



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, September 27, 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 September 13, 2016.
- 2. PC-16-26_02 (Highpointe Trace) Consider a request by Caren Williams, on behalf of Highpointe Trace, LLC, for approval of a Preliminary Subdivision Plat for 358.57 acres, more or less, out of the William H. Van Horn Survey, generally located south of Posey Road and east of IH-35., City of San Marcos, Hays County, Texas. (B. Melland)

PUBLIC HEARINGS

- 3. CUP-16-27 (Patio Dolcetto) Hold a public hearing and consider a request by Dolcetto, LLC for a renewal of an existing Conditional Use Permit for the sale of beer and wine for on-premise consumption at 322 Cheatham Street. (T. Carpenter)
- 4. PC-16-35_04 (Center Point Court, Replat) Hold a public hearing and consider a request by Byrn and Associates, Inc., on behalf of Athena Lodging San Marcos, LLC, for approval of a replat of 3.36 acres being Lot 3, Center Point Court, establishing Lot 3-A and Lot 3-B, Center Point Court Subdivision, City of San Marcos, Hays County, Texas. (A. Villalobos)
- 5. PC-16-36_04 (Thornton Addition, Replat) Hold a public hearing and consider a request by Vigil and Associates, on behalf of San Marcos 123 and 35 Partners Two, LLC, for approval of a replat of 5.94 acres being Lot 1, Thornton Addition, establishing Lot 1A and Lot 1B, Thornton Addition, City of San Marcos, Hays County, Texas. (A. Villalobos)

- 6. ZC-16-06 (Las Colinas) Hold a public hearing and consider a request by ETR Development Consulting, LLC on behalf of Las Colinas San Marcos Phase I, LLC for a zoning change from "FD" Future Development District to "MF-18" Multiple Family Residential District for approximately 30 acres, more or less, located west of Old Bastrop Highway, approximately one mile south of Posey Road. (B. Melland)
- 7. ZC-16-07 (Las Colinas) Hold a public hearing and consider a request by ETR Development Consulting, LLC on behalf of Las Colinas San Marcos Phase I, LLC for a zoning change from "FD" Future Development District to "CC" Community Commercial District for approximately 17.5 acres, more or less, generally located east of IH-35 and west of Old Bastrop Highway. (B. Melland)
- 8. ZC-16-08 (Las Colinas) Hold a public hearing and consider a request by ETR Development Consulting, LLC on behalf of Las Colinas San Marcos Phase I, LLC for a zoning change from "FD" Future Development District to "GC" General Commercial District for approximately 44.5 acres, more or less, located east of IH-35 approximately one mile south of Posey Road. (B. Melland)

NON-CONSENT AGENDA

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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

_____ Title:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#16-546, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on September 13, 2016.

Meeting date: September 27, 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

DRAFT

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, September 13, 2016

6:00 PM

City Council Chambers

630 E. Hopkins

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, September 13, 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 Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Saul Gonzales, Commissioner Kate McCarty, Commissioner Douglas Beckett, Commissioner Betseygail Rand, and Commissioner Lee Porterfield

Absent 1 - Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, spoke regarding the Preferred Scenario Map-Envision San Marcos and the importance of sticking to the plan for San Marcos. She said that we are at the end of completing the Code Rodeo and prior to that was the Master Plan which was created approximately twenty years ago. She explained that the Master Plan is a blue print on how the City should grow. Ms. Coppoletta said she would like the Commission to consider that the city government is required to follow the Preferred Scenario Map and the Intensity Matrix which guides the different types of growth in the city. She pointed out that that Areas of Stability are established as residential areas where growth should not be channelled. She added that the Area of Stability and the Intensity Areas should not mix. Ms. Coppoletta stated that the most important concept of the Vision San Marcos Comprehensive Plan and the Preferred Scenario Map is that the plan is adopted by Ordinance and is City Law. She said if the City does not follow the Master Plan the citizens have an argument for legal recourse. She encouraged the Commission to give incentives to builders to use eco materials and incentives for best practices.

CONSENT AGENDA

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

2. PC-16-20_01 (Las Colinas Concept Plat) Consider a request by ETR Development Consulting, LLC, on behalf of Las Colinas San Marcos, Phase 1, LLC, for approval of a Concept Plat for approximately 91.94 acres, more or less out of the Samuel Craft Sr Survey, generally located east of IH-35 and West of Old Bastrop Road, approximately one mile south of Posey Road. (B. Melland)

A motion was made by Commissioner McCarty, seconded by Commissioner Beckett, that the Consent Agenda be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

PUBLIC HEARINGS

3. CUP-16-09 (Kiva Patio) Hold a public hearing and consider a request by R&B South Sisters LLC, on behalf of Global Rock Investments LLC, for an expansion of an existing Restricted Restaurant CUP for mixed beverages within a patio proposed to be constructed in the existing parking lot at 202 North LBJ Drive, Suite A. (W. Parrish)

Chair Garber opened the public hearing.

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

Henry Henderson said he has lived in San Marcos since 2001 and went to Texas State. Mr. Henderson said they want to increase the art and music culture in San Marcos. He pointed out that Miles, his partner started the their business, Kiva in January 2016. He feels that the patio will be an asset to the business and beautify the area.

Lisa Marie Coppoletta congratulated the gentleman. She said this is the type of alumni that we need in our community. She pointed out that the alley was a mess and was cleaned up by TCEQ. Ms. Coppoletta pointed out that this is an exemplary model of a business. Ms. Coppoletta said she supports business model and a wonderful example of revitalization of the downtown area.

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

A motion was made by Commissioner McCarty, seconded by Commissioner Dupont, that CUP-16-09 (Kiva Patio) be approved with the conditions that the CUP shall be valid for one (1) year, provided standards are met, subject to the point system, no outdoor live or amplified music will be allowed within the patio area, the permit shall be effective upon the issuance of the Certificate of

Occupancy, and the CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

4. CUP-16-20 (Dahlia Woods Gallery) Hold a public hearing and consider a request by Dahlia Woods Gallery LLC., on behalf of Dahlia Woods Gallery, for a new Unrestricted Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 232 N LBJ Drive, Ste 101. (A. Villalobos)

Commissioner Beckett recused himself.

Chair Garber opened the public hearing.

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

Johnathon Woods, 714 Burlison Street stated he is the Vice President and Treasurer of Dahlia Woods Gallery, LLC and an attorney. He advised that the owners could not be present due to the large opening occurring tonight to include a jewelry mermaid art show. Mr. Woods gave a brief overview of the gallery and explained that they felt opening a small wine bar would be a perfect addition and enhance the business.

Lisa Marie Coppoletta, 1322 Belvin said the art gallery is charming. She said that San Marcos has been lacking an art gallery for all the artist and poets. She stated that she supports the request. Ms. Coppoletta said it is a wonderful addition to downtown.

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

A motion was made by Commissioner Beckett, seconded by Commissioner Porterfield, that CUP-16-20 (Dahlia Woods Gallery) be approved with the conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system, the permit shall be posted in the same area and manner as the Certificate of Occupancy.

A motion was made by Commissioner Gonzales, seconded by Commissioner Porterfield, that the main motion be amended to include that the permit shall be limited to apply only to the first floor of the building. The motion carried by the following vote:

For: 7 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

Recused: 1 - Commissioner Beckett

Chair Garber called for a vote on the main motion that CUP-16-20 be approved with the conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system, the permit shall be posted in the same area and manner as the Certificate of Occupancy and the permit shall be limited to apply only to the first floor of the building. The motion carried by the following vote:

For: 7 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Rand and Commissioner Porterfield

Against: 0

Absent: 1 - Commissioner Ramirez

Recused: 1 - Commissioner Beckett

5. CUP-16-21 (Chipotle) - Hold a public hearing and consider a request by Chipotle Texas LLC, on behalf of Tanger Outlets, for a Conditional Use Permit to allow for the sale of mixed beverages at 1020 Centerpoint Road Suite 112. (W. Parrish)

Chair Garber opened the public hearing.

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

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Gonzales, that CUP-16-21 (Chipotle) be approved with the conditions that the CUP shall be valid for one (1) year, provided standards are met, subject to the point system, the permit shall be effective upon the issuance of the Certificate of Occupancy, and the CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

6. CUP-16-22 (Hilton Garden Inn) - Hold a public hearing and consider a request by Shilpa Amin on behalf of Action Hotel Group, LLC, for a Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 2131 North IH-35. (W. Parrish)

Chair Garber opened the public hearing.

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

Shilpa Amin, 1901 Walton Lane, Austin, Managing Partner for Stonebridge Hotels. She pointed out that they have a couple hotels in San Marcos. Ms. Amin explained that the hotel is a full service property which includes a full restaurant and bar. She added that the bar would only be open during dinner hours and special events. She stated she was available to answer questions.

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

A motion was made by Commissioner Dupont, seconded by Commissioner McCarty, that CUP-16-22 (Hilton Garden Inn) be approved with the conditions that the CUP shall be valid for one (1) year, provided standards are met, subject to the point system, the permit shall be effective upon the issuance of the Certificate of Occupancy and the CUP shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

7. ZC-16-11 (Lot 2, Block A, Uniprop Subdivision) Hold a public hearing and consider a request by Glenn Couch on behalf of San Marcos Land, LLC for a zoning change from "FD" Future District to "LI" Light Industrial District for Lot 2, Block A, Uniprop Subdivision, generally located on the south side of Leah Avenue, approximately one-quarter mile west of Clovis Barker Road. (B. Melland)

Chair Garber opened the public hearing.

Brandon Melland, Senior Planner gave an overview of the request.

Glen Couch, 355 Eastman Parkway, Winsor Colorado stated with the current zoning there are no permitted uses for the property. He added that in order to bring additional growth and employment in the area they feel that Light Industrial zoning will allow them to market and build out to commercial warehousing space. Mr. Couch asked the Commission for their consideration.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Kelsey, that ZC-16-11 be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Ramirez

NON-CONSENT AGENDA

V. Question and Answer Session with Press and Public.

VI. Adjournment

A motion was made that the meeting be adjourned at 6:48 p.m. The motion carried by a unanimous vote.

Jim Garber, 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:

Note



Legislation Text

File #: PC-16-26_02, Version: 1

AGENDA CAPTION:

PC-16-26_02 (Highpointe Trace) Consider a request by Caren Williams, on behalf of Highpointe Trace, LLC, for approval of a Preliminary Subdivision Plat for 358.57 acres, more or less, out of the William H. Van Horn Survey, generally located south of Posey Road and east of IH-35., City of San Marcos, Hays County, Texas. (B. Melland)

Meeting date: September 27, 2016

Department: Planning and Development Services

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

CITY COUNCIL GOAL: Community Wellness/Strengthen the Middle Class

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

BACKGROUND:

The subject property is part of the Trace-Highpointe Development located between IH-35 and Old Bastrop Hwy, south of Posey Road. Zoning of the property is regulated by a "PDD" Planned Development District which was approved by City Council on October 20, 2015. The property is also subject to the provisions of an approved Public Improvement District which provides for the construction of collector streets, water and wastewater improvements, and drainage improvements. Most recently, a Concept Plat for the entire development was approved at the August 23, 2016 Planning and Zoning Commission meeting.

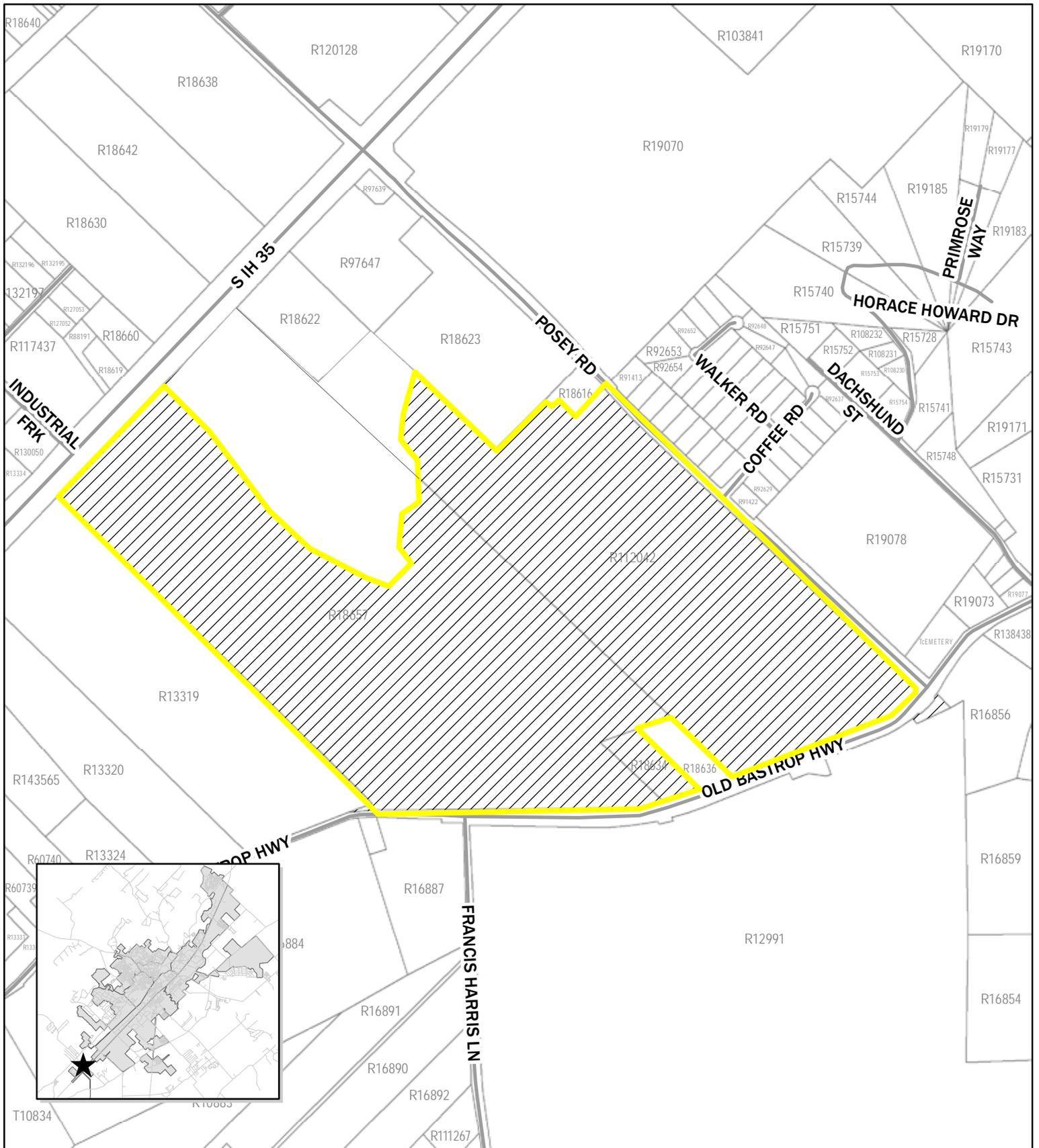
This proposed Preliminary Plat is +/-358.6 acres and consists of approximately 998 single-family lots, two (2) commercial lots, and one (1) multi-family lot. The preliminary plat also provides for approximately 80 acres of open space that includes a Central Park, five (5) pocket parks, and an elementary school site.

Transportation improvements include two (2) collector streets and thirty-seven (37) residential streets. Additionally, City water and wastewater is also proposed to be extended, which includes the construction of two lift stations at the eastern most portion of the site as well as a force main that will extend offsite to Centerpoint Road.

Staff has reviewed the request and determined that all of the criteria of the Land Development Code and the "PDD" Planned Development District Zoning have been met and is recommending approval of this

File #: PC-16-26_02, Version: 1

Preliminary Plat as submitted.



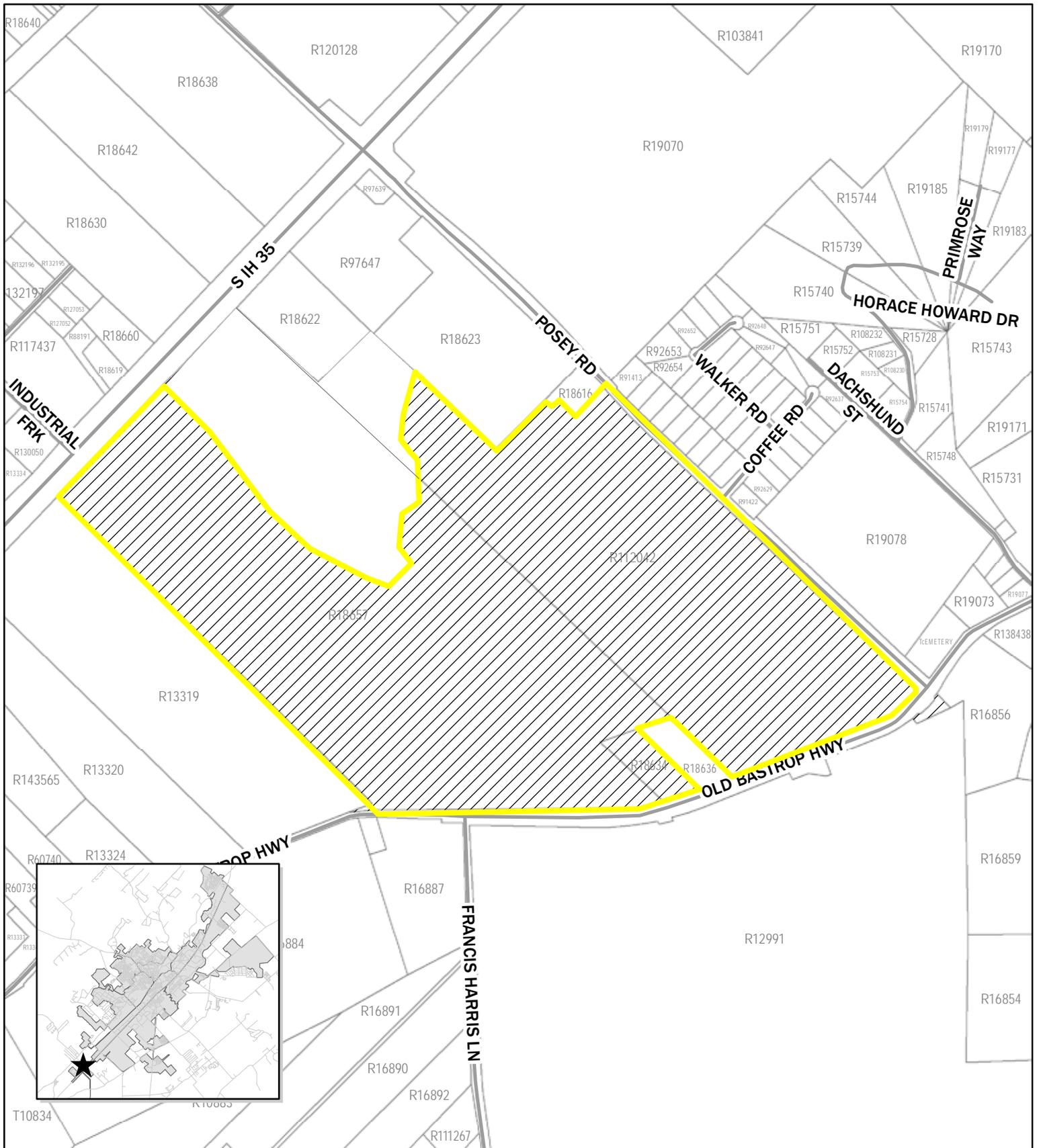
PC-16-26_02
Trace-Highpoint
Preliminary Plat
Map Date: 9/14/2016

 PC-16-26_02



0 875 1,750 3,500
 Feet

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



PC-16-26_02
Trace Highpointe
Preliminary Plat
Map Date: 9/14/2016

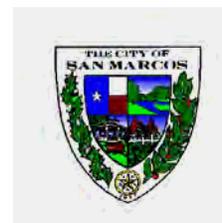
 PC-16-26_02



0 875 1,750 3,500
 Feet

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

PC-16-26_02 Preliminary Plat, Trace Subdivision



Applicant Information:

Agent: Caren Williams
Highpointe Communities, Inc.
5818 S. Old Bastrop Hwy.
San Marcos, TX 78666

Property Owner: Highpointe Trace, LLC.
2 Venture, Suite 350
Irvine, CA 92618

Notification: Notification not required

Type & Name of Subdivision: Preliminary Plat, Trace Subdivision

Subject Property:

Summary: The subject property is approximately +/-358.6 acres, more or less, and is generally located between IH-35 and Old Bastrop Hwy, south of Posey Road.

Zoning: "PDD" Planned Development District

Traffic/ Transportation: The development of this property includes the extension of two Collector Roads through the site. All other roads and connections will be required to meet the minimum City of San Marcos standards as well as the Roadway design standards of the associated "PDD" Planned Development District.

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 Trace-Highpointe Development which is located between IH-35 and Old Bastrop Hwy, south of Posey Road. Zoning of the property is regulated by a "PDD" Planned Development District which was approved by City Council on October 20, 2015. The

property is also subject to the provisions of an approved Public Improvement District which provides for the construction of collector streets, water and wastewater improvements, and drainage improvements. Most recently, a Concept Plat for the entire development was approved at the August 23, 2016 Planning and Zoning Commission meeting.

This proposed Preliminary Plat consists of +/-358.6 acres and includes the majority of the approved overall Concept Plat, which itself consists of +/- 420 acres. A total of 998 single-family lots are proposed; approximately 183 of which are proposed to be less than 40 feet in width. Additionally, 270 of the proposed single-family lots will be alley loaded. One (1) 15-acre Multi-Family lot is also proposed, as well as two (2) commercial lots located along the IH-35 frontage that total approximately 13 acres. The quantity and design of all proposed lots are consistent with the approved PDD.

A number of lots are also proposed as open space, totaling approximately 80 acres. Of those lots, one (1) is proposed as a 9-acre Central Park and five (5) are proposed as pocket parks that range in size from ½ acre to 2 acres. The remainder of open space will be reserved for flood plain, water quality, easements, trails, and landscaping buffering. A 12-acre lot is also proposed to be reserved as a future elementary school site. The quantity and locations of all proposed open space is consistent with the Concept Plan approved with the PDD.

Transportation improvements include two (2) collector streets and thirty-seven (37) residential streets. ROW widths proposed for all streets are consistent with the roadway design standards approved with the PDD. A number of alleys are also proposed, but will be platted lots rather than dedicated ROW. Additionally, City water and wastewater is also proposed to be extended, which includes the construction of two lift stations at the eastern most portion of the site as well as a force main that will extend offsite to Centerpoint Road.

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:

Brandon Melland, AICP	Senior Planner	September 14, 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.

TRACE SUBDIVISION PRELIMINARY PLAT

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

AREA TABLES:

- TOTAL ACREAGE: 358.573 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 66.400 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 48,788 LINEAR FEET.

TOTAL NUMBER OF LOTS: 1087
 SINGLE FAMILY: 999
 OPEN SPACE: 52
 COMMERCIAL/OTHER: 7
 ALLEY: 13
 PRIVATE STREET: 0
 LANDSCAPE EASEMENT LOTS (L.E.): 16

LOT SUMMARY	
RIGHT-OF-WAY	66.400 ACRES
SINGLE FAMILY LOTS (999)	141.747 ACRES
OPEN SPACE LOTS (52)	79.979 ACRES
COMMERCIAL/OTHER (7)	64.620 ACRES
ALLEY (13)	3.743 ACRES
LANDSCAPE EASEMENT (L.E.) (16)	2.084 ACRES
TOTAL	358.573 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
TRACE BOULEVARD	3,523'	32' F-F	100'
GRASSLANDS BOULEVARD	4,018'	20' F-F	RIGHT-OF-WAY VARIES
VERDE LOOP	2036'	32' F-F	56'
PARKWAY LOOP	1540'	32' F-F	56'
EL RIO STREET	1247'	30' F-F	56'
PRAIRIE WAY	473'	30' F-F	52'
GREENBELT TRAIL	1626'	30' F-F	52'
PIONEER ROAD	2840'	30' F-F	52'
CAMINO VERDE	1897'	30' F-F	52'
SAGE MEADOWS DRIVE	1,552'	30' F-F	52'
HILLWOOD LANE	1,475'	30' F-F	52'
CYPRESS HILLS ROAD	565'	30' F-F	52'
WILLOW CREST DRIVE	767'	30' F-F	52'
MORNING SUN DRIVE	1491'	30' F-F	52'
SKYFLOWER LANE	323'	30' F-F	52'
BLUE STAR STREET	618'	30' F-F	52'
LACEY OAK DRIVE	819'	30' F-F	52'
ROSA ROAD	541'	30' F-F	52'
BOSQUE DRIVE	1,461'	30' F-F	52'
HILLSIDE LANE	2,362'	30' F-F	52'
HILLBRIAR DRIVE	1208'	30' F-F	52'
SWITCHGRASS STREET	511'	30' F-F	52'
WAGON TRAIL STREET	679'	30' F-F	52'
MORNINGSIDE DRIVE	531'	30' F-F	52'
GREENTHREAD DRIVE	481'	30' F-F	52'
CREEK BEND ROAD	1466'	30' F-F	52'
MEDINA STREET	712'	30' F-F	52'
VIOLET STREET	610'	30' F-F	52'
OAK RANCH ROAD	2937'	30' F-F	52'
CEDAR VIEW DRIVE	1879'	30' F-F	52'
GREEN GROVE LANE	665'	30' F-F	52'
FALLING STAR CIRCLE	187'	30' F-F	52'
LAS LOMAS DRIVE	1947'	30' F-F	52'
SILENT BIRD LANE	571'	30' F-F	52'
FLORA VISTA STREET	1857'	30' F-F	52'
FAITH LANE	248'	30' F-F	52'
SOUTH PLAINS ROAD	732'	30' F-F	52'
SPRING HILLS DRIVE	318'	30' F-F	52'
BLUEBONNET COVE	75'	49' F-RADIUS	60'

UTILITY NOTE:

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

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
1810 FM 150 WEST,
KYLE, TEXAS 78640

AQUIFER NOTE:

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

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
- SEE SHEET 5 FOR LEGEND, SHEET 2 FOR LINE TABLE, AND SHEET(S) 6, AND 10-12 FOR CURVE TABLES.

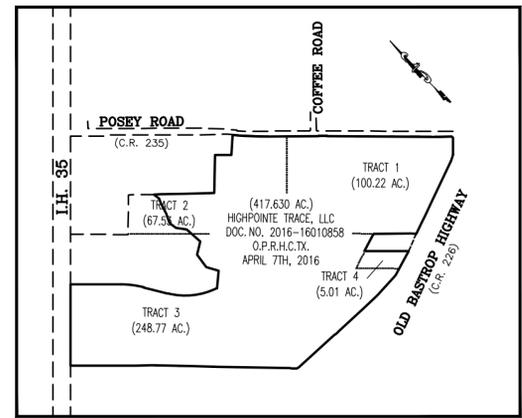
EASEMENT NOTE:

APPROXIMATE LOCATION OF BURIED NATURAL GAS PIPELINES BASED UPON LOCATED SURFACE MARKERS. EASEMENT OF RECORD IN VOL. 182, PG. 206, D.R.H.C.TX. GRANTED A 50-FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR PIPELINE PURPOSES. THE GRANTED EASEMENT WAS A BLANKET TYPE EASEMENT, NOT DESCRIBED BY METES AND BOUNDS. THE EASEMENT WAS AMENDED IN VOL. 230, PG. 125, D.R.H.C.TX. TO CENTER THE 50-FOOT RIGHT-OF-WAY EASEMENT ON THAT CERTAIN 20-INCH PIPELINE AS CONSTRUCTED. EASEMENT LINES SHOWN HEREON ARE BASED ON SURVEYED LOCATION OF 20-INCH PIPELINE MARKERS PLACED BY ENTERPRISE PRODUCTS.

