MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 10, 2012

1. Present

Commissioners:

Bill Taylor, Chair
Bucky Couch, Vice Chair
Kenneth Ehlers
Carter Morris
Chris Wood
Curtis Seebeck
Randy Bryan
Travis Kelsey

City Staff:

Matthew Lewis, Development Services Director
Francis Serna, Recording Secretary
John Foreman, Chief Planner
Christine Barton-Holmes, Chief Planner
Alison Brake, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday January 10, 2012 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Election of Officers:

a. Chair
b. Vice-Chair

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Wood, the Commission approved to postpone Election of Officers to the January 24, 2012 Planning Commission meeting. The motion carried unanimously.

4. Chairperson's Opening Remarks.

5. ***NOTE:*** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

6. Citizen Comment Period

Diane Espiritu, 300 Loquat told the Commission that the Loquat and Sessom Drive intersection is extremely dangerous for their family to cross or pull out of their driveway. She added that their old home is in much need of repair that they cannot afford. She believes that the sharing parkland as proposed in the project will inspire others to share, connect and appreciate nature. Ms. Espiritu wants everyone to know that her family is not a location or contract. She explained that she was born and raised in San Marcos. Her husband moved from California to live in San Marcos. She added that they are a young, environmentally thoughtful family with hopes and dreams and thoughts for their future. Ms. Espirtu stated that no one loves cares for the land more than she does. She stated that they support the request.

Jim Garber, 104 Canyon Fork spoke briefly regarding pedestrian traffic. He explained that a pedestrian study is not required because in ordinary circumstances you wouldn't need one. Mr. Garber pointed out that this is no ordinary cross walk. He felt that the proposed student trip estimates are very low. Mr. Garber mentioned that accidents will happen. He thinks that about 1000 people an hour with cross the intersection with the Texas State schedule. Mr. Garber pointed out that fixing the problem with lights, paint and reflectors will not work. He asked the Commission to do the right thing and said if it is not safe do not approve the request.

Jim Kimmell, 110 Northcrest stated that he is in opposition to the project. To summarize his opposition he read the first and last paragraph from a book he wrote on the San Marcos River. He said the future of the San Marcos is the decision of the Commission.

Diane Wassenich, 11 Tanglewood explained that the photo she sent via email is not about erosion during construction, it is washing out of land downstream by big projects with lots of impervious cover that occurs after the project is built. She felt that the problem occurs because the City does not have a real negotiation process during the permitting and planning process where the City can require slowing down of the runoff. Ms. Wassenich commented that Dr. Ross' report explained what happens after a project is developed. She added that Dr. Ross will be available to answer questions and for the Commission to receive accurate and scientific information and not an Engineer paid by the developer. She gave a quote from the City's Flood Study.

Maeghen Strahm, 1328 Chestnut Street said her issue is the remediation of the environment of a project of this size. She pointed out the tax revenue that the City will have to spend on repairing the infrastructure, restabalizing Sessom Creek and repairing the road and drainage. Ms. Strahm explained that it will cost the City 4.5 million dollars to repair 1 mile of Sessom Creek. Ms. Strahm referred to the City Food Plan and stated that there are five culverts that do not meet code requirements. Lastly, she added that the City does not have a Watershed Department that the City needs for the size of the development. She asked the Commission to carefully consider the ramifications and location for a development of this size.

Amy Madison, President of The Greater San Marcos Partnership and the Executive Director of Economic Development of San Marcos, 1340 Wonder World Drive stated she is in support of the North Campus Housing Project to be located at Sessom Drive and Comanche Street. She felt that the project will bring a much needed mixed use development in an underserved area adding over 17,000 square feet of retail and over 17,000 of outdoor gathering place. Ms. Madison further explained that the continued growth of the University has prompted the developers to invest in the project that will bring additional revenues to the City of San Marcos. She added that the developer is committing 63 million dollars to the project and will target a minimum of 25 percent of construction budget to local suppliers.

