



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, October 11, 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 27, 2016.
2. PC-16-09_03 (Paso Robles Phase 2B Final Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 41.37 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)

PUBLIC HEARINGS

3. CUP-16-26 (The Still) Hold a public hearing and consider a request by Charles Valdez, on behalf of The Still, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1617 Aquarena Springs Drive. (A. Brake)
4. PC-16-39_04 (Springtown Replat) Hold a public hearing and consider a request by Endeavor Real Estate Group, on behalf of Humpty Dumpty SSM, Ltd., for approval of a replat of 8.49 acres, more or less, being Lot 5 of Springtown VI subdivision, establishing lots 5-A & 5-B, Springtown Subdivision, City of San Marcos, Hays County, Texas. (T. Carpenter)

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#16-574, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on September 27, 2016.

Meeting date: October 11, 2016

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, September 27, 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 27, 2016 in the City Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas.

II. Roll Call

Present 9 - Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, Commissioner Saul Gonzales, Commissioner Kate McCarty, Commissioner Douglas Beckett, Commissioner Betseygail Rand, Commissioner Lee Porterfield, and Commissioner Angie Ramirez

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no citizen comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on 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)

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

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

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)

Chair Garber opened the public hearing.

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

Steve Acock , 312 Cheatham said he does not have a problem with the request. He explained that the business has been well run and trusts the applicants completely. He said he doesn't see any issues.

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

A motion was made by Commissioner Gonzales, seconded by Commissioner Dupont, that CUP-16-27 be approved with conditions that the permit shall be posted in the same area and manner as the certificate of occupancy, the permit shall be valid for three (3) years, provided standards are met, subject to the point system and there be no amplified live music outdoors.

A motion was made by Commissioner Kelsey, seconded by Commissioner Porterfield, that the main motion be amended to include that there be no live music outdoors after 10:00 pm. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

Chair Garber called for a vote on the main motion that CUP-16-27 Patio Dolcetto be approved with the conditions that the permit shall be posted in the same area and manner as the certificate of occupancy, the permit shall be valid for three (3) years, provided standards are met, subject to the point system, there shall be no amplified live music outdoors and that there be no live music outdoors after 10:00 p.m. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

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)

Chair Garber opened the public hearing.

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

There were no comments and the public hearing was closed.

A motion was made by Commissioner McCarty, seconded by Commissioner Ramirez, that PC-16-35_04 (Center Point Court, Replat) be approved. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

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)

Chair Garber opened the public hearing.

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

Diane Wassenich, 11 Tangelwood said she had a question and hoped that it would be discussed. She asked what the new floodplain numbers are for the whole area.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Gonzales, that PC-16-36_04 (Thornton Addition, Replat) be approved. The motion carried by the following vote:

For: 9 - Commissioner Garber, Commissioner Kelsey, Commissioner Dupont, Commissioner Gonzales, Commissioner McCarty, Commissioner Beckett, Commissioner Rand, Commissioner Porterfield and Commissioner Ramirez

Against: 0

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)

Chair Garber opened the public hearing.

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

Thomas Rhodes, ETR Development and Consulting 5395 Hwy 183 N, Lockhart, Tx requested the Commission's approval. He explained that they began the process for the property two years ago beginning with the Preferred Scenario Map Amendment and have proceeded forward with the direction and recommendations of City Council and the Planning Commission. Mr. Rhodes said they anticipate to have the first preliminary plat to staff in the next couple of months. He said he was available to answer questions. To spare time he added that the same information applies to Item 7 and 8 of the agenda.

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

A motion was made by Commissioner Dupont, seconded by Commissioner Porterfield, that ZC-16-06 (Las Colinas) 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: 1 - Commissioner Ramirez

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)

Chair Garber opened the public hearing.

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

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

A motion was made by Commissioner Dupont, seconded by Commissioner McCarty, that ZC-16-07 (Las Colinas) 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: 1 - Commissioner Ramirez

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)

Chair Garber opened the public hearing.

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

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

A motion was made by Commissioner Dupont, seconded by Commissioner Porterfield, that ZC-16-09 (Las Colinas) 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: 1 - Commissioner Ramirez

NON-CONSENT AGENDA

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made that the meeting be adjourned at 6:45 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:



Legislation Text

File #: PC-16-24_03, **Version:** 1

AGENDA CAPTION:

PC-16-09_03 (Paso Robles Phase 2B Final Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 41.37 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)

Meeting date: October 11, 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:

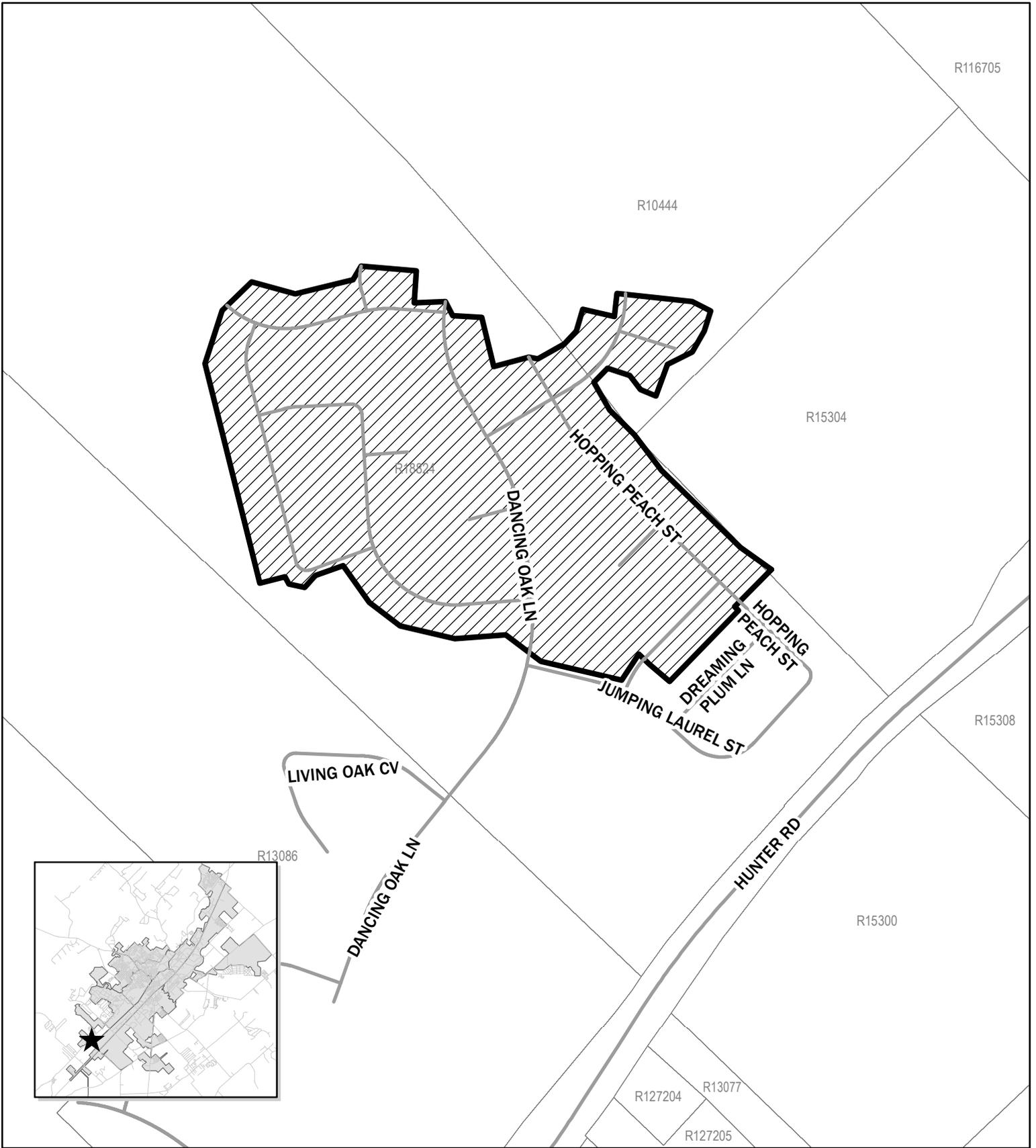
The subject property is part of the Paso Robles Planned Development District and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 153 residential lots and 2 open space lots.

Dancing Oak Lane will be extended connecting this phase with phase 1 of the development. Nine new private streets are proposed. City water and wastewater lines will be extended through all streets.

The developer intends to post surety for the public improvements in order to record the plat prior to completion of those improvements which includes water, wastewater, and streets. A Subdivision Improvement Agreement has been attached to this report.

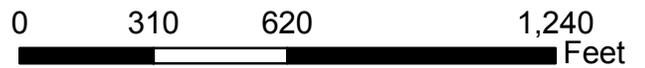
Staff has reviewed the request and is recommending **approval** with the following condition;

1. The applicant may designate side yards on corner lots prior to plat recordation.

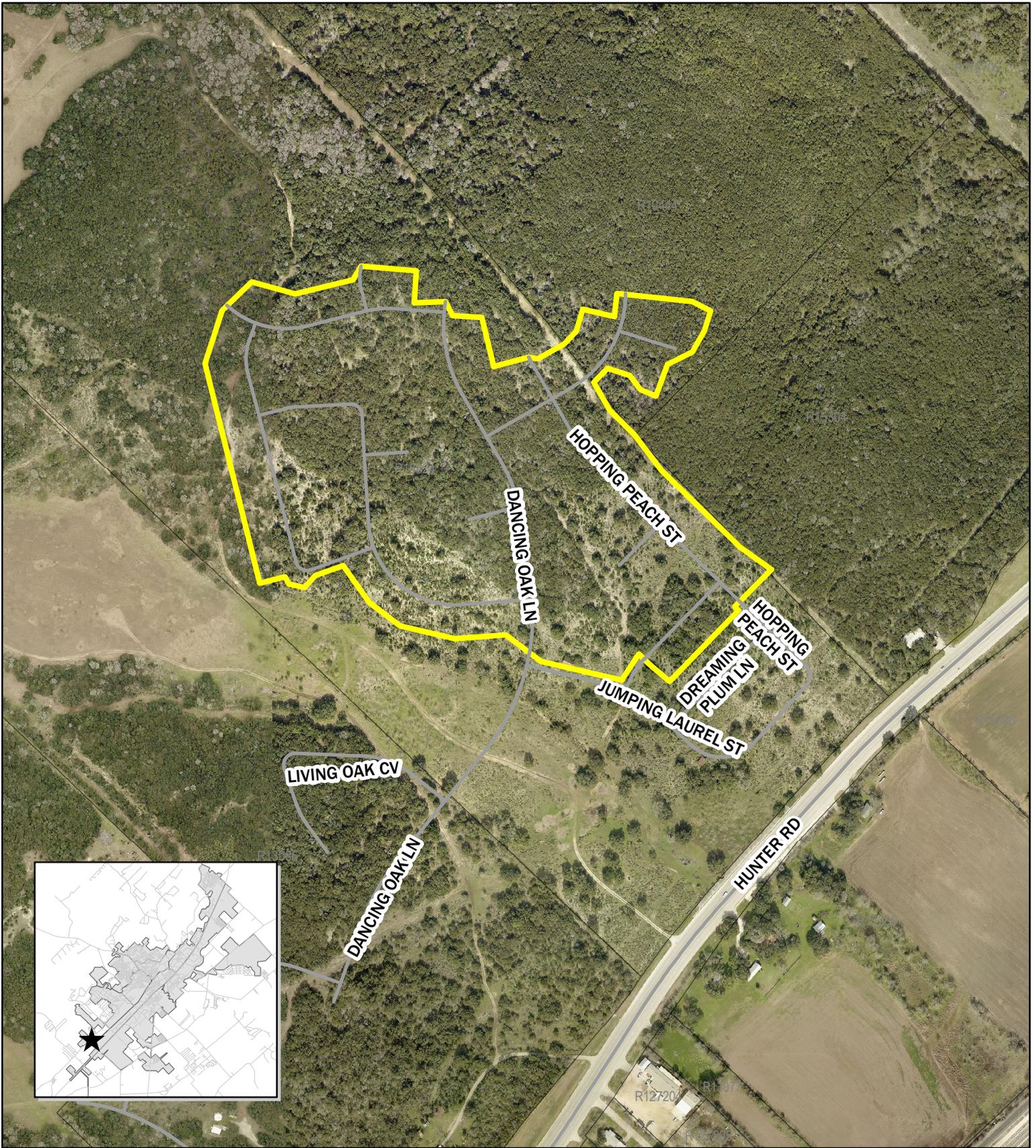


PC-16-24_03
Paso Robles Phase 2B
Hunter Road
Map Date: 9/28/2016

 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-16-24_03
Paso Robles Phase 2B
Hunter Road
Map Date: 9/28/2016

 Site Location



0 310 620 1,240
 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-16-24_03 Final Plat, Paso Robles, Phase 2B



Applicant Information:

Agent: Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd Suite 220W
Austin, TX 78757

Property Owner: Carma Paso Robles, LLC
9737 Great Hills Trail
Suite 260
Austin, Texas 78759

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Paso Robles, Phase 2B

Subject Property:

Summary: The subject property is approximately 41.37 acres, more or less, and is located west at the intersection of Hunter Road and Centerpoint Road.

Zoning: Mixed Use/PDD

Traffic/Transportation: The property is northwest of Hunter Road and is accessed through the extension of Dancing Oak Lane; Nine new private drives will be started with this phase.

