the store relocated to Stonecreek Crossing. The existing building remained vacant and is currently being remodeled. The applicant is proposing a new entertainment center in this location with a movie theater, bowling alley, bar and event spaces.

The total gross floor area of the space is approximately 35,716 square feet with 524 indoor fixed seats and 46 outdoor seats. The hours of operation are proposed to be 11 a.m. to 12 a.m. Sunday through Wednesday and 11 a.m. through 2 a.m. Thursday through Saturday. Based upon the Land Development Code parking requirements and the uses within the entertainment center, The Spot is required to have approximately 177 parking spaces. The Springtown Shopping Center provides adequate parking with over 1,000 parking spaces. A menu has been included as an attachment. Other than the movie theater, the bowling alley, bar, and event spaces, no additional entertainment facilities are proposed at this time.

Comments from Other Departments:

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

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and it appears 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.

Logan's, a restaurant establishment serving alcohol for on-premise consumption, is located nearby and the shopping center is being redeveloped to include other restaurants that will be serving alcohol for on-premise consumption (e.g Chuy's). Staff finds the use is consistent with the General Commercial Zoning District and is compatible with adjacent zoning districts as well as other businesses within the commercial shopping center.

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

- Initial approval for 1 year;
- Renewal for 3 years
- Life of the TABC Permit

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

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

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

Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

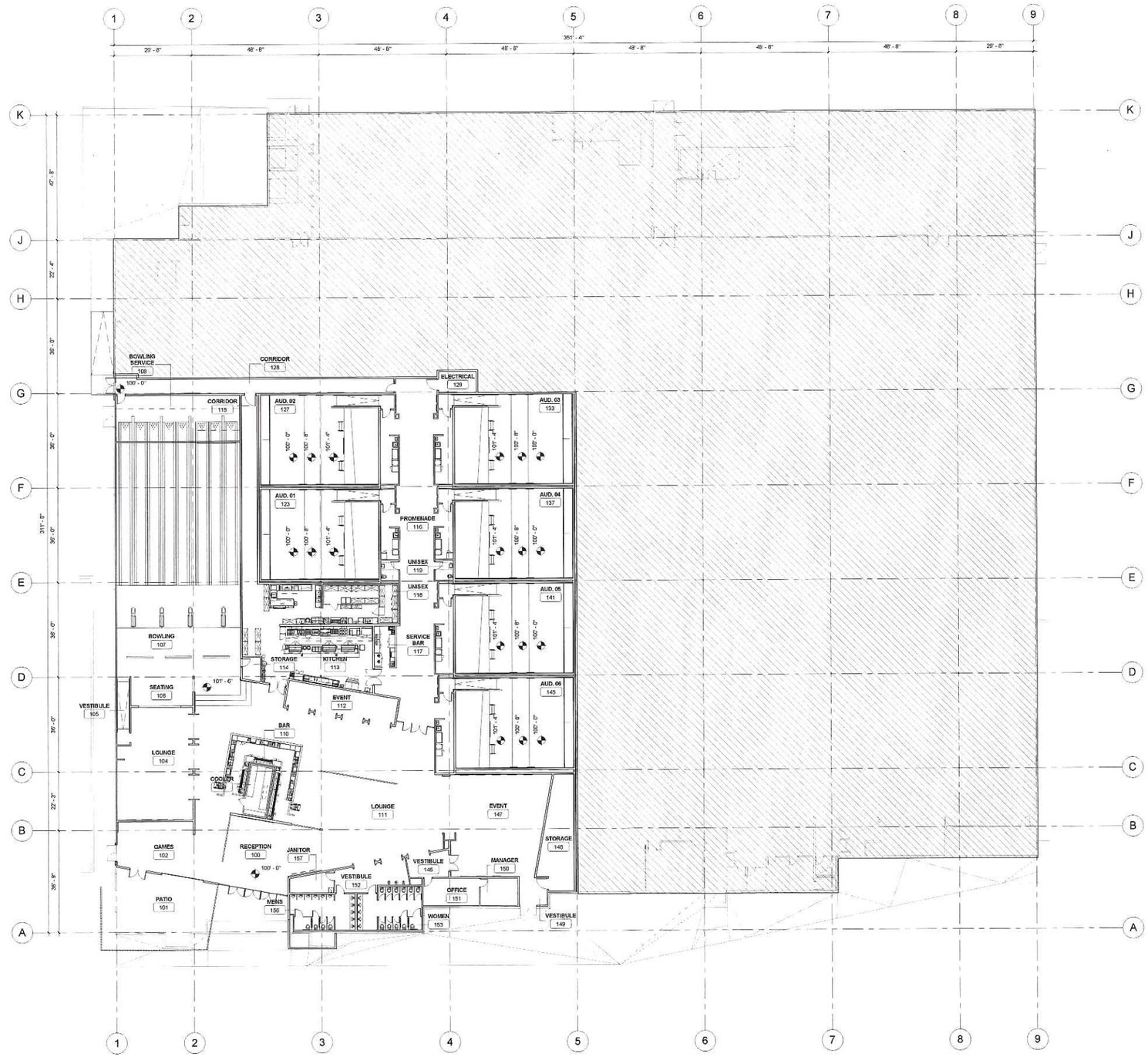
The Commission's decision is discretionary. Provided the request meets the minimum requirements of section 4.3.4.2 of the LDC, the Commission shall also evaluate the impact of the proposed conditional use on surrounding properties under section 1.5.7.5 of the LDC, by considering the extent to which the use:

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

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

Prepared by:

Alison Brake, CNU-A	Planner	July 8, 2016
Name	**Title**	**Date**



01 OVERALL LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

ARCHITECT
5G Studio Afleta
800 Jackson St., Suite 500
Dallas, TX 75202
Ian Means 214 670 0050

STRUCTURAL ENGINEER
LA Fiess Partners
3333 Lee Parkway, Suite 300
Dallas, TX 75219
Jeff Truly 214 593 1188

PLUMBING ENGINEER
Root Engineering Services
43 FM 3356
Van Alstyne, TX 75495
Tong Kheaswang 903 375 3303

MECHANICAL ENGINEER
Root Engineering Services
43 FM 3356
Van Alstyne, TX 75495
Tong Kheaswang 903 375 3303

ELECTRICAL ENGINEER
Root Engineering Services
43 FM 3356
Van Alstyne, TX 75495
Tong Kheaswang 903 375 3303

SHELL ARCHITECT
Antenoso Architects LLP
200 East Live Oak Street
Austin, TX 78704
James Garza 512 462 1848

OWNER
EVO Entertainment Group
1200 Wonder World Drive, Suite 1240
San Marcos, TX 78666
Mitchell Roberts 512 353 7077

REV	DATE	ISSUE TITLE
	11-16-15	50% Review Set
	12-15-15	75% Review Set
	01-25-16	Review Set
	03-04-16	Issue for Bid and Permit

REGISTERED ARCHITECT
MICHAEL WAYNE WILSON
16054
STATE OF TEXAS

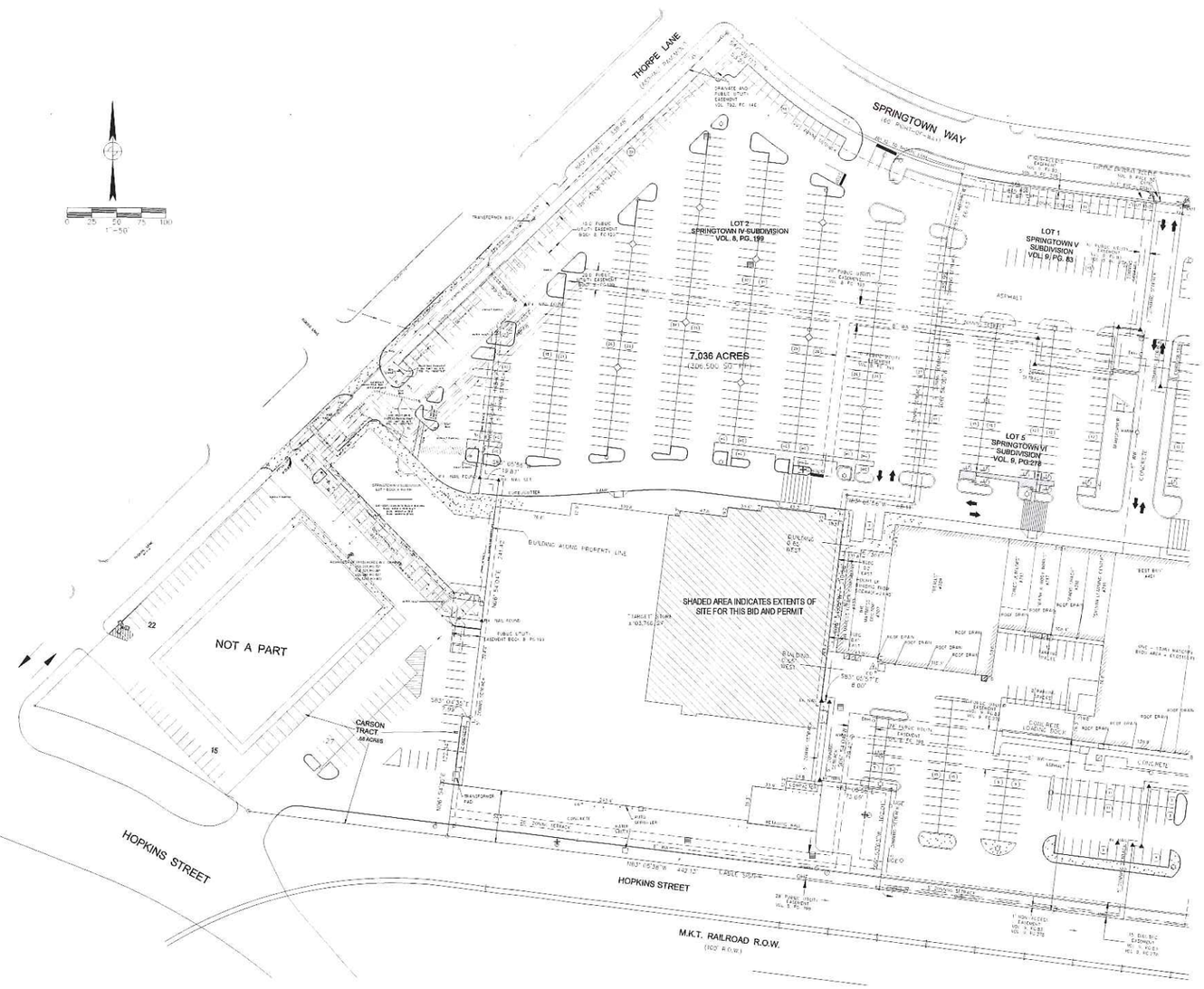
THE SPOT | SAN MARCOS, TX

1104 THORPE DRIVE, SAN MARCOS, TX

OVERALL LEVEL 1
FLOOR PLAN

ARA001
PROJECT NUMBER

A20.00
SHEET NUMBER



SITE PLAN PROVIDED FOR REFERENCE ONLY
SEE SHELL ARCHITECTURE SHEETS FOR BID AND PERMIT WORK ON EXTERIOR OF BUILDING.
ALL SITE WORK IS UNDER SEPARATE BID AND PERMIT.

01 SITE PLAN
1" = 50'-0"

5G

ARCHITECT
5G Studio Collaborative, LLC
800 Jackson St., Suite 500
Dallas, TX 75202
(CONTACT)

CIVIL ENGINEER
5G Studio Collaborative, LLC
800 Jackson St., Suite 500
Dallas, TX 75202
(CONTACT)

STRUCTURAL ENGINEER
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800 Jackson St., Suite 500
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(CONTACT)

PLUMBING ENGINEER
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Dallas, TX 75202
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MECHANICAL ENGINEER
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800 Jackson St., Suite 500
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(CONTACT)

ELECTRICAL ENGINEER
5G Studio Collaborative, LLC
800 Jackson St., Suite 500
Dallas, TX 75202
(CONTACT)

LANDSCAPE ARCHITECT
5G Studio Collaborative, LLC
800 Jackson St., Suite 500
Dallas, TX 75202
(CONTACT)

ARCHITECT
5G Studio Collaborative, LLC
800 Jackson St., Suite 500
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(CONTACT)

ARCHITECT
5G Studio Collaborative, LLC
800 Jackson St., Suite 500
Dallas, TX 75202
(CONTACT)

REV.	DATE	ISSUE TITLE
	03-04-16	Issue for Bid and Permit

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

THE SPOT | SAN MARCOS, TX

SITE PLAN

ARA001
PROJECT NUMBER

A10.00
SHEET NUMBER

HARDIHOODS

EATERY & DRINKERY

EATERY MENU

MUNCHIES

CHIPS AND SALSA | **$4.99 with Queso: $6.99**

HARDIHOOD DIP | **$7.99**
Queso loaded with our Shiner Bock Chili and Guacamole.

