



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, November 8, 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 October 25, 2016.
2. PC-16-40 (Paso Robles Phase 3 Preliminary Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 85.07 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-16-30 (Escape Rooms) Hold a public hearing and consider a request by Cory Dickman, on behalf of Hjorting Flemming, for a Conditional Use Permit for Amusement Services or Venues (Indoors) located at 700 N LBJ. (W. Parrish)

NON-CONSENT AGENDA

4. Receive an update from staff, hold a discussion and hear details regarding the Fall 2016 Preferred Scenario Amendment applications received and provide direction to staff:

PSA-16-01 Mark Lindley - approximately 10.432 acres, more or less, located at North IH 35 and Mill Street - Area of Stability to Medium Intensity (T. Carpenter)

PSA-16-02 Hermann Vigil - approximately 99.80 acres, more or less, located at Yarrington Road and Harris Hill Road - Area of Stability to Employment Center (B. Melland)

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#16-628, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on October 25, 2016.

Meeting date: November 8, 2016

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, October 25, 2016

6:00 PM

City Council Chambers

630 E. Hopkins

II 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, October 25, 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.

1. Receive a Staff presentation and hold discussion regarding the approval schedule and process for CodeSMTX, and provide direction to Staff.

Abby Gillfillan, Planning Manager gave an update on Code SMTX.

CONSENT AGENDA

2. Consider approval of the minutes of the Regular Meeting on October 11, 2016.

A motion was made by Commissioner Ramirez, seconded by Commissioner Beckett, to approve the Consent Agenda. 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-16-26 (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)

Chair Garber opened the public hearing.

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

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

A motion was made by Commissioner Porterfield, seconded by Commissioner Gonzales, that CUP-16-26 (The Still) be postponed to the December 13, 2016 Planning and Zoning Commission meeting. 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. CUP-16-28 (Certified Auto Exchange) Hold a public hearing and consider a request by Brian Quigley, on behalf of Certified Auto Exchange, for a Conditional Use Permit to allow the use of Auto Dealer - Used Auto Sales in a Community Commercial (CC) zoning district located at 1420 South IH 35. (A. Brake)

Chair Garber opened the public hearing.

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

Tory Nelson spoke on behalf of Brian Quigley. He explained that he spoke to adjacent property owner regarding the chain link fence adjoining both properties. Mr. Ellison said the resident is concerned that replacing the fence will damage his trees.

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

A motion was made by Commissioner Lee, seconded by Commissioner McCarty, that CUP-16-28 (Certified Auto Exchange) be approved with the conditions that no auto repair services are allowed on site, the barbed wire shall be removed from the existing chain link fence unless approved under Section 6.1.3.3(b)(3) of the Land Development Code, a six foot tall privacy fence shall be installed at the rear of the proper per Section 6.1.2.1(b), the "car inventory parking" as designated on the site plan shall be screened in accordance with Section 6.1.2.2- Parking Area Screening and the property may not be used as a tow yard, vehicle storage, or impoundment.

A motion was made by Commissioner Garber, seconded by Commissioner McCarty, condition No. 2 be amended that the barbed wire fence shall be removed from the existing chain link fence unless approved under Section 6.1.3.3(b)(3) of the Land Development Code or other prior vesting be amended. 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

A motion was made by Commissioner Kelsey, seconded by Commissioner McCarty, that condition No. 3 be amended to state that a six foot tall privacy fence shall be installed at the rear of the property on the inside of the existing chain link fence. The motion carried by the following vote:

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

Against: 2 - Commissioner Beckett and Commissioner Porterfield

Chair Garber called for a vote on the main motion to approve CUP-16-28(Certified Auto Exchange) with the conditions that no auto repair services are allowed on site; the barbed wire shall be removed from the existing chain link fence unless approved under Section 6.1.3.3(b)(3) of the Land Development Code or other prior vesting; a six foot tall privacy fence shall be installed at the rear of the property on the inside of the existing chain link fence; the “car inventory parking” as designated on the site plan shall be screened in accordance with Section 6.1.2.2 – Parking Area Screening; and the property may not be used as a tow yard, vehicle storage, or impoundment. 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

NON-CONSENT AGENDA

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made that the meeting be adjourned at 7:21 p.m. The motion

carried by a unanimous vote.

Jim Garber, Chair

ATTEST:

Francis Serna, Recording Secretary

Notice of Assistance at the Public Meetings

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

_____ Title:

Note

Note

Chair Garber opened the public hearing.

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



Legislation Text

File #: PC-16-40_02, **Version:** 1

AGENDA CAPTION:

PC-16-40 (Paso Robles Phase 3 Preliminary Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 85.07 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)

Meeting date: November 8, 2016

Department: Planning & Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

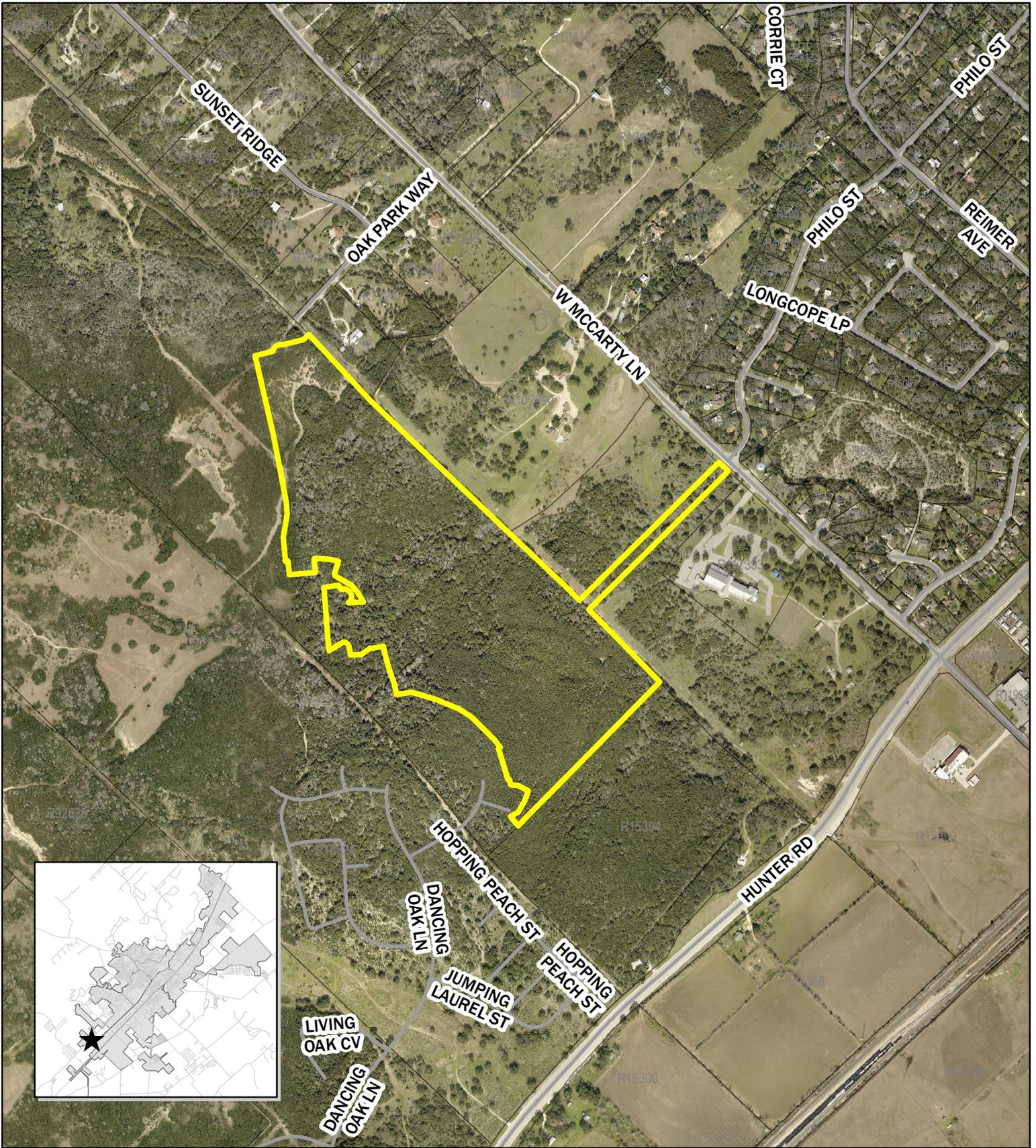
Account Name: N/A

CITY COUNCIL GOAL: 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 262 residential lots, 8 open space lots, and 2 private street lots. Dancing Oak Lane will be extended through this phase of the development as a private road, and a new private road, Flying Orchid Drive, will connect this phase of the Development to McCarty Lane. City water and wastewater lines will be extended through all streets.



PC-16-40_02
Paso Robles Phase 3
Preliminary Plat
Map Date: 10/26/2016

 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-16-40_02 Preliminary Plat, Paso Robles, Phase 2



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: Preliminary Plat, Paso Robles, Phase 3

Subject Property:

Summary: The subject property is approximately 85.07 acres, more or less, and is located east near the intersection of Hunter Road and Centerpoint Road. The subdivision consists of a total of 272 lots.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is northwest of Hunter Road and is accessed through the extension of Dancing Oak Lane. A new connection will connect this phase of the development to McCarty Lane.

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

Planning Department Analysis:

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

The subject property is part of the 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 262 residential lots, 8 open space lots, and 2 private street lots. Dancing Oak Lane will be extended through this phase of the development as a private road,

and a new private road, Flying Orchid Drive, will connect this phase of the Development to McCarty Lane. City water and wastewater lines will be extended through all streets.

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

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

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

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

The Commission's Responsibility:

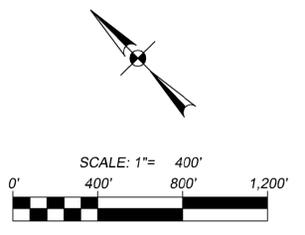
The Commission is charged with making the final decision regarding this proposed Preliminary Plat. The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your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

Prepared By:

Tory Carpenter	Planner	October 26, 2016
Name	Title	Date

DATE: Oct 18, 2016, 2:59PM USER ID: JFRANKLIN
FILE: P:\PROJECTS\50848\17\212 PRELIMINARY PLANNING\PH0848-17.DWG

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REVISIONS:

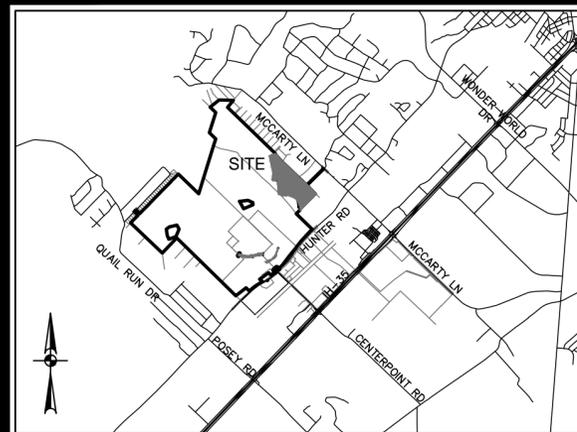
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PAPE-DAWSON ENGINEERS

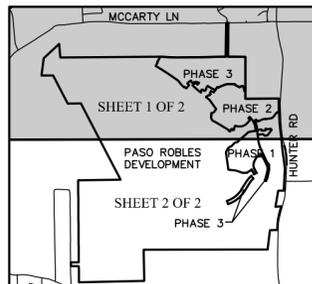
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD. STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TDP&S FIRM REGISTRATION #10088901

PASO ROBLES, PHASE 3
SAN MARCOS, TEXAS
PHASING EXHIBIT

JOB NO. 50848-17
DATE October 2016
DESIGNER
CHECKED JF DRAWN HJG
SHEET 1 OF 1



LOCATION MAP
N.T.S.



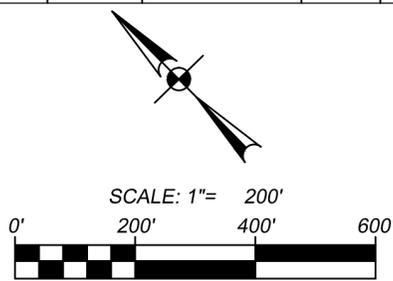
KEY MAP
N.T.S.

PASO ROBLES, PHASE 3 SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

85.07 ACRES OF LAND OUT OF THE ISAAC LOWE SURVEY, ABSTRACT NO. 287, THE EDWARD BURLESON SURVEY, ABSTRACT NO. 63 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 SITUATED IN HAYS COUNTY, TEXAS, SAID 85.07 ACRE TRACT BEING A PORTION OF: A CALLED 272.027 ACRE TRACT CONVEYED TO CARMA PASO ROBLES, LLC, RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, 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, A CALLED 160.033 ACRE TRACT OF LAND IN DEED TO CARMA PASO ROBLES, LLC, RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A CALLED 82.835 ACRE TRACT OF LAND IN DEED TO CARMA PASO ROBLES, LLC, RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

- LEGEND:**
- EXISTING 5' CONTOUR LINE
 - EXISTING PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - PUBLIC PARK ACCESS
 - MAIN TRAIL
 - SENSITIVE FEATURE BUFFER
 - EDWARDS AQUIFER ZONES
 - GEOLOGIC FEATURE
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 48209C0476F, EFFECTIVE 09/02/2005)
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - WATER QUALITY ZONE
 - BUFFER ZONE
 - FEMA FLOODWAY (PANEL NO. 48209C0476F, EFFECTIVE 09/02/2005)
 - TXDOT TYPE II DISC
 - IRON ROD FOUND
 - IRON ROD SET

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	330.00'	002°33'56"	S54°15'09"W	14.78'	14.78'
C3	60.00'	040°40'12"	S30°59'18"W	41.70'	42.59'
C4	49.61'	100°34'29"	S56°34'18"W	76.33'	87.09'
C5	395.00'	023°19'01"	S83°22'18"E	159.64'	160.75'
C6	15.00'	026°46'57"	N58°45'09"E	6.95'	7.01'
C7	50.00'	199°09'34"	N27°26'09"W	98.61'	173.80'
C8	50.00'	052°08'13"	S57°47'57"E	43.94'	45.50'
C9	830.00'	008°58'05"	S14°14'16"E	129.78'	129.91'
C10	720.00'	009°16'11"	S14°05'14"E	116.36'	116.49'
C11	15.00'	090°00'00"	S64°29'27"W	21.21'	23.56'
C12	292.73'	037°07'53"	S38°03'23"W	186.40'	189.70'
C14	647.52'	007°47'39"	S62°15'04"W	88.02'	88.09'
C15	470.00'	009°31'34"	N62°15'04"E	78.05'	78.14'
C16	220.00'	037°59'46"	N38°29'24"E	143.24'	145.89'
C17	1166.13'	038°58'40"	N84°32'10"W	778.10'	793.31'
C18	1036.36'	035°06'40"	S82°32'01"E	625.20'	635.09'
C19	754.32'	018°30'03"	N86°13'54"E	242.51'	243.57'
C20	610.00'	018°51'43"	S86°13'54"W	199.91'	200.81'
C21	15.00'	090°00'00"	S25°30'33"E	21.21'	23.56'



(NO ACRES LISTED IN DEED)
HEROLD ABBEL, JR., ET UX.
(542959)

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OWNER:
CARMA PASO ROBLES, LLC
11501 ALTRAMA PKWY
AUSTIN, TX 78758
512-391-1330

ENGINEER / SURVEYOR:
PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD.,
SUITE 220 WEST
AUSTIN, TX 78757
PHONE: 512-454-8711
FAX: 512-459-8867

SHAUN CRANSTON

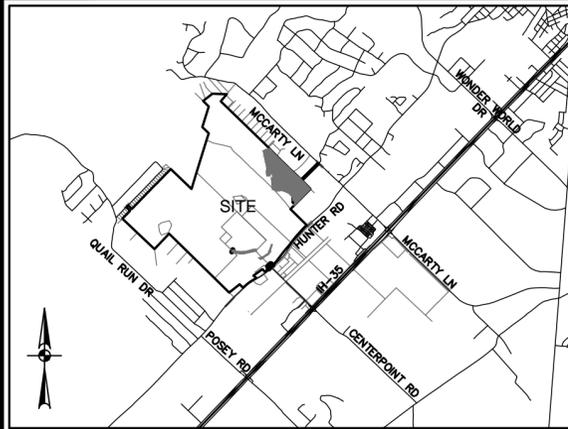


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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

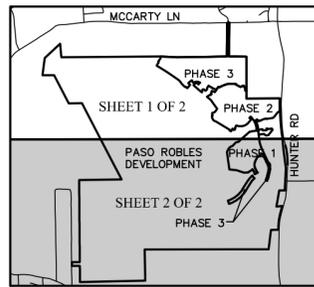
Date: Oct 18, 2016, 3:01pm User ID: WTullis
File: H:\projects\150848171212 Preliminary Plan\Civil\PP50848-17.dwg

PASO ROBLES, PHASE 3 SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

85.07 ACRES OF LAND OUT OF THE ISAAC LOWE SURVEY, ABSTRACT NO. 287, THE EDWARD BURLESON SURVEY, ABSTRACT NO. 63 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 SITUATED IN HAYS COUNTY, TEXAS, SAID 85.07 ACRE TRACT BEING A PORTION OF: A CALLED 272.027 ACRE TRACT CONVEYED TO CARMA PASO ROBLES, LLC, RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, 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, A CALLED 160.033 ACRE TRACT OF LAND IN DEED TO CARMA PASO ROBLES, LLC, RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A CALLED 82.835 ACRE TRACT OF LAND IN DEED TO CARMA PASO ROBLES, LLC, RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LOCATION MAP
N.T.S.

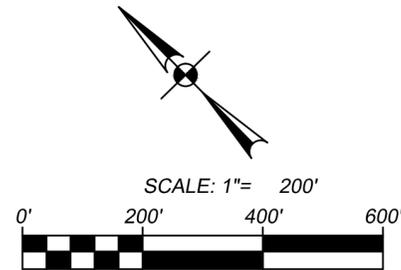


KEY MAP
N.T.S.

PLAT 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.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE ZONE, TRANSITION ZONE AND CONTRIBUTING ZONE WITHIN THE 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 & REPAIRS.
- WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD RESIDENTIAL RESERVES THE RIGHT TO VARY THE PHASING SEQUENCE AND SIZE IN ORDER TO MEET BUILDER OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
- ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
- TEMPORARY ROADWAYS (FIRE DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADII. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
- FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.