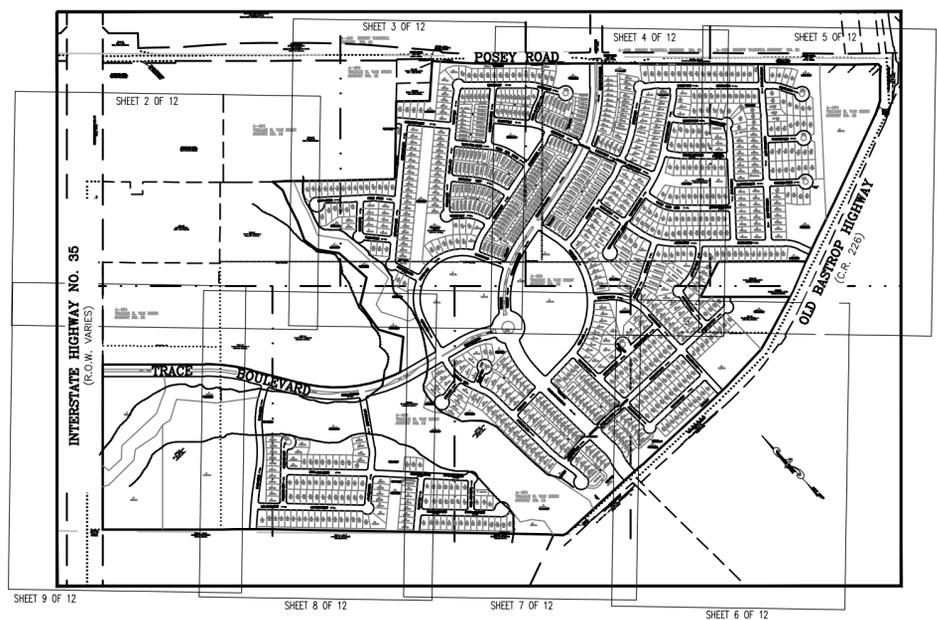
FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0486F, REVISED SEPTEMBER 02, 2005.

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



VICINITY MAP
NOT TO SCALE



SITE & SHEET INDEX MAP
NOT TO SCALE

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.
1120 S. CAPITAL OF TEXAS HWY., BUILDING 3, SUITE 220
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.
1120 S. CAPITAL OF TEXAS HWY., BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

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JOB #: 070091	DRAWING: PLAT	PLAN #: 1167	
NO.	REVISION	BY	DATE

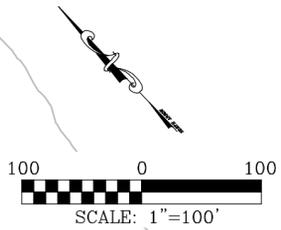
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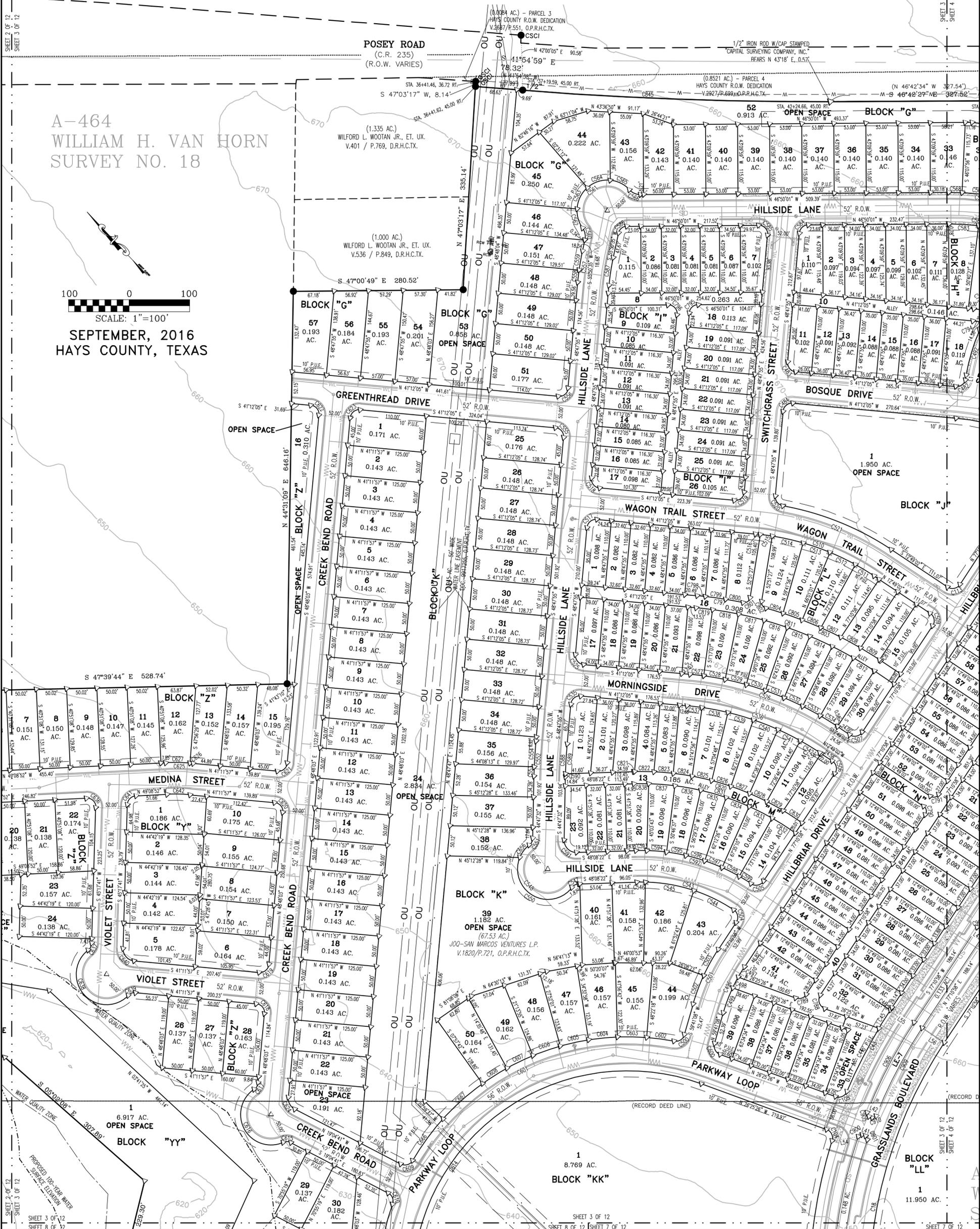
SHEET 1 OF 12
**PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS**

TRACE SUBDIVISION
PRELIMINARY PLAT

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18



SEPTEMBER, 2016
HAYS COUNTY, TEXAS



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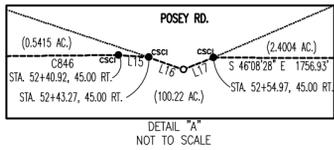
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TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

TRACE SUBDIVISION PRELIMINARY PLAT

100 0 100
SCALE: 1"=100'

SEPTEMBER, 2016
HAYS COUNTY, TEXAS

A-492 HENRY WARNELL SURVEY NO. 21



1/2" IRON ROD W/CAP STAMPED
CAPITAL SURVEYING COMPANY, INC.
BEARS N 43°37' E, 0.64'

(0.5415 AC.) - PARCEL 5
HAYS COUNTY R.O.W. DEDICATION
V.2927/P.699, O.P.R.H.C.T.X.

POSEY ROAD
(C.R. 235)
(R.O.W. VARIES)

(REMAINDER) WATER LINE EASEMENT
HAYS CO. WATER SUPPLY CORPORATION
N.2927/P.712, O.P.R.H.C.T.X.

DRAINAGE EASEMENT
COUNTY OF HAYS,
V.2927/P.712, O.P.R.H.C.T.X.



A-464
WILLIAM H. VAN HORN
SURVEY NO. 18

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PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 4 OF 12

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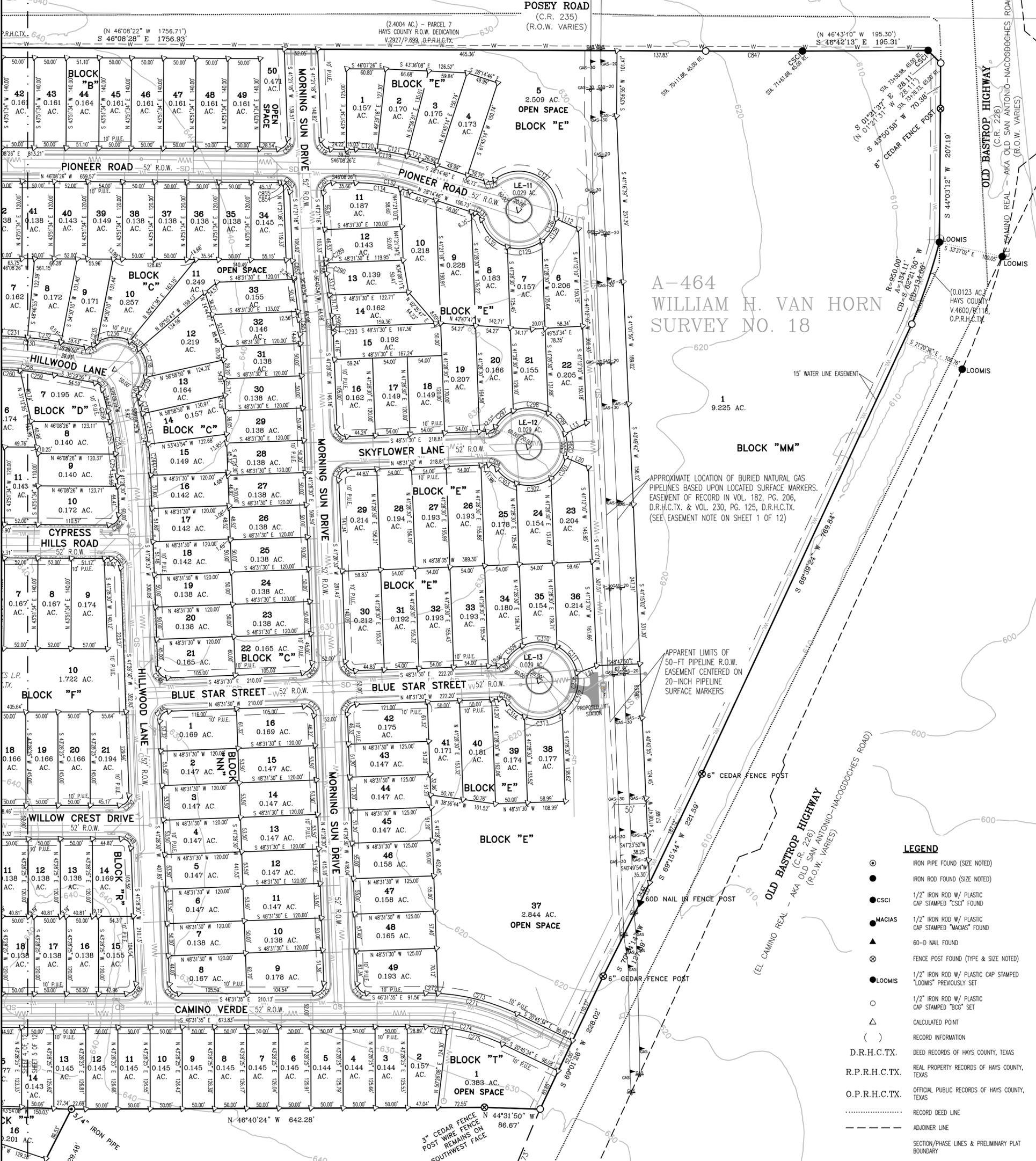
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SEPTEMBER, 2016
HAYS COUNTY, TEXAS

A-492 HENRY WARNELL SURVEY NO. 21

POSEY ROAD
(C.R. 235)
(R.O.W. VARIES)

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18



APPROXIMATE LOCATION OF BURIED NATURAL GAS PIPELINES BASED UPON LOCATED SURFACE MARKERS. EASEMENT OF RECORD IN VOL. 182, PG. 206, D.R.H.C.T.X. & VOL. 230, PG. 125, D.R.H.C.T.X. (SEE EASEMENT NOTE ON SHEET 1 OF 12)

APPARENT LIMITS OF 50-FT PIPELINE R.O.W. EASEMENT CENTERED ON 20-INCH PIPELINE SURFACE MARKERS

- LEGEND**
- IRON PIPE FOUND (SIZE NOTED)
 - IRON ROD FOUND (SIZE NOTED)
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CSC" FOUND
 - MACIAS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "MACIAS" FOUND
 - ▲ 60-D NAIL FOUND
 - ⊗ FENCE POST FOUND (TYPE & SIZE NOTED)
 - LOOMIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BOG" SET
 - △ CALCULATED POINT
 - () RECORD INFORMATION
 - D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
 - R.P.R.H.C.T.X. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - RECORD DEED LINE
 - - - ADJOINER LINE
 - · - · - SECTION/PHASE LINES & PRELIMINARY PLAT BOUNDARY
 - · - · - MATCH-LINE

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. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

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NO.	REVISION	BY	DATE

NO. REVISION BY DATE



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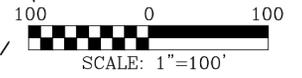
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TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
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HAYS COUNTY, TEXAS

SHEET 5 OF 12

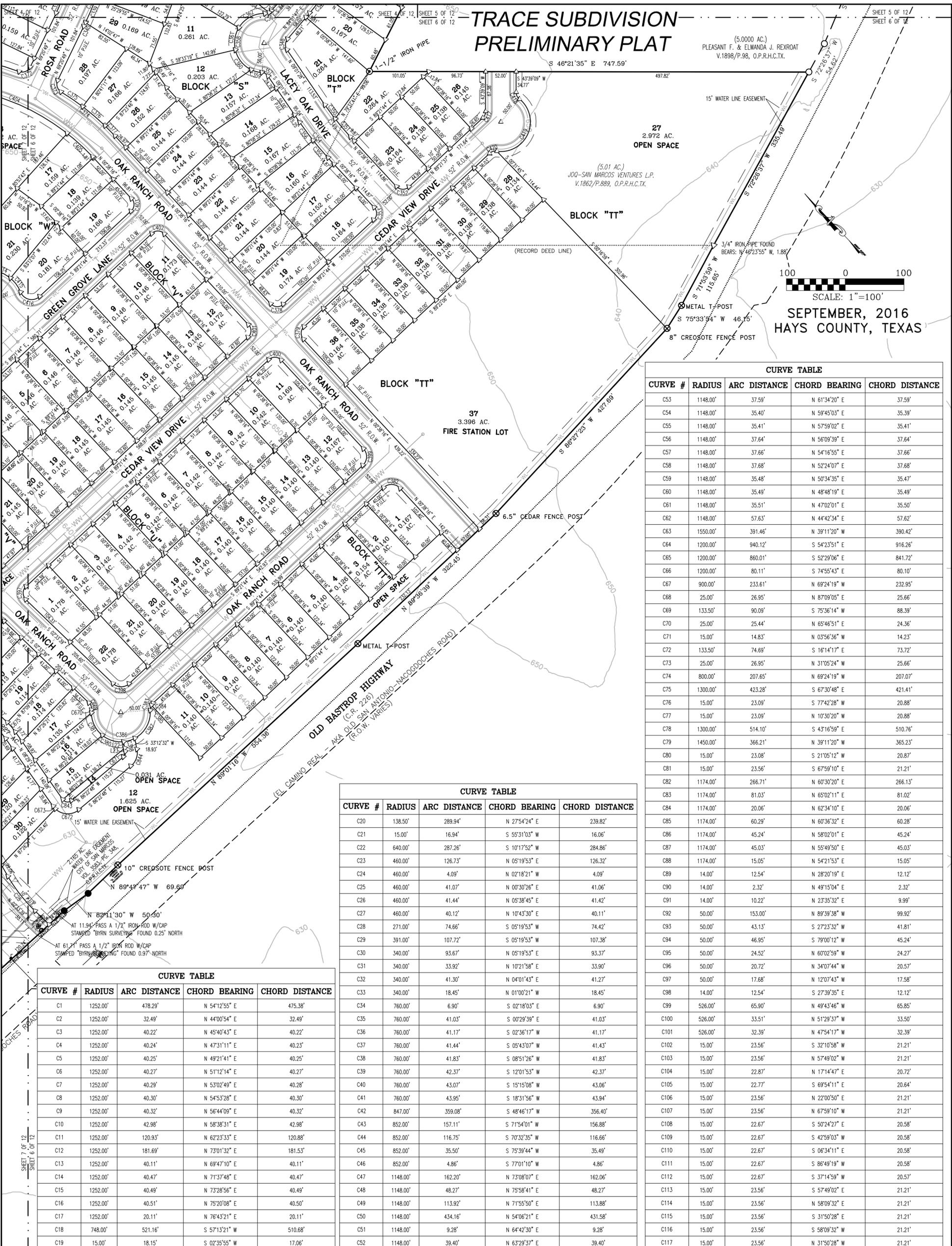
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TRACE SUBDIVISION PRELIMINARY PLAT

(5.0000 AC.)
PLEASANT F. & ELWANDA J. REXROAT
V.1898/P.98, O.P.R.H.C.T.X.



SEPTEMBER, 2016
HAYS COUNTY, TEXAS



CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C53	1148.00'	37.59'	N 61°34'20" E	37.59'
C54	1148.00'	35.40'	N 59°45'03" E	35.39'
C55	1148.00'	35.41'	N 57°59'02" E	35.41'
C56	1148.00'	37.64'	N 56°09'39" E	37.64'
C57	1148.00'	37.66'	N 54°16'55" E	37.66'
C58	1148.00'	37.68'	N 52°24'07" E	37.68'
C59	1148.00'	35.48'	N 50°34'35" E	35.47'
C60	1148.00'	35.49'	N 48°48'19" E	35.49'
C61	1148.00'	35.51'	N 47°02'01" E	35.50'
C62	1148.00'	57.63'	N 44°42'34" E	57.62'
C63	1550.00'	391.46'	N 39°11'20" W	390.42'
C64	1200.00'	940.12'	S 54°23'51" E	916.26'
C65	1200.00'	860.01'	S 52°29'06" E	841.72'
C66	1200.00'	80.11'	S 74°55'43" E	80.10'
C67	900.00'	233.61'	N 69°24'19" W	232.95'
C68	25.00'	26.95'	N 87°09'05" E	25.66'
C69	133.50'	90.09'	S 75°36'14" W	88.39'
C70	25.00'	25.44'	N 65°46'51" E	24.36'
C71	15.00'	14.83'	N 03°56'36" W	14.23'
C72	133.50'	74.69'	S 16°14'17" E	73.72'
C73	25.00'	26.95'	N 31°05'24" W	25.66'
C74	800.00'	207.65'	N 69°24'19" W	207.07'
C75	1300.00'	423.28'	S 67°30'48" E	421.41'
C76	15.00'	23.09'	S 77°42'28" W	20.88'
C77	15.00'	23.09'	N 10°30'20" W	20.88'
C78	1300.00'	514.10'	S 43°16'59" E	510.76'
C79	1450.00'	366.21'	N 39°11'20" W	365.23'
C80	15.00'	23.08'	S 21°05'12" W	20.87'
C81	15.00'	23.56'	S 67°59'10" E	21.21'
C82	1174.00'	266.71'	N 60°30'20" E	266.13'
C83	1174.00'	81.03'	N 65°02'11" E	81.02'
C84	1174.00'	20.06'	N 62°34'10" E	20.06'
C85	1174.00'	60.29'	N 60°36'32" E	60.28'
C86	1174.00'	45.24'	N 58°02'01" E	45.24'
C87	1174.00'	45.03'	N 55°49'50" E	45.03'
C88	1174.00'	15.05'	N 54°21'53" E	15.05'
C89	14.00'	12.54'	N 28°20'19" E	12.12'
C90	14.00'	2.32'	N 49°15'04" E	2.32'
C91	14.00'	10.22'	N 23°35'32" E	9.99'
C92	50.00'	153.00'	N 89°39'38" W	99.92'
C93	50.00'	43.13'	S 27°23'32" W	41.81'
C94	50.00'	46.95'	S 79°00'12" W	45.24'
C95	50.00'	24.52'	N 60°02'59" W	24.27'
C96	50.00'	20.72'	N 34°07'44" W	20.57'
C97	50.00'	17.68'	N 12°07'43" W	17.58'
C98	14.00'	12.54'	S 27°39'35" E	12.12'
C99	526.00'	65.90'	N 49°43'46" W	65.85'
C100	526.00'	33.51'	N 51°29'37" W	33.50'
C101	526.00'	32.39'	N 47°54'17" W	32.39'
C102	15.00'	23.56'	S 32°10'58" W	21.21'
C103	15.00'	23.56'	N 57°49'02" W	21.21'
C104	15.00'	22.87'	N 17°14'47" E	20.72'
C105	15.00'	22.77'	S 69°54'11" E	20.64'
C106	15.00'	23.56'	N 22°00'50" E	21.21'
C107	15.00'	23.56'	N 67°59'10" W	21.21'
C108	15.00'	22.67'	S 50°24'27" E	20.58'
C109	15.00'	22.67'	S 42°59'03" W	20.58'
C110	15.00'	22.67'	S 06°34'11" E	20.58'
C111	15.00'	22.67'	S 86°49'19" W	20.58'
C112	15.00'	22.67'	S 37°14'59" W	20.57'
C113	15.00'	23.56'	S 57°49'02" E	21.21'
C114	15.00'	23.56'	N 58°09'32" E	21.21'
C115	15.00'	23.56'	S 31°50'28" E	21.21'
C116	15.00'	23.56'	S 58°09'32" W	21.21'
C117	15.00'	23.56'	N 31°50'28" W	21.21'

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C20	138.50'	289.94'	N 27°54'24" E	239.82'
C21	15.00'	16.94'	S 55°31'03" W	16.06'
C22	640.00'	287.26'	S 10°17'52" W	284.86'
C23	460.00'	126.73'	N 05°19'53" E	126.32'
C24	460.00'	4.09'	N 02°18'21" W	4.09'
C25	460.00'	41.07'	N 00°30'26" E	41.06'
C26	460.00'	41.44'	N 05°38'45" E	41.42'
C27	460.00'	40.12'	N 10°43'30" E	40.11'
C28	271.00'	74.66'	S 05°19'53" W	74.42'
C29	391.00'	107.72'	S 05°19'53" W	107.38'
C30	340.00'	93.67'	N 05°19'53" E	93.37'
C31	340.00'	33.92'	N 10°21'58" E	33.90'
C32	340.00'	41.30'	N 04°01'43" E	41.27'
C33	340.00'	18.45'	N 01°00'21" W	18.45'
C34	760.00'	6.90'	S 02°18'03" E	6.90'
C35	760.00'	41.03'	S 00°29'39" E	41.03'
C36	760.00'	41.17'	S 02°36'17" W	41.17'
C37	760.00'	41.44'	S 05°43'07" W	41.43'
C38	760.00'	41.83'	S 08°51'26" W	41.83'
C39	760.00'	42.37'	S 12°01'53" W	42.37'
C40	760.00'	43.07'	S 15°15'08" W	43.06'
C41	760.00'	43.95'	S 18°31'56" W	43.94'
C42	847.00'	359.08'	S 48°46'17" W	356.40'
C43	852.00'	157.11'	S 71°54'01" W	156.88'
C44	852.00'	116.75'	S 70°32'35" W	116.66'
C45	852.00'	35.50'	S 75°39'44" W	35.49'
C46	852.00'	4.86'	S 77°01'10" W	4.86'
C47	1148.00'	162.20'	N 73°08'07" E	162.06'
C48	1148.00'	48.27'	N 75°58'41" E	48.27'
C49	1148.00'	113.92'	N 71°55'50" E	113.88'
C50	1148.00'	434.16'	N 54°06'21" E	431.58'
C51	1148.00'	9.28'	N 64°42'30" E	9.28'
C52	1148.00'	39.40'	N 63°29'37" E	39.40'

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1252.00'	478.29'	N 54°12'55" E	475.38'
C2	1252.00'	32.49'	N 44°00'54" E	32.49'
C3	1252.00'	40.22'	N 45°40'43" E	40.22'
C4	1252.00'	40.24'	N 47°31'11" E	40.23'
C5	1252.00'	40.25'	N 49°21'41" E	40.25'
C6	1252.00'	40.27'	N 51°12'14" E	40.27'
C7	1252.00'	40.29'	N 53°02'49" E	40.28'
C8	1252.00'	40.30'	N 54°53'28" E	40.30'
C9	1252.00'	40.32'	N 56°44'09" E	40.32'
C10	1252.00'	42.98'	N 58°38'31" E	42.98'
C11	1252.00'	120.93'	N 62°23'33" E	120.88'
C12	1252.00'	181.69'	N 73°01'32" E	181.53'
C13	1252.00'	40.11'	N 69°47'10" E	40.11'
C14	1252.00'	40.47'	N 71°37'48" E	40.47'
C15	1252.00'	40.49'	N 73°28'56" E	40.49'
C16	1252.00'	40.51'	N 75°20'08" E	40.50'
C17	1252.00'	20.11'	N 76°43'21" E	20.11'
C18	748.00'	521.16'	S 57°13'21" W	510.68'
C19	15.00'	18.15'	S 02°35'55" W	17.06'

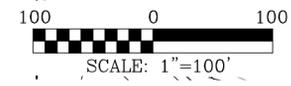
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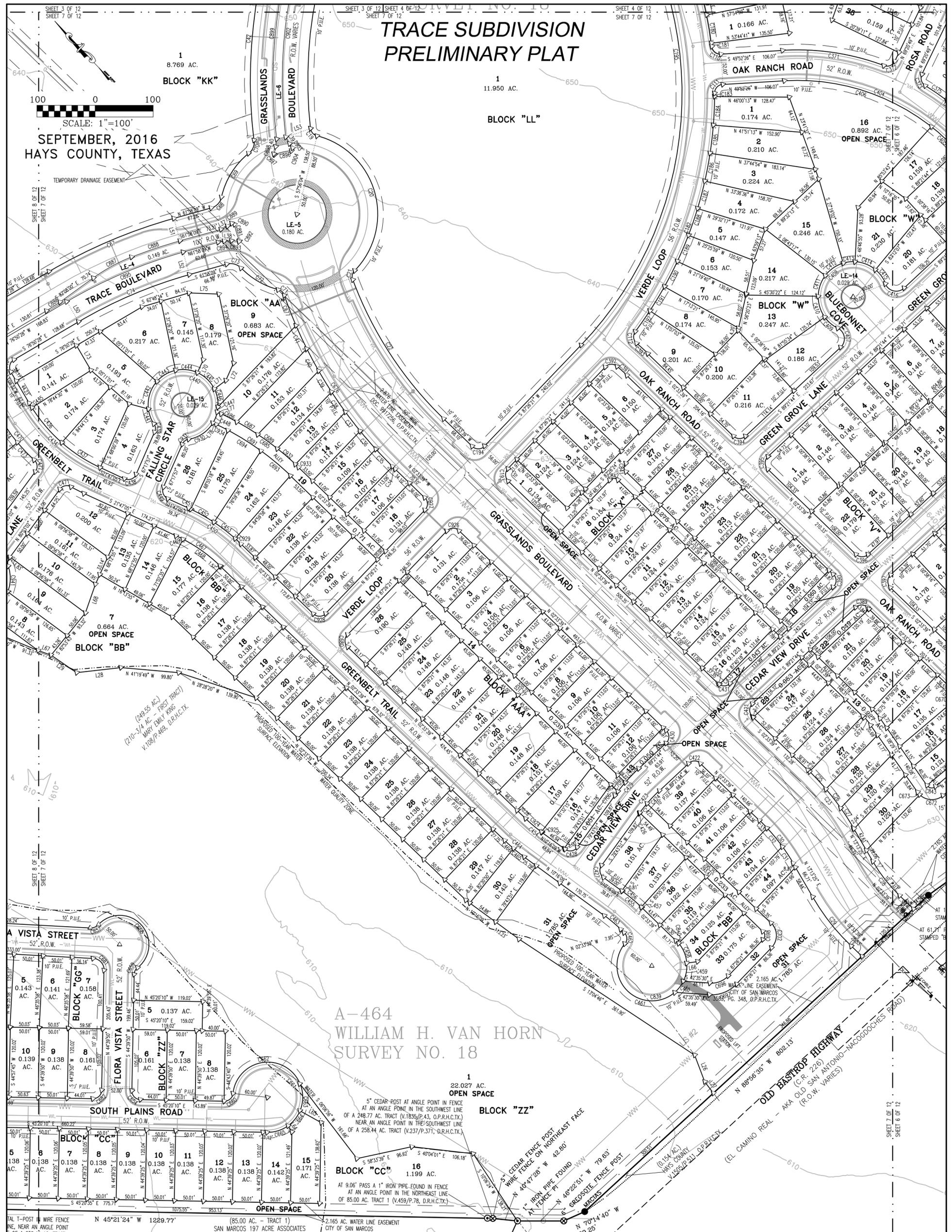
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PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