LOADED FRIES | **$6.99**
Crispy french fries topped with cheddar-jack cheese, smoked bacon and green onions served with ranch dipping sauce.

CHILI CHEESE FRIES | **$6.99**
Crispy french fries topped with Shiner Bock Chili, cheddar-jack cheese, green onions and sour cream.

CONE O'FRIES | **$3.99**
Crispy, skin-on fries served with chipotle ketchup.

CLASSIC NACHOS | **$9.99**
Heaped high and covered with cheese, Shiner Bock Chili, tomatoes, lettuce, jalapeños, black olives & green onions. Served with sour cream, guacamole and fire-roasted salsa.

SOUTHWESTERN SPINACH DIP | **$8.99**
The classic creamy dip with a hint of parmesan cheese and smoked poblano. Served with house-made chips.

QUESADILLAS | **$8.99 Cheese only: $7.29**
Grilled chicken, three cheeses and roasted peppers served with guacamole, sour cream and fire-roasted salsa.

CHICKEN TENDER BASKET | **$8.99**
Hand breaded in house served with Hardi-Sauce and a side of fries.

MOZZARELLA STICKS | **$7.99**
The classic favorite served with warm marinara sauce.

WINGS YOUR WAY | **$9.99**
Boneless or bone-in traditional tossed in sauce and served with celery sticks and ranch dressing. Sauces: Honey BBQ, Medium Buffalo, Sweet-Chile, Lemon-Pepper, Hot Buffalo, Chipotle.

SAMPLER PLATTER | **$15.99**
There is something for everyone in this assortment of Boneless wings, Sliders, Southwestern Spinach Dip and Mozzarella sticks. Served with chips and dipping sauces.

SANDLOT SLIDERS | **$7.99**
3 mini-burgers topped with American cheese, Hardi-Sauce, onion straws & pickles; served with a side of fries. "You're killing me Smalls!"

SOUP & SALAD

CHICKEN TORTILLA SOUP | $4.99
A perfectly spiced blend of tender chicken, and southwest veggies simmered in our house-made broth and topped with fresh tortilla strips.

SHINER BOCK CHILI | $5.99
Hearty and meaty, slow-cooked with Texas' favorite beer. Served with sour cream, cheese, and green onions upon request.

FRIED CHICKEN SALAD | $8.99
Crispy Chicken Strips on a bed of crisp lettuce topped with cheddar cheese, eggs, tomatoes and bacon. Served with your choice of dressing.

CHICKEN CAESAR SALAD | $8.99
Romaine, parmesan cheese, croutons topped with grilled chicken breast and tossed in our house-made Caesar dressing.

HARDIHOODS CHOPPED SALAD | $8.99
Iceberg and romaine lettuce, tomatoes, smoked bacon, avocado, pecans, sliced apples, gorgonzola cheese tossed in a balsamic vinaigrette.

SANDWICHES

SERVED WITH FRIES

FRESH PRINCE CHEESE STEAK | $8.49
Juicy sautéed Sirloin steak, mushrooms, onions & bell peppers smothered in American cheese and served on a toasted hoagie.

GRILLED CHICKEN | $8.49
Tender char-grilled chicken breast, topped with crisp lettuce, tomato and Dijon-mayo.

TURKEY THERAPY | $8.49
Warm sliced turkey and melted swiss cheese, red onion and honey-mustard sauce served on a toasted pretzel roll.

GRILLED CLUB | $8.99
Sliced ham, turkey and smoked bacon with swiss & cheddar cheese, lettuce, tomato, and Dijon mayo on grilled Texas Toast.

GRINDHOUSE

HAND-FORMED, PERFECTLY SEASONED 6 OZ FRESH BEEF BURGERS. SERVED WITH FRIES

HARDI-BURGER | $11.99
Two beef patties, crispy bacon, pepperjack & cheddar cheese, hardi-sauce, lettuce, tomato, onions and Jalapeños.

SOUTHWESTERN BURGER | $8.49
Roasted green chiles, pepperjack cheese and chipotle mayo.

RANCHHOUSE BURGER | $8.99
Cheddar cheese, caramelized onions, smoked bacon and tangy BBQ sauce.

HOLLYWOOD BURGER | $8.99
Bacon, guacamole, pepperjack cheese with a dash of dijon-mayo.

MUSHROOM SWISS BURGER | $8.49
Sautéed mushrooms, onions, swiss cheese and dijon-mayo.

CLASSIC CHEESEBURGER | $7.49
American cheese, lettuce, tomato, onions, and dijon-mayo.

RUSTIC CRUST PIZZAS

BBQ CHICKEN | **$17.99 (16”) or $10.99 (7” Personal)**
Tender grilled chicken, smoked bacon, tangy BBQ sauce, Jack and Cheddar cheeses, red onion and cilantro.

VEGGIE LOVERS | **$17.99 (16”) or $10.99 (7” Personal)**
Roasted red pepper, mushrooms, onions, artichoke, black olives and diced tomato

GODZILLA (MEAT LOVERS) | **$17.99 (16”) or $10.99 (7” Personal)**
A real monster of a pizza--Pepperoni, Canadian bacon, beef, Italian sausage and diced smoked bacon.

PINEAPPLE EXPRESS (POLYNESIAN) | **$17.99 (16”) or $10.99 (7” Personal)**
Canadian bacon, chicken, green onion, sweet chili sauce, jack ‘n cheddar cheese, pineapple.

SUPREME | **$17.99 (16”) or $10.99 (7” Personal)**
Loaded with pepperoni, sausage, smoked bacon, mushrooms, onions, peppers, and black olives.

BUILD YOUR OWN

CHEESE | **(16”) $13.99 (7” Personal) $6.99**

ONE TOPPING | **(16”) $15.48 (7” Personal) $7.74**

ADDITIONAL TOPPINGS | **(16”) $1.49 each, (7” Personal) $.75 each.**

Pepperoni, Canadian Bacon, Beef, Sausage, Grilled Chicken, Smoked Bacon, Pineapple, Bell Peppers, Black Olives, Onions, Diced Tomatoes, Jalapeños, Mushrooms, Marinated Artichokes, Extra Cheese

DESSERTS

FUNNEL FRIES | **$4.99**
A light fun snack, sugar-dusted and served with warm chocolate sauce

BROWNIE SUNDAE | **$4.99**
Rich, warm homemade brownie topped with Blue Bell vanilla ice cream, chocolate and caramel sauces, whipped cream.

PEACH COBBLER | **$4.99**
Served warm with Blue Bell vanilla ice cream.

HARDIHOOD /ˈhärdē-ho͝od/ (n.):

1. Bold and daring
2. With hardy spirit or character.

HARDIHOODS

EATERY & DRINKERY

DRINKERY MENU

MARGARITAS

PARTY HARDI HOUSE RITA
Our house 'Rita is a refreshing mix of silver tequila, Cointreau, fresh orange and lime juices, house sweet 'n sour.

PARTY HARDI SWIRL
Our house 'Rita with a swirl of refreshing House Sangria.

THE EXECUTIVE
Our top of the line margarita is a delicious combination of Patron silver tequila, gran marnier, fresh squeezed lime juice and house sweet 'n sour.

PRETTY WOMAN
Our "skinny" margarita checks in under 200 calories and is loaded with flavor—We mix silver tequila with Elderflower liqueur, fresh lime juice, agave syrup and club soda.

SPARKLING POM'
An excellent balance of sweet and tart: El Jimador silver tequila, fresh squeezed lemon juice, Citronge orange liquer, pomegranate juice and club soda.

RUBY SLIPPERS
Click your heels while enjoying this combination of Deep Eddy Ruby Red Vodka, Silver tequila and fresh fruit juices.....there's no place like home.

CLOCKWORK ORANGE
Reposado tequila, Orange liqueur mixed with mango, house sweet 'n sour and splash of fresh squeezed orange juice.

BLUE CRUSH
Silver tequila and blue Curacao mixed with pineapple, lime and orange juices.

MARTINIS

007
Tanqueray gin, Stolichnaya vodka, dry vermouth and lemon twist..... shaken, not stirred!

FROM RUSSIA WITH LOVE
Stolichnaya salted caramel, Kahlua and cream with caramel drizzle.

THE CLASSY BROAD'S COSMO
Tito's Handmade Vodka, orange liqueur, cranberry juice and fresh squeezed lime juice.

ANIMAL HOUSE DRINKS

HOUSE SANGRIA
Sweet and refreshing—a mixture of red wine, brandy, fresh-squeezed orange, lime and lemon juices.

JUST'A CLASSIC MOJITO
Platinum Rum, muddled mint, fresh squeezed lime juice and club soda.

CAIPIRINHA
Muddled lime and brown sugar mixed with Cachaca Brazilian brandy.

BLOODY MARY
Your classic hangover helper. A excellent blend of Zing Zang Bloody Mary Mix and Tito's Handmade Vodka.

LONG ISLAND ICED TEA
The traditional party starter. Rum, Vodka, Gin, orange liqueur and a splash of coke. It's always a good time!

TEXAS TEA
Deep Eddy Sweet Tea vodka, Texas bourbon, peach syrup and fresh lemon juice.

MOSCOW MULE
A refreshing mix of Tito's Handmade Vodka, ginger beer and a splash of lime and bitters.

PALOMA
El Jimador silver tequila, lime juice and grapefruit juice.

UPPERCUT
Give your taste buds a jolt with this sweet/tart combination of Absolut Citron, Blue Curacao, lemon juice and club soda.

MAI TAI
Dark Rum mixed with Orange, Pineapple and Lime Juices and a splash of Grenadine.

BEER & WINE

Our beer and wine selections are local-focused and rotated often. Please ask your server or bartender for our current selections.

NON-ALCOHOLIC

KING PIN PUNCH

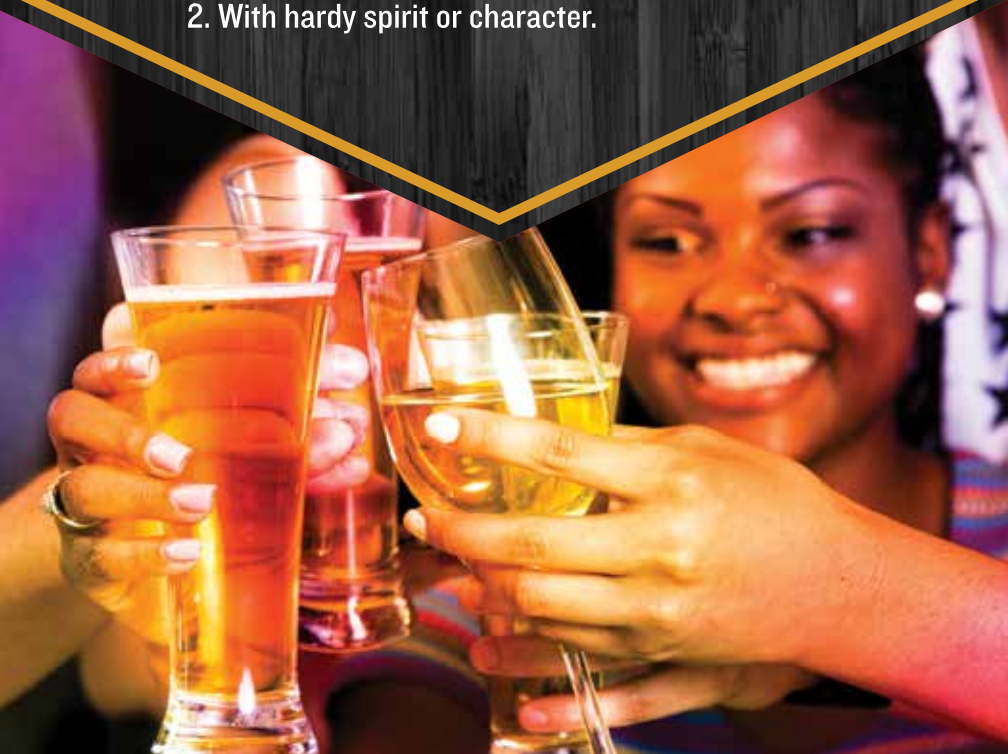
Cranberry juice mixed with orange, lemon, lime and grape juices. Served with lemon and lime wedges.