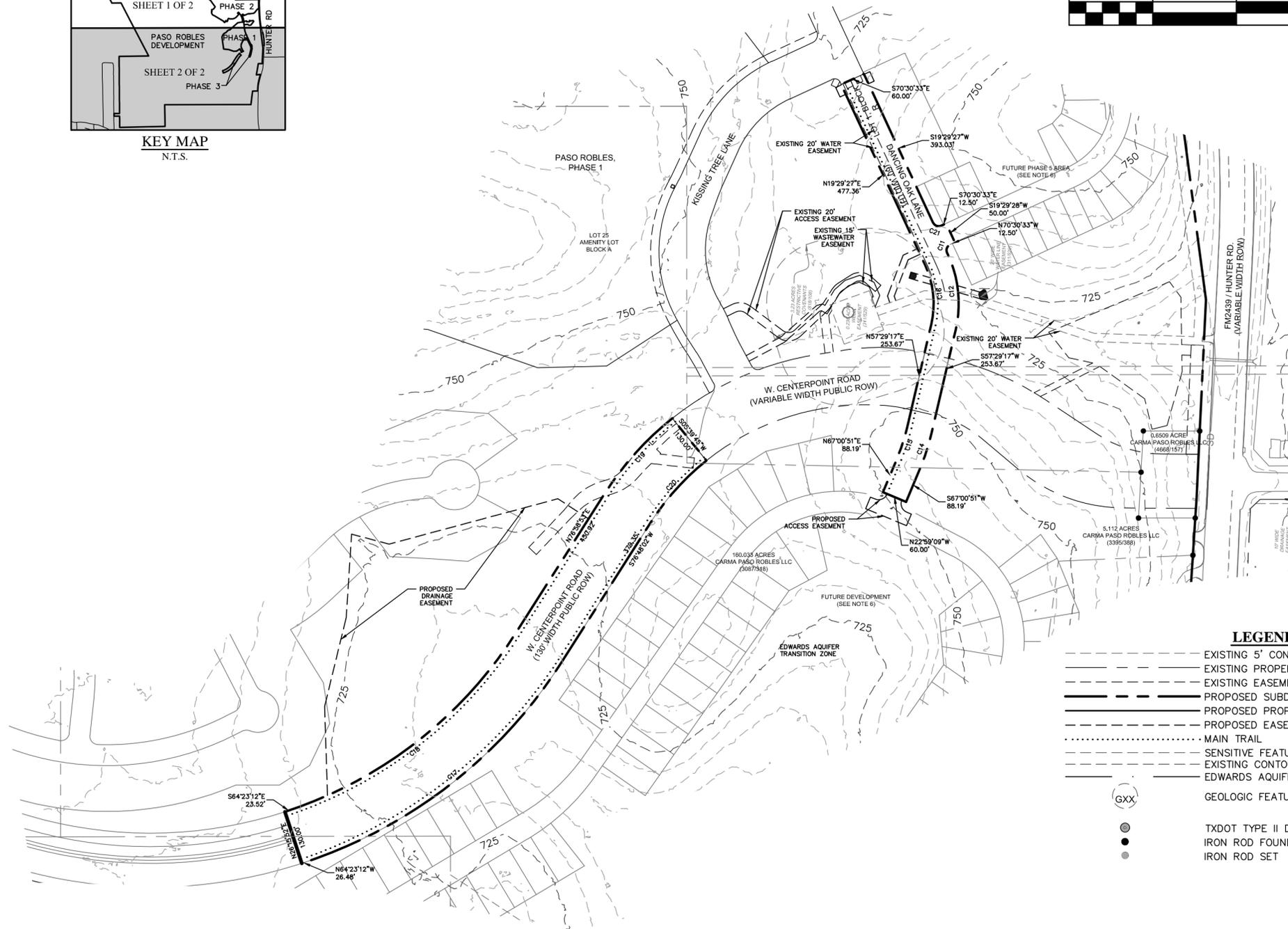
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#87704 DATE: October 18, 2016. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(e)



NUMBER OF LOTS BY TYPE	
OPEN SPACES LOTS:	8
PRIVATE STREET LOTS:	2
SINGLE FAMILY LOTS:	262
TOTAL NO. OF LOTS:	272

IMPERVIOUS COVER CALCULATION			
USAGE TYPE	AREA (AC.)	IC (AC.)	IC %
SINGLE FAMILY RESIDENTIAL	45.72	21.03	46%
PRIVATE STREETS	20.00	12.00	60%
OPEN SPACE	7.84	0.00	0%
PUBLIC ROW	4.11	2.67	65%
PARKLAND	7.40	0.37	5%
TOTAL	85.07	36.07	42%

LAND USE TABLE		
LOT	USAGE TYPE	AREA (AC.)
LOT 46 & 66, BLOCK A	OPEN SPACE/DRAINAGE	1.97
LOTS 47-65 & 67-76, BLOCK A	SINGLE FAMILY RESIDENTIAL	5.73
LOT 77, BLOCK A	OPEN SPACE	0.23
LOT 78, BLOCK A	PRIVATE STREETS	8.64
LOTS 10-26, 28-35, 39-69 & 71-100, BLOCK F	SINGLE FAMILY RESIDENTIAL	14.74
LOT 27 & 38, BLOCK F	OPEN SPACE/DRAINAGE	4.40
LOT 36, BLOCK F	LANDSCAPE	0.04
LOT 37, BLOCK F	PARKLAND DEDICATION	7.40
LOT 70, BLOCK F	OPEN SPACE	1.20
LOTS 29-47, BLOCK I	SINGLE FAMILY RESIDENTIAL	3.29
LOT 48, BLOCK I	PRIVATE STREETS	9.85
LOTS 1-24, BLOCK K	SINGLE FAMILY RESIDENTIAL	4.34
LOTS 1-18, BLOCK L	SINGLE FAMILY RESIDENTIAL	3.30
LOTS 1-13, BLOCK M	SINGLE FAMILY RESIDENTIAL	2.00
LOTS 1-18, BLOCK N	SINGLE FAMILY RESIDENTIAL	3.38
LOTS 1-15, BLOCK O	SINGLE FAMILY RESIDENTIAL	2.69
LOTS 1-11, BLOCK P	SINGLE FAMILY RESIDENTIAL	2.14
LOTS 1-28, BLOCK Q	SINGLE FAMILY RESIDENTIAL	4.11
LOT 1, BLOCK R	PRIVATE STREETS	1.51
W. CENTERPOINT ROAD	PUBLIC ROW	4.11
TOTAL AREA		85.07



LEGEND:

- EXISTING 5' CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- MAIN TRAIL
- SENSITIVE FEATURE BUFFER
- EXISTING CONTOURS
- EDWARDS AQUIFER ZONES
- GXX GEOLGIC FEATURE
- TXDOT TYPE II DISC
- IRON ROD FOUND
- IRON ROD SET

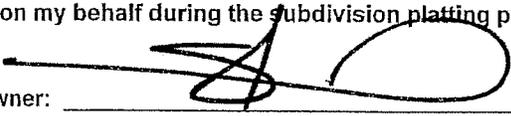
Date: Oct 18, 2016, 3:00pm User: ID: WTullis File: H:\projects\1508148171212 Preliminary Plan\Civil\PP50848-17.dwg

City of San Marcos
SUBDIVISION PLAT APPLICATION

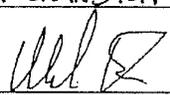
	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>PAPE-DAWSON ENGINEERS, INC.</u>	<u>CARMA PASO ROBLES, LLC</u>
Mailing Address	<u>7800 SHOAL CREEK BLVD.</u> <u>SUITE 220W</u> <u>AUSTIN, TX 78757</u>	<u>11501 ALTERRA PKWY.</u> <u>SUITE 100</u> <u>AUSTIN, TX 78758</u>
Daytime Phone	<u>512-454-8711</u>	<u>512-391-1330</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: 01 JULY 2016

Signature of Agent: 

Printed Name: MICHAEL FISHER, P.E. Date: 06/30/2016

TYPE OF APPLICATION

<u>Subdivision Plats</u>		<u>Development Plats</u>	
<input type="checkbox"/> Subdivision Concept Plat		<input type="checkbox"/> Preliminary Development Plat	
<input checked="" type="checkbox"/> Preliminary Subdivision Plat		<input type="checkbox"/> Final Development Plat	
<input type="checkbox"/> Final Subdivision Plat			
<input type="checkbox"/> Variance	Section _____		
<input type="checkbox"/> 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 3

Address or General Location: APPROX. 5,000 FT. NORTHEAST OF CENTERPOINT RD. & HUNTER RD.

Proposed Number of Lots: 272 Acres: 85.07

Appraisal District Tax ID: R10444, R13082, R13086, R13093, R18824, R18832, R116705

Located In City Limits ETJ (County _____)

S.M. River Corridor Planned Development District

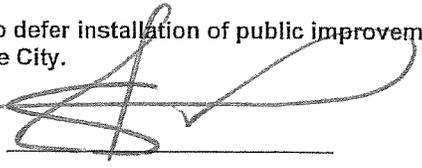
Proposed Use of Land SINGLE-FAMILY RESIDENTIAL

SUBDIVISION IMPROVEMENT AGREEMENT

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

I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.

I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature: 

Printed Name: SHAUN CRANSTON Date: 01 JULY 2016

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

PRELIMINARY PLAT

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 

Title Right of Way Agent Date 7/7/16

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 _____

PASO ROBLES, PHASE 3

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

PRELIMINARY PLAT

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) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

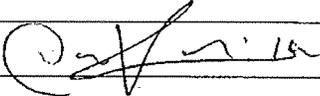
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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- 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) B

Comments/Conditions Pre Development agreement needed for future phases
outside of ph 1 & 2. Getting service to this site should not be a problem though.

Signature of Gas Company Official 

Title Marketing Consultant Date 7/6/2016

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT: PRELIMINARY PLAT
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 Dist Manager Date: 7-8-16

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 CENTURYLINK

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT: PRELIMINARY PLAT

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
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- 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) 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 constructed by development.

Signature of City or County Wastewater Official: Lloyd Juarez

Title: Wastewater Collections Mgr. Date July 8, 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 CENTURYLINK

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

PASO ROBLES, PHASE 3

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT: PRELIMINARY PLAT
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) _____

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) C

Comments/Conditions For Centurylink areas, Centurylink can request a deposit for uneconomical costs. The deposit is refundable over 3 yrs as voice service is provided. If refused, Centurylink is not obligated to proceed, but will build per customer home request.

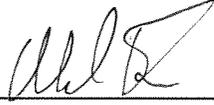
Signature of Telephone Company Official 

Title: Engineer Date 08-18-16

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 2,011.00 (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, P.E.

Date: 06/30/2016

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

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

Preliminary Subdivision Plats or Preliminary Development Plats

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

Final Subdivision or Final Development Plats:

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

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

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

Amending Plats and Replats:

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

FEE SCHEDULE

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

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

Contact Date for Supplemental Info: _____

Supplemental Info Received (required within 5 days of contact): _____

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____



Legislation Text

File #: CUP-16-30, **Version:** 1

AGENDA CAPTION:

CUP-16-30 (Escape Rooms) Hold a public hearing and consider a request by Cory Dickman, on behalf of Hjorting Flemming, for a Conditional Use Permit for Amusement Services or Venues (Indoors) located at 700 N LBJ. (W. Parrish)

Meeting date: November 8, 2016

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

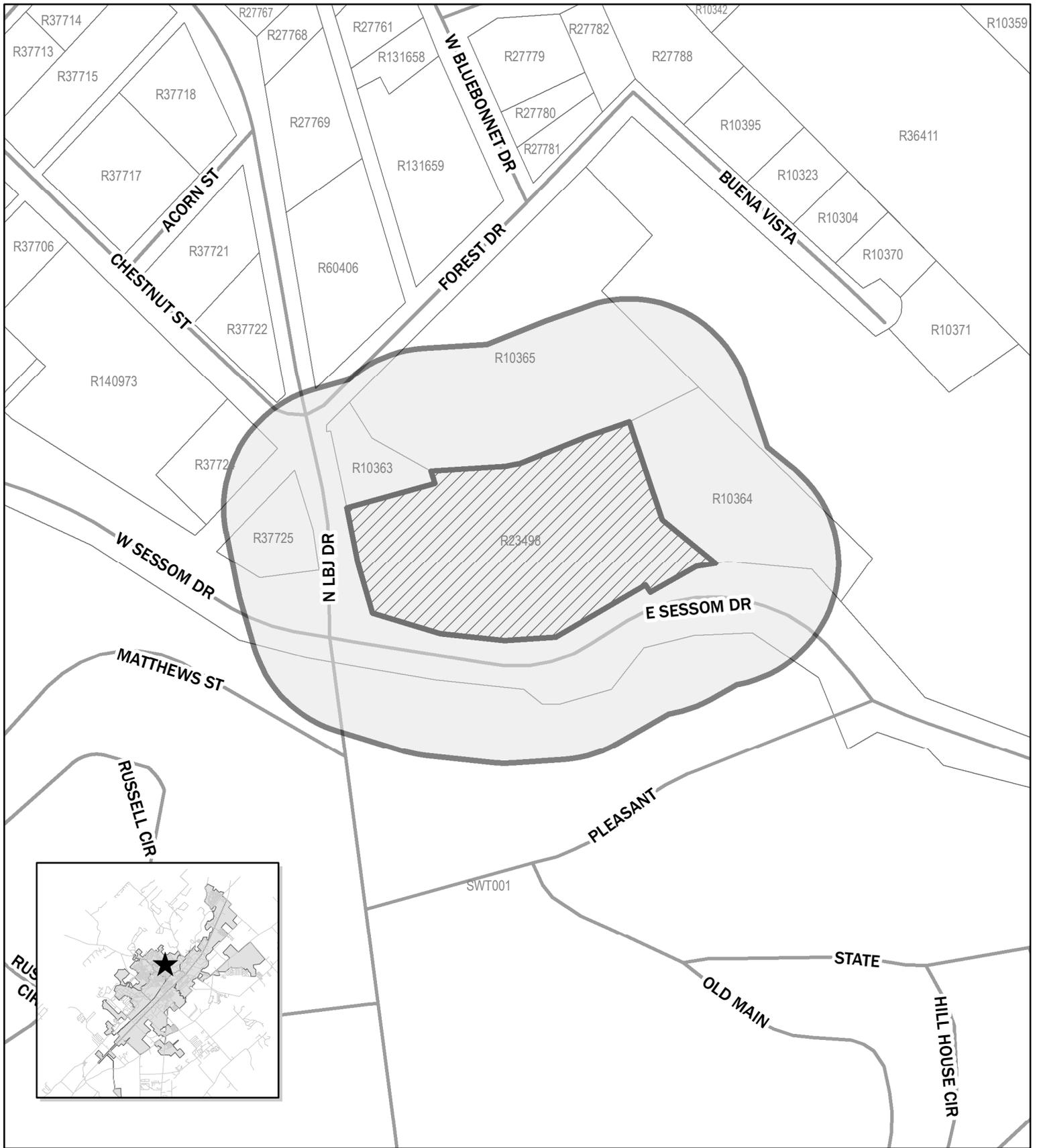
CITY COUNCIL GOAL: NA

COMPREHENSIVE PLAN ELEMENT(s): NA

BACKGROUND:

The specific request is to allow a currently vacant suite in this shopping center to be used as a puzzle based “escape room” in which teams of people (2-10) work to solve puzzles and games in order to “escape” a room in a certain amount of time. The clientele generally consists of groups of friends or co-workers working on team building exercises.

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit as submitted.



CUP-16-30
Escape Rooms
700 N LBJ Suite 112
Map Date: 10/26/2016

 200 ft Buffer
 Site Location

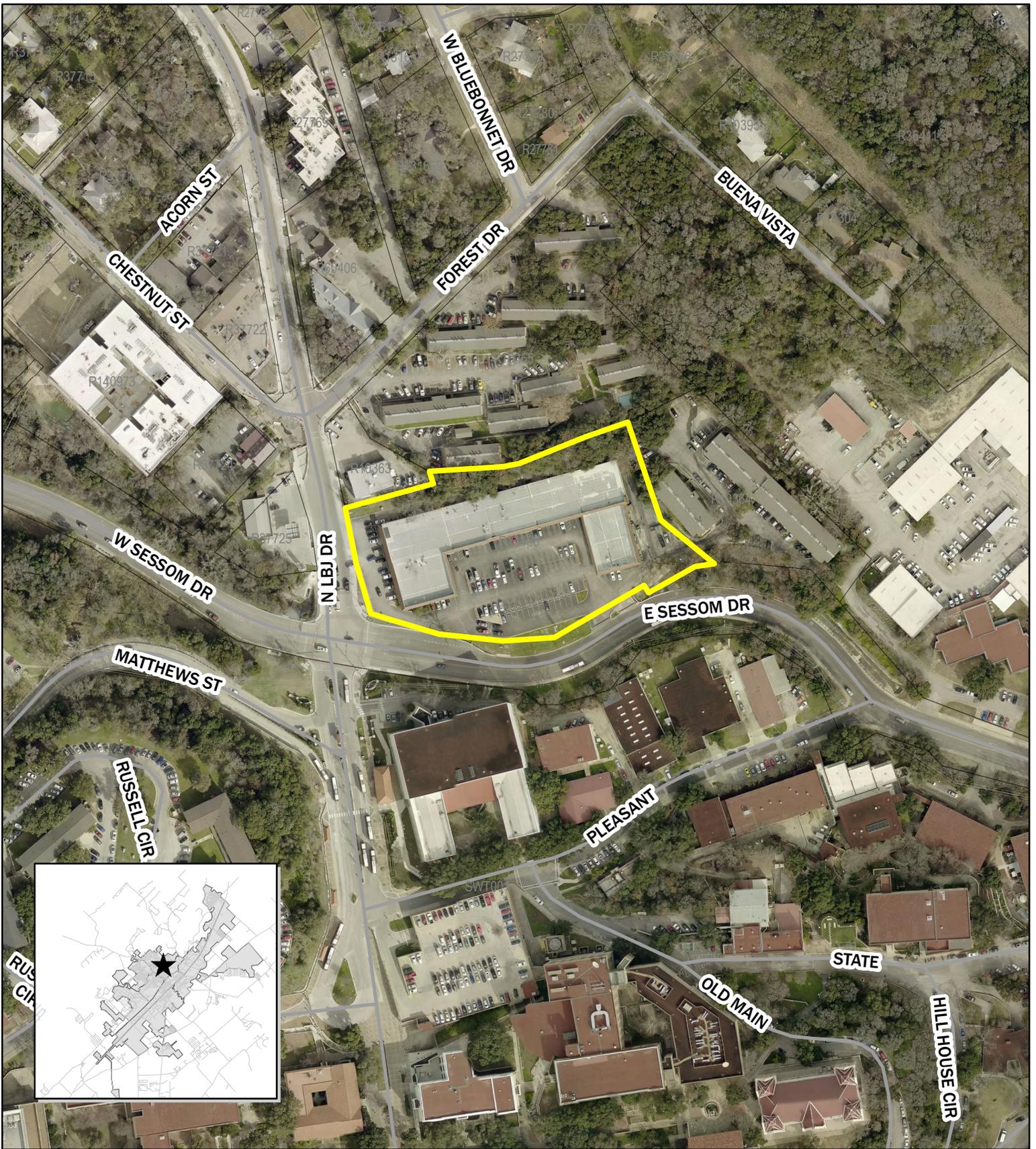


0 150 300 600 Feet



A horizontal scale bar with markings at 0, 150, 300, and 600 feet.

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



CUP-16-30
Escape Rooms
700 N LBJ Suite 112
Map Date: 10/26/2016

 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-16-30

Conditional Use Permit

Escape Rooms

700 North LBJ Suite 112



Applicant Information:

Applicant: Cory Dickman
400 Bosque Boulevard unit 306
Waco, TX 76707

Property Owner: Hjorting Flemming
2101 South IH-35 Suite 220
Austin, TX 78741

Applicant Request: A Conditional Use Permit (CUP) to allow for Amusement Services or Venues (Indoors) located at 700 North LBJ Suite 112.

Notification: Public hearing notification mailed October 28, 2016

Response: None to date

Subject Property:

Location: 700 North LBJ Suite 112

Legal Description: The Centre at San Marcos, Lot 1

Frontage On: Sessom Drive and North LBJ Drive

Neighborhood: NA

Existing Zoning: Community Commercial (CC)

Preferred Scenario: Area of Stability

Utilities: Existing

Existing Use of Property: A shopping center with several restaurants, bars, and a coffee shop.

Proposed Use of Property: Convert a vacant suite into a puzzle based “escape room”

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	MF-18	Apartments
S of Property	P	TX State University
E of Property	P	Apartments
W of Property	GC	Gas Station

Code Requirements:

This is a request for a Conditional Use Permit (CUP) for Amusement Services or Venues (Indoors) within a Community Commercial (CC) zoning district. A CUP allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Background

The subject property is located directly adjacent to the North side of Texas State University at the intersection of North LBJ Drive and Sessom Drive. The property is a shopping center that largely consists of small restaurants, bars, and a coffee shop on approximately 3.1 acres. The suite in question is 4,621 square feet out of a total of 35,700 square feet in the shopping center. The specific request is to allow a currently vacant suite in this shopping center to be used as a puzzle based “escape room” in which teams of people (2-10) work to solve puzzles and games in order to “escape” a room in a certain amount of time. The clientele generally consists of groups of friends or co-workers working on team building exercises.

Comments from Other Departments:

There have been no concerns from other departments.

Planning Department Analysis:

The applicant proposes to have three “escape” rooms available, a two-person room, a six-person room, and an 8-10 person room. Customers will be provided an emergency/early escape key to ensure safety. The applicant has stated that the times each room is available for occupancy will be staggered in order to better manage the puzzles and games, and to keep the waiting room from being overwhelmed. The applicant has stated that the maximum number of customers expected to be on site at one time is twenty or less.

This property is located directly adjacent to Texas State University and is within close proximity to several apartment complexes. There is no specific parking requirement for Amusement Services or Venues (Indoors) in the Land Development Code. The most similar use listed within the Code is dance, assembly and exhibition halls without fixed seats, which requires one (1) space per 100 square feet used for assembly and dancing. The three “escape” rooms combined equal approximately 1000 square feet, which would equate to ten (10) parking spaces. The shopping center has a total of 133 parking spaces, five (5) of which are reserved in the lease for this establishment, but it is predominantly an open parking lot without reserved spaces.

The proposed hours of operation are Monday – Thursday 6 p.m. to 9 p.m., Fridays 5 p.m. to 11:30 p.m., Saturdays 11 a.m. to 12 a.m., and Sundays 2 p.m. to 9 p.m.

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;**
 - The Preferred Scenario Map designates this area as an Area of Stability, meaning that the zoning designations should remain stable in this area. The property is currently zoned Community Commercial, which is a zoning classification that is appropriate to a property located at the intersection of two major thoroughfares and in such close proximity to the University. The proposed use does not appear to be inconsistent with the policies in the adopted Master Plan.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;**
 - The Community Commercial zoning district was established to “provide areas for quality larger general retail establishments and service facilities for the retail sale of good and services”. Escape Rooms intends to provide a game based service to the community which appears to be consistent with the general intent of the district.
- 3. The proposed use is compatible with and preserves the character and integrity of**

adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;

- The applicant is proposing to be located in a shopping center that is predominantly restaurants and bars; therefore, the proposed use should not create any adverse impacts to the surrounding community.
4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;**
 - Staff does not feel the use will generate hazardous traffic of a vehicular or pedestrian nature.
 5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;**
 - At this time, the need for any additional improvements has not been identified.
 6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and**
 - The applicant is proposing to occupy an existing suite, there should be no visual impacts to the adjacent properties other than a sign identifying its location.
 7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**
 - The applicant has not proposed any variations from the standards of the zoning district, and Staff does not recommend any variations from the standards of the zoning district.

Staff has analyzed the request and recommends **approval** of the Conditional use permit as submitted.