TRACE SUBDIVISION PRELIMINARY PLAT



SEPTEMBER, 2016
HAYS COUNTY, TEXAS



A-464
WILLIAM H. VAN HORN
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PRELIMINARY PLAT
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WILLIAM H. VAN HORN SURVEY
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HAYS COUNTY, TEXAS

SHEET 7 OF 12

NO.	REVISION	BY	DATE

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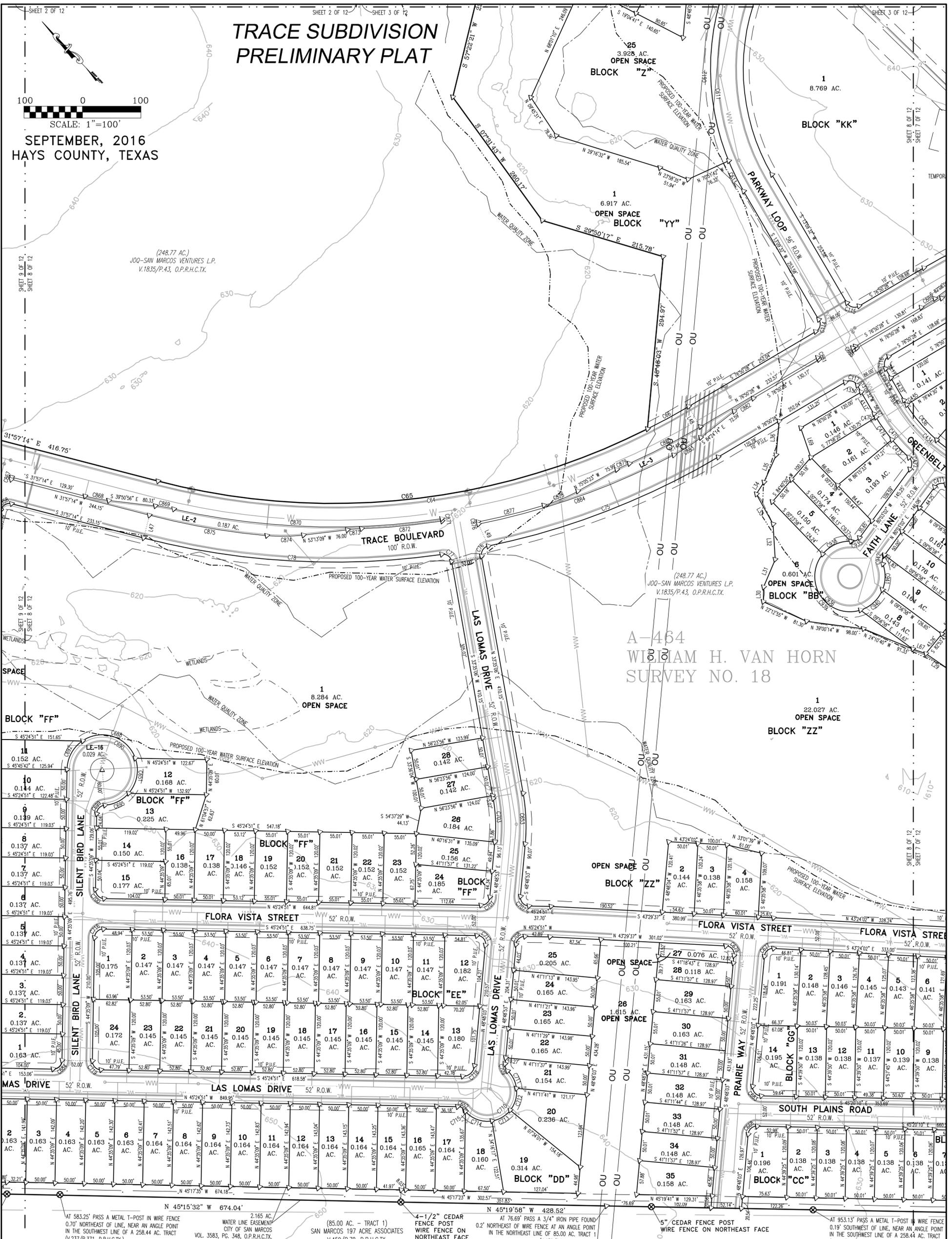
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SCALE: 1"=100'

SEPTEMBER, 2016
HAYS COUNTY, TEXAS

(248.77 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1835/P.43, O.P.R.H.C.T.X.

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18



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NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

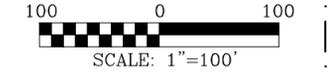
SHEET 8 OF 12

NO.	REVISION	BY	DATE

PLAN #: 1167

TRACE SUBDIVISION PRELIMINARY PLAT

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18



SEPTEMBER, 2016
HAYS COUNTY, TEXAS

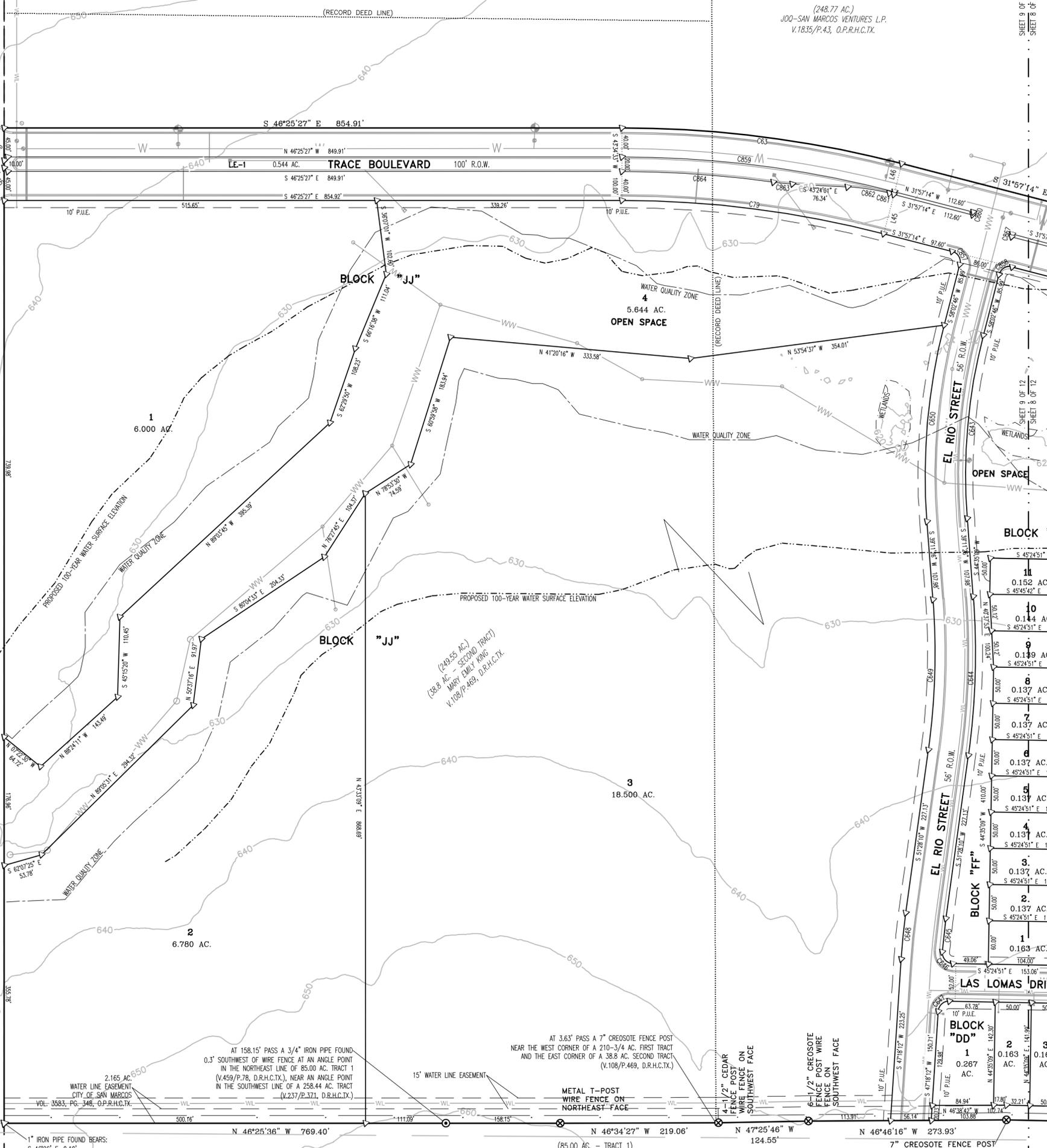
SHEET 2 OF 12
SHEET 9 OF 12

INTERSTATE HIGHWAY NO. 35
(R.O.W. VARIES)

(6.681 AC.)
STATE OF TEXAS
V.166/P.373, O.P.R.H.C.T.X.

INTERSTATE HIGHWAY NO. 35
(R.O.W. VARIES)

(4.705 AC.)
STATE OF TEXAS
V.166/P.357,
O.P.R.H.C.T.X.



(248.77 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1835/P.43, O.P.R.H.C.T.X.

(249.55 AC.)
- SECOND TRACT)
MARY EMILY KING
V.108/P.469, D.R.H.C.T.X.

AT 158.15' PASS A 3/4" IRON PIPE FOUND
0.3' SOUTHWEST OF WIRE FENCE AT AN ANGLE POINT
IN THE NORTHEAST LINE OF 85.00 AC. TRACT 1
(V.459/P.78, D.R.H.C.T.X.), NEAR AN ANGLE POINT
IN THE SOUTHWEST LINE OF A 258.44 AC. TRACT
(V.237/P.371, D.R.H.C.T.X.)

AT 3.63' PASS A 7" CREOSOTE FENCE POST
NEAR THE WEST CORNER OF A 210-3/4 AC. FIRST TRACT
AND THE EAST CORNER OF A 38.8 AC. SECOND TRACT
(V.108/P.469, D.R.H.C.T.X.)

AT 158.15' PASS A 3/4" IRON PIPE FOUND BEARS:
S 46°26' E, 0.10'

15' WATER LINE EASEMENT

METAL T-POST
WIRE FENCE ON
NORTHEAST FACE

(85.00 AC. - TRACT 1)
SAN MARCOS 197-ACRE ASSOCIATES
V.459/P.78, D.R.H.C.T.X.

6-1/2" CREOSOTE
FENCE POST WIRE
FENCE ON
SOUTHWEST FACE

7" CREOSOTE FENCE POST
WIRE FENCE ON NORTHEAST FACE

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace			
Subdivision\Survey\Working_Plat\070091-01-004_TRACE SUBDIVISION_PRELIMINARY PLAT.DWG			
DATE: 05-03-16	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1167	
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 9 OF 12

PLAN #: 1167

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C118	15.00'	22.91'	S 02°23'34" E	20.74'
C119	326.00'	101.82'	N 37°11'36" W	101.40'
C120	326.00'	32.98'	N 43°14'34" W	32.96'
C121	326.00'	47.15'	N 36°12'05" W	47.11'
C122	326.00'	21.69'	N 30°09'07" W	21.69'
C123	15.00'	14.89'	S 56°40'36" E	14.28'
C124	15.00'	23.04'	S 02°31'33" E	20.84'
C125	15.00'	24.09'	N 87°28'27" E	21.58'
C126	60.00'	307.59'	N 61°45'15" E	65.60'
C127	60.00'	148.84'	N 14°02'26" W	113.51'
C128	60.00'	41.66'	N 76°55'09" E	40.83'
C129	60.00'	56.56'	S 56°11'03" E	54.49'
C130	60.00'	60.52'	S 00°16'57" E	57.99'
C131	15.00'	14.89'	N 00°11'06" E	14.28'
C132	274.00'	85.58'	N 37°11'36" W	85.23'
C133	274.00'	15.65'	N 29°52'55" W	15.64'
C134	274.00'	69.93'	N 38°49'45" W	69.74'
C135	15.00'	23.56'	S 88°51'34" W	21.21'
C136	15.00'	23.56'	N 01°08'26" W	21.21'
C137	474.00'	59.38'	N 49°43'46" W	59.34'
C138	474.00'	18.10'	N 47°14'03" W	18.10'
C139	474.00'	41.29'	N 50°49'24" W	41.27'
C140	14.00'	17.76'	N 89°39'38" W	16.59'
C141	1226.00'	278.52'	N 60°30'20" E	277.92'
C142	1226.00'	37.80'	N 54°52'51" E	37.80'
C143	1226.00'	53.35'	N 57°00'39" E	53.35'
C144	1226.00'	57.07'	N 59°35'29" E	57.07'
C145	1226.00'	53.14'	N 62°10'00" E	53.13'
C146	1226.00'	53.14'	N 64°39'00" E	53.13'
C147	1226.00'	24.01'	N 66°27'10" E	24.01'
C148	15.00'	23.56'	S 22°00'50" W	21.21'
C149	15.00'	23.56'	N 67°59'10" W	21.21'
C150	526.00'	93.36'	N 72°05'54" E	93.23'
C151	526.00'	29.73'	N 68°38'00" E	29.73'
C152	526.00'	53.01'	N 73°08'23" E	52.99'
C153	526.00'	10.61'	N 76°36'17" E	10.61'
C154	15.00'	23.56'	S 32°10'58" W	21.21'
C155	15.00'	23.56'	N 57°49'02" W	21.21'
C156	526.00'	83.59'	N 81°44'08" E	83.51'
C157	526.00'	6.44'	N 77°32'01" E	6.44'
C158	526.00'	77.15'	N 82°05'11" E	77.08'
C159	474.00'	75.33'	N 81°44'08" E	75.25'
C160	474.00'	84.13'	N 72°05'54" E	84.02'
C161	474.00'	13.02'	N 76°23'46" E	13.02'
C162	474.00'	56.55'	N 72°11'29" E	56.52'
C163	474.00'	14.56'	N 67°53'37" E	14.56'
C164	15.00'	23.56'	N 22°00'50" E	21.21'
C165	15.00'	23.08'	N 67°03'32" W	20.87'
C166	15.00'	22.01'	N 65°01'42" W	20.09'
C167	15.00'	1.06'	S 70°53'56" W	1.06'
C168	678.00'	67.61'	N 09°57'37" W	67.59'
C169	678.00'	37.29'	N 11°14'29" W	37.29'
C170	678.00'	30.32'	N 08°23'05" W	30.32'
C171	678.00'	438.47'	N 18°12'26" E	430.87'
C172	678.00'	43.43'	N 01°30'54" E	43.42'
C173	678.00'	48.58'	N 05°24'09" E	48.57'
C174	678.00'	48.58'	N 09°30'28" E	48.57'
C175	678.00'	48.58'	N 13°36'46" E	48.57'
C176	678.00'	48.58'	N 17°43'05" E	48.57'
C177	678.00'	48.58'	N 21°49'23" E	48.57'
C178	678.00'	48.58'	N 25°55'42" E	48.57'
C179	678.00'	48.58'	N 30°02'00" E	48.57'
C180	678.00'	49.34'	N 34°10'14" E	49.33'
C181	678.00'	5.67'	N 36°29'41" E	5.67'
C182	678.00'	438.21'	N 62°02'01" E	430.62'
C183	678.00'	5.66'	N 43°45'25" E	5.66'
C184	678.00'	49.11'	N 46°04'17" E	49.10'
C185	678.00'	48.58'	N 50°11'56" E	48.57'
C186	678.00'	48.58'	N 54°18'15" E	48.57'
C187	678.00'	48.58'	N 58°24'34" E	48.57'
C188	678.00'	466.47'	N 62°02'01" E	457.32'
C189	678.00'	48.58'	N 66°37'11" E	48.57'
C190	678.00'	48.58'	N 70°43'29" E	48.57'
C191	678.00'	48.58'	N 74°49'48" E	48.57'
C192	678.00'	43.39'	N 78°42'58" E	43.39'
C193	15.00'	23.56'	S 42°26'21" W	21.21'
C194	15.00'	23.56'	S 47°33'39" E	21.21'
C195	622.00'	1088.38'	N 37°18'40" E	954.75'
C196	326.00'	57.68'	N 48°55'43" E	57.61'
C197	326.00'	9.45'	N 44°41'24" E	9.45'
C198	326.00'	48.23'	N 49°45'33" E	48.19'
C199	15.00'	23.56'	S 08°59'51" W	21.21'
C200	15.00'	23.56'	N 81°00'09" W	21.21'
C201	15.00'	24.22'	S 87°36'26" W	21.67'
C202	15.00'	21.36'	S 13°12'21" W	19.60'
C203	15.00'	22.91'	N 77°10'35" W	20.75'
C204	926.00'	292.70'	N 68°07'39" E	291.48'
C205	15.00'	23.56'	S 32°10'58" W	21.21'
C206	15.00'	23.56'	N 57°49'02" W	21.21'
C207	15.00'	23.56'	S 32°10'58" W	21.21'
C208	15.00'	23.56'	N 57°49'02" W	21.21'
C209	25.00'	34.24'	S 37°57'05" W	31.62'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C210	60.00'	270.66'	S 52°02'55" E	92.95'
C211	60.00'	44.22'	N 19°50'04" E	43.23'
C212	60.00'	53.27'	N 66°23'06" E	51.54'
C213	60.00'	45.89'	S 66°16'12" E	44.78'
C214	60.00'	89.88'	S 01°26'55" E	81.71'
C215	60.00'	37.40'	S 59°19'24" W	36.80'
C216	15.00'	23.56'	N 32°10'58" E	21.21'
C217	15.00'	23.56'	S 57°49'02" E	21.21'
C218	874.00'	71.58'	N 74°50'11" E	71.56'
C219	874.00'	67.80'	N 74°56'50" E	67.78'
C220	874.00'	3.59'	N 72°36'27" E	3.59'
C221	15.00'	25.00'	N 24°45'07" E	22.20'
C222	15.00'	23.56'	S 67°59'13" E	21.21'
C223	874.00'	198.53'	N 60°30'18" E	198.10'
C224	874.00'	50.83'	N 65°20'47" E	50.82'
C225	874.00'	62.12'	N 61°38'39" E	62.11'
C226	874.00'	62.12'	N 57°34'19" E	62.11'
C227	874.00'	23.47'	N 54°46'00" E	23.47'
C228	274.00'	48.48'	N 48°55'43" E	48.42'
C229	274.00'	48.48'	S 41°04'17" E	48.42'
C230	526.00'	97.71'	N 40°49'08" W	97.57'
C231	526.00'	45.19'	N 43°40'45" W	45.18'
C232	526.00'	52.52'	N 38°21'27" W	52.50'
C233	14.00'	12.54'	S 61°09'22" E	12.12'
C234	50.00'	145.97'	N 03°10'40" W	99.38'
C235	50.00'	6.87'	N 82°52'52" W	6.86'
C236	50.00'	53.13'	N 48°30'31" W	50.66'
C237	50.00'	18.82'	N 07°17'11" W	18.71'
C238	50.00'	47.05'	N 30°27'25" E	45.34'
C239	50.00'	20.11'	N 68°56'18" W	19.97'
C240	14.00'	12.54'	S 54°48'01" W	12.12'
C241	526.00'	113.23'	N 35°18'30" E	113.01'
C242	526.00'	17.24'	N 30°04'50" E	17.24'
C243	526.00'	48.19'	N 33°38'38" E	48.17'
C244	526.00'	47.80'	N 38°52'18" E	47.78'
C245	15.00'	23.56'	S 03°31'30" E	21.21'
C246	15.00'	23.56'	S 86°28'30" W	21.21'
C247	15.00'	23.04'	S 02°31'33" E	20.84'
C248	15.00'	24.09'	N 87°28'27" E	21.58'
C249	15.00'	23.04'	N 02°31'33" W	20.84'
C250	15.00'	24.09'	N 87°28'27" E	21.58'
C251	15.00'	22.94'	N 02°19'58" W	20.77'
C252	15.00'	24.19'	N 87°40'02" E	21.65'
C253	474.00'	102.03'	N 35°18'30" E	101.84'
C254	474.00'	34.54'	N 39°23'15" E	34.53'
C255	474.00'	50.74'	N 34°14'00" E	50.71'
C256	474.00'	16.76'	N 30°09'15" E	16.76'
C257	14.00'	15.79'	N 03°10'40" W	14.97'
C258	474.00'	88.05'	N 40°49'08" W	87.92'
C259	474.00'	54.07'	N 38°45'55" W	54.04'
C260	474.00'	33.98'	N 44°05'13" W	33.97'
C261	326.00'	57.88'	S 41°04'17" E	57.61'
C262	326.00'	1.27'	S 46°01'43" E	1.27'
C263	326.00'	47.15'	S 41°46'23" E	47.11'
C264	326.00'	9.26'	S 36°48'58" E	9.26'
C265	374.00'	220.04'	S 29°40'19" E	216.88'
C266	374.00'	4.85'	S 13°11'20" E	4.85'
C267	374.00'	70.11'	S 18°55'53" E	70.01'
C268	374.00'	68.34'	S 29°32'13" E	68.25'
C269	374.00'	68.34'	S 40°00'25" E	68.25'
C270	374.00'	8.38'	S 45°53'03" E	8.38'
C271	326.00'	146.61'	N 33°38'35" W	145.38'
C272	326.00'	19.06'	N 44°51'07" W	19.05'
C273	326.00'	127.55'	N 31°58'06" W	126.74'
C274	274.00'	123.22'	N 33°38'35" W	122.19'
C275	274.00'	89.93'	N 30°09'43" W	89.53'
C276	274.00'	33.29'	N 43°02'44" W	33.27'
C277	15.00'	23.44'	S 88°42'19" W	21.13'
C278	15.00'	23.71'	N 01°14'54" W	21.32'
C279	426.00'	97.81'	S 39°56'55" E	97.60'
C280	426.00'	7.52'	S 46°01'15" E	7.52'
C281	426.00'	47.78'	S 42°18'06" E	47.76'
C282	426.00'	42.51'	S 36°13'47" E	42.49'
C283	15.00'	22.17'	N 75°42'13" W	20.20'
C284	15.00'	22.17'	N 19°37'51" E	20.20'
C285	426.00'	73.49'	S 17°45'34" E	73.40'
C286	426.00'	48.26'	S 19°27'17" E	48.26'
C287	426.00'	25.21'	S 14°30'45" E	25.21'
C288	274.00'	22.35'	S 39°01'06" W	22.34'
C289	274.00'	5.48'	S 40°46'57" W	5.48'
C290	274.00'	16.87'	S 38°26'45" W	16.87'
C291	326.00'	27.27'	N 39°04'42" E	27.26'
C292	326.00'	18.43'	N 38°18'05" E	18.43'
C293	326.00'	8.84'	N 40°41'53" E	8.84'
C294	15.00'	23.56'	S 03°31'30" E	21.21'
C295	15.00'	14.89'	S 76°57'20" E	14.28'
C296	60.00'	307.59'	N 41°28'30" E	65.60'
C297	60.00'	37.69'	N 87°23'28" W	37.07'
C298	60.00'	56.35'	N 42°29'28" W	54.30'
C299	60.00'	41.84'	N 04°23'35" E	41.00'
C300	60.00'	37.06'	N 42°04'06" E	36.48'
C301	60.00'	39.89'	N 78°48'40" E	39.16'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C302	60.00'	56.43'	S 55°12'05" E	54.37'
C303	60.00'	38.32'	S 09°57'43" E	37.68'
C304	15.00'	14.89'	N 20°05'39" W	14.28'
C305	15.00'	23.56'	S 86°28'30" W	21.21'
C306	15.00'	23.56'	S 03°31'30" E	21.21'
C307	15.00'	14.89'	S 76°57'21" E	14.28'
C308	60.00'	307.59'	N 41°28'30" E	65.60'
C309	60.00'	34.67'	N 88°49'53" W	34.19'
C310	60.00'	56.10'	N 45°29'32" W	54.08'
C311	60.00'	53.17'	N 06°40'51" E	51.45'
C312	60.00'	67.96'	N 64°31'12" E	64.39'
C313	60.00'	61.92'	S 53°27'58" E	59.21'
C314	60.00'	33.76'	S 07°46'59" E	33.32'
C315	15.00'	14.89'	N 20°05'39" W	14.28'
C316	15.00'	23.56'	S 86°28'30" W	21.21'
C317	15.00'	23.56'	N 03°31'30" W	21.21'
C318	274.00'	88.73'	S 36°51'47" E	88.35'
C319	274.00'	51.38'		