PEACH PALMER

Our twist on the classic - lemonade and tea sweetened with peach syrup.

HARDIHOOD /ˈhärdē-ho͝od/ (n.):

1. Bold and daring
2. With hardy spirit or character.



09/12

CUP- 16 - 18

City of San Marcos

CONDITIONAL USE PERMIT APPLICATION
To Allow On-Premise Consumption of Alcoholic Beverages
Outside the Central Business Area

LICENSE INFORMATION

Trade Name of Business: The Spot

Application is filed by:

☐ Individual ☐ Partnership ☐ Corporation ☒ Other: LLC

Name of Individual or Entity: Springtown Entertainment LLC **Phone Number:** 512-353-7077

Mailing Address: 1290 Wonder World Dr. Suite 1240, San Marcos, TX 78666

Email Address: jhester@texascinema.com

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

PROPERTY

Street Address: 1180 Thorpe Ln. Ste 130 **Current Zoning:** GC

Legal Description: Lot 2 Block _____ Subdivision Springtown VI

Tax ID Number: R 91798

Property Owner's Name: Humpty Dumpty SSM, LTD **Phone Number:** 512-682-5532

Address: 500 W 5th St. Ste #700, Austin, TX 78701

BUSINESS DETAILS

Primary Business Use: ☐ Restaurant ☐ Bar ☒ Other: Theater, Dining, Bowling

Hours of Operation: 11:AM to 11:PM Monday thru Thursday

Type of Entertainment Facilities: Dining, Bowling, Arcade, Movies

Indoor Fixed Seats Capacity: 524 **Outdoor Fixed Seats:** 46

Gross Floor Area Including Outdoor Above-ground Decks: 35,716 Square Feet

Number of Off-Street Parking Spaces Provided: 1023

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

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

- [x] **New request**, no existing TABC CUP Permit at this location
- [ ] **Change** to existing TABC Permit. Nature of Change: _____

  _____
- [ ] **Renewal**
- [ ] **Change in name of license holder** of existing business at same location
- [ ] **Change in name of existing business** at this location

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit: **$609 Application fee + $11.00 Technology Fee** (non-refundable)
- Mixed Beverage Permit: **$609 Application fee + $11.00 Technology Fee** (non-refundable)
- Change to Existing Permit/Renewal: **$305.00 fee + $11.00 Technology Fee** (non-refundable)
- **Site Plan** drawn to scale, preferably on paper no larger than 11" x 17", showing dimensions of property, locations and square footage of building(s), interior layout showing dimensions of tables, bar area, etc., number of off-street paved parking spaces, and fences buffering residential uses.
- **Copy of State TABC License Application**

I certify that this information is complete and accurate. I understand that I or a representative should be present at all meetings regarding this application.

- [ ] *I am the property owner of record; or*
- [x] *I have attached authorization to represent the owner, organization, or business in this application.*

_____

Applicant's Signature

Printed Name: DAVID Roberts **Date:** 6/8/16

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

09/15

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

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

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

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

Signed: D Roberts Date: 6/8/16

Print Name: David Roberts

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

File #: LDC-16-03(a), **Version:** 1

AGENDA CAPTION:
LDC-16-03 Hold a public hearing and consider revisions to Subpart B of the City's Code of Ordinances (Land Development Code) updating Chapter 1 to require a zoning change application to accompany any request for a Preferred Scenario Map Amendment and to increase the number of required public hearings for Preferred Scenario Amendments. (T. Carpenter)

Meeting date: July 26, 2016

Department: Planning & Development Services

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

CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(s): *N/A*

BACKGROUND:
Since the adoption of the Comprehensive Plan in 2013, staff has processed 14 preferred scenario amendments. On several occasions, the Planning & Zoning Commission and City Council have requested more detailed information about the proposed developments during the PSA process.

On June 28, 2016, the Commission recommended approval for an amendment to sections 1.4.1.2 and 1.5.1.2 to require a Zoning Change application to accompany any request for a Preferred Scenario Amendment inside the city limits; and a Subdivision Concept Plat application to accompany any request for a Preferred Scenario Amendment outside the city limits.

At their meeting on July 5, 2016, City Council directed staff to include amendments to section 1.4.1.4 to increase the number of required public hearings for Preferred Scenario Amendments. As a result of this additional Land Development Code amendment, this item must come before the Commission for recommendation. Following the Commission recommendation, the item will go back to City Council for consideration and potential adoption.

Proposed Changes to
Section 1.4.1.2

(a) Responsible Official. The Director shall be the responsible official for a petition for a Comprehensive Plan amendment submitted by a property owner.

(b) Contents—Map Amendment. An amendment to the Comprehensive Plan shall be accompanied by an application prepared in accordance with Chapter 1 of the Technical Manual.

(c) Accompanying Applications. A request for amendment of the Preferred Scenario Map submitted by a property owner must be ~~approved prior to~~ accompanied by an application for a consistent zoning amendment for land within the City limits, or by a Subdivision Concept Plat, for land within the extraterritorial jurisdiction. After approval of a Preferred Scenario Map amendment, any accompanying applications shall be consistent with the amendments. In the case of a request to amend a facility master plan map, the application may be accompanied by a request to extend utilities. Thereafter, any accompanying applications shall be consistent with the amendments.

Proposed Changes to
Section 1.5.1.2 - Sequence of Approvals

(a) Prior Applications. A petition for a zoning map amendment shall not be ~~accepted~~ approved unless the following petitions, where applicable, have been approved and remain in effect:

(1) Any petition for amendment of the City's Comprehensive Plan upon which the petition for zoning map amendment is dependent; and

(2) Any petition for amendment of the regulations in Chapter 4 of this Land Development Code required to authorize the use in the zoning district requested in the petition.

(b) Subsequent Approvals. No application for a quasi-judicial or administrative development application shall be approved until a petition for a zoning map amendment has been approved authorizing the use or standards proposed in the development application.

Proposed Changes to Section 1.4.1.4 - Processing of Application and Decision

(a) *Submittal.* A petition for amendment of the Comprehensive Plan shall be submitted to the Director. Public hearing for the request will be held in accordance with the schedule established under Section 1.4.1.1(b)

(b) *Notice.* The Director shall cause personal notice of the hearing to be mailed in accordance with Article 3, Division 2 of this Chapter 1. In addition, for Preferred Scenario Map amendments, the Director may post supplemental documentation on the City's website and hold a public informational meeting with, members of the Neighborhood Commission and the Council of Neighborhood Associations (CONA) prior to the public hearing.

(c) *Hearing.* The Planning and Zoning Commission shall hold a public hearing on the petition in accordance with Article 3, Division 3 of this Chapter 1 after receiving the report and recommendation of the Director.

(d) *Commission Recommendation.* The Planning and Zoning Commission shall make a recommendation regarding the proposed Comprehensive Plan amendment(s) to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the petition for a Comprehensive Plan amendment.

(e) *Decision by Council.* Following receipt of the recommendation of the Planning and Zoning Commission, the City Clerk shall schedule ~~a~~2 public hearings to determine whether to approve and adopt the amendment(s). The City Clerk shall cause notice of the hearing to be published in accordance with Article 3, Division 2 of this Chapter 1. After the public hearings ~~is~~ are closed, the Council may approve, reject or modify the requested amendments by adoption of an ordinance. The maps of the Comprehensive Plan shall be amended to reflect the Council's decision as needed.

Proposed Changes to
Section 1.5.1.2 - Sequence of Approvals

(a) Prior Applications. A petition for a zoning map amendment shall not be ~~accepted~~ approved unless the following petitions, where applicable, have been approved and remain in effect:

(1) Any petition for amendment of the City's Comprehensive Plan upon which the petition for zoning map amendment is dependent; and

(2) Any petition for amendment of the regulations in Chapter 4 of this Land Development Code required to authorize the use in the zoning district requested in the petition.

(b) Subsequent Approvals. No application for a quasi-judicial or administrative development application shall be approved until a petition for a zoning map amendment has been approved authorizing the use or standards proposed in the development application.

1 Additional Public Hearing

Council-Proposed Concurrent Preferred Scenario Amendment / Zoning Change Process

+/- 4 months from Application Deadline to Final Council Approval (2nd reading)

Council Meeting — P&Z Meeting

N Council Notification — N P&Z Notification

July 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

July 11th - PSA/Zoning Application Deadline

August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 5th - Comparison Map & Summary to Website

August 17th** - Stakeholder Meeting: update at Neighborhood Commission

August 23rd - PSA/Zoning Update to P&Z (non consent item)

September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 N 9/13	3
4	5 HOLIDAY	6	7	8	9	10
11	12	13	14	15	16 N 9/27	17
18	19	20	21	22	23	24
25	26	27 N 10/18	28	29	30	

September 6th - PSA/Zoning Update to Council (with possible direction)

September 27th - Zoning Change Public Hearing
PSA Public Hearing

Zoning and PSA Action by P&Z

October 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	1/8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24/31	25	26	27	28	29

October 18th - Zoning Change Public Hearing
PSA Public Hearing
Zoning and PSA Discussion by Council

November 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11 HOLIDAY	12
13	14	15	16	17	18	19

November 1st - Zoning Change Public Hearing
PSA Public Hearing

Zoning and PSA Action by Council

November 15th - PSA/Zoning 2nd Reading by Council

DRAFT

File #: ZC-16-09, **Version:** 1

AGENDA CAPTION:
ZC-16-09 (132 Jackson Lane) Hold a public hearing and consider a request by Allan Nutt on behalf of Omais Investments, LLC for a zoning change from Office Professional (OP) to Vertical Mixed Use (VMU) at 132 Jackson Lane. (W. Parrish)

Meeting date: July 26, 2016

Department: Planning and Development Services

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

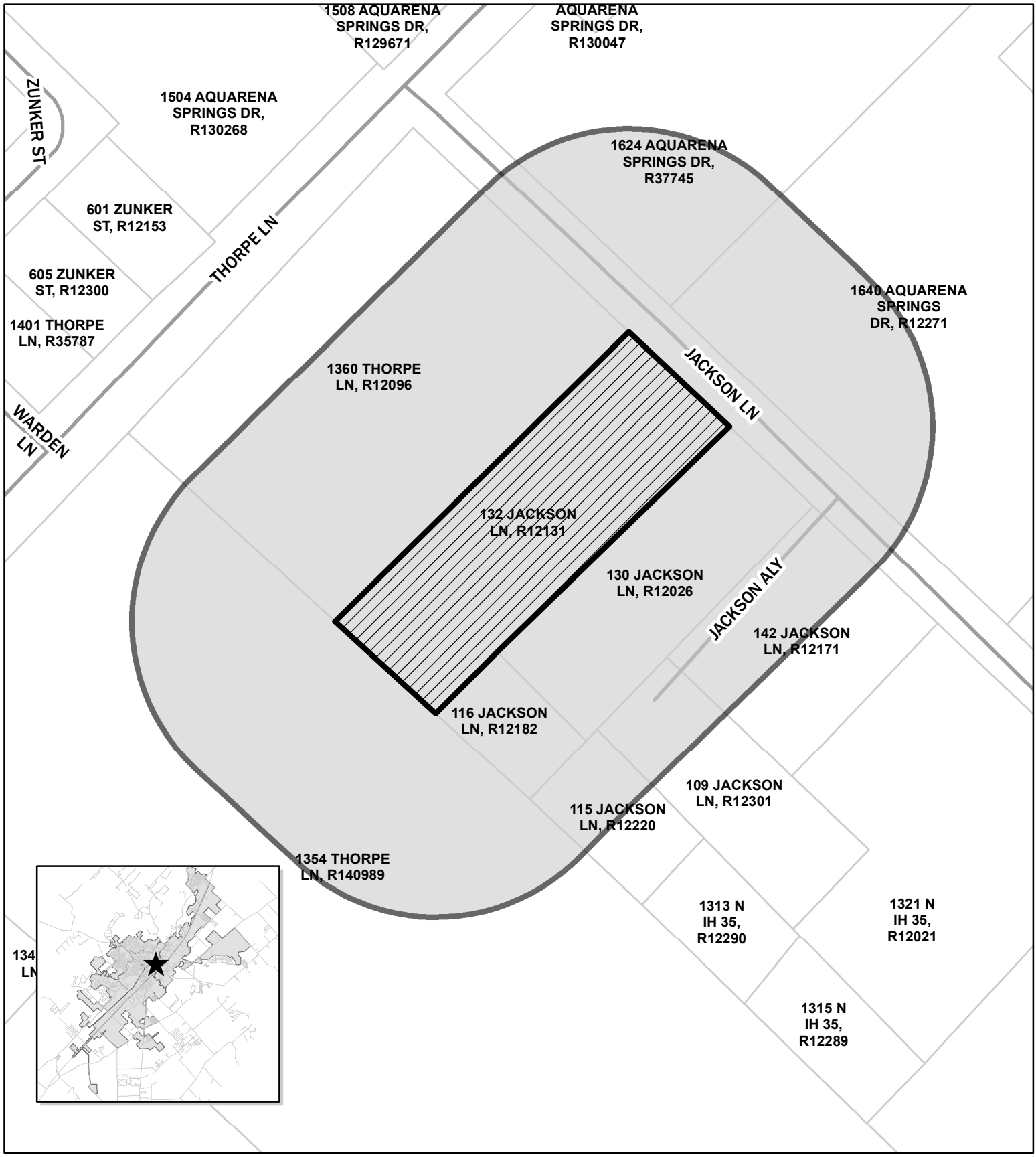
CITY COUNCIL GOAL: NA

COMPREHENSIVE PLAN ELEMENT(s): Land Use: Goal 1 & Goal 2; Housing and Neighborhoods: Goal 3.