The Commission's Responsibility:

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

The Commission may approve, approve with conditions or modifications or deny the permit. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission, pursuant to Section 1.5.7.5 of the LDC, should consider the extent to which:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

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

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

Prepared by:

Will Parrish

Planning Technician

November 2, 2016

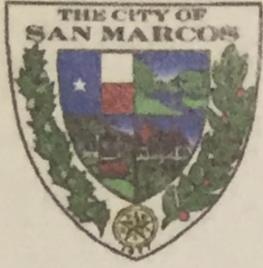
Name

Title

Date

Get Landlord Approval
Email Blueprint

09/15



Conditional Use Permit Application Checklist: GENERAL

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input checked="" type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A completed application for Conditional Use Permit and required fees	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A site plan illustrating the location of all structures on the subject property and on adjoining properties	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Application Fee \$609	<input type="checkbox"/>	
<input type="checkbox"/>	Renewal Fee \$305	<input type="checkbox"/>	
<input type="checkbox"/>	Technology Fee \$11	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Planning Director:			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district	<input type="checkbox"/>	

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

Signed: *Cory Dickman*
Printed Name: CORY Dickman

Date: 9/26/16

Engineer Surveyor Architect/Planner Owner Agent: _____

City of San Marcos CONDITIONAL USE PERMIT APPLICATION - GENERAL

APPLICANT

Name: Cory Dickman
 Mailing Address: 400 Bosque Blvd.
unit #306 WACO, TX 76707
 Telephone No.: 503-317-1674
 E-mail address: Cory-dickman@alumni.baylor.edu

PROPERTY OWNER

Hjorting Flemming
2101 South IH 35
suite 220 Austin, TX 78741
512-326-2722 ext. 105
Keith@lynx Property Services.com

Property Address: 700 North LBJ Dr. Suite 112 San Marcos, TX
 Legal Description (if platted): Lot _____ Block _____ Subdivision X
 Tax ID Number: R 562-68-1813 Zoning District: _____

PROPOSED USE

Brief description of Proposed Use (attach separate page if needed): We will be opening an escape room. Escape Rooms are used for entertainment + team building / corporate team skills development. We design rooms w/ different puzzles, clues, + mysteries. The objective is to solve the puzzles + escape before your time (60 mins) runs out. Our content is family friendly. We also provide a default code if the groups need to exit the room early. This will be something fun + educational for the community + tourists. We are also a great addition to the existing tenants. Our customers will take full advantage of the restaurants + stores in the Strip center.

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

I am the property owner of record; or

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

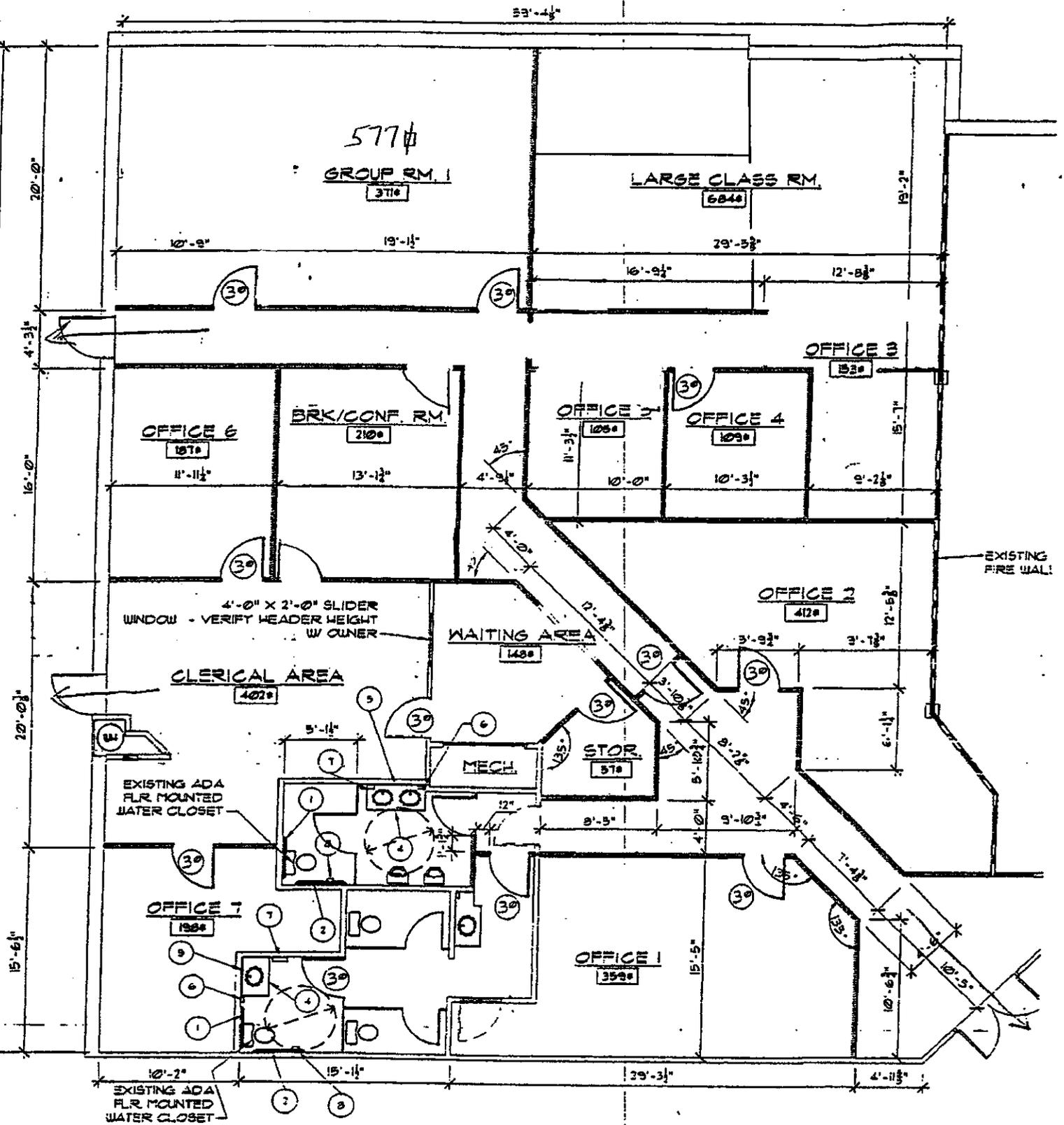
Signature of Applicant: [Signature] Date: 9/26/16

To be completed by Staff:

Meeting Date: _____
 Accepted by: _____

Application Deadline: _____
 Date: _____

Suite 112 Floor Plan







Legislation Text

File #: ID#16-629, **Version:** 1

AGENDA CAPTION:

Receive an update from staff, hold a discussion and hear details regarding the Fall 2016 Preferred Scenario Amendment applications received and provide direction to staff:

PSA-16-01 Mark Lindley - approximately 10.432 acres, more or less, located at North IH 35 and Mill Street - Area of Stability to Medium Intensity (T. Carpenter)

PSA-16-02 Hermann Vigil - approximately 99.80 acres, more or less, located at Yarrington Road and Harris Hill Road - Area of Stability to Employment Center (B. Melland)

Meeting date: November 8, 2016

Department: Planning & Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(s): N/A

BACKGROUND:

The process for review of these applications includes updates to the Neighborhood Commission, Planning & Zoning Commission, and City Council followed by public hearings and action by the Planning & Zoning Commission and City Council.

Two (2) applications were received for the Fall 2016 Preferred Scenario Amendment (PSA) Deadline.

PSA-16-01 Mark Lindley :: +/- 10.432 acres located at the intersection of North IH 35 and Mill Street :: From Area of Stability to Medium Intensity :: MF-24 (Multifamily)

PSA-16-01 Hermann Vigil :: +/- 99.80 acres more or less at the intersection of Yarrington Road and Harris Hill Road :: From Area of Stability to Employment Center :: PDD (Planned Development District), VMU

(Vertical Mixed Use), and HC (Heavy Commercial).

Preferred Scenario Amendment(s) Request Summary Fall 2016



Summary:

Two (2) applications were received for the Fall 2016 Preferred Scenario Amendment (PSA) Deadline.

(Applicant :: location :: requested intensity :: requested zoning)

- 1) PSA-16-01 Mark Lindley :: +/- 10.432 acres located at the intersection of North IH 35 and Mill Street :: From Area of Stability to Medium Intensity :: MF-24 (Multifamily)
- 2) Hermann Vigil :: +/- 99.80 acres more or less at the intersection of Yarrington Road and Harris Hill Road :: From Area of Stability to Employment Center :: PDD (Planned Development District), VMU (Vertical Mixed Use), and HC (Heavy Commercial).

Process:

Application Deadline:	October 3, 2016
Courtesy Notice:	October 28, 2016
Update to P&Z:	November 8, 2016
Update to Council:	November 15, 2016
Neighborhood Commission Discussion:	November 16, 2016
Hearing & Action by P&Z:	December 13, 2016
Hearing & Discussion by Council:	January 3, 2017
Hearing & Action by Council:	January 17, 2017
Reconsideration by Council:	February 7, 2017

PSA-16-01: *IH-35 and Mill Street*

Mark Lindley is proposing a change from an Area of Stability to Medium Intensity for approximately 10.432 acres, more or less, located at the intersection of North IH 35 and Mill Street. A Zoning Change request from GC (General Commercial) to MF-24 (Multifamily) is accompanying this preferred scenario amendment request.

The applicant states that the requests would allow an expansion of the Aspen Heights multifamily development to this site.

PSA-16-02: *Yarrington Road and Harris Hill Road*

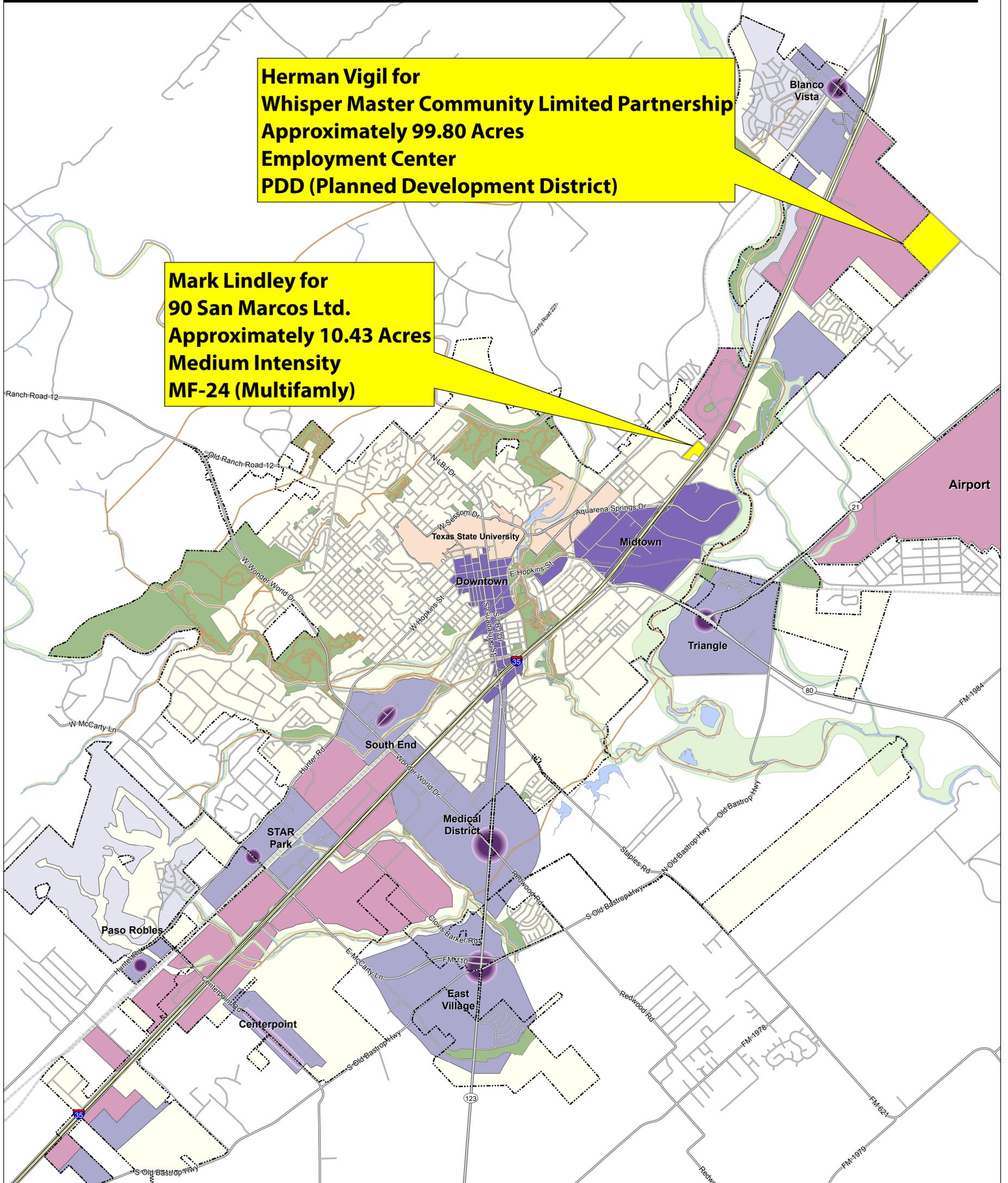
Hermann Vigil is proposing a change from an Area of Stability to an Employment Center for approximately 99.80 acres, more or less, located at the intersection of Yarrington Road and Harris Hill Road. Associated zoning change request is proposed as Planned Development District zoning.

This request is for a portion of the larger Whisper Texas development and is pursuant to the land uses specified within the approved Public Improvement District Agreement in effect for the subject property, which are commercial, industrial, and residential.

Preferred Scenario Applications Fall 2016

**Herman Vigil for
Whisper Master Community Limited Partnership
Approximately 99.80 Acres
Employment Center
PDD (Planned Development District)**

**Mark Lindley for
90 San Marcos Ltd.
Approximately 10.43 Acres
Medium Intensity
MF-24 (Multifamily)**



Intensity Zone		Other	
	High Intensity		City Limits/Areas of Stability
	Medium Intensity		River/Creek
	Low Intensity		Open Space
	Activity Node		Existing Parkland
	Employment Center		Texas State University
Trail Type			Railroad
	Proposed Greenway		Proposed Greenway/ Trail Connection
	Existing Trail		

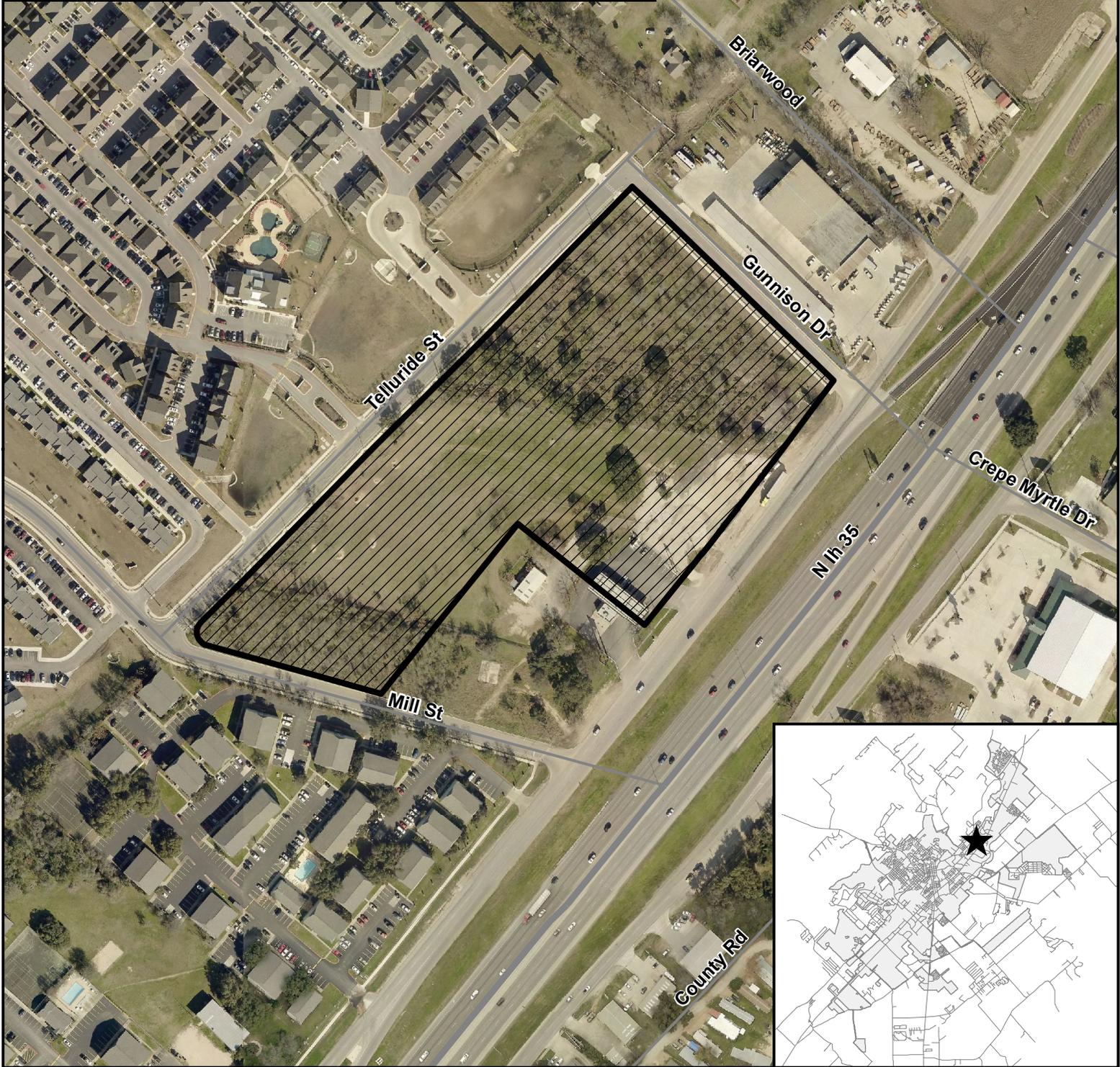
Updated October 2016

This map was produced solely for geographic reference by the City of San Marcos - Planning and Development Services department. No warranty is made concerning the map's accuracy or completeness.

Texas Local Government Code - Sec. 213.005
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."



PSA-16-01 Aspen Heights II - Aerial View Map Date: 10/20/2016



 PSA-16-01 Site

 Site Location

 City Limit

0 250 500 750 Feet

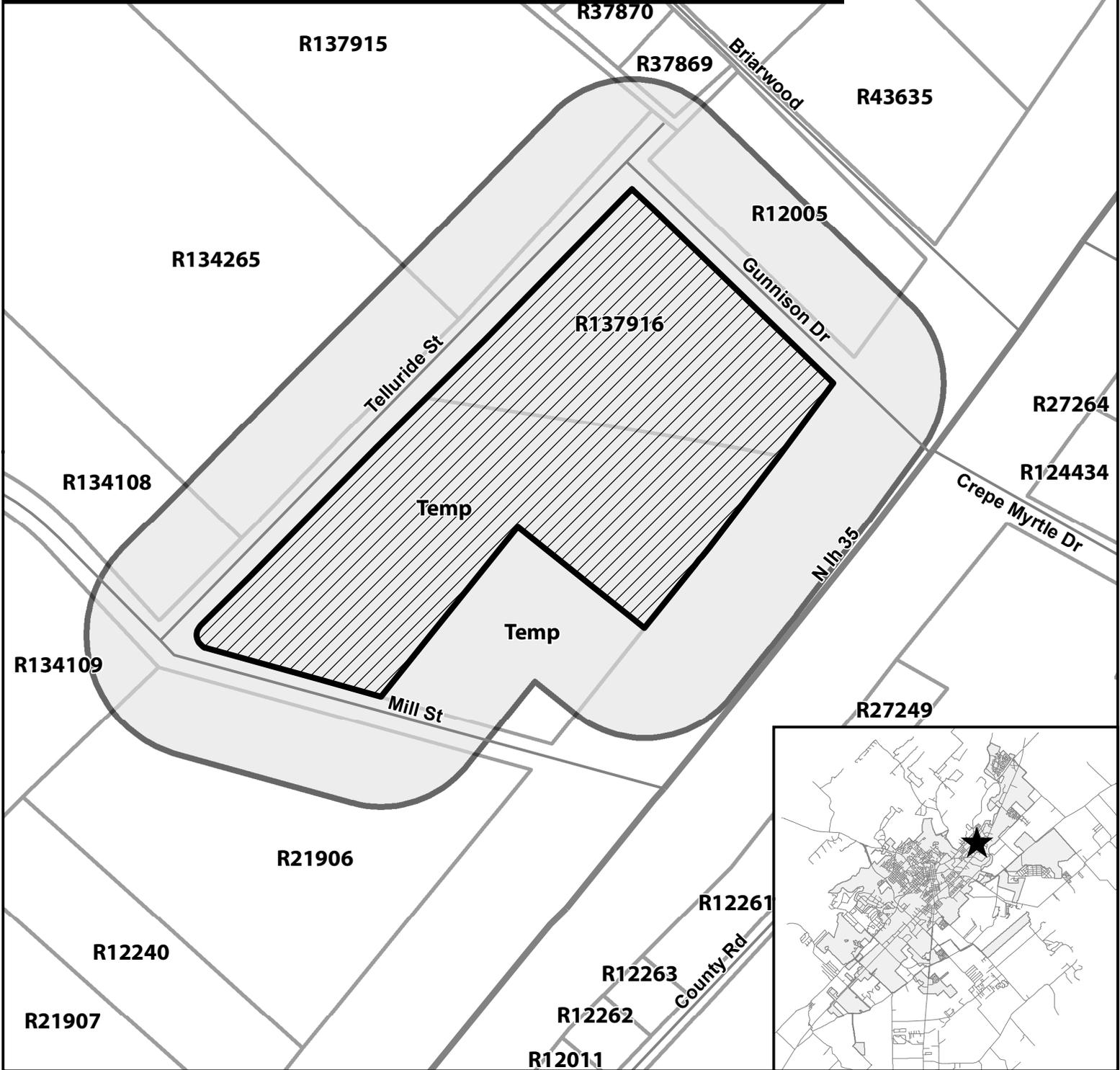


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Note: Imagery from 2015

Document Path: Y:_Planning Current\VP&Z\2016 Staff Reports\PSA\PSA-16-01 Aspen Heights II\GIS\PSA-16-01_Aerial.mxd

