REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, August 28, 2012, 6:00 p.m.
City Council Chambers
630 E. Hopkins Street

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

AGENDA

1. **Call to Order.**

2. **Roll Call.**

3. **Chairperson's Opening Remarks.**

4. ***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.*

5. **30 Minute Citizen Comment Period.**

CONSENT AGENDA:

6. **Consider the approval of the minutes from the Regular Meeting on August 14, 2012.**

7. **PC-11-26(03) (Blanco Shoals Subdivision Phase 2)** Consider a request by Byrn & Associates, Inc., on behalf of Armbruster Holt, LTD., for approval of a Final Plat for approximately 39.03 acres more or less out of the Juan Veramendi Survey #2, Tract 154 located at the northeast corner of IH-35 and River Ridge Parkway.

8. **PC-12-21 (03) (San Marcos Academy Entrance Road Development Plat)** Consider a request by Jacobs Engineering Group, Inc., on behalf of San Marcos Baptist Academy and Lazy Oaks Ranch, L.P., for approval of a Development Plat for approximately 22.812 acres, more or less, out of the J. Maximillian, Jr. Survey, Abstract 299, J. Williams Survey, Abstract 490, and a portion of an 8.73 acre tract out of the J. Williams Survey, Abstract 430, Hays County, located at 2801 Ranch Road 12.

PUBLIC HEARINGS:

9. **CUP-12-29 (The Vault)** Hold a public hearing and consider a request by Mike Keyser, on behalf of The Vault, for a renewal of the existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 100 W. Hopkins Street.

10. **LUA-12-05 (Casey Development – Sessom Drive Multifamily Community)** Discuss a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use (MU) for approximately 7.885 acres of land out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).

11. **ZC-12-10 (Casey Development – Sessom Drive Multifamily Community)** Discuss a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a Zoning Change from Single Family Residential (SF-6) to Vertical Mixed Use (VMU) for approximately 7.885 acres out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).

12. **PDD-12-04 (Casey Development – Sessom Drive Multifamily Community)** Discuss a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a PDD overlay district, with a base zoning of Vertical Mixed Use (VMU) for approximately 9.5 acres out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).

13. **A-12-01 (Loquat Street, a/k/a Pecan Street, Locust Street and Peachtree Street)** Hold a public hearing and consider a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, to abandon streets and alleys in the Park Addition, First and Second Division, as follows: a 16 foot alley between lots 43 and 50 to the north and lots 41, 42, 51 and 52 to the south from Sessom Drive to Peachtree Street; a 16 foot alley between lots 39, 53, 56 and 61 to the north and lots 38, 54, 57 and 60 to the south from Sessom Drive to the northwest boundary of said Park Addition; Locust Street from Loquat Street (a/k/a Pecan Street) to the northeast corner of lot 50; Loquat (a/k/a Pecan) Street from Sessom Drive to Peachtree Street; and Peachtree Street from the southwest boundary of said Park Addition to the northwest corner of lot 50.

14. **LDC-12-13 (SmartCode Architectural Standards)** Hold a public hearing and consider various revisions to Subpart C of the City Code (the SmartCode) including modifying the signage and lighting standards and adding architectural requirements.

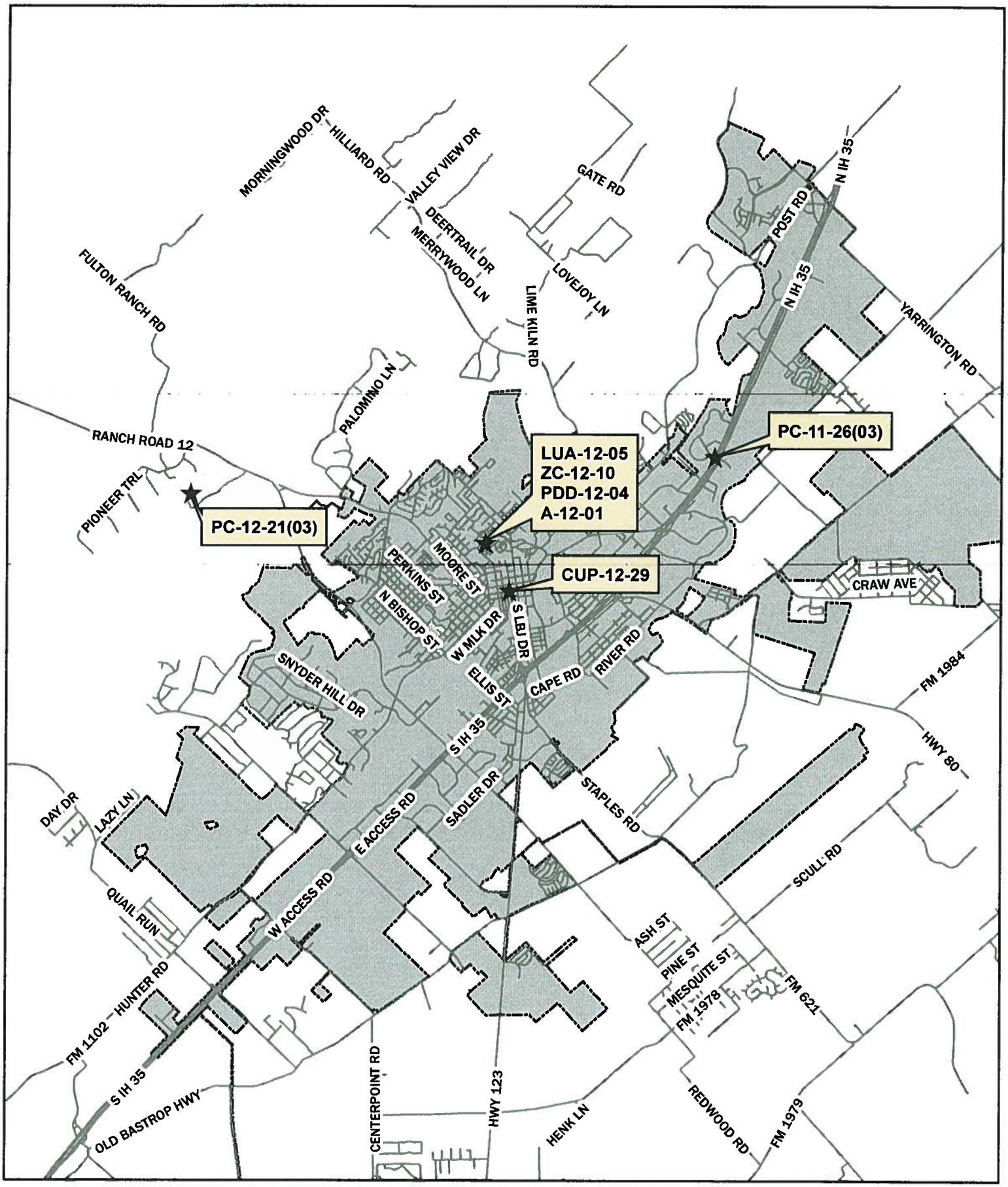
NON CONSENT:

15. **<u>Development Services Report</u>**
    a) Update from staff on the Comprehensive Plan

16. **Question and Answer Session with Press and Public.** *This is an opportunity for the Press and Public to ask questions related to items on this agenda.*

17. Adjourn.

Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.



Planning and Zoning Commission Meeting August 28, 2012 Location Map

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

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Miles

MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
August 14, 2012

1. Present

Commissioners:

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

City Staff:

Matthew Lewis, Development Services Director
Kristy Stark, Development Services Assistant Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Alison Brake, Planner
John Stanley, Planner
Emily Koller, Planning Tech

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 August 14, 2012, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed audience and viewers.

4. ***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.*

5. 30 Minute Citizen Comment Period

Consent Agenda:

6. Consider the approval of the minutes from the Regular Meeting on July 24, 2012.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Morris, the Commission voted on consent to approve the minutes from the Regular Meeting on July 24, 2012. The motion carried unanimously.

Public Hearings:

7. CUP-12-28 (HEB Cafe) Hold a public hearing and consider a request by HEB Beverage Company, L.L.C., on behalf of HEB Grocery Company LP, for a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption in the café at HEB Food Store #243, located at 641 E. Hopkins 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 Morris and a second by Commissioner Bryan, the Commission voted on consent to approve CUP-12-28 with the conditions that the permit shall be valid for the life of the TABC Permit, provided standards are met, subject to the point system, the permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director, the permit shall not become effective until a Certificate of Occupancy is received, and live music shall end when the café closes at 9:00 p.m. The motion carried unanimously.

8. ZC-12-07 (302 W. San Antonio St.) Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from SmartCode-CS (Civic Space) to SmartCode-T5 (Urban Center) for an approximately 0.235 acre site located at 302 W. San Antonio Street, in the Original Town of San Marcos, Block 18, Lot 1.

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

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commissioner Seebeck, the Commission voted on consent to approve ZC-12-07 as submitted. The motion carried unanimously.

9. ZC-12-08 (100 E. MLK Dr.) Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from SmartCode-CS (Civic Space) to SmartCode-T5 (Urban Center) for an approximately 2.328 acre site located at 100 E. MLK Drive, in the J.S. Travis Survey, Block 1.

Chair Taylor opened the public hearing. Ollie Giles, 524 Valley Street, inquired on what the city was going to do on Martin Luther King. She noted that development is nearing the Dunbar neighborhood. She explained that the corner of Martin Luther King and LBJ is reserved for a Martin Luther King statue. Ms. Giles asked the Commission to be very particular on what they are going to use the building for because the corner is very important to them. In addition, she told the Commission to be careful what they put on Martin Luther King. Ronnie Vasquez, 317 N. Fredericksburg Street asked for an explanation of T5, T4, SmartCode zoning. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commissioner Seebeck, the Commission voted seven (7) in favor and one (1) opposed to approve ZC-12-08. The motion carried.

10. ZC-12-09 (301 N. Guadalupe St.) Hold a public hearing and consider a request by the City of San Marcos for a Zoning Change from SmartCode-CS (Civic Space) to SmartCode-T5 (Urban Center) for an approximately 0.935 acre site located at 301 N. Guadalupe Street, in the Original Town of San Marcos, Block 25 and part of Farm Lot 22.

Commissioner Morris recused.

Chair Taylor opened the public hearing. Erwin Janek, 403 Oakridge Drive expressed his concerns regarding insufficient parking. Ronnie Vasquez, 317 N. Fredericksburg Street stated that he is in support of the downtown zoning change. He feels that there will not be a parking issue.

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commission Seebeck, the Commission voted all in favor to approve ZC-12-09. Commissioner Morris recused himself from the discussion and vote. The motion carried.

DRAFT

11. LDC-12-12 (Subdivision Improvements Bond) Hold a public hearing and consider an amendment to Section 1.6.6.4 of the City's Land Development Code to add a performance bond as an authorized form of security for completion of public improvements required to serve a subdivision or development.

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

MOTION: Upon a motion made by Commissioner Bryan and a second by Commission Seebeck, the Commission voted all in favor to approve LDC-12-12, Subdivision Improvement Bond.

12. LDC-12-13 (SmartCode Architectural Standards) Hold a public hearing and discuss various revisions to Subpart C of the City Code (the SmartCode) including modifying the signage and lighting standards and adding architectural requirements.

Nore Winter, Winter and Company, gave a brief presentation of the proposed SmartCode Architectural Standards.

Chair Taylor opened the public hearing. Diana Baker, 727 Belvin thanked the Commission for moving forward and considering the Architectural Standards. She added that the architectural standards will be a huge benefit for San Marcos. Ms. Baker pointed out that the cost will not be extra but the standards will benefit property values in a big way. She thanked the Commission for thinking about the aesthetics of downtown.

Andy Algava said he lives in Austin and owns property in San Marcos. He commended the Planning Department for the enlightened piece of work that has been accomplished. Mr. Algava said he has attended several Council and Planning Commission meetings and the level of headedness and the dialogue that occurs is impressive. He thanked the Commission for what they have accomplished and feels it will make downtown look nicer and better.

Ollie Giles, 524 Valley Street said she hopes that the University does not move closer to downtown. Ms. Giles added that she hopes that the University does not buy the old post office building. She added with all the trailers and things downtown, that is not downtown San Marcos. She told the Commission to be careful. There were no additional citizen comments and the public hearing was closed.

Non Consent Agenda:

13. Discuss and consider the rescheduling of the following Regular Meeting Dates, and provide direction to staff:

October 9, 2012 due to American Planning Association Conference
November 27, 2012 due to Thanksgiving Holiday
December 25, 2012 due to Christmas Holiday

The Commission discussed and directed staff to cancel the December 25, 2012 meeting. Chair Taylor advised that a Special Meeting can be scheduled if necessary.

14. Development Services Report

a. Update from staff on Comprehensive Plan
b. Fee Update

Matthew Lewis gave an update on the upcoming meetings for the Comprehensive Plan and Fee Update.

15. Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on this agenda.*

There were no questions from the press and public.

DRAFT

16. Adjourn.

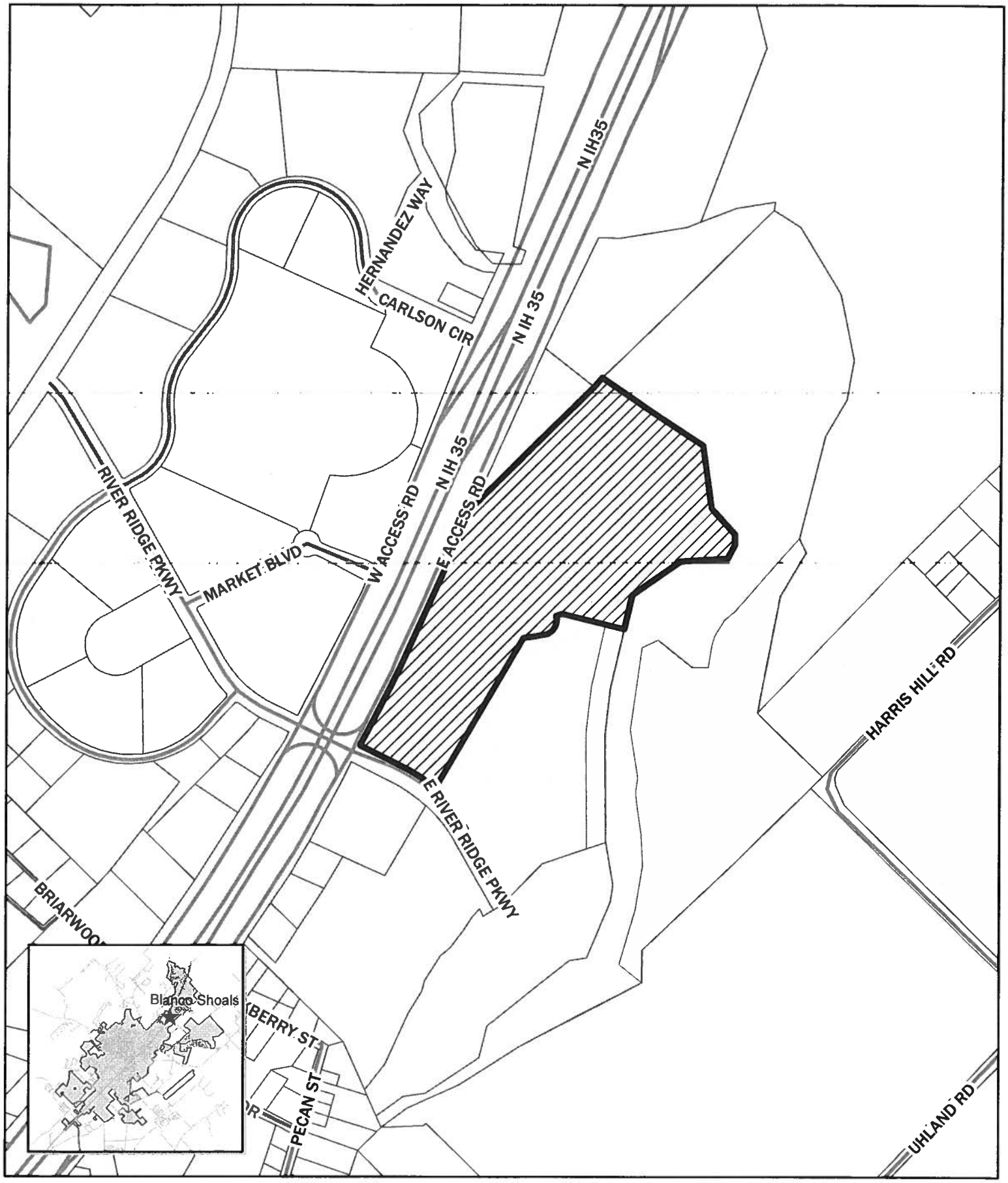
Chair Taylor adjourned the Planning and Zoning Commission at 7:20 p.m. on Tuesday, August 14, 2012.