Jane Hughson, 1600 N. LBJ Drive asked the Commission to vote no for the Land Use Amendment, Zoning Change and PDD for the Casey Development on Sessom Drive. She advised the Commission that they should carefully and critically review the request and staff reports for flaws and omissions and make a decision for what is best for the surrounding area and the City. She pointed out that the Commission must determine if the change is justified and in the best interest of the town and the neighborhoods. Ms. Hughson commented on how important it is for the Commission to visit the site. She asked that the Commission abide by the City Charter. She told the Commission to not be fooled that the parkland will be a true buffer for the neighborhood. Ms. Hughson told the Commission if they choose to approve the request that they ensure that no dollars from those who pay taxes and utility payments for years be spent to support the project. She commented that Mr. Casey is asking for the change and he should be required to fully fund the project.

Buck Scheib, 503 Loquat said his family has lived on Loquat for more than 60 years. He explained that the 4.5 acres is proposed for parkland dedication. He stated that the project is good for San Marcos. He added that he is pleased that most of his land will be dedicated for green space. He added that his land has never been touched and now offers a saving alternative as park space. Mr. Scheib pointed out that the entire area will change. He explained that there are only four houses left on Loquat and the area is ready for change.

Jay Hiebert, 209 W. Sierra Circle stated he has three issues, traffic, safety, and neighborhood integrity. He asked the Commission if they understood how many cars will be on the street. He felt that there is a discrepancy in the TIA regarding the measurements based on the number of units. He stated that there will be an increase of 6000 cars per day. Mr. Hiebert touched on safety stating how many people are going to get killed. He pointed out that Loquat drops off with a blind hill. In addition he asked what will happen to the wild life that gets trapped between the fence and the dorms at Texas State. How many accidents will that cause? Lastly, he added that there are over 200 families that live in the neighborhood. He said that they have all bought into the American Dream to have a home. He stated that the dream will be ruined when the property taxes increase due to the development. He felt that crime and noise will increase and will be unsafe for all the children.

Patrick Rose, 627 W. San Antonio Street thinks from the Commission's prospective, they should be thinking of the best alternative use of the property. He said it is not if something is going to be built but what will be built. Mr. Rose stated that we have an opportunity of certainty that that Mr. Casey is in the area and that the project will be done right. He said at the end of the day the project will be good for the University. Mr. Rose stated the project is good for the community and from a economic development standpoint. In addition, he feels it is the highest and best use of the property. He said it is a difficult decision but wise for the community and urged the Commission to support the request.

Vincent Debrock, 100 W. Hillcrest said he has no doubt that the Casey team develops great projects. Mr. Debrock mentioned that he is Arborist. He said he noticed that there is not a fee in lieu for tree mitigation. He stated that there should be a contractual agreement that the trees removed will be replaced. Mr. Debrock pointed out that we will lose Federal funding for government improvement projects due to the Clean Air Act Requirements. He said that every project should consider tree and land preservation. He said his goal is to keep trees inside the city limits. Secondly, he said he noticed the inconsistency in staff comments regarding rezoning. He asked the Commission to be consistent and realize that we are not considering single family neighborhoods and the San Marcos Horizons Master Plan. Mr. Debrock recommended that the Commission vote against the project.

Larry Mock, 107 Canyon Rd., asked the Commission to vote no to the proposed development located on Sessom and Loquat. He said he is concerned for the neighborhood. He pointed out City goals and policies from the City Council Budget Policy Statement, San Marcos Horizon Master Plan Sector 3, Horizons Master Plan Goal #3, and San Marcos Land Use Policy. Mr. Mock said he felt that the request is incompatible to the area.

Kevin Beahn, 936 Cheatham, Graduate Student at Texas State University. He said he feels he has a very unique prospective upon the issue. He stated as students they need both jobs and a place to live. He added that he understands that the needs of the students need to balance with the needs of the community. Mr. Beahn explained that traffic has increased and as an avid cyclist he can testify to the consequences of the rapid growth. He said there are people present trying to convince the Commission that traffic will decrease but that is incorrect. The reality is that students going to school also have to work and unless the developer can offer a job to all students, traffic will increase. Mr. Beahn explained that since the development is on top of the hill, students will not ride bides or walk because Sessom is a dangerous road. He added that he has lost peers due to alcohol and driving on Sessom. Mr. Beahn commented that the first step in solving the problem is to stop creating problems for the future. He asked the Commission to stop the development.