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C394	15.00'	22.72'	S 45°57'41" E	20.61'
C395	15.00'	24.40'	S 44°02'19" W	21.80'
C396	15.00'	22.72'	S 45°57'41" E	20.61'
C397	15.00'	24.40'	S 44°02'19" W	21.80'
C398	20.00'	30.30'	S 45°57'41" E	27.48'
C399	20.00'	31.42'	N 45°38'16" E	28.28'
C400	15.00'	23.56'	N 44°21'44" W	21.21'
C401	15.00'	23.56'	N 45°38'16" E	21.21'
C402	15.00'	23.56'	N 44°21'44" W	21.21'
C403	15.00'	23.56'	N 45°38'16" E	21.21'
C404	374.00'	329.72'	N 24°37'05" W	319.14'
C405	374.00'	58.90'	N 03°52'25" W	58.84'
C406	374.00'	270.82'	N 29°07'46" W	264.94'
C407	20.00'	38.77'	N 35°05'46" E	32.98'
C408	60.00'	232.63'	N 89°21'44" W	111.97'
C409	60.00'	29.86'	S 06°10'51" E	29.55'
C410	60.00'	38.14'	S 26°17'02" W	37.50'
C411	60.00'	38.14'	S 62°42'14" W	37.50'
C412	60.00'	38.12'	N 80°53'04" W	37.48'
C413	60.00'	20.38'	N 52°57'02" W	20.29'
C414	60.00'	38.14'	N 25°00'29" W	37.50'
C415	60.00'	29.86'	N 07°27'24" E	29.55'
C416	20.00'	38.77'	S 33°49'13" E	32.98'
C417	15.00'	12.30'	N 67°08'43" E	11.96'
C418	15.00'	13.32'	S 18°12'22" W	12.89'
C419	50.00'	129.83'	N 67°08'43" E	96.31'
C420	15.00'	13.32'	N 63°54'56" W	12.89'
C421	15.00'	24.40'	S 44°02'19" W	21.80'
C422	15.00'	22.72'	N 45°57'41" W	20.61'
C423	274.00'	52.16'	S 85°11'04" W	52.08'
C424	274.00'	30.50'	S 87°26'58" W	30.48'
C425	274.00'	20.09'	S 82°09'37" W	20.09'
C426	274.00'	1.57'	S 79°53'44" W	1.57'
C427	15.00'	23.56'	S 34°43'51" W	21.21'
C428	15.00'	23.56'	S 55°16'09" E	21.21'
C429	326.00'	62.06'	S 85°11'04" W	61.96'
C430	15.00'	24.40'	N 44°02'19" E	21.80'
C431	15.00'	22.72'	S 45°57'41" E	20.61'
C432	15.00'	3.14'	S 08°33'28" E	3.13'
C433	15.00'	19.58'	S 51°57'31" E	18.22'
C434	274.00'	167.11'	S 04°18'47" E	164.53'
C435	274.00'	9.09'	S 12°12'31" W	9.09'
C436	274.00'	79.01'	S 02°59'51" W	78.74'
C437	274.00'	79.01'	S 13°31'26" E	78.74'
C438	15.00'	23.80'	S 67°14'34" E	21.38'
C439	15.00'	14.89'	N 38°52'07" E	14.28'
C440	60.00'	307.59'	N 22°42'03" W	65.60'
C441	60.00'	27.19'	S 23°25'16" W	26.96'
C442	60.00'	50.98'	S 60°44'44" W	49.46'
C443	60.00'	38.07'	N 76°44'14" W	37.43'
C444	60.00'	38.14'	N 40°21'04" W	37.50'
C445	60.00'	41.06'	N 02°32'08" W	40.26'
C446	60.00'	31.91'	N 32°18'19" E	31.53'
C447	60.00'	8.68'	N 51°41'04" E	8.67'
C448	60.00'	20.13'	N 65°26'15" E	20.03'
C449	15.00'	23.32'	S 22°45'26" W	21.04'
C450	326.00'	109.38'	N 12°10'22" W	108.87'
C451	326.00'	4.02'	N 21°25'53" W	4.02'
C452	326.00'	45.93'	N 17°02'33" W	45.89'
C453	326.00'	45.93'	N 08°58'14" W	45.89'
C454	274.00'	36.86'	S 06°24'54" E	36.84'
C455	326.00'	43.86'	N 06°24'54" W	43.83'
C456	326.00'	42.66'	N 06°31'12" W	42.63'
C457	326.00'	1.19'	N 02°39'57" W	1.19'
C458	60.00'	37.04'	N 21°32'15" E	36.45'
C459	60.00'	31.84'	N 54°25'28" E	31.47'
C460	60.00'	24.23'	N 81°11'48" E	24.06'
C461	60.00'	178.05'	S 02°13'24" E	119.55'
C462	14.00'	20.85'	N 40°06'52" E	18.98'
C463	274.00'	36.86'	N 06°24'54" W	36.84'
C464	326.00'	43.86'	S 06°24'54" E	43.83'
C465	326.00'	23.28'	S 08°13'23" E	23.28'
C466	326.00'	20.58'	S 04°22'08" E	20.57'
C467	274.00'	91.93'	N 12°10'22" W	91.50'
C468	274.00'	78.41'	N 10°45'32" W	78.14'
C469	274.00'	13.52'	N 20°22'15" W	13.52'
C470	326.00'	95.48'	S 04°46'06" W	95.14'
C471	15.00'	21.60'	N 58°41'30" W	19.78'
C472	15.00'	21.91'	N 38°12'51" E	20.01'
C473	326.00'	41.89'	S 00°03'34" W	41.86'
C474	326.00'	47.15'	S 07°53'04" W	47.11'
C475	326.00'	6.43'	S 12°35'36" W	6.43'
C476	15.00'	24.10'	S 69°01'23" E	21.59'
C477	426.00'	61.23'	N 27°06'14" W	61.18'
C478	426.00'	5.16'	N 23°20'00" W	5.16'
C479	426.00'	32.85'	N 25°53'22" W	32.84'
C480	426.00'	23.22'	N 29°39'37" W	23.22'
C481	15.00'	22.17'	S 11°06'40" W	20.20'
C482	15.00'	20.64'	S 80°11'19" E	19.05'
C483	15.00'	23.56'	S 03°47'55" W	21.21'
C484	15.00'	23.56'	N 86°12'05" W	21.21'
C485	374.00'	118.90'	N 32°05'37" W	118.40'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C486	15.00'	24.10'	N 23°03'03" E	21.59'
C487	274.00'	64.89'	S 60°13'44" W	64.74'
C488	326.00'	54.14'	N 62°15'22" E	54.08'
C489	15.00'	23.56'	N 77°30'05" W	21.21'
C490	15.00'	23.57'	N 12°28'45" E	21.22'
C491	274.00'	45.50'	N 62°15'22" E	45.45'
C492	326.00'	77.21'	S 60°13'44" W	77.03'
C493	326.00'	57.86'	N 72°05'54" E	57.78'
C494	326.00'	52.77'	N 71°39'03" E	52.71'
C495	326.00'	5.09'	N 76°44'07" E	5.09'
C496	274.00'	83.68'	S 68°26'03" W	83.35'
C497	274.00'	19.71'	S 75°07'21" W	19.70'
C498	274.00'	20.17'	S 70°57'12" W	20.17'
C499	274.00'	43.80'	S 64°15'54" W	43.75'
C500	15.00'	22.14'	S 78°01'55" E	20.18'
C501	326.00'	99.56'	S 68°26'03" W	99.17'
C502	326.00'	50.00'	S 64°04'44" W	49.95'
C503	326.00'	49.56'	S 72°49'39" W	49.51'
C504	15.00'	23.56'	N 32°10'58" E	21.21'
C505	15.00'	23.56'	S 57°49'02" E	21.21'
C506	15.00'	23.56'	N 32°10'58" E	21.21'
C507	15.00'	23.56'	S 57°49'02" E	21.21'
C508	274.00'	48.63'	N 72°05'54" E	48.57'
C509	15.00'	23.56'	N 32°10'58" E	21.21'
C510	424.00'	210.05'	N 27°00'33" W	207.91'
C511	424.00'	36.09'	N 15°15'21" W	36.08'
C512	424.00'	46.53'	N 20°50'20" W	46.51'
C513	424.00'	46.76'	N 27°08'31" W	46.73'
C514	424.00'	52.33'	N 33°50'13" W	52.30'
C515	424.00'	20.01'	N 38°43'28" W	20.01'
C516	424.00'	8.32'	N 40°38'20" W	8.32'
C517	15.00'	23.56'	N 86°12'05" W	21.21'
C518	15.00'	23.56'	S 03°47'55" W	21.21'
C519	15.00'	23.56'	S 86°12'05" E	21.21'
C520	15.00'	22.27'	S 06°16'27" W	20.28'
C521	476.00'	194.68'	N 24°32'01" W	193.32'
C522	----	----	-----	----
C523	----	----	-----	----
C524	----	----	-----	----
C525	15.00'	23.56'	S 03°47'55" W	21.21'
C526	526.00'	260.58'	N 27°00'33" W	257.92'
C527	526.00'	22.83'	N 39°57'29" W	22.82'
C528	526.00'	35.98'	N 36°45'19" W	35.97'
C529	526.00'	35.98'	N 32°50'09" W	35.97'
C530	526.00'	33.06'	N 29°04'32" W	33.06'
C531	526.00'	33.06'	N 25°28'26" W	33.06'
C532	526.00'	33.54'	N 21°50'48" W	33.53'
C533	526.00'	33.06'	N 18°13'10" W	33.06'
C534	526.00'	33.06'	N 14°37'05" W	33.06'
C535	15.00'	23.56'	N 86°12'05" W	21.21'
C536	474.00'	234.82'	N 27°00'33" W	232.42'
C537	474.00'	24.82'	N 39°42'04" W	24.82'
C538	474.00'	43.69'	N 35°33'38" W	43.67'
C539	474.00'	43.69'	N 30°16'46" W	43.67'
C540	474.00'	43.69'	N 24°59'54" W	43.67'
C541	474.00'	41.12'	N 19°52'21" W	41.11'
C542	474.00'	37.81'	N 15°06'08" W	37.80'
C543	274.00'	168.92'	N 30°28'42" W	166.26'
C544	274.00'	73.19'	N 20°28'10" W	72.97'
C545	274.00'	81.36'	N 36°37'42" W	81.07'
C546	274.00'	14.37'	N 46°38'14" W	14.36'
C547	15.00'	13.32'	N 73°35'09" W	12.89'
C548	50.00'	169.92'	S 01°40'25" E	99.18'
C549	----	----	-----	----
C550	50.00'	144.00'	S 16°31'32" E	99.15'
C551	15.00'	13.32'	N 70°14'19" E	12.89'
C552	826.00'	57.76'	S 46°47'44" W	57.75'
C553	826.00'	15.44'	S 45°19'39" W	15.44'
C554	826.00'	42.32'	S 47°19'51" W	42.32'
C555	15.00'	23.56'	N 03°47'55" E	21.21'
C556	15.00'	23.56'	S 86°12'05" E	21.21'
C557	426.00'	52.37'	S 52°19'15" W	52.34'
C558	426.00'	20.45'	S 50°10'27" W	20.45'
C559	426.00'	31.92'	S 53°41'46" W	31.92'
C560	25.00'	20.58'	N 32°15'53" E	20.00'
C561	50.00'	149.78'	N 85°29'43" W	99.73'
C562	50.00'	33.28'	S 27°45'20" W	32.67'
C563	50.00'	39.88'	S 69°40'21" W	38.83'
C564	50.00'	40.69'	N 64°10'08" W	39.57'
C565	50.00'	35.94'	N 20°16'03" W	35.17'
C566	25.00'	20.58'	S 23°15'20" E	20.00'
C567	426.00'	106.56'	N 39°40'03" W	106.28'
C568	426.00'	22.05'	N 45°21'03" W	22.05'
C569	426.00'	51.23'	N 40°25'22" W	51.20'
C570	426.00'	33.28'	N 34°44'22" W	33.27'
C571	14.00'	14.00'	S 61°08'28" E	13.42'
C572	60.00'	308.46'	N 57°29'55" E	64.86'
C573	60.00'	157.29'	N 14°40'57" W	115.96'
C574	60.00'	20.56'	N 70°13'53" E	20.46'
C575	60.00'	28.14'	S 86°31'03" E	27.88'
C576	60.00'	27.64'	S 59°53'06" E	27.40'
C577	60.00'	34.75'	S 30°05'50" E	34.26'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C578	60.00'	39.29'	S 05°15'13" W	38.59'
C579	60.00'	0.80'	S 24°23'46" W	0.80'
C580	14.00'	14.00'	N 03°51'42" W	13.42'
C581	374.00'	93.30'	N 39°41'13" W	93.06'
C582	374.00'	44.29'	N 35°55'59" W	44.27'
C583	374.00'	49.01'	N 43°04'47" W	48.97'
C584	15.00'	22.09'	N 89°01'03" W	20.15'
C585	15.00'	25.04'	N 00°58'57" E	22.23'
C586	14.00'	18.89'	N 85°29'43" W	17.49'
C587	374.00'	45.98'	S 52°19'15" W	45.95'
C588	774.00'	54.12'	S 46°47'44" W	54.11'
C589	774.00'	48.94'	S 46°59'14" W	48.93'
C590	774.00'	5.18'	S 44°59'02" W	5.18'
C591	20.00'	32.44'	S 01°40'25" E	29.00'
C592	326.00'	200.98'	N 30°28'42" W	197.81'
C593	326.00'	18.21'	N 46°32'20" W	18.21'
C594	326.00'	32.52'	N 42°04'50" W	32.50'
C595	326.00'	32.52'	N 36°21'55" W	32.50'
C596	326.00'	32.52'	N 30°39'01" W	32.50'
C597	326.00'	30.60		

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C670	50.00'	5.17'	S 45°22'23" W	5.16'
C671	10.00'	10.54'	N 63°24'52" E	10.06'
C672	30.00'	43.82'	S 44°32'16" E	40.02'
C673	30.00'	5.86'	S 02°53'43" W	5.85'
C674	90.00'	17.35'	N 02°57'47" E	17.33'
C675	110.00'	21.21'	N 02°57'47" E	21.18'
C676	760.00'	357.34'	S 10°54'33" W	354.06'
C677	15.00'	22.99'	N 87°18'00" W	20.80'
C678	760.00'	55.58'	S 22°17'02" W	55.56'
C679	15.00'	24.16'	N 02°39'13" E	21.63'
C680	15.00'	23.56'	S 42°26'21" W	21.21'
C681	20.00'	30.74'	N 00°37'54" E	27.80'
C682	15.00'	23.56'	N 89°39'50" E	21.21'
C683	15.00'	24.64'	S 01°43'57" W	21.97'
C684	15.04'	23.57'	N 89°38'08" E	21.23'
C685	496.00'	162.22'	N 11°55'49" W	161.50'
C686	496.00'	30.16'	N 19°33'28" W	30.16'
C687	496.00'	42.06'	N 15°23'10" W	42.05'
C688	60.00'	108.98'	N 28°14'14" W	94.60'
C689	496.00'	41.42'	N 10°33'53" W	41.40'
C690	60.00'	277.14'	N 03°05'31" W	88.72'
C691	476.00'	155.68'	N 11°55'49" W	154.99'
C692	60.00'	57.75'	S 72°09'30" W	55.54'
C693	476.00'	66.27'	N 06°32'56" W	66.21'
C694	476.00'	66.84'	N 14°33'36" W	66.78'
C695	60.00'	46.57'	S 73°00'12" E	45.41'
C696	40.00'	34.89'	S 67°34'34" E	33.79'
C697	60.00'	52.33'	S 67°34'34" E	50.68'
C698	10.00'	15.71'	N 42°26'21" E	14.14'
C699	15.00'	22.16'	S 86°54'29" W	20.20'
C700	15.00'	23.56'	S 00°24'51" E	21.21'
C701	15.00'	22.45'	S 88°17'59" E	20.42'
C702	30.00'	47.12'	N 42°26'21" E	42.43'
C703	274.02'	72.69'	N 41°12'02" E	72.48'
C704	326.00'	33.40'	S 87°42'11" W	33.38'
C705	326.00'	20.06'	S 83°00'19" W	20.06'
C706	326.00'	8.60'	S 80°29'11" W	8.60'
C707	15.00'	24.67'	S 01°42'01" W	21.98'
C708	15.00'	22.45'	N 88°17'59" W	20.42'
C709	15.00'	13.32'	S 23°22'05" W	12.89'
C710	50.00'	163.67'	S 88°17'59" E	99.78'
C711	50.00'	33.62'	N 17°11'07" E	32.99'
C712	50.00'	40.02'	N 59°22'35" E	38.96'
C713	50.00'	36.62'	S 76°42'44" E	35.81'
C714	50.00'	50.08'	S 27°01'59" E	48.02'
C715	50.00'	3.33'	S 03°34'15" W	3.33'
C716	15.00'	23.56'	S 89°35'09" W	21.21'
C717	15.00'	24.67'	N 01°42'01" E	21.98'
C718	20.00'	29.94'	S 88°17'59" E	27.22'
C719	15.00'	23.56'	S 00°24'51" E	21.21'
C720	1387.00'	25.24'	N 43°47'34" E	25.24'
C721	10.00'	14.02'	S 04°09'21" W	12.90'
C722	10.00'	17.11'	N 85°00'51" W	15.10'
C723	1387.00'	356.75'	N 53°20'35" E	355.77'
C724	1387.00'	34.89'	N 46°41'42" E	34.89'
C725	1387.00'	41.21'	N 48°16'00" E	41.21'
C726	1387.00'	41.10'	N 49°58'01" E	41.10'
C727	1387.00'	41.04'	N 51°39'48" E	41.03'
C728	1387.00'	41.00'	N 53°21'28" E	41.00'
C729	1387.00'	40.87'	N 55°02'56" E	40.87'
C730	1387.00'	40.58'	N 56°43'53" E	40.58'
C731	1387.00'	40.54'	N 58°24'25" E	40.54'
C732	1387.00'	35.51'	N 59°58'40" E	35.51'
C733	10.00'	14.61'	S 18°51'45" W	13.34'
C734	10.00'	16.84'	S 71°13'50" E	14.92'
C735	1367.00'	411.64'	N 51°53'53" E	410.09'
C736	1367.00'	49.85'	N 59°28'48" E	49.85'
C737	1367.00'	44.24'	N 57°30'29" E	44.24'
C738	1367.00'	44.24'	N 55°39'14" E	44.24'
C739	1367.00'	44.24'	N 53°47'59" E	44.24'
C740	1367.00'	44.24'	N 51°56'44" E	44.24'
C741	1367.00'	44.24'	N 50°05'29" E	44.24'
C742	1367.00'	44.24'	N 48°14'14" E	44.24'
C743	1367.00'	44.24'	N 46°22'59" E	44.24'
C744	1367.00'	44.24'	N 44°31'44" E	44.24'
C745	1367.00'	7.89'	N 43°26'12" E	7.89'
C746	1387.00'	202.52'	N 73°00'00" E	202.34'
C747	1387.00'	19.75'	N 69°13'30" E	19.75'
C748	1387.00'	45.52'	N 70°34'22" E	45.51'
C749	1387.00'	42.45'	N 72°23'23" E	42.45'
C750	1387.00'	43.70'	N 74°10'09" E	43.70'
C751	1387.00'	44.01'	N 75°58'51" E	44.01'
C752	1387.00'	7.09'	N 77°02'11" E	7.09'
C753	10.00'	15.71'	S 32°10'58" W	14.14'
C754	10.00'	15.71'	S 57°49'02" E	14.14'
C755	1367.00'	198.97'	N 73°00'47" E	198.79'
C756	1367.00'	2.39'	N 77°07'58" E	2.39'
C757	1367.00'	44.24'	N 76°09'20" E	44.24'
C758	1367.00'	44.24'	N 74°18'05" E	44.24'
C759	1367.00'	44.24'	N 72°26'50" E	44.24'
C760	1367.00'	45.03'	N 70°34'35" E	45.03'
C761	1367.00'	18.83'	N 69°14'17" E	18.83'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C762	20.00'	19.36'	N 20°06'04" E	18.61'
C763	20.00'	6.02'	N 00°59'19" E	5.99'
C764	20.00'	13.34'	N 28°43'07" E	13.10'
C765	1038.00'	303.87'	N 56°13'04" E	302.78'
C766	1038.00'	19.42'	N 48°22'02" E	19.42'
C767	1038.00'	31.85'	N 49°46'56" E	31.85'
C768	1038.00'	33.84'	N 51°35'42" E	33.84'
C769	1038.00'	33.84'	N 53°27'46" E	33.84'
C770	1038.00'	33.84'	N 55°19'51" E	33.84'
C771	1038.00'	31.85'	N 57°08'37" E	31.85'
C772	1038.00'	31.85'	N 58°54'06" E	31.85'
C773	1038.00'	33.84'	N 60°42'52" E	33.84'
C774	1038.00'	33.75'	N 62°34'48" E	33.75'
C775	1038.00'	19.79'	N 64°03'28" E	19.79'
C776	1018.00'	96.49'	N 61°50'29" E	96.45'
C777	15.00'	21.50'	N 18°04'12" E	19.70'
C778	435.00'	67.99'	N 27°27'50" W	67.92'
C779	435.00'	28.57'	N 24°52'04" W	28.57'
C780	435.00'	39.42'	N 29°20'44" W	39.41'
C781	455.00'	67.97'	N 27°15'56" W	67.90'
C782	455.00'	42.04'	N 28°53'52" W	42.03'
C783	455.00'	25.92'	N 24°37'06" W	25.92'
C784	15.00'	26.38'	S 73°22'39" E	23.11'
C785	1018.00'	138.56'	N 52°19'55" E	138.46'
C786	20.00'	19.57'	N 20°24'07" E	18.80'
C787	15.00'	20.90'	N 62°54'06" W	19.25'
C788	15.00'	27.12'	S 25°22'46" W	23.58'
C789	15.00'	20.00'	S 64°37'14" E	18.55'
C790	10.00'	15.71'	N 32°10'58" E	14.14'
C791	10.00'	15.71'	S 57°49'02" E	14.14'
C792	15.00'	26.22'	N 27°05'54" E	23.01'
C793	455.00'	23.51'	N 39°43'16" W	23.51'
C794	435.00'	17.01'	N 40°04'51" W	17.01'
C795	15.00'	22.09'	N 89°01'03" W	20.15'
C796	15.00'	25.04'	N 00°58'57" E	22.23'
C797	656.00'	76.39'	N 37°51'55" W	76.34'
C798	656.00'	13.51'	N 40°36'40" W	13.51'
C799	656.00'	34.00'	N 38°32'09" W	34.00'
C800	656.00'	28.87'	N 35°47'25" W	28.87'
C801	10.00'	16.16'	S 80°50'10" E	14.46'
C802	10.00'	14.65'	S 10°53'23" W	13.37'
C803	656.00'	209.07'	N 21°56'51" W	208.19'
C804	656.00'	29.15'	N 29°48'17" W	29.15'
C805	656.00'	33.45'	N 27°04'14" W	33.45'
C806	656.00'	33.45'	N 24°08'56" W	33.45'
C807	656.00'	36.58'	N 21°05'26" W	36.57'
C808	656.00'	37.01'	N 17°52'37" W	37.00'
C809	656.00'	37.01'	N 14°38'42" W	37.00'
C810	656.00'	2.42'	N 12°55'23" W	2.42'
C811	636.00'	315.07'	N 27°00'33" W	311.86'
C812	636.00'	39.98'	N 14°37'05" W	39.97'
C813	636.00'	39.98'	N 18°13'10" W	39.97'
C814	636.00'	40.55'	N 21°50'48" W	40.54'
C815	636.00'	39.98'	N 25°28'26" W	39.97'
C816	636.00'	39.98'	N 29°04'32" W	39.97'
C817	636.00'	43.51'	N 32°50'09" W	43.50'
C818	636.00'	43.51'	N 36°45'19" W	43.50'
C819	636.00'	27.60'	N 39°57'29" W	27.60'
C820	456.00'	296.12'	N 29°32'08" W	290.95'
C821	456.00'	1.68'	N 48°02'02" W	1.68'
C822	456.00'	32.12'	N 45°54'39" W	32.11'
C823	456.00'	32.00'	N 41°52'56" W	32.00'
C824	456.00'	31.57'	N 37°53'16" W	31.57'
C825	456.00'	33.13'	N 33°49'23" W	33.12'
C826	456.00'	33.05'	N 29°39'55" W	33.04'
C827	456.00'	33.05'	N 25°30'45" W	33.04'
C828	456.00'	31.17'	N 21°28'42" W	31.16'
C829	456.00'	31.34'	N 17°33'05" W	31.34'
C830	456.00'	37.01'	N 13°15'25" W	37.00'
C831	436.00'	283.80'	N 29°29'32" W	278.81'
C832	436.00'	45.44'	N 13°49'51" W	45.42'
C833	436.00'	42.59'	N 19°36'55" W	42.58'
C834	436.00'	40.93'	N 25°06'12" W	40.91'
C835	436.00'	43.49'	N 30°39'01" W	43.47'
C836	436.00'	43.49'	N 36°21'55" W	43.47'
C837	436.00'	43.49'	N 42°04'50" W	43.47'
C838	436.00'	24.36'	N 46°32'20" W	24.36'
C839	60.00'	277.87'	S 49°53'10" E	88.23'
C840	60.00'	6.72'	N 00°38'48" E	6.71'
C841	10.00'	15.71'	S 42°26'21" W	14.14'
C842	10.00'	15.71'	N 47°33'39" W	14.14'
C843	10.00'	16.56'	S 38°56'48" E	14.73'
C844	30.00'	31.63'	N 63°24'52" E	30.19'
C845	6075.00'	508.69'	S 44°18'08" E	508.54'
(C845)	(6075.00')	(508.69')	(N 44°18'36" W)	(508.68')
C846	15031.48'	149.59'	S 46°25'26" E	149.59'
(C846)	(15031.48')	(149.65')	(N 46°25'27" W)	(149.65')
C847	14862.04'	150.45'	S 46°25'52" E	150.45'
(C847)	(14862.04')	(150.46')	(N 46°25'46" W)	(150.45')
C848	-----	-----	-----	-----
C849	-----	-----	-----	-----
C850	15.00'	23.56'	N 86°28'30" E	21.21'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C851	274.00'	22.92'	N 39°04'42" E	22.92'
C852	326.00'	26.59'	S 39°01'06" W	26.58'
C853	15.00'	22.91'	N 02°23'34" W	20.74'
C854	15.00'	18.03'	N 06°55'14" E	16.96'
C855	15.00'	4.88'	N 36°49'37" W	4.86'
C856	15.00'	24.22'	N 87°36'26" E	21.67'
C857	15.00'	23.56'	N 13°02'46" E	21.21'
C858	15.00'	23.56'	N 76°57'14" W	21.21'
C859	1509.86'	381.36'	N 39°11'20" W	380.35'
C860	2.00'	6.28'	N 58°03'05" E	4.00'
C861	1506.00'	6.36'	S 32°04'29" E	6.36'
C862	300.00'	58.67'	S 37°47'53" E	58.57'
C863	300.00'	26.51'	S 40°52'06" E	26.51'
C864	1490.00'	210.33'	S 42°22'49" E	210.15'
C865	5.00'	7.85'	S 01°25'27" E	7.07'
C866	5.00'	7.85'	S 88°34'33" W	7.07'
C867	2.00'	6.28'	N 58°02'49" E	4.00'

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Caren Williams</u> Vice President, Highpointe Communities, Inc.	<u>Highpointe Trace, LLC,</u> a California limited liability company
Mailing Address	<u>5818 S. Old Bastrop Hwy.</u> <u>San Marcos, TX 78666</u>	<u>2 Venture, Suite 350</u> <u>Irvine, CA 92618</u>
Daytime Phone	<u>512-757-7006</u>	<u>949-472-0174</u>
Email Address	<u>caren.williams@highpointeinc.com</u>	<u>tim.england@highpointeinc.com</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

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

Signature of Property Owner: See attached signature page

Printed Name: Timothy D. England Date: 5-16-2016

Signature of Agent: 

Printed Name: Caren L. Williams Date: 5-16-2016

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: Trace

Address or General Location: Property bounded by I-35, Posey Road, and Old Bastrop Road in San Marcos, TX

Proposed Number of Lots: 989 Acres: 417.630 acres

Appraisal District Tax ID: R

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

Proposed Use of Land Residential and Commercial

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: See attached Signature page

Printed Name: Timothy D. England Date: 5-16-2016

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* Utility coordinator is in the process of providing

Applicable Utility Service Code(s) this information.

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* Utility coordinator is in the process of providing

Applicable Utility Service Code(s) this information.