Bill Taylor, Chair	Curtis Seebeck, Commissioner
Corey Carothers, Commissioner	Kenneth Ehlers, Commissioner
Bucky Couch, Commissioner	Chris Wood, Commissioner
Randy Bryan, Commissioner	Carter Morris, Commissioner

ATTEST:

Francis Serna, Recording Secretary

DRAFT



PC-11-26(03)
Blanco Shoals
Map Date: 8/22/12

Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

N

0 500 1,000 2,000
Feet

PC-11-26(03)
Final Plat
Blanco Shoals Section 2

Applicant Information:

Applicant: Byrn & Associates, Inc.
P.O. Box 1433
San Marcos, TX 78667

Property Owner: Armbruster Holt, Ltd.
P.O. Box 2183
Manchaca, TX 78652

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Blanco Shoals Subdivision Section 2

Subject Property:

Summary: This is the Final Plat for Blanco Shoals Section 2. The proposed subdivision will create three lots totaling 39.03 acres. Lot 4 and 5 are zoned Multi-family and will include apartments while Lot 6 is zoned commercial. Parkland was dedicated in 2002 along the Blanco River by Armbruster Holt, Ltd. and fulfills the parkland requirement. A portion of Lot 4 falls within the Blanco Shoals PDD.

Traffic / Transportation: The property reflected within this Final Plat fronts onto the IH-35 access road. TXDOT has approved the access point for the proposed Avalon Avenue. Construction will be completed for Avalon Avenue and the access easement leading to the parkland prior to recordation of the final plat.

Utility Capacity: A water extension is proposed through the Public Improvement Construction Plans in order to bring water services to the site. These improvements will be done prior to final plat recordation.

Parks proposal: The Blanco Shoals PDD required that approximately 82 acres of property be dedicated to the City for use as greenspace/parkland. In addition, the City of San Marcos purchased two tracts of land from Alan Holt in 2002. The tracts were 11.36 acres and 4.6 acres, respectively. The City received the 82 acres of parkland dedication in 2004.

Zoning: The property has a mixture of zonings including MF-18, MF-18 with a PDD overlay, and General Commercial.

Surrounding Zoning and Land use:

	Current Zoning	Existing Land Use
N of Property	CC/FD	City Owned Property and Blanco River
W of Property		IH-35
S of Property	FD/MF-18/PDD	Undeveloped land, apartment complex
E of Property	MF-18/PDD/FD	Exchange Apartments, Parkland

Planning Department Analysis:

This final plat is proposing the subdivision of a 39.03 lot into three separate lots. Lot 4 will be 28.15 acres to be developed as an apartment complex. Lot 5 will be 7.95 acres to be developed as an apartment complex. Lot 6 will be 2.04 acres with a zoning of General Commercial. Parkland was purchased and dedicated through separate instruments in 2002 and 2004. The City purchased roughly 16 acres from Mr. Holt in 2002 per the PDD. Mr. Holt dedicated roughly 82 acres in 2004 as required by the PDD. The eastern portion of Lot 5 is located within the Blanco Shoals PDD and includes a 50' and 100' River Bank Setback per the PDD.

Avalon Avenue will be constructed prior to recordation of the plat to provide internal access to the proposed apartment complex. The Public Improvement Construction Plans have been approved. Avalon Avenue will be public Right-of-Way until it turns north within the lot. Once the road turns north it will taper down and become an access easement allowing for parallel parking along the street. The access easement will extend to the existing parkland to the north of the site and provide the necessary parkland access. A 100' LCRA Easement runs through the middle of the site. LCRA has approved the location of the access easement for the road paving within the easement.

The site is located entirely within the floodplain based on FEMA maps. In addition, the eastern portion of Lot 5 abuts the Blanco River. Due to this, much of the eastern portion of Lot 5 is located within the floodway, 100' Water Quality Zone and 100' buffer zone. No development may occur within the floodway or water quality zone. Impervious cover is limited to 30' within the 100' buffer.

A Traffic Impact Analysis has been completed and approved for the site. In addition, a Watershed Protection Plan Phase 2 and Public Improvements Construction Plans have also been approved.

Staff has determined that the Blanco Shoals Section 2 Final Plat meets all City requirements. All legislative applications have been completed and approved and parkland has been dedicated previously by separate instrument.

Staff has reviewed the request and determined that all criteria have been met and recommends approval of the final plat.

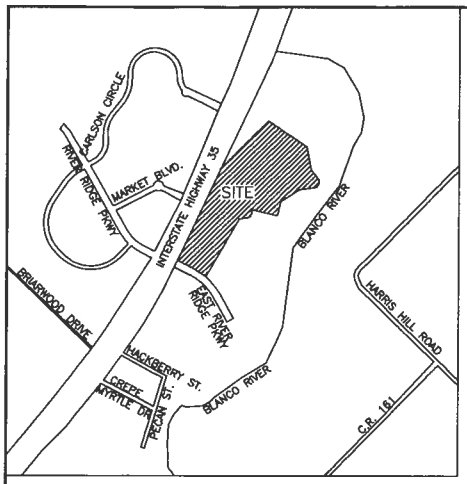
Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision 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, or to statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

John Stanley	Planner	August 22, 2012
Name	**Title**	**Date**



VICINITY MAP – NOT TO SCALE

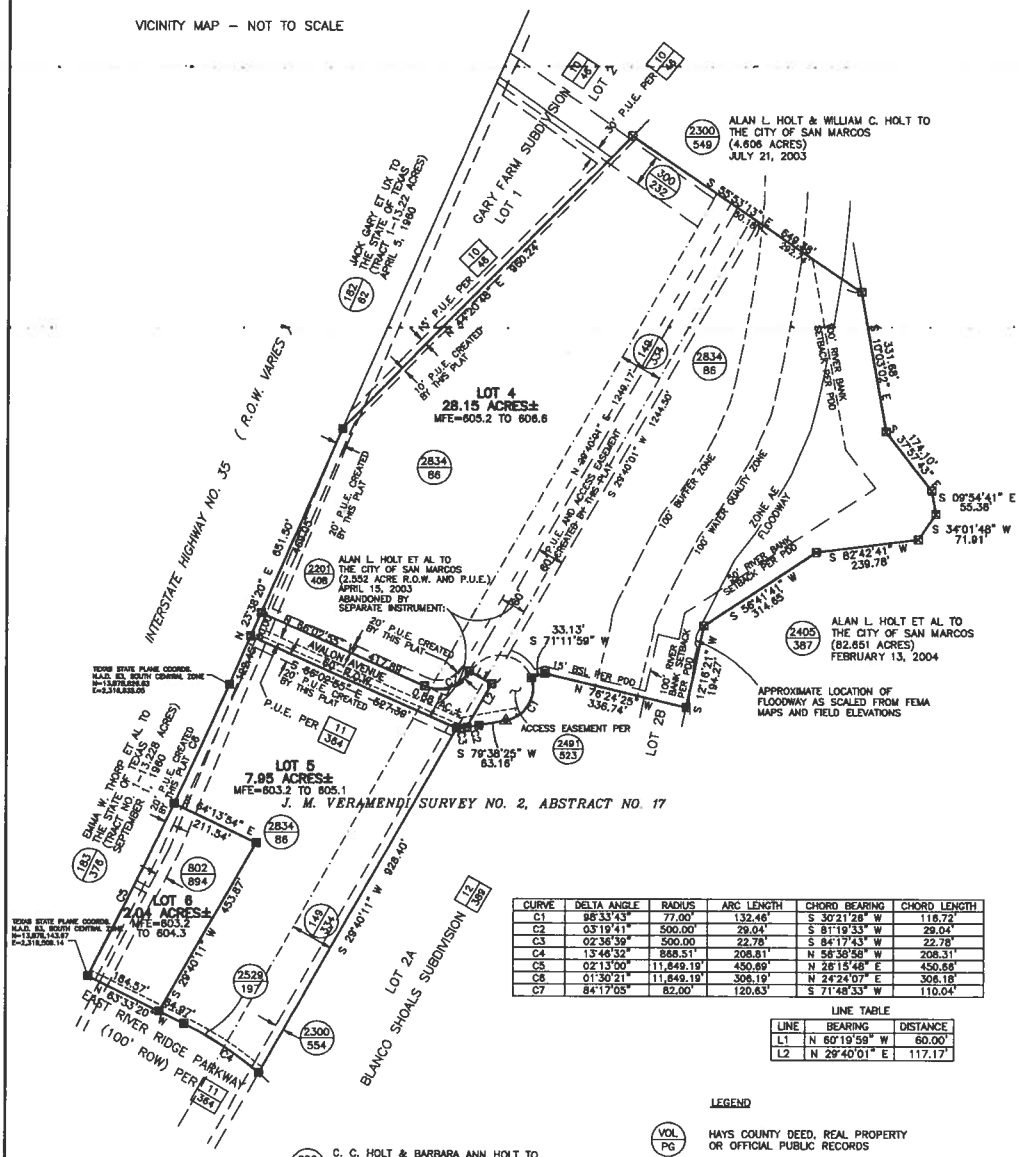
GENERAL NOTES

1. SIDEWALKS ARE REQUIRED AT THE TIME OF DEVELOPMENT SUBJECT TO THE CITY OF SAN MARCOS STANDARDS.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

3. LOTS 4 AND 5 ARE CURRENTLY ZONED MF-18. LOT 6 IS CURRENTLY ZONED GENERAL COMMERCIAL.

ORIGINAL SCALE
1"=200'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°33'43"	77.00'	132.46'	S 30°21'28" W	118.72'
C2	03°19'41"	500.00'	29.04'	S 81°19'33" W	29.04'
C3	02°36'39"	500.00	22.78'	S 84°17'43" W	22.78'
C4	13°48'32"	868.51'	208.81'	N 58°38'58" W	208.31'
C5	02°13'00"	11,849.19'	450.89'	N 28°15'48" E	450.86'
C6	01°30'21"	11,849.19'	306.19'	N 24°24'07" E	306.18'
C7	84°17'05"	82.00'	120.63'	S 71°48'33" W	110.04'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°19'59" W	60.00'
L2	N 29°40'01" E	117.17'

LEGEND

VOL. / PG	HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
VOL. / PG	HAYS COUNTY PLAT RECORDS
◘	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
•	1/2" IRON ROD FOUND OR DIAMETER NOTED
■	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
⊠	IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "BAKER AIKLEN"
■	TXDOT CONCRETE MONUMENT FOUND
▲	CONCRETE NAIL SET WITH ALUMINUM WASHER STAMPED "BYRN SURVEY"
P.U.E.	PUBLIC UTILITY EASEMENT
MFE	MINUMUM FLOOR ELEVATION BEING 1 FOOT ABOVE THE CURRENT BASE FLOOD ELEVATION PER FEMA RATE MAPS

SURVEYORS NOTES

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

2. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 1018758-SMA DATED OCTOBER 18, 2010, PROVIDED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY. ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE ARE SHOWN HEREON.

(802/894) C. C. HOLT & BARBARA ANN HOLT TO THE CITY OF SAN MARCOS (WATER & WASTEWATER EASEMENT – TRACT 1) OCTOBER 18, 1989

(2529/197) ALAN L. HOLT ET AL TO THE CITY OF SAN MARCOS (EXHIBIT A-0.16 ACRE PUE EASEMENT) AUGUST 13, 2004

(2300/554) ALAN L. HOLT ET AL TO THE CITY OF SAN MARCOS (1.038 ACRE WATER/WASTEWATER EASEMENT) AUGUST 7, 2003

(149/334) ELLA RIVES COX ET AL TO LOWER COLORADO RIVER AUTHORITY (100' EASEMENT & R.O.W.) DECEMBER 15, 1950

(300/232) C. C. HOLT ET UX TO LOWER COLORADO RIVER AUTHORITY (75' EASEMENT & R.O.W.) JUNE 3, 1977

(2834/86) ALAN LEIGH HOLT & SHANI KEI HOLT ARMBRUSTER TO ARMBRUSTER HOLT, LTD. (UNSOLD PORTIONS OF 189.6 ACRES) DECEMBER 28, 2005

CLIENT: AVALON PARTNERS, LLC
DATE: JANUARY 3, 2011
OFFICE: K. SMITH, BRYANT
CREW: PAYNE, C. SMITH
FB/PG: 700/25
PLAT NO. 26516-10-1-e

STATE OF TEXAS*
COUNTY OF HAYS*

WE, ARMBRUSTER HOLT, LTD., BY _____ THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS 39.03 ACRES IN THE J. M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, SUBDIVIDE THIS PROPERTY TO BE KNOWN AS BLANCO SHOALS SUBDIVISION, SECTION 2, AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

_____
SIGNATURE

_____
PRINTED NAME

_____
TITLE

ARMBRUSTER HOLT, LTD.
P.O. BOX 2183,
MANCHACA, TEXAS 78652

STATE OF TEXAS*
COUNTY OF HAYS*

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION ON _____ OF _____ 2012.

_____ _____
BILL TAYLOR, CHAIRMAN — DATE
PLANNING AND ZONING COMMISSION

_____ _____
MATTHEW LEWIS — DATE
DIRECTOR OF DEVELOPMENT SERVICES

_____ _____
FRANCIS SERNA — DATE
RECORDING SECRETARY

_____ _____
LINDA GRUBBS HUFF, P.E. — DATE
DIRECTOR OF ENGINEERING

STATE OF TEXAS *
COUNTY OF HAYS *

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____.M., AND RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, AT PAGE _____.

_____
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0392F AND 48209C0394F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT IS WITHIN THE FLOODWAY OF THE BLANCO RIVER AND THIS ENTIRE TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD--BASE FLOOD ELEVATIONS DETERMINED). HOWEVER, ACTUAL ON-THE-GROUND ELEVATIONS SHOW A PORTION OF THIS TRACT BEING ABOVE THE SPECIAL FLOOD HAZARD ELEVATION. THE CURRENT MINIMUM FLOOR ELEVATIONS PER FEMA RATE MAPS ARE AS SHOWN HEREON.

_____
JOHN DIPOLLINO, P.E.

KNOW ALL MEN BY THESE PRESENTS:

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

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

FINAL PLAT
BLANCO SHOALS SUBDIVISION
SECTION 2

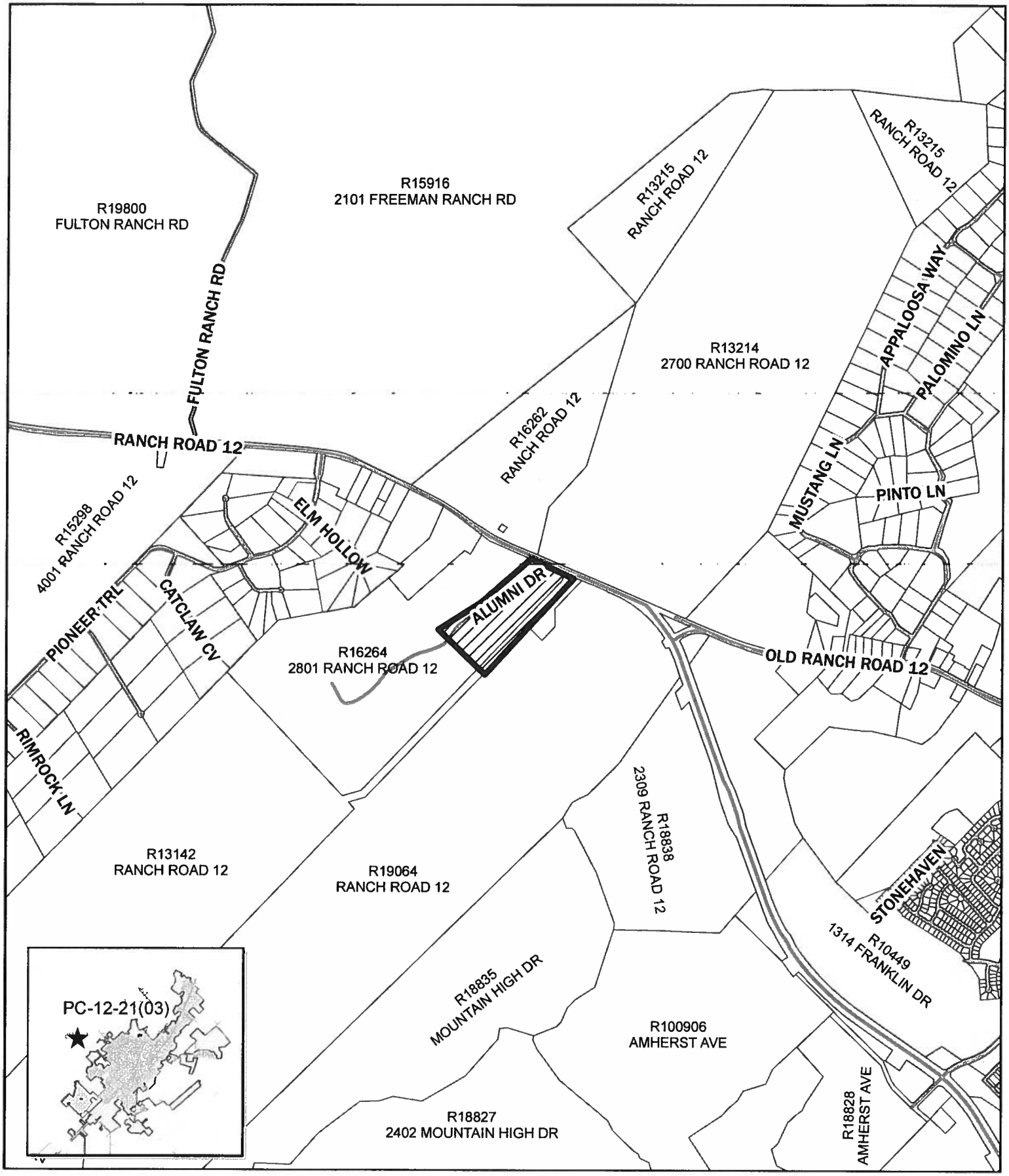
BEING 39.03 ACRES, MORE OR LESS, IN THE J. M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

OWNER:
ARMBRUSTER HOLT, LTD.
P.O. BOX 2183,
MANCHACA, TX. 78652

DATE: AUGUST 22, 2012

SCALE: 1" = 200'

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



PC-12-21(03)
San Marcos Academy Entrance Road
Development Plat
Map Date: 08/21/12

Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

N

0 1,500 3,000 6,000
Feet

PC-12-21(03) Development Plat, San Marcos Academy Entrance Road

Applicant Information:

Agent: Jacobs Engineering
2705 Bee Cave Road, Suite 300
Austin, TX 78746

Property Owner: San Marcos Baptist Academy
2801 Ranch Road 12
San Marcos, TX 78666

Lazy Oaks Ranch, L.P.
700 Lavaca Street, Suite 1300
Austin, TX 78701

Notification: Notification not required

Type & Name of Subdivision: Development Plat, San Marcos Academy Entrance Road

Subject Property:

Location: The subject property is approximately 22.812 acres, more or less, and is located along Ranch Road 12 in the City's Extraterritorial Jurisdiction (ETJ).

Zoning: N/A – property located in the ETJ

Traffic/ Transportation: The property is located along Ranch Road 12 which is designated as a major arterial on the City's Thoroughfare Plan.

Utility Capacity: There is a 16-inch water line across Ranch Road 12 from the subject property that was installed as part of the Northwest Water System Improvements. There is an 8-inch water line that extends across Ranch Road 12 that services the San Marcos Baptist Academy. With the development of Lazy Oaks Ranch, water and wastewater will need to be extended to serve the development.

Planning Department Analysis:

The purpose of a Development Plat prior to development of any lot in a subdivision for which dedication of any right-of-way for construction or maintenance of public improvements is required by the Land Development Code. Per the LDC, the subject property is technically exempt from platting as it is larger than 10 acres but construction of the improvement will require permitting. Lazy Oaks Ranch has agreed to redevelop the San Marcos Baptist Academy entry driveway as the driveway will eventually be the entry road to Lazy Oaks Ranch as well. This redevelopment will need approval of a Comprehensive Site Preparation Permit at the time of construction. The Watershed Protection Plan Phase 2 will be submitted and is required to be approved prior to site plan approval. The redeveloped entryway will be dedicated as public right-of-way at the time of development of the first plat of Lazy Oaks Ranch. Until that time, the road will be privately maintained by the property owners and there is a note on the plat reflecting this.

Currently, a Development Agreement between the City of San Marcos and Lazy Oaks Ranch, L.P. is being negotiated. The Traffic Impact Analysis (TIA) will be required to be submitted with the first plat application of Lazy Oaks Ranch; there is language within the Development Agreement that references this. Parkland dedication will also be required to be satisfied at the time of the first plat application of Lazy Oaks Ranch.

This plat meets all the criteria set out in our Land Development Code therefore the Planning Department recommends approval of the platting request.

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 Final Development 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, or to statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

Alison E. Brake	Planner	August 22, 2012
Name	**Title**	**Date**

SAN MARCOS ACADEMY
ENTRANCE ROAD DEVELOPMENT PLAT

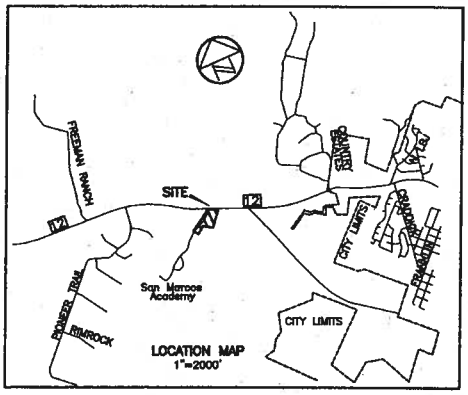
LEGEND

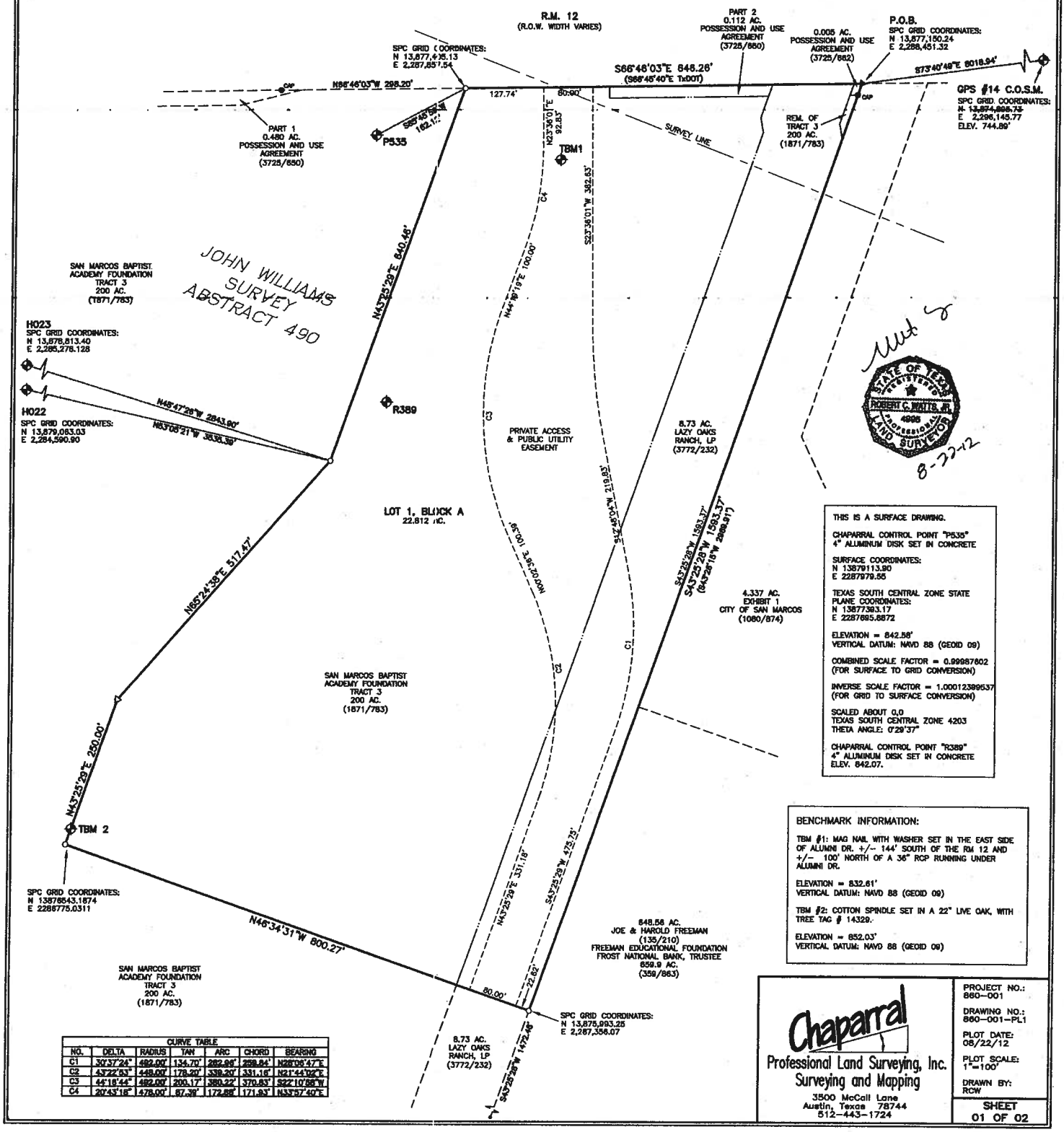
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- TxDOT TYPE II DISK FOUND
- CONC. HIGHWAY MON. FOUND
- 60D NAIL FOUND
- 1/2" REBAR WITH "TxDOT" CAP FOUND
- CONTROL POINT/BENCHMARK LOCATION

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100





THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT "P535"
4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13879113.90
E 2287979.55

TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES:
N 13877393.17
E 2287695.8872

ELEVATION = 842.58'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99987602
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00012399637
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS SOUTH CENTRAL ZONE 4203
THETA ANGLE: 0°29'37"

CHAPARRAL CONTROL POINT "R389"
4" ALUMINUM DISK SET IN CONCRETE
ELEV. 842.07.

BENCHMARK INFORMATION:

TBM #1: MAG NAIL WITH WASHER SET IN THE EAST SIDE OF ALUMNI DR. +/- 144' SOUTH OF THE RM 12 AND +/- 100' NORTH OF A 36" RCP RUNNING UNDER ALUMNI DR.

ELEVATION = 832.61'
VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #2: COTTON SPINDLE SET IN A 22" LIVE OAK, WITH TREE TAG # 14329.

ELEVATION = 852.03'
VERTICAL DATUM: NAVD 88 (GEOID 09)

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	30°37'24"	492.00'	134.70'	262.96'	259.84'	N28°06'47"E
C2	43°22'53"	449.00'	178.20'	339.20'	331.16'	N21°44'02"E
C3	44°18'44"	492.00'	200.17'	380.22'	370.83'	S22°10'58"W
C4	20°43'18"	478.00'	87.39'	172.88'	171.93'	N33°57'40"E

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 860-001
DRAWING NO.: 860-001-PL1
PLOT DATE: 08/22/12
PLOT SCALE: 1"=100'
DRAWN BY: RCW

SHEET 01 OF 02

SAN MARCOS ACADEMY
ENTRANCE ROAD DEVELOPMENT PLAT

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, SAN MARCOS BAPTIST ACADEMY FOUNDATION, OWNERS OF A 200 ACRE TRACT IN THE JOHN MAXIMILLIN, JR. SURVEY, ABSTRACT 299, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS, OF RECORD IN VOLUME 1871, PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND LAZY OAKS RANCH, LP, OWNERS OF AN 8.73 ACRE TRACT CONVEYED TO , BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 13, 2009 OF RECORD IN VOLUME 3772, PAGE 232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING 22.812 ACRES AS SAN MARCOS ACADEMY ENTRANCE ROAD DEVELOPMENT PLAT, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE PUBLIC UTILITY EASEMENT SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENT, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

_____
JOHN GARRISON, PRESIDENT
SAN MARCOS ACADEMY
2801 RANCH ROAD 12
SAN MARCOS, TEXAS 78666

STATE OF TEXAS:
COUNTY OF HAYS:

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

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

LAZY OAKS RANCH, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: LAZY OAKS GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY:

_____
WILLIAM C. BRYANT, MANAGER
700 LAVACA STREET, SUITE 1300
AUSTIN, TEXAS 78701

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT C. WATTS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON APRIL 8, 2012 AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

BEARING BASIS IS GRID AZIMUTH FOR THE TEXAS SOUTH CENTRAL ZONE, NAD 1983/93.

8-22-12

ROBERT C. WATTS, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4995
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
512-443-1724

STATE OF TEXAS
ROBERT C. WATTS, JR.
4995
PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATION:

I, JAMES T. HAGEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0388F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

8-22-12

JAMES T. HAGEN, P.E. REG. 82659
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
MACDES
TBPE # F-2968
2705 BEE CAVE ROAD, SUITE 300
AUSTIN, TX 78746
MAIN: (512) 314-3100

STATE OF TEXAS
JAMES T HAGEN
82659
REGISTERED PROFESSIONAL ENGINEER

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

_____ _____
MATTHEW LEWIS DATE
DIRECTOR DEVELOPMENT SERVICES

_____ _____
FRANCIS SERNA, RECORDING SECRETARY DATE

_____ _____
BILL TAYLOR, CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

SAN MARCOS ACADEMY
ENTRANCE ROAD DEVELOPMENT PLAT
PERIMETER DESCRIPTION

A DESCRIPTION OF 22.812 ACRES, BEING A PORTION OF A 200 ACRE TRACT IN THE JOHN MAXAMILLIN, JR. SURVEY, ABSTRACT 299, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS, CONVEYED TO SAN MARCOS BAPTIST ACADEMY FOUNDATION BY GENERAL WARRANTY DEED DATED AUGUST 20, 2001, OF RECORD IN VOLUME 1871, PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF AN 8.73 ACRE TRACT CONVEYED TO LAZY OAKS RANCH, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 13, 2009 OF RECORD IN VOLUME 3772, PAGE 232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 22.812 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found in the south right-of-way line of R.M. Road 12 (right-of-way width varies) for the northeast corner of the said 200 acre tract, and being the northeast corner of a 0.005 acre possession and use agreement described in Volume 3725, Page 662 of the Official Public Records of Hays County, Texas, being also the northwest corner of a 4.337 acre tract described in Volume 1080, Page 874 of the Deed Records of Hays County, Texas;

THENCE South 43°25'28" West, with the east line of the 200 acre tract and continuing with the east line of the 8.73 acre tract, and with the west line of the 4.337 acre tract, and continuing with the west line of a 648.56 acre tract described in Volume 135, Page 210 of the Deed Records of Hays County, Texas, a distance of 1593.37 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the west line of the 648.56 acre tract, being also the southeast corner of the 8.73 acre tract bears South 43°25'28" West, a distanceof 1472.48 feet;

THENCE over and across the 8.73 acre tract and the 200 acre tract, the following four (4) courses and distances:

1. North 46°34'31" West, a distance of 800.27 feet to a a 1/2" rebar with Chaparral cap set;
2. North 43°25'29" East, a distance of 250.00 feet to a a 1/2" rebar with Chaparral cap set;
3. North 65°24'38" East, a distance of 517.47 feet to a a 1/2" rebar with Chaparral cap set;
4. North 43°25'29" East, a distance of 640.46 feet to a a 1/2" rebar with Chaparral cap set in the south line of R.M. 12, being also the north line of the 200 acre tract, from which a 1/2" rebar with TxDOT cap found in said line bears North 66°46'03" West, a distance of 298.20 feet;

THENCE South 66°46'03" East, with the south line of R.M. 12, being also the north line of the 200 acre tract, and the north line of the 8.73 acre tract, a distance of 646.26 feet to the POINT OF BEGINNING, containing 22.812 acres of land, more or less.

Surveyed on the ground April 8, 2012.

Bearing Basis: The Texas Coordinate System of 1983, South Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

1. THIS TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.
2. THIS TRACT LIES WITHIN THE BOUNDARIES OF THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
4. MAINTENANCE OF IMPROVEMENTS CONSTRUCTED IN THE PRIVATE ACCESS EASEMENT SHALL BE BY THE PROPERTY OWNER UNTIL SUCH TIME THAT THE IMPROVEMENTS ARE DEDICATED TO AND ACCEPTED BY THE CITY.
5. SIDEWALKS WILL BE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AT THE TIME OF DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.

THE STATE OF TEXAS
COUNTY OF HAYS

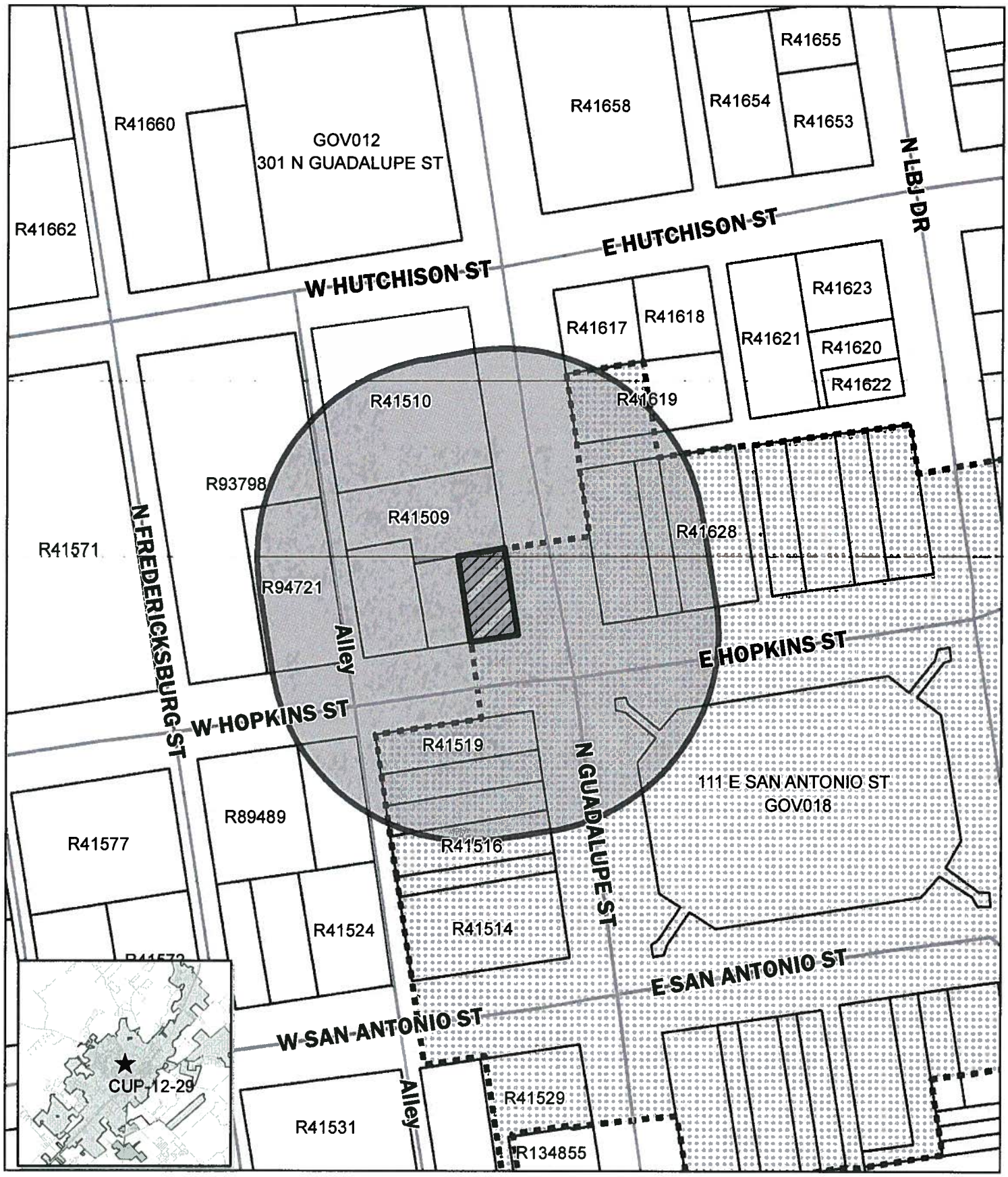
I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20__ AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__ AD.

BY _____
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 860-001
DRAWING NO.: 860-001-PL1
PLOT DATE: 08/22/12
PLOT SCALE: 1"=100'
DRAWN BY: RCW



CUP-12-29
The Vault
100 W. Hopkins
Map Date: 8/16/12

Notification Buffer (200 feet)

Site Location

Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

N

0 55 110 220
Feet

CUP-12-29
Restricted Conditional Use Permit
The Vault
100 W. Hopkins Street

Applicant Information:

Applicant: Mike Keyser, on behalf of The Vault

Mailing Address: 100 W. Hopkins Street
San Marcos, TX 78666

Property Owner: Dennis and Dawna Figol
Newton Gang Getaway LLC
333 Pinnacle Parkway
New Braunfels, TX 78132

Applicant Request: Request for renewal of an existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at The Vault in the CBA.

Public Hearing Notice: Public hearing notification was mailed on August 17, 2012.

Response: None as of completion of packet.

Subject Property:

Expiration Date: September 4, 2012

Location: 100 W. Hopkins Street

Legal Description: Original Town of San Marcos, Block 10, Lot PT of 1-2

Frontage On: Hopkins Street

Neighborhood: CBA – Downtown Association

Existing Zoning: "T5" – Urban Center

Sector: Sector 8

Utilities: Adequate

Existing Use of Property: Bar/Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T5	Commercial
S of property	T5	Commercial Public/Institutional
E of property	T5	Commercial
W of property	T5	Commercial

Code Requirements:

A Conditional Use Permit (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.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located in a low density residential zoning district. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

This location is within the Central Business Area (CBA) and is subject to the additional requirements in the CBA for restricted or "restaurant" permits. The code states that a business holding a restaurant permit must comply at all times with all of the following standards for "bona fide restaurants"" 4.3.4.2 (b)(8)(c)(3).

Case Summary

The Vault holds one of the active Restricted or "Restaurant" permits in the CBA. The Vault CUP is set to expire on September 4th, and this is a request for renewal. The original Restricted CUP (CUP-09-17) was issued to Newton Gang's Getaway LLC, and covered the area currently occupied by both the Vault and Fresh Cubed according to the floor plan submitted with the CUP. In August, 2010, staff administratively approved a name change from Newton Gang's Getaway to The Vault (CUP-10-22). At the time, there was a "Vault Kitchen" along Guadalupe Street. At some point the Vault Kitchen closed, and the Vault struggled to maintain compliance with the "bona fide restaurant" requirements of the CUP. Fresh Cubed opened approximately four months ago in the space formerly occupied by the Vault Kitchen as shown on the site plan. There is a common kitchen area shared by both the Vault and Fresh Cubed. Fresh Cubed intends to provide outdoor seating as well.

Comments from Other Departments:

According to Environmental Health, the Vault holds a food establishment permit, and Fresh Cubed operates under this permit. The permit is in good standing and has been in place for approximately 9 months.

The Building Official has considered the Vault and Fresh Cubed as one and not required firewall separation, separate meters, and other building improvements, but any further separation between the businesses will require these items.

Planning Department Analysis:

The Vault subleased a portion of their space to Fresh Cubed intending to satisfy the requirements of the Restricted CUP. However, Fresh Cubed operates under its own LLC, and because of this TABC currently considers them a separate business. This presents several problems. First it prevents Fresh Cubed from serving alcohol, and it removes this portion of the business from the Vault's TABC permit, which prevents any association between the two, such as Fresh Cubed serving food in the Vault. The requirements for a Restricted CUP are specific to the "business" holding the permit, and if Fresh Cubed is a separate business and unable to serve the Vault or associate in any way, the Vault may not be able to comply with the requirements below:

a) The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment.
b) The business must apply for, obtain and maintain a food establishment permit in accordance with chapter 18 of the City Code.
c) The business must serve meals to customers during at least two meal periods each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each meal period. A meal period means a period of at least four hours.
d) The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.

In order to meet the requirements and the intent of the CUP, the owners of The Vault and Fresh Cubed, along with the building owner, met with staff and determined that Fresh Cubed would buy into the Vault and enter into an agreement to serve alcohol under their license while having the ability to serve food to the customers anywhere in the building. Preliminary paperwork has been completed with TABC, and the agreement is awaiting final approval.

Staff typically recommends a standard approval sequence such as:

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

However, Section 4.3.4.2 (b)(8)(c)(1) of the LDC states that "Restaurant Permits are valid for three years." The duration of these CUPs may not be changed.

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

1. **The CUP shall be valid for three (3) years, provided standards are met, subject to the point system.**
2. **The Vault shall meet all requirements for Restricted CUPs.**

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

Commission's Responsibility:

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

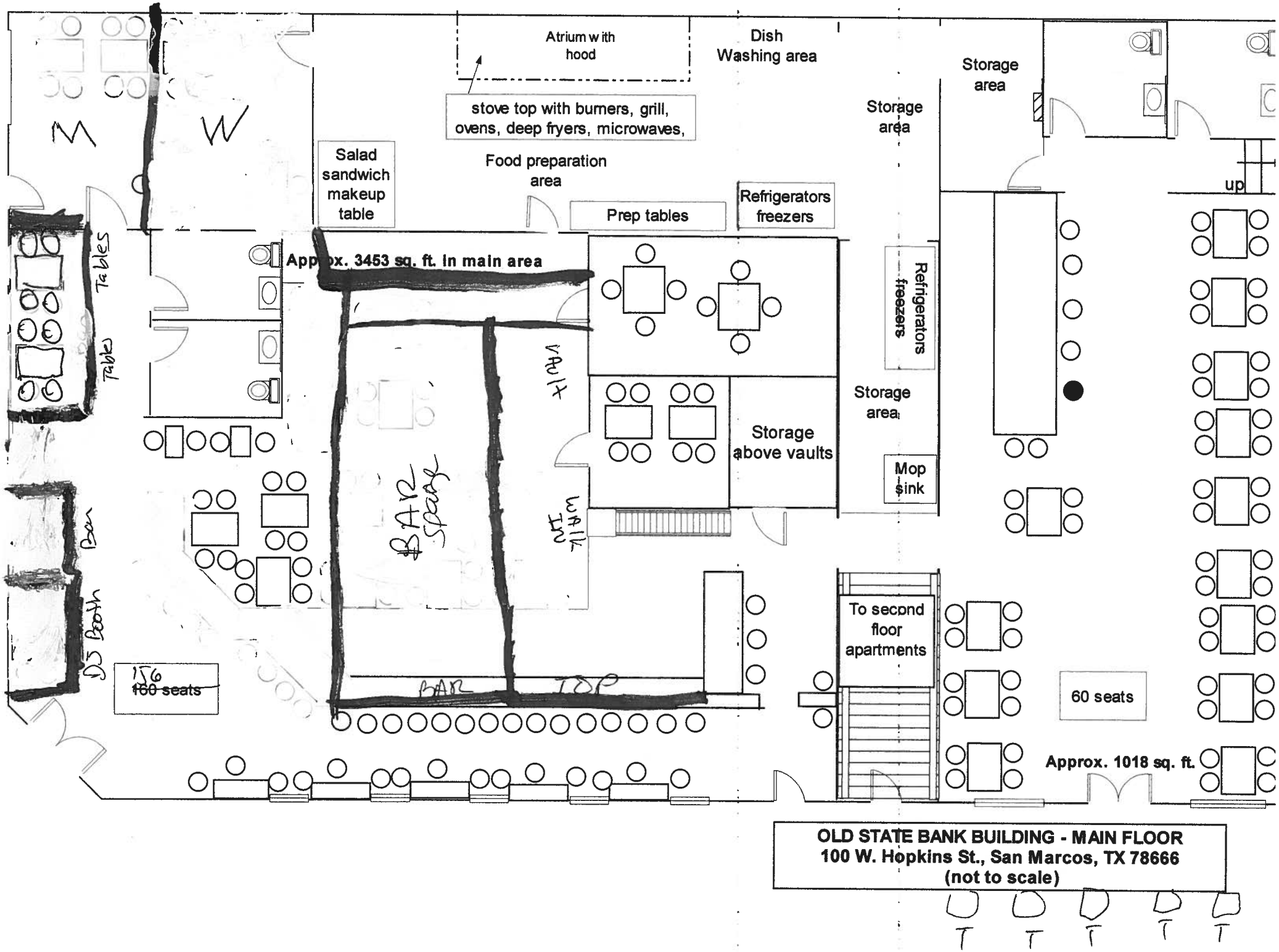
The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

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

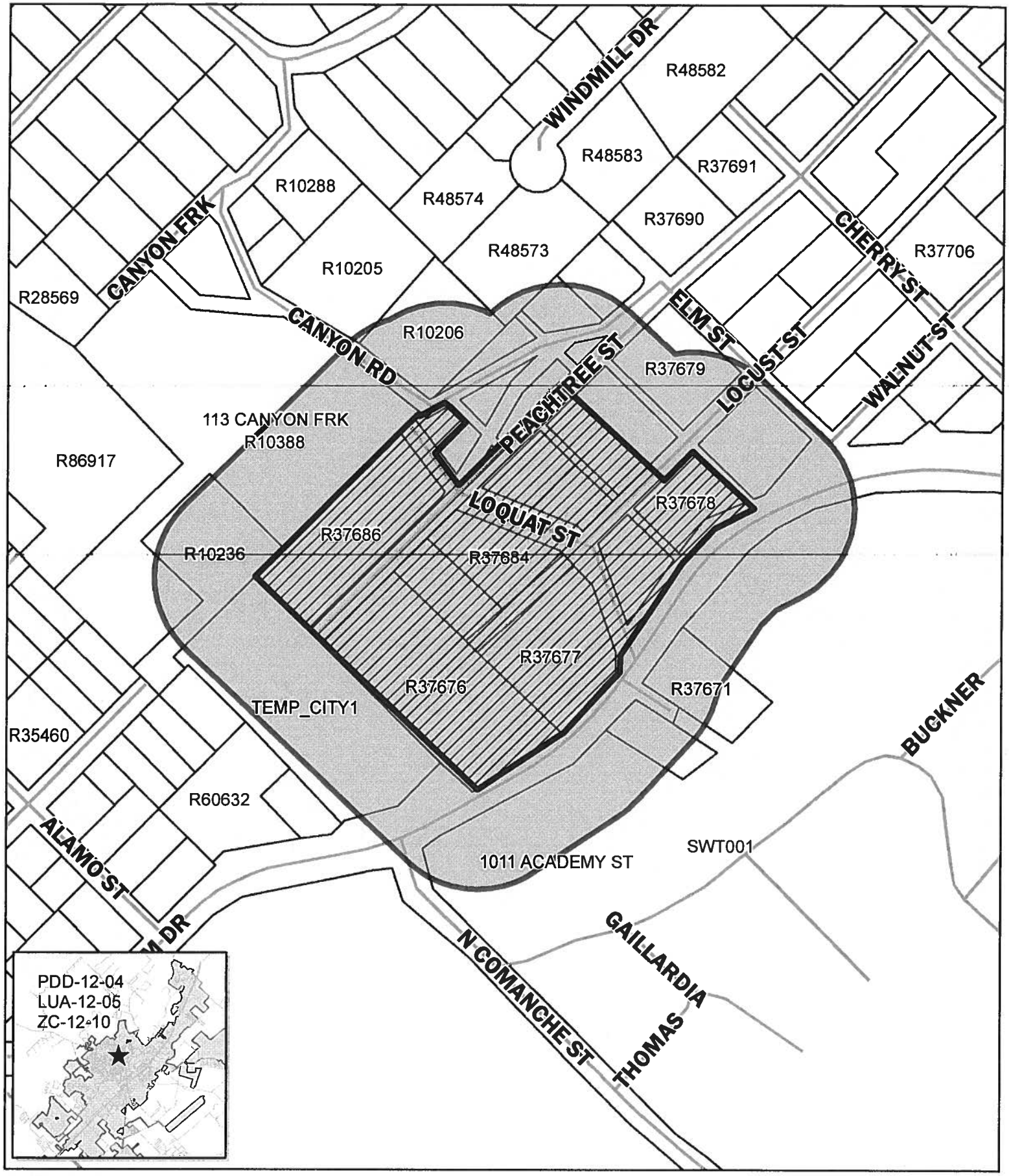
Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

Prepared by:

John Foreman	Planning Manager	8/21/2012
Name	**Title**	**Date**



OLD STATE BANK BUILDING - MAIN FLOOR
100 W. Hopkins St., San Marcos, TX 78666
(not to scale)



PDD-12-04
LUA-12-05
ZC-12-10
300 Block of Loquat Street
Map Date: 8/16/12

Notification Buffer (200 feet)

Site Location

Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

N

0 110 220 440
Feet

Land Use Map Amendment
LUA-12-05
Casey Development – Sessom Drive Mulitfamily Community

Administrative Summary:

Applicant:	ETR Development Consulting 401 Dryden Lane Buda TX 78610
Property Owner:	Darren Casey Interest, Inc 814 Arion Parkway, Ste. 200 San Antonio, Texas 78216
Notification:	Discussion notification mailed and signs posted on August 17, 2012
Response:	No response as of August 23, 2012

Property/Area Profile:

Legal Description:	**7.885** acres of land, more or less, out of the Park Addition, including Lots 36, 37, 38, 39, 40, 41, 42, 43, 44, 50, 51, 52, 53, 54, 56, and 57
Location:	Sessom Drive at Loquat Street
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Mixed Use & Multi-family residential
Existing Future Land Use Map:	Low Density Residential (LDR)
Proposed Future Land Use Map:	Mixed Use (MU)
Existing Zoning:	Single-Family Residential (SF-6)
Proposed Zoning:	Vertical Mixed Use (VMU) Base Zoning with a PDD Overlay
Utility Capacity:	Adequate
Sector:	Three

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use	Future Land Use
N of Property	SF-6	Single family residential	Low Density Residential
S of Property	P	Texas State University	Public & Institutional
E of Property	SF-6//TH	Single family residential	Low density residential
W of Property	SF-6/P	Single family residences and City Water Tower location	Low Density Residential

Planning Department Analysis

The applicant is requesting a Land Use Map Amendment change for 13.51 acres, more or less, from Low Density Residential (LDR) to Mixed Use (MU).

The subject property is approximately 9.5 acres, of land located on the north side of Sessom Drive, east and west of Loquat Street and generally northeast of the intersection of Sessom Drive and Comanche Drive. The project is proposed to be developed as a 332-unit, 742-bedroom mixed use development that will incorporate a mixture of ground floor retail uses with multiple stories of loft apartments that front along Sessom Drive. This current request is being processed together with a Zoning Change request, to change the zoning designation from Single Family Residential (SF-6) to Vertical Mixed Use (VMU), and a Planned Development District Overlay (PDD).

Adjacent uses include Texas State University to the south, and a mix of housing, predominantly single-family, to the north, east and west. Similar uses to the proposed are in development less than a quarter of a mile away, along Chestnut Street and North LBJ.

Staff has evaluated the request for consistency with the Horizons Master Plan and the Sector 3 Plan:

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
		X	**Policy LU-1.21:** The City shall encourage new development to locate in areas already served by utilities and other community facilities. *Comment: Existing city utilities are in place to serve this property. However, there is a concern regarding the impact this development will have on the City's waterline and drainage utilities. One of the City's facilities will be a 24-inch water transmission line in the Peachtree ROW which is critical to the City's water supply system Also the Concept Plan shows the entrance to the project located on City owned property where additional well sites and/or standpipes could be located in the future.*
		X	**Policy LU-2.4:** The City shall discourage and regulate any development that may have a significant adverse impact on the critical habitat of the San Marcos River. *Comment: The project is located in an environmentally sensitive area where, if not mitigated properly, could potentially adversely affect Sessom Creek thus impacting the San Marcos River.*

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
		X	**Policy LU-3.1:** The City shall develop the residential areas of San Marcos according to the Future Land Use Plan so that future growth can be accommodated, a mixture of housing types and densities can be provided, and adverse impacts from traffic, environmental hazards and incompatible land uses can be avoided. *Comment: A Future Land Use Map Amendment request has been filed. However, this section of the City is becoming more dense, to serve the student population closer to Texas State University. Increased density and proximity to uses and services can foster increased walkability, thereby relieving traffic pressures on area roads.*
X			**Policy LU-3.2:** The City shall provide safe and adequate housing opportunities to meet the different housing needs of all income groups of the City's present and future populations. *Comment: The proposed change will provide the opportunity for additional housing opportunities.*
		X	**Policy LU-4.1:** The City shall determine the need for multi-family dwelling units and shall ensure that the location of these units is compatible with adjacent land uses and is property buffered and adequately served by roads and public utilities. *Comment: The surrounding area is mostly low density residential in character.*
	X		**Policy LU-3.16:** The City shall discourage residential uses without adequate buffering. *Comment: The entire project encompasses approximately 9.5 acres and the request for a Land Use Amendment is for 7.885 acres out of that 9.5 acre boundary. There is approximately 1.7 acres that will be open space for use by the residents that could act as a buffer between the low density residential and the more intense uses of mixed use.*
X			**Policy LU-4.2:** The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion. *Comment: This area is highly walkable, and there are several services and commercial uses within walking and biking distance, as well as the retail uses proposed within the project.*

Consistent	Neutral	Inconsistent	Sector 3 Plan Sector Goals
		X	Context-sensitive street design giving equal value to vehicular movement, community aesthetics, pedestrian and cyclist safety, and streets should not sacrifice safety of neighborhood residents for additional traffic and higher speeds.
		X	"Neighborhood friendly" development mitigating negative impacts of higher intensity uses
X			Preserve & enhance visual character through variety of design requirements
		X	Promote interconnected street grid in future development.
		X	Improved open space and recreational opportunities

From a land-use perspective, Mixed Use can be consistent with these goals but the sector plan as well as the Horizon's Master Plan does not call for this area to be mixed use. The largest percentage of acreage in Sector Three is designated on the future land use plan as low density residential (56.06%) and the proposed land use amendment would allow for encroachment of higher density uses. There is only 0.67% Mixed Use land use within Sector 3.

In order to allow for a thorough understanding and discussion of the request, this request is scheduled for discussion only. Public hearing and action on this case is scheduled for September 11, 2012.

The Commission's Responsibility:

The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Land Use Map Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

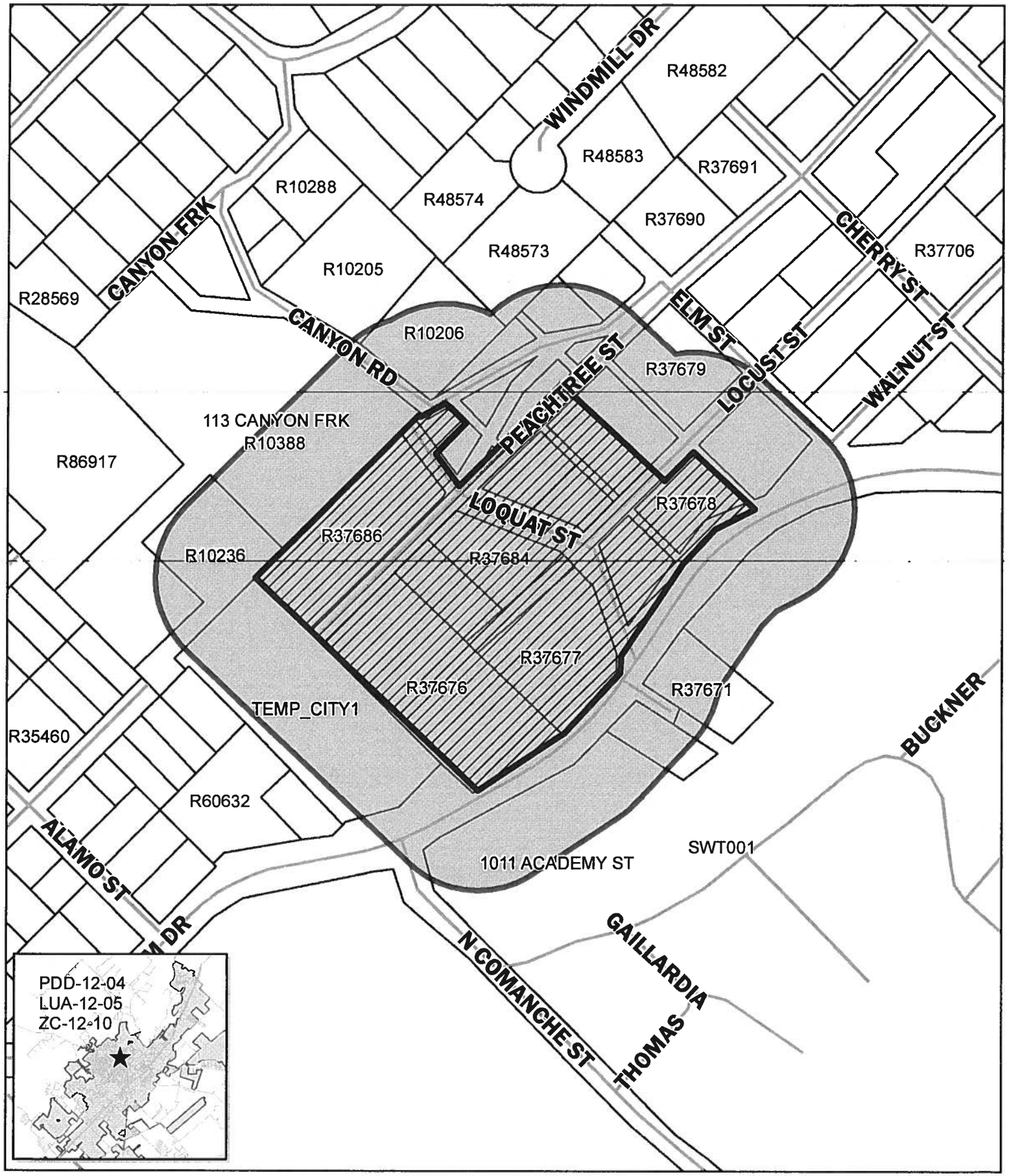
After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.4.1.4 charges the Commission to consider the following criteria for amendments to the Master Plan's Future Land Use Map:

- Whether the amendment is consistent with the policies of the Master Plan that apply to the map being amended;
- The nature of any proposed land use associated with the map amendment; and,
- Whether the amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City.

Planning Department Recommendation	
☐	Approve as submitted
☐	Approve with conditions or revisions as noted
☒	Discussion only
☐	Denial

Prepared by:

Alison Brake	Planner	August 21, 2012
Name	**Title**	**Date**



PDD-12-04
LUA-12-05
ZC-12-10
300 Block of Loquat Street
Map Date: 8/16/12

Notification Buffer (200 feet)

Site Location

Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

N

0 110 220 440

Feet

PDD-12-04/ZC-12-10
Planned Development District (PDD) Zoning Change
Casey Development – Sessom Drive Multifamily Community

Summary:

Applicant/ Property Owner: Darren Casey Interests, Inc.
814 Arion Pkwy. Suite 200
San Antonio, Texas 78216

Consultant: ETR Development Consulting, L.L.C.
401 Dryden Lane
Buda, TX 78610

Subject Property:

Legal Description: **9.587** acres of land, more or less, out of the Park Addition, including Lots 36, 37, 38, 39, 40, 41, 42, 43, 44, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, and a portion of 63.

Location: Sessom Drive and Loquat Street

Existing Use of Property: Single Family Residential

Existing Zoning: SF-6 Single Family Residential

Proposed Use of Property: Mixed use and multi-family residential

Proposed Zoning: PDD overlay with a VMU base zoning

Sector: 3

Frontage On: Sessom Drive

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	SF-6	Single family residential
S of Property	P	Texas State University
E of Property	SF-6//TH	Single family residential
W of Property	SF-6/P	Single family residences and City Water Tower location

Background

The Casey Development – Sessom Drive Multifamily Community is approximately 9.5 acres of land located on the north side of Sessom Drive, east and west of Loquat Street and generally northeast of the intersection of Sessom Drive and Comanche Drive. The project is proposed to be developed as a 332-unit, 742-bedroom mixed use development that will incorporate a mixture of ground floor retail uses with multiple stories of loft apartments that front along Sessom Drive with parking being provided through a combination of structured parking and surface parking.. The project site is located across Sessom Drive from Texas State University, on a site that is heavily wooded, and characterized by steep slopes and single-family residential structures. There are commercial and service uses located to the northwest at the intersection of Old RR 12 and Holland Drive, and south at the intersection of Sessom Drive and North LBJ. The project is proposing to add approximately 16,000 square feet of retail space, which would serve the proposed residential area as well as surrounding residences both on campus and off.

The project is proposing the partial abandonment of Loquat Street, Locust Street and Peachtree Street as well as interior platted but undeveloped rights-of-way (alleys). Currently, although the City's GIS does not indicate it, Loquat Street provides a connection between Sessom Drive and Holland Drive. The total acreage of rights-of-way proposed to be vacated is 1.612 acres. The overall site will be replatted prior to development. Street abandonment requires the filing of an Alley/Street Abandonment Application and

public hearings before the Planning & Zoning Commission and the City Council. An application requesting the abandonment of said streets and alleys has been filed and is running concurrently with the PDD, zoning change and land use amendment.

There currently is a 12" water main in the existing Peachtree Street right-of-way (ROW) and the City has begun the process to utilize this ROW for the installation of additional proposed CIP water facilities, specifically, a 24-inch water transmission line. The design proposed for this line has been completed and approved and was based on existing elevations and site conditions.

ZC-12-10/LUA-12-05

Currently, the subject property has a zoning designation of Single Family Residential (SF-6) and a Future Land Use Map designation of Low Density Residential (LDR). The rezone request is to change the zoning designation from Single Family Residential (SF-6) to Vertical Mixed Use (VMU), with a Planned Development District Overlay (PDD), and is being processed together with a Land Use Amendment request to change the Land Use designation from Low-Density Residential to Medium-Density Residential. The rezoning request and land use amendment pertains to 7.885 acres of the project site and the remaining acreage, approximately 1.7 acres, is shown as undeveloped open space on the Concept Plan.

Adjacent uses include Texas State University to the south, and a mix of housing, predominantly single-family, to the north, east and west. Similar uses to the proposed are in development less than a quarter of a mile away, along Chestnut Street and North LBJ Drive.

Proposed Site Development

- 9.5 acre site.
- Mixture of retail, office, and multifamily residential uses, including loft apartments
- Parkland dedication fee-in-lieu payment of $300,000 in addition to approximately 12,000 square feet of publicly accessible, improved open areas featuring plazas, water features/fountains, and outdoor gathering spaces. There will also be approximately 1.7 acres of private open space located toward the rear of the project site. The project will be presented to the Parks and Recreation Advisory Board for their recommendation on the fee-in-lieu payment on August 28, 2012.

Density

VMU zoning would allow for a maximum density of 40 units per acre. The project site would be allowed to contain a maximum of 380 units; PDD proposes a maximum of 332 units which is under the maximum number. The current zoning of SF-6 allows 5.5 units per acre.

Parking Standards

The applicant is providing 0.90 spaces per bedroom for the multifamily uses and 1 space per 400 square feet for the retail, office, and restaurant uses, for a total of 707.8 spaces. The total parking spaces for the project area will be 707.8 spaces. Both the residential park and retail parking is provided at a level slightly below that required by the LDC. The LDC requires 1 space/bedroom plus 5% for visitors, 1 space/250 square feet for retail; 1/300 square feet for office; and 1/100 square feet or 1 space per 4 seats, whichever is less, for restaurants. The uses proposed for the project site are geared toward residents and pedestrians being able to walk to purchase items. Bicycle parking is proposed at a minimum of 10% of the required vehicular parking.

The project proposes a minimum of two electric vehicle charging stations on-site which will be available to the public as well as a solar powered bus shelter. This bus shelter could provide a charging station for the public as well. The applicant has proposed a Pedestrian Crossing Area at the intersection of Sessom Drive and Comanche Street which will include enhanced signage, pedestrian signalization and will be well lit.

A Traffic Impact Analysis will need to be submitted based on the current Concept Plan.

Exterior Construction Standards

Through the PDD, the applicant is proposing the use of four-sided design. The applicant is also proposing specific standards applicable to the retail area that will front Sessom Drive. These standards include 70% glazing in clear glass at the street level, first floor façade to encourage pedestrian activity, upper levels setback from the street level to clearly define mix of uses, and recessed out-swinging doors that will be active and inviting to pedestrians.

Parkland Dedication

Parkland dedication fee-in-lieu payment of $300,000 is proposed in addition to approximately 12,000 square feet of publicly accessible, improved open areas featuring plazas, water features/fountains, and outdoor gathering spaces. There will also be approximately 1.7 acres of private open space located toward the rear of the project site that will be for use by the residents.

The fee-in-lieu payment, which far exceeds what would be required by the LDC, would be required to be used in the area in which the project was located or go to the nearest regional park and benefit all of the citizens of San Marcos. The developer is not providing connection to the Sessom Greenspace located nearby.

Environmental and Water Quality

The intent of a Planned Development District is to provide a higher quality development for the community than would result from the use of conventional zoning districts [Section 4.2.6.1(a)]. This is particularly important in an area that is ecologically sensitive or has topographical features. Development must be offset by mitigation and the PDD proposes numerous measures which will help limit runoff during and after construction, including using Low Impact Development (LID) techniques in accordance with the City of Austin Environmental Manual and City of San Marcos LID manual. The LDC requires detention for a 2-year and a 25-year flood event and the applicant is proposing that stormwater detention will be designed for the 6-month, 2-year, and 25-year event as well as 100-year storm event for a 24-hour storm duration. Traditional BMP methods will be used to help achieve the commitment to remove 85% TSS. These methods may include underground detention, bioswales, rain gardens, and biofiltration ponds. The applicant is also proposing that the Developer provide a bond to secure the clean-up of any sediment discharged.

Impervious Cover

The project site is being proposed to be developed exceeding the maximum 20% impervious cover limitations for steep slopes (i.e. slopes greater than 25% grade) as well as the 35% impervious cover limitations for slopes between 15% and 25% grade. The Concept Plan shows that the northeast and southeast corners of the property as undeveloped land which would pull the project somewhat off of the slopes that are greater than 25% grade.

Tree Preservation & Mitigation

While being subject to the requirements of the Land Development Code, the applicant has proposed to pay, when the Director of Development Services has determined mitigation is not feasible on-site, a fee-in-lieu of tree mitigation at the rate of $150 for trees nine inches to 23-inches and $300 for trees 24-inches and over.

Planning Department Analysis:

The subject property is located on Sessom Drive, in an area that is predominantly residential to the west, and directly across Sessom Drive from Texas State University to the east. There are commercial services to the northwest, and internal to campus, but not within this immediate area. The proposed project would bring concentrated residential density as well as commercial amenities to the area. Sessom Drive is not pedestrian-friendly in this location; the proposed development would have to include sidewalks to enhance walkability and pedestrian safety. While the project would bring amenities within walking distance to an area that currently has few amenities residents can walk to, it would bring greater residential and commercial density into an area that is currently predominantly single-family residential.

The table below shows the PDD standards proposed by the applicant and staff's recommendation of each.

Required Standard	Proposed Standard	Staff Comments
Permitted Uses (per Land Use Matrix per Section 4.3.1.2)	Restrict nonresidential uses to uses compatible with and complimentary to residential use	VMU is intended to provide for a mixture of retail, office and dense residential uses in order for people to live, work and purchase necessities in a single location. Staff concurs with proposed uses.
6.2.1.2 Minimum Requirements and Standards (Parking): 1.05 / bedroom for multifamily 1 /250 square feet for retail 1/300 square feet for office 1/100 square feet or 1 space per 4 seats, whichever is less, for restaurants	0.90 / bedroom for multifamily 1/400 square feet for retail Bicycle parking at 10% of vehicle parking	This project could lend itself to more pedestrian traffic than vehicular traffic as it is located close to the University. Therefore, staff is not opposed to the PDD providing less parking than what is required by the LDC. The LDC does not require bicycle parking.
5.1.1.5(a) Impervious Cover Limitations 15%-25% slopes – 35% max Greater than 25% slopes – 20% max	0%-15% - 82.42% 15%-25% - 66.29% Greater than 25% - 25.35%	Staff does not support exceeding the required percentage of impervious cover on steep slopes. The LDC clearly states the amount of impervious cover allowed on slopes 15% or greater.
7.5.1.1(g) Layout Should Use Natural Contour Lines. In order to help reduce storm water runoff, and resulting erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in	Cut and fill activities and limitations on the project site shall not be restricted for the development of this Project.	To reduce any potential adverse impacts to Sessom Creek which could negatively impact the San Marcos River, staff does not support unrestricted cut and fill activities on the project site. Allowing for unrestricted cut and fill activities has the potential to change the natural grade and drainage characteristic of the area.

order to minimize the amount of land area that is disturbed during construction.		
Parkland Dedication 5 acres x 332 units x 2.1 residents per unit / 1000 = **3.49 acres on-site** If fee-in-lieu payment: 332 units x $266 = **$88,312**	$300,000 fee-in-lieu payment Approximately 12,000 square feet of improved open areas such as plazas, outdoor dining areas and gathering areas Approximately 1.7 acres of private open space area for use by residents	The proposed fee-in-lieu payment far exceeds what would be required by the LDC. This payment could benefit the area in which the project site is located or go to the nearest regional park to benefit all of San Marcos. The improved open areas would need to be publicly accessible. The project will go before the Parks and Recreation Advisory Board on August 28, 2012 for their recommendation.
Environment & Water Quality Standards Detention for 2-year and 25-year storm events Water quality achieved through on-site detention. No specific water quality standard required.	Providing 85% TSS removal Water quality and detention required Detention for 6-month, 2-year, 10-year, 25-year and 100-year storm events	85% TSS removal is an acceptable standard. Staff would ask that the 6-month detention be removed and the 5-year and 50-year storm events be added as that is what the LDC requires.
Tree Preservation and Mitigation Requirements Mitigation for protected trees 1 – 2.5" caliper tree per tree removed Mitigation for specimen trees – 1:1 caliper ratio	Mitigation for protected trees – 1:1 caliper ratio Mitigation for specimen trees – 2:1 caliper ratio Establish payment for fee-in-lieu of mitigation when required mitigation plantings cannot be placed on-site – $150 for trees 9" – 23" and $300 for trees 24" and over.	The LDC does not currently have a regulation for a fee-in-lieu of payment. This payment could enable the re-establishment of the tree canopy.
Exterior Construction Standards Use 3 of 5 recommended design elements At least one window shall be constructed on facades facing streets for multifamily structures	Proposing specific design criteria for modern / urban architectural style Providing enhanced design standards for street façade Providing for four-sided design standards	The applicant is proposing to exceed the LDC through use of 4 sided design, enhanced design and articulation standards. The standards are similar to the standards that are required by the SmartCode for the Downtown region.

The Concept Plan shows the location of the main entrance to the project site on City owned property. An Access Agreement or some other form of easement for access from Comanche Street onto City owned property as shown on the Concept Plan would need to be approved. Consideration of this access through the City property is dependent upon the availability and assessment of possible sites for additional wells and/or standpipes.

It is apparent that significant cut and fill will be performed on the site; up to 15' cut and 20' of fill according to spot elevations on the PDD compared to the previously submitted Watershed Protection Plan. The project is also located within an ecologically sensitive area with topographical features that the requirements in the LDC are intended to protect. In addition to the restrictions on cut and fill, Section 5.1.1.5(a) of the Land Development Code quantifies the amount of impervious cover allowed on existing slopes. Section 6 of the PDD is significantly over the allowable percentage of impervious cover for slopes greater than 15%. The statement from Section 6.06 "All post-construction slopes will be 0%-15% slopes to minimize erosion potential." should be clarified as it appears to be only applicable to a portion of the project.

There is concern regarding the impact to the City's waterline and drainage utilities. There is insufficient information particularly as it relates to post construction contours and retaining walls to allow for approval of this PDD. One of the City's facilities will be a 24" water transmission line that is critical to the City's water supply system. The City cannot allow unrestricted cut and fill activities on the project site especially a location that is environmentally sensitive.

In order to allow for a thorough understanding and discussion of the request as well as allowing this request to go before the Parks and Recreation Advisory Board, this request is scheduled for discussion only. Public hearing and action on this case is scheduled for September 11, 2012.

Planning Department Recommendation	
☐	Approve as submitted
☐	Approve with conditions or revisions as noted
☒	Discussion only
☐	Denial

Prepared by:

Alison Brake	Planner	August 21, 2012
Name	**Title**	**Date**

Casey Development - Sessom Drive Multifamily Community

Casey Development, Ltd.

Planned Development District Standards

Approved under City of San Marcos
Land Development Code Chapter 4, Article 2, Division 6

Submitted:

July 31, 2012

Revised:

Approved:

2012 JUL 31 PM 3 51

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Section 1: Introduction, Project Location and Description

Planned Development Districts (PDD's) provide one of the best structures for producing a unified and physically cohesive community. PDD Districts are intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for adjustment to the changing demands to meet the current needs of the community and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

The Casey Development – Sessom Drive Multifamily project will be developed as a 332 unit, 742 bedroom mixed use development incorporating a mixture of ground floor retail uses with multiple stories of loft apartments along the frontage of Sessom Drive. Parking will be provided through a combination of structured parking and surface parking.

The Project Site contains approximately 9.5 acres of land consisting of existing platted lots, unplatted parcels and various undeveloped platted ROW that are proposed for abandonment.

The Project Site currently has a Future Land Use Map designation of Low Density Residential (LDR) and an existing zoning of Single Family Residential (SF-6). The Project Site will be developed with approximately 16,000 square feet of retail uses and a clubhouse area serving the residential apartments. The PDD proposes a base zoning designation of Vertical Mixed Use (VMU) with a corresponding future land use map designation of Mixed Use on approximately 8 acres with the remaining acreage serving as undeveloped open space on the project site..

The development of the property will follow a modern, urban design with enhanced streetscape including wide sidewalks, trees within the sidewalks, a combination of planter boxes, seating areas and building lines close to the street to encourage pedestrian activity, upper stories off-set from the ground floor retail to provide visual distinction between uses and architecture that follows a modern, urban design combining masonry, metal and glass exterior elements for visual interest.

The project will incorporate various "Smart Growth" principles which are being promoted by The City of San Marcos for new developments. By virtue of its proximity to the University and creating an urban streetscape with wide sidewalks and outdoor gathering areas, residents will be encouraged to walk or bike to classes, thus reducing traffic congestion and burden on parking. The building also employs a vertical density, compact design with structured parking, to reduce its footprint.

Section 2: Existing Property Conditions

The Project Site is being developed on the north side of Sessom Drive, east and west of Loquat Street and general northeast of the intersection of Sessom Drive and Comanche Drive. The Project Site has historically been a few single family residential homesteads. The location of this property and proximity to Texas State University lends it to being an excellent location for a mixed use retail/residential development geared towards housing students in close proximity to campus. In addition, the University's new residential hall at the corner of Sessom Drive and Comanche Drive will house approximately 600 students that will benefit from retail uses within walking distance of their residence.

The Future Land Use Map (FLUM) currently designates this property as Low Density Residential (LDR). The zoning map currently indicates the Project Site as Single Family Residential (SF-6).

Section 3: Land Use Designation

3.01 Base Zoning: The project will be developed on approximately 9.5 acres of land and will feature a multiple story building containing approximately 16,000 square feet of ground floor retail uses and multiple stories of residential apartments above retail uses. The project site will contain 332 units and a maximum gross density of 40 units per acre.

The VMU District is intended to provide for a mixture of retail, office, and dense residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. Within the VMU District, the mixing of residential uses in conjunction with retail development is envisioned through the permitting of variety of residential uses including loft apartments and traditional multi-family apartments. Loft apartments are defined as residential living space that is located on the second floor (or above) of a structure that has a nonresidential use, such as an office or retail shop, operating on the first floor.

Specific site development standards are identified in the following sections.

Section 4: Dimensional and Development Standards

Dimensional/Development Standards	
Standard	**VMU**
Lot Area, Min. Sq. Ft.	4,000
Units per Acre, Max/Gross Acre	40
Lot Frontage, Min. Feet	35
Lot Width, Min. Feet	40
Lot Depth, Min. Feet	100
Front Yard Setback, Min. Feet	0
Side Setback, Interior, Min. Feet	0
Side Setback, Corner, Min. Feet	0
Rear Setback, Min. Feet	5
Building Height, Max. Stories*	5**
Impervious Cover, Max. %	85%
* Stories may not exceed 14 feet in height from finished floor to finished ceiling. ** The maximum number of stories varies based on topography and base ground elevation but shall not exceed 5 stories from adjacent ground elevation. Any stories constructed below adjacent ground elevation shall not be counted as stories for the purposes of calculating maximum building height.	
Balconies may be permitted to overhang into the applicable setback provided, however, that no balconies may extend beyond the property boundary.	

Section 5: Permitted, Conditional and Prohibited Uses

Structures, land or premises shall be used only in accordance with the use(s) permitted in the following use schedule and subject to compliance with the dimensional and development standards for the applicable tract and all other applicable requirements of this PDD.

The uses permitted on this property shall be only those uses identified in this section. In the event that a proposed use is not specifically identified within this section, a determination regarding the classification of new and unlisted uses shall be in accordance with Section 4.3.1.1 of the Land Development Code.

Legend	
Symbol	Definition
P	Use is Permitted in District Indicated
C	Use is Permitted in District Indicated Upon Approval of Conditional Use Permit
	Use is Prohibited in District Indicated

TYPES OF LAND USES	VMU
Residential Uses	
Loft Apartments	P
Multi-Family (Apartments)	P
Office Service Type Uses	
Armed Services Recruiting Center	P
Bank, Credit Union or Savings and Loan (w/o Drive-thru)	P
Check Cashing Service	P
Offices (Health Services)	P
Offices (Medical Office)	P
Offices (Professional)	P
Personal and Business Service Uses	
Appliance Repair	P
Artist or Artisans Studio	P
Automatic Teller Machines (ATM's)	P
Automobile Driving School (including Defensive Driving)	P
Barber/Beauty Shop, Haircutting (non-college)	P
Dance/Drama/Music School (Performing Arts)	P
Laundry/Dry Cleaning (Drop Off/Pick Up Only)	P
Martial Arts School	P
Photocopying/Duplicating/Copy Shop	P

Washateria/Laundry (Self-Serve)	P
Retail and Service Type Uses	
Bicycle Sales and/or Repair	P
Convenience Store without gas sales	P
Department Store	P
Food or Grocery Store without Gasoline Sales	P
Pharmacy	P
Recycling Kiosk	P
Restaurant/Prepared Food Sales	P
Restaurant/Prepared Food Sales with beer and wine sold for both on and off-premises consumption	C
Retail Store (under 10,000 sf or more Bldg.) no outside sales	P
Transportation and Automotive Uses	
Public Garage/Parking Structure	P
Amusement and Recreational Uses	
Bar	C
Civic/Conference Center	P
Health Club (Physical Fitness; Indoors Only)	P
Motion Picture Theater (Indoors)	P
Museum (Indoors Only)	P
On-Premise Consumption of Alcohol	C
Park and/or Playground	P
Smoking Lounge	C
Theater (Non-Motion Picture; Live Drama)	P
Institutional / Governmental Uses	
Child Day Care (Business)	P
Clinic (Medical)	P
Emergency Care Clinic	P
Fraternal Organization/Civic Club	C
Government Building or Use (Municipal, State or Federal	P
Post Office (Private)	P

Section 6: Development Standards

6.01 Landscape Standards

The Project Site shall meet or exceed the minimum requirements of the City of San Marcos LDC for landscaping for the VMU District. All landscaping shall meet the requirements of Chapter 6, Article 1, Division 1 of the City of San Marcos LDC.

The site design shall employ a minimum of 3 green/sustainable solutions in one form or another which may include, but not be limited to, indigenous plantings within landscaped areas, tree islands within the streetscape frontage to reduce the heat island effect, strategic tree placement for wind and solar break, a rooftop garden, permeable paving materials such as pervious concrete in parking or drive areas, crushed granite for walking paths, bicycle racks within the parking garage for tenants, the use of recycled landscape materials such as mulch and compost, and utilizing the natural flow of the site to reduce curb and gutters.

For the purpose of this PDD, landscape areas shall be considered those pervious areas contained within the site containing living plant material including, but not limited to, trees, shrubs, flowers, grass or other living ground cover or native vegetation. Additionally, landscaping may be achieved by providing streetscape planting and/or landscape planters.

6.02 Parking Standards

Parking for the project site shall be provided as follows:

Use	Required	Provided
Multi-family (Apartments)	1.05 spaces per bedroom	0.90 spaces per bedroom
Retail	1 space / 250 SF	1 space / 400 SF
Office	1 space / 300 SF	
Restaurant	1 space / 100 SF or 1 space / 4 seats, whichever is less	

Additionally, bicycle rack areas will be incorporated into the project site. A combination of secure bike lockers for use by residents and open public bike racks will be provided in safe and secure locations. Bicycle parking shall be provided at a minimum of 10% of required vehicle parking.

A minimum of two electric vehicle (EV) charging stations will be provided on the site and shall be available to the general public.

A solar powered bus shelter shall be constructed on the Project Site. This facility shall provide a charging station for personal electronic equipment.

Pedestrian barriers such as retaining walls and/or railings will be constructed along Sessom Drive to restrict crossings to designated areas. A Pedestrian Crossing Area shall be designated at the intersection of Sessom Drive and Comanche. The crossing shall include enhanced signage, pedestrian signalization, reflective paint and markers and shall be well lit.

6.03 Exterior Construction Standards

The standards and criteria contained within this section are applicable to all portions of the property. These standards are intended to supplement any requirements of the City's LDC.

1. Facades: Facades must be articulated by using color, wall planes, arrangement, or change in material to emphasize the façade elements. Exterior wall planes may be varied in height, depth or direction. Design elements and detailing, including the presence of windows and window treatments (for walls that face the public right-of-way), trim detailing, and exterior wall material, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the façade.
2. Materials: The following materials are required for design: brick; cedar; stone, stucco, split face concrete masonry units (CMU), faux stone or brick (stone/brick veneer), finished concrete, and fiber cement. The use of EIFS or similar material is permitted for no more than 20 percent of the façade, for trim only. The use of more than one material on individual buildings is encouraged, however, heavier materials such as brick or stone should always be placed on the bottom of the structure, with lighter materials such as wood or stucco above.
3. Building entries: Building entries next to a public street, private drive or parking area must be pedestrian scaled in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale. Doors shall be fully articulated with the use of such elements as pilasters, columns, fanlights and transoms. Primary entries must be fully visible and easily accessible.
4. Windows and transparency: All exterior walls and elevations on all floors must contain windows except when necessary to assure privacy for adjacent property owners. Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas. Windows shall be fully articulated with at least one of the following: sills, lintels, framing, and/or shades, etc.
5. Mechanical equipment screening: Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will not be disruptive to residents. Solar panels are exempt from mechanical equipment screening standards.
6. Finishes: All finishes and sealants used internally and externally shall be low-VOC. This shall include paints, glazes, floor seals, and built-in components such as countertops.
7. Shading: All windows, with the exception of those facing north, shall be provided with some form of shading. Acceptable forms of shading include solar screens, awnings, eaves measuring at least 12" deep, and lintels.
8. Accessory Structures: All accessory structures shall be constructed in such a manner so as to be compatible in look, style and materials as the primary structures on the project site. Alternative designs for accessory structures may utilize different styles and materials than the primary structure upon review and approval by the Director of Development Services, appealable to the Planning and Zoning Commission.

9. The following standards shall be specifically applicable to the retail area within the VMU portion of the property along the Sessom Drive façade:

   a. The street level, first floor, façade shall be designed with a minimum of 70% glazing in clear glass to encourage pedestrian activity by providing stimulating storefronts that maintain and enhance the attractiveness of the street scene, display merchandise, seating areas, or activity inside the building.
   b. There shall be a clear visual definition between the street level (first floor) and the upper levels created through the use of different exterior materials. The upper levels shall be setback from the street level to provide façade articulation and additional visual definition that clearly defines the mix of uses.
   c. Out-swinging doors should be recessed so that the swing of the door does not interfere with the movement of pedestrians. Doors should be constructed so as to be no more than 75 percent and no less than 25 percent clear glass. The use of wood as a construction material and multiple panes of glass are encouraged.
   d. Doorways shall be active and inviting to pedestrians. The placement of inactive doors, service doors, or doors used for emergency egress is discouraged in these areas.

10. The Building design will incorporate a minimum of 3 Sustainable Design Standards utilizing high efficiency lighting fixtures, a variety of energy-star rated appliances, double-paned low-E windows, occupancy sensors, day-lighting, low-flow plumbing fixtures in residential units and automatic shut-off fixtures in the non-residential facilities to reduce energy demand, and non-toxic materials and low VOC paints that promote healthy indoor air quality.

6.04 Parkland Dedication

The Project Site proposes the payment of a fee-in-lieu of parkland dedication exceeding the requirements of the City of San Marcos in the amount of $300,000. This amount is over 3 times the fee-in-lieu amount as calculated by the LDC.

In accordance with the City of San Marcos LDC, parkland dedication is required as follows:

5 acres (multiplied by) 332 units (multiplied by) 2.1 residents per unit (divided by) 1,000 which equals 3.49 acres of parkland dedication required. The parkland dedication fee-in-lieu of land dedication is calculated on a per unit basis as follows:

332 VMU units (multiplied by) $266 $88,312

In addition to the $300,000 fee-in-lieu of land dedication payment, the Project will be incorporating approximately 12,000 square feet of publicly accessible and improved open areas such piazas, water features/fountains, outdoor dining areas, outdoor gathering areas, seating/relaxation areas and public wi-fi. The Project will also feature approximately 1.7 acres of private open space area for use by residents.

6.05 Environmental & Water Quality Standards

On-site water quality and detention measures to control stormwater runoff will be required with the development of this site in accordance with the City of San Marcos LDC as well as enhancements described herein. This project will adhere to a minimum of 85% TSS removal, and no construction shall begin until all required City Plans are approved and a SWPPP is prepared. Project size and scope may be reduced if the 85% TSS removal cannot be designed or engineered under the current concept plan. The 85% TSS removal will be accomplished utilizing a combination of traditional BMP's and approved low-impact development (LID) practices in accordance with City of Austin Environmental Criteria Manual and City of San Marcos LID manual. All BMP's shall be designed and maintained by the property owner to achieve the performance standard of 85% TSS removal. BMP's for treatment and detention of stormwater proposed for this project may include, but shall not be limited to, underground detention, rain gardens, bioswales, biofiltration ponds, native drought-tolerant plants for landscaping and triple layer sedimentation controls. Approved vegetative buffers and filters shall not include invasive species.

Low Impact Development (LID) techniques allow for greater development potential with less environmental impacts through the use of smarter designs and advanced technologies that achieve a better balance between conservation, growth, ecosystem protection, public health, and quality of life. Where feasible and practical to achieve maximum water quality standards, the Project Site shall incorporate various LID techniques, in one form or another, that will work in conjunction with traditional BMP's to achieve the 85% TSS removal indicated. At least three distinct LID practices recognized under City's standards shall be included in the site design.

In order to ensure achievement of the water quality standards identified herein, the Project Site proposes the use of a combination of BMP's. Detention will be achieved through the use of underground detention facilities and will be treated utilizing traditional BMP methods. In addition, to ensure maximum treatment of stormwater on the project site, a minimum 10 foot bioswale is proposed around the perimeter of the project beginning at the main entry drive and extended northwest then turning to the northeast between the parkland and the project and following the perimeter drive continuing around the east side of the project back to Sessom Drive. This bioswale is intended to provide additional treatment of stormwater runoff from the Project Site.

In order to ensure the Project Site achieves the maximum permitted impervious cover, the project may incorporate pervious paving materials such as pervious pavers, pervious concrete (grasscrete or ecocrete) or other pervious paving materials where appropriate. For pervious paving materials used, technical documentation demonstrating the pervious nature of the specific system or systems as installed shall be provided and approved by the City's third-party expert. Rooftop gardens and planter boxes do not count towards pervious surface calculations.

During the construction process, stabilization and protection measures shall be utilized to limit site disturbance to the construction perimeter (the limits of construction). The type and adequacy of the erosion and sedimentation controls shall be subject to approval of the Director of Development Services prior to installation. All erosion and sedimentation controls shall be monitored and maintained at all times during the construction process. This development proposes the use of sedimentation controls through the use of standard silt fence, tube sock/worm roll mulch, slope stabilization and

protection, inlet protection, water flow mitigation measures when groundwater is above bedding material and rock berms with vegetative bales. A combination of these methods will be implemented where appropriate.

Discharge of sediment from the construction site shall not be permitted. It shall be the responsibility of the contractor to clean up any discharge of sedimentation from the project site. The Developer shall provide a bond, in the favor of the City, to secure the clean-up of any sediment discharged from the construction site. No construction shall begin until all required City Plans are approved and a SWPPP is prepared. A full geotechnical report, prepared by a licensed third-party geotechnical engineer, shall be provided by the developer and approved by the City, prior to the issuance of any development permits. The geotechnical report and related civil engineering documents shall be used by a qualified environmental engineer to prepare an erosion and sedimentation control program (also to be approved by the City, including construction sequencing and detailed means and methods for drainage and sedimentation/erosion control measures to be implemented during construction. The type and adequacy of the erosion and sedimentation controls shall be subject to City approval prior to installation. All erosion and sedimentation controls shall be monitored and maintained at all times during the construction process, and shall be inspected on an appropriate frequency (as specified in the approved environmental engineer's program) by a qualified, third-party engineering inspector, and results shall be provided to the City following each inspection.

Stormwater detention shall be designed for the 6-month, 2-year and 25-year and 100 year storm events for a 24 hour storm duration as specified by the City of Austin Drainage Criteria Manual and all subsequent development applications for the Project shall be contingent upon a determination that downstream capacity of the stormsewer system is adequate to handle runoff from the Project Site.

A maintenance agreement including manufacturers' and designers' maintenance requirements for the permanent BMPs on the site, as well as the pervious pavement system, must be written according to Section 5.1.1.7 of the LDC. The maintenance agreement shall include provisions for testing and monitoring BMPs to make sure required volumes and other characteristics are still intact as originally designed. An easement for inspection and monitoring purposes must be provided.

At the time of submittal of the Phase 2 Watershed Protection Plan (WPP2), the Project shall submit all studies, exhibits and reports required for a Water Pollution Abatement Plan (WPAP) in accordance with the requirements of the TCEQ to the City for review and approval. The requirements for a WPAP shall be in addition to and supplement all requirements of the City of San Marcos for a WPP2.

6.06 Impervious Cover Limitations on Steep Slopes

The City's LDC indicates the following impervious cover limitations on steep slopes:

Slope Gradient	Impervious Cover Limitation
15% - 25%	35%
Over 25%	20%

The Project proposes to exceed the maximum 20% impervious cover limitation for steep slopes over the 25% and the 35% impervious cover limitation for slopes between 15% and 25%. The Project Site will be developed with the following impervious cover limitations:

	Percent Allowed	Percent Proposed
Overall Total Site Impervious Cover	85.00%	69.92%
Impervious Cover on Slopes 0% - 15% Grade	100.00%	82.42%
Impervious Cover on Slopes 15% - 25% Grade	35.00%	66.29%
Impervious Cover on Slopes Greater Than 25% Grade	20.00%	25.35%

To mitigate the potential impacts of the impervious cover developed on the Project Site, the Project proposes the following mitigation measures and techniques:

- Detention of the 6-month, 2-year, 10-year, 25-year and 100-year storm events
- Water Quality achieving removal of 85% of TSS
- Overall project site impervious cover lower than permitted
- Installation of rainwater harvesting and collection systems
- All post-construction slopes will be 0%-15% slopes to minimize erosion potential
- Where feasible and practical, use of LID techniques for water quality
- Where feasible and practical, use of pervious paving materials

Cut and fill activities and limitations on the project site shall not be restricted for the development of this Project.

The Concept Plan as illustrated is intended to avoid impervious cover on the slopes that are greater than 25% grade located in the northeast and southeast corners of the property. These areas have been shown as undeveloped land on the Concept Plan.

6.07 Tree Preservation & Mitigation Requirements

The Project Site is subject to the Tree and Habitat Protection requirements of the City's LDC. Any trees that are removed or damaged during development of the Project Site shall be mitigated on the Project Site as follows:

Tree Classification	Mitigation Ratio
Exempt Trees (per Section 5.5.2.1(b))	N/A
Trees less than 9" caliper	N/A
Trees within Building Footprint, within 10 feet of the Building Footprint or within Site Access Areas	In accordance with requirements of Section 5.5.2.2(g)
Protected Trees	1:1 caliper inch
Specimen Trees	2:1 caliper inch

When mitigation is not feasible on-site, as determined by the Director of Development Services, a payment of fee-in-lieu of tree mitigation may be paid at the rate of $150 for trees 9" – 23" and $300 for tress 24" and over. The fee-in-lieu of tree mitigation may also be utilized to develop the adjacent City parkland to provide for a developed regional park within this area of the City. A maintenance plan and report by a certified arborist is

required for any trees to be preserved that do not meet the City's preservation criteria (disturbance of more than 25 percent of the zone within the canopy of the tree).

6.08 Lighting Requirements

This project will provide lighting levels in conformance with LDC requirements and that are compatible with safety and industry standards.

1. Light levels: by illuminating landscape and vertical surfaces the project will achieve lighting comfort that requires lower lighting levels and yet offers full visibility and security.
2. Color of light: The project will only use lamps that provide warm color light with a range greater than 5,000 Kelvins. This is the color spectrum of incandescent light. It can be achieved by different means and it is generally less glaring and makes public spaces friendlier and more hospitable.
3. No glare: All light will be carefully down shielded utilizing Dark Sky technologies as to provide no glare to neighboring buildings, as well as pedestrians and motorist circulating around the building.

6.09 Dumpsters

The Project Site shall provide both dumpsters and recycling bins adequate for collection of solid waste materials and recyclables. Both shall be located internal to the development and screened in accordance with Section 6.1.2.4(a)(2).

6.10 Signage

Signage shall be provided in accordance with Chapter 6, Article 3, *Signs*, of the City of San Marcos Land Development Code. The only freestanding signs allowed on site shall be monument and sandwich signs. Blade signs with no more than 6 square feet in area and a minimum clearance of 8 feet shall be permitted. Specific design criteria will be developed to establish a consistent project style.

6.11 Streetscape

Streetscape improvements are intended to be public spaces for public interaction and to provide visual context, textural variety and separation of vehicular and pedestrian traffic. A minimum ten foot (10') sidewalk shall be required. The project site shall include the installation and/or construction of street trees, outdoor benches and seating areas, landscape features such as planter boxes and outdoor furniture associated with cafes and restaurants or a combination thereof. These street trees and public spaces will create public gathering places. A cluttered look will be avoided and spacing of streetscape elements will vary with building design and intent. The combination of streetscape elements will provide a balance of space that results in comfortable, convenient, safe and aesthetically pleasing pedestrian environment.

Street tree species should be selected for tolerance to polluted and drought conditions, disease and pest resistance, biodiversity and requirements for retail signage and storefront visibility. At maturity, street trees should be limbed up over the first floor to encourage storefront visibility. Street trees shall be planted in a minimum six foot by six foot (6' X 6') tree grate with adequate tree wells to ensure tree survivability. Any street

trees provided shall be maintained by the property owner and must be replaced if dead or diseased.

6.12 Abandonment of Street ROW

The Project Site proposes to develop over numerous existing platted rights-of-way (ROW's). These ROW's are platted as part of the Park Addition, Third Division; however, these ROW's will need to be abandoned to accommodate this development.

This PDD and the associated development propose the abandonment of these existing ROW's. The applicant and/or property owner shall submit an application for abandonment of the ROW's at a later date in accordance with the applicable requirements of the City of San Marcos ordinances. The City agrees to work in good faith with the developer to facilitate the abandonment of these ROW's in accordance with City ordinances. Permits for this project shall not be granted until the abandonment of the rights-of-way has been fully approved.

There is an existing 12" water main in the existing Peachtree Street ROW and the City proposes to utilize this ROW for the installation of additional proposed CIP water facilities. The development of this property shall require the dedication of a minimum 30 foot public utility easement in a location corresponding with the existing Peachtree Street ROW to accommodate the installation and maintenance of these water facilities. In the event that the City has to access the existing or proposed water facilities within this area, the Developer or their assigns shall be responsible for the maintenance, replacement or reconstruction of any private improvements constructed within this area.

6.13 Use of Local Contractors/Suppliers

The Project Site shall target a minimum of 25% of the construction budget towards local (within a 500 mile radius) suppliers, contractors, subcontractors, consultants, and trades.

6.14 Limitations on Construction Activities

The City currently allows for construction activities to occur from 7:00 AM to 9:00 PM, Monday through Sunday (7 days a week). In order to restrict impacts on surrounding neighborhoods, construction using heavy equipment on the Project Site shall be limited to Monday through Saturday (6 days a week).

6.15 Access to Comanche Street Intersection

The Project Site proposes to create a fourth leg at the intersection of Sessom Drive and Comanche Street. In order to achieve this intersection, access across the adjacent City owned water tower lot must be provided. The City agrees to work in good faith with the developer to establish an access easement across the City water tower lot to create the fourth leg of the Sessom Drive and Comanche Street intersection. Adequate fire access shall be provided to the remainder of the City property.

Section 7: Miscellaneous

7.01 The Property Owner understands and acknowledges that the Project Site will be bound by the provisions of these development standards as though they were conditions, restrictions and limitations on the use of the Project Site under the City's LDC.

7.02 The Property Owner understands and acknowledges that any person, firm, corporation or other entity violating any provisions of these development standards shall be subject to all penalties that apply to violation of the City's LDC, as amended. The Property Owner further understands and acknowledges that any person, firm, corporation or other entity violating any provisions of these development standards shall be subject to a suit by the City for an injunction to enjoin the violation of these development standards as though they were conditions, restrictions and limitations on use of the Project Site under the City's LDC.

7.03 All obligations of the Property Owner created under these development standards are performable in Hays County, Texas and venue for any action arising under these development standards shall be in Hays County, Texas. These development standards will be construed in accordance with the laws of the State of Texas.

7.04 Nothing in these development standards, express or implied, is intended to confer any rights, benefits or remedies under or by reason of these development standards upon any person or entity other than the City of San Marcos and the Property Owner.

7.05 These development standards may be revised and amended only in accordance with the procedures described in the City's Land Development Code, as same may be amended from time to time.

7.06 These development standards shall control the development of the Project Site and, to the extent such development standards modify, amend or supplement specific provisions of the City's Land Development Code, said development standards shall control. To the extent the City's Land Development Code is not specifically amended, modified or supplemented by these development standards, the City's Land Development Code or, as same may exist at the time of approval of these development standards, shall be applicable to and control the development of the Project Site.