Harriet Raney, 328 Bluffcrest, San Antonio stated she has listened for three sessions to all the concerns that have been brought up and felt that they are legitimate. She questioned herself if she has done the right thing to sell the property to the developer. Ms. Raney explained that the property has been for sale for 4 years and have had other developers interested in the property. She added that there is nothing on the property now only buildings. She added that many of us would not be here if it was not for the economic impact that has been made in San Marcos. Ms. Raney stated she has no regrets and is grateful that Darren Casey has showed her the proposed plans. She added that he is an excellent developer with great integrity. She further stated that his development will not deteriorate in ten or fifteen years. She said it will be a beautiful development for San Marcos.

Darren Casey, 814 Arion Parkway, San Antonio thanked the Commission and stated that it has been difficult for all involved. He said as they continue to work on the project and through the process that he feels it is getting better and better. Mr. Casey explained that with more challenges they have received, they have brought in more time, effort and technical experts have been brought into the process. Mr. Casey said the development will be a monumental, first class and rise to the occasion of what the City of San Marcos, citizens and the University expect. He asked the Commission for their support. Mr. Casey reminded everyone that this is the first phase of the project and that they have to go through many more processes before the project begins. Once again, he asked the Commission for their support.

Greg Gibson, 814 Arion Parkway, San Antonio, TX, Director of Development for Casey Development overseeing the retail and commercial portion of project. Mr. Gibson said he will reiterate from what he said at the last meeting that they have very strong interest from prospective tenants for the commercial space. He added that people are really excited about the outdoor plaza for the tenants and the community. Mr. Gibson thanked the Commission for their time and asked for their support.

Tedford Barclay, 814 Arion Parkway, San Antonio, TX addressed the building height issues. He explained that the property slopes downhill and the project will step downhill. The six stories of garage, each door lines up with the residential floor. Mr. Barclay added that there are a couple of floors at grade that will be for overflow and visitor traffic. He pointed out that none of the buildings will be higher than the water tower. Mr. Barclay added that he has been a construction manager for another company in San Antonio and in Houston. The two projects in San Antonio were under the jurisdiction of TCEQ. He further explained that both construction projects 12 to 14 months under TCEQ, EPA and several other organizations. In addition, there were no breeches to the SWPPP construction filtration systems on either project. Mr. Barclay said that the site plan submitted has incorporated all city staff recommendations. He added that they will continue to modify the project as they go forward to improve the project.

David Wendel, 118 E. Holland said that in the past few weeks our town has been taken part in a heated debate with Mr. Darren Casey Development over the Sessom Creek Project and the eventual impact of the community and environment. He stated that the public has been diligent in educating themselves in their rebuttals. Mr. Wendel put forth one more argument stating that on the surface may seem trivial but cannot be ignored which has to do with college culture and what will turn out to be a dangerous and deadly scenarios. Mr. Wendel explained he was once a college student and has seen students use bad judgment. He further explained that the development will house 1000's of people between the ages of 20-27. In addition, there is a dorm across Sessom Drive which will house 600 students. Mr. Wendel gave a brief overview of the other building in the area with students between the ages of 17-20. There is a zero tolerance with drinking and driving and no drinking in dorms. The apartment across the road housing one of their fellow students of drinking age will be very attractive. He felt that a development of that size would most likely be a party destination. Mr. Wendel added that there will be deadly consequences with students trying to navigate on a four lane road. He pointed out that that street is dangerous. He added that there is an environmental angle that the proposed parkland will not serve as a buffer.