BACKGROUND:

The subject property is approximately 1.40 acres in size and is located at 132 Jackson Lane, between Thorpe Lane and IH-35. The site is currently zoned Office Professional (OP) and is used as office space and the applicant is requesting to re-zone the property to Vertical Mixed Use (VMU). This application does **not** require a Preferred Scenario Amendment (PSA) as Vertical Mixed Use (VMU) is a zoning category allowed within a High Intensity - Redevelopment Infill area.

Staff finds this request is generally consistent with the Comprehensive Plan and recommends **approval** of the zoning change request.



ZC-16-09
OP to VMU
132 Jackson Ln
Map Date: 7/12/2016

ZC-16-09
200ft Buffer

N

0 100 200 400 Feet

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

ZC-16-09
OP to VMU
132 Jackson Ln
Map Date: 7/12/2016

Site Location

N

0 100 200 400 Feet

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

Zoning Change
ZC-16-09
132 Jackson Lane

Summary: The applicant is requesting a zoning change from Office Professional (OP) to Vertical Mixed Use (VMU) 1.40 acres

Applicant: Allan Nutt
5121 Bee Cave Road Suite 202
Austin, TX 78746

Property Owners: Omais Investments, LLC
828 Lago Vista Street
San Marcos, TX 78666

Notification: Personal notifications of the public hearing were mailed on Friday, July 15, 2016 to all property owners within 200 feet of the subject property. Signs were posted on the subject property on Friday, July 15 for the public hearing on July 26, 2016.

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

Property/Area Profile:

Legal Description: Approximately 1.40 acres, more or less, out of the Juan M. Veramendi Survey No. 2, Tract 162

Location: 132 Jackson Lane

Existing Use of Property: Office

Proposed Use of Property: Mixed Use

Preferred Scenario Map: High Intensity – Midtown

Existing Zoning: Office Professional (OP)

Proposed Zoning: Vertical Mixed Use (VMU)

Utility Capacity: The property is served by water and wastewater, however the applicant may be required to upgrade the water and wastewater line depending on the density of their end product.

Sector: Sector Seven (7)

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	MF-18 & MF-24	Apartments	High Intensity
S of Property	MF-18 & MF-24	Apartments and homes	High Intensity
E of Property	MF-18 & GC	Apartments	High Intensity
W of Property	MF-18	Apartments	High Intensity

Case Summary

The subject property is approximately 1.40 acres in size and is located at 132 Jackson Lane, between Thorpe Lane and IH-35. It is immediately surrounded by 5 apartment complexes and a house. The site is currently zoned Office Professional (OP) and is used as office space. This property is located in the Midtown High Intensity area as designated on the Preferred Scenario Map. This is considered a High Intensity – Redevelopment Infill site as more than 50% (in this case 100%) of the neighboring residential property is mixed residential zoning (not single family zoning).

This application does **not** require a Preferred Scenario Amendment (PSA) as Vertical Mixed Use (VMU) is a zoning category allowed within a High Intensity – Redevelopment Infill area.

The proposed Vertical Mixed Use zoning would allow the construction of a mixed use product, which would require that commercial services such as office, retail, restaurant, day care, and other similar uses be located on the first floor, while allowing residential units on the upper floors. VMU zoning allows up to 40 units per acre, which at 1.40 acres would allow a maximum of 56 units on this lot, if they are able to meet the required parking ratio of 1.05 parking spaces per bedroom. Additionally, as this is a currently unplatted lot, ROW may be required at the time of plat that would reduce the lot size and unit count. The VMU zoning district restricts building heights to a maximum of four (4) stories by right, but does allow the property owner to submit a Conditional Use Permit (CUP) for additional height. If this zoning change request is not granted, the applicant would be restricted to predominantly professional and medical office uses, as other retail and restaurant uses are restricted in this district.

Planning Department Analysis

The subject property is located within the Midtown High Intensity area. *Vision San Marcos Comprehensive Plan* provides the following description of the future vision for Midtown:

> *"Because of its central location and accessibility, Midtown will be a high-density mixed use area, possibly the densest area in San Marcos, with housing for many household types. Midtown residents will have easy access to services, city facilities, the University, and the San Marcos River. They will have the most diverse options for transportation including transit connections to the University and the rest of the city."*

The Land Development Code states that the Office Professional (OP) district is intended "primarily for low intensity, small scale office uses and service facilities" which is not consistent with a Preferred Scenario designation of High Intensity. Conversely, the Land Development Code states that the Vertical Mixed Use district is "intended to provide for a mixture of retail, office, and dense residential uses in close proximity to allow people to live, work, and purchase necessities in a single location." The Land Development Code also states that the purpose of the VMU zoning district is not to "permit or encourage properties to be converted to exclusively commercial or multi-family use."

The zoning change request has been reviewed using The Comprehensive Master Plan, *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.

It is important to note on the Comprehensive Plan worksheet that there are two items in the Land Use Suitability table that stand out. The first is the Soils category, which rates the soil beneath this lot as a category 4 soil. This means that it will be more difficult and more expensive to construct heavier structures due to the soil conditions. Secondly, the Watershed category is rated a level 5, due to the fact that this property is located within the Sewell Park Watershed. The Comprehensive Plan and Preferred Scenario anticipated denser development in the Sewell Park Watershed due to the location of Midtown, and the expected increase in impervious cover is accounted for in the Preferred Scenario projections for this Watershed.

Staff finds this request is generally consistent with the Comprehensive Plan Elements as summarized below:

- The property is located within the Midtown High Intensity district on the Preferred Scenario Map;
- The property being considered for rezoning is located in a moderately constrained area according to the Land Use Suitability Map;
- The subject property is not located in a wastewater or water "hot spot". Water and wastewater service are available to the subject property; however, depending on the density the developer wishes to achieve they may be required to increase the size of the existing water and wastewater lines.
- The transportation access to the site appears to be adequate. The Travel Demand Model (TDM) shows Thorpe Lane remains an A for Daily Level of Service (LOS), only dropping to a B LOS during the future peak. The Southbound IH-35 Frontage Road Daily LOS does deteriorate from a C & D to an F, while the Peak LOS remains an F. Jackson Lane is not represented in the TDM as it is a relatively minor street.

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

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	**Inconsistent**	**Neutral**	
x			**The proposed change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps** *The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.*
		x	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
x			**Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified** *The zoning designation of Vertical Mixed Use is consistent with the designation of surrounding parcels which are multifamily and commercial districts.*
x			**Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area** *The property is within the City's water and wastewater service area. Depending on the desired density, the developer may need to increase the size of the water and wastewater lines servicing this site.*
x			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

Additionally, the Commission should consider:

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

Staff evaluation: The property is currently developed as a small office park. However, the current zoning category does not permit the density and mixture of uses envisioned by the Comprehensive Plan.

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

Staff evaluation: Within the past two years, the formally vacant tract directly behind this property that used to contain the hospital has developed as a multifamily project known as Uptown Square. Additionally the entire area from the University Football Stadium to the other side of IH-35 has been identified as a High Intensity Area.

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

Staff evaluation: Approval of this zoning change would allow the property to develop according to the vision of the Comprehensive Plan, which states that the community needs diversified housing options (Neighborhood and Housing Goal 3), and high density mixed use development in the intensity zones (Land Use Goal 2).

(4) Will the proposed rezoning confer a special benefit on the landowner/developer and cause a substantial detriment to the surrounding lands?

Staff evaluation: No, there is no special benefit to the landowner as the proposed zoning district meets the intent of the Comprehensive Plan's vision.

(5) Will the proposed rezoning serve a substantial public purpose?

Staff evaluation: The rezoning does serve a substantial public purpose as it furthers the goals and vision of the Comprehensive Plan.

Staff recommends **approval** of the zoning change request.

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:

Will Parrish, CNU-A	Planning Technician	July 12, 2016
Name	**Title**	**Date**

ZC-16-09 (132 Jackson Lane) 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 21st Century Workforce	Provides / Encourages educational opportunities				Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business				Applicant has not indicated that infrastructure will be extended.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity				Applicant has not indicated that opportunities for jobs and services will be included.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Sewell Park

	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: The Sewell subcatchment will have a higher overall impervious cover with the Preferred Scenario (58%) compared to the trend scenario (53%). Most of the changes with the Preferred Scenario will occur on previously developed urban areas. This means that developments for the Preferred Scenario, such as the midtown area, will have a high amount of impervious cover. The increase in impervious cover with the Preferred Scenario could result in a 7 percent increase of TSS with a similar increase in bacteria (8.8%) generally during rain events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Millview West
Neighborhood Commission Area(s):	7
Neighborhood Character Study Area(s):	N/A

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

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

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

Public Facility Availability

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

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

		A	B	C	D	F
Existing Daily LOS	Thorpe Lane	X				
	Southbound IH-35 Frontage Road			X	X	
Existing Peak LOS	Thorpe Lane	X				
	Southbound IH-35 Frontage Road					X
Preferred Scenario Daily LOS	Thorpe Lane	X				
	Southbound IH-35 Frontage Road					X
Preferred Scenario Peak LOS	Thorpe Lane		X			
	Southbound IH-35 Frontage Road					X
The Transportation Demand Model shows that Thorpe Lane remains at a level of service A for the Daily LOS, however it drops form an A to a B LOS in the Preferred Scenario Peak LOS. The TDM shows a deterioration of the						

Daily LOS from a C & D to an F on the Southbound IH 35 Frontage Road. Additionally Southbound IH-35 Frontage Road remains at an F level LOS in the Preferred Scenario Peak LOS. Jackson Lane is not represented in the TDM as it is a relatively minor street.				
	N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)	X			
There are no existing sidewalks on Jackson Lane. The property owner will be responsible for construction of sidewalks at the time the site is developed.				
	YES		NO	
Adjacent to existing bicycle lane?			X	
Adjacent to existing public transportation route?	X			
Notes: The property is located within adjacent to 2 CARTS stops, 1 on the Uhland Road Route and 1 on the Post Road Route.				