PSA-16-01 Aspen Heights II - 200 Foot Notification Map Date: 10/20/2016

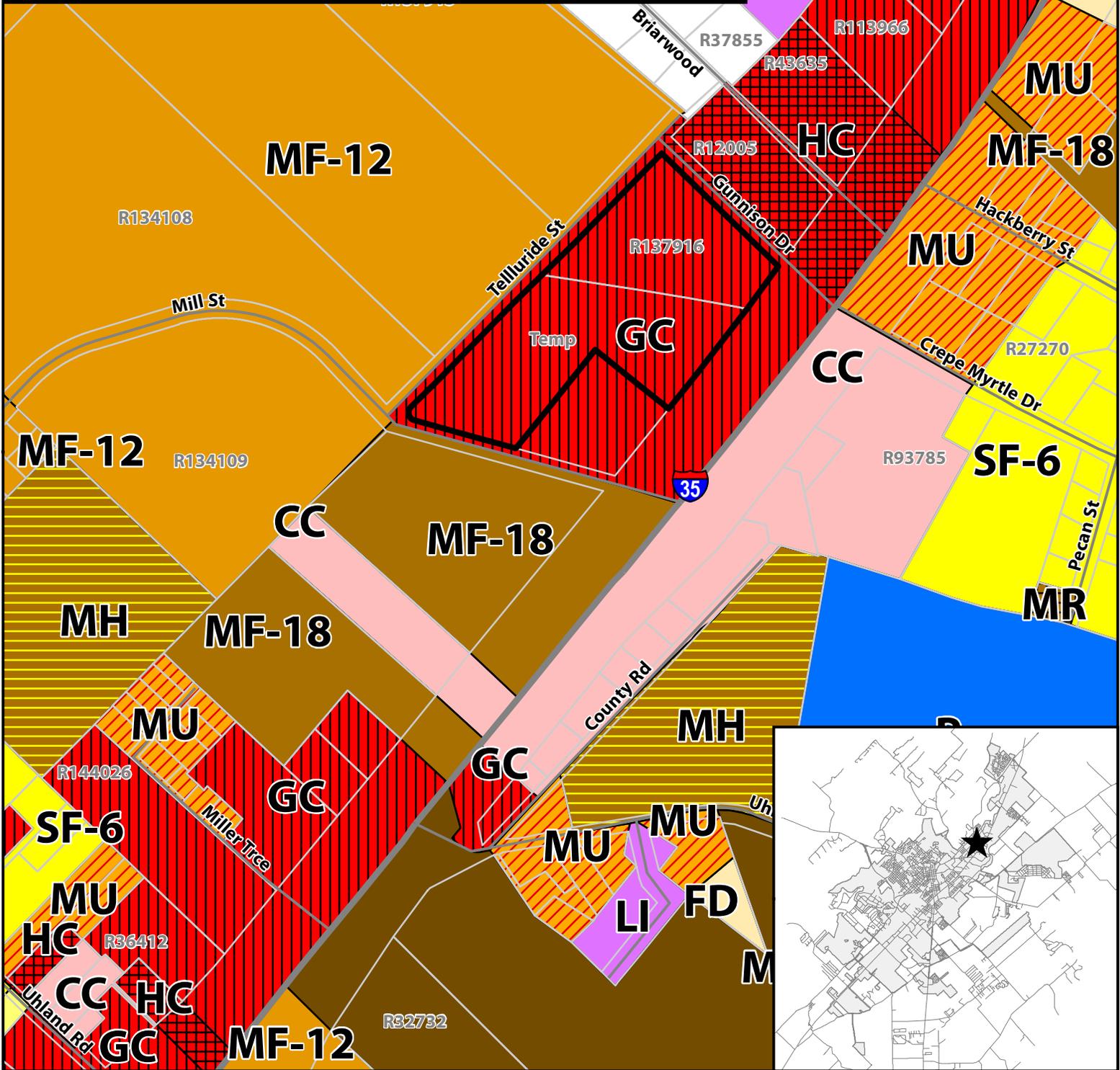


-  200 Foot Notification
-  Parcels
-  PSA-16-01 Site
-  Site Location
-  City Limit



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

PSA-16-01 Aspen Heights II - Existing Zoning Map Date: 10/20/2016



-  PSA-16-01 Site
-  Site Location
-  City Limit

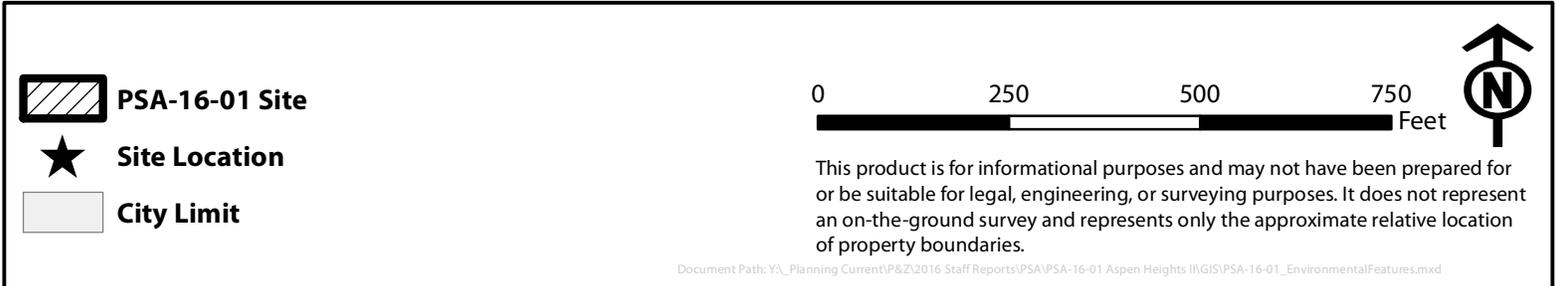
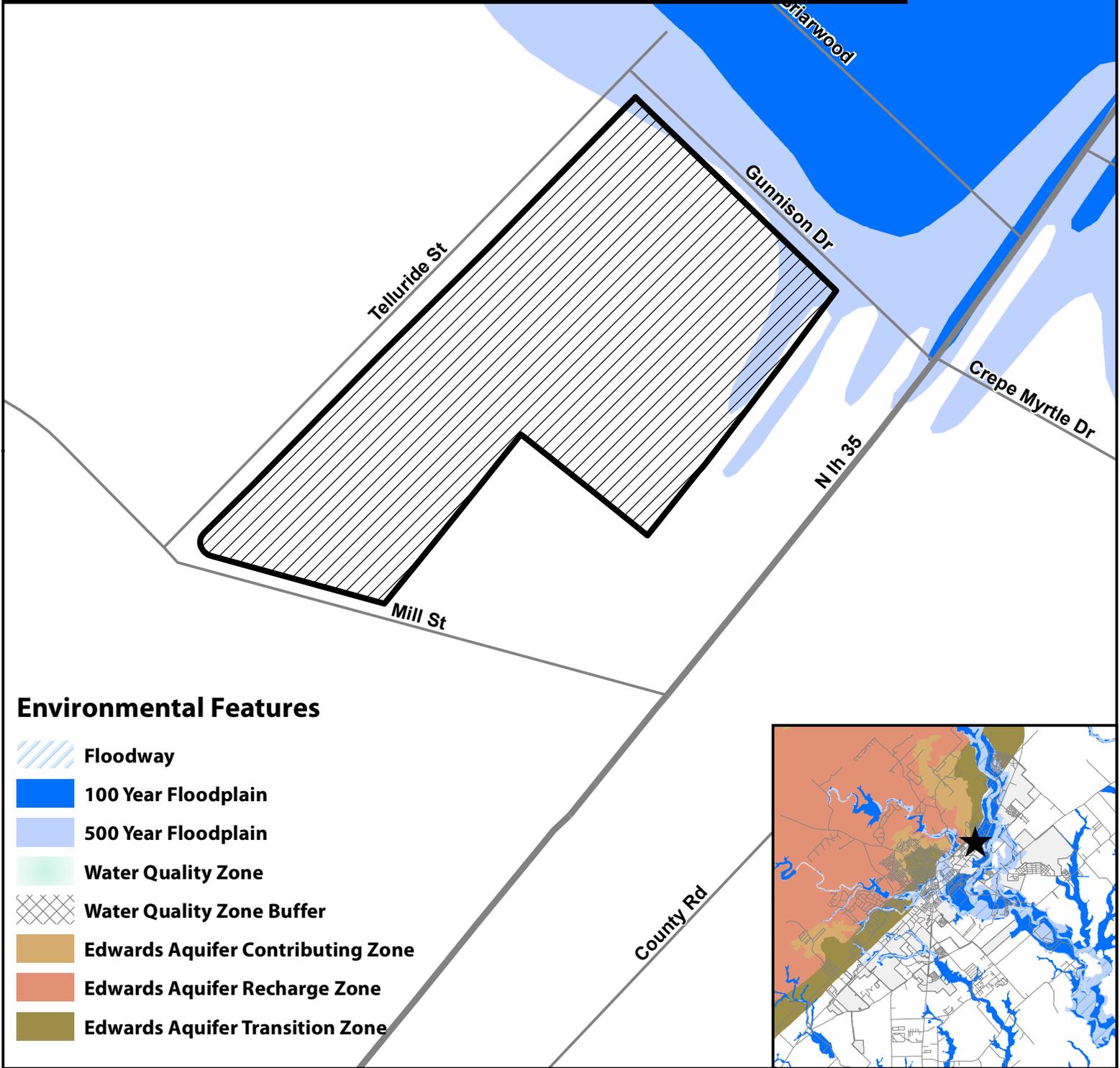


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

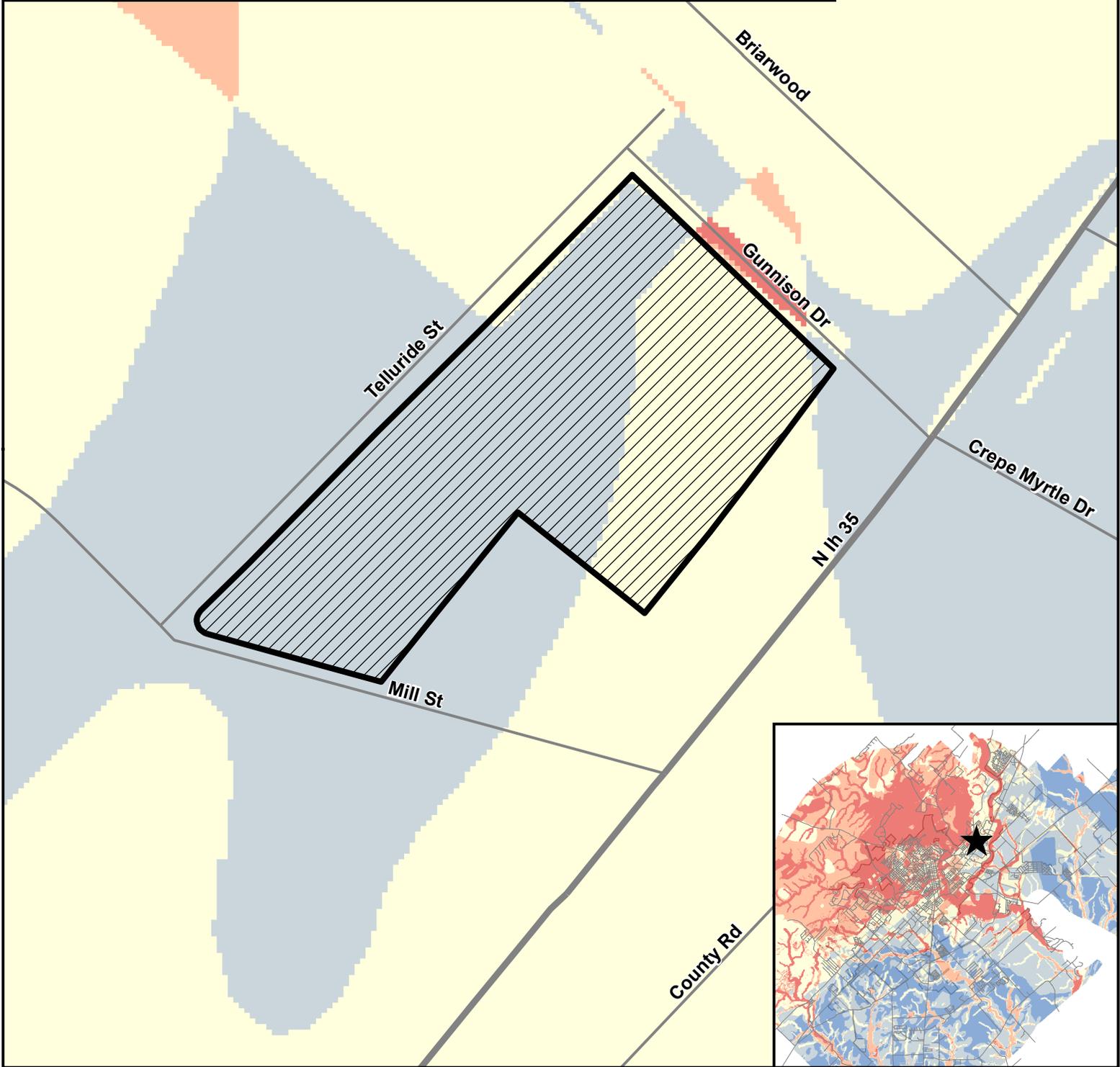
PSA-16-01

Aspen Heights II - Environmental Features

Map Date: 10/20/2016

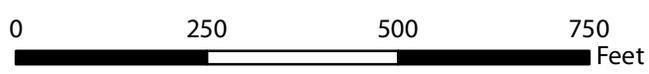


PSA-16-01 Aspen Heights II - Land Use Suitability Map Date: 10/20/2016



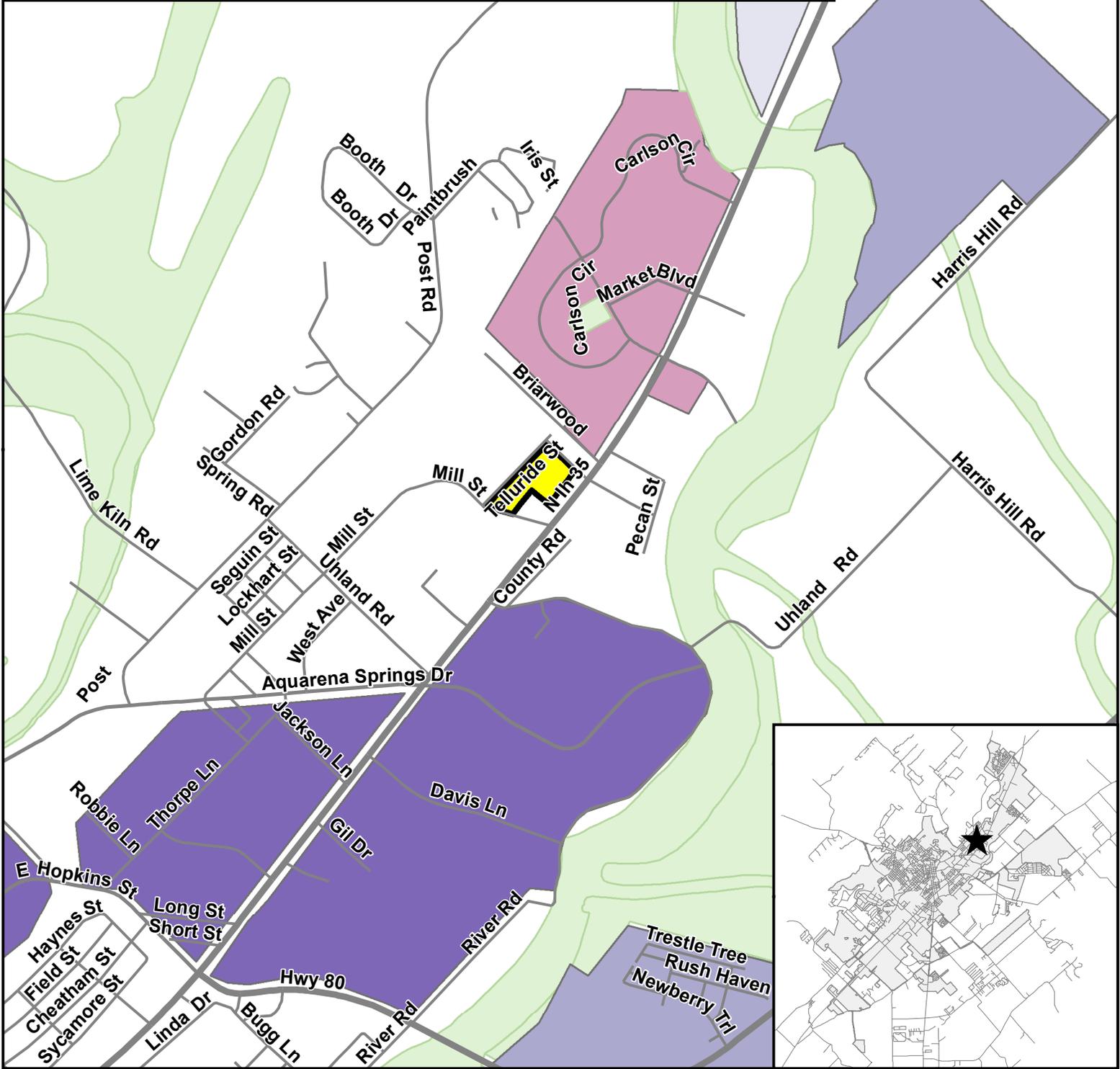
- 1 - Least Constrained
- 2
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained

- PSA-16-01 Site
- Site Location
- City Limit

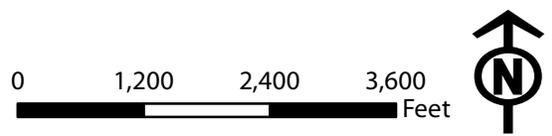


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PSA-16-01 Aspen Heights II - Preferred Scenario Map Date: 10/20/2016

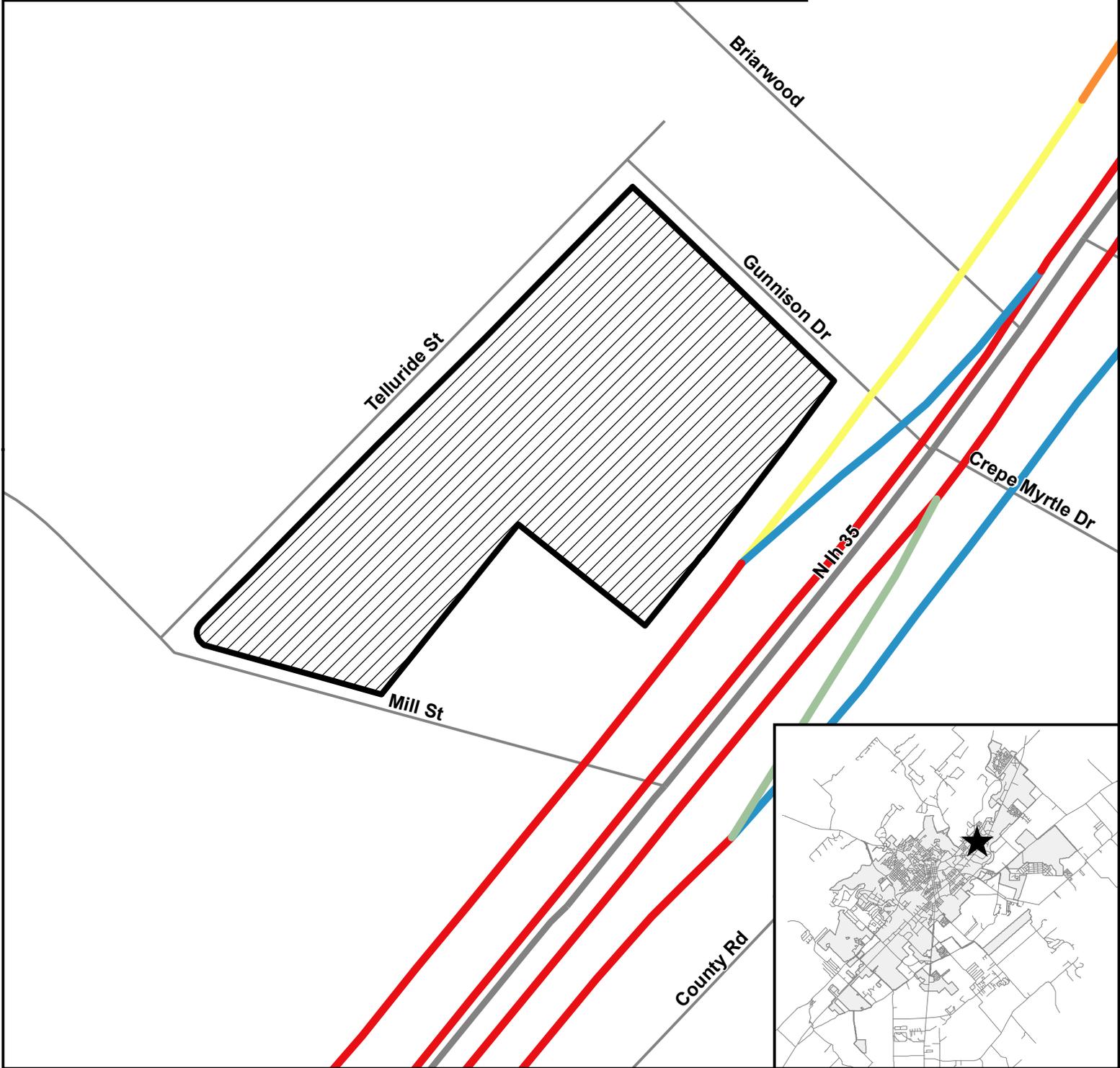


- High Intensity
- Medium Intensity
- Low Intensity
- PSA-16-01 Site
- Site Location
- Area of Stability
- Open Space
- Employment Area
- Activity Node
- City Limit