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider Utility ^{Coordinator} provided in the process of providing

Applicable Utility Service Code(s) this information

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider Utility coordinator in the process of providing this

Applicable Utility Service Code(s) information

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 2,000 (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: Caren Williams

Printed Name: Caren L. Williams

Date: 5-16-2016

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) - will be submitted this week
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential) - Please refer to

- TIA Report prepared by Highpointe Communities submitted to City of San Marcos in November 2015.*
- 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: _____



Legislation Text

File #: CUP-16-27, Version: 1

AGENDA CAPTION:

CUP-16-27 (Patio Dolcetto) Hold a public hearing and consider a request by Dolcetto, LLC for a renewal of an existing Conditional Use Permit for the sale of beer and wine for on-premise consumption at 322 Cheatham Street. (T. Carpenter)

Meeting date: September 27, 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:

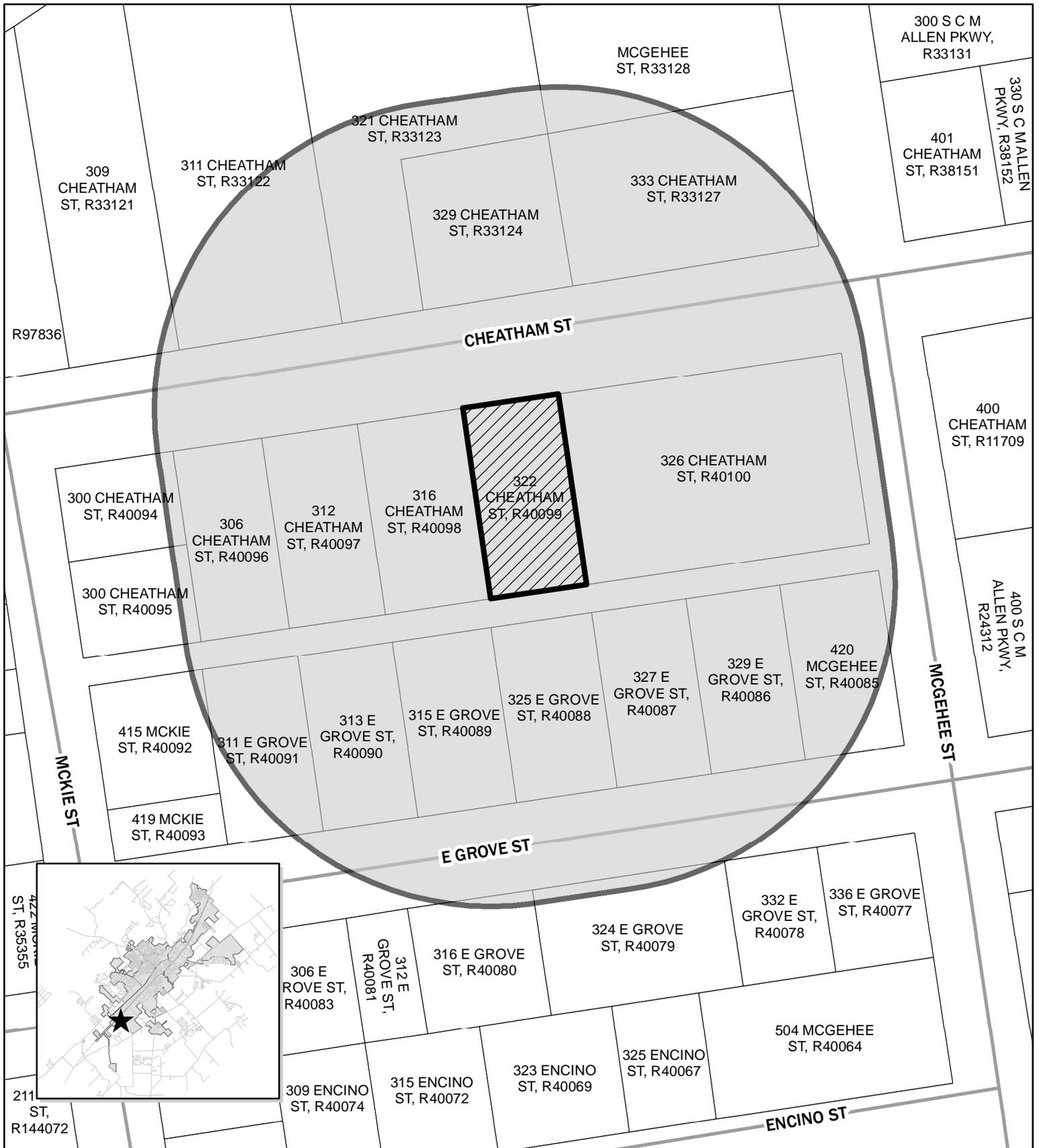
Patio Dolcetto operates as a lounge and artisan gallery selling beer and wine. The business also serves food items including pizza and several appetizers. The applicant has requested the ability to allow live acoustic music on the site.

There are currently 23 indoor fixed seats and 27 outdoor fixed seats. Ten (10) on-site parking spaces are provided as well as 17 spaces at the nearby Katy Station parking lot. The business owners utilize the upstairs portion of the building for office space for a separate business. The current hours of operation are 4:00 p.m. to 11:00 p.m. Monday-Thursday and 4:00 p.m. to midnight Friday-Saturday. Sundays are reserved for private parties.

A Conditional Use Permit was first approved for the site in January 2014 and became effective upon receipt of their Certificate of Occupancy in September 2015. This permit was approved for a period of one year.

Staff recommends approval of the request with the following conditions.

- 1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system;**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy;**
- 3. There shall be no amplified live music outdoors.**



CUP-16-27
Patio Dolcetto
322 Cheatham Street
Map Date: 9/15/2016

Legend

-  Site Location
-  buffer



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



CUP-16-27
Patio Dolcetto
322 Cheatham Street
Map Date: 9/15/2016

Legend

 Site Location



0 15 30 60 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-16-27
 Conditional Use Permit Renewal
 Patio Dolcetto
 322 Cheatham Street**



Applicant Information:

Applicant: Jean Paul Jafari, Managing Partner
 Dolcetto, L.L.C.
 322 Cheatham Street
 San Marcos, TX 78666

Property Owner: Hilldale Ventures, L.L.C.
 322 Cheatham Street
 San Marcos, TX 78666

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

Notification: Public hearing notification mailed on September 16, 2016

Response: None to date

Subject Property:

Location: 322 Cheatham Street

Legal Description: Lot 72, Riverside #1

Frontage On: Cheatham Street

Neighborhood: East Guadalupe

Existing Zoning: CC, Community Commercial

Utilities: Adequate

Existing Use of Property: Office

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	CC	St. John's Federal Credit Union
S of Property	SF-6	Residential
E of Property	CC	Least Office Space
W of Property	MU	Residential

Code Requirements:

A conditional use permit allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

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.

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

Case Summary

The subject property is located on Cheatham Street within the East Guadalupe Neighborhood. Surrounding uses include leased office space, a credit union, and single-family residences.

Patio Dolcetto operates as a lounge and artisan gallery selling beer and wine. The business also serves food items including pizza and several appetizers. The applicant has requested the ability to allow live acoustic music on the site.

There are currently 23 indoor fixed seats and 27 outdoor fixed seats. Ten (10) on-site parking spaces are provided as well as 17 spaces at the nearby Katy Station parking lot. The business owners utilize the upstairs portion of the building for office space for a separate business. The current hours of operation are 4:00 p.m. to 11:00 p.m. Monday-Thursday and 4:00 p.m. to midnight Friday-Saturday. Sundays are reserved for private parties.

A Conditional Use Permit was first approved for the site in January 2014 and became effective upon receipt of their Certificate of Occupancy in September 2015. This permit was approved for a period of one year. This permit did not allow any live music on the property.

Comments from Other Departments:

There were no comments from other departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and finds that the request is consistent with the general Conditional Use Permit policies described in Section 1.5.7.5 *Criteria for Approval* and 4.3.4.2 - *Conditional Use Permits for On-Site Alcoholic Beverage Consumption*.

Staff finds the use is consistent with Community Commercial Zoning District and is compatible with adjacent zoning districts and uses. While staff feels that unamplified (acoustic) live music will not have a minimal impact on neighboring properties, staff feels that amplified live music could be detrimental. To ensure that there is no detrimental impacts on

surrounding properties, staff has included a recommendation to restrict amplified live music outdoors. This condition would still allow acoustic live music outdoors.

In order to monitor permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is as follows:

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

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

- 1. The permit shall be valid for three (3) years, provided standards are met, subject to the point system;**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy;**
- 3. There shall be no amplified live music outdoors.**

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

Commission's Responsibility:

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

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

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

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

Attachments

- Application
- Site plan

Prepared by:

Tory Carpenter

Planner

9/15/2016

Name

Title

Date

City of San Marcos

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

LICENSE INFORMATIONTrade Name of Business: Dolcetto, L.L.C.

Application is filed by:

 Individual Partnership Corporation Other: Limited Liability Company
Name of Individual or Entity: Dolcetto, L.L.C. Phone Number: 512-366-3605Mailing Address: 322 Cheatham Street, STE A, San Marcos, TX 78666Email Address: PatioDolcetto@gmail.comType of Permit Requested: Mixed Beverage Beer & Wine Other: _____**PROPERTY**Street Address: 322 Cheatham Street, STE A, San Marcos, TX 78666 Current Zoning: Mixed UseLegal Description: Lot 72 Block _____ Subdivision Riverside Subdivision, Unit 1Tax ID Number: R 40099Property Owner's Name: Hilldale Ventures, L.L.C. Phone Number: 512-686-3126Address: 322 Cheatham Street, San Marcos, TX 78666**BUSINESS DETAILS**Primary Business Use: Restaurant Bar Other: Artisan Gallery / Wine TastingHours of Operation: Monday - Thursday 4pm - 11pm Friday & Saturday 4pm - Midnight Sunday - Private Party RentalType of Entertainment Facilities: Art Gallery / We would like to request having live music at our establishment.Indoor Fixed Seats Capacity: 23 Outdoor Fixed Seats: 15 - Balcony
22 - GraniteGross Floor Area Including Outdoor Above-ground Decks: 838 Square FeetNumber of Off-Street Parking Spaces Provided: 10 On-Premise, 17 at Katy Station Parking LotLocated more than 300 feet from church, public school, hospital, low density residential? Y N

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

CUP PERMIT HISTORY *Check all that apply*

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

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

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit: **\$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*
- I have attached authorization to represent the owner, organization, or business in this application.*



Applicant's Signature

Printed Name: Jean Paul Jafari **Date:** August 30, 2016

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

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

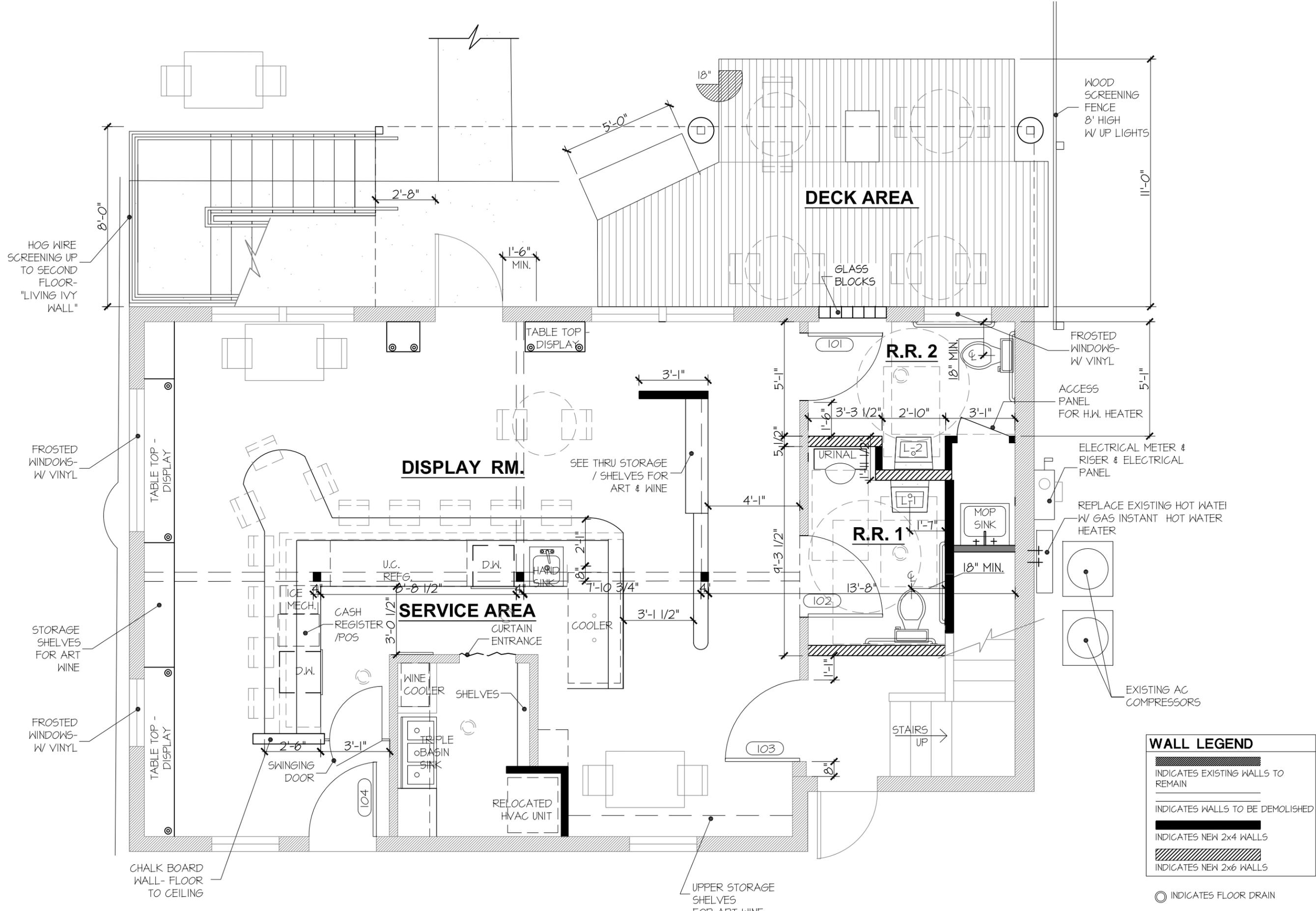
I hereby certify and attest that the application is complete and all information above is complete and hereby submitted for review.

Signed:

Date: August 30, 2016

Print Name: Jean Paul Jafari

Engineer Surveyor Architect/Planner Owner Agent _____

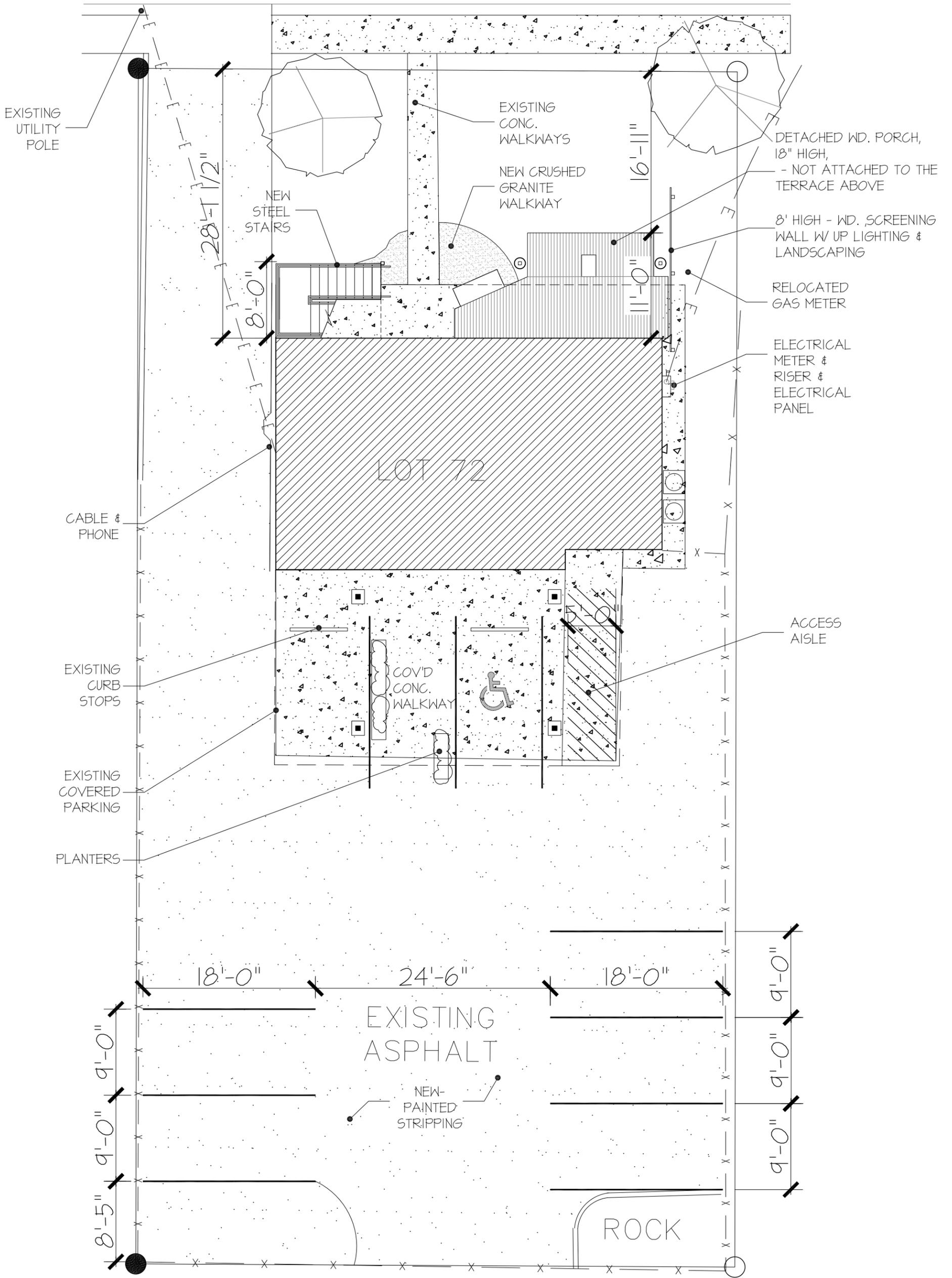


322 Cheatham Street - Remodel-Floorplan

SCALE: 1/4" = 1'-0"



CHEATHAM STREET
(N82°00'00"E) (62.50')



322 Cheatham Street - Remodel- Siteplan

SCALE: N.T.S.





Legislation Text

File #: PC-16-35_04, Version: 1

AGENDA CAPTION:

PC-16-35_04 (Center Point Court, Replat) Hold a public hearing and consider a request by Byrn and Associates, Inc., on behalf of Athena Lodging San Marcos, LLC, for approval of a replat of 3.36 acres being Lot 3, Center Point Court, establishing Lot 3-A and Lot 3-B, Center Point Court Subdivision, City of San Marcos, Hays County, Texas. (A. Villalobos)

Meeting date: September 27, 2016

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

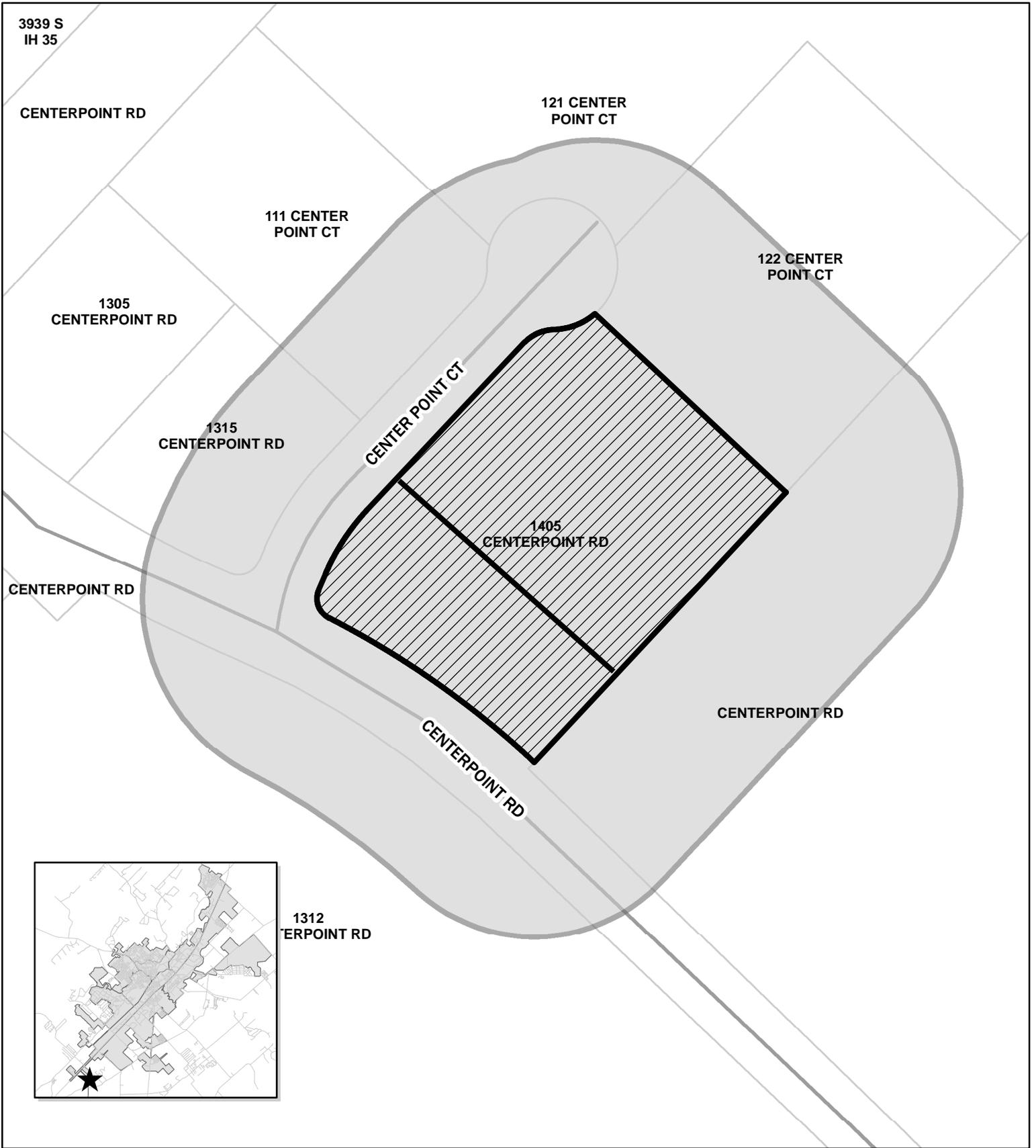
CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

COMPREHENSIVE PLAN ELEMENT(s): n/a

BACKGROUND:

The purpose of this replat is to create two legal lots, Lot 3-A and 3-B, where previously there had been one lot. The original plat, being Lot 3, Center Point Court Subdivision, was recorded in 2006. Lot 3-A will be approximately 2 acres and front along Center Point Court. Lot 3-B will be approximately 1.36 acres and will front both Center Point Court and Centerpoint Road. There are no public improvements associated with this replat. Utility services for each lot are adequate. The property is currently zoned General Commercial and can be developed in accordance with allowable uses outlined in the Land Use Matrix within the Land Development Code.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code and recommends approval of the replat.



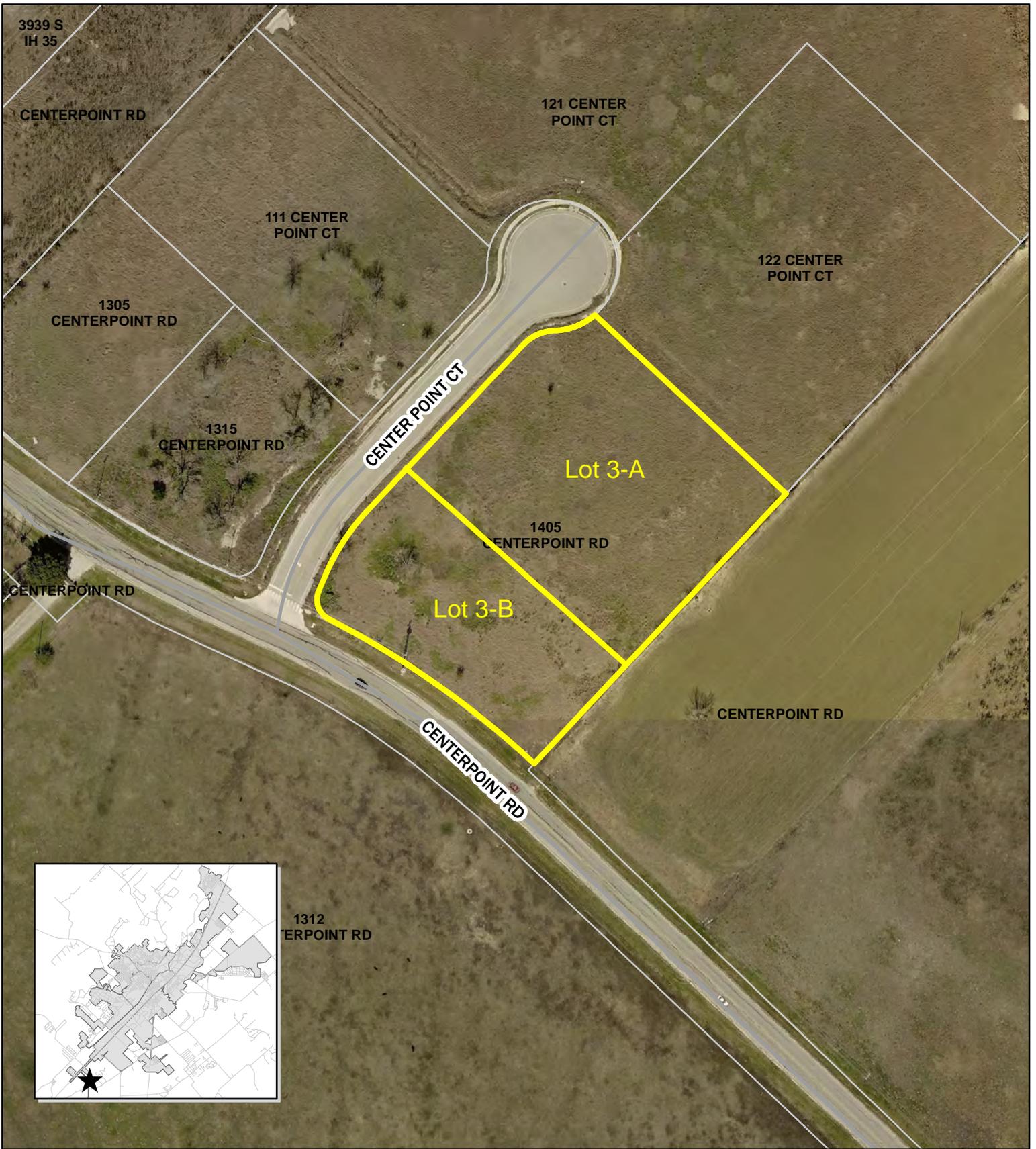
PC-16-35_04
Center Point Court
Replat
Map Date: 9/14/2016

 PC-16-35_04 Site Location
 200 ft Buffer



0 112.5 225 450
 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-16-35_04
Center Point Court
Replat
Map Date:
9/14/2016

 PC-16-35_04 Site Location



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

PC-16-35_04 Replat, Center Point Court Subdivision, Lot 3



Applicant Information:

Agent: Byrn and Associates, Inc.
P.O. Box 1433
San Marcos, TX 78666

Property Owner: Athena Lodging San Marcos, LLC
2521 Elm Hill Pike
Nashville, TN 37214

Notification: Published notification on September 11, 2016
San Marcos Daily Record

Type & Name of Subdivision: Replat of Lot 3, Center Point Court Subdivision

Subject Property:

Summary: The subject property is approximately 3.36 acres, more or less, located at 1405 Centerpoint Road, San Marcos, TX.

Zoning: General Commercial (GC)

Traffic/ Transportation: The property currently has access off of Centerpoint Road and Center Point Court.

Utility Capacity: The proposed lots are adequately served by the City of San Marcos utilities. Electric service is provided by Bluebonnet Electric Cooperative, Inc.

Planning Department Analysis:

The purpose of this replat is to create two legal lots, Lot 3-A and 3-B, where previously there had been one lot. The original plat, being Lot 3, Center Point Court Subdivision, was recorded in 2006. Lot 3-A will be approximately 2 acres and front along Center Point Court. Lot 3-B will be approximately 1.36 acres and will front both Center Point Court and Centerpoint Road. There are no public improvements associated with this replat. Utility services for each lot are adequate. The property is currently zoned General Commercial and can be developed in accordance with allowable uses outlined in the Land Use Matrix within the Land Development Code.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code and recommends **approval** of the replat.