09/15

ZC-____ - ____

City of San Marcos

ZONING CHANGE APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	ALLAN HUTT	OMAS INVESTMENTS, LLC
Mailing Address:	5121 BEE CAVE RD #202 AUSTIN, TX 78746	820 LAGO VISTA ST. SAN MARCOS, TX 78666
Telephone No.:	512-330.0020	
E-mail address:	ALLAN@HUTT.COM	

PROPERTY DESCRIPTION:

Street Address: 132 JACKSON

Subdivision: ____ **Block:** ____ **Lot(s):** ____

Other Description (if unplatted) A0017-2 JUAN M. VERAMENDI SUR #2, TRACT 162

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

Appraisal District Tax ID No.: R 12131 **Acres:** 1.40

Lien Holder(s) - for notification purposes:

Name: N/A

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

ATTACHED

ZONING CHANGE INFORMATION:

Zoning Designation: **Current:** OFFICE **Requested:** VMU

Master Plan Designation: T5 **Land Use Map Amendment Required?** NO

Present Use of Property: 1 STORY OFFICE

Desired Use of Property/Reason for Change: OWNERS INTENT TO DEVELOP A MIXED USE RESIDENTIAL PROJECT PRIOR TO NEW ORDINANCE BEING ADOPTED

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:** 6/3/16

Printed Name: ALLAN HUTT

File #: PDD-16-01, **Version:** 1

AGENDA CAPTION:
PDD-16-01 (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers, on behalf of HEB Grocery Company, L.P., for a Zoning Change from Future Development "FD" to Planned Development District "PDD" with a base zoning classification of General Commercial "GC" on 6.4 acres, more or less, out of the J.M. Veramendi Survey, Abstract No. 17, located at the northwest corner of Wonder World Drive and Hunter Road. (A. Brake)
Meeting date: July 26, 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

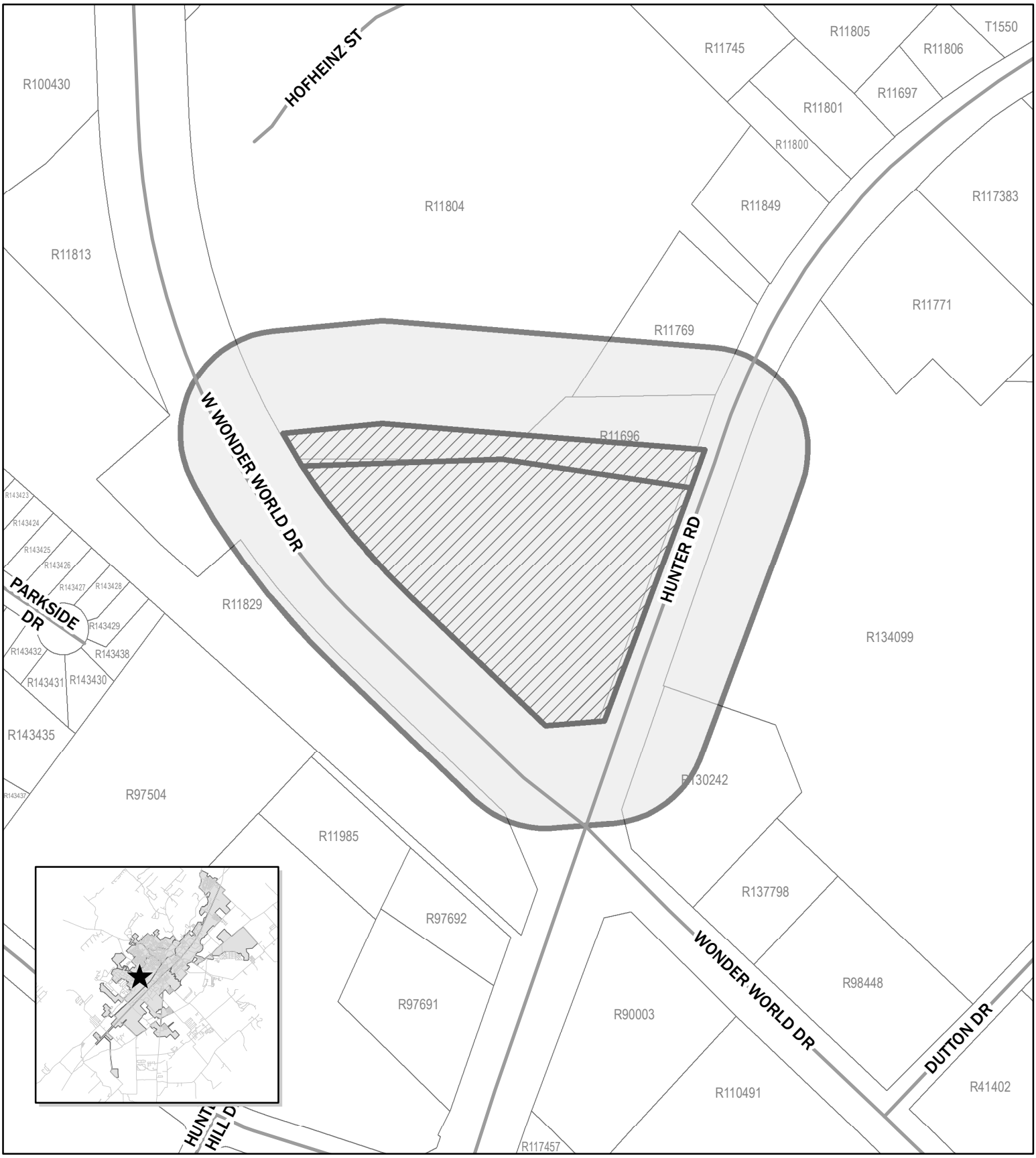
COMPREHENSIVE PLAN ELEMENT(s): *Economic Development Goal 4 and Land Use Goal 1 and Goal 3*

BACKGROUND:
The subject site consists of approximately 6.4 acres, more or less, out of the J.M. Veramendi Survey. The property is located on the northwest corner of Wonder World Drive and Hunter Road, across from the CVS and the Elysian at Purgatory Creek Apartments. The entrance and parking area to the Purgatory Creek Greenspace is located to the south of the property.

This site is identified mostly as an Area of Stability on the Preferred Scenario Map. There is a small area of the northern portion of the site identified as Open Space. However, the applicant is currently in the process of requesting a Preferred Scenario Amendment (PSA) to change from an Area of Stability and Open Space to an Employment Center and Open Space. The PSA is scheduled to go before City Council for a decision on August 2, 2016. Staff's recommendation is to approve the requested PSA with the understanding that the portion of the property identified as Open Space remains as shown on the Preferred Scenario and that the applicant pursues a Planned Development District for the entire property; the Commission recommended denial of the PSA at its November 12, 2015 meeting. Before the request for the PSA was moved to City Council for their decision, and after hearing both the Commission's and City Council's discussions on having more detailed information about proposed developments during the PSA process, the applicant applied for and began negotiations with Staff on the PDD. Staff's analysis of the PDD is based on the assumption that the PSA will be approved.

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 while addressing the environmental and access concerns of the site.

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



PDD-16-01
HEB
Wonder World and Hunter
Map Date: 7/11/2016

Site Location
200 ft Buffer

N

0 200 400 800 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.

PDD-16-01
HEB
Wonder World and Hunter
Map Date: 7/12/2016

Site Location

N

0 200 400 800 Feet

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

Zoning Change
PDD-16-01
Wonder World Drive and Hunter Road

Summary: The applicant is requesting a zoning change from "FD" Future Development to "PDD" Planned Development District with a base zoning classification of "GC" General Commercial for 6.4 acres, more or less, out of the J.M. Veramendi Survey, Abstract No. 17, located at the northwest corner of Wonder World Drive and Hunter Road.

Applicant: HEB Grocery Company, L.P.
646 South Main Avenue
San Antonio, TX 78204

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

Notification: Personal notification mailed on July 15, 2016.

Response: None at the time of this staff report.

Property/Area Profile:

Legal Description: A tract of land containing 6.4 acres out of the J.M. Veramendi Survey Abstract No. 17, situated in the City of San Marcos, Hays County, Texas.

Location: The northwest corner of the intersection of Wonder World Drive and Hunter Road

Existing Use of Property: Vacant

Proposed Use of Property: Commercial

Intensity: The property is located within an Area of Stability and Open Space. The applicant is pursuing a Preferred Scenario Amendment (PSA) to change to an Employment District and Open Space. The PSA is scheduled to go before City Council on August 2, 2016; the Commission recommended denial of the PSA at its November 12, 2015 meeting.

Existing Zoning: "FD", Future Development

Historic District: None

Proposed Zoning: "PDD" – Planned Development District with "GC" General Commercial base Zoning

Utility Capacity: Adequate

Area Zoning & Land Use:

	Zoning	Existing Land Use
N of Property	FD & CC	Vacant & Residence
S of Property	FD	Entrance to Purgatory Creek Greenspace
E of Property	MF-18 & GC	Multifamily & CVS
W of Property	FD	Residential

Case Summary

The subject site consists of approximately 6.4 acres, more or less, out of the J.M. Veramendi Survey. The property is located on the northwest corner of Wonder World Drive and Hunter Road, across from the CVS and the Elysian at Purgatory Creek Apartments. The entrance and parking area to the Purgatory Creek Greenspace is located to the south of the property.

This site is identified mostly as an Area of Stability on the Preferred Scenario Map. There is a small area of the northern portion of the site identified as Open Space. However, the applicant is currently in the process of requesting a Preferred Scenario Amendment (PSA) to change from an Area of Stability and Open Space to an Employment Center and Open Space. The PSA is scheduled to go before City Council for a decision on August 2, 2016. Staff's recommendation is to approve the requested PSA with the understanding that the portion of the property identified as Open Space remains as shown on the Preferred Scenario and that the applicant pursues a Planned Development District for the entire property; the Commission recommended denial of the PSA at its November 12, 2015 meeting. Before the request for the PSA was moved to City Council for their decision, and after hearing both the Commission's and City Council's discussions on having more detailed information about proposed developments during the PSA process, the applicant applied for and began negotiations with Staff on the PDD. If the PSA request is granted, the site would be classified as an Employment Center on the Zoning Translation Table (EC). There is no classification of Employment Center on the Land Use Intensity Matrix but there is a 'General Note' that states uses in potential Employment Centers include industrial, office parks, and retail malls with standards; essentially any independent residential use is removed from being requested. Mixed Use (MU) and Vertical Mixed Use (VMU) are zoning classifications that could be requested and both allow residential. However, residential is included in both as part of a mixture of uses that includes retail and office.

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

The proposed General Commercial zoning would allow the construction of commercial services such as office, 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. The PDD is proposing that only a HEB grocery store can be constructed on this site. No building or site plans have been submitted at this time, however, all requirements in the Land Development Code and flood administration will be required to be met, unless specifically noted in the PDD.

If this zoning request is not granted, the applicant would be able to develop the property under the existing zoning category or apply for a zoning change to single family residential zoning districts, up to SF-6.

Planning Department Analysis

The subject property has applied for a Preferred Scenario Amendment (PSA) to change from an Area of Stability / Low Intensity and Open Space to an Employment Center and Open Space. This PSA is

scheduled to go before City Council for action on August 2, 2016. The following analysis is based on the assumption that the PSA is approved.

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 use of the property is a grocery store, specifically an HEB. Section 3 of the PDD states that "only an HEB grocery store and its typical in-house operations shall be allowed on this site." The proposed commercial use is consistent with the description of an Employment Center as outlined above in Vision San Marcos Comprehensive Plan. Based on the site's location across the street from a Medium Intensity Zone and at the intersection of two arterials, Wonder World Drive and Hunter Road, the property is a logical location to consider for higher intensity development. Following a review of *Vision San Marcos*, specifically reviewing the Land Use Suitability Map, staff found that the request for a change in intensity at this location as submitted by the applicant was not entirely consistent with the intent of the Environment and Resource Protection section. The majority of the site has a constraint level of five (5) largely due to the location in Purgatory Creek Watershed, the presence of erosive soils, and the possible presence of archeological findings throughout the site. Staff also had concerns with regards to access of the site.

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 while addressing the environmental and access concerns stated above. The Texas Department of Transportation (TxDOT), through discussions with the applicant as well as the City, has agreed to the access locations shown on the Concept Plan (Exhibit "B"). This is shown in Exhibit "G" of the PDD.

The proposed PDD was 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 while addressing Staff's concerns. A summary of the standards are described below:

- The proposed store will not replace the Downtown HEB located at the corner of Hopkins Street and Comanche Street; only an HEB grocery store will be allowed on this site by the PDD.
- While not all the uses described in Exhibit "E" will necessarily be included in this project, the "Land Use Matrix" provides flexibility of permitting or conditionally permitting certain commercial uses. The uses are described in the attached PDD as Exhibit "E", "Land Use Matrix", and are typical uses associated with HEB facilities.

- A drainage study, including a 2D flood model based on site build out and storm of record has been submitted and reviewed by the City and has shown no increase in the water surface elevation downstream of the site. A revised drainage study, including a revised 2D flood model, will be submitted and reviewed by the City prior to site permit to ensure that water surface elevation and flow downstream of the site is not increased.
- 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 (15% in PDD versus 10% required by the Land Development Code).
- Full access signalized driveway, aligning with the apartment driveway and interconnected with the signal at Hunter Road and Wonder World Drive, to be installed by developer including any necessary utility relocations along with a right in/right out with raised island driveway on Hunter Road to limit left turns.
- Utilities that are not located within a structure will be located and maintained underground.
- Developer installation of a transit stop along Hunter Road built to City specifications.