Jaimy Breihen allowed Don Eyseen to speak on his behalf, 200 Orchard said that after listening to Mr. Casey's team, he did not feel that he received any concrete information. He said in his opinion he hears what Mr. Casey is saying but he still does not know what he is going to do. Mr. Eyseen added that all developers are required to follow the TCEQ and OSHA regulations. He pointed out that everyone that the Commission heard speak in support of the project has a financial interest in the property. He added that everyone who spoke in opposition to the request attended and spoke on their own free will. Mr. Eyseen said he understood that the park dedication has not been accepted by the Parks Board. He added that the zoning does not need to change and asked that the zoning remain single family residential.

Public Hearing

7. CUP-11-20 (Root Cellar) Hold a public hearing and consider a request by Kyle Mylius on behalf of Root Cellar Café, for a renewal of a Restricted Conditional Use Permit to allow the on-premise consumption of mixed beverages, beer, and wine as well as an amendment to allow a roped-in patio for a restaurant located at 215 N. LBJ Drive.

Chair Taylor opened the public hearing. Kyle Mylius, the applicant advised he is available to answer questions. There were no additional citizen comments and the public hearing was closed.

AMENDED MOTION: Upon a motion made by Commission Wood and a second by Commissioner Seebeck, the Commission voted all in favor to approve the amended motion to include conditions that the permit shall be valid for three (3) years, provided standards are met; subject to the point system for beer and wine only. The motion carried unanimously.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Morris the Commission approved on consent to approve CUP-11-20.

8. LUA-11-30 (River City Mixed Use - 430 W. Holland) Hold a public hearing and consider a request by Vincent Gerard & Associates, on behalf of River City Loans, Inc., for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use (MU) for one lot totaling approximately 0.309 acre on Lot 9C out of the A.G. Coers Subdivision located at 430 W. Holland Street.

9. ZC-11-44 (River City Mixed Use – 430 W. Holland) Hold a public hearing and consider a request by Vincent Gerard & Associates, on behalf of River City Loans, Inc., for a Zoning Change from Low Single-Family Residential – 6 (SF-6) to Vertical Mixed Use (VMU) for one lot totaling approximately 0.309 acre on Lot 9C out of the A.G. Coers Subdivision located at 430 W. Holland Street.

Vincent Gerard, Vincent Gerard & Associates gave a brief presentation.

Chair Taylor opened the public hearing.

Kenneth Deez, 1412 Alamo Street, pointed out that SF-6 has regulations for a reason. Regulations are to protect the integrity and privacy of the neighborhoods. He pointed out that neighborhoods keep getting affected by the request for rezoning. Mr. Deez read Section 4.2.2.1. and 4.2.2.2. of the Ordinance. He added that Holland Street is not a transition zone. He explained that Holland Street is used by a lot of people. He felt that if mixed use was allowed the traffic will increase by homeowners and students in the area. Mr. Deez said that that the homes should be rented as complete houses and not per bedroom. He pointed out that the rezoning will completely change the quality of life for the neighbors that surround the area. He said he hoped that the Commission would not honor the zoning request. Mr. Deez asked that the Commission keep the homes as family residences. He added that we continue to provide housing opportunities for students at the expense of permanent residents. He asked the Commission to deny the request.

Diane Wassenich, 11 Tanglewood said Holland Street is a street of single family homes. She explained that neighbors have spoken at past meeting to preserve a single family neighborhood. Ms. Wassenich stated that she doesn't think that they deserve to have their neighborhood converted to multifamily and commercial zoning. Ms. Wassenich added that several citizens of San Marcos have decided that a petition is necessary to make the Commission understand that the entire town feels the same way about rezoning single family neighborhoods to apartments. She explained that the petition started with 100 signatures and is up to 200 prior to the meeting. She advised the Commission that they will see the petition in the next few weeks. Ms. Wassenich plans on submitting the petition to the City Council and possibly to the Planning Commission at a later date. She explained that they are requesting a moratorium on all rezoning of single family neighborhoods to apartment complexes.