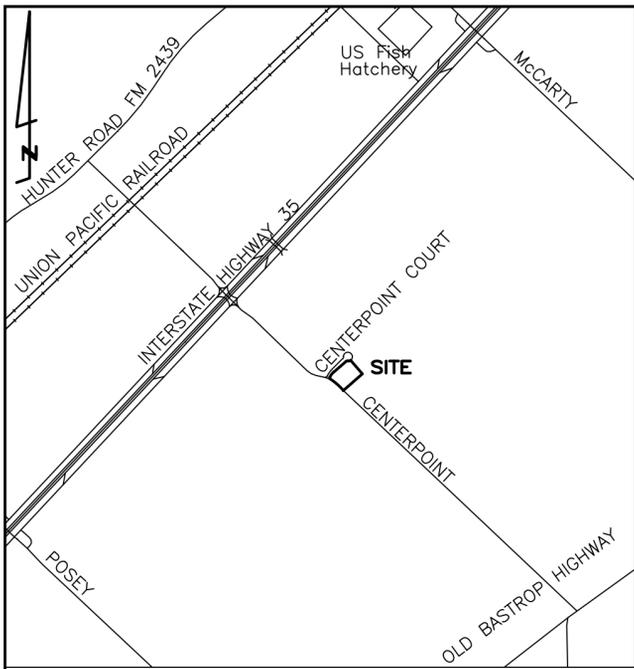
Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

The Commission's Responsibility:

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

Prepared By:

Andrea Villalobos	Planning Technician	September 14, 2016
Name	Title	Date



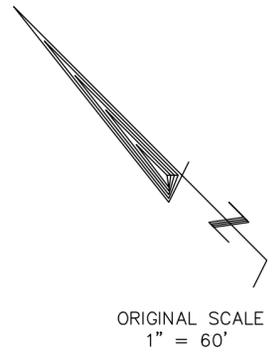
VICINITY MAP - 1"=2000'

LEGEND

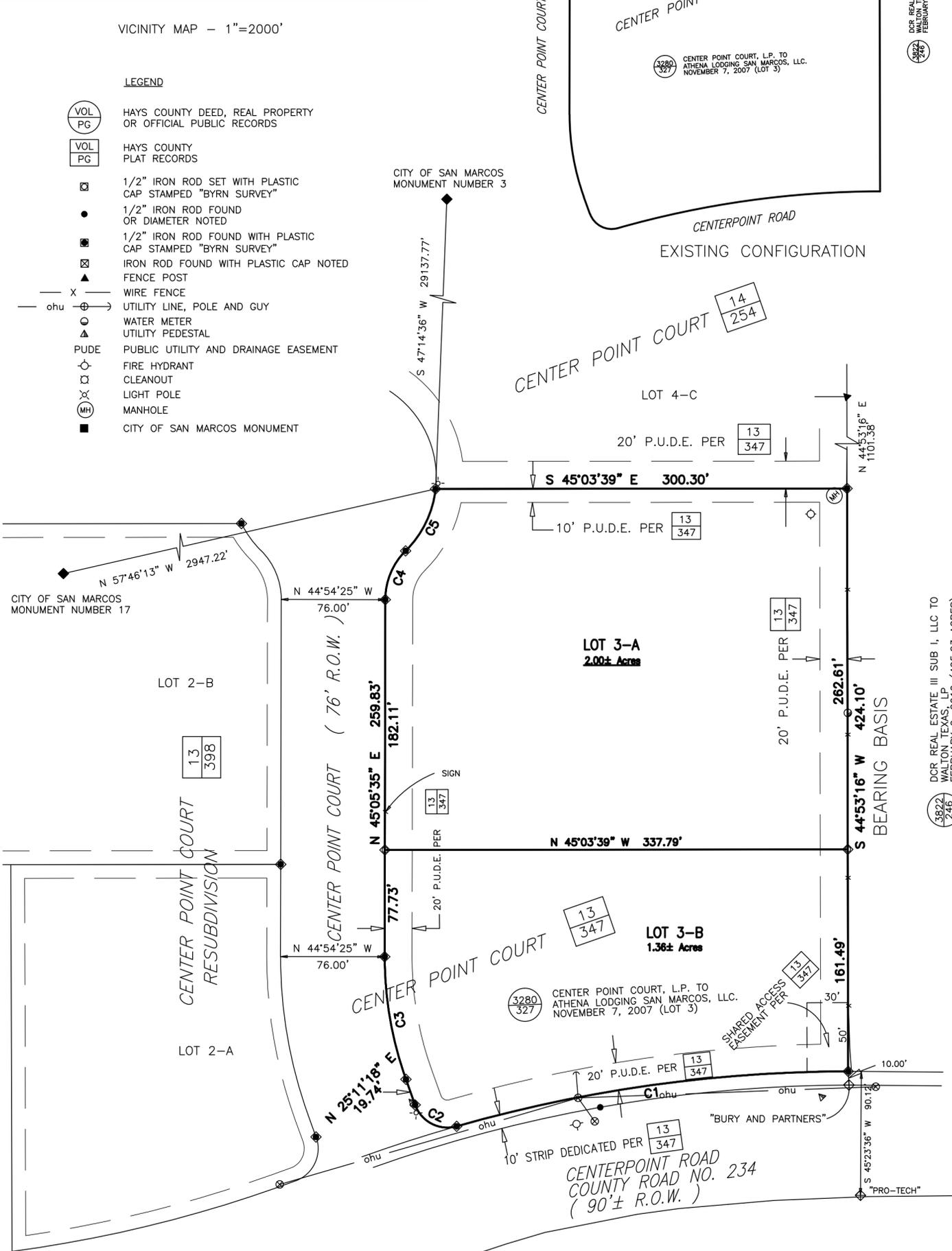
- VOL
PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- VOL
PG HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- IRON ROD FOUND WITH PLASTIC CAP NOTED
- FENCE POST
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- WATER METER
- UTILITY PEDESTAL
- PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
- FIRE HYDRANT
- CLEANOUT
- LIGHT POLE
- MANHOLE
- CITY OF SAN MARCOS MONUMENT

GENERAL NOTES

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0478F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
2. A SIDEWALK IS REQUIRED FOR THESE LOTS AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION ON SAID LOTS.
3. THESE LOTS ARE SUBJECT TO THE CITY OF SAN MARCOS DRAINAGE AND EROSION CONTROL ORDINANCE.



ORIGINAL SCALE
1" = 60'



SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.

CURVE	DELTA	RADIUS	ARC	CHD. BRG.	CHD. L.
C1	15°47'28"	1050.00'	289.39'	N 52°57'59" W	288.47'
C2	86°01'39"	25.00'	37.54'	N 17°49'30" W	34.11'
C3	19°54'17"	262.00'	91.02'	N 35°08'27" E	90.56'
C4	45°15'04"	50.00'	39.49'	N 67°43'07" E	38.47'
C5	38°59'51"	75.00'	51.05'	N 70°50'44" E	50.07'

CLIENT: ATHENA LODGING SAN MARCOS, LLC
 DATE: AUGUST 4, 2016
 OFFICE: HADEN
 CREW: SMITH, C., LOZANO
 FB/PG: 726/67
 PLAT NO. 27300-16-c

DCR REAL ESTATE III SUB I, LLC TO WALTON TEXAS, LP FEBRUARY 9, 2010 (495.23 ACRES)

DCR REAL ESTATE III SUB I, LLC TO WALTON TEXAS, LP FEBRUARY 9, 2010 (495.23 ACRES)

STATE OF TEXAS*
COUNTY OF HAYS*

THAT, ATHENA LODGING SAN MARCOS, LLC, BY AND THROUGH JAYESH D. PATEL, CHIEF MANAGER, OWNER OF LOT 3, CENTER POINT COURT SUBDIVISION, RECORDED IN HAYS COUNTY PLAT RECORDS IN VOLUME 13, PAGE 347 AS CONVEYED IN VOLUME 3280, PAGE 327, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS PROPERTY TO BE KNOWN AS THE REPLAT OF LOT 3, CENTER POINT COURT SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL PUBLIC STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND ANY OTHER PUBLIC PLACES, HERETOFORE GRANTED AND NOT RELEASED.

JAYESH D. PATEL, CHIEF MANAGER
 ATHENA LODGING SAN MARCOS LLC
 2521 ELM HILL PIKE
 NASHVILLE, TENNESSEE 37214

STATE OF TEXAS*
COUNTY OF HAYS*

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____ BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

SHANNON MATTINGLY, AICP
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

FRANCIS SERNA
 RECORDING SECRETARY

CIP AND ENGINEERING

STATE OF TEXAS *
COUNTY OF HAYS *

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. 2016, AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, UNDER DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D. 2016.

LIZ GONZALEZ, COUNTY CLERK
 HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. WILLIAMSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667
 PHONE 512-396-2270 FAX 512-392-2945
 FIRM # 10070500

**REPLAT OF LOT 3,
 CENTER POINT COURT SUBDIVISION,
 CITY OF SAN MARCOS,
 HAYS COUNTY, TEXAS**

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>ATHENA LODGING SAN MARCOS LLC</u>	<u>ATHENA LODGING SAN MARCOS, LLC</u>
Mailing Address	<u>2521 ELM HILL PIKE</u> <u>NASHVILLE, TN 37214</u>	<u>2521 ELM HILL PIKE</u> <u>NASHVILLE, TN 37214</u>
Daytime Phone	<u>615-414-3009</u>	<u>615-414-3009</u>
Email Address	<u>jpateldc1@gmail.com</u>	<u>jppateldc1@gmail.com</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

I Jayesh Patel acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Byrn & Associates, Inc. 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: Jayesh D Patel

Printed Name: JAYESH D. PATEL Date: 7-19-16

Signature of Agent: David Williamson

Printed Name: David C. Williamson Date: 8-2-16

TYPE OF APPLICATION

Subdivision Plats

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

Development Plats

- Preliminary Subdivision 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: LOT 3-A AND 3-B CENTER POINT COURT SUBDIVISION

Address or General Location: CENTER POINT COURT

Proposed Number of Lots: 2 Acres: 3.36

Appraisal District Tax ID: R127073

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

Proposed Use of Land COMMERCIAL

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: NA

Printed Name: NA Date: _____

Part of lots 3-A and B Centennial Court

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) A

Comments/Conditions _____

Signature of Water Utility Official: Tony Salmeri

Title: Water Dist. Manager Date: July 21, 2016

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

Center Point Court Subdivision

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) A

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

Comments/Conditions Should taps not exist, to be installed by developer/contractor.

Signature of City or County Wastewater Official: Lloyd Juarez

Title: Wastewater Collectiond Manager Date July 22, 2016

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:

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider CenturyLink

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: Engineer Date 08-03-16

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

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 Bluebonnet Electric Cooperative, Inc.

Applicable Utility Service Code(s) C + D

Comments/Conditions Additional easements may be needed.

Signature of Electric Company Official Rodney Gerik

Title Sr. Project Coordinator Date 8-2-2016

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Gas Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

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 If customer is interested in having gas provided to lots, please contact CenterPoint Energy at 800-427-7142.

Signature of Gas Company Official Wendy Jenschke

Title Operations Supv. Date 07/25/2016

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ _____ (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:

Jayesh D. Patel

Printed Name:

JAYESH D. PATEL

Date:

7-19-16

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: _____

15/ITC/LBA/#0715110-SMA

11/7/07
20.002

After Recording Return To:
Independence Title Company

70032459 Bk Vol Pg
DPR 3280 327

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 7, 2007

Grantor: CENTER POINT COURT, L.P., a Texas limited partnership

Grantor's Mailing Address:

550 South Mesa Hills Dr., Ste. B3
El Paso, Texas 79912

Grantee: ATHENA LODGING SAN MARCOS LLC, a Texas limited liability company

Grantee's Mailing Address:

2521 Elm Hill Pike
Nashville, Tennessee 37214

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIX HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$616,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to CARRIE MAJORS, Trustee.

Property (including any improvements):

Lot 3, CENTER POINT COURT, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 13, page 347, Plat Records, Hays County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or

to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

CENTER POINT COURT, L.P.

By: CENTER POINT DEVELOPMENT, L.L.C.,
General Partner

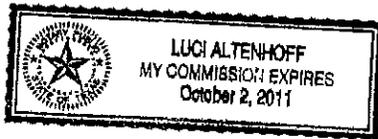
By: ALLIED INTERESTS INC., Manager

By: [Signature]
JON H. STARNES, President

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on Nov. 7, 2007, by JON H. STARNES, President of ALLIED INTERESTS INC., Manager of CENTER POINT DEVELOPMENT, L.L.C., General Partner of CENTER POINT COURT, L.P., a Texas Limited Partnership, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
THE MAJORS LAW FIRM, PLLC
100 E. SAN ANTONIO ST., SUITE 101
SAN MARCOS, TEXAS 78666
Tel: (512) 392-1273
Fax: (512) 396-8539

Filed for Record in:
Hays County
On: Nov 07, 2007 at 03:56P
Document Number: 70032459
Amount: 20.00
Receipt Number - 182711
By:
Lynn Curry, Deputy
Linda C. Fritscher, County Clerk
Hays County



Legislation Text

File #: PC-16-36_04, Version: 1

AGENDA CAPTION:

PC-16-36_04 (Thornton Addition, Replat) Hold a public hearing and consider a request by Vigil and Associates, on behalf of San Marcos 123 and 35 Partners Two, LLC, for approval of a replat of 5.94 acres being Lot 1, Thornton Addition, establishing Lot 1A and Lot 1B, Thornton Addition, City of San Marcos, Hays County, Texas. (A.Villalobos)

Meeting date: September 27, 2016

Department: Planning and Development Services Department

Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

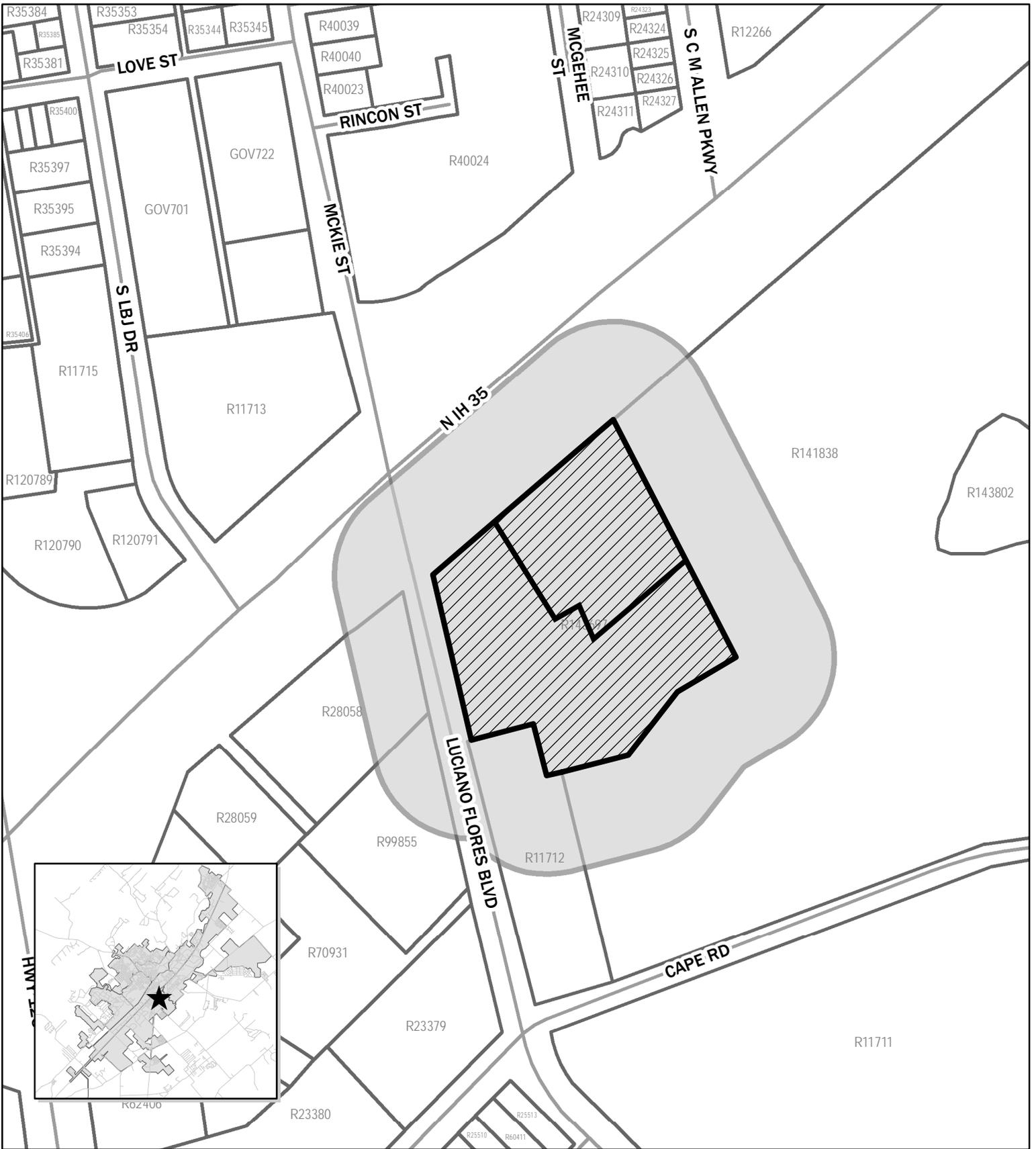
CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

COMPREHENSIVE PLAN ELEMENT(S): n/a

BACKGROUND:

The purpose of this replat is to create two legal lots, Lot 1A and 1B, where previously there had been one lot. The original Lot 1, Thornton Addition, was recorded in 2014. Lot 1A will be approximately 2.120 acres and front along the North IH-35 frontage road. Lot 1B will be approximately 3.816 acres and front both the North IH-35 frontage road and Luciano Flores Boulevard. There are no public improvements associated with this replat. Utility services for each lot are adequate and are contained within the boundary of each lot. The property is currently being developed as two restaurants, Hooters and Freddy's Frozen Custard, and approval of the replat will establish individual lots for each business.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code and recommends approval of the replat.



PC-16-36_04

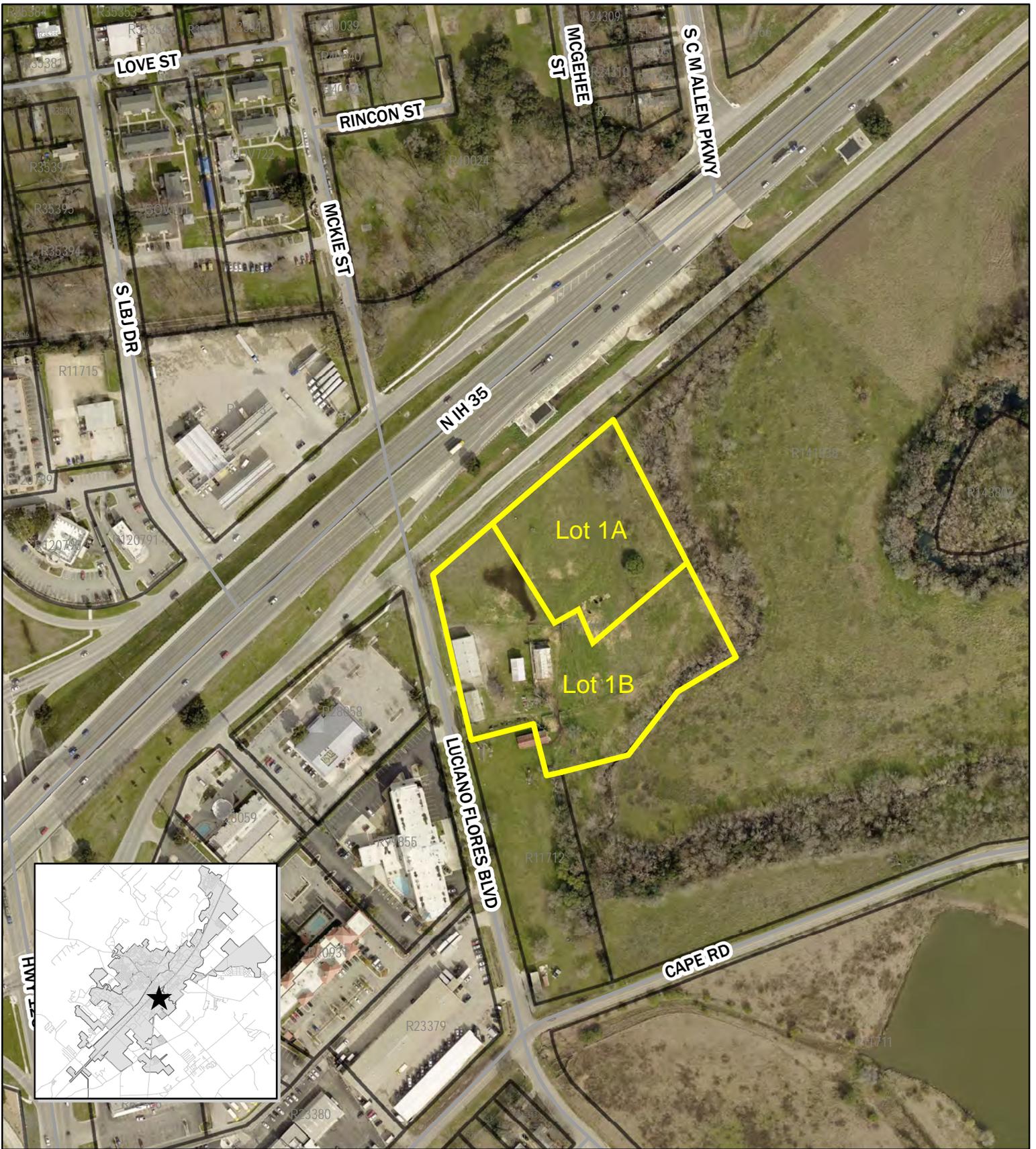
**Thornton Addition Lot 1
Replat**

Map Date: 9/15/2016

-  Site Location
-  200 ft Buffer



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



PC-16-36_04
Thornton Addition Lot 1
Replat
Map Date: 9/15/2016

 Site Location



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

PC-16-36_04 Replat, Thornton Addition, Lot 1



Applicant Information:

Agent: Vigil and Associates
4303 Russell Drive
Austin, TX 78704

Property Owner: San Marcos 123 and 35 Partners Two, LLC
750 East Mulberry Ave., Ste 305
San Antonio, TX 78212

Notification: Published notification on September 11, 2016
San Marcos Daily Record

Type & Name of Subdivision: Replat of Lot 1, Thornton Addition

Subject Property:

Summary: The subject property is approximately 5.94 acres, more or less, located at 310 North IH-35, San Marcos, TX.

Zoning: General Commercial (GC)

Traffic/ Transportation: The property currently has access off of the North IH-35 frontage road and Luciano Flores Boulevard.

Utility Capacity: The proposed lots are adequately served by the City of San Marcos utilities.

Planning Department Analysis:

The purpose of this replat is to create two legal lots, Lot 1A and 1B, where previously there had been one lot. The original Lot 1, Thornton Addition, was recorded in 2014. Lot 1A will be approximately 2.120 acres and front along the North IH-35 frontage road. Lot 1B will be approximately 3.816 acres and front both the North IH-35 frontage road and Luciano Flores Boulevard. There are no public improvements associated with this replat. Utility services for each lot are adequate and are contained within the boundary of each lot. The property is currently being developed as two restaurants, Hooters and Freddy's Frozen Custard, and approval of the replat will establish individual lots for each business.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code and recommends **approval** of the replat.

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

The Commission's Responsibility:

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

Prepared By:

Andrea Villalobos	Planning Technician	September 14, 2016
Name	Title	Date

REPLAT OF LOT 1, THORNTON ADDITION

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, SAN MARCOS 123 AND 35 PARTNERS TWO, LLC, A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH ROBERT W. McDONALD IV, MANAGER AS OWNER OF THE 5.936 ACRES OF LAND OUT OF THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING LOT 1, THORNTON ADDITION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 18, PAGE 81 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING CONVEYED TO SAN MARCOS 123 AND 35 PARTNERS TWO, LLC., BY WARRANTY DEED DATED MAY 13, 2015, RECORDED IN DOCUMENT NUMBER 2015-15014310, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 5.936 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOT 1, THORNTON ADDITION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED.

WITNESS MY HAND THIS ____ DAY OF _____, 2016.

ROBERT W. McDONALD, IV, MANAGER
SAN MARCOS 123 AND 35 PARTNERS TWO, LLC
10101 REUNION PLACE
SUITE 500
SAN ANTONIO, TX. 78216

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT W. McDONALD IV, MANAGER, SAN MARCOS 123 AND 35 PARTNERS TWO, LLC, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

I, _____, LIENHOLDER, VANTAGE BANK TEXAS DO HEREBY AUTHORIZE THE REPLAT OF LOT 1, THORNTON ADDITION

WITNESS MY HAND THIS ____ DAY OF _____, 2016.

VANTAGE BANK TEXAS
45 NE LOOP 410, SUITE 190
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LIENHOLDER, VANTAGE BANK TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY A. LENZ, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

TIMOTHY A. LENZ
REGISTRATION NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4303 RUSSELL DR.
AUSTIN, TX. 78704
(512) 443-1174

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209 C 0481 F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, A PORTION OF THIS SUBDIVISION IS WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 100-YEAR FLOODPLAIN).

HERMANN WIGL, P.E.
WIGL & ASSOCIATES
FIRM REG. NO. F-4768
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
(512) 326-2667

PLAT NOTES:

- SIDEWALKS ARE REQUIRED ALONG I.H. 35 FRONTAGE ROAD AND ALONG LUCIANO FLORES BLVD. AND WILL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER TRANSITION ZONE.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.
- THIS LOT LIES WITHIN THE SAN MARCOS RIVER CORRIDOR.
- THESE LOTS ARE SUBJECT TO THE CITY OF SAN MARCOS CHAPTER 39: FLOOD DAMAGE PREVENTION ORDINANCE.
- LOT 1A & 1B SHALL HAVE JOINT-USE DRIVEWAY ACCESS TO I.H. 35 SERVICE ROAD AND TO LUCIANO FLORES BLVD.
- IF THE PARKING LOT LIGHTING FOR LOTS 1A AND 1B IS WIRED TO A CONTROL & ELECTRIC PANEL LOCATED IN ONE OF THE LOTS, THEN THE OWNER OF THE OTHER LOT SHALL HAVE ACCESS TO THE CONTROL AND ELECTRIC PANEL.

THIS SUBDIVISION DOES NOT INVOLVE THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, AS ALL THE STREETS AND UTILITIES HAVE BEEN CONSTRUCTED

APPROVED BY:

ENGINEERING & CIP DEPARTMENT _____ DATE _____

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 2016 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF SAN MARCOS, TEXAS.