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 two major arterials, Hunter Road and Wonder World Drive and is proposed to be located within a designated Employment Center on the Preferred Scenario Map; the PSA will be before the City Council on August 2.
- While the property is located within an area listed as Most Constrained on the Land Use Suitability Map, the applicant applied for a PDD to allow for a more in depth review of proposed site plans and mitigations techniques at the time of development.
- Transportation access to the site appears to be adequate and the language added to the PDD regarding access is proposed to help aid in traffic progression.
- The subject property is not located within a wastewater or water “hot spot”.

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
X			**Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps.** *If the PSA is approved by City Council, the change will be consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.*
		X	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
X			**Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified** *The proposed PDD establishes an alternate land use matrix to direct growth in this area to a singular use.*
		X	**Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area** *There are no Capital Improvement Plan projects anticipated in the*

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
			immediate area.
		X	**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

Additionally, the Commission should consider:

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

Staff evaluation: The property is currently zoned "FD" Future Development. Future Development is a place holder zoning classification that allows very little other than a single family house or agricultural uses. Due to this property's location at a hard corner of Hunter Road and Wonder World Drive, this property is more suitable for commercial uses than a single family dwelling or agricultural use.

(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 during the 2015 October Flood the northern corner of this property and the surrounding properties, particularly the Purgatory Creek Greenspace, were impacted by the flood. It is due to concerns of the impact that development on this property may have that Staff added enhanced development requirements to the PDD, such as the drainage study that includes a 2D flood model based on the storm of record and complete site build out.

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

Staff evaluation: There are multifamily residences in the immediate vicinity of this property as well as residences further north of the property that could benefit from the use of the site as a grocery store.

(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: A goal of the Comprehensive Plan is to support "An enhanced and diverse local economic environment that is prosperous, efficient and provides improved opportunities to residents." The location of the property at a hard corner is compatible with many uses allowed within the General Commercial district. The proposed rezoning has the opportunity to bring goods and services closer to the vicinity of nearby residents. The addition of another store in a different area of San Marcos could potentially reduce congestion associated with the two current stores.

Staff provides this request to the Commission with a recommendation of <u>approval</u> as submitted.

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

The Commission's Responsibility:

To hold a discussion regarding the proposed zoning change. When the item is placed on the agenda for consideration, the Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making a 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 recommendation to the Council is a discretionary decision.

Prepared by:

Alison Brake, CNU-A	Planner	July 13, 2016
Name	**Title**	**Date**

PDD-16-01 (Wonder World Drive & Hunter Road) 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*** **(*If PSA-15-02 is approved by City Council)**	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

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

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	**Westover**
Neighborhood Commission Area(s):	**1**
Neighborhood Character Study Area(s):	**Western Neighborhoods**

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

	YES	NO
Will Parks and / or Open Space be Provided?	X	
Will Trails and / or Green Space Connections be Provided?	X	
The current Preferred Scenario shows Open Space along the northern portion of the site. Per the Land Development Code, Open Space designated on the Preferred Scenario cannot be zoned as General Commercial. The applicant is proposing to keep the areas designated as Open Space as shown on the Preferred Scenario. The PDD states that a minimum ten (10) foot concrete trail will be installed by HEB in this Open Space. This trail will connect to the existing trail connection the City installed recently.		

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

Public Facility Availability

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

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

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

Wonder World Drive					**X**
The Preferred Scenario shows that Wonder World Drive deteriorates from a LOS A (Existing Daily) and B (Existing Peak) to a LOS C (Future Daily) and a LOS F (Future Peak). The site is close to a public transportation route. See below.					
		N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			**X**		
The sidewalks along Hunter Road are in good condition. Sidewalks will be required to be built along Wonder World Drive by the developer.					
		YES		NO	
Adjacent to existing bicycle lane?				**X**	
Adjacent to existing public transportation route?		**X**			
Notes: **The property is situated along a CARTS route. Also, there is a five foot shoulder along Hunter Road adjacent to the site that people regularly use as a bicycle lane even though it is not demarcated as such.**					

PLANNED DEVELOPMENT DISTRICT STANDARDS FOR HEB GROCERY PLANNED DEVELOPMENT DISTRICT

Attachments:

Exhibit A: Legal Description

Exhibit B: Concept Plan

Exhibit C: Floodplain Exhibit

Exhibit D: Developable Area

Exhibit E: Land Use Matrix

Exhibit F: Proposed Material Example Photos

Exhibit G: Memo from TxDOT

1. Planned Development District ("PDD") Standards.

The property has a proposed base zoning of General Commercial "GC". The following uses, regulations and requirements overlay the base zoning district requirements and shall apply to the property and the project in order to result in a higher quality development for the community. Except and unless expressly identified by these PDD Standards, the property and the project shall be subject to all applicable requirements of the City of San Marcos ordinances, zoning regulations, and Land Development Code as the "Base Regulations" as defined in the definitions herein.

2. Introduction:

This project is proposed as a new HEB Grocery store in San Marcos, TX to serve multiple residential areas surrounding this location. This proposed store will complement the existing HEB stores that serve the people of San Marcos. It will not replace the Downtown store located at the corner of Hopkins Street and Comanche Street; the store at this Downtown location is intended to remain in operation at least through the end of its current lease (9 years).

The site is comprised of three separate parcels that total approximately 6.417 acres, more or less, and is adjacent to Purgatory Creek and its associated floodplain. See "Exhibit A" for Legal Description. The developable area of the site is shown in "Exhibit D".

3. Zoning and Uses:

The uses shall be allowed, restricted, or conditional as noted in the Land Use Matrix "Exhibit E". Those identified as allowed are typical uses associated with HEB facilities; however, not all will necessarily be included in this project. Only an HEB grocery store and its typical in-house operations shall be allowed on this site.

4. Site Development Guidelines:

a. Parking:

The site shall consist of a main parking field in front of the store with parking along the sides and rear of the store as required. Parking shall comply with all applicable City codes.

Minimum parking for retail and commercial uses, including grocery stores, as stated in the Base Regulations shall be 1 space per 250 sf GFA.

b. Site Lighting and Dark Sky:

The maximum average light level measured at grade shall be 1.5 foot candles.

All fixtures specified for use on the site will be LED, dark sky compliant, full cutoff type fixtures with shielding as required to minimize light trespass across the property lines.

Up lighting will not be permitted to be used on the site or building.

c. Access

The property will have access from both Hunter Road and Wonder World Drive. See Concept Plan in "Exhibit B". The proposed access point locations are as follows:

i. Hunter Road

Hunter Road is proposed to become a City street and the access location has been generally approved by the City. A full access signalized driveway located immediately south of the existing bridge, aligning with the existing apartment driveway across Hunter Road will be provided by the developer at the time of the development including any necessary utility relocations. It is anticipated that the proposed signal will be interconnected with the existing signal at the Hunter Road/Wonder World Drive intersection to aid in traffic progression along Hunter Road.

A right in/right out driveway with a raised island to limit left turns near the intersection of Hunter Road and Wonder World Drive will be provided by the developer.

ii. Wonder World Drive

Wonder World Drive is proposed to become Texas Department of Transportation (TxDOT) right-of-way and the access location has been generally accepted by TxDOT as noted in Exhibit G. A right in/right out with "hooded left" turn lane from southbound Wonder World into the approximate middle of the HEB site will be provided.

A right in/right out at the northern limits of the proposed HEB property will be provided for truck use only and will be appropriately signed. There shall be no access between the truck loading zone and the parking area.

d. Floodplain:

No grading is proposed within the FEMA effective 100-year floodplain except for the limited grading associated with the bike path and the northern driveway on Hunter Road. Current modeling shows

that the "Storm of Record" flood line slightly encroaches onto the northeast corner of the proposed site. See "Exhibit C". The proposed grading for the site will be designed to follow existing grades as closely as possible, thereby minimizing impact and preventing the 100-year water surface elevation within Purgatory Creek from increasing downstream of the site. A 2D model based on the storm of record has been provided to the City by the developer to verify compliance with the above.

e. Detention

The property discharges to Purgatory Creek on the north side of the property. Purgatory Creek has a drainage area of 35 sq. mi. at the project site, and is regulated by two large Natural Resources Conservation Service (NRCS) Dams. The lower of the two dams (NRCS Dam No. 5) is located only ¼ mile upstream of the site. Detention will be provided as required at the time of site development permitting once a final site plan and grading are established. A drainage study, including a revised 2D model, will be provided at this time demonstrating that the final site plan will not increase the water surface elevation downstream of the site. In addition, the required onsite water quality facilities will provide an element of detention so that there is no increase in flow downstream of the site (see Section 4.g).

f. Impervious Cover

The proposed development will meet the Base Regulation requirement for 80% maximum impervious cover for General Commercial zoning. In addition, the development will not exceed a maximum of 35% impervious cover on hillsides with slopes from 15% to 25% and a maximum of 20% impervious cover on hillsides in excess of 25%.

g. Storm Water Quality Control:

Water Quality Zones and Buffer Zones shall be designated during the platting process as required. See "Exhibit C" for anticipated limits of the Water Quality Zone and Buffer Zone. Any mitigation required by code shall be determined at the time of site development permitting.

If it is determined that a Buffer Zone is needed, construction of trail system, drainage improvements, and driveway tie-in to Hunter Road, shall be allowed within the Buffer Zone.

This site will be designed with water quality facilities that will provide a minimum of 85% Total Suspended Solids (TSS) removal for proposed areas of impervious cover. Storm water runoff from proposed impervious cover will drain to these water quality facilities where storm water will be detained and processed through a filter media before being discharged into the adjacent floodplain. Due to site constraints these water quality facilities may be located underground. An aboveground sand filter basin that meets the design standards of the City of San Marcos Storm Water Technical Manual may be used if it is determined during design that the site plan can accommodate such a basin.

h. Landscaping:

Street trees shall be planted at an average rate of every 50' along Hunter Road and Wonder World Drive rights of way. Trees shall be selected from the City of San Marcos Preferred Plant List in the Base Regulations 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 onto the property and out to the surroundings, and to reinforce architectural form and scale. The areas to contain landscaping are identified in "Exhibit B".

Landscape materials will be regionally appropriate native and adapted species, and a high efficiency landscape irrigation system will be used.

Tree protection, removal, and mitigation will follow applicable Base Regulations. Specimen trees have been surveyed; parking islands or landscape areas will be provided around these trees. Minimum landscape area to be provided shall be 15% of the total site area; 50% greater than the City of San Marcos Required Landscape Area Standards in the Base Regulations.

Landscaping within the parking field will be designed per the Base Regulations; resulting in approximately 24 trees. All trees required in the parking field will be concentrated away from the building entrances to minimize sanitation issues associated with bird roosting. River rock and/or decomposed granite shall be allowed for parking islands landscape areas in order to conserve water.

i. Utilities:

All pipes, conduit lines (other than electrical transmission lines and permanent overhead electrical lines existing along the property on the date this PDD is recorded, 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 and maintained underground. Any utilities which must be located above ground (such as utility boxes, transformers, meters, etc.) must be screened from view from adjacent right of ways as described in Section 5.e.

j. Service and Loading Areas:

Service areas visible from public streets shall be screened from view per Section 5.e.i.1. No service or delivery vehicle may park, or load/unload on private or public streets. Service and loading areas shall be located as identified on the Concept Plan in "Exhibit B".

k. Site Features in TxDOT Right of Ways:

Any site features (including landscaping) proposed to be located in any TxDOT right of ways are required to be approved by TxDOT. HEB and its assigns will be responsible for maintenance of these features and/or landscaping for as long as they own the property.

l. Open Space, Trail System, Sidewalk Improvements, and Pedestrian Accessibility:

Land proposed for designation as Open Space shall be as identified on the Concept Plan ("Exhibit B") and shown as a lot on the final plat. Trails shall be constructed as indicated in the Concept Plan. Trails shall be a minimum ten feet (10') wide and be constructed of concrete. Improvements shall be constructed and accepted in the same manner as public improvements, prior to final plat recordation or fiscal surety provided in accordance with applicable ordinances. The trail system located on this

property shall be installed by HEB and its assigns, dedicated at time of platting, and maintained by the City.

A connection from the trail to the store entrance shall be provided. Bicycle racks with a repair stand and tool kit will be provided on site in a shaded area outside of the parking area as identified on the Concept Plan. See "Exhibit B."

All sidewalks must meet design standards as listed in the Base Regulations and be accepted by the City. Sidewalks must be a minimum of six feet (6') wide.