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 subject property is part of the Paso Robles Planned Development District and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 153 residential lots and 2 open space lots.

Dancing Oak Lane will be extended connecting this phase with phases 1 and 2A of the development. Nine new private streets are proposed. City water and wastewater lines will be extended through all streets.

The developer intends to post surety for the public improvements in order to record the plat prior to completion of those improvements which includes water, wastewater, and streets. A Subdivision Improvement Agreement has been attached to this report.

Staff has reviewed the request and is recommending **approval** with the following condition;

1. The applicant may designate side yards on corner lots prior to plat recordation.

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

The Commission's Responsibility:

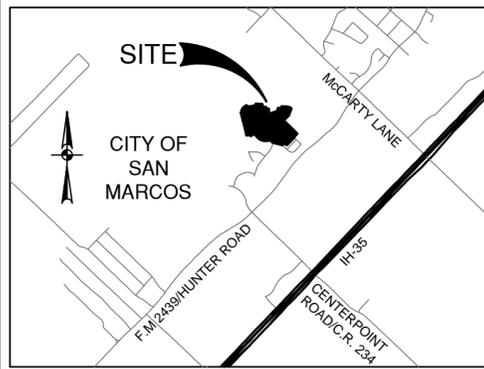
The Commission is charged with making the final decision regarding this proposed Final Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options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

Prepared By:

Tory Carpenter	Planner	September 28, 2016
Name	Title	Date

Attachments:

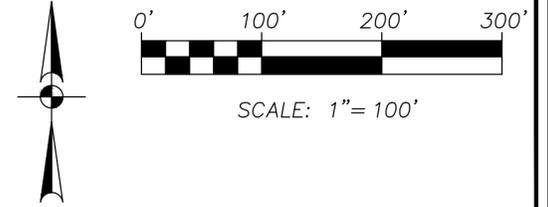
- Plat
- Subdivision Improvement Agreement
- Application



LOCATION MAP
NOT-TO-SCALE

FINAL PLAT OF PASO ROBLES, PHASE 2B

A 41.815 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 AND THE NATHANIEL HUBBARD SURVEY, NO. 35, ABSTRACT NO. 230, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



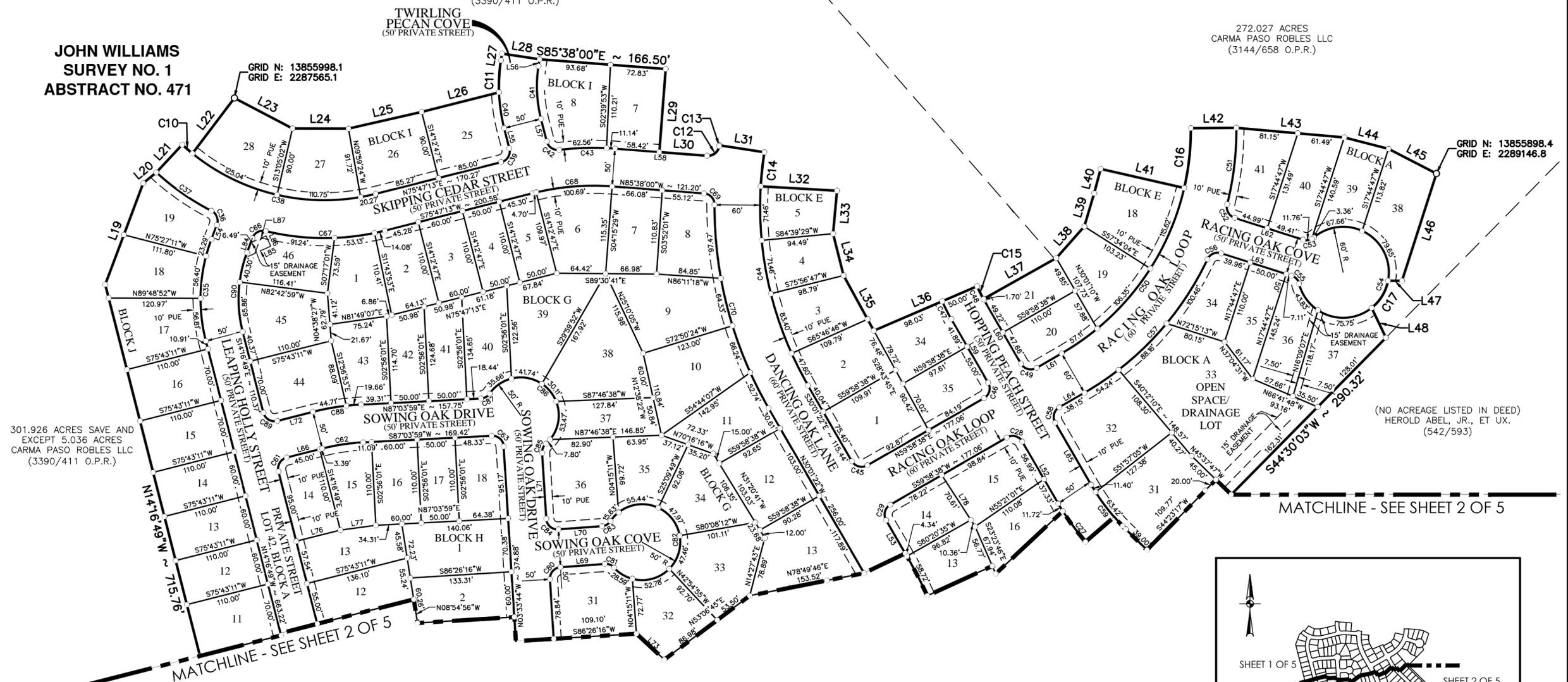
**JOHN WILLIAMS
SURVEY NO. 1
ABSTRACT NO. 471**

GRID N: 13855998.1
GRID E: 2287565.1

301.926 ACRES SAVE AND
EXCEPT 5.036 ACRES
CARMA PASO ROBLES LLC
(3390/411 O.P.R.)

272.027 ACRES
CARMA PASO ROBLES LLC
(3144/658 O.P.R.)

GRID N: 13855898.4
GRID E: 2289146.8



301.926 ACRES SAVE AND
EXCEPT 5.036 ACRES
CARMA PASO ROBLES LLC
(3390/411 O.P.R.)

(NO ACREAGE LISTED IN DEED)
HEROLD ABEL, JR., ET UX.
(542/593)

OWNER: CARMA PASO ROBLES, LLC
11501 ALTERRA PARKWAY, SUITE 200
AUSTIN, TX 78758
512-391-1330 P
512-391-1333 F

ACREAGE: 41.815 ACRES

PRIVATE STREET LOT: 9.875 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 8

LINEAR FEET OF NEW STREETS:

DANCING OAK COVE	180'
DANCING OAK LANE	1283'
HOPPING PEACH COVE	201'
HOPPING PEACH STREET	1123'
LEARNING ELM DRIVE	372'
LEAPING HOLLY STREET	1146'
RACING OAK COVE	202'
RACING OAK LOOP	730'
SKIPPING CEDAR STREET	778'
SOWING OAK COVE	149'
SOWING OAK DRIVE	1472'
TWIRLING PECAN COVE	157'

SUBMITTAL DATE: May 25, 2016

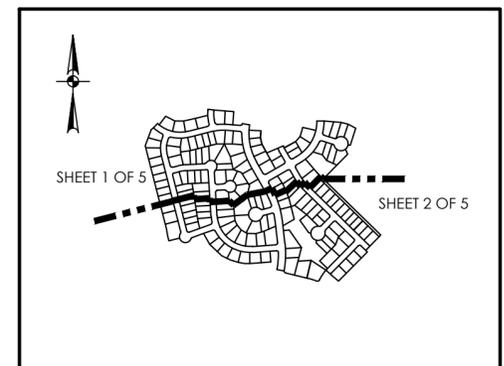
BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK 103
SET MAG NAIL IN CONCRETE PAD
NAD 83 GRID COORDINATES
N: 13854272.0
E: 2288201.8
ELEVATION 712.49' (NAVD 1988) GEOID 12A

BENCHMARK 101
CHISELED SQUARE ON CONCRETE DRAINAGE STRUCTURE
NAD 83 GRID COORDINATES
N: 13854108.7
E: 2289351.8
ELEVATION 692.49' (NAVD 1988) GEOID 12A

LEGEND

DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
PR	PLAT RECORDS OF HAYS COUNTY, TEXAS
DR	DEED RECORDS OF HAYS COUNTY, TEXAS
FD, LR	FOUND IRON ROD
MFFE	MINIMUM FINISHED FLOOR ELEVATION
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (FD)
---	FLOODPLAIN



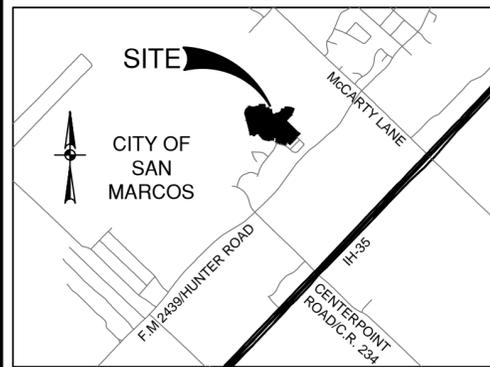
INDEX MAP
NOT TO SCALE

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100286-01

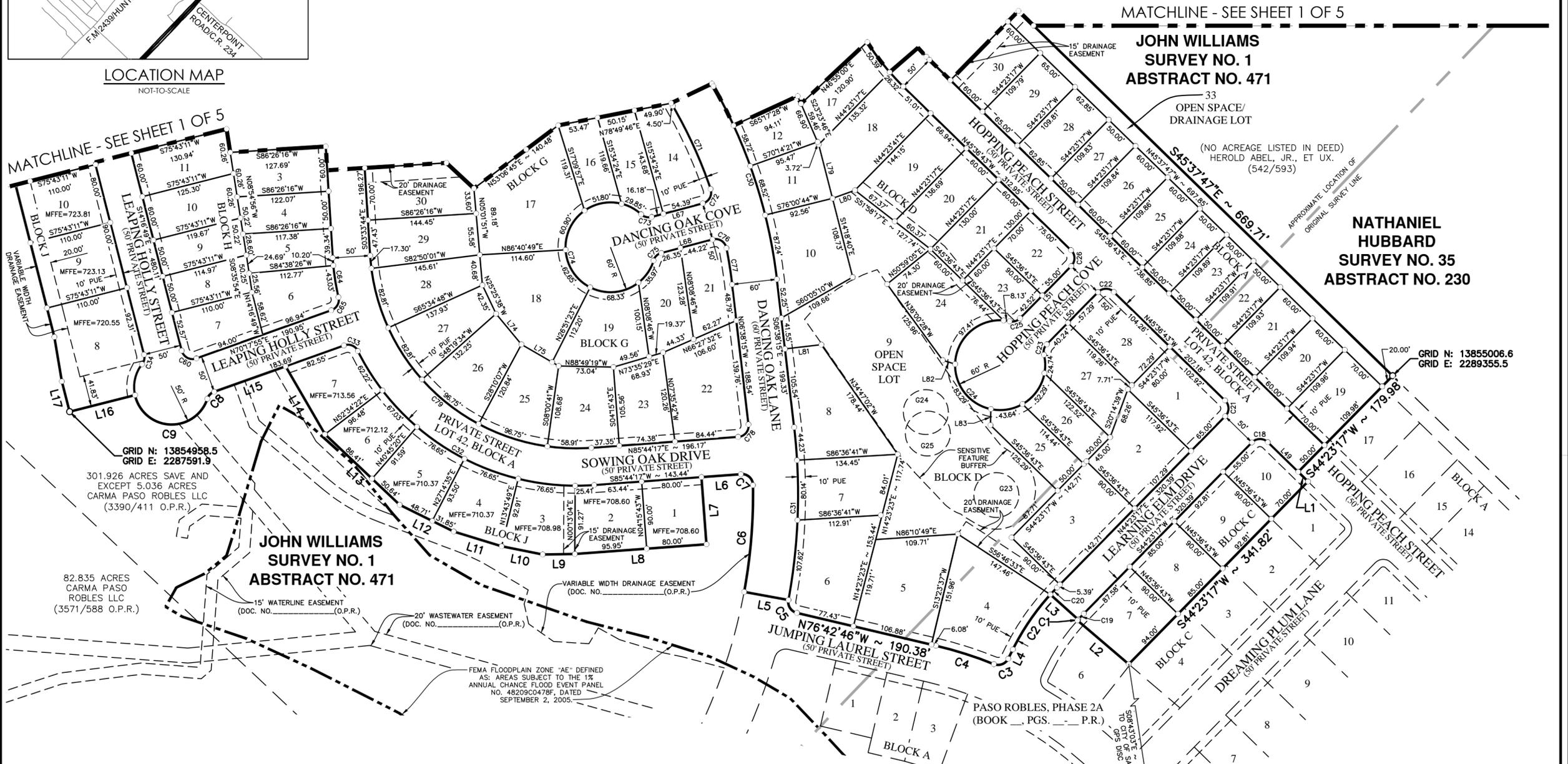
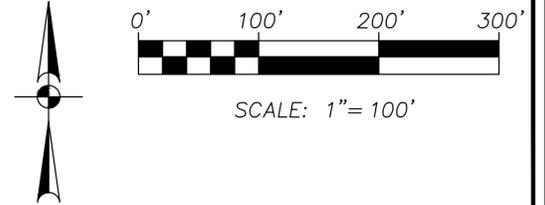
PASO ROBLES, PHASE 2B
Civil Job No. 50848-13; Survey Job No. 50848-00



LOCATION MAP
NOT-TO-SCALE

FINAL PLAT OF PASO ROBLES, PHASE 2B

A 41.815 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 AND THE NATHANIEL HUBBARD SURVEY NO. 35, ABSTRACT NO. 230, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



GRID N: 13854958.5
GRID E: 2287591.9
301.926 ACRES SAVE AND EXCEPT 5.036 ACRES CARMA PASO ROBLES LLC (3390/411 O.P.R.)