APPROVED BY:

SHANNON MATTINGLY, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

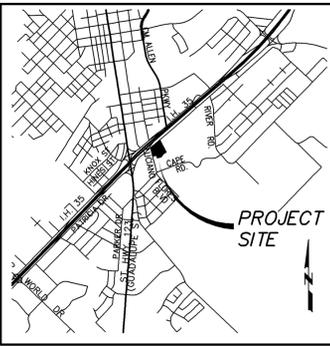
FRANCIS SERNA, RECORDING SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

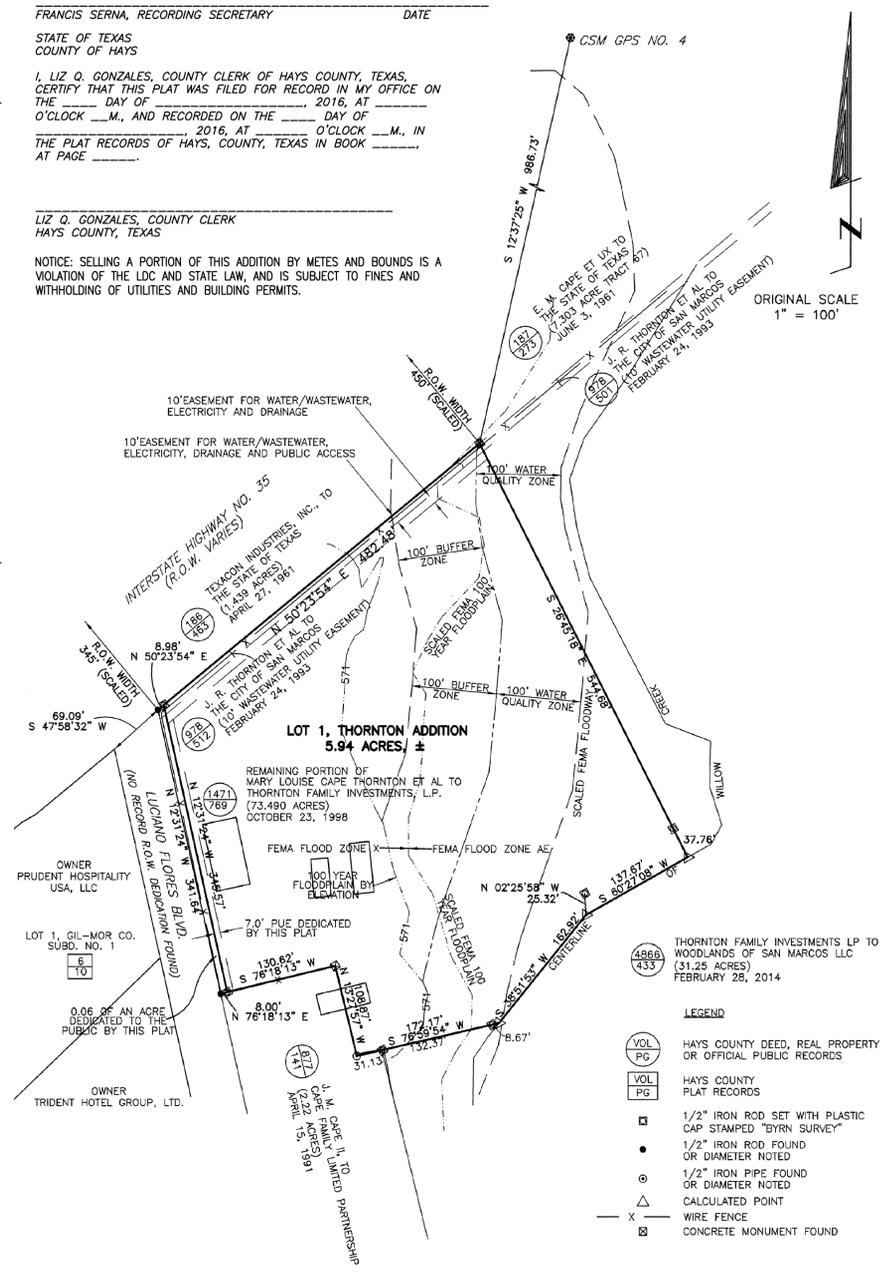
I, LIZ Q. GONZALES, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2016, AT ____ O'CLOCK ____ M., AND RECORDED ON THE ____ DAY OF _____, 2016, AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, AT PAGE _____.

LIZ Q. GONZALES, COUNTY CLERK
HAYS COUNTY, TEXAS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



LOCATION MAP
SCALE: 1" = 3000'



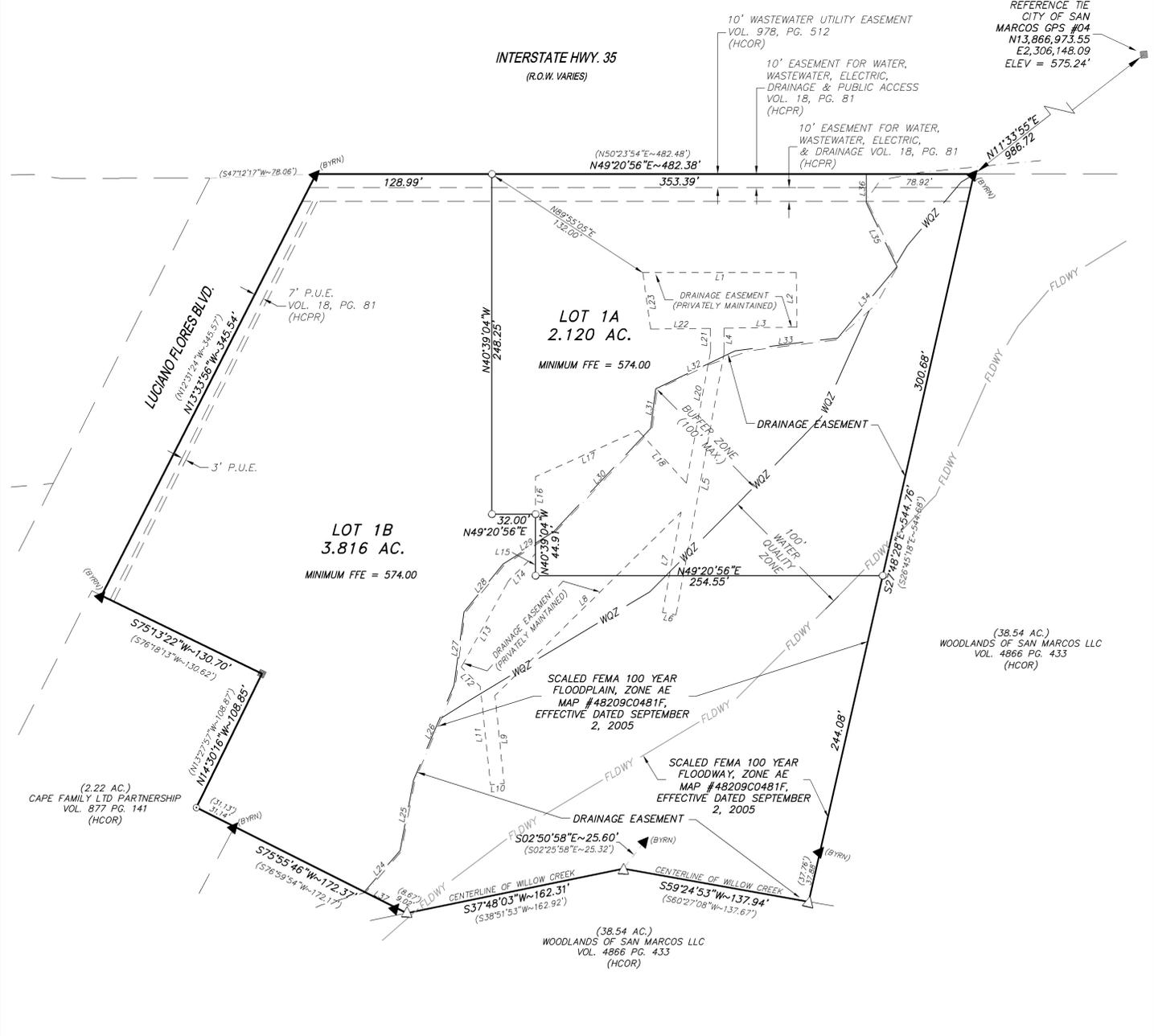
EXISTING LOT (PLAT) CONFIGURATION

REPLAT OF LOT 1, THORNTON ADDITION

OWNER: SAN MARCOS 123 AND 35 PARTNERS, LLC 10101 REUNION PLACE SUITE 500 SAN ANTONIO, TX 78216	SURVEYOR: LENZ & ASSOCIATES, INC. 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704 TEL: (512) 443-1174	ENGINEER: WIGL & ASSOCIATES 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704 TEL: (512) 326-2667	Date: 8/3/16 Sheet 1 of 2
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LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- (BYRN) 1/2" STEEL PIN FOUND WITH BYRN CAP
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- PIPE FOUND
- CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- F.F.E. FINISHED FLOOR ELEVATION
- (BRG.-DIST.) RECORD CALL
- H.COR. HAYS COUNTY OFFICIAL PUBLIC RECORDS
- H.CDR. HAYS COUNTY DEED RECORDS
- H.CDR. HAYS COUNTY PLAT RECORDS
- H.CDR. HAYS COUNTY DEED RECORDS
- ESMT. EASEMENT



PROPOSED LOT (REPLAT) CONFIGURATION

LINE TABLE

LINE	LENGTH	BEARING
L1	112.58	N49°20'56"E
L2	39.70	S41°27'58"E
L3	53.57	S48°32'02"W
L4	16.69	S41°27'58"E
L5	195.84	S30°12'58"E
L6	10.00	S69°47'02"W
L7	74.56	N30°12'58"W
L8	191.34	S04°50'58"W
L9	64.42	S46°36'35"E
L10	10.00	S43°32'25"W
L11	72.19	N46°36'55"W
L12	19.88	N85°09'02"E
L13	71.53	N11°31'25"W
L14	28.40	N04°20'56"E
L15	44.91	N40°39'04"W
L16	27.36	N40°39'04"W
L17	82.49	N25°16'04"E
L18	52.01	S83°18'16"E
L20	98.83	N30°12'58"W
L21	15.70	N41°27'58"W
L22	43.87	S48°32'02"W
L23	41.62	N48°33'11"W

LINE TABLE

LINE	LENGTH	BEARING
L24	39.97	N00°30'47"E
L25	52.35	N29°47'29"W
L26	75.19	N17°28'58"W
L27	54.19	N32°49'52"W
L28	45.21	N01°10'18"W
L29	44.30	N16°34'37"E
L30	103.42	N02°39'38"E
L31	29.14	N33°16'09"W
L32	64.39	N23°53'45"E
L33	75.82	N02°44'42"W
L34	67.85	N66°28'20"W
L35	51.61	N40°39'04"W
L36	21.04	N40°39'04"W
L37	25.79	N75°55'46"E

REPLAT OF LOT 1, THORNTON ADDITION

OWNER: SAN MARCOS 123 AND 35 PARTNERS, LLC 10101 REUNION PLACE SUITE 500 SAN ANTONIO, TX 78216	SURVEYOR: LENZ & ASSOCIATES, INC. 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704 TEL: (512) 443-1174	ENGINEER: WIGL & ASSOCIATES 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704 TEL: (512) 326-2667	Date: 8/3/16 Sheet 2 of 2
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City of San Marcos
SUBDIVISION PLAT APPLICATION

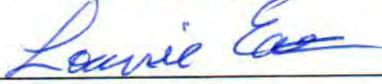
	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>R.W. McDonald, IV</u>	<u>San Marcos 123 and 35 Partners Two, LLC</u>
Mailing Address	<u>750 E. Mulberry Ave., Ste. 305</u>	<u>Same</u>
	<u>San Antonio, TX 78212</u>	<u></u>
Daytime Phone	<u>(512) 695-3532</u>	<u></u>
Email Address	<u>rw4@cgminterests.com</u>	<u></u>

AGENT ACKNOWLEDGEMENT STATEMENT:

I R.W. McDonald, IV R.W. McDonald, IV acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Vigil Associates 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: 

Printed Name: R.W. McDonald, IV Date: 8/1/2016

Signature of Agent: 

Printed Name: Lonnie Eaves Date: 8/19/2016

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: Amending Plat of Lot 1, Thornton Addition

Address or General Location: 310 I.H. 35, San Marcos, Tx 78666

Proposed Number of Lots: 2 Acres: 5.936

Appraisal District Tax ID: R 143697

Located In City Limits ETJ (County _____)

S.M. River Corridor Planned Development District

Proposed Use of Land Commercial (Restaurants)

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: _____ Date: _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Electric Service Provider* San Marcos Electric Utility

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 Gas

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider Centurylink

Applicable Utility Service Code(s) _____

Comments/Conditions _____

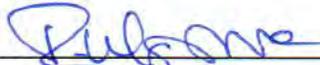
Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 1000.00 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders
- One digital copy of submittal materials
- Five 18"x24" hard copies of plat document

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

Signature of Applicant: 

Printed Name: R. W. McDonald, Jr.

Date: 8/9/2016

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: 8/9/2016 5 Business Days from Submittal: 8/16/2016
 Completeness Review By: Andrew Rice Date: 8/9/2016
 Contact Date for Supplemental Info: 8/25/2016
 Supplemental Info Received (required within 5 days of contact): _____
 Application Returned to Applicant: N/A
 Application Accepted for Review: 8/9/2016 Fee: \$1,011.00
 Comments Due to Applicant: 8/25/2016
 Date for Plat Resubmittals: 9/8/2016
 Date of Planning and Zoning Commission Meeting: N/A



Legislation Text

File #: ZC-16-06, Version: 1

AGENDA CAPTION:

ZC-16-06 (Las Colinas) Hold a public hearing and consider a request by ETR Development Consulting, LLC on behalf of Las Colinas San Marcos Phase I, LLC for a zoning change from "FD" Future Development District to "MF-18" Multiple Family Residential District for approximately 30 acres, more or less, located west of Old Bastrop Highway, approximately one mile south of Posey Road. (B. Melland)

Meeting date: September 27, 2016

Department: Planning and Development Services Department

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

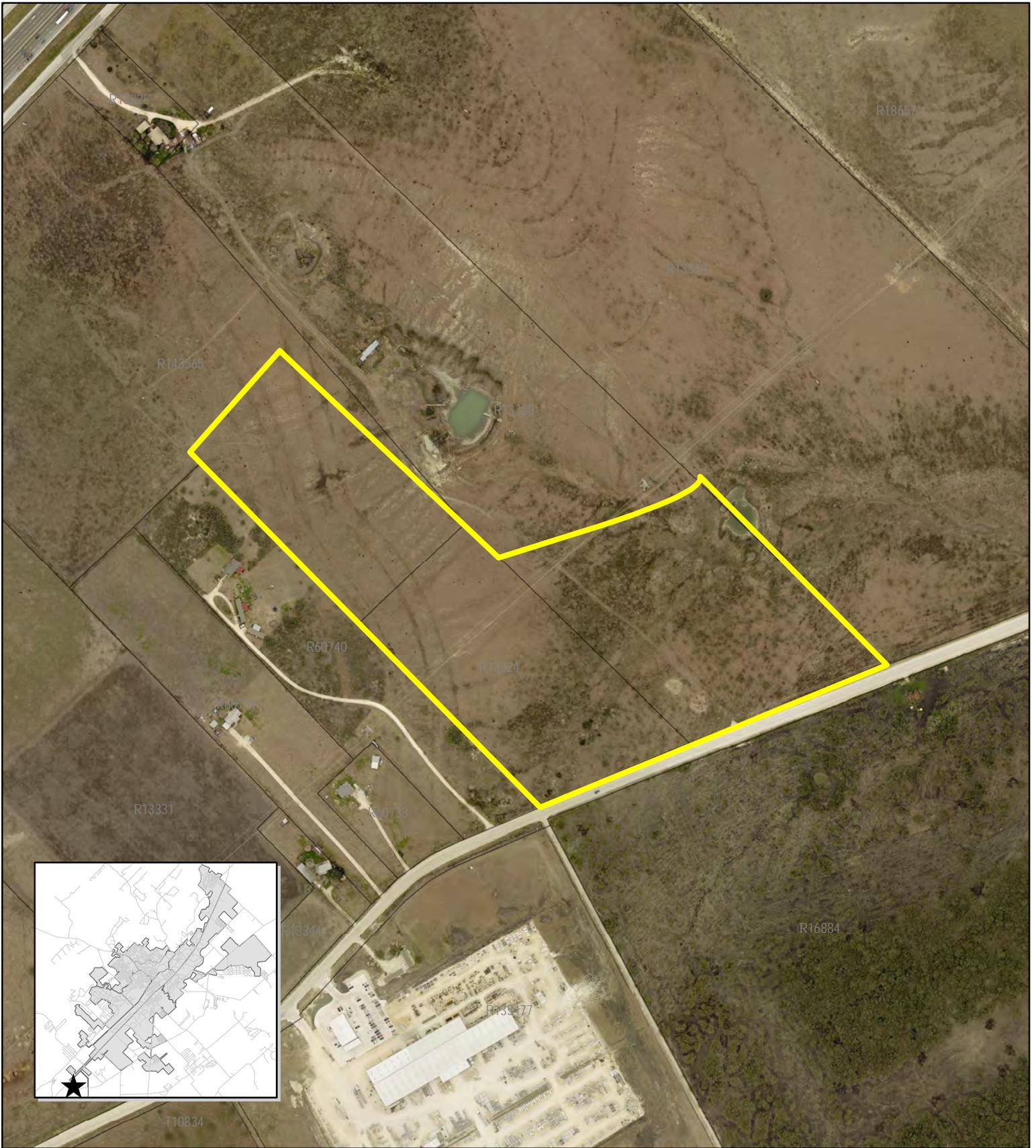
CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(S): N/A

BACKGROUND: The subject property is approximately +/- 30 acres in size and is located on the east side of Old Bastrop Road approximately one mile south of Posey Road. The property is located within a Medium Intensity Zone and was annexed by the City in September 2015. It is currently zoned "FD" Future Development. The applicant is requesting a zone change to "MF-18" Multiple Family Residential. No plans have been submitted at this time.

The subject property is also part of a larger parent tract for which a Concept Plat was approved at the September 13, 2016 Planning and Zoning Commission meeting.

Staff finds this land use is consistent with the Comprehensive Plan Elements and the approved Concept Plat and recommends approval.



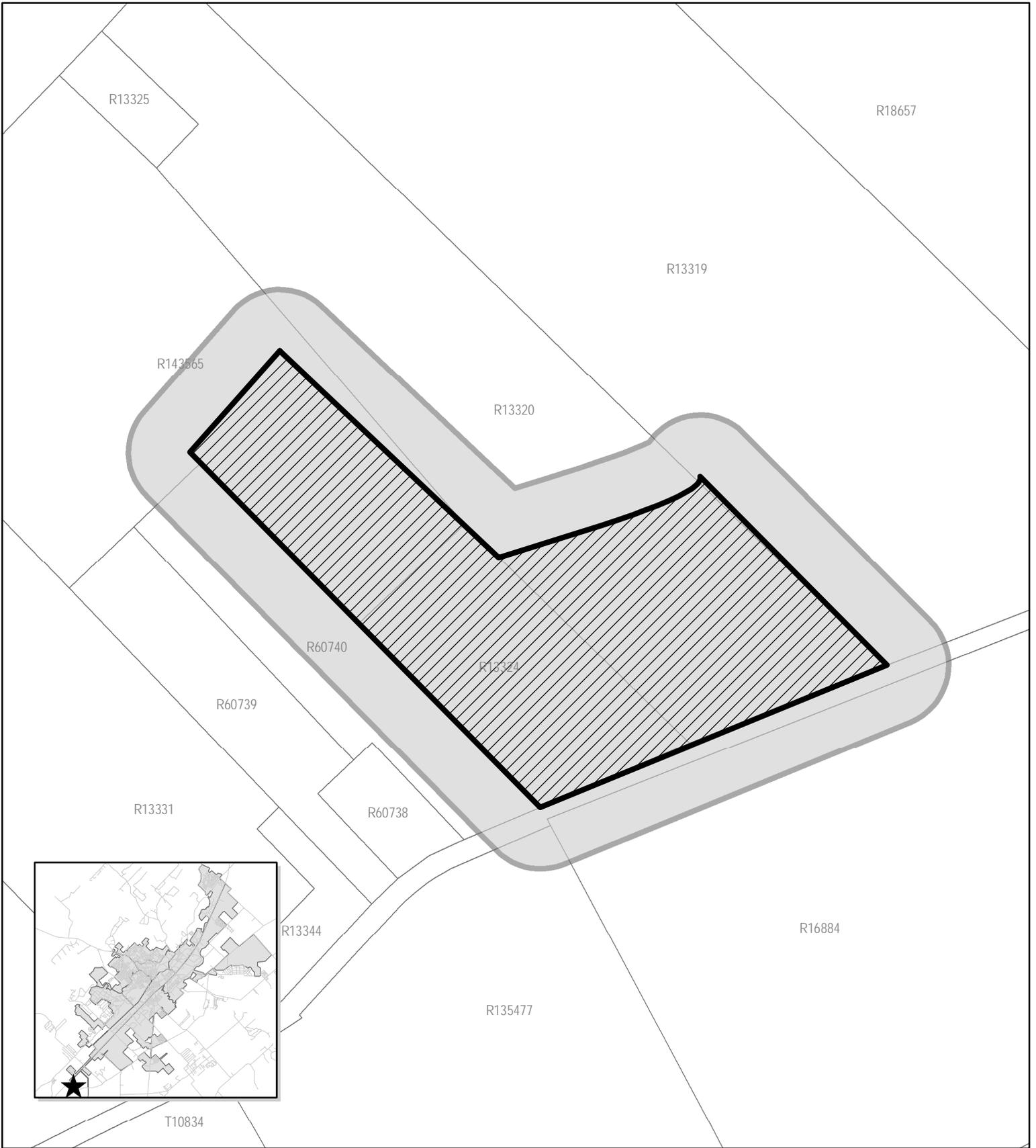
ZC-16-06
Las Colinas
FD to MF-18
Map Date: 9/14/2016

 ZC-16-06 Site Location

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.



ZC-16-06
Las Colinas
FD to MF-18
Map Date: 9/14/2016

 ZC-16-06 Site Location
 200 ft Buffer

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.

Zoning Change ZC-16-06 Las Colinas



Summary: The applicant is requesting a zoning change from “FD” Future Development District to “MF-18” Multiple Family Residential District for +/- 30 acres located west of Old Bastrop Highway approximately one mile south of Posey Road. (B. Melland)

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

Property Owners: Las Colinas San Marcos, Phase 1, LLC.
5225 S. IH 35
San Marcos, TX 78666

Notification: Personal notifications were mailed on September 16, 2016 to property owners within 200 feet of the subject property. Signs were also posted on the subject property on September 16, 2016.

Response: No comments received as of the staff report date.

Property/Area Profile:

Legal Description: N/A

Location: Located west of Old Bastrop Highway, approximately one mile south of Posey Road.

Existing Use of Property: Undeveloped

Proposed Use of Property: Multi-Family Residential

Preferred Scenario Map: Medium Intensity

Existing Zoning: “FD” Future Development

Proposed Zoning: “MF-18” Multi-Family Residential

Utility Capacity: Limited existing water infrastructure available; service provided by Crystal Clear. Wastewater service not available and to be addressed by the applicant prior to Final Plat approval.

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD	Undeveloped	Medium Intensity
S of Property	ETJ	Undeveloped	Area of Stability
E of Property	ETJ, PDD	Undeveloped	Area of Stability
W of Property	ETJ	Undeveloped	Area of Stability

Case Summary

The subject property is approximately +/- 30 acres in size and is west of Old Bastrop Hwy. The property was annexed by the City in September 2015, at which time an initial zoning of “FD”

Future District was applied. The subject property is also part of a larger parent tract for which a Concept Plat was approved at the September 13, 2016 Planning and Zoning Commission meeting. The applicant is requesting a zoning change from “FD” Future Development District to “MF-18” Multiple Family Residential District. All the land immediately surrounding the property is undeveloped and is located within the City’s ETJ. The Trace-Highpointe Development is located approximately 1,000 feet to the north of this property. The proposed MF-18 zoning would allow a number of residential uses including apartment homes, townhomes, and single family detached homes. Furthermore, the requested zoning is consistent with the approved Concept Plat for the subject property. No plans have been submitted at this time for any future development; however, all requirements in the Land Development Code must be met.

Planning Department Analysis

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

- The property lies within a Medium Intensity Zone. MF-18 Multiple Family Residential District is an eligible zoning category within this area; therefore, a Preferred Scenario Amendment is not required.
- The subject property is located in the York Creek Watershed. The additional impervious cover that will be generated by MF-18 Zoning is accounted for within the Plan’s Water Quality Model.
- The subject property is “least” constrained according to the Land Use Suitability Map.

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

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
X			<p>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</p> <p><i>The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.</i></p>
		X	<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X			<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>The immediate area is undeveloped.</i></p>
X			<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p>The proposed change is consistent.</p>
		X	<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>

Additionally, the Commission should consider:

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

Staff evaluation: The property could not be developed for a Medium Intensity type use under the current zoning designation of "FD" Future District.

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

Staff evaluation: The area surrounding the property is experiencing change, most notably the recent platting and zoning approvals on the Trace-Highpointe Development property to the north.

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

Staff evaluation: This zone change would facilitate the Comprehensive Plan Objective of providing a range of housing types within the City.

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

Staff evaluation: There is no special benefit to the landowner.

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

Staff evaluation: The rezoning does not serve a substantial public purpose.

Staff presents this request to the Commission and recommends approval.

The Commission's Responsibility:

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

Prepared by:

Brandon Melland, AICP

Senior Planner

September 15, 2016

Name

Title

Date

ZC-16-06 (Las Colinas) 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 – Yes, the property is located within a Medium Intensity Zone	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	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		X	
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	York Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes:					

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided?					X
Will Trails and / or Green Space Connections be Provided?					X
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available?					X
Water service available?					X

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

		A	B	C	D	F
Existing Daily LOS	IH-35 & Old Bastrop Hwy.	X				
Existing Peak LOS	IH-35 & Old Bastrop Hwy.	X				
Preferred Scenario Daily LOS	IH-35 & Old Bastrop Hwy.	X				
Preferred Scenario Peak LOS	IH-35 & Old Bastrop Hwy.	X				
		N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)		X				
No Sidewalks exist.						
				YES	NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: This site is not located adjacent to any public transit routes.						