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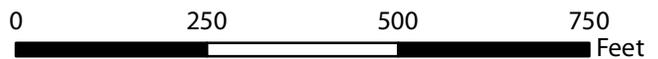
PSA-16-01 Aspen Heights II - TDM Existing Daily Map Date: 10/20/2016



Travel Demand Model

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

-  PSA-16-01 Site
-  Site Location
-  City Limit

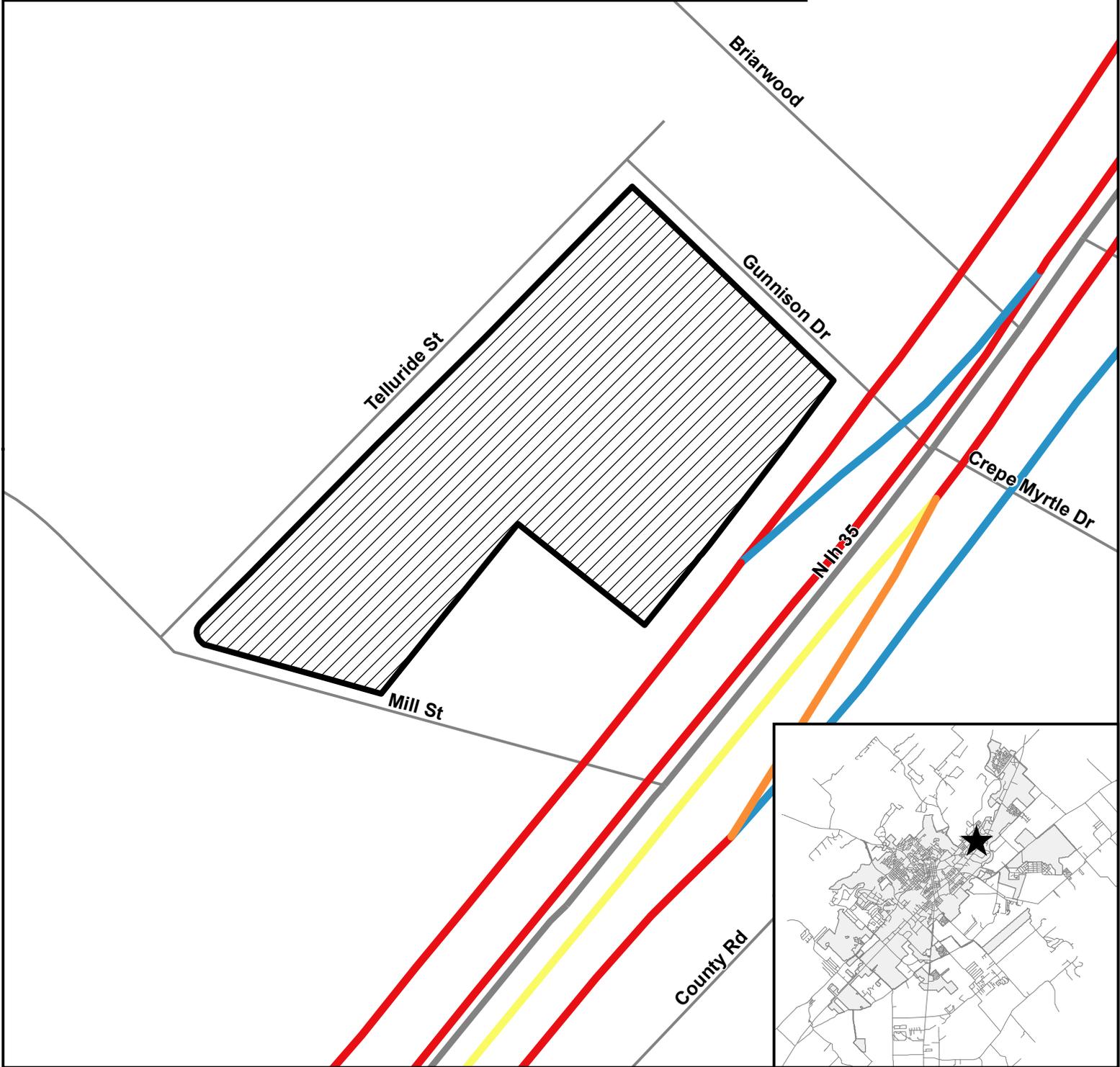


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PSA-16-01

Aspen Heights II - TDM Existing Peak

Map Date: 10/20/2016



Travel Demand Model

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

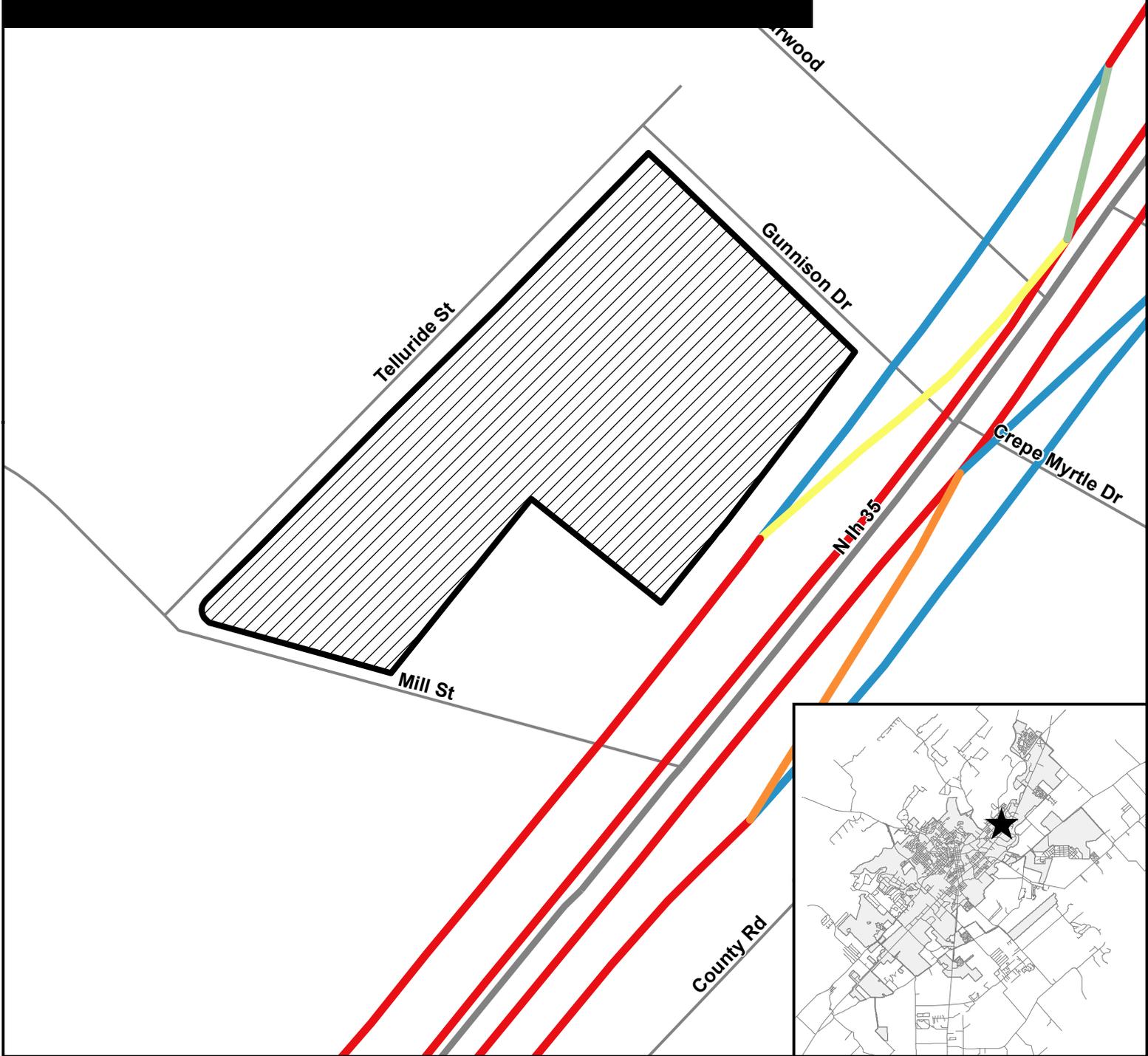
- PSA-16-01 Site
- Site Location
- City Limit

0 250 500 750 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.

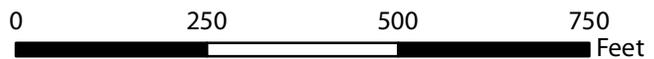
PSA-16-01 Aspen Heights II - TDM Future Daily Map Date: 10/20/2016



Travel Demand Model

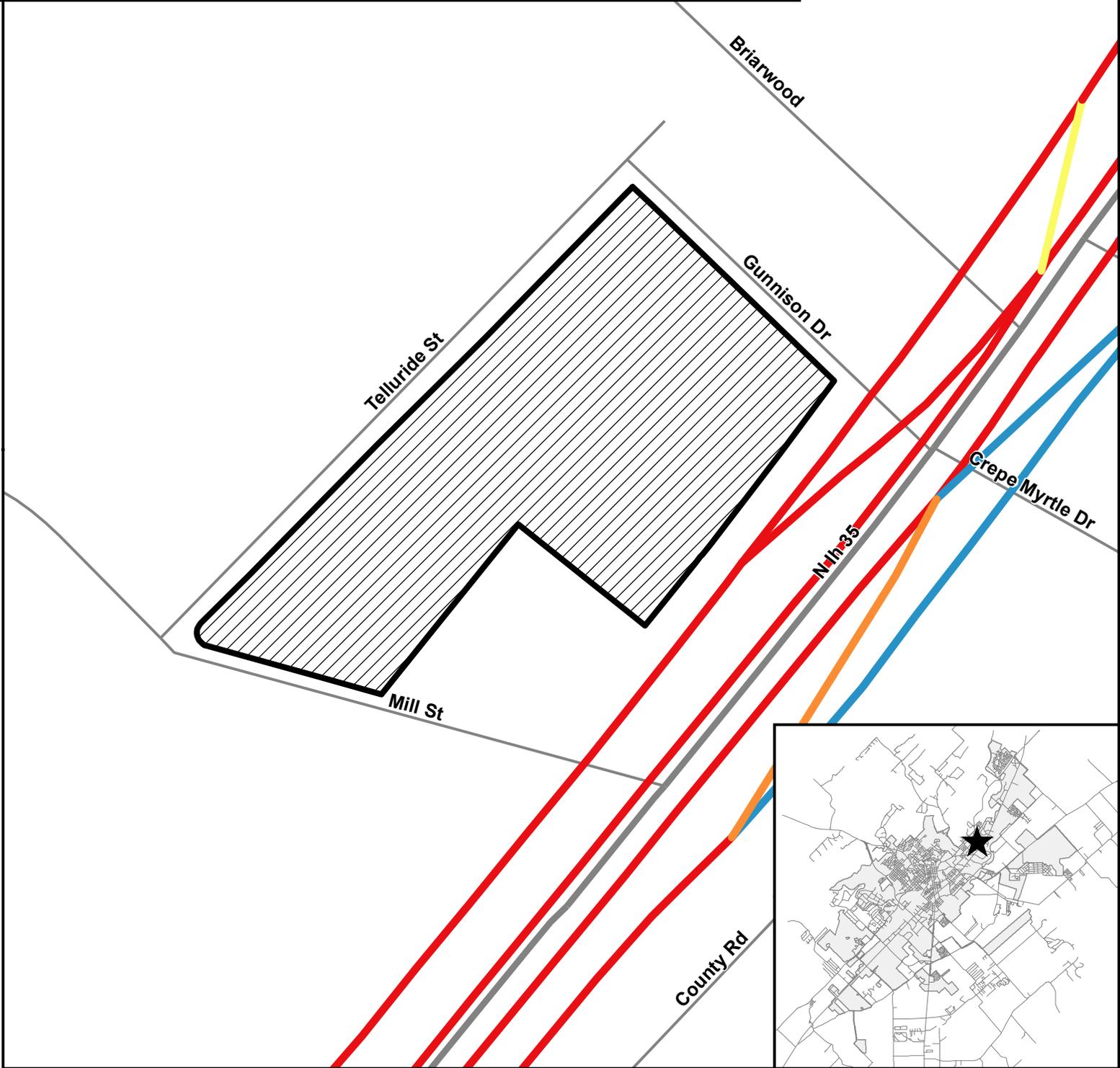
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

- PSA-16-01 Site
- Site Location
- City Limit



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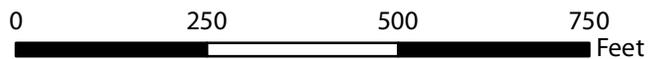
PSA-16-01 Aspen Heights II - TDM Future Peak Map Date: 10/20/2016



Travel Demand Model

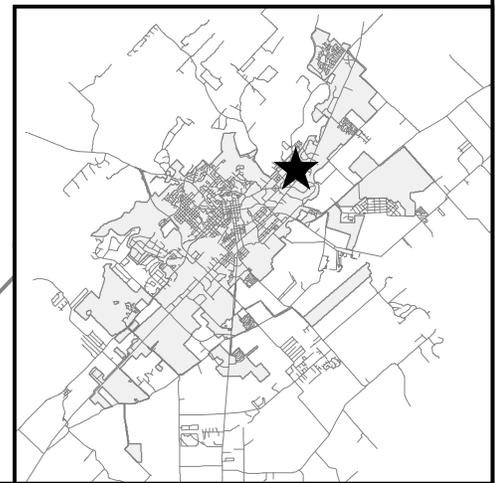
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

-  PSA-16-01 Site
-  Site Location
-  City Limit



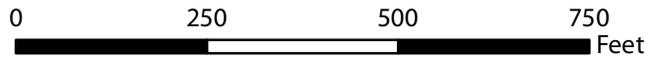
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PSA-16-01 Aspen Heights II - Thoroughfare Plan Map Date: 10/20/2016



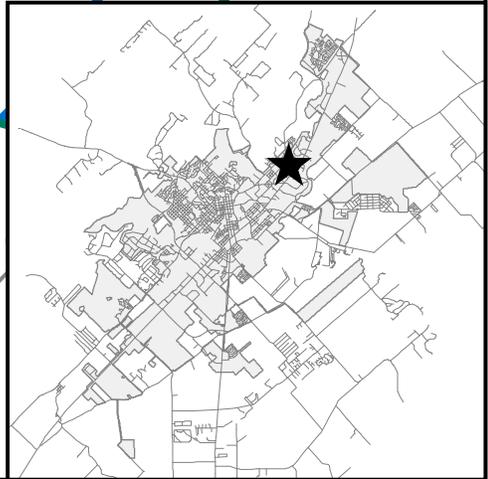
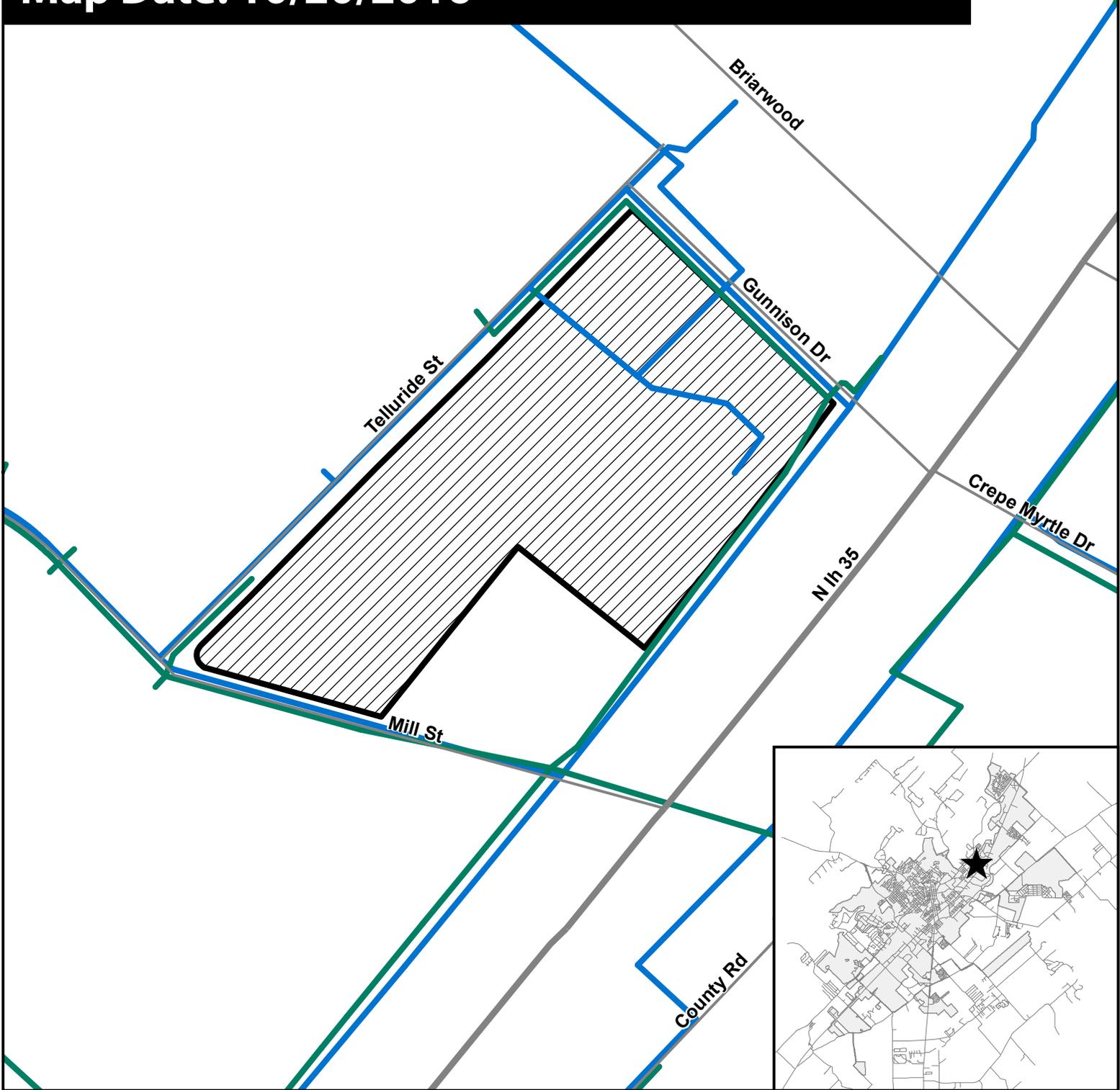
-  Collector
-  Freeway
-  Major Arterial
-  Minor Arterial

-  PSA-16-01 Site
-  Site Location
-  City Limit



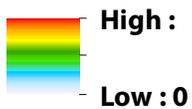
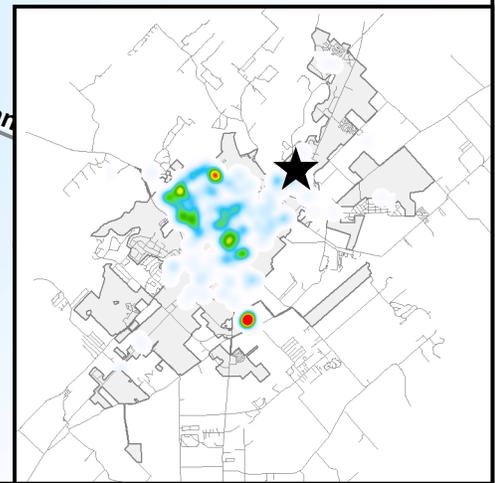
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PSA-16-01 Aspen Heights II - Water/Wastewater Utilities Map Date: 10/20/2016

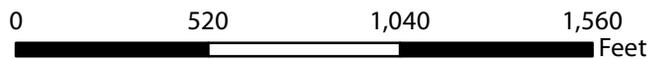


	Wastewater Line		
	Potable Water Line		
	PSA-16-01 Site	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p><small>Document Path: Y:_Planning Current\VP&Z\2016 Staff Reports\PSA\PSA-16-01 Aspen Heights II\GIS\PSA-16-01_Utilities.mxd</small></p>	
	Site Location		
	City Limit		

PSA-16-01 Aspen Heights II - Water Hotspots Map Date: 10/20/2016



-  PSA-16-01 Site
-  Site Location
-  City Limit

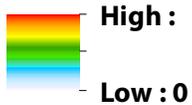


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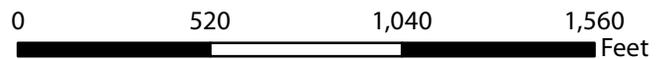
PSA-16-01