Lou Norris, 436 W. Holland said she has lived on Holland since 1960 and has no current plans to move. She said a multi-use building is out of character for the neighborhood. She stated that there are very few neighborhoods intact that are adjacent to the University. She believes the neighborhoods should remain consistent and vibrant as allowed by the low density residential zoning. Ms. Norris mentioned that she is not against change, but felt that in this case the change will devaluate the character of the neighborhood and increase traffic and parking issues into the neighborhood. Ms. Norris asked the Commission that they deny the request in order to preserve the residential nature of Holland Street as well as the surrounding streets.

Sherwood Bishop, 124 Elm Hill Court provided the Commission with an aerial photograph which shows the area of the project. He asked the Commission to review the photo and determine if the area is mainly apartments or an area that is rapidly changing. He pointed out that there are apartments along LBJ that have been there for many years. He added that there are very few apartments in the area. He challenged the Commission to show any new apartments or commercial buildings that have been built over the last 15 years that exist in the area. Mr. Bishop pointed out that the area is an established neighborhood with mainly single family homes. He mentioned that we need to protect the existing neighborhoods so that people will want to bring their families to San Marcos. He asked the Commission to vote against the request.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Morris, the Commission approved on consent to deny LUA-11-20 and ZC-11-44. The motion carried unanimously.

10. LUA-11-31 (River City Mixed Use – 442 W. Holland) Hold a public hearing and consider a request by Vincent Gerard & Associates, on behalf of River City Loans, Inc., for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use (MU) for one lot totaling approximately 0.232 acres on part of Lot 7 out of the A.G. Coers Subdivision, located at 442 W. Holland Street.

11. ZC-11-45 (River City Mixed Use – 442 W. Holland) Hold a public hearing and consider a request by Vincent Gerard & Associates, on behalf of River City Loans, Inc., for a Zoning Change from Single-Family Residential – 6 (SF-6) to Vertical Mixed Use (VMU) for one lot totaling approximately 0.232 acres on part of Lot 7 out of the A.G. Coers Subdivision, located at 442 W. Holland Street.

Chair Taylor opened the public hearing.

Ken Deez, 1412 Alamo Street said the residents in the neighborhood do not deserve to have the traffic increase and commercial property put in their back yard. He said they deserve to remain a single family residential district. Mr. Deez said he hopes that the Commission accepts the staff recommendation of denial.

John Neez said he was helping his friend Ms. Norris. He explained that Ms. Norris feels that the request is for spot zoning which the City of San Marcos has been against for many years.

Cori Schwartz, 101 W. Mimosa Circle said they moved to San Marcos because her husband works at the University. She explained that they deliberately chose to live in the city limits on the edge of campus because they wanted to be close to the University in an established neighborhood. Ms. Schwarts said she hopes that the Commission would deny the spot zoning. She felt that if the Commission would encroach on this neighborhood, no neighborhood would be safe. She asked that they deny the request.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Seebeck, the Commission approved on consent to deny LUA-11-31 and ZC-11-45. The motion carried unanimously.

12. LUA-11-32 (River City Mixed Use- 448 W. Holland) Hold a public hearing and consider a request by Vincent Gerard & Associates, on behalf of Fry Ventures, LLC, for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use (MU) for one lot totaling approximately 0.243 acres on part of Lot 6Aout of the A.G. Coers Subdivision, located at 448 W. Holland Street.

13. ZC-11-46 (River City Mixed Use – 448 W. Holland) Hold a public hearing and consider a request by Vincent Gerard & Associates, on behalf of Fry Ventures, LLC, for a Zoning Change from Single-Family Residential – 6 (SF-6) to Vertical Mixed Use (VMU) for one lot totaling approximately 0.243 acres on part of Lot 6Aout of the A.G. Coers Subdivision, located at 448 W. Holland Street.

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

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Seebeck, the Commission approved on consent to deny LUA-11-32 and ZC-11-46. The motion carried unanimously.

There was a 15 minute recess.

Consideration:

14. LUA-11-24 (Casey Development (North Campus Housing) – Consider a request by ETR Development, on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Schieb for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use (MU) for approximately 13.51 acres located at Sessom Drive at Loquat Street.