City of San Marcos ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	<u>ETR Development Consulting, LLC</u>	<u>Las Colinas San Marcos Phase I, LLC</u>
Mailing Address:	<u>5395 Highway 183 N.</u> <u>Lockhart, Texas 78644</u>	<u>5225 S. IH 35</u> <u>San Marcos, Texas 78666</u>
Telephone No.:	<u>(512) 618-7449</u>	<u>(512) 757-2295 / (512) 392-4552</u>
E-mail address:	<u>thomas@etrdevcon.com</u>	<u>reagan@lascolinassanmarcos.com</u>

PROPERTY DESCRIPTION:

Street Address: 5225 S. IH 35, San Marcos, Texas 78666

Subdivision: Las Colinas San Marcos Block: _____ Lot(s): _____

Other Description (if unplatted) Legal Descriptions To Be Attached

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

Appraisal District Tax ID No.: R 13320, R13322, R13324 Acres: 27.832

Lien Holder(s) - for notification purposes:

Name: _____

Mailing Address: _____

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

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

ZONING CHANGE INFORMATION:

Zoning Designation: Current: FD Requested: MF-18

Master Plan Designation: Medium Intensity Land Use Map Amendment Required? No

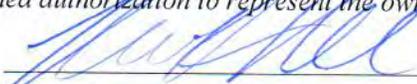
Present Use of Property: Vacant / Agricultural

Desired Use of Property/Reason for Change: Multifamily senior housing / lodging / assisted living

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: 5/2/2016

Printed Name: Thomas K. Rhodes

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

FEE INFORMATION:

Fee Schedule:

Zoning Change to MF 12, 18, 14	\$3000 \$2434.43	\$1,015 plus \$51 acre (\$3,000 maximum) + \$11.00 Technology Fee
Zoning Change to all other categories	\$2,000	\$762 plus \$51 acre (\$2,000 maximum) + \$11.00 Technology Fee
Zoning variance/Special Exception		\$609 + \$11.00 Technology Fee
Renotification fee		\$77 + \$11.00 Technology Fee

APPLICATION PROCESS:

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

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

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

To be completed by Staff:

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

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



Legislation Text

File #: ZC-16-07, Version: 1

AGENDA CAPTION:

ZC-16-07 (Las Colinas) Hold a public hearing and consider a request by ETR Development Consulting, LLC on behalf of Las Colinas San Marcos Phase I, LLC for a zoning change from "FD" Future Development District to "CC" Community Commercial District for approximately 17.5 acres, more or less, generally located east of IH-35 and west of Old Bastrop Highway. (B. Melland)

Meeting date: September 27, 2016

Department: Planning and Development Services Department

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

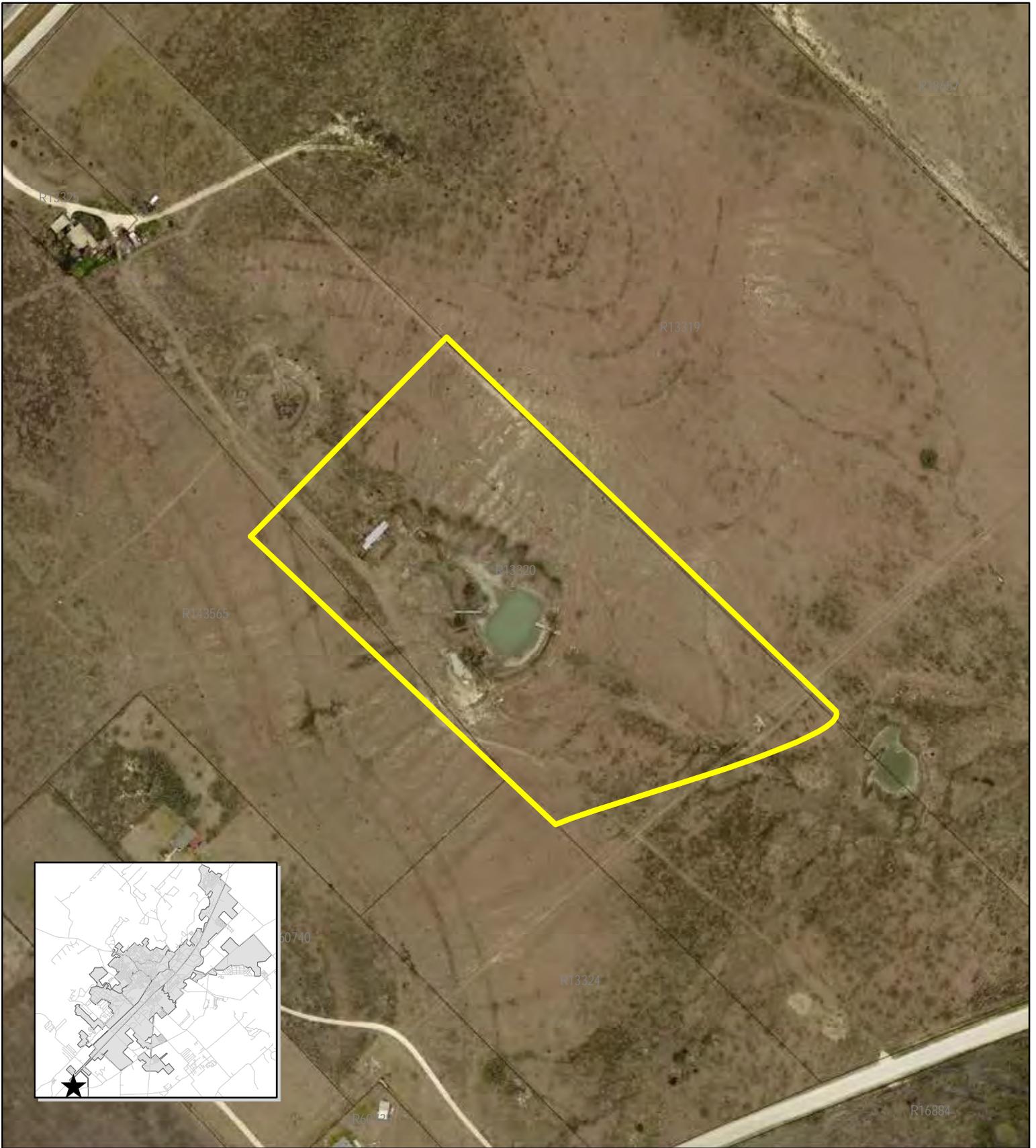
CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(S): N/A

BACKGROUND: The subject property is approximately +/- 17.5 acres in size and is located between IH-35 and Old Bastrop Road approximately one mile south of Posey Road. The property is located within a Medium Intensity Zone and was annexed by the City in September 2015. It is currently zoned "FD" Future Development. The applicant is requesting a zone change to "CC" Community Commercial District. No plans have been submitted at this time.

The subject property is also part of a larger parent tract for which a Concept Plat was approved at the September 13, 2016 Planning and Zoning Commission meeting.

Staff finds this land use is consistent with the Comprehensive Plan Elements and the approved Concept Plat and recommends approval.



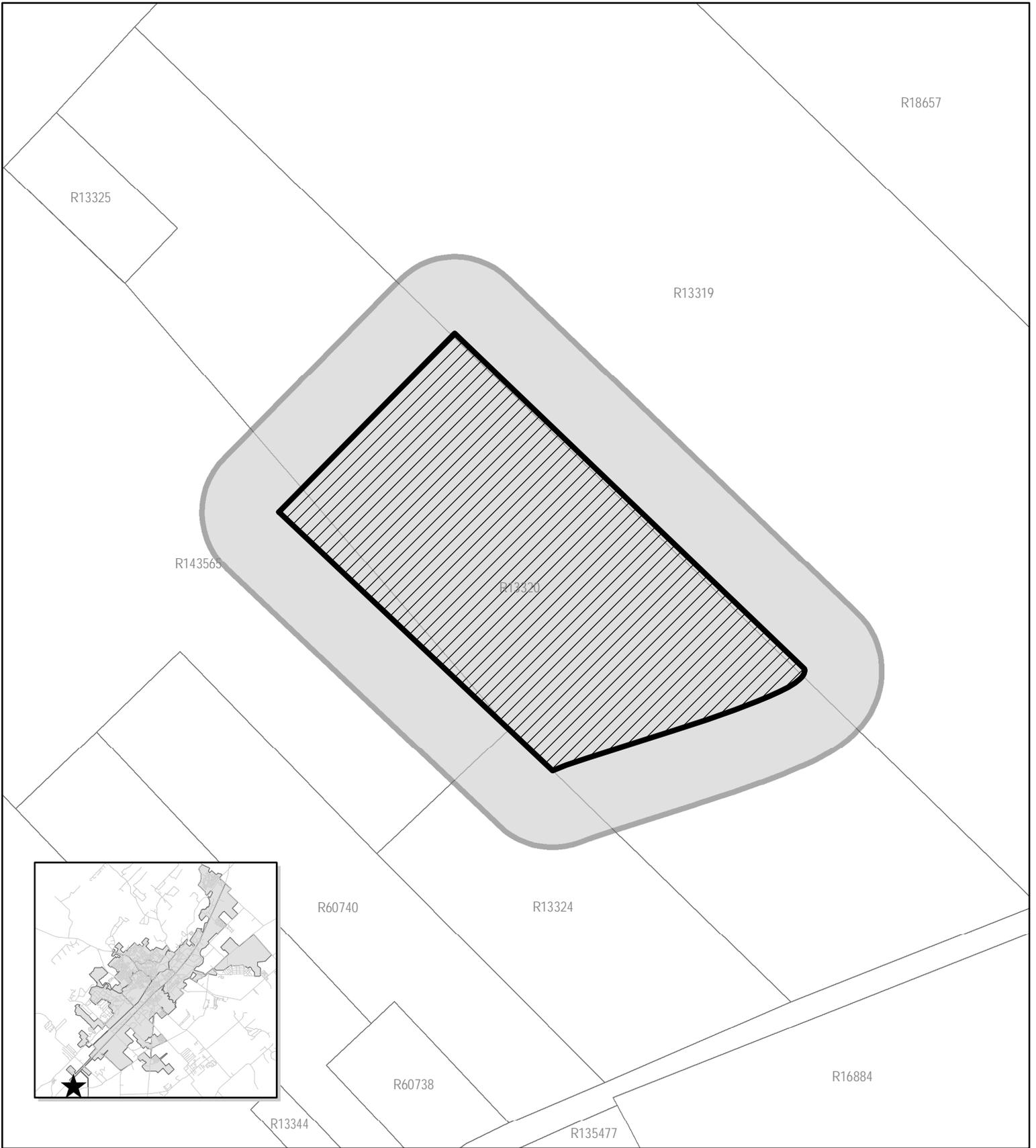
ZC-16-07
Las Colinas
FD to CC

Map Date: 9/14/2016

 ZC-16-07 Site Location



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



ZC-16-07
Las Colinas
FD to CC
Map Date: 9/14/2016

 ZC-16-07 Site Location
 200 ft Buffer

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 ZC-16-07 Las Colinas



Summary: The applicant is requesting a zoning change from “FD” Future Development District to “CC” Community Commercial District for +/- 17.5 acres located between IH-35 and Old Bastrop Highway approximately one mile south of Posey Road. (B. Melland)

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

Property Owners: Las Colinas San Marcos, Phase 1, LLC.
5225 S. IH 35
San Marcos, TX 78666

Notification: Personal notifications were mailed on September 16, 2016 to property owners within 200 feet of the subject property. Signs were also posted on the subject property on September 16, 2016.

Response: No comments received as of the staff report date.

Property/Area Profile:

Legal Description: N/A

Location: Located between IH-35 and Old Bastrop Highway approximately one mile south of Posey Road.

Existing Use of Property: Undeveloped

Proposed Use of Property: Commercial

Preferred Scenario Map: Medium Intensity

Existing Zoning: “FD” Future Development

Proposed Zoning: “CC” Community Commercial

Utility Capacity: Limited existing water infrastructure available; service provided by Crystal Clear. Wastewater service not available and to be addressed by the applicant prior to Final Plat approval.

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD	Undeveloped	Employment Center
S of Property	ETJ	Undeveloped	Area of Stability
E of Property	ETJ, PDD	Undeveloped	Area of Stability
W of Property	ETJ	Undeveloped	Area of Stability

Case Summary

The subject property is approximately +/- 17.5 acres in size and is located between IH-35 and Old Bastrop Hwy. The property was annexed by the City in September of 2015, at which time an initial zoning

of “FD” Future District was applied. The subject property is also part of a larger parent tract for which a Concept Plat was approved at the September 13, 2016 Planning and Zoning Commission meeting. The applicant is requesting a zoning change from “FD” Future Development District to “CC” Community Commercial District. All the land immediately surrounding the property is undeveloped and is located within the City’s ETJ. The Trace-Highpointe Development is located approximately 1,000 feet to the north of this property. The proposed CC zoning would allow a number of commercial uses including professional offices, restaurants, and multiple other retail uses and services. Notable of the CC District, compared to the “GC” General Commercial District, is that the CC District does not allow “drive-thru” uses. The CC district also does not allow retail uses with buildings over 10,000 sf. Furthermore, the requested zoning is consistent with the approved Concept Plat for the subject property. No plans have been submitted at this time for any future development; however, all requirements in the Land Development Code must be met.

Planning Department Analysis

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

- The property lies within a Medium Intensity Zone. CC District is an eligible zoning category within this area; therefore, a Preferred Scenario Amendment is not required.
- The subject property is located in the York Creek Watershed. The additional impervious cover that will be generated by CC Zoning is accounted for within the Plan’s Water Quality Model.
- The subject property is “least” constrained according to the Land Use Suitability Map.

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

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
X			<p>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</p> <p><i>The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.</i></p>
		X	<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X			<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p>
X			<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p>The proposed change is consistent.</p>
		X	<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>

Additionally, the Commission should consider:

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

Staff evaluation: The property could not be developed for a Medium Intensity type use under the current zoning designation of "FD" Future District.

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

Staff evaluation: The area surrounding the property is experiencing change, most notably the recent platting and zoning approvals on the Trace-Highpointe Development property to the north.

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

Staff evaluation: This would not address a substantial unmet public need. However, this zone change does create the potential for additional job creation.

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

Staff evaluation: There is no special benefit to the landowner.

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

Staff evaluation: The rezoning does not serve a substantial public purpose.

Staff presents this request to the Commission and recommends approval.

The Commission's Responsibility:

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

Prepared by:

Brandon Melland, AICP

Senior Planner

September 15, 2016

Name

Title

Date

ZC-16-07 (Las Colinas) 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 – Yes, the property is located within a Medium Intensity Zone	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	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		X	
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	York Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes:					

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided?					X
Will Trails and / or Green Space Connections be Provided?					X
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available?					X
Water service available?					X

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

		A	B	C	D	F
Existing Daily LOS	IH-35 & Old Bastrop Hwy.	X				
Existing Peak LOS	IH-35 & Old Bastrop Hwy.	X				
Preferred Scenario Daily LOS	IH-35 & Old Bastrop Hwy.	X				
Preferred Scenario Peak LOS	IH-35 & Old Bastrop Hwy.	X				
		N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)		X				
No Sidewalks installed.						
				YES	NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: This site is not located adjacent to any public transit routes.						

City of San Marcos
ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	<u>ETR Development Consulting, LLC</u>	<u>Las Colinas San Marcos Phase I, LLC</u>
Mailing Address:	<u>5395 Highway 183 N.</u> <u>Lockhart, Texas 78644</u>	<u>5225 S. IH 35</u> <u>San Marcos, Texas 78666</u>
Telephone No.:	<u>(512) 618-7449</u>	<u>(512) 757-2295 / (512) 392-4552</u>
E-mail address:	<u>thomas@etrdevcon.com</u>	<u>reagan@lascolinassanmarcos.com</u>

PROPERTY DESCRIPTION:

Street Address: 5225 S. IH 35, San Marcos, Texas 78666

Subdivision: Las Colinas San Marcos **Block:** _____ **Lot(s):** _____

Other Description (if unplatted) Legal Descriptions To Be Attached

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

Appraisal District Tax ID No.: R 13320, R13322, R13324 **Acres:** 14.939

Lien Holder(s) - for notification purposes:

Name: _____

Mailing Address: _____

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

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

ZONING CHANGE INFORMATION:

Zoning Designation: **Current:** FD **Requested:** CC

Master Plan Designation: Medium Intensity **Land Use Map Amendment Required?** No

Present Use of Property: Vacant / Agricultural

Desired Use of Property/Reason for Change: General commercial, office and retail uses

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:** 5/2/2016

Printed Name: Thomas K. Rhodes

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

FEE INFORMATION:

Fee Schedule:

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

APPLICATION PROCESS:

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

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

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To be completed by Staff:

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

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



Legislation Text

File #: ZC-16-08, Version: 1

AGENDA CAPTION:

ZC-16-08 (Las Colinas) Hold a public hearing and consider a request by ETR Development Consulting, LLC on behalf of Las Colinas San Marcos Phase I, LLC for a zoning change from "FD" Future Development District to "GC" General Commercial District for approximately 44.5 acres, more or less, located east of IH-35 approximately one mile south of Posey Road. (B. Melland)

Meeting date: September 27, 2016

Department: Planning and Development Services

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

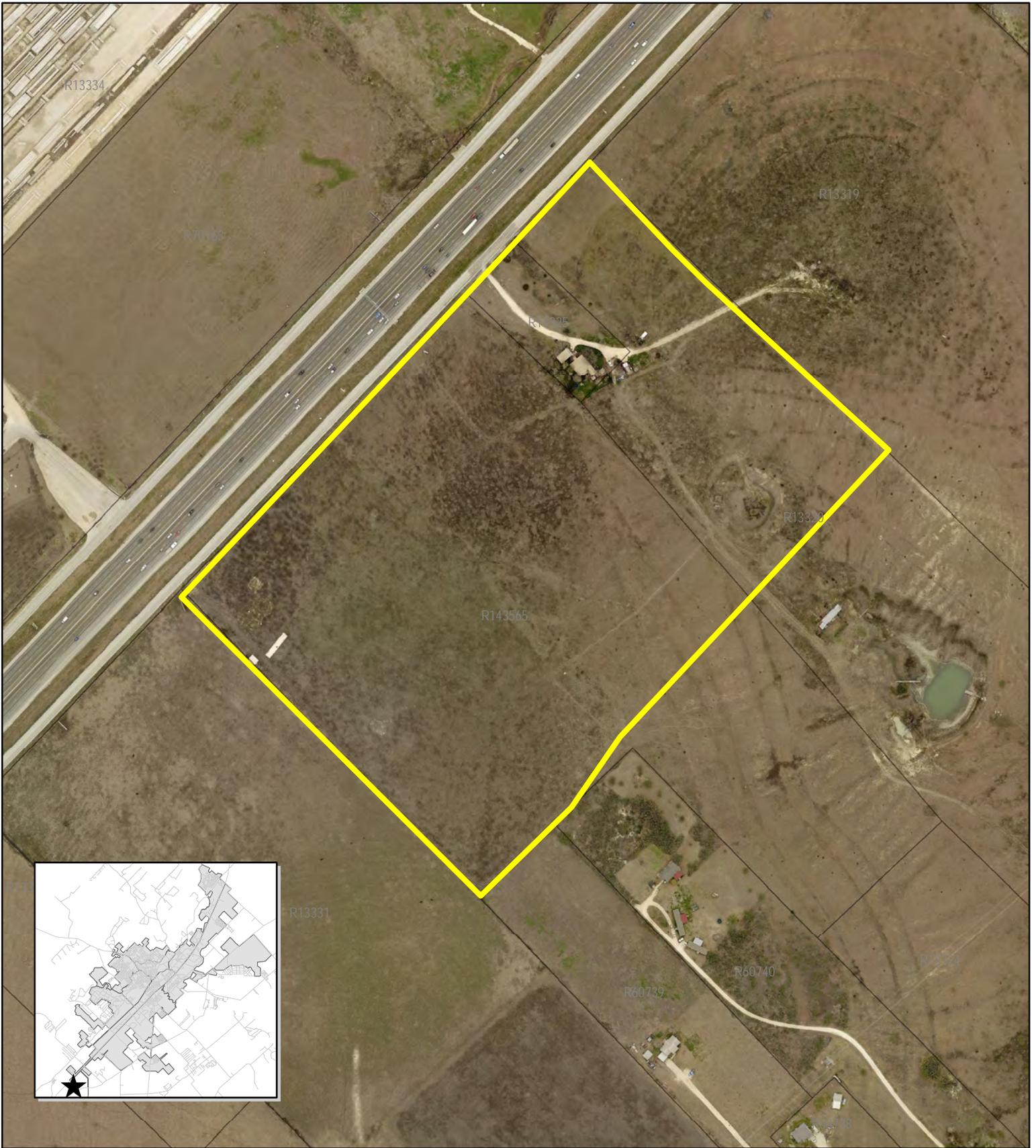
CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(S): N/A

BACKGROUND: The subject property is approximately +/- 44.5 acres in size and is located east of IH-35 approximately one mile south of Posey Road. The property is located within an Employment Center and was annexed by the City in September 2015. It is currently zoned "FD" Future Development. The applicant is requesting a zone change to "GC" General Commercial District. No plans have been submitted at this time.

The subject property is also part of a larger parent tract for which a Concept Plat was approved at the September 13, 2016 Planning and Zoning Commission meeting.

Staff finds this land use is consistent with the Comprehensive Plan Elements and the approved Concept Plat and recommends approval.

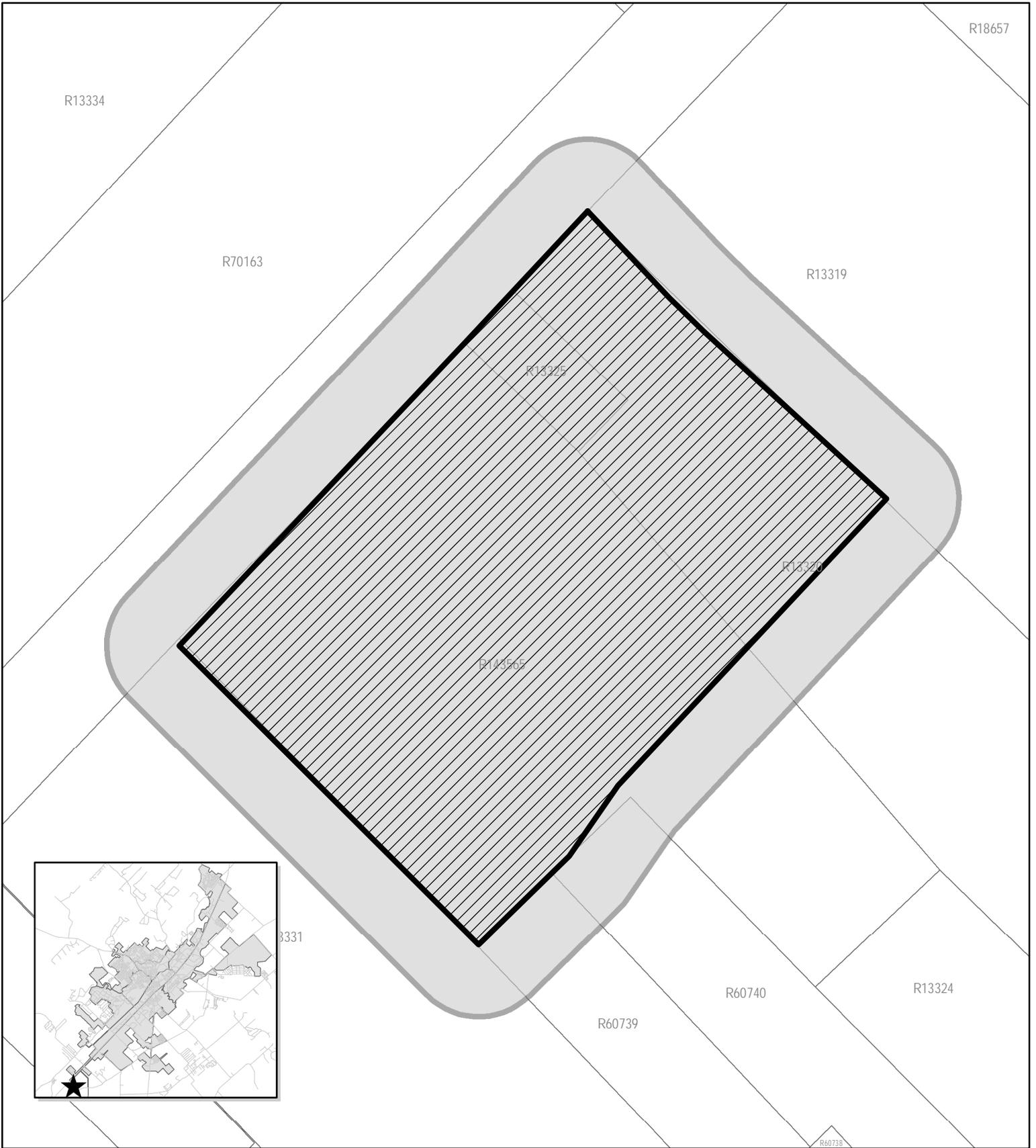


ZC-16-08
Las Colinas
FD to GC
Map Date: 9/14/2016

 ZC-16-08



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-16-08
Las Colinas
FD to GC
Map Date: 9/14/2016

 ZC-16-08 Site Location
 200 ft Buffer

0 250 500 1,000
 Feet



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Zoning Change ZC-16-08 Las Colinas



Summary: The applicant is requesting a zoning change from “FD” Future Development District to “GC” General Commercial District for +/- 44.5 acres located east of IH-35 approximately one mile south of Posey Road. (B. Melland)

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

Property Owners: Las Colinas San Marcos, Phase 1, LLC.
5225 S. IH 35
San Marcos, TX 78666

Notification: Personal notifications were mailed on September 16, 2016 to property owners within 200 feet of the subject property. Signs were also posted on the subject property on September 16, 2016.

Response: No comments received as of the staff report date.

Property/Area Profile:

Legal Description: N/A

Location: Located east of IH-35 approximately one mile south of Posey Road.

Existing Use of Property: Undeveloped

Proposed Use of Property: Commercial

Preferred Scenario Map: Employment Center

Existing Zoning: “FD” Future Development

Proposed Zoning: “GC” General Commercial

Utility Capacity: Limited existing water infrastructure available; service provided by Crystal Clear. Wastewater service not available and to be addressed by the applicant prior to Final Plat approval.

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD	Undeveloped	Area of Stability
S of Property	ETJ	Undeveloped	Medium Intensity
E of Property	ETJ, PDD	Undeveloped	Area of Stability
W of Property	ETJ	Undeveloped	Area of Stability

Case Summary

The subject property is approximately +/- 44.5 acres in size and is located on the west side of IH-35 south of Posey Road. The property was annexed by the City in September 2015, at which time an initial zoning of “FD” Future District was applied. The subject property is also part of a larger parent tract for which a Concept Plat was approved at the September 13, 2016 Planning and Zoning Commission meeting.

The applicant is requesting a zoning change from “FD” Future Development District to “GC” General Commercial District. All the land immediately surrounding the property is undeveloped and is located within the City’s ETJ. The Trace-Highpointe Development is located approximately 1,000 feet to the north of this property. The GC District permits more intensive commercial uses such as convenience stores with gasoline sales and retail stores over 10,000 sf. Professional offices are also permitted. Furthermore, the requested zoning is consistent with the approved Concept Plat for the subject property. No plans have been submitted at this time for any future development; however, all requirements in the Land Development Code must be met.

Planning Department Analysis

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

- The property lies within a Medium Intensity Zone. GC District is an eligible zoning category within this area; therefore, a Preferred Scenario Amendment is not required.
- The subject property is located in the York Creek Watershed. The additional impervious cover that will be generated by GC Zoning is accounted for within the Plan’s Water Quality Model.
- The subject property is “least” constrained according to the Land Use Suitability Map.

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

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
X			<p>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</p> <p><i>The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.</i></p>
		X	<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X			<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>The immediate area is undeveloped.</i></p>
X			<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p>The proposed change is consistent.</p>
		X	<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>None noted.</i></p>

Additionally, the Commission should consider:

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

Staff evaluation: The property could not be developed for an Employment Center type use under the current zoning designation of "FD" Future District.

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

Staff evaluation: The area surrounding the property is experiencing change, most notably the recent platting and zoning approvals on the Trace-Highpointe Development property to the north.

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

Staff evaluation: This would not address a substantial unmet public need. However, this zone change does create the potential for additional job creation.

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

Staff evaluation: There is no special benefit to the landowner.

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

Staff evaluation: The rezoning does not serve a substantial public purpose.

Staff presents this request to the Commission and recommends approval.

The Commission's Responsibility:

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

Prepared by:

Brandon Melland, AICP

Senior Planner

September 15, 2016

Name

Title

Date

ZC-16-08 (Las Colinas) 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 – Yes, the property is located within an Employment Center	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	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		X	
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	York Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes:					

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided?					X
Will Trails and / or Green Space Connections be Provided?					X
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available?					X
Water service available?					X

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

		A	B	C	D	F
Existing Daily LOS	IH-35 & Old Bastrop Hwy.	X				
Existing Peak LOS	IH-35 & Old Bastrop Hwy.	X				
Preferred Scenario Daily LOS	IH-35 & Old Bastrop Hwy.	X				
Preferred Scenario Peak LOS	IH-35 & Old Bastrop Hwy.	X				
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)		X				
No Sidewalks installed.						
				YES	NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: This site is not located adjacent to any public transit routes.						

City of San Marcos ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	ETR Development Consulting, LLC	Las Colinas San Marcos Phase I, LLC
Mailing Address:	5395 Highway 183 N. Lockhart, Texas 78644	5225 S. IH 35 San Marcos, Texas 78666
Telephone No.:	(512) 618-7449	(512) 757-2295 / (512) 392-4552
E-mail address:	thomas@etrdevcon.com	reagan@lascolinassanmarcos.com

PROPERTY DESCRIPTION:

Street Address: 5225 S. IH 35, San Marcos, Texas 78666

Subdivision: Las Colinas San Marcos Block: _____ Lot(s): _____

Other Description (if unplatted) Legal Descriptions To Be Attached
 * a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 13320, R13322, R13324 Acres: 41.513

Lien Holder(s) - for notification purposes:
 Name: _____
 Mailing Address: _____

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

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

ZONING CHANGE INFORMATION:

Zoning Designation: Current: FD Requested: GC

Master Plan Designation: Employment Center Land Use Map Amendment Required? No

Present Use of Property: Vacant / Agricultural

Desired Use of Property/Reason for Change: General commercial, office and retail uses

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: 5/2/2016

Printed Name: Thomas K. Rhodes

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

FEE INFORMATION:

Fee Schedule:

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

APPLICATION PROCESS:

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To be completed by Staff:

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