Aspen Heights II - Wastewater Hotspots

Map Date: 10/20/2016



-  PSA-16-01 Site
-  Site Location
-  City Limit



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PSA-16-02 Whisper—Aerial View Map Date: 10/20/2016



 PSA-16-02 Site

 Parcels

 Site Location

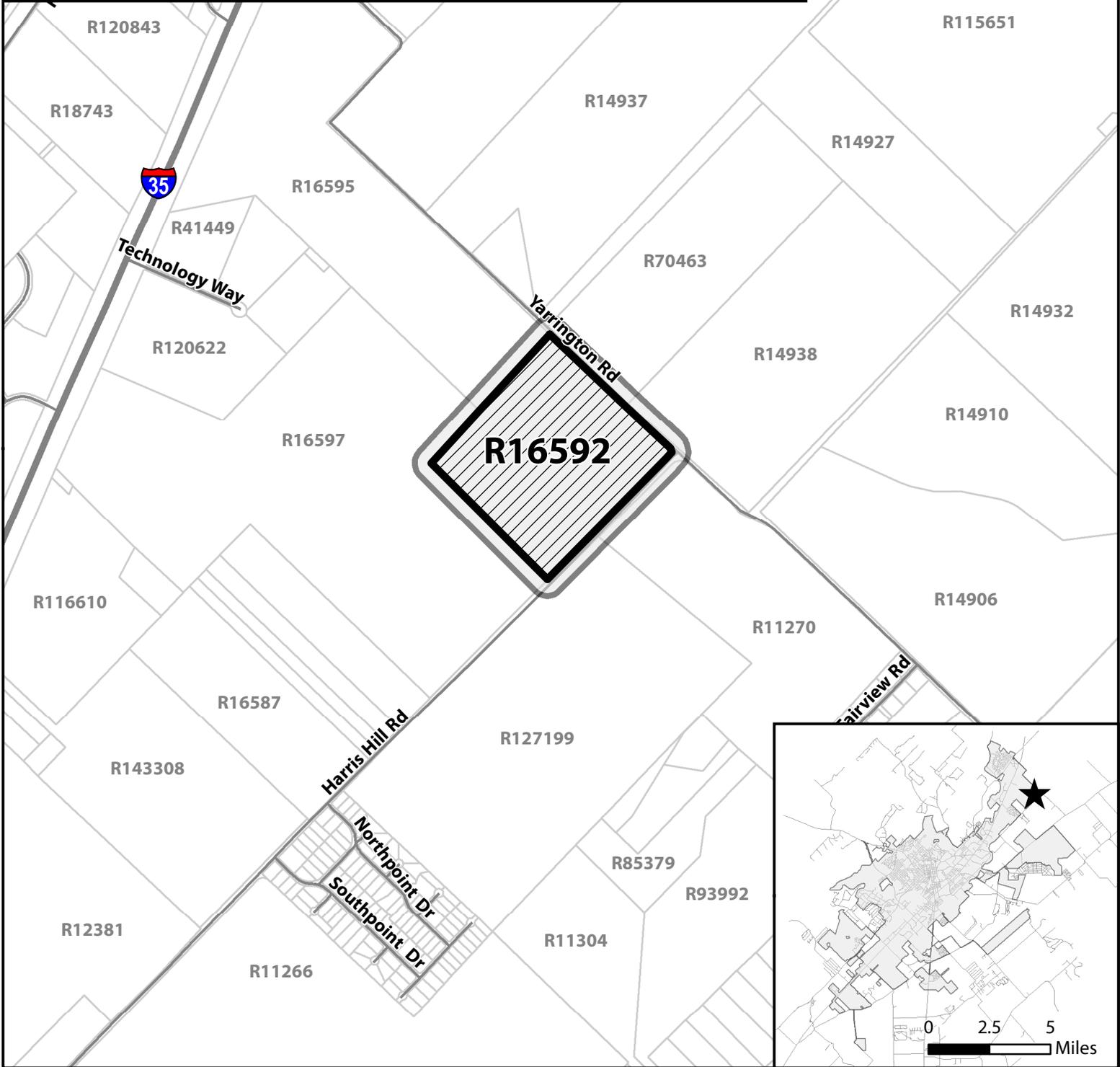
 City Limit

Imagery Date: 2015



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PSA-16-02 Whisper - 200 Foot Notification Buffer Map Date: 10/20/2016



 200 Foot Notification

 PSA-16-02 Site

 Parcels

 Site Location

 City Limit

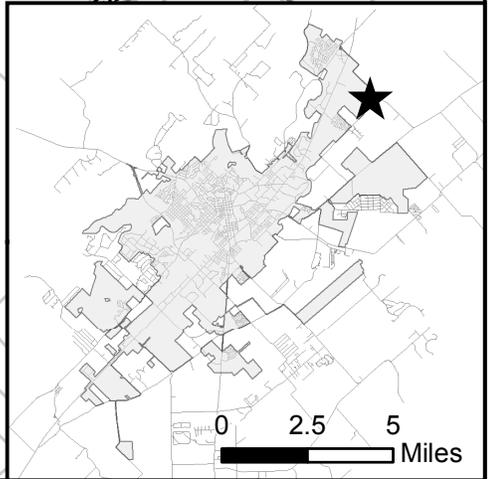
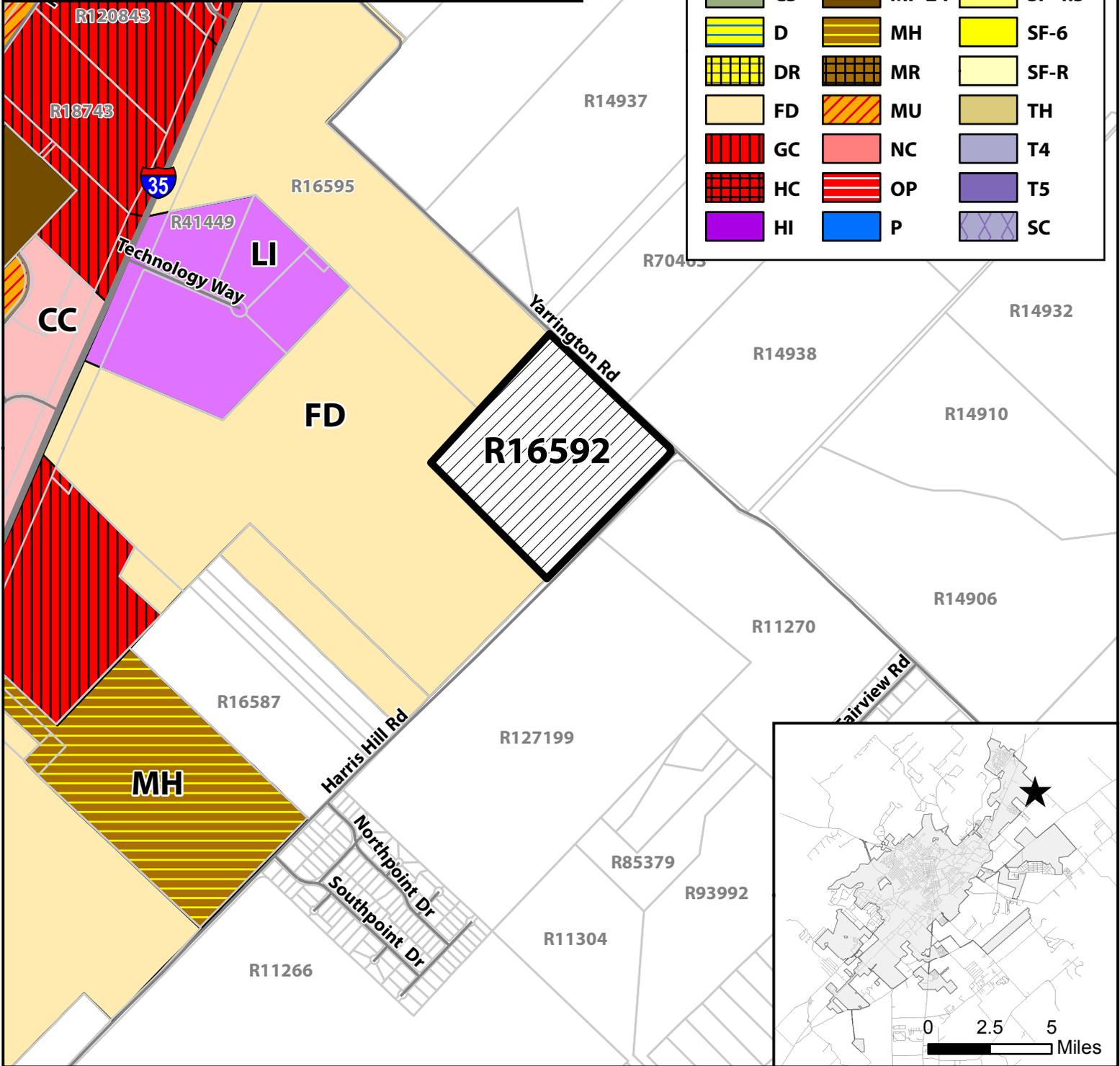
0 0.25 0.5 0.75 1 Mile



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PSA-16-02 Whisper—Existing Zoning Map Date: 10/20/2016

	AR		LI		PDD
	CBA		MF-12		PH-ZL
	CC		MF-18		SF-11
	CS		MF-24		SF-4.5
	D		MH		SF-6
	DR		MR		SF-R
	FD		MU		TH
	GC		NC		T4
	HC		OP		T5
	HI		P		SC



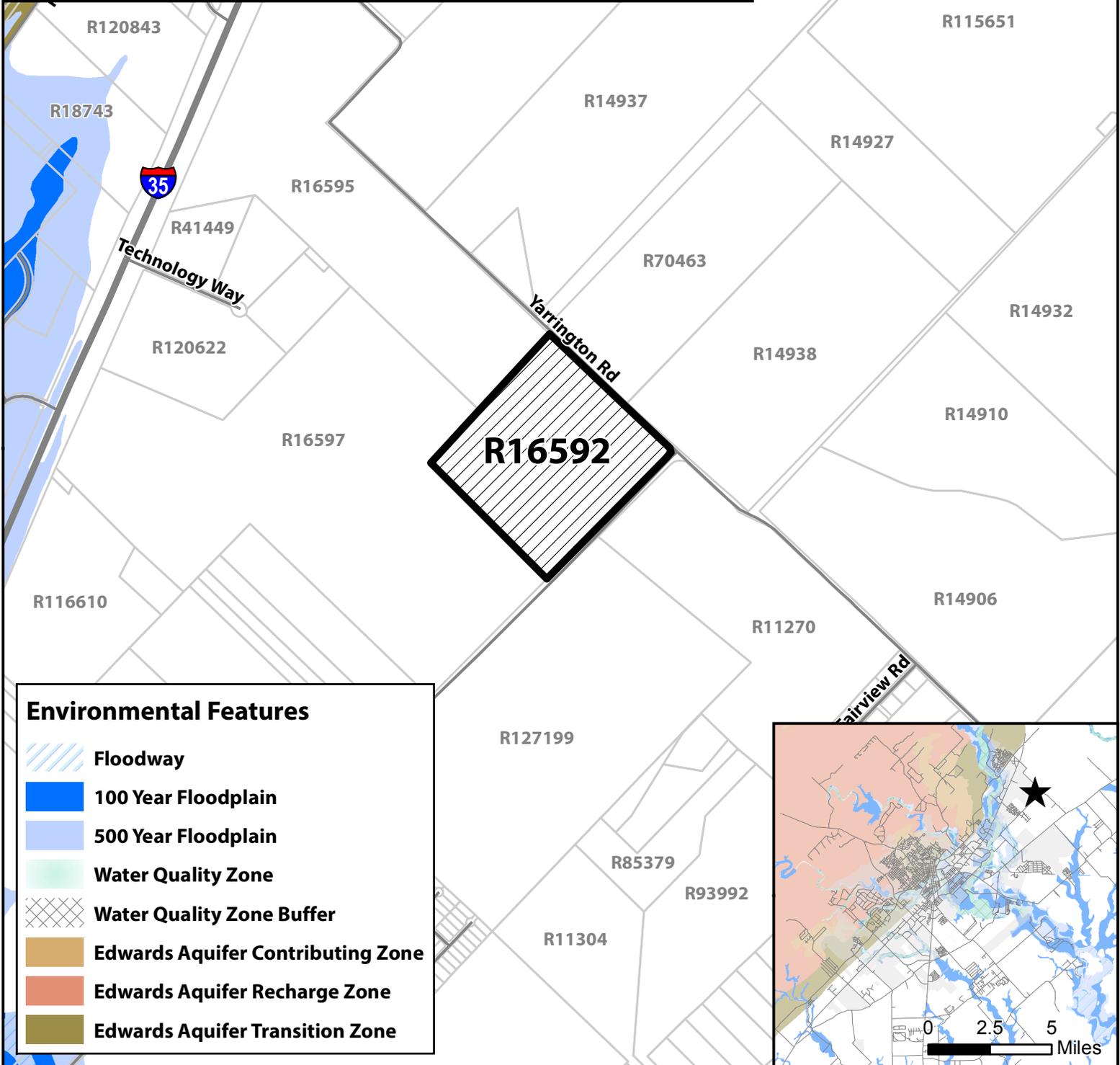
- PSA-16-02 Site
- Site Location
- City Limit

0 0.25 0.5 0.75 1 Mile

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

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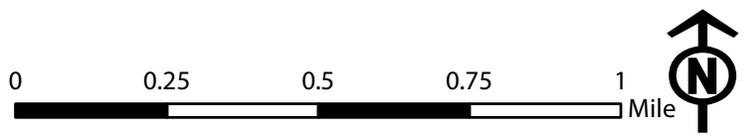
PSA-16-02 Whisper—Environmental Features Map Date: 10/20/2016



Environmental Features

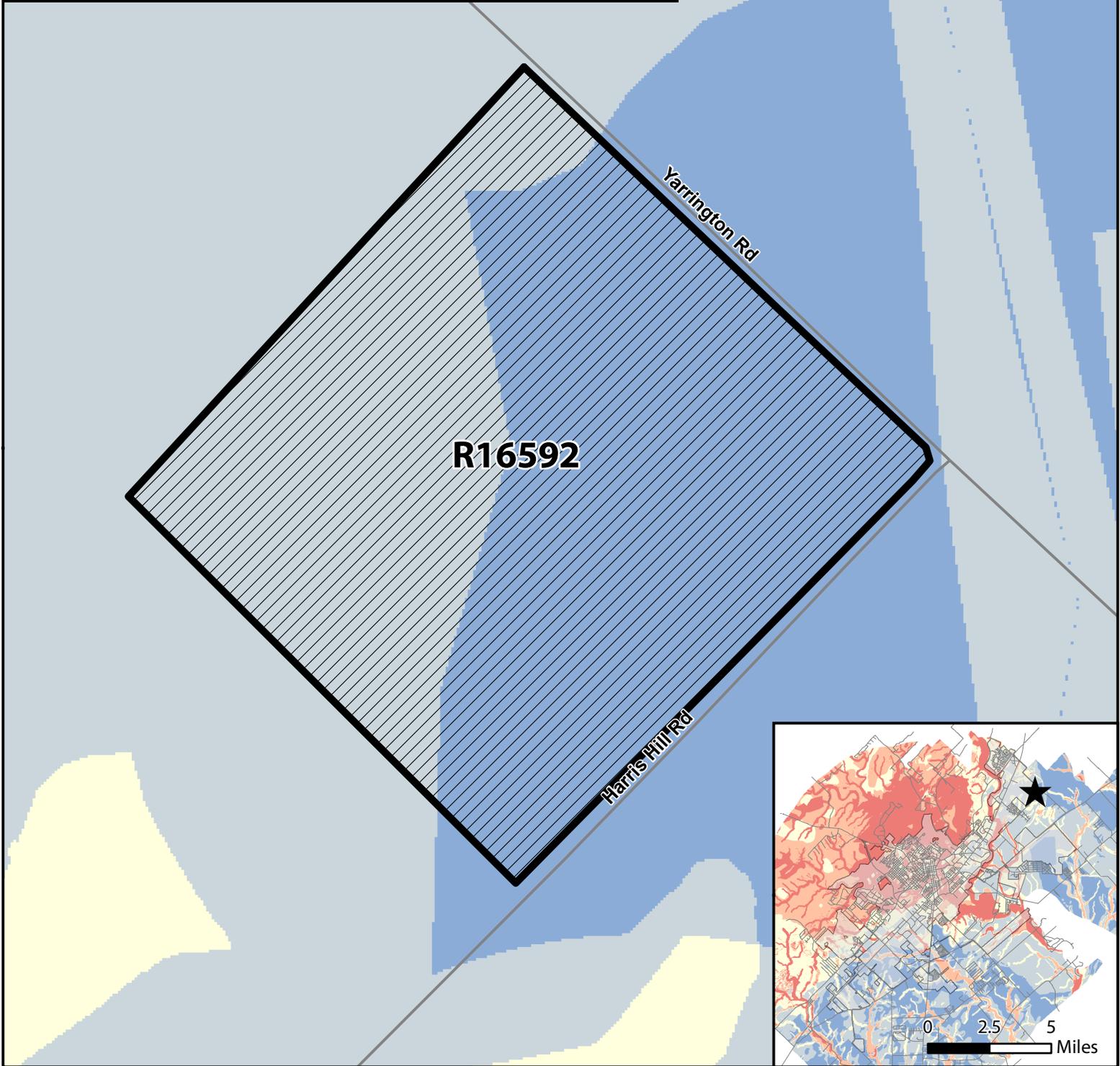
-  Floodway
-  100 Year Floodplain
-  500 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Edwards Aquifer Contributing Zone
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Transition Zone

-  PSA-16-02 Site
-  Site Location
-  City Limit



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PSA-16-02 Whisper—Land Use Suitability Map Date: 10/20/2016



 1 - Least Constrained

 2

 3 - Moderately Constrained

 4

 5 - Most Constrained

 PSA-16-02 Site

 Site Location

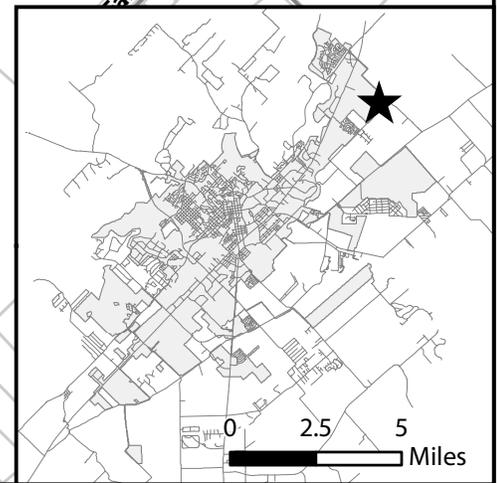
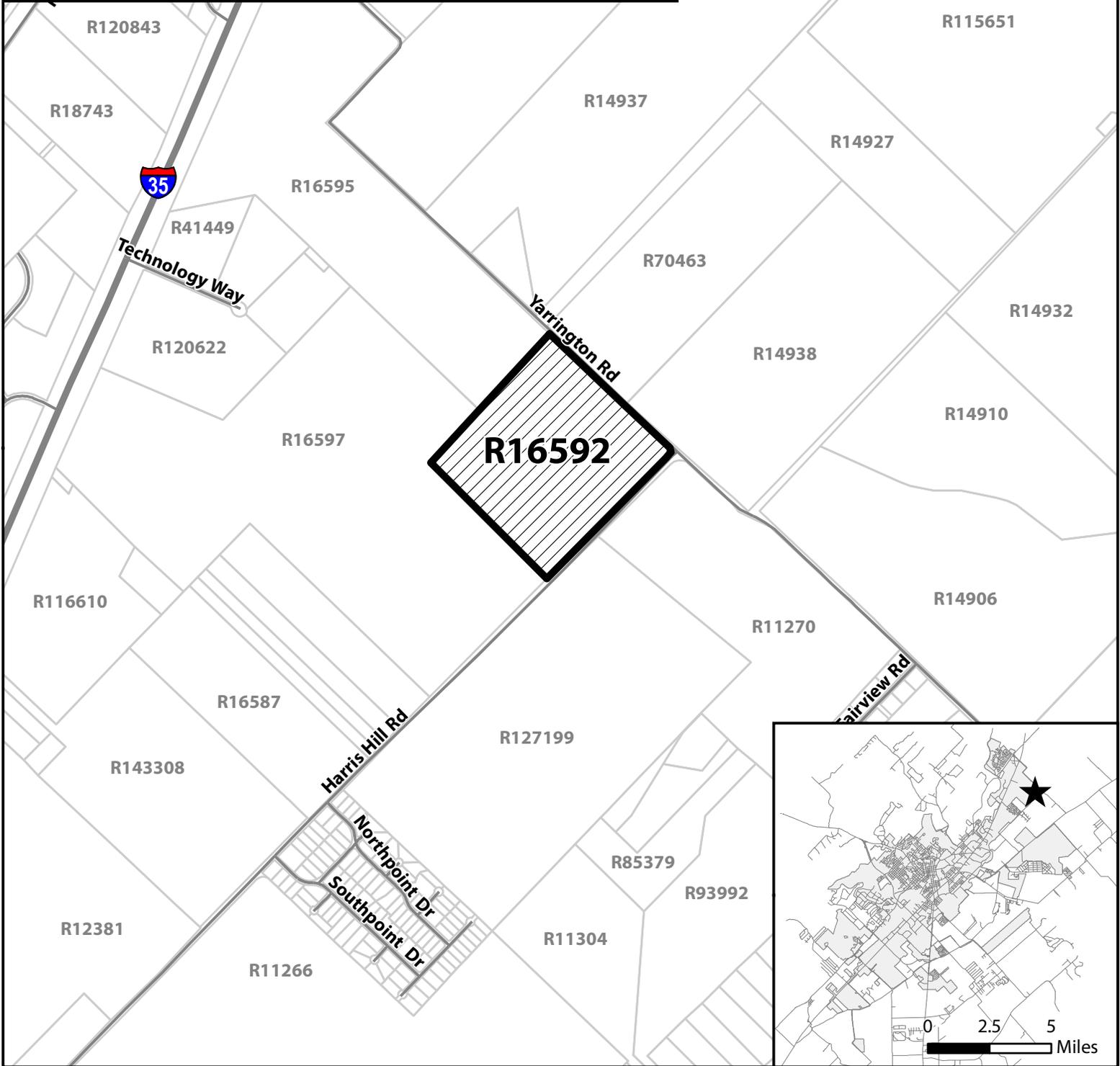
 City Limit