82.835 ACRES CARMA PASO ROBLES LLC (3571/588 O.P.R.)

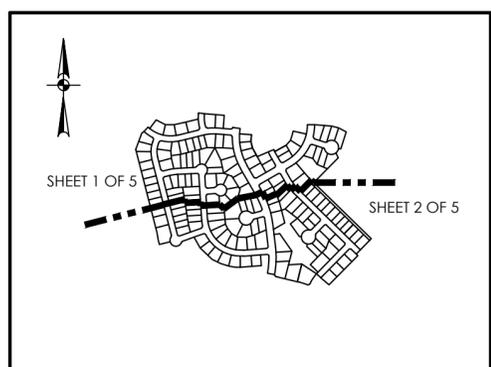
JOHN WILLIAMS SURVEY NO. 1
ABSTRACT NO. 471

NATHANIEL HUBBARD SURVEY NO. 35
ABSTRACT NO. 230

FEMA FLOODPLAIN ZONE "AE" DEFINED AS: AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT PANEL NO. 48209C0478F, DATED SEPTEMBER 2, 2005.

LEGEND

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- DR DEED RECORDS OF HAYS COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FLOODPLAIN



INDEX MAP
NOT TO SCALE



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.9711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 110
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100286-01

Civil Job No. 50848-13; Survey Job No. 50848-00 PASO ROBLES, PHASE 2B Date: Aug 20, 2016, 5:23pm, User: JD, Print: File: Henry/Civil/Uploads/31759648-13-2B.dwg

FINAL PLAT OF PASO ROBLES, PHASE 2B

A 41.815 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 AND THE NATHANIEL HUBBARD SURVEY, NO. 35, ABSTRACT NO. 230, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S45°36'43"E	18.28'
L2	N49°27'14"W	89.92'
L3	N47°53'00"W	50.00'
L4	S26°24'13"W	13.94'
L5	N79°35'48"W	60.00'
L6	S85°44'17"W	52.65'
L7	S04°15'43"E	90.00'
L8	S85°44'17"W	175.95'
L9	S89°13'56"W	42.91'
L10	N78°45'11"W	55.78'
L11	N72°51'36"W	66.84'
L12	N63°32'57"W	80.56'
L13	N46°33'59"W	137.05'
L14	N29°58'00"W	105.01'
L15	S70°17'55"W	101.14'
L16	S75°43'11"W	90.03'
L17	N14°16'49"W	41.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N09°31'00"W	60.21'
L19	N20°28'39"E	142.83'
L20	N50°47'01"E	22.33'
L21	N42°51'18"E	50.00'
L22	N37°02'24"E	91.78'
L23	S62°16'46"E	86.31'
L24	S89°45'45"E	73.68'
L25	N77°04'20"E	98.79'
L26	N75°47'13"E	105.06'
L27	N08°44'21"E	9.06'
L28	S81°15'39"E	50.00'
L29	S04°22'00"W	110.00'
L30	S85°38'00"E	63.02'
L31	S81°07'33"E	60.00'
L32	S86°37'49"E	100.55'
L33	S05°06'08"W	56.90'
L34	S14°01'19"E	56.87'

LINE TABLE		
LINE #	BEARING	LENGTH
L35	S28°43'45"E	82.89'
L36	N66°41'59"E	148.03'
L37	N60°32'04"E	110.00'
L38	N41°32'23"E	55.49'
L39	N16°38'38"E	45.71'
L40	N14°42'00"E	33.37'
L41	S77°03'07"E	112.82'
L42	N89°32'41"E	60.00'
L43	S84°54'43"E	142.64'
L44	S75°31'02"E	60.10'
L45	S62°39'56"E	70.99'
L46	S17°44'47"W	148.57'
L47	N89°52'06"W	18.47'
L48	S25°25'26"E	43.57'
L49	N45°36'43"W	56.72'
L50	S44°23'17"W	97.52'
L51	N44°23'17"E	97.52'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	000°19'24"	N41°57'18"E	1.55'	1.55'
C2	325.00'	015°42'47"	S34°15'37"W	88.85'	89.13'
C3	15.00'	085°45'07"	S69°16'47"W	20.41'	22.45'
C4	525.00'	008°52'06"	N72°16'43"W	81.18'	81.26'
C5	15.00'	087°06'58"	N33°09'17"W	20.67'	22.81'
C6	720.00'	011°24'45"	N04°41'49"E	143.18'	143.42'
C7	15.00'	093°15'09"	N47°38'08"W	21.81'	24.41'
C8	15.00'	052°01'12"	S44°17'18"W	13.16'	13.62'
C9	50.00'	149°24'19"	S87°01'08"E	96.46'	130.38'
C10	275.00'	003°43'09"	S49°00'17"E	17.85'	17.85'
C11	225.00'	010°47'01"	N03°20'50"E	42.28'	42.35'
C12	15.00'	085°37'00"	N51°33'30"E	20.39'	22.41'
C13	530.00'	000°07'28"	N08°48'44"E	1.15'	1.15'
C14	470.00'	005°30'16"	S06°07'19"W	45.14'	45.15'
C15	175.00'	006°09'55"	S26°22'59"E	18.82'	18.83'
C16	340.00'	013°24'12"	N06°14'47"E	79.36'	79.54'
C17	60.00'	040°40'12"	S30°59'18"W	41.70'	42.59'
C18	15.00'	090°00'00"	S89°23'17"W	21.21'	23.56'
C19	275.00'	002°16'17"	S43°15'09"W	10.90'	10.90'
C20	325.00'	002°16'17"	N43°15'09"E	12.88'	12.88'
C21	15.00'	090°00'00"	N00°36'43"W	21.21'	23.56'
C22	15.00'	090°00'00"	S89°23'17"W	21.21'	23.56'
C23	15.00'	057°46'09"	S15°30'13"W	14.49'	15.12'
C24	60.00'	295°32'17"	N45°36'43"W	64.00'	309.49'
C25	15.00'	057°46'09"	N73°16'21"E	14.49'	15.12'
C26	15.00'	090°00'00"	N00°36'43"W	21.21'	23.56'
C27	325.00'	015°35'21"	N37°49'03"W	88.15'	88.43'
C28	15.00'	090°00'00"	N75°01'22"W	21.21'	23.56'
C29	15.00'	090°00'00"	S14°58'38"W	21.21'	23.56'
C30	680.00'	023°23'08"	S18°19'48"E	275.62'	277.54'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	780.00'	017°02'26"	S01°52'59"W	231.13'	231.98'
C32	325.00'	067°48'15"	N60°21'36"W	362.55'	384.61'
C33	15.00'	083°14'37"	N68°04'47"W	19.93'	21.79'
C34	15.00'	052°01'12"	N11°43'47"E	13.16'	13.62'
C35	225.00'	034°45'28"	N03°05'55"E	134.41'	136.49'
C36	15.00'	083°14'37"	N21°08'39"W	19.93'	21.79'
C37	325.00'	015°37'16"	N54°57'20"W	88.33'	88.61'
C38	275.00'	053°20'56"	S77°32'19"E	246.91'	256.06'
C39	15.00'	090°00'00"	N30°47'13"E	21.21'	23.56'
C40	225.00'	012°10'07"	N08°07'44"W	47.70'	47.79'
C41	175.00'	022°57'08"	S02°44'13"E	69.64'	70.10'
C42	15.00'	082°40'47"	S55°33'11"E	19.82'	21.65'
C43	375.00'	011°15'34"	N88°44'13"E	73.57'	73.69'
C44	470.00'	038°53'50"	S10°34'27"E	312.98'	319.08'
C45	15.00'	090°00'00"	S75°01'22"E	21.21'	23.56'
C46	15.00'	090°00'00"	N14°58'38"E	21.21'	23.56'
C47	225.00'	006°43'21"	N26°39'42"W	26.38'	26.40'
C48	175.00'	006°43'21"	S26°39'42"E	20.52'	20.53'
C49	15.00'	090°00'00"	S75°01'22"E	21.21'	23.56'
C50	340.00'	047°01'45"	N36°27'45"E	271.31'	279.08'
C51	400.00'	014°34'38"	S06°50'00"W	101.49'	101.77'
C52	15.00'	086°22'32"	S29°03'56"E	20.53'	22.61'
C53	15.00'	057°46'09"	N78°51'43"E	14.49'	15.12'
C54	60.00'	295°32'17"	N17°44'47"E	64.00'	309.49'
C55	15.00'	057°46'09"	N43°22'08"W	14.49'	15.12'
C56	15.00'	082°33'22"	S66°28'06"W	19.79'	21.61'
C57	400.00'	034°47'12"	S42°35'02"W	239.14'	242.86'
C58	15.00'	090°00'00"	S14°58'38"W	21.21'	23.56'
C59	275.00'	015°35'21"	S37°49'03"E	74.59'	74.82'
C60	15.00'	095°25'16"	S61°59'27"E	22.19'	24.98'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	15.00'	090°00'00"	S30°43'11"W	21.21'	23.56'
C62	275.00'	011°20'49"	S81°23'35"W	54.37'	54.46'
C63	15.00'	089°22'17"	N48°14'52"W	21.10'	23.40'
C64	325.00'	009°22'59"	N08°15'13"W	53.16'	53.22'
C65	15.00'	083°14'37"	N28°40'36"E	19.93'	21.79'
C66	15.00'	083°14'37"	S62°05'58"W	19.93'	21.79'
C67	325.00'	027°56'03"	S89°45'15"W	156.89'	158.45'
C68	325.00'	018°34'47"	S85°04'36"W	104.93'	105.39'
C69	15.00'	085°57'55"	N42°39'03"W	20.45'	22.51'
C70	530.00'	030°21'17"	N14°50'44"W	277.52'	280.79'
C71	620.00'	011°15'43"	N24°23'31"W	121.67'	121.86'
C72	15.00'	093°47'27"	N28°08'04"E	21.90'	24.55'
C73	15.00'	057°46'09"	S76°05'08"E	14.49'	15.12'
C74	60.00'	295°32'17"	N14°58'13"W	64.00'	309.49'
C75	15.00'	057°46'09"	S46°08'43"W	14.49'	15.12'
C76	15.00'	093°47'27"	N58°04'29"W	21.90'	24.55'
C77	620.00'	004°32'31"	N08°54'30"W	49.13'	49.15'
C78	15.00'	092°22'32"	N39°33'01"E	21.65'	24.18'
C79	275.00'	090°41'59"	S48°54'43"E	391.28'	435.33'
C80	15.00'	089°18'33"	S41°05'33"W	21.08'	23.38'
C81	15.00'	052°01'12"	N68°14'34"W	13.16'	13.62'
C82	50.00'	284°02'25"	S04°15'11"E	61.54'	247.87'
C83	15.00'	052°01'12"	N59°44'13"E	13.16'	13.62'
C84	15.00'	090°41'27"	S48°54'27"E	21.34'	23.74'
C85	15.00'	052°01'12"	S22°26'52"W	13.16'	13.62'
C86	50.00'	193°24'42"	S48°14'52"E	99.32'	168.78'
C87	15.00'	052°01'12"	N61°03'23"E	13.16'	13.62'
C88	325.00'	011°20'49"	N81°23'35"E	64.26'	64.36'
C89	15.00'	090°00'00"	S59°16'49"E	21.21'	23.56'
C90	175.00'	034°45'28"	S03°05'55"W	104.54'	106.16'

LINE TABLE		
LINE #	BEARING	LENGTH
L52	N30°01'22"W	94.31'
L53	S30°01'22"E	50.56'
L54	N20°28'39"E	20.15'
L55	N14°12'47"W	27.57'
L56	S08°44'21"W	9.06'
L57	S14°12'47"E	30.75'
L58	S85°38'00"E	121.44'
L59	N30°01'22"W	96.89'
L60	S30°01'22"E	96.89'
L61	N59°58'38"E	38.15'
L62	S72°15'13"E	94.40'
L63	N72°15'13"W	97.07'
L64	S59°58'38"W	38.15'
L65	S30°01'22"E	94.31'
L66	S75°43'11"W	48.39'
L67	N75°01'47"E	70.57'
L68	S75°01'47"W	70.57'

LINE TABLE		
LINE #	BEARING	LENGTH
L69	S85°44'49"W	58.40'
L70	N85°44'49"E	57.43'
L71	S03°33'44"E	86.94'
L72	N75°43'11"E	48.39'
L73	N47°00'28"W	50.15'
L74	S39°33'21"E	53.16'
L75	S59°51'21"E	47.31'
L76	S75°43'11"W	60.00'
L77	S82°19'14"W	47.03'
L78	S32°56'13"E	80.97'
L79	S14°18'40"E	74.33'
L80	S70°00'09"W	31.85'
L81	S83°23'03"W	48.81'
L82	S72°45'02"E	17.38'
L83	N01°31'43"E	21.47'
L84	S20°28'39"W	20.15'