The developer shall install a transit stop, built to City Specifications, along Hunter Road.

m. Environmental Analysis and Reports:

The development of this site will include a cultural resources review, an Endangered Species Habitat Assessment and a Tree Survey. A cultural resources survey will be provided if the cultural resources review warrants such. These will be provided at the time of Watershed Protection Plan submittal.

5. Building Design Guidelines:

The building design will reflect the character of San Marcos.

a. Building Orientation:

The front orientation of the proposed HEB store will be towards Hunter Road, Southeast, as shown in the Concept Plan "Exhibit B".

b. Building Area and Height Limitations:

i. Area: The proposed building area will be limited to 60,000 conditioned square feet maximum.

ii. Building Height: The building height will be limited to 40 feet above the finished floor elevation and will position the taller portions of the structure to be sensitive to human scale.

c. Building Mass and Articulation:

Variations in massing and building articulation will be expressed on all sides of the building, resulting in a composition of building modules that relate to the scale of traditional buildings.

This will be accomplished by using a minimum of two horizontal expression tools and at least one vertical expression tool as identified in the Base Regulations.

The design of the building will include protected and articulated entryways to define the entrance and identify with the human scale.

Any canopies or awnings that are incorporated into the design shall be in character with the building design.

d. Exterior Building Materials:

Building materials shall be selected to reflect the character of the City of San Marcos.

i. Permitted Wall Materials: Any combination of the materials listed below are permitted for the exterior wall construction:

1. Stucco
2. Brick
3. Stone
4. Glass (less than 50% on any façade)
5. Decorative or textured concrete masonry units
6. Nichiha (see "Exhibit F" for example photos).

iii. Permitted Roof Construction Materials:

1. Metal sheet roofing
2. Commercial flat membrane roof

iv. Permitted Colors: Color schemes shall be harmonious and compatible with adjacent development and primarily include natural colors. Accent or branding colors shall complement the overall design theme of the building. Fluorescent colors are expressly prohibited.

v. Permitted Glazing: Glass will be transparent or spandrel. Mirrored glass with a reflectivity of 20% or more is not permitted on any surface.

e. Screening Requirements:

i. Ground Mounted Screening: As described in Section 4.i. above, utilities shall be installed underground as much as possible. Any that cannot be installed underground, and areas identified below, shall be screened at a minimum as described. In lieu of individual screens for each area, these can all be screened with one continuous screen or landscaping buffer that complies with these requirements.

1. Service and Loading Spaces: Service and loading areas shall be screened from view from adjacent right of way with a solid wall or fencecrete to match or complement the material and color of the structure in which it serves. The top of the screen must be a minimum of 12' above finished floor elevation of the store to adequately screen the loading or service area.

2. Dumpsters and Compactors: Dumpsters or compactors shall be screened from view from adjacent right of way with a solid screen wall or fence to match or complement the material and color of the structure in which it serves. The height of the screen must be at least one foot (1') higher in elevation than the top of the dumpster or compactor in which it is screening. Full-height opaque metal swing gates to match the color of the screen at locations required for screening while allowing access for emptying the dumpsters or compactors.

3. Ground Mounted Equipment and Utilities: Any equipment, meters, utilities, etc. which must be located above ground shall be screened from view from adjacent right of way with a solid screen wall or fence to match or complement the material and color of the structure

in which it serves. The height of the screen must be at least one foot (1') higher in elevations than the top of the devices in which it is screening. Any conduit or piping that is required to be mounted to the face of building walls shall penetrate the building envelope as low as possible on the building; any portion that is required to be exterior above adjacent screening shall be painted to match the building wall to which it is secured.

ii. Roof Mounted Screening: Any equipment, meters, utilities, etc. which must be located on the roof shall be screened from view from adjacent right of way with a solid screen to match or complement the color of the structure in which it serves. The height of the screen must be at least as tall as the devices in which it is screening.

6. Sustainability:

Listed below are the sustainable measures that will be applied to the design of this site and facilities:

a. Energy: Computerized systems will be used to control refrigeration, air conditioning and lighting. Each system will be set to reduced levels at night, and all display case lighting will be turned off when the store is closed. The parking lot, sales floor, walk-in coolers and freezers, refrigerated display cases and exterior signage (where feasible) will all be equipped with energy-efficient LED lighting. In addition, a computerized system will be used for daylight harvesting by automatically controlling the sales floor lighting in accordance with the level of light entering through windows and skylights. Low emissivity glass and window shading devices will be used to reduce heat gain through windows. When available through local utilities, a demand response program will be used, whereby different systems in different parts of the store are turned off for short periods of time to reduce energy use at the utility's peak demand time. Occupancy sensors will be used to control lighting in offices areas. Point of use water heaters will be used in conjunction with waste heat from refrigeration systems. Highly reflective, lightly colored roofing will be installed to reduce energy use by 70% and increase customer comfort by eliminating cold shopping aisles.

b. Water: Low flow fixtures will be installed in restrooms, and kitchens will employ water-efficient equipment.

c. Recycling: Cardboard, plastic stretch wrap and shopping bags, office paper, floral buckets, cooking oil, meat trimmings, etc. will be collected for reuse or recycling.

d. Community Support: Food donations will be made to local food banks.

Definitions:

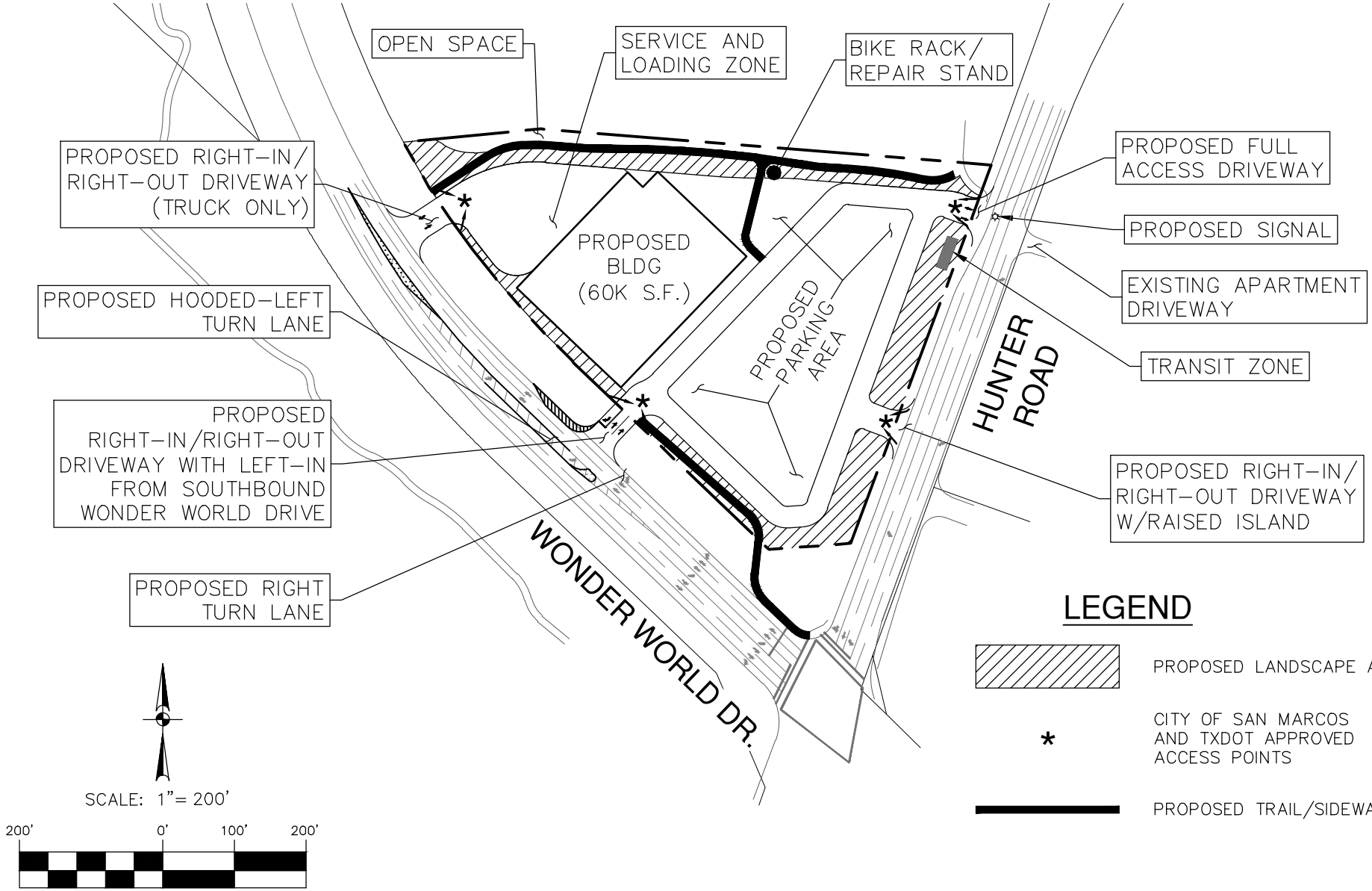
"City" shall mean the City of San Marcos, Texas.

"Base Regulations" shall mean the regulations that have been adopted by the City of San Marcos, TX at the time this PDD is approved.

EXHIBIT A

Legal Description

6.417 Acres, 279,525 square feet more or less, being all of the remaining portion of a 17.88 acre tract, recorded in Volume 711, Page 700 of the Official Public Records of Hays, a portion of a 26.261 acre tract, recorded in Volume 982, Page 599 of the said Official Public Records, and a portion of a 1.05321 acre tract recorded in Volume 4660, Page 851 of said Official Public Records, and being out of the T.J. Chambers Survey, and the J.M. Veramendi Survey No. 1, being in the City of San Marcos, Hays County, Texas.



JOB NO. 8733-00
DATE JULY 2016
DESIGNER TD
CHECKED TD DRAWN RA

EXHIBIT B

WONDER WORLD/HUNTER ROAD

SAN MARCOS, TEXAS

CONCEPT PLAN

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

Date: Jul 13, 2016, 8:45am User ID: RArenas
File: P:\87\33\00\Design\Civil\Exhibits\160713 - EXHIBIT B - SITE EXHIBIT (8X11).dwg

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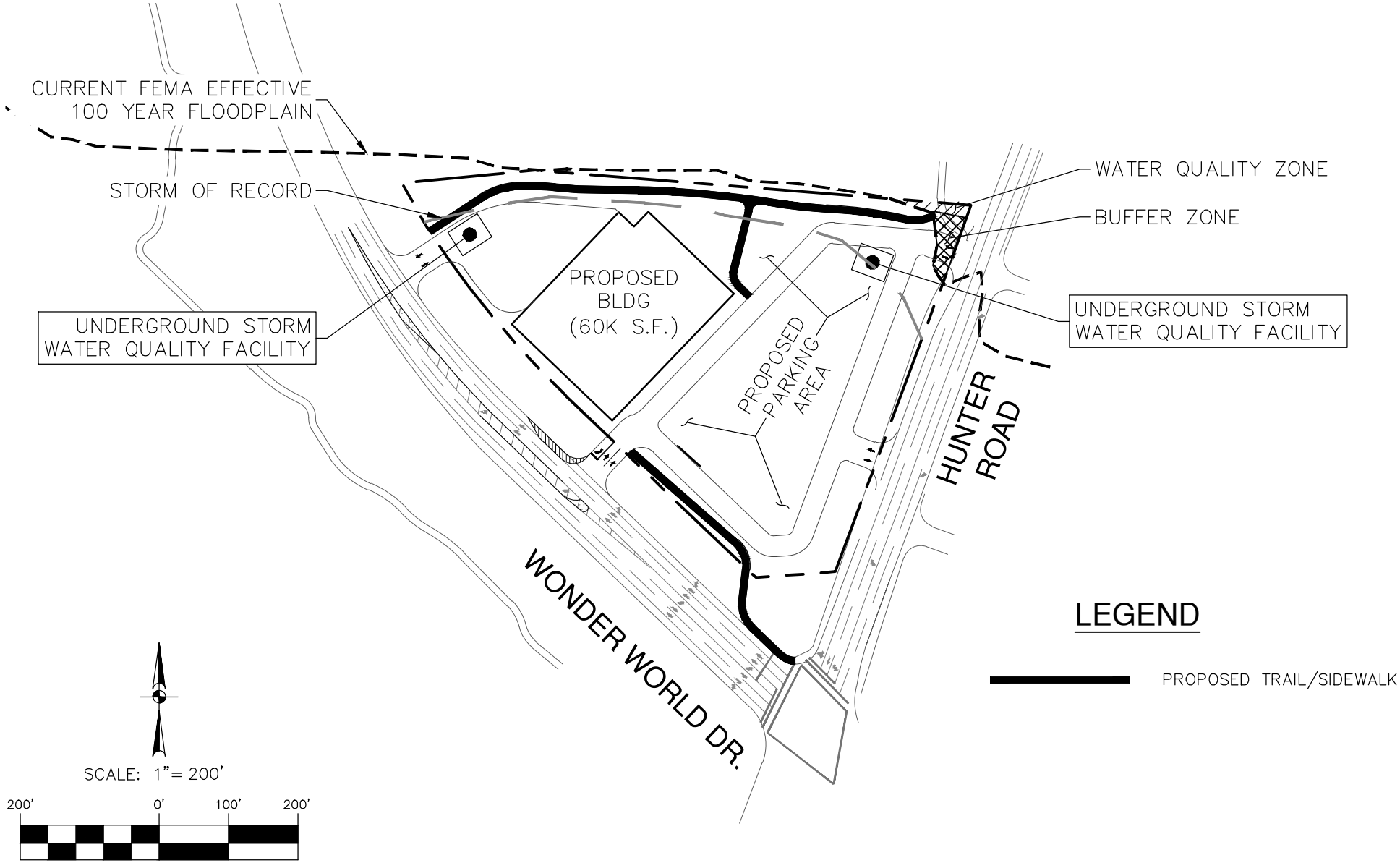