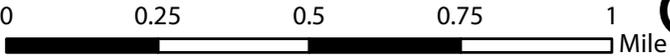
0 500 1,000 1,500 Feet



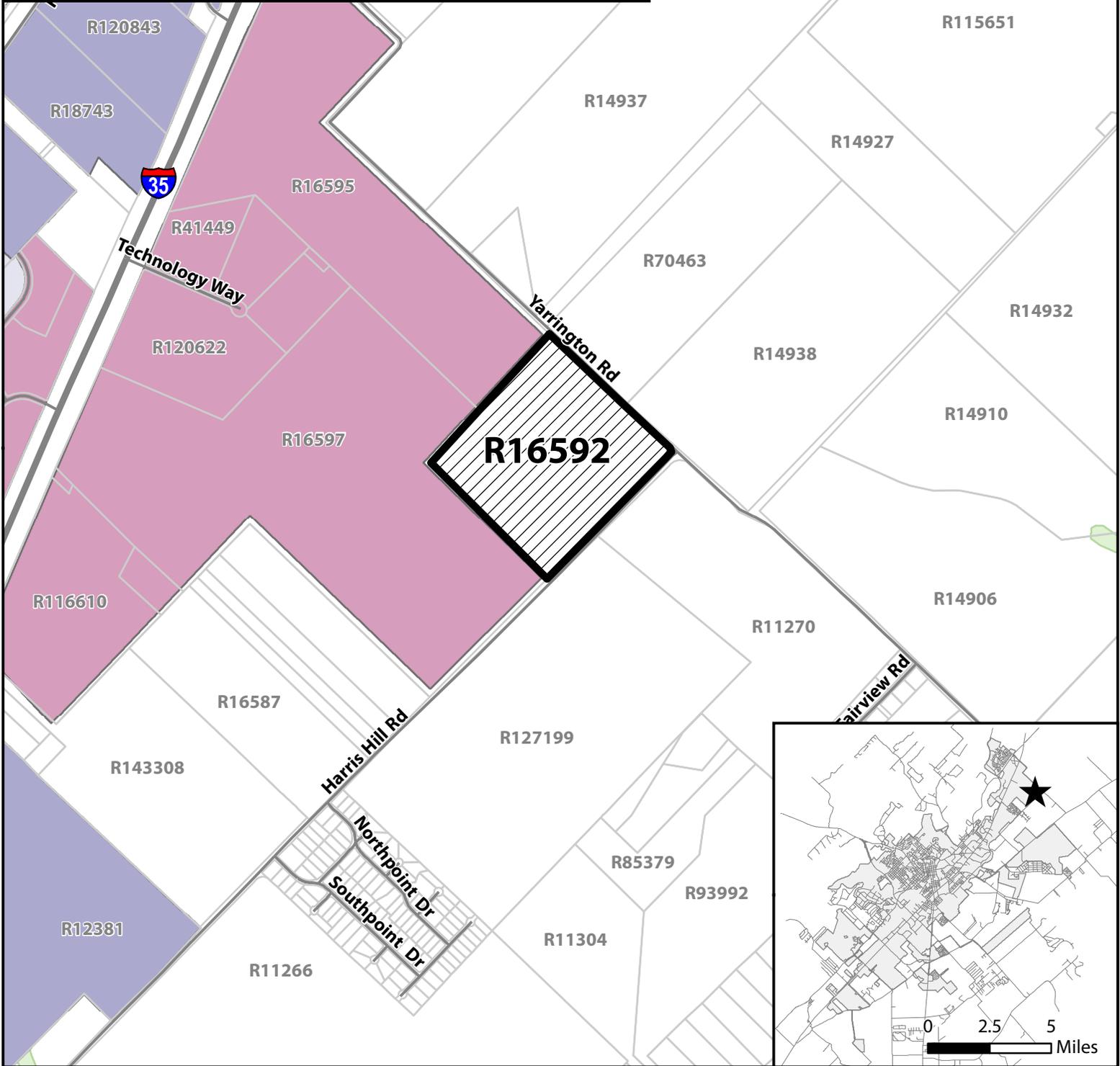
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PSA-16-02 Whisper—Land Use Suitability Map Date: 10/20/2016



	1- Least Constrained		PSA-16-02 Site		
	2		Parcels		
	3 - Moderately Constrained		Site Location	<p>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.</p>	
	4		City Limit		
	5 - Most Constrained	<p>Document Path: \\benson\user files\Planning & Dev\Planning\ Planning Current\PSA\2016 Staff Reports\PSA\PSA-16-02 Whisper\GIS\PSA-16-02_LUS.mxd</p>			

PSA-16-02 Whisper—Preferred Scenario Map Date: 10/20/2016

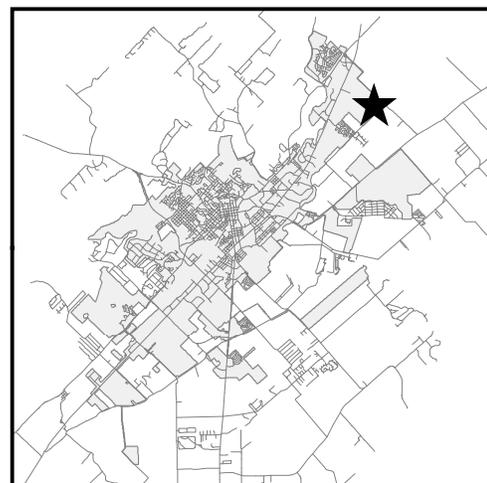
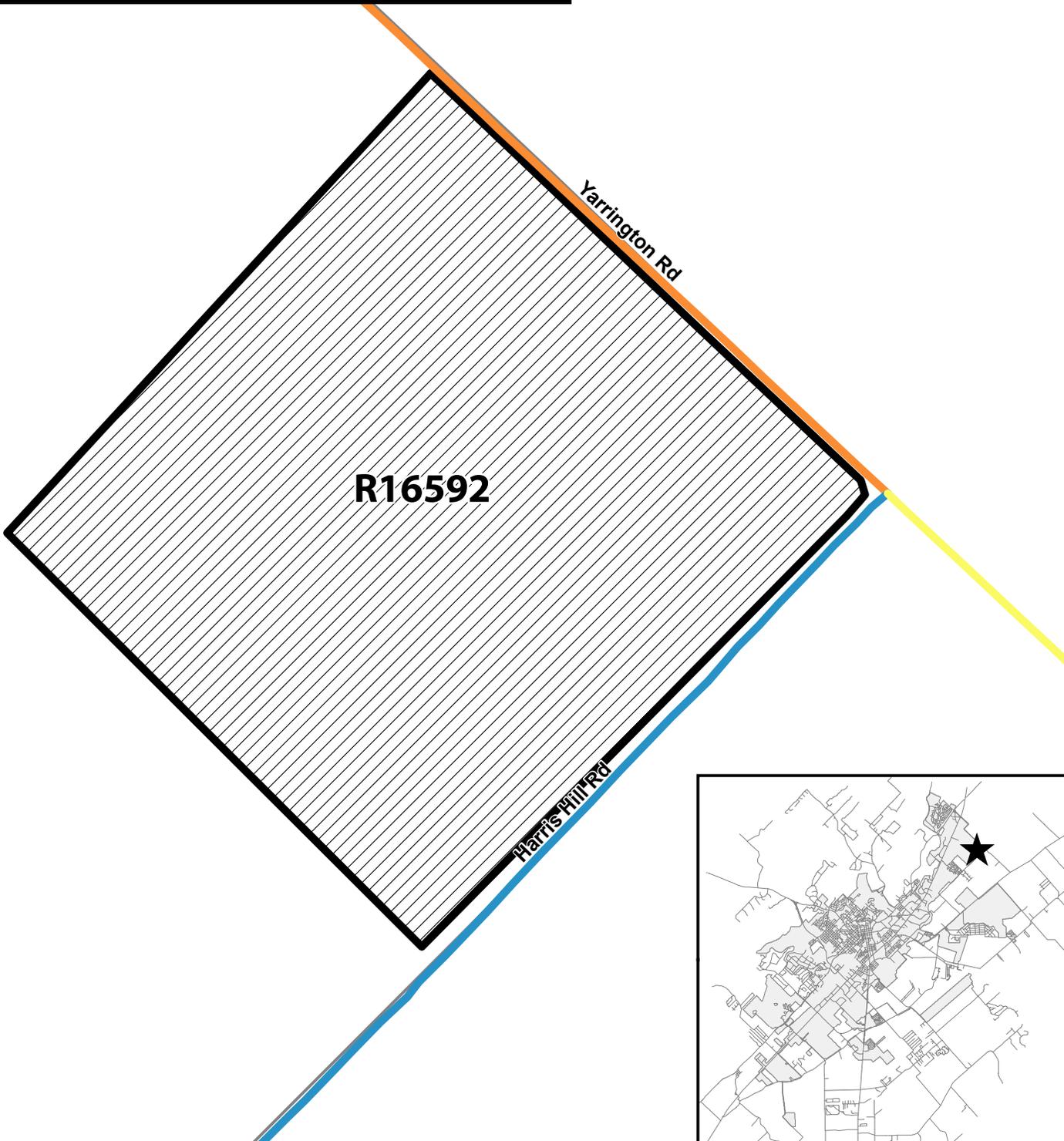


	High Intensity		Area of Stability
	Medium Intensity		Open Space
	Low Intensity		Employment Area
	Site Location		Activity Node
	PSA-16-02 Site		City Limit



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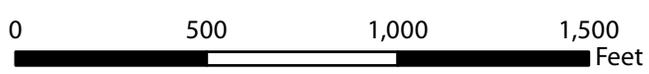
PSA-16-02
Whisper—TDM Existing Daily
Map Date: 10/20/2016



Travel Demand Model

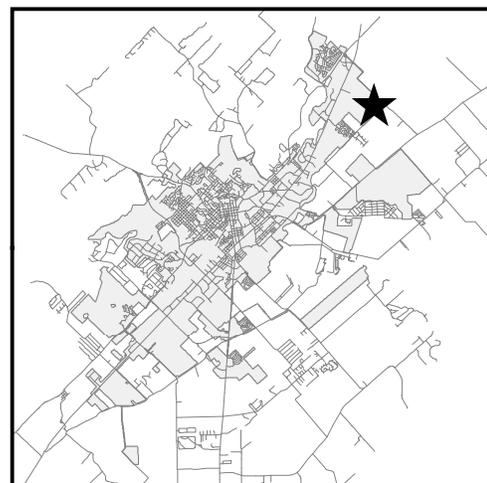
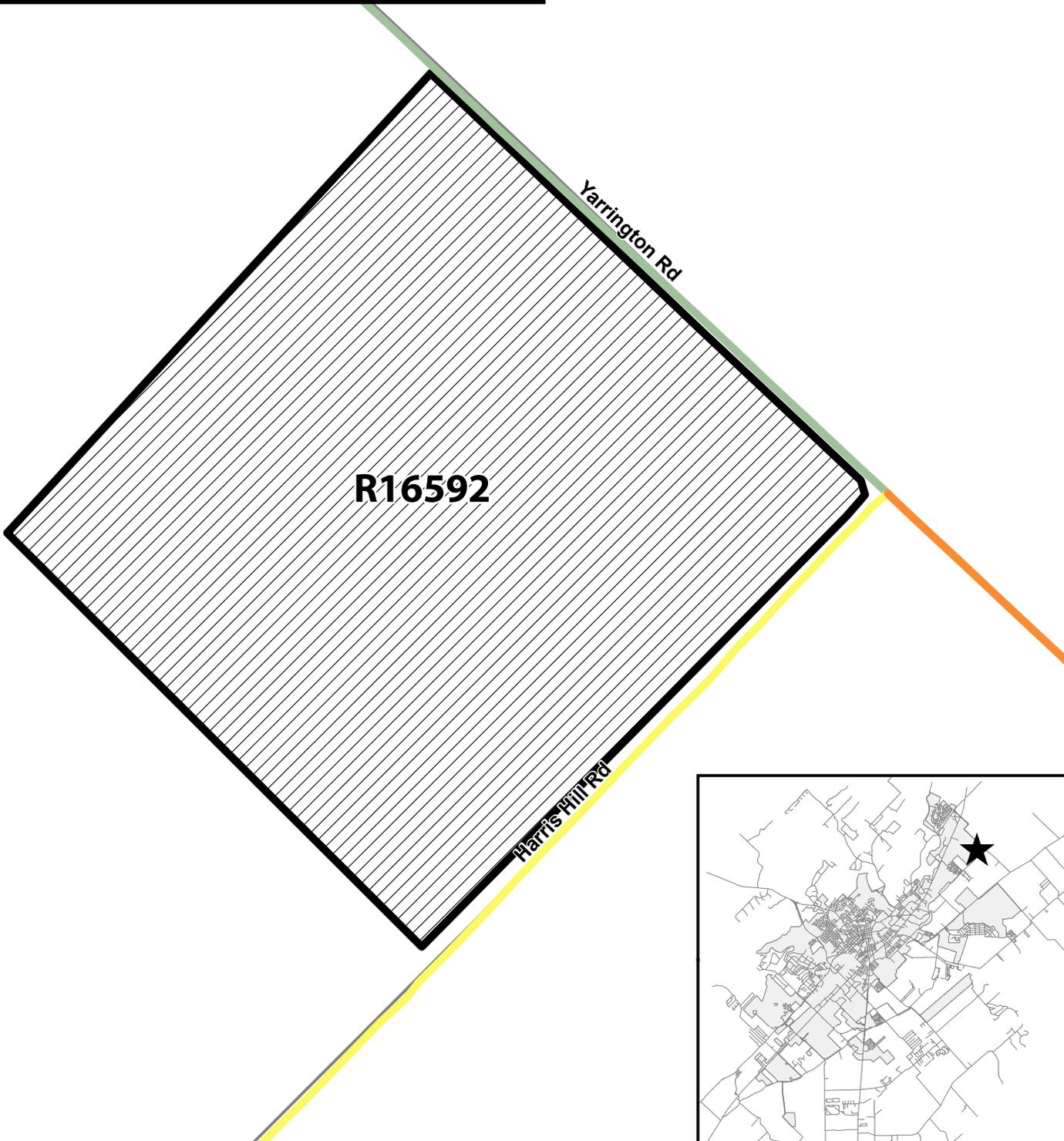
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

-  PSA-16-02 Site
-  Site Location
-  City Limit



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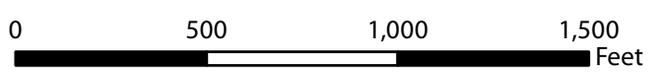
PSA-16-02
Whisper—TDM Existing Peak
Map Date: 10/20/2016



Travel Demand Model

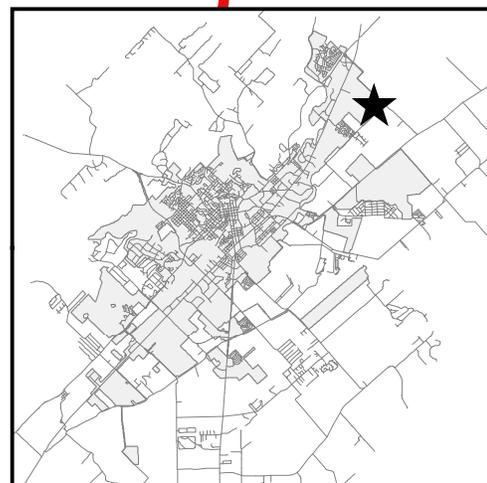
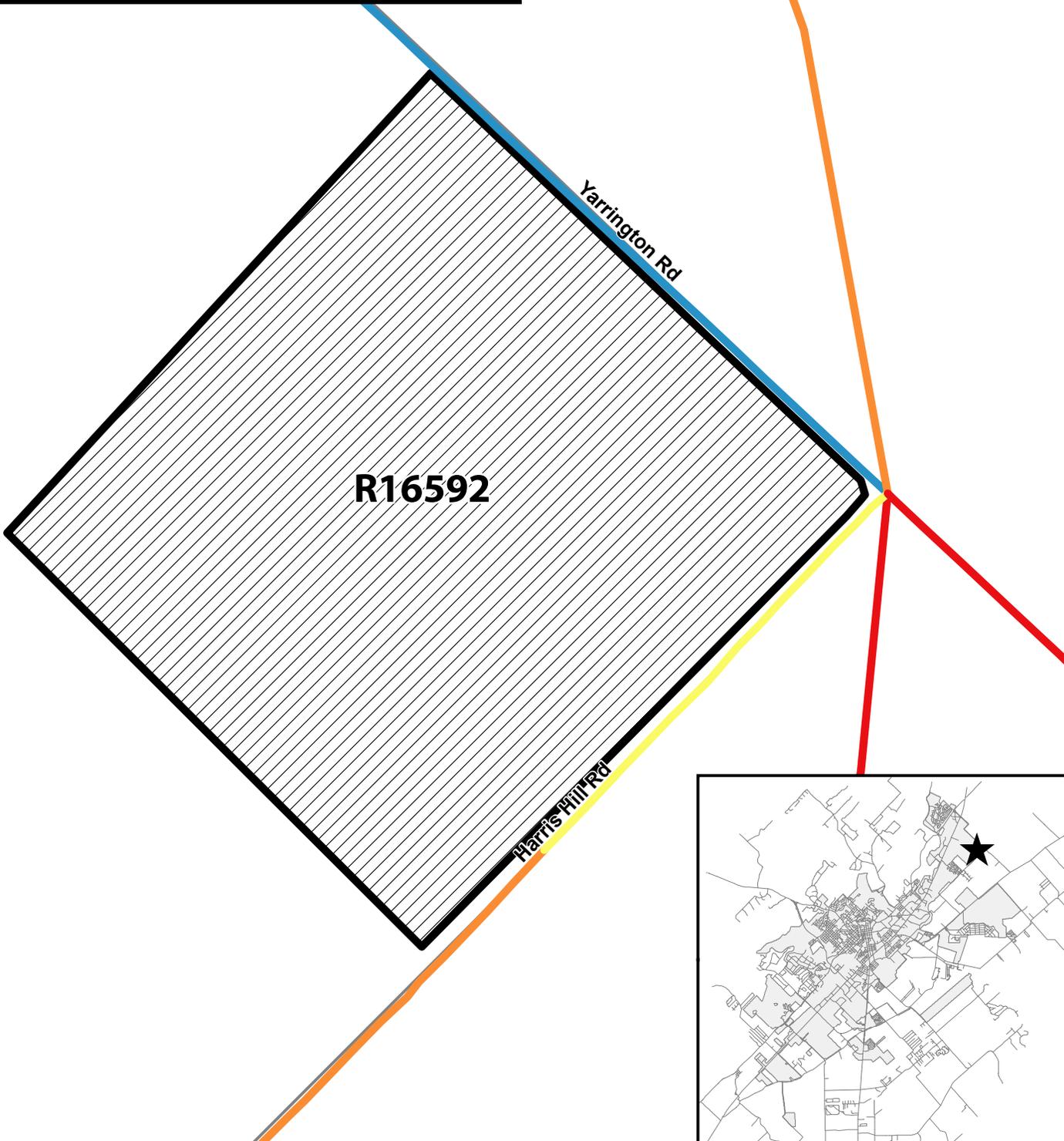
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

-  **PSA-16-02 Site**
-  **Site Location**
-  **City Limit**



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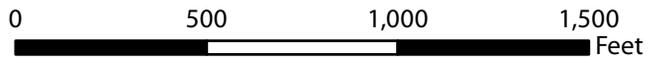
**PSA-16-02
Whisper—TDM Future Daily
Map Date: 10/20/2016**