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOTS 19-32 & LOTS 34-41 BLOCK A	SINGLE FAMILY	153	29.381 ACRES
LOTS 7-10, BLOCK C			
LOTS 1-8 & 10-28, BLOCK D			
LOTS 1-5, 18-21 & 34-35 BLOCK E			
LOTS 1-46, BLOCK G			
LOTS 1-18, BLOCK H			
LOTS 7-8 & 25-28, BLOCK I			
LOTS 1-19, BLOCK J			
LOT 9, BLOCK D			
LOT 33, BLOCK A			
LOT 42, BLOCK A	PRIVATE STREETS	1	9.875 ACRES
		TOTAL: 156	41.815 ACRES



7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.9711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100286-01

FINAL PLAT
OF
PASO ROBLES, PHASE 2B

A 41.815 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 AND THE NATHANIEL HUBBARD SURVEY, NO. 35, ABSTRACT NO. 230, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

BLOCK A			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
19	7,698	0.177 AC.	SINGLE FAMILY
20	6,597	0.151 AC.	SINGLE FAMILY
21	6,596	0.151 AC.	SINGLE FAMILY
22	5,496	0.126 AC.	SINGLE FAMILY
23	5,495	0.126 AC.	SINGLE FAMILY
24	5,494	0.126 AC.	SINGLE FAMILY
25	6,592	0.151 AC.	SINGLE FAMILY
26	6,591	0.151 AC.	SINGLE FAMILY
27	5,492	0.126 AC.	SINGLE FAMILY
28	6,902	0.158 AC.	SINGLE FAMILY
29	7,137	0.164 AC.	SINGLE FAMILY
30	6,587	0.151 AC.	SINGLE FAMILY
31	12,146	0.279 AC.	SINGLE FAMILY
32	13,199	0.303 AC.	SINGLE FAMILY
33	42,199	0.969 AC.	OPEN SPACE/ DRAINAGE
34	7,002	0.161 AC.	SINGLE FAMILY
35	6,381	0.146 AC.	SINGLE FAMILY
36	7,373	0.169 AC.	SINGLE FAMILY
37	8,655	0.199 AC.	SINGLE FAMILY
38	9,147	0.210 AC.	SINGLE FAMILY
39	7,182	0.165 AC.	SINGLE FAMILY
40	8,279	0.190 AC.	SINGLE FAMILY
41	8,213	0.189 AC.	SINGLE FAMILY
42	430,160	9.875 AC.	PRIVATE STREET

BLOCK C			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
7	8,731	0.200 AC.	SINGLE FAMILY
8	7,650	0.176 AC.	SINGLE FAMILY
9	8,353	0.192 AC.	SINGLE FAMILY
10	6,252	0.144 AC.	SINGLE FAMILY

BLOCK D			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	9,385	0.215 AC.	SINGLE FAMILY
2	10,525	0.242 AC.	SINGLE FAMILY
3	12,844	0.295 AC.	SINGLE FAMILY
4	15,703	0.360 AC.	SINGLE FAMILY
5	14,359	0.330 AC.	SINGLE FAMILY
6	13,568	0.311 AC.	SINGLE FAMILY
7	9,840	0.226 AC.	SINGLE FAMILY
8	13,819	0.317 AC.	SINGLE FAMILY
9	69,240	1.590 AC.	OPEN SPACE
10	11,939	0.274 AC.	SINGLE FAMILY
11	6,858	0.157 AC.	SINGLE FAMILY
12	5,922	0.136 AC.	SINGLE FAMILY
13	6,016	0.138 AC.	SINGLE FAMILY
14	6,622	0.152 AC.	SINGLE FAMILY
15	8,504	0.195 AC.	SINGLE FAMILY

BLOCK D			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
16	6,554	0.150 AC.	SINGLE FAMILY
17	6,715	0.154 AC.	SINGLE FAMILY
18	11,947	0.274 AC.	SINGLE FAMILY
19	9,400	0.216 AC.	SINGLE FAMILY
20	8,001	0.184 AC.	SINGLE FAMILY
21	7,800	0.179 AC.	SINGLE FAMILY
22	6,252	0.144 AC.	SINGLE FAMILY
23	5,324	0.122 AC.	SINGLE FAMILY
24	10,668	0.245 AC.	SINGLE FAMILY
25	6,331	0.145 AC.	SINGLE FAMILY
26	5,733	0.132 AC.	SINGLE FAMILY
27	8,900	0.204 AC.	SINGLE FAMILY
28	8,572	0.197 AC.	SINGLE FAMILY

BLOCK E			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	9,795	0.225 AC.	SINGLE FAMILY
2	9,064	0.208 AC.	SINGLE FAMILY
3	7,798	0.179 AC.	SINGLE FAMILY
4	6,237	0.143 AC.	SINGLE FAMILY
5	6,287	0.144 AC.	SINGLE FAMILY
18	10,659	0.245 AC.	SINGLE FAMILY
19	8,529	0.196 AC.	SINGLE FAMILY
20	6,754	0.155 AC.	SINGLE FAMILY
21	5,543	0.127 AC.	SINGLE FAMILY
34	7,180	0.165 AC.	SINGLE FAMILY
35	6,840	0.157 AC.	SINGLE FAMILY

BLOCK G			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	7,807	0.179 AC.	SINGLE FAMILY
2	6,794	0.156 AC.	SINGLE FAMILY
3	6,600	0.152 AC.	SINGLE FAMILY
4	5,500	0.126 AC.	SINGLE FAMILY
5	5,500	0.126 AC.	SINGLE FAMILY
6	9,403	0.216 AC.	SINGLE FAMILY
7	7,516	0.173 AC.	SINGLE FAMILY
8	8,254	0.189 AC.	SINGLE FAMILY
9	11,876	0.273 AC.	SINGLE FAMILY
10	11,330	0.260 AC.	SINGLE FAMILY
11	8,758	0.201 AC.	SINGLE FAMILY
12	9,421	0.216 AC.	SINGLE FAMILY
13	11,307	0.260 AC.	SINGLE FAMILY
14	8,832	0.203 AC.	SINGLE FAMILY
15	6,840	0.157 AC.	SINGLE FAMILY
16	5,978	0.137 AC.	SINGLE FAMILY
17	16,942	0.389 AC.	SINGLE FAMILY
18	14,094	0.324 AC.	SINGLE FAMILY
19	10,006	0.230 AC.	SINGLE FAMILY
20	7,372	0.169 AC.	SINGLE FAMILY

BLOCK G			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
21	7,162	0.164 AC.	SINGLE FAMILY
22	13,879	0.319 AC.	SINGLE FAMILY
23	8,021	0.184 AC.	SINGLE FAMILY
24	9,177	0.211 AC.	SINGLE FAMILY
25	8,885	0.204 AC.	SINGLE FAMILY
26	9,511	0.218 AC.	SINGLE FAMILY
27	8,485	0.195 AC.	SINGLE FAMILY
28	8,757	0.201 AC.	SINGLE FAMILY
29	8,732	0.200 AC.	SINGLE FAMILY
30	9,438	0.217 AC.	SINGLE FAMILY
31	9,809	0.225 AC.	SINGLE FAMILY
32	7,888	0.181 AC.	SINGLE FAMILY
33	10,266	0.236 AC.	SINGLE FAMILY
34	8,768	0.201 AC.	SINGLE FAMILY
35	7,115	0.163 AC.	SINGLE FAMILY
36	10,931	0.251 AC.	SINGLE FAMILY
37	6,627	0.152 AC.	SINGLE FAMILY
38	13,634	0.313 AC.	SINGLE FAMILY
39	11,650	0.267 AC.	SINGLE FAMILY
40	7,900	0.181 AC.	SINGLE FAMILY

BLOCK G			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
41	6,483	0.149 AC.	SINGLE FAMILY
42	5,984	0.137 AC.	SINGLE FAMILY
43	7,622	0.175 AC.	SINGLE FAMILY
44	9,263	0.213 AC.	SINGLE FAMILY
45	9,716	0.223 AC.	SINGLE FAMILY
46	7,848	0.180 AC.	SINGLE FAMILY

BLOCK H			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	9,722	0.223 AC.	SINGLE FAMILY
2	7,830	0.180 AC.	SINGLE FAMILY
3	7,493	0.172 AC.	SINGLE FAMILY
4	5,986	0.137 AC.	SINGLE FAMILY
5	5,901	0.135 AC.	SINGLE FAMILY
6	7,763	0.178 AC.	SINGLE FAMILY
7	6,963	0.160 AC.	SINGLE FAMILY
8	5,624	0.129 AC.	SINGLE FAMILY
9	5,866	0.135 AC.	SINGLE FAMILY
10	7,349	0.169 AC.	SINGLE FAMILY

BLOCK H			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
11	7,687	0.176 AC.	SINGLE FAMILY
12	7,344	0.169 AC.	SINGLE FAMILY
13	7,558	0.174 AC.	SINGLE FAMILY
14	6,552	0.150 AC.	SINGLE FAMILY
15	6,430	0.148 AC.	SINGLE FAMILY
16	6,600	0.152 AC.	SINGLE FAMILY
17	5,500	0.126 AC.	SINGLE FAMILY
18	6,968	0.160 AC.	SINGLE FAMILY

BLOCK I			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
7	7,832	0.180 AC.	SINGLE FAMILY
8	10,243	0.235 AC.	SINGLE FAMILY
25	9,031	0.207 AC.	SINGLE FAMILY
26	9,307	0.214 AC.	SINGLE FAMILY
27	8,583	0.197 AC.	SINGLE FAMILY
28	9,930	0.228 AC.	SINGLE FAMILY

BLOCK J			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	7,200	0.165 AC.	SINGLE FAMILY
2	8,327	0.191 AC.	SINGLE FAMILY
3	8,118	0.186 AC.	SINGLE FAMILY
4	8,150	0.187 AC.	SINGLE FAMILY
5	8,274	0.190 AC.	SINGLE FAMILY
6	7,087	0.163 AC.	SINGLE FAMILY
7	8,430	0.194 AC.	SINGLE FAMILY
8	15,226	0.350 AC.	SINGLE FAMILY
9	9,900	0.227 AC.	SINGLE FAMILY
10	8,800	0.202 AC.	SINGLE FAMILY
11	7,700	0.177 AC.	SINGLE FAMILY
12	6,600	0.152 AC.	SINGLE FAMILY
13	6,600	0.152 AC.	SINGLE FAMILY
14	6,600	0.152 AC.	SINGLE FAMILY
15	7,700	0.177 AC.	SINGLE FAMILY
16	7,700	0.177 AC.	SINGLE FAMILY
17	9,286	0.213 AC.	SINGLE FAMILY
18	8,474	0.195 AC.	SINGLE FAMILY
19	7,931	0.182 AC.	SINGLE FAMILY

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

SUBDIVISION NOTES:

- THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE AND REPAIRS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48209C0478F EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
- LOT 9, BLOCK D AND LOTS 33 & 42, BLOCK A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 42, BLOCK A IS DEDICATED AS AN ACCESS AND CITY OF SAN MARCOS DRAINAGE, WATER, AND WASTEWATER UTILITY EASEMENT FOR PRIVATE STREETS AND MAY BE USED FOR UTILITIES. THE USE OF THIS LOT BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
- USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.



7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.9711 FAX: 512.459.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT
OF
PASO ROBLES, PHASE 2B

A 41.815 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 AND THE NATHANIEL HUBBARD SURVEY, NO. 35, ABSTRACT NO. 230, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, is the owner of all called 301.926 acre tract, Save & Except a called 5.036 acre tract, recorded in Volume 3390, Page 411 of the Official Public Records of Hays County, Texas, and owner of a called 272.027 acre tract, recorded in Volume 3144, Page 658 of the Official Public Records of Hays County, Texas, situated in the John Williams Survey No. 1, Abstract 471 and the Nathaniel Hubbard Survey No. 35, Abstract 230, in the City of San Marcos, Hays County, Texas, do hereby subdivide said 301.926 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **PASO ROBLES, PHASE 2B**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Shaun Cranston, Senior Vice President
Carma Paso Robles, LLC

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name _____
My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Parker J. Graham, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.


Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

8/25/2016
Date



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Michael S. Fisher, do hereby certify that proper engineering has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the development code.

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

Date

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the ____ day of _____, 20____ by the Planning and Zoning Commission of the City of San Marcos, Texas.

Chairman, Planning and Zoning Commission Date

Shannon Mattingly Date
Director of Development Services

Francis Sema Date
Recording Secretary

Laurie Moyer Date
Director of CIP and Engineering

THE 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 _____, 20____, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M. in the plat records of Hays County, Texas in Book _____, Page(s) _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____, 20____, A.D.

Liz Gonzalez, County Clerk
Hays County, Texas



7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10028801

**City of San Marcos
Subdivision Improvement Agreement**

Subdivision Name: PASO ROBLES, PHASE 2B
Developer Name: CARMA PASO ROBLES, LLC
Developer Address: 11501 ALTERRA PARKWAY, STE. 100
AUSTIN, TEXAS 78759

Planning Dept. Case No.:

Recitals:

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

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

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

Agreement:

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

- 1. Recitals Incorporated.** The Recitals are incorporated in this Agreement for all purposes.
- 2. Parties.** The parties to this Agreement are the Developer(s) and the City of San Marcos.
- 3. Effective Date.** This Agreement is effective on the date the Developer(s) signs it (the “Effective Date”).

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

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

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

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

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

acquired is subject to approval by the City Attorney. The Developer(s) agrees to record each such document in the official public records of the county in which the Property is located, and to provide a copy of each such recorded document to the City Attorney.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To the City:
City Manager
City of San Marcos
630 E. Hopkins
San Marcos, TX 78666
Fax: 512/396-4656

To the Developer(s):
Max Miller
Carma Paso Robles, LLC
11501 Alterra Parkway, Suite 100
Austin, TX 78759
Fax: 512/391-1330

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

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

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

Executed by the parties to be Effective on _____

[signatures on following page]

City of San Marcos, Texas

By: _____
Jared Miller City Manager

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

Notary seal: _____
Notary Public, State of Texas

Developer One:
Carma Paso Robles, LLC

By: _____
Signature

Shaun Cranston, Senior Vice President

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

Notary Seal: _____
Notary Public, State of _____

Developer Two:
Insert Typed Name

By: _____
Signature

Printed name, title

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

Notary Seal:

Notary Public, State of _____

**Consent of Lienholder to
Subdivision Improvement Agreement**

Subdivision Name: _____
Developer(One) Name: _____
Developer (One) Address: _____

Lienholder Name: _____
Lienholder Address: _____

Recitals:

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

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

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

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

Agreement:

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

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

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

Executed on _____

Lienholder:

By: _____

Printed name, title

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

Notary Seal:

Notary Public, State of _____

**Consent of Lienholder to
Subdivision Improvement Agreement**

Subdivision Name: _____
Developer (Two) Name: _____
Developer (Two) Address: _____

Lienholder Name: _____
Lienholder Address: _____

Recitals:

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

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

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

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

Agreement:

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

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

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

Executed on _____

Lienholder:

By: _____

Printed name, title

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

Notary Seal:

Notary Public, State of _____

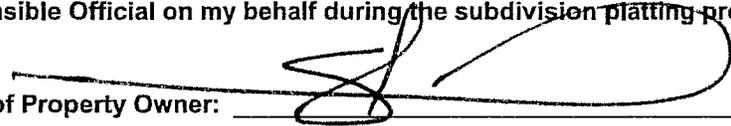
**EXHIBIT A:
METES AND BOUNDS DESCRIPTION OF PROPERTY**

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>PAPE-DAWSON ENGINEERS, INC.</u>	<u>CARMA PASO ROBLES, LLC</u>
Mailing Address	<u>7800 SHOAL CREEK BLVD.</u> <u>SUITE 220W</u>	<u>11501 ALTERRA PKWY.</u> <u>SUITE 100</u>
	<u>AUSTIN, TX 78757</u>	<u>AUSTIN, TX 78758</u>
Daytime Phone	<u>512-454-8711</u>	<u>512-391-1330</u>
Email Address	<u>MFISHER@PAPE-DAWSON.COM</u>	<u>MAX.MILLER@BROOKFIELD RP.COM</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

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

Signature of Property Owner: 

Printed Name: SHAUN CRANSTON Date: 06 MAY 2016

Signature of Agent: 

Printed Name: MICHAEL FISHER Date: 5/5/16

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: PASO ROBLES, PHASE 2B

Address or General Location: APPROX. 3,000 FT. NORTHEAST OF CENTERPOINT RD. $\frac{1}{2}$ HUNTER RD.

Proposed Number of Lots: 164 Acres: 41.370

Appraisal District Tax ID: R 10444, R18824

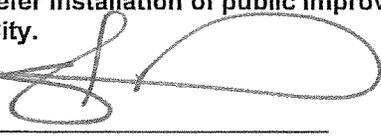
- Located In City Limits ETJ (County _____)
- S.M. River Corridor Planned Development District

Proposed Use of Land SINGLE-FAMILY RESIDENTIAL $\frac{1}{2}$ ROADWAY

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: SHAUN CRANSTON Date: 06 MAY 2016

Jennifer Franklin @PD

From: Brake, Alison <ABrake@sanmarcostx.gov>
Sent: Wednesday, September 02, 2015 1:59 PM
To: Jennifer Franklin @PD
Cc: Carpenter, Tory
Subject: Utility Service Acknowledgements
Attachments: Subdivision Improvement K 6-05.doc

Jennifer,

Tory said that he's ok using the same acknowledgement statements as the Prelim.

I've attached the Subdivision Improvement Agreement (SIA) template that will have to be submitted with the Final. I've also copied Tory on this as he probably will be the case manager when it's submitted.

Thanks!

*Alison E. Brake, CNU-A
Planner
Planning and Development Services
City of San Marcos
Phone: 512-393-8232*

SAN MARCOS
We love your company.



Before printing this email,
please consider your geo-footprint.

PASO ROBLES, PHASE 2 PRELIM. PLAT

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Electric Service Provider PEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Electric Company Official [Signature]

Title Reg. of Public Affairs Date 2/15/16

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Gas Service Provider CENTERPOINT ENERGY

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 Center Point Energy

Applicable Utility Service Code(s) B

Comments/Conditions NEED PRE DEV. AGREEMENT w/ Developer.

Signature of Gas Company Official [Signature]

Title MULTI CONSULTANT Date 9/22/15'

Paradise Phase 2

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: [Signature]

Title: Water Dept Manager

Date: Sept 22, 2005

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 _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

Paso Robles Phase 2

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) B

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 Utilities to be installed by development

Signature of City or County Wastewater Official: Lloyd Juarez

Title: Wastewater Collections Mgr. Date 9-29-15

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider CENTURYLINK

Applicable Utility Service Code(s) 3D

Comments/Conditions _____

Signature of Telephone Company Official Adam W. Castello

Title: NETWORK ENGINEER II Date 9-28-2015

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 2,511.00 (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: MICHAEL FISHER

Date: 5/5/16

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: _____



7800 Shoal Creek Blvd., Suite 220 West
Austin, Texas 78757
Imprest Account

FROST NATIONAL BANK
AUSTIN, TEXAS

008718

CHECK DATE

May 6, 2016

PAY Two Thousand Five Hundred Eleven and 00/100 Dollars

TO City of San Marcos

AMOUNT

\$2,511.00

PAPE-DAWSON ENGINEERS, INC.

⑈008718⑈ ⑆⑆⑆4000093⑆ 27 00⑆5997⑈

PAPE-DAWSON ENGINEERS, INC. IMPREST ACCOUNT

008718

05/06/16

Final Plat Application Fee
Project # 50848-13/503
Paso Robles Phase 2B
Requested by: Jennifer Franklin
Approved by: Mike Fisher

\$2,511.00

Acct #:



Legislation Text

File #: CUP-16-26, **Version:** 1

AGENDA CAPTION:

CUP-16-26 (The Still) Hold a public hearing and consider a request by Charles Valdez, on behalf of The Still, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1617 Aquarena Springs Drive. (A. Brake)

Meeting date: October 11, 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

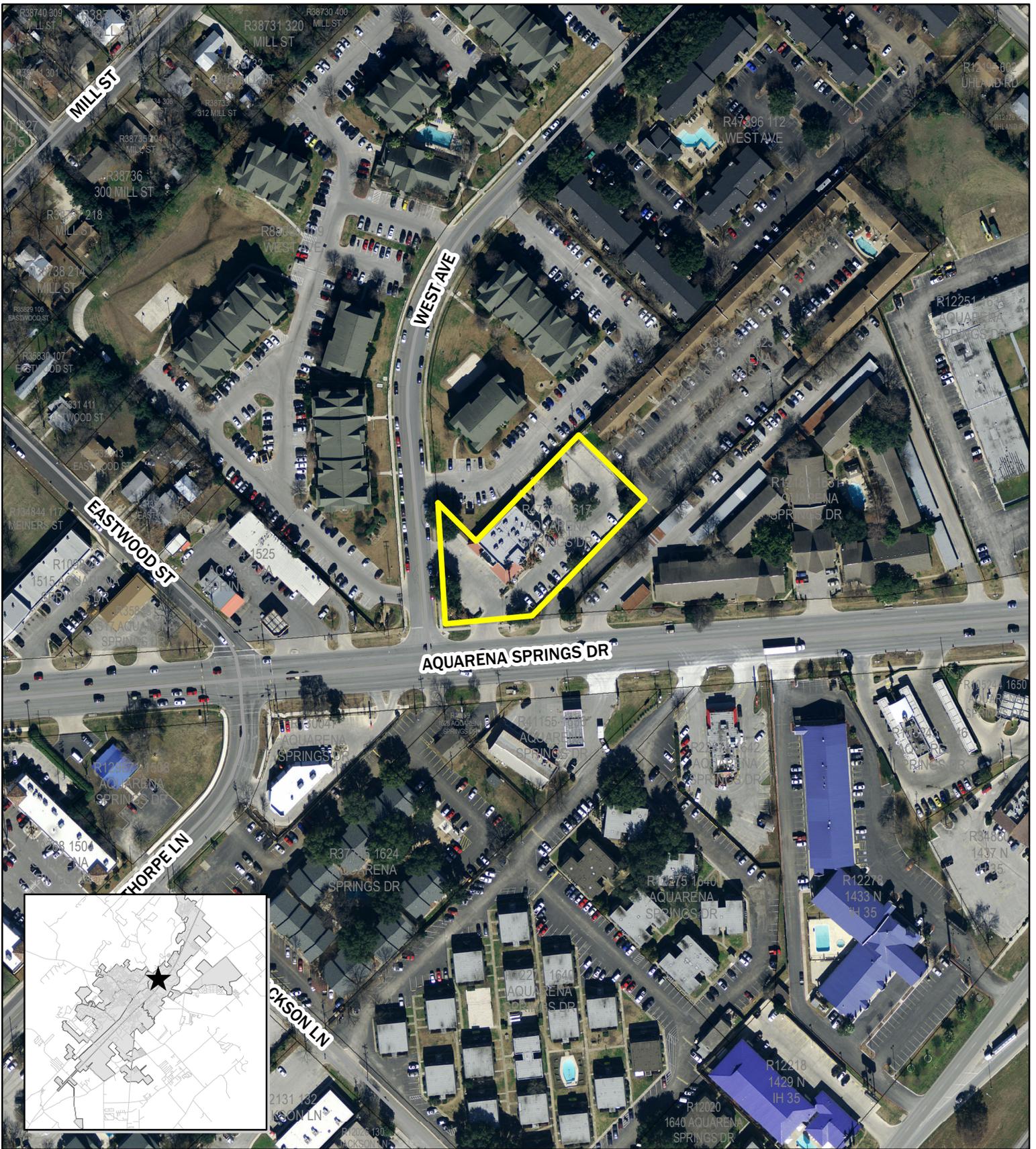
BACKGROUND:

The subject property is located at the northeast corner of Aquarena Springs Drive and West Avenue. Bad Habits Hookah Lounge is also located on the property. Bad Habits originally requested a CUP to serve beer and wine for on-premise consumption earlier this year. Per the Fire Marshal, smoking lounges cannot sell alcohol for on-premise consumption as this would classify it as a bar. The San Marcos smoking ordinance bans smoking indoors in a public place such as a bar; however, tobacco selling establishments, or smoking lounges, are exempt. The owners of Bad Habits ultimately withdrew their request for a CUP.

The applicant is proposing to add a modified shipping container adjacent to Bad Habits and utilize it as a bar serving mixed beverages. Separate suite numbers will be assigned to each structure during site and building plan review. While there are no regulations in the Land Development Code (LDC) prohibiting the use of a shipping container as a building, it will have to meet the regulations of the 2015 International Building Code as well as the new requirements for masonry for commercial buildings (Ordinance 2016-25). According to the application, the gross floor area of the building will be approximately 1,280 square feet and will have approximately 27 indoor and 20 outdoor fixed seats. Hours of operation are from 6:00 p.m. to 2:00 a.m. The application indicates that there are 50 parking spaces provided on site. For eating and drinking establishments, the LDC requires one parking space for every 100 square feet of gross floor area or one parking space for every four seats, whichever is less. The site appears to have adequate parking for both Bad Habits and the proposed bar. The site plan states that Jumbo Jenga and a bean bag toss will be provided as entertainment facilities out on the deck.

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

1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system;
2. No live or amplified music shall be allowed on the patio;
3. Alcohol will not be allowed to be purchased at The Still and be consumed at Bad Habits;
4. Signs shall be posted at all exits stating that "Alcohol cannot be purchased and taken to Bad Habits for consumption.";
5. Outdoor games shall be shut down at 10:00 p.m. Sunday - Thursday and at midnight Friday - Saturday;
6. The permit shall be effective upon issuance of the Certificate of Occupancy; and
7. The permit shall be posted in the same area and manner as the Certificate of Occupancy.



CUP-16-26

The Still

1617 Aquarena Springs Dr

Map Date: 9/27/2016

 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.

CUP-16-26
Conditional Use Permit
The Still
1617 Aquarena Springs Drive



Applicant Information:

Applicant: Charles Valdez
The Still
P.O. Box 380432
San Antonio, TX 78268

Property Owner: G&S Development LLC
6621 Olympia Drive
Pasadena, TX 77505

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

Notification: Public hearing notification mailed on September 29, 2016

Response: None as of report date.

Subject Property:

Location: 1617 Aquarena Springs Drive

Legal Description: Lot 5A, Block B, Westfield Addition

Frontage On: Aquarena Springs Drive and West Avenue

Neighborhood: Millview East

Existing Zoning: General Commercial

Preferred Scenario Designation: Area of Stability

Utilities: Adequate

Existing Use of Property: Hookah Lounge

Proposed Use of Property: Bar

Zoning and Land Use:

	Current Zoning	Existing Land Use
N of Property	MF-24	Multifamily
S of Property	OP, MF-18	Offices, Multifamily
E of Property	MF-18	Multifamily
W of Property	MF-24	Multifamily

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.

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.

CUP's issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2). This location is outside the Central Business Area and not subject to the additional restrictions with the CBA.

Case Summary

The subject property is located at the northeast corner of Aquarena Springs Drive and West Avenue. Bad Habits Hookah Lounge is also located on the property. Bad Habits originally requested a CUP to serve beer and wine for on-premise consumption earlier this year. Per the Fire Marshal, smoking lounges cannot sell alcohol for on-premise consumption as this would classify it as a bar. The San Marcos smoking ordinance bans smoking indoors in a public place such as a bar. Tobacco selling establishments, or smoking lounges, are exempt from this ordinance. The owners of Bad Habits ultimately withdrew their request for a CUP.

The applicant is proposing to add a modified shipping container adjacent to Bad Habits and utilize it as a bar serving mixed beverages. Separate suite numbers will be assigned to each structure during site and building plan review. While there are no regulations in the Land Development Code (LDC) prohibiting the use of a shipping container as a building, it will have to meet the regulations of the 2015 International Building Code as well as the new requirements for masonry for commercial buildings (Ordinance 2016-25). According to the application, the gross floor area of the building will be approximately 1,280 square feet and will have approximately 27 indoor and 20 outdoor fixed seats. Hours of operation are from 6:00 p.m. to 2:00 a.m. The application indicates that there are 50 parking spaces provided on site. For eating and drinking establishments, the LDC requires one parking space for every 100 square feet of gross floor area or one parking space for every four seats, whichever is less. The site appears to have adequate parking for both Bad Habits and the proposed bar. The site plan states that Jumbo Jenga and a bean bag toss will be provided as entertainment facilities out on the deck.

Comments from Other Departments:

The City's Police Department has concerns that the arrangement proposed would lend to people traveling back and forth between the smoking lounge and the alcohol bar taking their drinks with them. There were no other concerns from other City Departments.

Planning Department Analysis:

Staff has some concern with noise from the outdoor entertainment facilities disrupting nearby multifamily residences. However, there is a large parking lot and an existing privacy fence between the property and the residences nearby. To ensure that music will not disrupt nearby residences, Staff recommends that no live or amplified music be allowed on the patio. To ensure that the outdoor games proposed by the applicant will not cause disruptions, Staff recommends that they be shut down at 10:00 p.m. Sunday – Thursday and at midnight Friday – Saturday.

Staff shares the same concern as voiced by the Police Department. To help ensure that alcohol is not consumed on-premise at Bad Habits, Staff recommends that a condition be included that states that alcohol cannot be purchased at The Still to be consumed at Bad Habits. Staff also recommends posting signs at all exits that state the same. Staff discussed the conditions with the Police Department and they were comfortable with their addition to the CUP. The conditions on a CUP can always be reevaluated at the time of renewal.

Staff has reviewed the request for compliance with the Land Development Code and found that the request is consistent with the policies and the general intent of the zoning district and does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic.

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

- Initial approval for 1 year;
- Renewal for 3 years
- Lifetime of the TABC license

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

1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system;
2. No live or amplified music shall be allowed on the patio;
3. Alcohol will not be allowed to be purchased at The Still and be consumed at Bad Habits;
4. Signs shall be posted at all exits stating that "Alcohol cannot be purchased and taken to Bad Habits for consumption.";
5. Outdoor games shall be shut down at 10:00 p.m. Sunday – Thursday and at midnight Friday – Saturday;
6. The permit shall be effective upon issuance of the Certificate of Occupancy; and
7. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

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

Commission's Responsibility:

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

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties under section 1.5.7.5 of the LDC, the Commission should consider the extent to which the use:

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

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

Prepared by:

Alison Brake, CNU-A

Planner

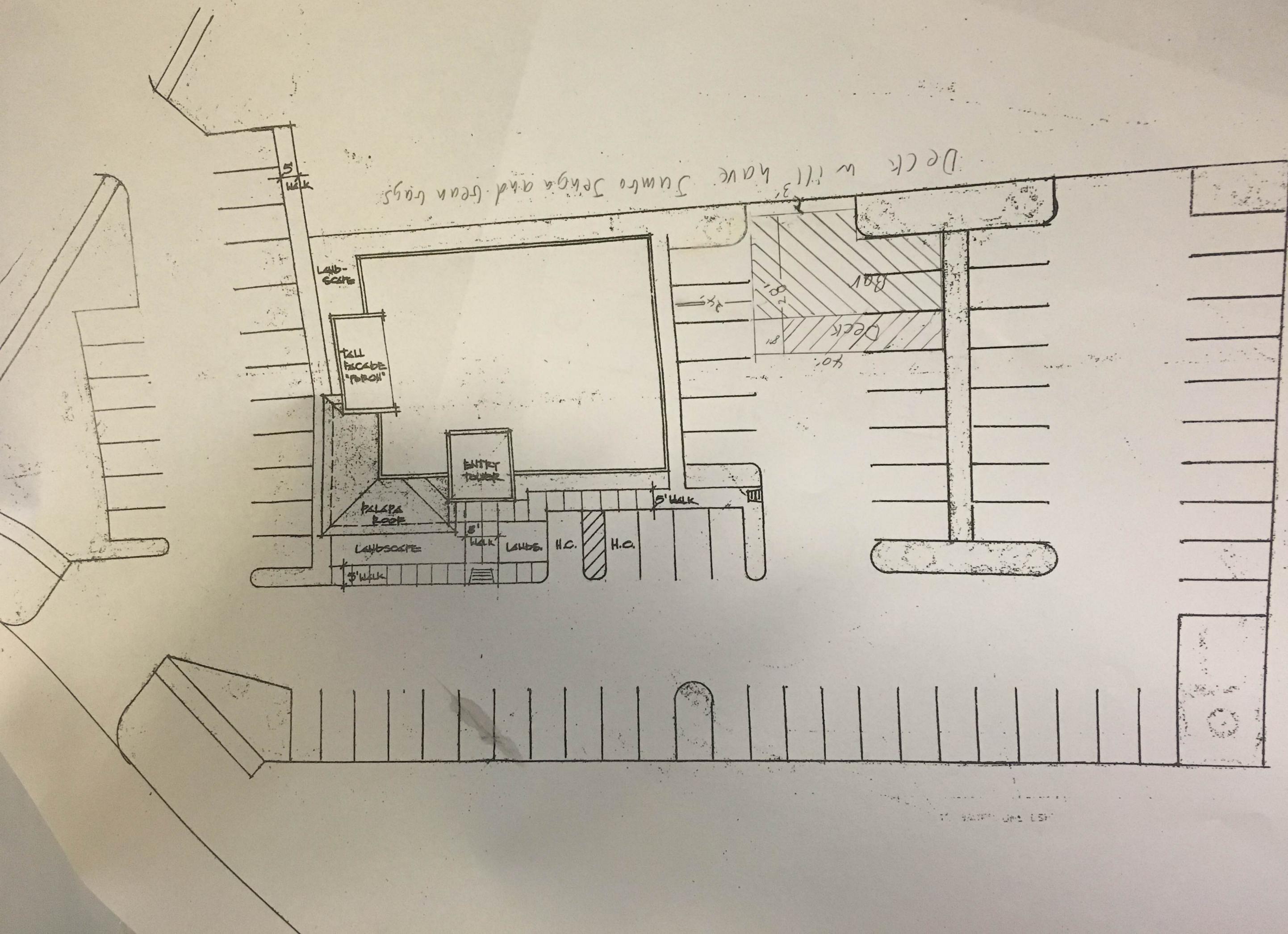
October 4, 2016

Name

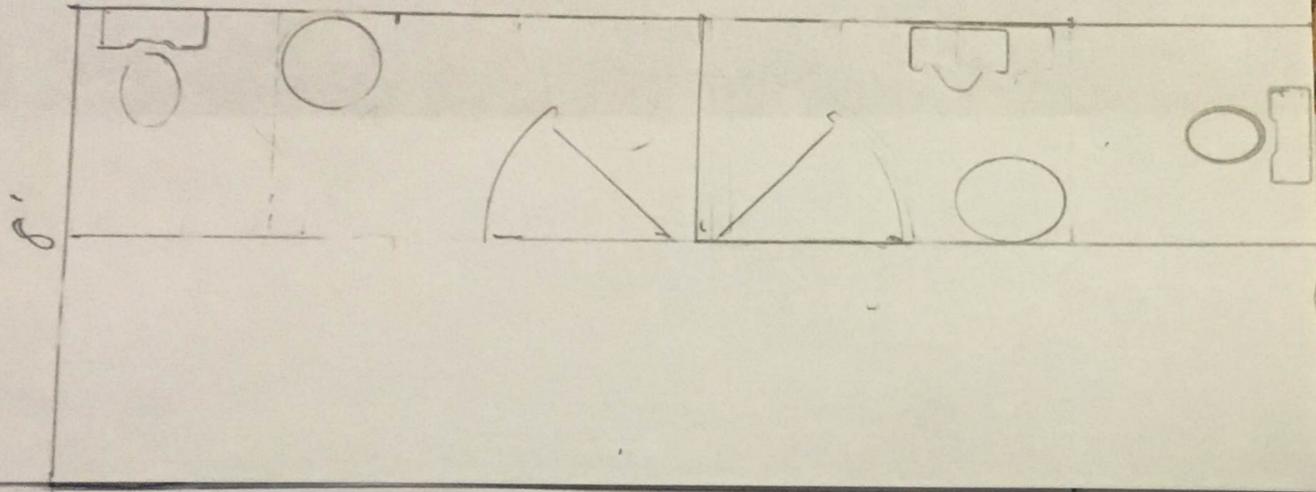
Title

Date

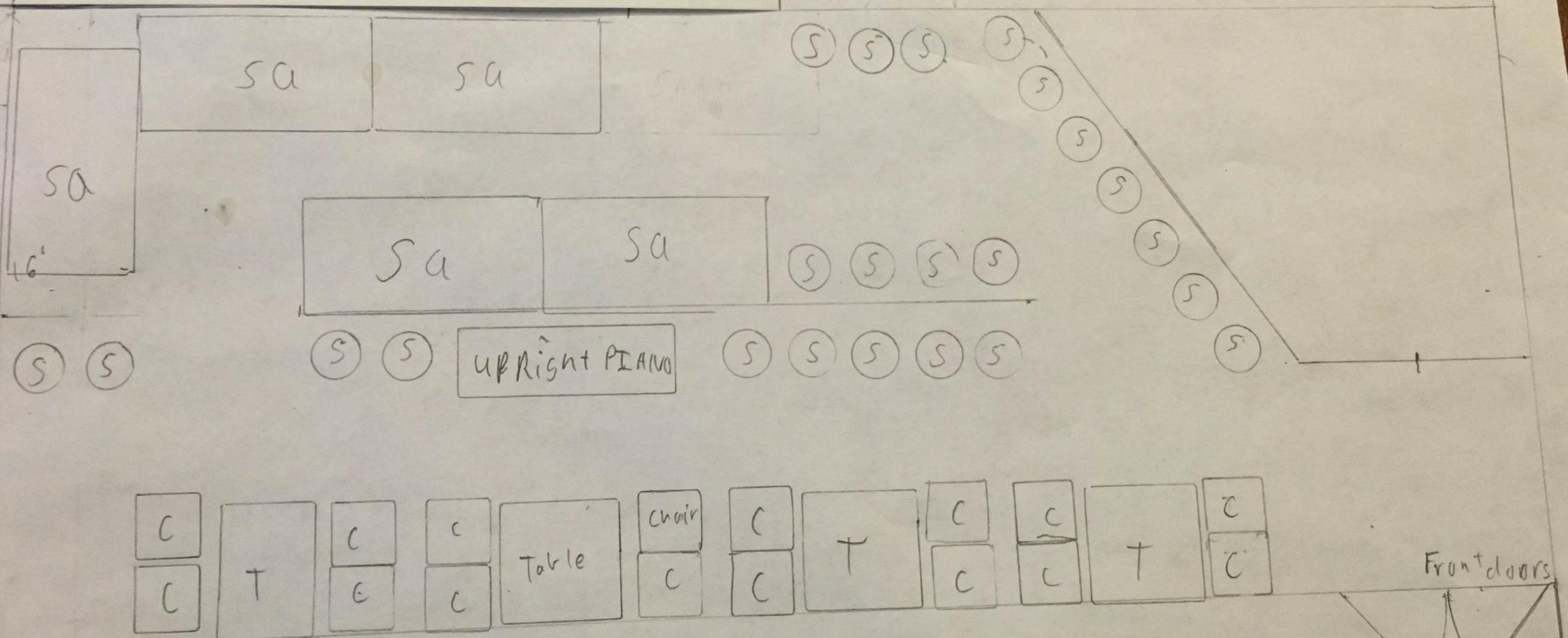
Deck will have Jumbo Jenga and bean bags