JOB NO. 8733-00
DATE JULY 2016
DESIGNER TD
CHECKED TD DRAWN RA

EXHIBIT C

WONDER WORLD/HUNTER ROAD

SAN MARCOS, TEXAS

FLOODPLAIN EXHIBIT

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Jul 13, 2016, 8:48am User ID: RArenas
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SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- APPROXIMATE FLOODPLAIN
- PRELIMINARY DEVELOPABLE AREA
- OPEN SPACE ACREAGE (0.713 ACRES)
- CURRENT FEMA FLOODPLAIN
- PARCEL BOUNDARY
- EXISTING 1' CONTOUR (2010 BEXAR COUNTY)
- 710 EXISTING 5' CONTOUR (2010 BEXAR COUNTY)

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

WONDER WORLD/HUNTER ROAD

SAN MARCOS, TEXAS

DEVELOPABLE AREA EXHIBIT
EXHIBIT D

PLAT NO. _____

JOB NO. 8733-00

DATE OCT 2015

DESIGNER TD

CHECKED DR DRAWN RA

SHEET 1 OF 1

Date: Oct 29, 2015, 9:57am User ID: RAreros
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Land Use Matrix

P = Permitted

C = Conditional

HEB Grocery - PDD Exhibit E

	GC
~~Farmers Market~~	~~C~~
~~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~~
~~Loft Apartments~~	~~C~~
~~Armed Services Recruiting Center~~	~~P~~
Bank or Savings and Loan (w/o Drive-thru)	P
~~Band 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)~~	~~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~~	~~C~~
~~Off-Premises Freestanding Sign~~	~~P~~
~~Photocopying/Duplicating/Copy Shop~~	~~P~~
~~Studio for Radio or Television (without tower)~~	~~P~~

	GC
~~Tool Rental (with Outdoor Storage)~~	~~P~~
~~Washateria/Laundry (Self Serve)~~	~~C~~
~~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~~	~~C~~
~~Gun Smith~~	~~C~~
~~Home Improvement Center (10,000 s.f. or more)~~	~~P~~
~~Lawnmower Sales and/or Repair~~	~~P~~
Liquor Sales (retail)	P
~~Market (Public, Flea)~~	~~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~~

Land Use Matrix

P = Permitted

C = Conditional

	GC
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~~	~~C~~
~~Auto Muffler Shop~~	~~P~~
~~Auto Paint Shop~~	~~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~~	
~~Car Wash (Self Service; Automated)~~	~~P~~
~~Full Service Car Wash (Detail Shop)~~	~~P~~
~~Limousine/Taxi Service~~	~~P~~
~~Public Garage/Parking Structure~~	~~C~~
~~Tire Sales (Outdoors/Storage)~~	~~P~~
~~Transit Terminal~~	~~C~~
~~Truck Terminal~~	~~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)~~	~~C~~
~~Charitable Gaming Facility~~	~~P~~
~~Civic/Conference Center~~	~~C~~
~~Country Club (Private)~~	~~P~~
~~Dance Hall/Dancing Facility~~	~~P~~
~~Day Camp~~	~~P~~
~~Driving Range~~	
~~Fair Ground~~	~~P~~
~~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~~	
~~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~~

	GC
~~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~~
~~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~~
~~Auction Sales (Non-Vehicle)~~	
~~Caterer~~	~~P~~
~~Extermination Service~~	
~~Feed and Grain Store~~	~~C~~
~~Maintenance/Janitorial Service~~	~~P~~
~~Metal Fabrication Shop~~	~~C~~
~~Moving Storage Company~~	~~C~~
~~Portable Building Sales~~	~~P~~
~~Taxidermist~~	~~P~~
~~Warehouse/Office and Storage~~	~~C~~
~~Electronic Assembly/High Tech Manufacturing~~	~~P~~
~~Micro Brewery (onsite mfg. and sales)~~	~~C~~
~~Outside Storage (as primary use)~~	~~C~~
~~Research Lab (Non-Hazardous)~~	~~C~~

HEB Grocery - Planned Development District
Exhibit F - cementitious fiber board material example photos

Texas Department of Transportation

9725 SOUTH IH 35, AUSTIN, TEXAS 78744 | 512.282-2113 | WWW.TXDOT.GOV

July 7th, 2016

Mr. Taylor Dawson
Pape-Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

HEB at RM 12 and FM 2439 in San Marcos

Dear Mr. Dawson:

I concur with the access locations shown on your letter dated May 11, 2016 (Revised July 1, 2016) (attached). The configurations of the driveways will be as shown on the approved driveway permits. The improvements are to be funded and constructed by the owner through a donation agreement.

Sincerely

Reed Smith

07/07/2016

Reed E. Smith, P.E.

Cc: Victor M. Vargas, P.E.

PAPE-DAWSON ENGINEERS

May 11, 2016
(REVISED July 1, 2016)

Mr. Reed Smith
Texas Department of Transportation
9725 South I-35
Austin, TX 78744

Re: Roadway Access to Proposed HEB Site at the Northwest Corner of Wonder World Drive and Hunter Road in San Marcos, Texas

Dear Mr. Smith:

As discussed in previous meetings, HEB desires to develop a grocery store at the above referenced location and appropriate access onto Wonder World Drive (RR 12) and Hunter Road is mandatory for HEB's operations. Attached to this letter is an exhibit that indicates the desired access points which are described further below:

Hunter Road

- Full access signalized driveway located immediately south of the existing bridge which aligns with the existing apartment driveway across Hunter Road. The proposed signal will need to be interconnected with the existing signal at the Hunter Road/Wonder World Drive intersection.
- Right in/right out driveway near the intersection of Hunter Road and Wonder World Drive.

Hunter Road is currently under TxDOT jurisdiction but there is an agreement ongoing between the City and TxDOT, which will give the road and ROW to the City of San Marcos. It is our understanding that TxDOT will allow the City to grant/approve driveways onto Hunter Road due to the ongoing transfer agreement.

Wonder World Drive

- A right in/right out with "hooded left" turn lane from southbound Wonder World into the approximate middle of the HEB site.
- A right in/right out at the northern limits of the proposed HEB property for truck deliveries and service vehicles only.

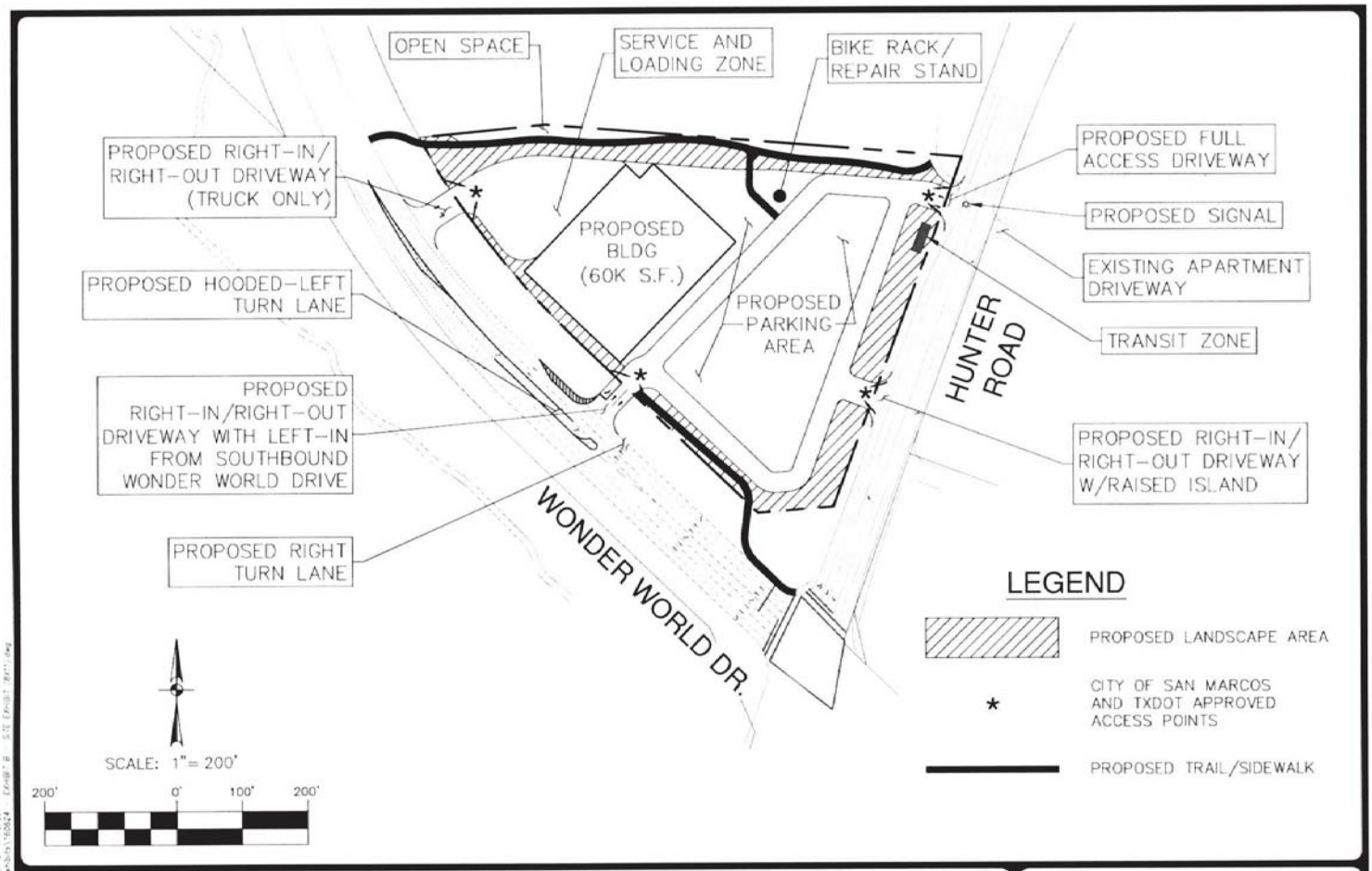
A break in the access denial line will be required for both driveways along Wonder World Drive. It is our understanding that when the Wonder World ROW is transferred from the City of San Marcos to TxDOT, TxDOT will transfer the ROW with appropriate breaks in the access denial line to support the two driveways proposed on Wonder World Drive.

Assuming that TxDOT is still in agreement with the access points listed above, please issue a memo of understanding.

Sincerely,
Pape-Dawson Engineers, Inc.

Taylor Dawson
Project Manager

P:\87\33\00\WORD\LETTERS\160511-R1-TXDOT DRIVEWAY LETTER.DOCX



JOB NO. 8733-00
DATE JUNE 2016
DESIGNER TD
CHECKED TD DRAWN JF

EXHIBIT B

WONDER WORLD/HUNTER ROAD

SAN MARCOS, TEXAS

CONCEPT PLAN

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

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File #: ID#16-412, **Version:** 1

AGENDA CAPTION:
Development Services Report:
1. Code SMTX Update

Meeting date: July 26, 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: N/A

COMPREHENSIVE PLAN ELEMENT(s):

BACKGROUND: