

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 25, 2011**

1. Present

Commissioners:

Sherwood Bishop, Chair
Bill Taylor, Vice-Chair
Bucky Couch
Randy Bryan
Travis Kelsey
Jim Stark
Chris Wood
Kenneth Ehlers
Curtis Seebeck

City Staff:

Matthew Lewis, Interim Director
Francis Serna, Recording Secretary
Sofia Nelson, Senior Planner
Phil Steed, Planner
John Foreman, 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 Bishop at 6:00 p.m. on Tuesday January 25, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

Items #3, #7 and #21 were moved on the agenda.

4. Chairperson's Opening Remarks.

Chair Bishop welcomed the audience.

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

Kenneth Manning, 1812 Lancaster stated he had concerns but is not an absolute protest to the project. Mr. Manning pointed out that he was concerned with how the drainage is going to be handled and the infrastructure due to current traffic issues. He said in the past ten years development usually begins as residential zoned property and ends up being multi-family and apartments, which is Mr. Manning's deepest concern. Mr. Manning added that the road to The Retreat would not be able to handle the traffic in that area. He felt that the multi-family would destroy the single family property values.

Guadalupe Carbajal, 125 N. Guadalupe spoke regarding the downtown conditional use permits. He explained that during the last two weeks the students are back in town, spending a lot of money and also creating a mess. He said that no one is downtown to monitor the issues. Mr. Carbajal further explained that trash is left on sidewalks, bar mats are left outside, as well as trash cans and chairs. Bar owners are not paying attention once the bar has closed. He felt that only one establishment is going by the rules. He commented that he is not against bars but, that there are about three or four bars that need to be monitored. Mr. Carbajal suggested that the Commission ask for a report from the establishments every 6 months and bring back to the Commission for review. He asked that the Commission do what is necessary to keep downtown clean.

HC Kyle, 711 W. San Antonio and has a building at 118 & 120 N. LBJ commented on the parking situation for downtown. He explained that he has four apartments at 118 & 120 LBJ and in the last seven years he has had approximately 50 students living in the apartments and every one of the tenants had a vehicle. He stated if zoning is approved for downtown that only 1 parking space would be required per apartment, which is uncalled for. He added that there is currently a parking problem and that the proposed request will compound the problem. Mr. Kyle pointed out that students are not the only ones who have reside in downtown apartments. He said if someone can afford a downtown apartment they will have a vehicle.

Sherry Bilson, 2006 Lisa Lane stated she was present to speak regarding The Retreat. She said that they would like to keep the property as the Sector Two Plan and The Horizons Master Plan intended it to be. Ms. Bilson asked that the Commission to not allow multifamily student housing in the middle of neighborhood. She mentioned that San Marcos cannot keep single family neighbors because they are not protected.

Mr. Ed Davis 107 Chaparral stated he lives a couple streets down from the proposed 700 plus unit student housing development. He asked the Commission to take into consideration what happened at Sagewood. Mr. David explained that it took over two years to get the situation straightened out. The police department, city council and the university got involved and it costs the city allot of money and time. Mr. Davis stated that the situation did damage to the neighborhoods brining property values down. He asked the Commission to take into consideration the seriousness of allowing a 700 plus student complex in the neighborhood.

21. Hold a public hearing and consider revisions to section 4.3.4.2 of the Land Development Code: Conditional Use Permits for On-Site Alcoholic Beverage Consumption.

Commissioner Kelsey recused himself from the discussion and vote.

The Commission requested input from the Downtown Association prior to making a recommendation.

MOTION: Upon a motion made by Commissioner Taylor and a second by Commissioner Seebeck, the Commission voted all in favor to postpone revisions to section 4.3.4.2 of the Land Development Code to the February 8, 2011 Planning and Zoning Commission meeting. The motion carried unanimously.

8. CUP-10-35 (Cheatham St. Warehouse) Hold a public hearing and consider a request for a Conditional Use Permit by CSW Management, LLC to allow the on-premise consumption of mixed beverages at 119 Cheatham St.

Chair Bishop opened the public hearing. Ken Finley, owner of Cheatham Street Warehouse on 119 Cheatham and resides at 9600 FM 1979, Martindale TX. He pointed out that the philosophy and purpose of the request will remain the same. Mr. Finley felt that the business has been in existence for a very long time and requested that the one year condition be changed. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Taylor and a second by Commissioner Seebeck, the Commission voted all in favor to approve CUP-10-35 for three years. The motion carried unanimously.

9. CUP-10-36 (Aloha Taxi) Hold a public hearing and consider a request for a Conditional Use Permit by William Kennon, on behalf of Refugio Rodriguez Jr., to allow a taxi/limousine service at 415 Staples.

Chair Bishop opened the public hearing. William Kennon, the applicant, 2020 Hilliard Road stated he is available to answer questions. He mentioned that they have not had any complaints.

Cynthia Cruz, 310 Juarez, owner of property 108/110 Durango Street which adjoins 415 Staples Road and 310 Juarez. She asked the Commission to deny the request. She explained that she has seen an increase in traffic on Staples Road. The roads are in need of repair and it is dangerous to walk in the street. Ms. Cruz stated she was concerned about the location in a neighborhood. She pointed out that the two businesses in the neighborhood are owned by residents of the neighborhood. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Couch and a second by Commissioner Kelsey, the Commission voted six (6) for and three (3) opposed to approve CUP-10-36 for a period of one year with the conditions that there be no more than 4 cars and the construction of a 6' privacy fence in the rear yard to screen the parking area from the surrounding properties. The motion carried. Commissioners Bishop, Bryan and Seebeck voted no.

10. PC-10-14(01a) (Buie Tract) Hold a public hearing and consider a request by Craddock Avenue Partners for approval of a concept plat for approximately 153.15 acres of property located at 1314 Franklin Dr and west of Craddock Avenue.

Commissioner Stark recused himself from the discussion and vote.

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

MOTION: Upon a motion made by Commissioner Couch and a second by Commissioner Seebeck, the Commission voted all in favor to approve PC-10-14 (01a). The motion carried unanimously.

11. PVC-10-08 (830 Crest Circle Dr.) Hold a public hearing and consider a request by Karen Moon for a variance to Section 6.7.2.1(j) of the Land Development Code, to allow the platting of a lot that exceeds a lot depth to width ratio of 3 to 1, for a tract of land located at 830 Crest Circle Drive.

Chair Bishop opened the public hearing. Karen Moon, 830 Crest Circle Drive. stated that the schematic of the property was incorrect. She gave a brief explanation of lot 22, 23 and 24. She pointed out that the property has not been platted. Ms. Moon mentioned that she purchased property in 2007 with the idea that the property was going to be a retirement home. She told the Commission that she built 6 houses in Southridge Estates and all owners are pleased. Ms. Moon provided a picture to the Commission of a remodeled house. She said her thought is to get property platted into .72 acre lots and build a 1400 square foot house, sell her current home for her retirement.

Sharon Henderson, 813 Crest Circle Dr. stated she understands Ms. Moon's issues but has some reservation regarding density. She added that the lots are big and they do not have close neighbors. Ms. Henderson said they have some reservation but will leave it to the Commission to make a decision. She also agrees that the schematic does not show the actual lot layout. Ms. Henderson explained that the property is on a curve and doesn't see how she is going to put another house on the property. She added that she represents neighbors and they have reservations and would like more information.

Billy Baker, owner of the lot next to 830 Crest Circle Drive stated he purchased the property in 2007. He said that he and his father built Southridge Estates. Mr. Baker explained that the home and storage take up 2/3 width of the property. He added that he does not see how she will build another driveway on the property. Mr. Baker explained that his concern is that the subdivision is built on 1 acre lots. He felt that the decreasing lot size would devalue his property. Mr. Baker pointed out that there are other lots that have the same issue and if the variance is approved they will set a precedent. He said he is totally against the request.

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

MOTION: Upon a motion made by Commissioner Taylor and a second by Commissioner Stark, the Commission voted all in favor to postpone PVC-10-08 to the February 8, 2011 Planning and Zoning Commission meeting. The motion carried unanimously.

There was a ten minute recess.

Commissioner Kelsey recused himself from the discussion and vote on items #12 through #20.

- 12. LUA-10-15. (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for two tracts of land located at 508 Craddock Avenue.
- 13. LUA-10-16. (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for a 1.71 acre tract of land located in the 1500 Block of Old Ranch Road 12.
- 14. LUA-10-17. (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Open Space (OS) to Medium Density Residential (MDR) for three tracts of land located at 508 Craddock Avenue.
- 15. LUA-10-18 (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for a tract of land located at 508 Craddock Avenue.
- 16. LUA-10-19 (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Open Space (OS) to Commercial (C) for a tract of land located at 508 Craddock Avenue.
- 17. ZC-10-21 (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Office Professional (OP) to Multi-Family Residential (MF-12) for a 1.71 acre tract located in the 1500 Block of Old Ranch Road 12.
- 18. ZC-10-22 (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Single Family Residential (SF-6) to Community Commercial (CC) 2.75 acre tract located at 508 Craddock Avenue.
- 19. ZC-10-23 (The Retreat at San Marcos)** Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Single Family Residential (SF-6) to Multi-Family Residential (MF-12) for a 39.4 acre tract located at 508 Craddock Avenue.

20. PDD-10-02. (The Retreat at San Marcos) Hold a public hearing and discuss a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Planned Development District (PDD) overlay with a Multi-Family Residential (MF-12) and a Community Commercial (CC) base zoning for approximately 48.36 acre tract located at 508 Craddock Avenue and in the 1500 block of Old Ranch Road 12.

John Williams, Williams & Associates, Athens GA, representing The Retreat and Ed Theriot, ETR Development Consulting gave a fifteen minute presentation.

Chair Bishop opened the public hearing for LUA-10-15; LUA-10-16; LUA-10-17; LUA-10-18; LUA-10-19; ZC-10-21; ZC-10-22; ZC-10-23; and PDD-10-02.

Russell Crump, Athens, GA and one of the owners of Retreat Holdings stated they are pleased with all who they have spoken too. He said they hope to be developers, owners and property managers. Mr. Crump stated he understands the concerns of the neighbors. He said they have refined the project. He added that other developments have not ruined property values but have increased property Comments like ruin property values. Mr. Crump added that they have a good product, maintain a good product and have good residents. He mentioned that he is part of the construction development of the project. Mr. Crump said they would really like to be part of the community.

David Jasseck, 1924 Ramona Circle stated he does research as a career. He advised the Commission that he has googled every project that the applicant has developed. He asked the Commission to look at the properties around the project the applicant has developed. There have been no complaints because they do not have neighbors. Mr. Jasseck explained that the projects are surrounded by remote areas. He further explained that the Georgia project has apartments and a few single family residences near the development.

Denise Hansen, 900 Indiana Street stated she works for a company in San Marcos that has been in business for over 50 years. She pointed out that not one person in upper management lives in San Marcos because of possibly losing everything due to zoning changes.

Carol Grimm, 612 Dale Drive, Oak Heights Neighborhood stated she has been involved with discussions about use of the property for at least 15 years. Ms. Grimm said she represented the neighborhood at the Charrette that the Planning Department held which became part of the Sector 2 Plan. Ms. Grimm asked the Commission to honor what citizens of San Marcos requested in the Sector 2 Plan. She asked the Commission to protect the integrity of the neighborhoods.

Casey Mitchell, 602 Lancaster said they built their home 10 years ago and are raising 2 young boys. She stated that she teaches at Crockett Elementary School which is surrounded by the property being discussed. Ms. Mitchell asked the Commission to keep the plans as they are. The area is a great neighborhood to raise a family and doesn't want her home near many students. She feels their lifestyles will be hindered that allot of students in the neighborhood. Ms. Mitchell added that transportation and noise levels would also be an impact on the neighborhood.

Jane Hughson, 1600 N. LBJ Drive which is the dead end of N. LBJ Drive had questions regarding parking. She pointed out there are allot of cars on the dead end and sometimes is packed with overflow parking of Bishop's Crossing. Ms. Hughson added that 1.05 parking spaces per bedroom meet the city requirements, but there will be plenty of cars parking and on weekends.

Fraye Stokes, read two letters from citizens that could not be at the meeting. Ben and Marci McCullum asked that Dr. Weatherford be allowed to develop his property. The second letter was in support of the request.

Anita Fuller, 121 Cathryn Cove, Franklin Square Neighborhood said she has students living on both sides of her. She stated that she is in support of the request. Ms. Fuller asked the Commission to deny staff's request to include an extension of Hughson Street through the property to Craddock which will cause a short cut through traffic.

Jon Theriot, 148 Dolly Street stated that no one has advised him of a meeting regarding the proposed development. Mr. Theriot said he bought his home as a retirement home and under the impression most homes would be single family homes. Mr. Theriot stated he is opposed to request. He said it is a bad idea for the Commission to approve the request. Mr. Theriot pointed out that you can buy a home in the city and never knows when the city is going to change it.

Camille Philips, Franklin Drive., asked the Commission to deny the request for Land Use Amendments and Zoning Changes. She felt that the change will harm several established neighborhoods. She asked the Commission to stick to the Sector 2 Plan which request single family homes.

Page Bishop, 1608 Lancaster stated that the request is a big deal because of where they are putting it. She added that she works at the University and loves students and knows them very well. She added that putting students together you have a party and not only for the students but for their friends. Ms. Bishop stated that she is speaking for all the people that live in the multiple neighborhoods the development will affect. She pointed out that they are not against the development of the project but are against the location. Ms. Bishop added that San Marcos is getting reputation like Houston with no zoning. She asked the Commission to stay with what is in place. She added that the development will change the neighborhood. Ms. Bishop mentioned that they moved in the neighborhood because they thought they were protected in a single family neighborhood.

Gaylord Bose, 1926 Nevada stated he was sat in a similar position as the Commission. He explained that citizens of San Marcos created the Horizons Master Plan. He asked the Commission to consider the decisions that the citizens of San Marcos made. Mr. Bose commented that he has heard it all from different developers and has seen many promises that have been broken. Mr. Bose asked the Commission to take advice of the community who made the Horizons Master Plan and Sector Plan.

Harvey Miller, lives on Nevada, likes to see development in the community but not in single family neighborhoods. All neighbors are opposed to request. Once lived near college kids and wife was sick and they worked with them, but would not like multifamily located near a single family residence but in a commercial area.

John McBride, 703 Franklin Street commended city staff for taking into consideration what the citizens of San Marcos want in development. Have worked with land owner and have backed out. Mr. McBride commented that the proposed development in this neighborhood is not appropriate. He stated that the Planning and Zoning Commission is appointed to look out for the community. The community has spoken and has said how they want to live. He urged the Commission to deny the request because it is not appropriate for where they want to live and for the quality of life the neighbors want.

Barry James, 1610 Ranch Road 12 stated that his driveway will open onto the driveway to the proposed commercial section of the development. He mentioned that he has a hard time calling a four to five bedroom living space a cottage. Mr. James said he has a problem with less than forty acres and 700 bedrooms. He asked the Commission to honor the Sector 2 Plan.

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

Items #12-#20 were posted as public hearings and discussion only. No action was taken. The items will be posted on the February 22, 2011 Planning and Zoning Commission Agenda.

Item #21 was moved to the beginning of the agenda. Item #7 was moved to this section of the agenda.

7. 2010 End of the Year Planning and Zoning Commission Report.

The Commission requested that the presentation be presented at the annual Planning and Zoning Commission Retreat.

Sofia Nelson gave a brief overview of the Commission Report.

3. Election of Officers;

A. Chair:

MOTION: Upon a nomination made by Commissioner Seebeck and a second by Commissioner Ehlers, the Commission voted all in favor to elect Bill Taylor as Planning & Zoning Commission Chairman.

B. Vice-Chair

MOTION: Upon a nomination made by Commissioner Stark and a second by Commissioner Kelsey, the Commission voted all in favor to elect Bucky Couch as Planning & Zoning Commission Vice Chairman.

22. Discussion Items.

Commissioner Seebeck requested that the Commission get a briefing from the City Attorney concerning recusals from discussions and votes. He also added that the Elections of Officers should be posted at the end of the agenda in the future.

Planning Report

a. Update on proposed downtown form-based code.

Matthew Lewis reported that the form-based code is now called San Marcos Downtown Code (SMDC). He added that staff is building a schedule for adoption. The Code will be brought back through the process for recommendations and bring back to the Commission in March and to City Council in April.

b. Planning Commission 2011 retreat

Matthew Lewis advised the Commission that staff will meet with the Commissioner Couch and Bishop regarding the retreat. He asked the Commission to email suggestions and comments to staff.

Commissioner Seebeck suggested that the city attorney be present to discuss appropriate times to recuse themselves from an item on the agenda.

Matthew Lewis reminded the Commission about the February 2, 2011 joint City Council and Planning Commission meeting from 11:00 am-2 p.m. at the Activity Center.

Commissioners' Report

Commissioner Seebeck suggested that the election of officers be placed at the end of future agendas.

23. Consider approval of the minutes from the Regular Meeting on January 11, 2010.

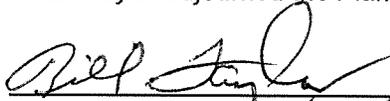
MOTION: Upon a motion made by Commissioner Bishop and a second by Commissioner Couch, the Commission voted eight (8) in favor, none (0) opposed and one (1) abstained to approve the minutes as corrected of the regular meeting on January 11, 2011. The motion carried. Commissioner Seebeck abstained.

24. Questions and answers from the Press and Public.

There were no questions from the public.

25. Adjournment

Chair Taylor adjourned the Planning and Zoning Commission at 9:40 p.m. on Tuesday, January 25, 2011.