20



sofa = sa
 Table = T
 Chairs = C
 Stalls = S
 1/4" = 1'



Scale 1/4" = 1'

Deck

City of San Marcos

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

LICENSE INFORMATION

Trade Name of Business: The Still

Application is filed by:

[X] Individual [] Partnership [] Corporation [] Other:

Name of Individual or Entity: Charles Valdez Phone Number: 210-544-9515

Mailing Address: P.O. Box 380452 San Antonio TX 78268

Email Address: ~~Charles~~ TheStill78665@gmail.com

Type of Permit Requested: [X] Mixed Beverage [] Beer & Wine [] Other:

PROPERTY

Street Address: 1617 Agave Springs Dr Current Zoning: GC

Legal Description: Lot SA Block B Subdivision Westfield Res

Tax ID Number: R 47399

Property Owner's Name: Dale Grayson Phone Number: 713-305-0553

Address: 21 Olympia Pr Pasadena Texas 77505

BUSINESS DETAILS

Primary Business Use: [] Restaurant [X] Bar [] Other:

Hours of Operation: 6pm - 2am

Type of Entertainment Facilities: Washers, Horse shoes, 4 Hramate Bench

Indoor Fixed Seats Capacity: 27 Outdoor Fixed Seats: 20

Gross Floor Area Including Outdoor Above-ground Decks: 1280 Square Feet

Number of Off-Street Parking Spaces Provided: 50

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



Legislation Text

File #: PC-16-39_04, **Version:** 1

AGENDA CAPTION:

PC-16-39_04 (Springtown Replat) Hold a public hearing and consider a request by Endeavor Real Estate Group, on behalf of Humpty Dumpty SSM, Ltd., for approval of a replat of 8.49 acres, more or less, being Lot 5 of Springtown VI subdivision, establishing lots 5-A & 5-B, Springtown Subdivision, City of San Marcos, Hays County, Texas. (T. Carpenter)

Meeting date: October 11, 2016

Department: Planning & Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

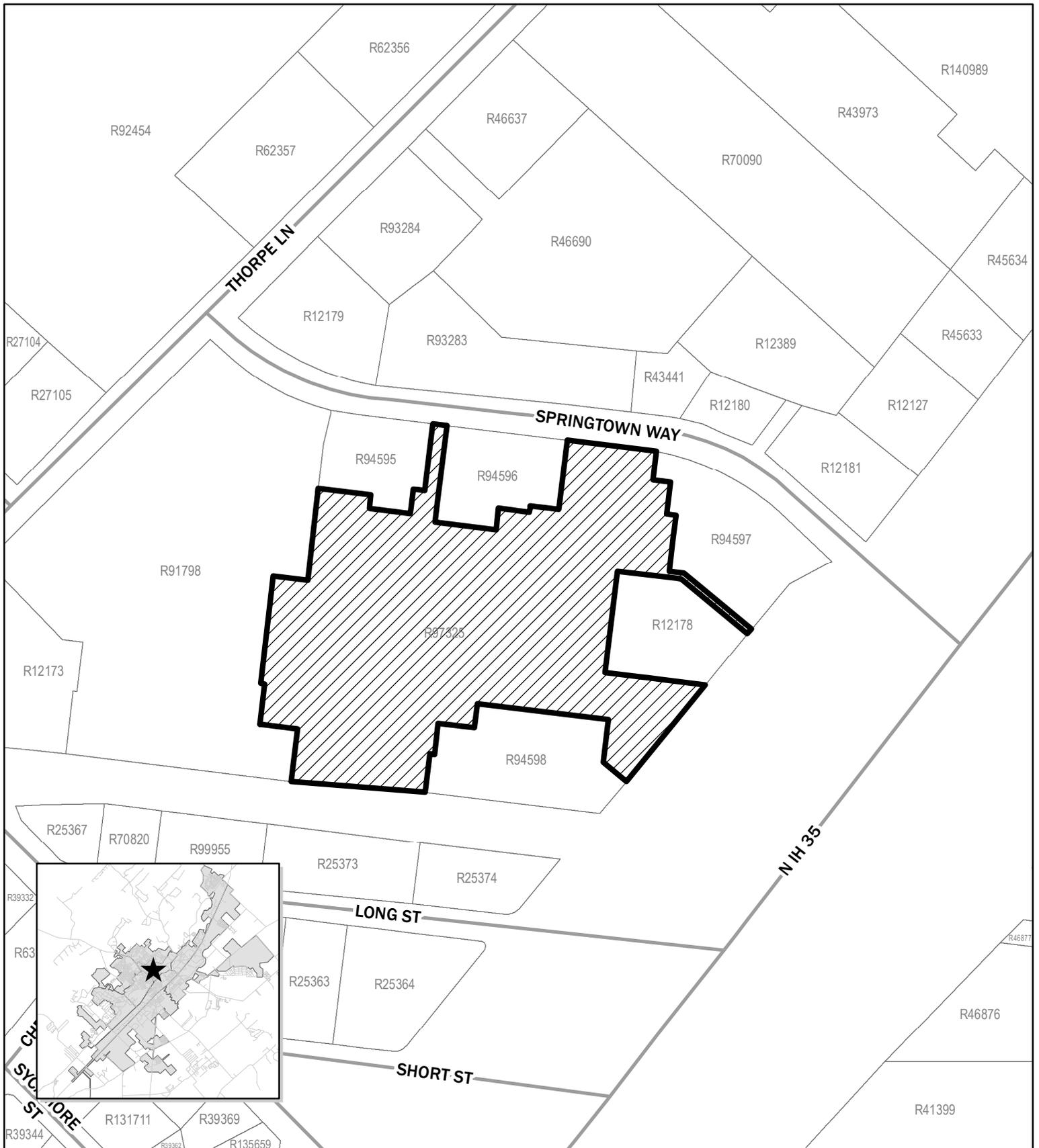
CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(s): N/A

BACKGROUND:

The purpose of this replat is to create two legal lots, Lot 5A and 5B, where previously there had been one lot. The original plat, being Lot 5, Springtown VI Subdivision, was recorded in 2000. Lot 5A will be approximately 6.247 acres and front along Interstate 35. Lot 5B will be approximately 2.247 acres and will front along Springtown Way. 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.

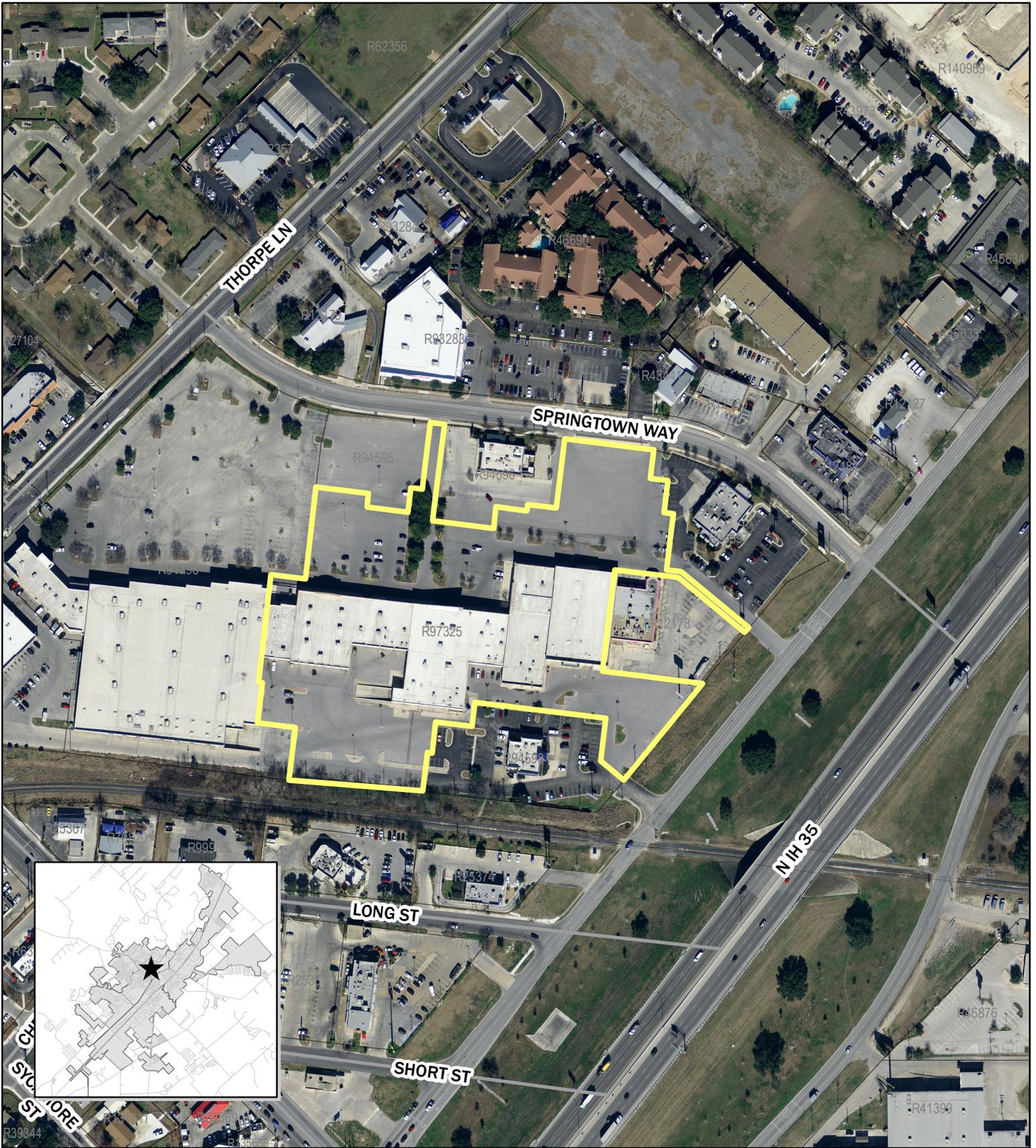


PC-16-39_04
Springtown VI Replat
200 Springtown Way
Map Date: 9/28/2016

Legend
 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-16-39_04
Springtown VI Replat
200 Springtown Way
Map Date: 9/28/2016

Legend
 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-16-39_04 Replat, Springtown VI Subdivision, Lot 5



Applicant Information:

Agent: Endeavor Real Estate Group
500 West 5th Street, Suite 700
Austin, TX 78701

Property Owner: Endeavor Real Estate Group
500 West 5th Street, Suite 700
Austin, TX 78701

Notification: Published notification on September 25, 2016
San Marcos Daily Record

Type & Name of Subdivision: Replat of Lot 5, Springtown VI Subdivision

Subject Property:

Summary: The subject property is approximately 8.49 acres, more or less, located at 200 Springtown Way, San Marcos, TX.

Zoning: General Commercial (GC)

Traffic/ Transportation: Lot 5A will have access to Interstate 35, and lot 5B will have access to Springtown Way.

Utility Capacity: The property is served by City water, wastewater, and electric services.

Planning Department Analysis:

The purpose of this replat is to create two legal lots, Lot 5A and 5B, where previously there had been one lot. The original plat, being Lot 5, Springtown VI Subdivision, was recorded in 2000. Lot 5A will be approximately 6.247 acres and front along Interstate 35. Lot 5B will be approximately 2.247 acres and will front along Springtown Way. 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.

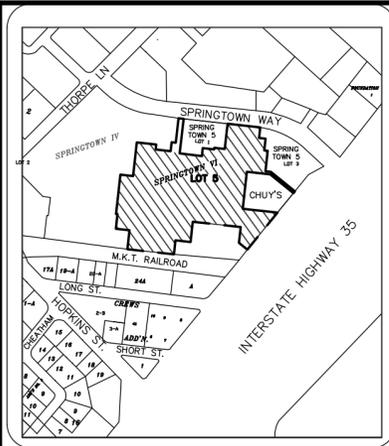
Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

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:

Tory Carpenter	Planner	September 28, 2016
Name	Title	Date



VICINITY MAP
NTS

STATE OF TEXAS *
COUNTY OF HAYS *
KNOW ALL MEN BY THESE PRESENTS

That G. NELSON CROWE III, Authorized Signer of EGP Retail Management, LLC for HUMPTY DUMPTY SSM, Ltd., a Texas Limited Partnership, OWNER OF LOT 5, SPRINGTOWN VI SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9, PAGE 278, HAYS COUNTY PLAT RECORDS, AS CONVEYED TO HUMPTY DUMPTY SSM, LTD, RECORDED IN VOLUME 5062, PAGE 199, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID LOT 5, SPRINGTOWN IV SUBDIVISION, TO BE KNOWN AS **"LOT 5A & 5B, SPRINGTOWN VI SUBDIVISION"**, IN ACCORDANCE WITH THIS PLAT SHOWN HEREON AND DEDICATE TO THE USE OF ALL PUBLIC STREETS, ALLEYS, PARKS, DRAINS, WATERCOURSES, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

Witness my Hand This _____ Day Of _____ 2016 A.D.