15. ZC-11-38 (Casey Development (North Campus Housing) – Consider a request by ETR Development, on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Schieb for a Zoning Change from Single Family Residential- 6 (SF-6) to Mixed Use (MU) for approximately 13.51 acres located at Sessom Drive at Loquat Street.

16. PDD-11-12 (Casey Development (North Campus Housing) – Consider a request by ETR Development, on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Schieb for a PDD overlay district, with a base zoning designation of Mixed Use (MU), for approximately 13.51 acres located at Sessom Drive at Loquat Street

MOTION: Upon a motion made by Commissioner Couch and a second by Commissioner Ehlers, the Commission approved LUA-11-24, ZC-11-38 and PDD-11-12 with conditions that the applicant determine whether onsite or offsite detention will be permitted by the Parks Board; provide a performance bond or similar measure to ensure construction phase erosion control will be fully supported and that any necessary clean-ups are the responsibility of the applicant; no building permit shall be issued until the improvements delineated in the final city-approved traffic impact analysis have been installed or securitized; no permits shall be issued until the right-of-way abandonments have been approved by the City Council; no permits shall be issued until the Geotechnical Report has been received and approved by the City; Language in the PDD regarding tree preservation to be changed from "...may be planted at a City park..." to "...utilizing one of the following methods..." Commissioners Seebeck and Kelsey voted no.

17. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Commissioner Wood asked staff to put sidewalks on the next agenda for discussion.

Commissioner Kelsey asked staff to put CUP renewals on the next agenda for discussion.

Development Services Report

Matthew Lewis announced that Brooks Andrews,Texas State Student Liaison has resigned. Staff will work with Mark Carter to have the position filled.

Commissioners' Report.

Commissioner Morris reported that Commissioner Carothers was absent due to medical reasons.

18. Questions from the Press and Public.

Sherwood Bishop asked if it was possible that an item could be reposted as a public hearing when the project was postponed.

Jeff Lowe asked if Commissioner Carothers would be present at the next Planning Commission meeting. Chair Taylor advised that Commissioner Carothers would be present.

19. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 9:39 p.m. on Tuesday, January 10, 2012.

Bill Taylor, Chair

Bucky Couch, Vice Chair

Chris Wood, Commissioner

Randy Bryan, Commissioner

Kenneth Ehlers, Commissioner

Carter Morris, Commissioner

Curtis Seebeck, Commissioner

Travis Kelsey, Commissioner

ATTEST:

Francis Serna, Recording Secretary

CITY OF SAN MARCOS
DISCLOSURE AFFIDAVIT-BUSINESS ENTITY

STATE OF TEXAS
COUNTY OF HAYS

The undersigned member of the City of San Marcos P.Z, (name of City Board, Commission, etc.) states under oath as follows:

I have a substantial interest in a business entity that may be involved in a vote or decision of the governmental body described above, and the vote or decision may have a special economic effect on the business entity that is distinguishable from the effect on the public. The name of the business entity is Carter Morris - Randall Morris & Associates

The nature and extent of my interest in the business entity is as follows: (check all that apply)

_____ Ownership of 10 percent or more of the voting stock or shares of the business entity.

_____ Ownership of 10 percent or more of the fair market value of the business entity.

_____ Ownership of $5,000 or more of the fair market value of the business entity.

X Funds received by me from the business entity exceed 10 percent of my gross income for the ~~previous~~ future year.

_____ The interest described above belongs to a person related to me in the first degree by consanguinity (natural kinship) or affinity (marriage). Relative's name and relation.

X Appearance

The vote or decision involving this interest is on Jan 10, 2012 agenda of the governmental body, and is described as follows: _____

EXECUTED this 10 day of January, 2012.

Signature _____

Printed Name Carter John Morris

SWORN TO AND SUBSCRIBED before me on the 10 day of January, 2012.

Notary Stamp FRANCIS SERNA MY COMMISSION EXPIRES June 12, 2015

Francis Serna
Notary Public
State of Texas

FILED this 11 day of January, 2012.

Pamela Lee Pettigrew
City Clerk of the City of San Marcos