Bill Taylor, Chair



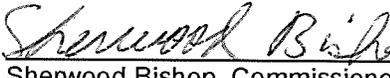
Jim Stark, Commissioner



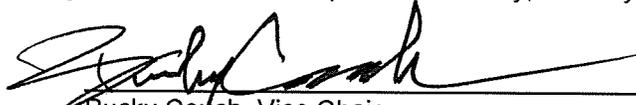
Chris Wood, Commissioner



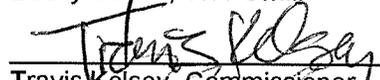
Kenneth Ehlers, Commissioner



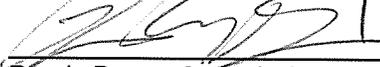
Sherwood Bishop, Commissioner



Bucky Couch, Vice Chair



Travis Kelsey, Commissioner

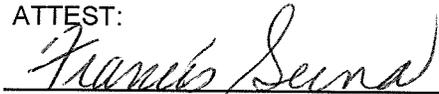


Randy Bryan, Commissioner



Curtis Seebeck, 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 PUNNING & ZENING, (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 TCOR MANAGEMENT.

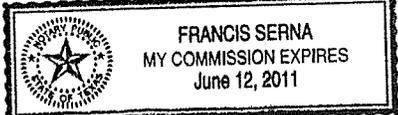
The nature and extent of my interest in the business entity is as follows: (check all that apply)

- 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.
- Funds received by me from the business entity exceed 10 percent of my gross income for the previous 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.

The vote or decision involving this interest is on JAN 25TH, 20 11 agenda of the governmental body, and is described as follows: BUDGET TRACT
THE ENGINEERING COMPANY RAMSEY ENGINEERING IS A
CLIENT OF TCOR, PC-10-14 (01a)

EXECUTED this 25 day of January, 20 11.
Signature Jim Stark, Jr.
Printed Name JIM STARK, JR.

SWORN TO AND SUBSCRIBED before me on the 25 day of January, 20 11.
Notary Stamp:  Francis Serna
Notary Public
State of Texas

FILED this 26 day of January, 20 11.
[Signature]
City Clerk of the City of San Marcos

CITY OF SAN MARCOS
DISCLOSURE AFFIDAVIT-BUSINESS ENTITY

STATE OF TEXAS
COUNTY OF HAYS

The undersigned member of the City of San Marcos Planning & Zoning Commission, (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 The Tap Room Texas LLC.

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

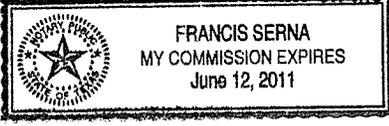
_____ The interest described above belongs to a person related to me in the first degree by consanguinity (natural kinship) or affinity (marriage). Relative's name and relation.

The vote or decision involving this interest is on 25 January, 2011 agenda of the governmental body, and is described as follows: Item 21 Hold a public hearing to consider revision to Sect. 4.3.4.2 of the LOC (CUP)

EXECUTED this 25th day of January, 2011.
Signature Travis Kebeey

Printed Name Travis Kebeey

SWORN TO AND SUBSCRIBED before me on the 25 day of January, 2011.

Notary Stamp:  Francis Serna
Notary Public
State of Texas

FILED this 26 day of January, 2011.
Samuel [Signature]
City Clerk of the City of San Marcos

CITY OF SAN MARCOS
DISCLOSURE AFFIDAVIT- REAL PROPERTY

STATE OF TEXAS
COUNTY OF HAYS

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

I have a substantial interest in real property that may be involved in a vote or decision of the governmental body described above, and it is reasonably foreseeable that the vote or decision will have a special economic effect on the value of the property, distinguishable from its effect on the public.

The real property is described as follows:
515 Craddock Ave, San Marcos, TX 78666

I acknowledge that my interest in this real property has a fair market value of \$2,500 or more.

The vote or decision involving this interest in real property is on the 25th Jan, 2011 agenda of the governmental body, and the subject matter of the vote or decision is as follows:
Items #12-20. The Retreat at San Marcos

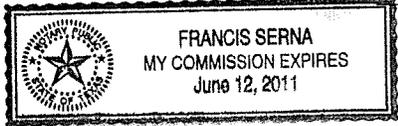
Check if applicable:

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:

EXECUTED this 25th day of January, 2011.

Signature Travis Kebey
Printed Name Travis Kebey

SWORN TO AND SUBSCRIBED before me on this 25 day of January, 2011.
Francis Serna
Notary Public, State of Texas



Notary Stamp:

FILED this 26 day of January, 2011.
Samuel Peltier
City Clerk of the City of San Marcos