Travel Demand Model

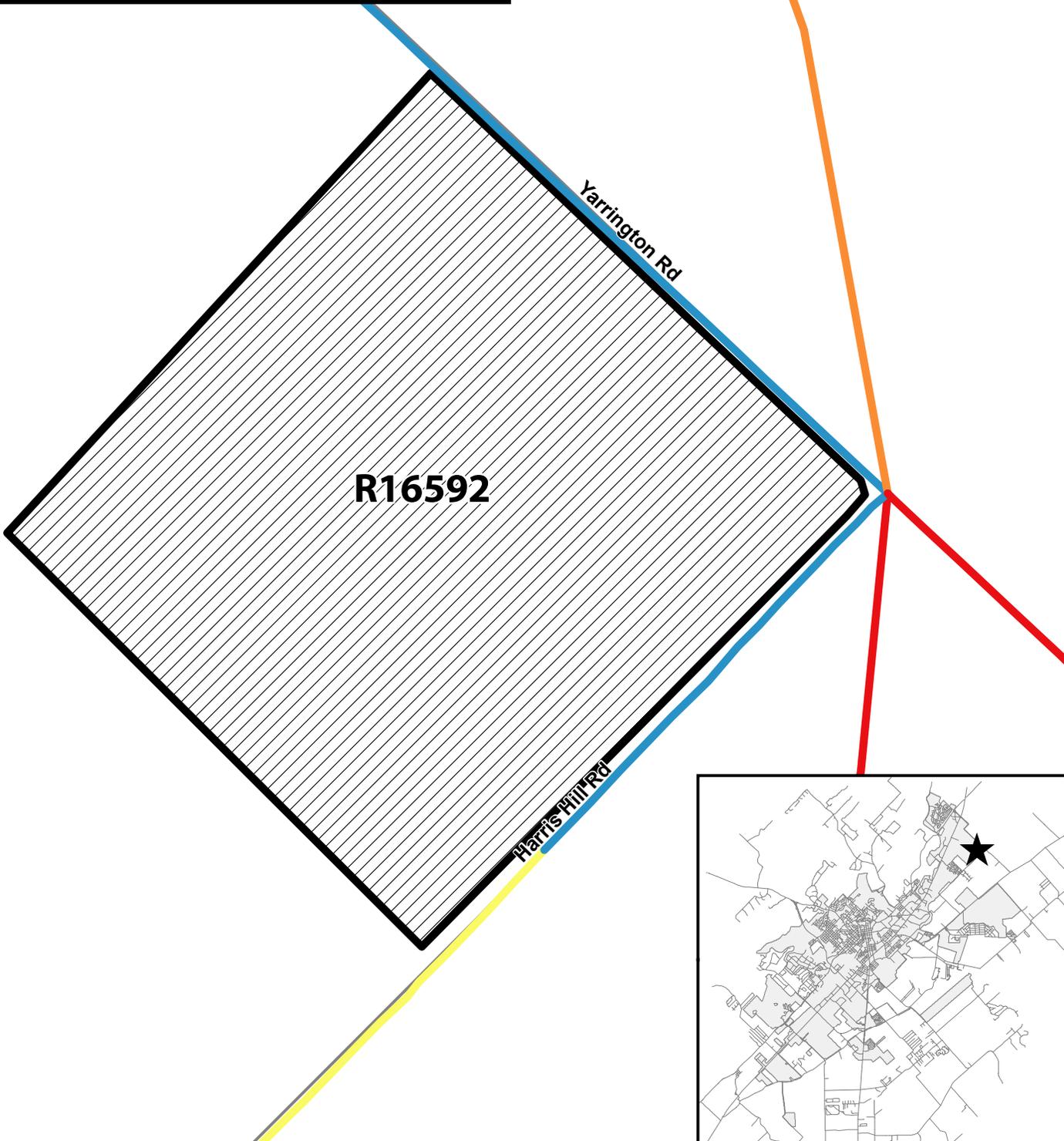
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F

-  PSA-16-02 Site
-  Site Location
-  City Limit



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**PSA-16-02
Whisper—TDM Future Peak
Map Date: 10/20/2016**



Travel Demand Model

- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



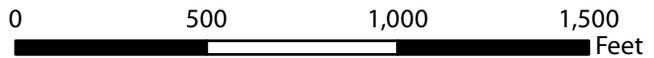
PSA-16-02 Site



Site Location

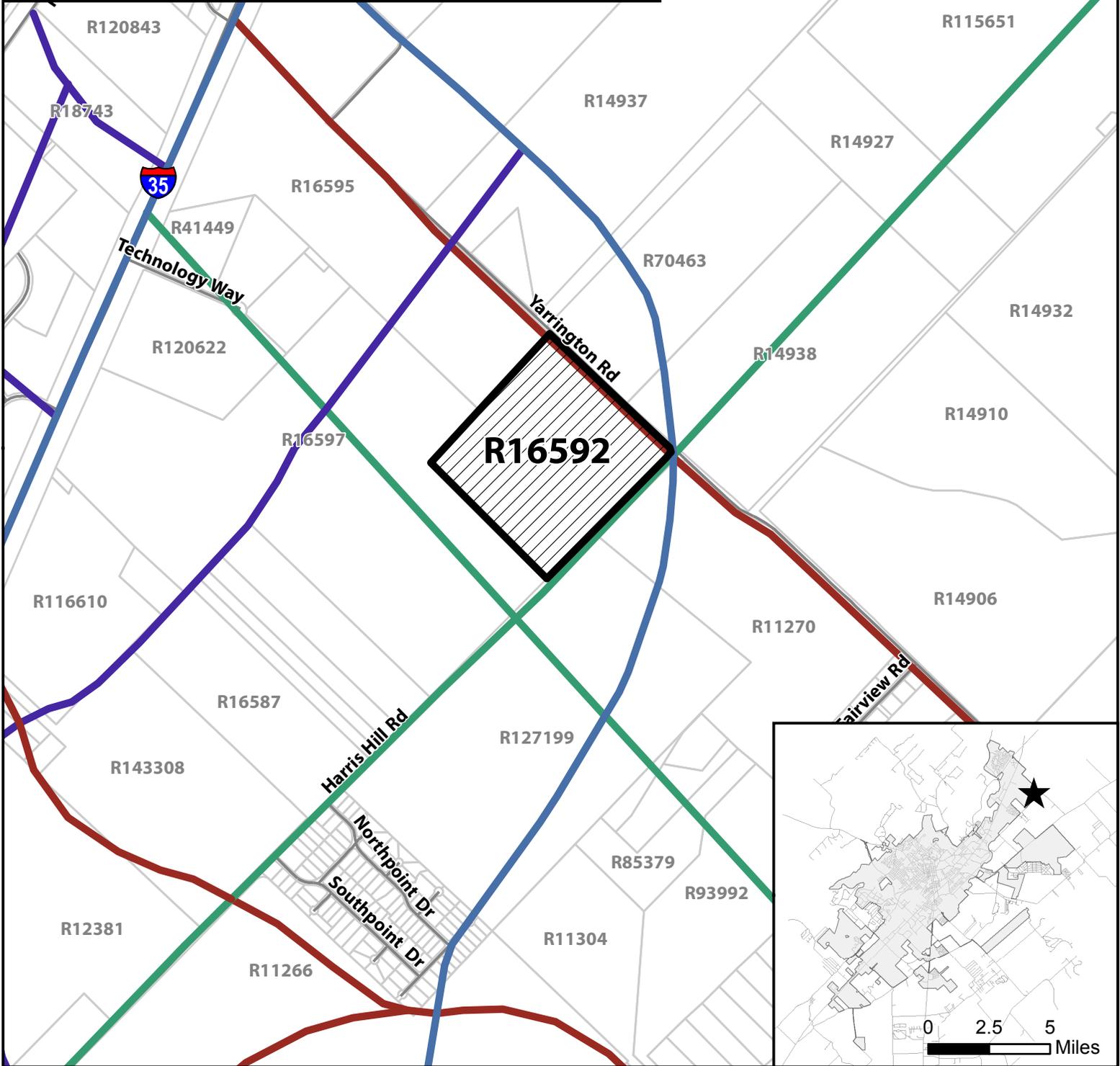


City Limit



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PSA-16-02 Whisper—Thoroughfare Plan Map Date: 10/20/2016



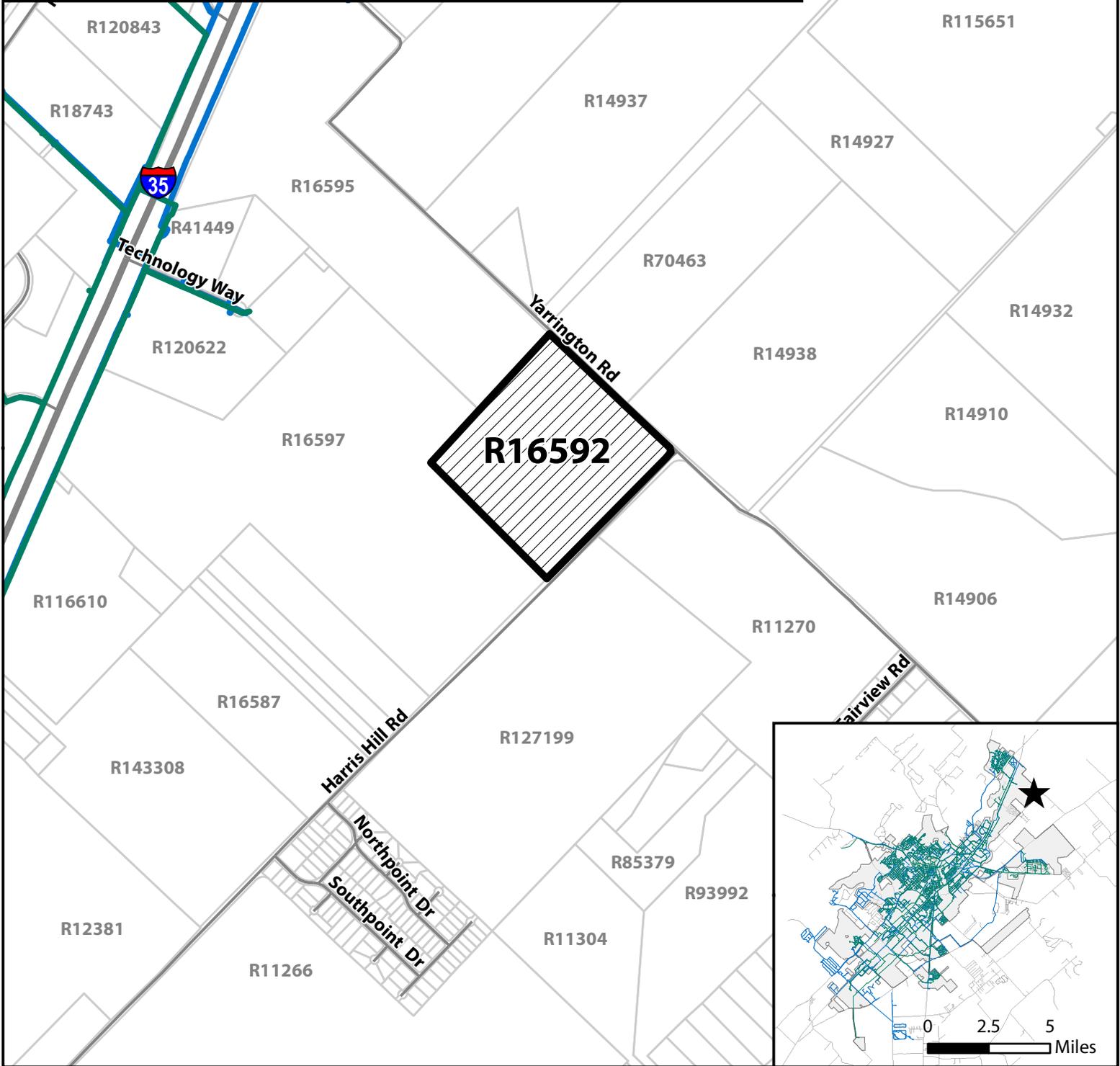
 Collector	 PSA-16-02 Site
 Freeway	 Parcels
 Major Arterial	 Site Location
 Minor Arterial	 City Limit

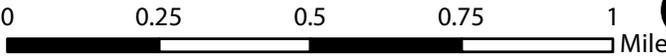



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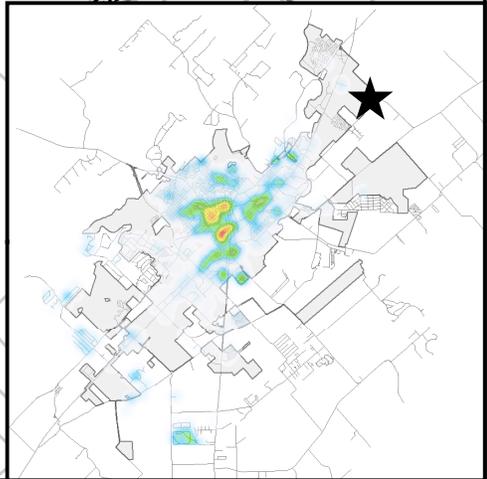
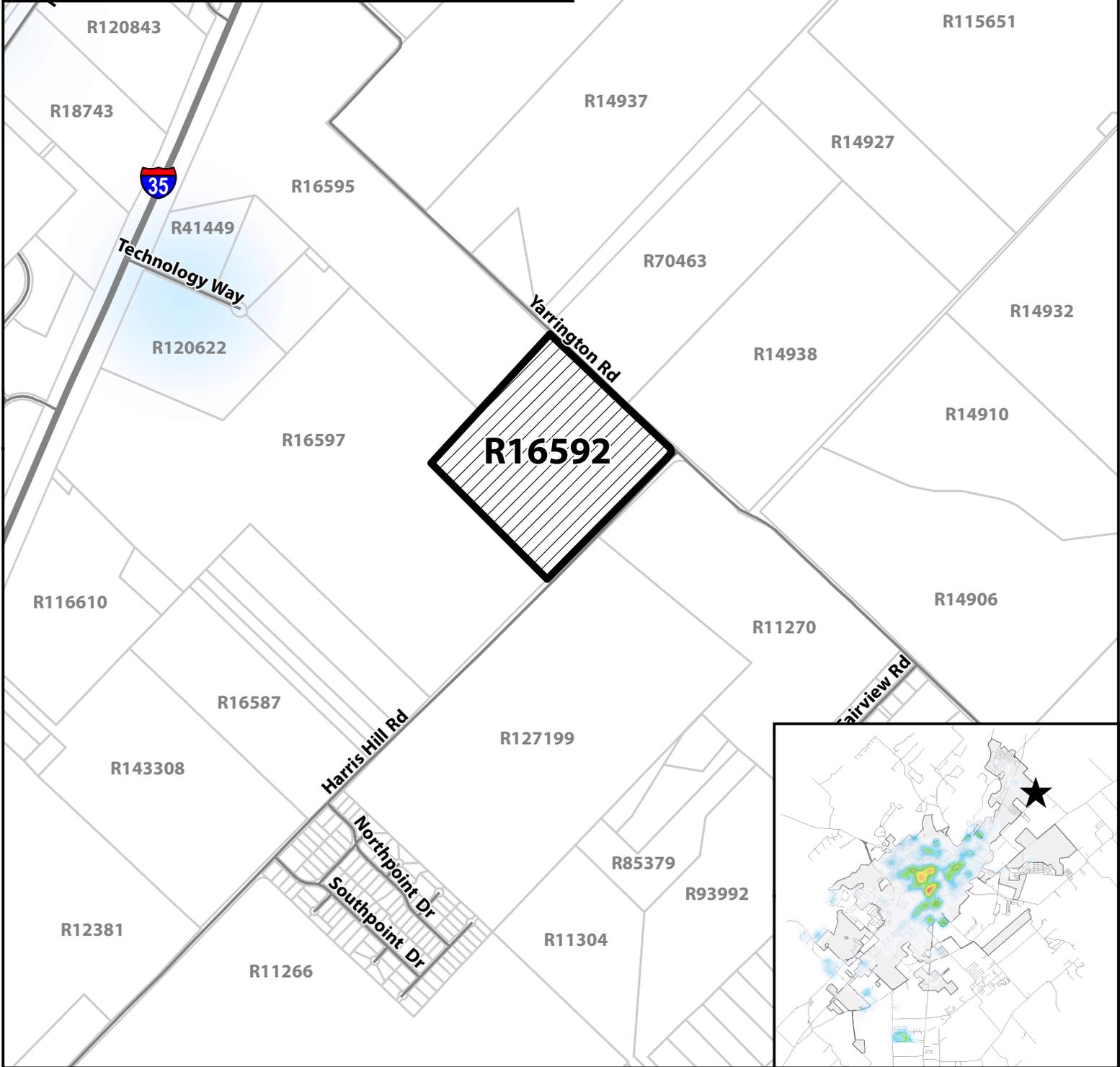
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PSA-16-02 Whisper—Water/Wastewater Utilities Map Date: 10/20/2016



 Wastewater Line	 PSA-16-02 Site	 
 Potable Water Line	 Site Location	
	 City Limit	<p>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.</p> <p>Document Path: \\benso\user files\Planning & Dev\Planning_Planning Current\P&Z\2016 Staff Reports\PSA\PSA-16-02 Whisper\GIS\PSA-16-02_WaterUtilities.mxd</p>
	 Parcels	

PSA-16-02 Whisper—Water Hotspots Map Date: 10/20/2016

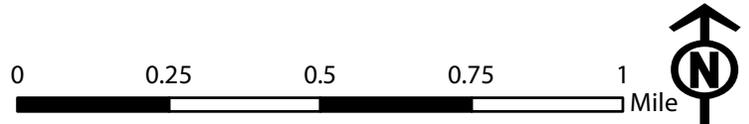
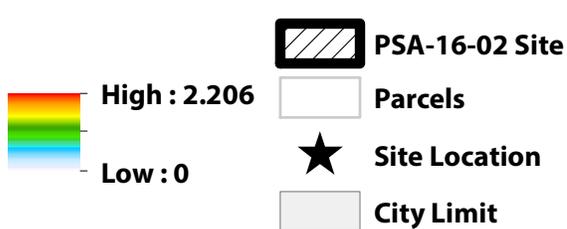
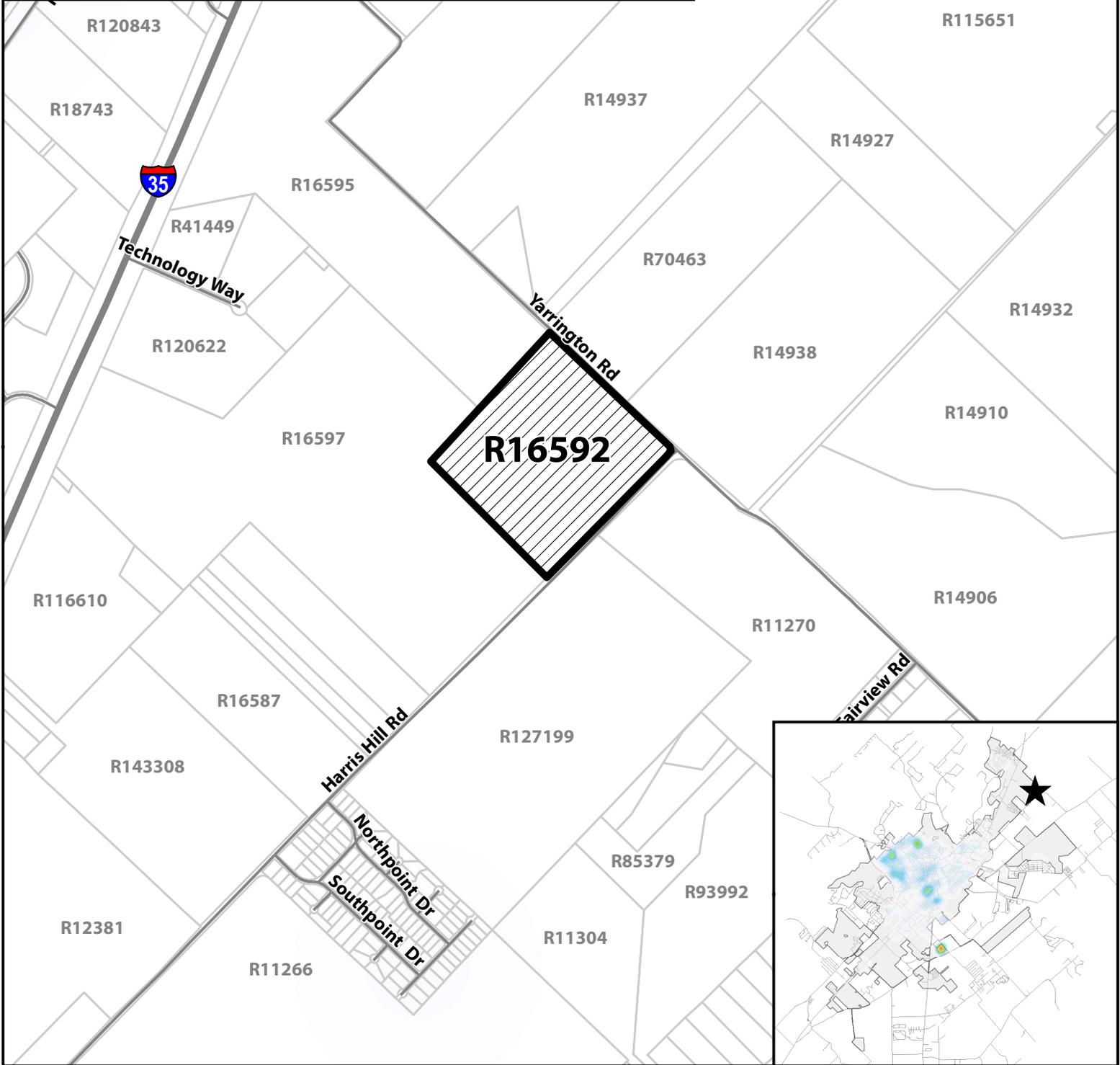


<p>High : 2.206 Low : 0</p>	<ul style="list-style-type: none">  PSA-16-02 Site  Parcels  Site Location  City Limit 	<p>0 0.25 0.5 0.75 1  Mile</p>	
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PSA-16-02 Whisper—Wastewater Hotspots Map Date: 10/20/2016



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