CHRIS ELLIS, Authorized Signer of
EGP Retail Management, LLC
for HUMPTY DUMPTY SSM, Ltd.
504 LAVACA STREET
AUSTIN, TX 78666

STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHRIS ELLIS III, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 2016.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS:

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

RICHARD H. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3986

DATE

PLAT NOTES:

- 1) THIS SUBDIVISION IS LOCATED IN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- 2) THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- 3) SIDEWALKS TO BE CONSTRUCTED AT TIME OF DEVELOPMENT.
- 4) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0393F, DATED SEPTEMBER 02, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.
- 5) BEARING BASIS: BEARING DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) & NAD83.
- 6) DEVELOPMENT OF THIS SITE IS SUBJECT TO THE DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF SAN MARCOS AND HUMPTY DUMPTY, SSM, LTD, IF SUCH AGREEMENT IS IN EFFECT AT THE TIME OF SITE DEVELOPMENT.
- 7) ALL LOTS ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THE CERTAIN OPERATION AND EASEMENT AGREEMENT BETWEEN DAYTON HUDSON CORPORATION, W. C. CARSON AND SPRINGTOWN SHOPS, LTD, DATED OCTOBER 21, 1998, RECORDED IN VOLUME 1467, PAGE 675, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2016 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SAN MARCOS.

JIM GARBER
PLANNING & ZONING COMMISSION

FRANCIS SERNA
RECORDING SECRETARY

APPROVED:

SHANNON MATTINGLY
DIRECTOR OF DEVELOPMENT SERVICES

DATE

ENGINEERING AND CAPITAL
IMPROVEMENTS

DATE

STATE OF TEXAS*
COUNTY OF HAYS*

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

LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

REPLAT
LOT 5 - SPRINGTOWN VI SUBDIVISION
A SUBDIVISION OF RECORD IN
VOLUME 9, PAGE 278
HAYS COUNTY PLAT RECORDS
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS



HUMPTY DUMPTY SSM, LTD
504 LAVACA STREET STE 1160
AUSTIN, TX 78701

<p>ASH & ASSOCIATES SURVEYING-ENGINEERING-ARCHITECTURE SERVING THE COMMUNITY OF TEXAS</p>	<p>132 JACKSON LANE SAN MARCOS, TEXAS 78666 (512) 392-1719 FAX (512) 392-1928 ashandassociates.net</p>	<p>Surveying: 100847-00 Engineering: F-13483 Architecture: TX20240</p>
	<p>PROJECT No. 16-6263</p>	

DRAWN: RMM SCALE: PLOT 1"=60'
REVIEWED: RHT DATE: 07/26/16
©ASH & ASSOCIATES, LLC.

PROJECT No.
16-6263

SHEET 1 OF 2

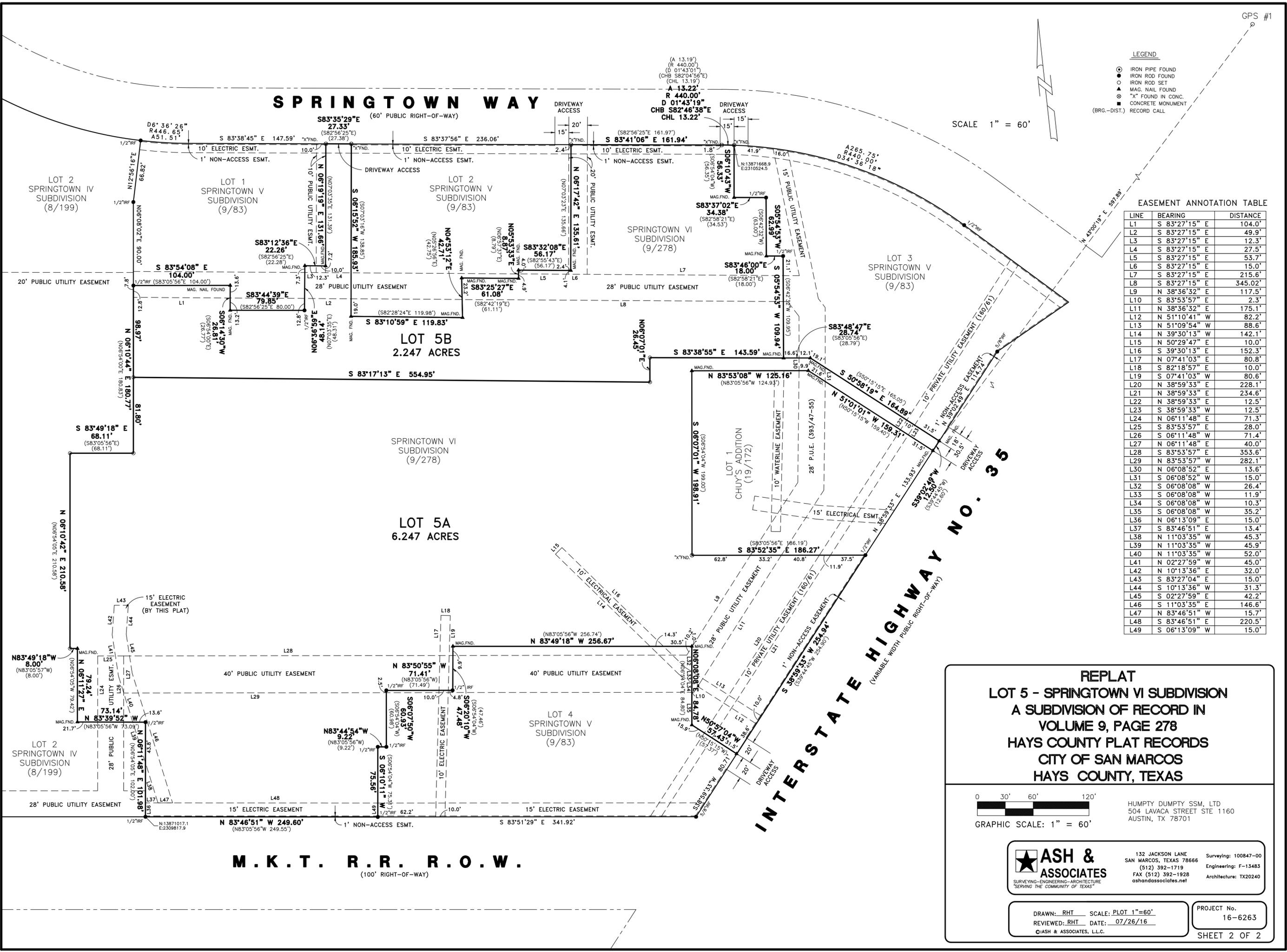
GPS #1

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ MAG. NAIL FOUND
- ✕ "X" FOUND IN CONC.
- CONCRETE MONUMENT
- (BRG.-DIST.) RECORD CALL

SCALE 1" = 60'

SPRINGTOWN WAY



EASEMENT ANNOTATION TABLE

LINE	BEARING	DISTANCE
L1	S 83°27'15" E	104.0'
L2	S 83°27'15" E	49.9'
L3	S 83°27'15" E	12.3'
L4	S 83°27'15" E	27.5'
L5	S 83°27'15" E	53.7'
L6	S 83°27'15" E	15.0'
L7	S 83°27'15" E	215.6'
L8	S 83°27'15" E	345.02'
L9	N 38°36'32" E	117.5'
L10	S 83°53'57" E	2.3'
L11	N 38°36'32" E	175.1'
L12	N 51°10'41" W	82.2'
L13	N 51°09'54" W	88.6'
L14	N 39°30'13" W	142.1'
L15	N 50°29'47" E	10.0'
L16	S 39°30'13" E	152.3'
L17	N 07°41'03" E	80.8'
L18	S 82°18'57" E	10.0'
L19	S 07°41'03" W	80.6'
L20	N 38°59'33" E	228.1'
L21	N 38°59'33" E	234.6'
L22	N 38°59'33" E	12.5'
L23	S 38°59'33" W	12.5'
L24	N 06°11'48" E	71.3'
L25	S 83°53'57" E	28.0'
L26	S 06°11'48" W	71.4'
L27	N 06°11'48" E	40.0'
L28	S 83°53'57" E	353.6'
L29	N 83°53'57" W	282.1'
L30	N 06°08'52" E	13.6'
L31	S 06°08'52" W	15.0'
L32	S 06°08'08" W	26.4'
L33	S 06°08'08" W	11.9'
L34	S 06°08'08" W	10.3'
L35	S 06°08'08" W	35.2'
L36	N 06°13'09" E	15.0'
L37	S 83°46'51" E	13.4'
L38	N 11°03'35" W	45.3'
L39	N 11°03'35" W	45.9'
L40	N 11°03'35" W	52.0'
L41	N 02°27'59" W	45.0'
L42	N 10°13'36" E	32.0'
L43	S 83°27'04" E	15.0'
L44	S 10°13'36" W	31.3'
L45	S 02°27'59" E	42.2'
L46	S 11°03'35" E	146.6'
L47	N 83°46'51" W	15.7'
L48	S 83°46'51" E	220.5'
L49	S 06°13'09" W	15.0'

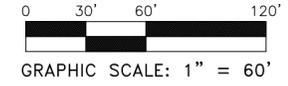
INTERSTATE HIGHWAY NO. 35

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

M.K.T. R.R. R.O.W.

(100' RIGHT-OF-WAY)

REPLAT
LOT 5 - SPRINGTOWN VI SUBDIVISION
 A SUBDIVISION OF RECORD IN
 VOLUME 9, PAGE 278
 HAYS COUNTY PLAT RECORDS
 CITY OF SAN MARCOS
 HAYS COUNTY, TEXAS



HUMPTY DUMPTY SSM, LTD.
 504 LAVACA STREET STE 1160
 AUSTIN, TX 78701

ASH & ASSOCIATES
 SURVEYING-ENGINEERING-ARCHITECTURE
 "SERVING THE COMMUNITY OF TEXAS"

132 JACKSON LANE
 SAN MARCOS, TEXAS 78666
 (512) 392-1719
 FAX (512) 392-1928
 ashandassociates.net

Surveying: 100847-00
 Engineering: F-13483
 Architecture: TX20240

DRAWN: RHT SCALE: PLOT 1"=60'
 REVIEWED: RHT DATE: 07/26/16
 ©ASH & ASSOCIATES, L.L.C.

PROJECT No.
 16-6263

SHEET 2 OF 2

 **ASH & ASSOCIATES**
SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas"

132 Jackson Lane
San Marcos, Texas 78666
512-392-1719

Surveying: 100847-00 | Engineering: F-13483 | Architecture: TX15402
ashandassociates.net

August 29, 2016

City of San Marcos
630 E Hopkins Street.
San Marcos, TX 78666

Attn: Shannon Mattingly
Director Development Services

RE: LOT 5, REPLAT
SPRINGTOWN VI
City of San Marcos
Hays County, Texas

Ms. Mattingly,

In referenced to the above subject, the following is enclosed herewith for review and approval:

1. Five (5) copies of the proposed plat.
2. City of San Marcos Application form with check for \$1205.99 review fee.
(Overnight from owner)
3. Owners Deed
4. Tax certificates
5. Digital Copy (emailed)

Thank you for your assistance and if you have any questions please call.

Respectfully,

Richard McDaniel
Ash & Associates

Enclosures
XC: Nelson Crowe
Buck Cody

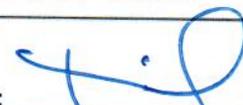
City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Endeavor Real Estate Group</u>	<u>Humpty Dumpty SSM, Ltd.</u>
Mailing Address	<u>500 W. 5th St. Suite 700</u> <u>Austin, Tx 78701</u>	<u>500 W. 5th St. Suite 700</u> <u>Austin, Tx 78701</u>
Daytime Phone	<u>512-682-5540</u>	<u>512-682-5540</u>
Email Address	<u>ncrowe@endeavor-re.com</u>	<u>bcody@endeavor-re.com</u>

AGENT ACKNOWLEDGEMENT STATEMENT:
 I, Humpty Dumpty SSM, Ltd. acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Ash & 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: Chris Ellis Date: 8-2-16

Signature of Agent: 

Printed Name: Richard McDaniel Date: 8-12-16

TYPE OF APPLICATION

Subdivision Plats

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

- Variance Section _____
- Plat Vacation Accompanying _____

Development Plats

- Preliminary Development Plat
- Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTYSubdivision Name: SPRINGTOWN IV SUBDIVISIONAddress or General Location: 200 SPRINGTOWN WAYProposed Number of Lots: 2 Acres: 8.49Appraisal District Tax ID: R 97325

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

Proposed Use of Land COMMERCIAL / MULTI FAMILY

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

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Signature: _____

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

Applicable Utility Service Code(s) C

Comments/Conditions _____

Signature of Electric Company Official Megan Willis

Digitally signed by Megan Willis
DN: cn=Megan Willis, o=City of San Marcos, ou=SMEU,
email=mwillis@sanmarcostx.gov, c=US
Date: 2018.08.04 16:08:24 -0500

Title Electrical Engineering Technician Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

Springtown IV 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:

- 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 Salmeron

Title: Water Dept Manager Date: Aug 11, 2016

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) _____

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

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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

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

Name of Telephone Service Provider Century Telephone

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:

- 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* 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 Service connection to be completed by development.

Signature of City or County Wastewater Official: Lloyd Juarez Digitally signed by Lloyd Juarez
Date: 2016.08.17 09:17:23 -05'00'

Title: Wastewater Collections Manager Date August 17, 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* Century Telephone

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$^{1205.99}_____ (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: Richard McDaniel

Date: 8-29-16

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

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

Preliminary Subdivision Plats or Preliminary Development Plats

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

Final Subdivision or Final Development Plats:

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

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

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: _____