7.07 Minor changes to the details contained within these Development Standards or the Conceptual Plan incorporated herein which do not substantially and adversely change the Plan and which do not alter the basic physical relationship of the project site to adjacent properties, including, but not limited to, permitted uses, layout of buildings, number and size of buildings, design of parking areas, etc., may be approved administratively by mutual consent of the Director of Development Services and the property owner. Any changes not deemed to be minor changes by the Director of Development Services shall be deemed major changes and shall be resubmitted following the same procedure required by the original PDD application. In no case shall any proposed change be less than the requirements of these development standards without being resubmitted following the same procedure required by the original PDD application.

7.08 The Exhibits identified herein are incorporated by reference and are adopted as part of this PDD. Any modifications, amendments or supplements to these Exhibits shall require an amendment to this PDD ordinance unless allowed by City Ordinance or State Law.

7.09 In case one or more provisions of these development standards are deemed invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not

affect any other provisions hereof and in such event, these development standards shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7.10 The terms of this PDD shall be covenants running with the land and binding on all successors and assigns. In no case shall the Owner sell the property or grant any rights under this PDD to Texas State University for a period of 20 years from the effective date of the Ordinance.

Section 8: Table of Code Modifications

Standard	Required Standards (per City LDC)	Proposed Standards (per PDD Ordinance)	Modification Justification
Permitted Uses	Uses permitted per Section 4.3.1.2	Permit Loft Apartments and Multi-family residential by-right Restrict nonresidential uses to uses compatible with and complimentary to residential use	Permitting Loft Apartments and Multi-family residential by right varies from code requirements
Parking Standards	1.05 / bedroom for multifamily 1 / 250 sf for retail	0.90 / bedroom for multifamily 1 / 400 SF for retail Provide bicycle parking equivalent to 10% of vehicle parking	Project site is close to the University and lends itself to pedestrian oriented traffic Bicycle parking not required by LDC
Exterior Construction Standards	Minimal exterior construction standards required Utilize 3 of 5 recommended design elements Minimum 1 window on façade facing street	Proposing specific design criteria for modern / urban architectural style Providing enhanced design standards for street façade Providing for four-sided design standards	Exceeding Code through use of 4 sided design, enhanced design and articulation standards
Environment & Water Quality Standards	Detention for 2-year and 25-year storm events Water quality achieved through on-site detention. No specific water quality standard required.	Providing 85% TSS removal Water quality and detention required Detention for 6-month, 2-year, 10-year, 25-year and 100-year storm events	Exceeds City's minimum water quality and detention standards

Tree Preservation and Mitigation Requirements	Mitigation for protected trees 1 – 2.5" caliper tree per tree removed Mitigation for specimen trees – 1:1 caliper ratio	Mitigation for protected trees – 1:1 caliper ratio Mitigation for specimen trees – 2:1 caliper ratio Establish payment for fee-in-lieu of mitigation when required mitigation plantings cannot be placed on-site	Exceeds City's tree preservation requirements
Impervious Cover Limitations on Steep Slopes	0% - 15% slopes – 100% max 15%-25% slopes – 35% max >25% slopes – 20% max	0% - 15% slopes – 83% max 15%-25% slopes – 67% max >25% slopes – 26% max	Exceeds Code requirement for slopes >15% Additional mitigation standards have been included

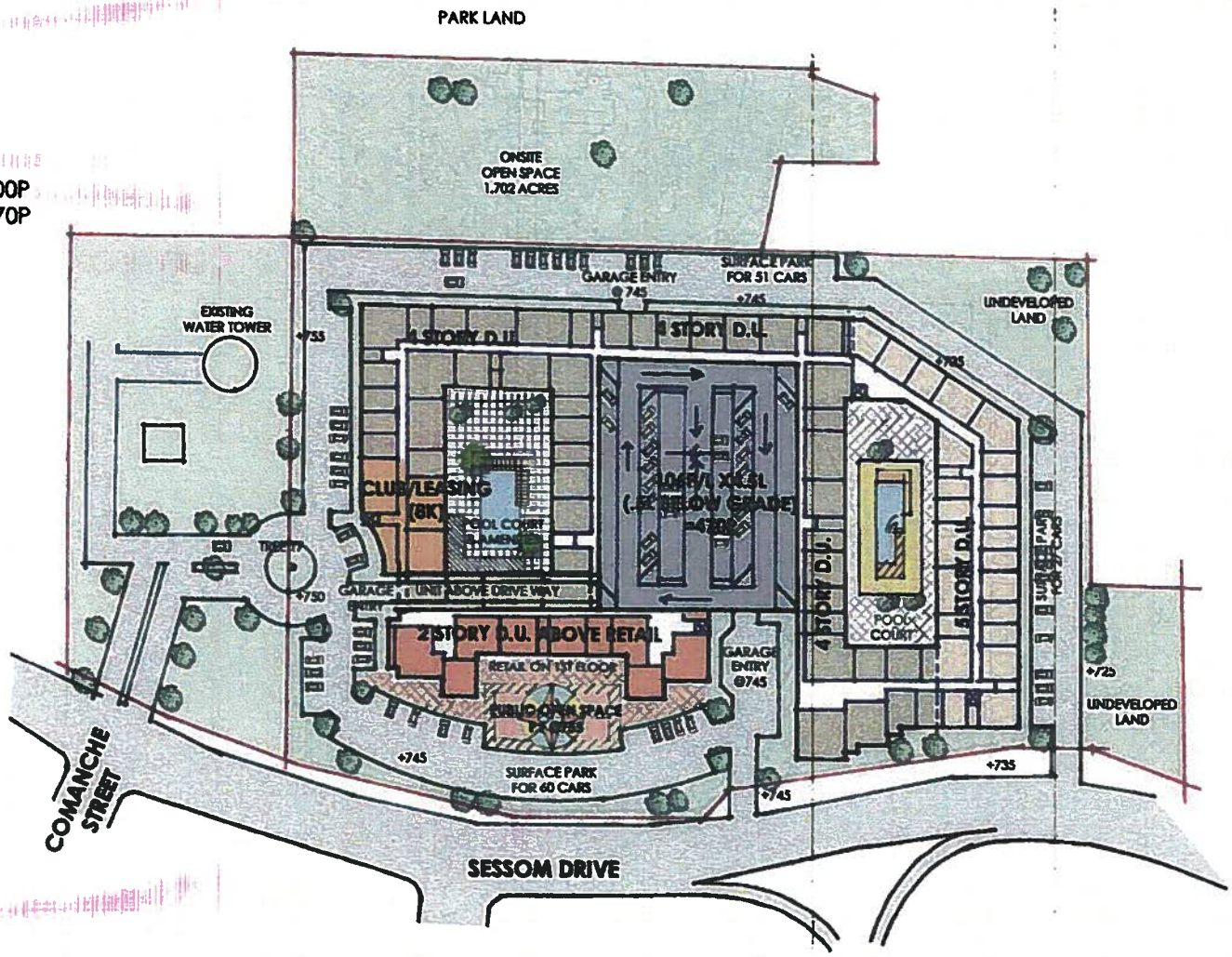
Exhibit A: Concept Plan

TABULATION

TOTAL 332 UNITS
TOTAL 742 BEDS

SURFACE PARKING: 200P
GARAGE PARKING: 470P
TOTAL PARKING: 670
@0.9 P/B

RETAIL: 16K
RETAIL SURFACE
PARKING : 70P



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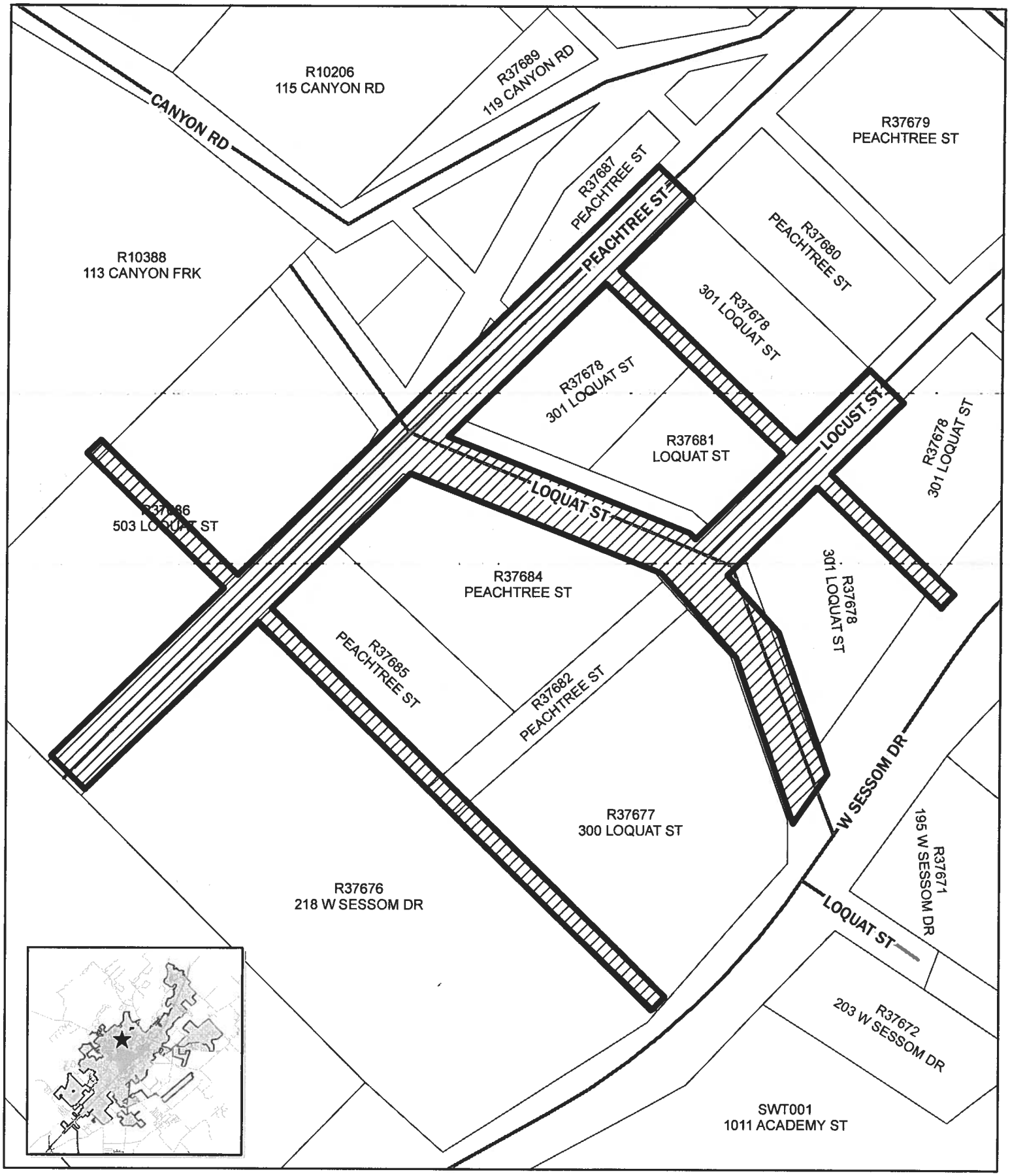
SESSOM DRIVE MULTI FAMILY SCHEMATIC SITE PLAN #23

SAN MARCOS, TEXAS

BGO architects

11180
07.31.2012
CASEY DEV



A-12-01
Loquat and Locust
Map Date: 08/17/12

Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

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Feet

	Staff Report ***Street Abandonment*** ***A-12-01 – Portion of Loquat Street, Locust Street and Peachtree Street and four alleys*** *Prepared by: Alison Brake* *Date of Meeting: August 28, 2012*
Applicant Information:	
Applicant:	ETR Development Consulting, L.L.C. 401 Dryden Lane Buda, TX 78610 Darren Casey Interests, Inc. 814 Arion Pkwy., Suite 200 San Antonio, TX 78216
Property Owner(s):	Everette & Donna Swinney Living Trust 218 W. Sessom Drive San Marcos, TX 78666 Christian and Diana Espiritu 300 Loquat Street San Marcos, TX 78666 Buck Scheib 503 Loquat Street San Marcos, TX 78666 Flo Christian Van Gundy Wilks & Harriett Wier Van Gundy Raney 6272 Lost Willow Lane Maineville, OH 45039
Applicant Request:	Abandonment of four 16-foot alleys and portions of Loquat Street Locust Street and Peachtree Street (all with 40-foot Right-of-Way)
Notification:	
Date Mailed:	*August 17, 2012*
Subject Property:	
Location:	A16 foot alley between lots 43 and 50 to the north and lots 41, 42, 51 and 52 to the south from Sessom Drive to Peachtree Street; a 16 foot alley between lots 39, 53, 56 and 61 to the north and lots 38, 54, 57 and 60 to the south from Sessom Drive to the northwest boundary of said Park Addition; Locust Street from Loquat Street (a/k/a Pecan Street) to the northeast corner of lot 50; Loquat (a/k/a Pecan) Street from Sessom Drive to Peachtree Street; and Peachtree Street from the southwest boundary of said Park Addition to the northwest corner of lot 50
Size:	Approx 1.612 acres
Existing Utilities:	There are existing water and wastewater lines on Peachtree Street and Loquat Street.
Existing Use of Property:	Undeveloped ROW with the exception of Loquat Street
Other Departments:	
	CIP/Engineering There are plans to install, in the Peachtree Street ROW, a 24-inch water transmission line that is critical to the City's water supply.

Case Summary:

The majority of the subject ROW is currently undeveloped and the applicant has request to abandon the ROW in order to develop the Vertical Mixed Use project in this location. There are existing water and wastewater lines located on Peachtree Street and Loquat Street as well as upgrading the water transmission line with a 24-inch line along Peachtree Street.

Staff Analysis:

The transportation goals of the Horizons Master Plan call for increased mobility and connectivity in our street networks. The alleys that are proposed to be abandoned, along with the portion of Peachtree and Locust Streets, are not currently used for transportation. Loquat Street, however, does provide an entrance to the homes located off Canyon Road, which are located in a long established neighborhood. There are other access points to the Ridgeway/Hillcrest neighborhoods off LBJ Drive and Chestnut Street but the closure of Loquat Street presents a public safety concern.

The CIP Department has plans to install a 24-inch water transmission line along Peachtree Street. The Engineering and Public Works Departments have requested that there is a 40-foot utility easement along Peachtree in order to maintain the current and future water mains. Staff has concerns regarding the installation of retaining walls on Peachtree Street and over the existing 12-inch water line and the new proposed 24-inch water transmission line. This wall would prevent access, future maintenance and repairs of these water lines at this location. There is also concern regarding the amount of fill that would be placed over the existing water line and new water transmission line. The design proposed for 24-inch water transmission line has been completed and approved based on existing elevations and site conditions.

The San Marcos City Code indicates four (4) standards that must be met when considering the abandonment of a street or alley. The following analysis addresses the standards that must be met from the code:

Evaluation		**Abandonment Standards** (Section 74.087 of the San Marcos City Code)
Consistent	**Inconsistent**	
X		**Street and alleys will be abandoned only in whole segments, except that a portion of a dead-end street or alley may be abandoned if the abandonment does not cause a part of the street or alley to become landlocked.** This abandonment will not cause a part of the street or alley to be landlocked
	X	**A street or alley abandonment will not be approved if it causes substantial interference with access to any tract or parcel of property.** The proposed abandonment of Loquat could cause substantial interference with access to the neighborhood located behind the project site.
	X	**A street or alley containing public utility facilities will be abandoned only if the facilities are relocated out of the street or alley or if a public utility easement is recorded covering the area occupied by the facilities. Unless otherwise agreed by the owners of the utilities, the cost of relocating the facilities or preparing survey descriptions for easements will be borne by the owners of the property abutting the segment to be abandoned.** There are existing utilities within the ROW that will need a 40-foot easement to be recorded that covers the area occupied by the facilties.
	X	**A street or alley abandonment will be approved only if the street or alley is not needed for future road or utility improvements.**

Evaluation		Abandonment Standards (Section 74.087 of the San Marcos City Code)
Consistent	Inconsistent	
		The Peachtree ROW is needed for future utility improvements. A plan to install a 24-inch water transmission line, critical to the City's water supply system, has already been approved as a CIP project.

Staff is recommending that the abandonment of the alleys and streets as mentioned in the analysis be denied.

Planning Department Recommendation:	
☐	**Approve as submitted**
☐	**Approve with conditions or revisions as noted**
☐	**Alternative**
☒	**Denial**

The Commission's Responsibility

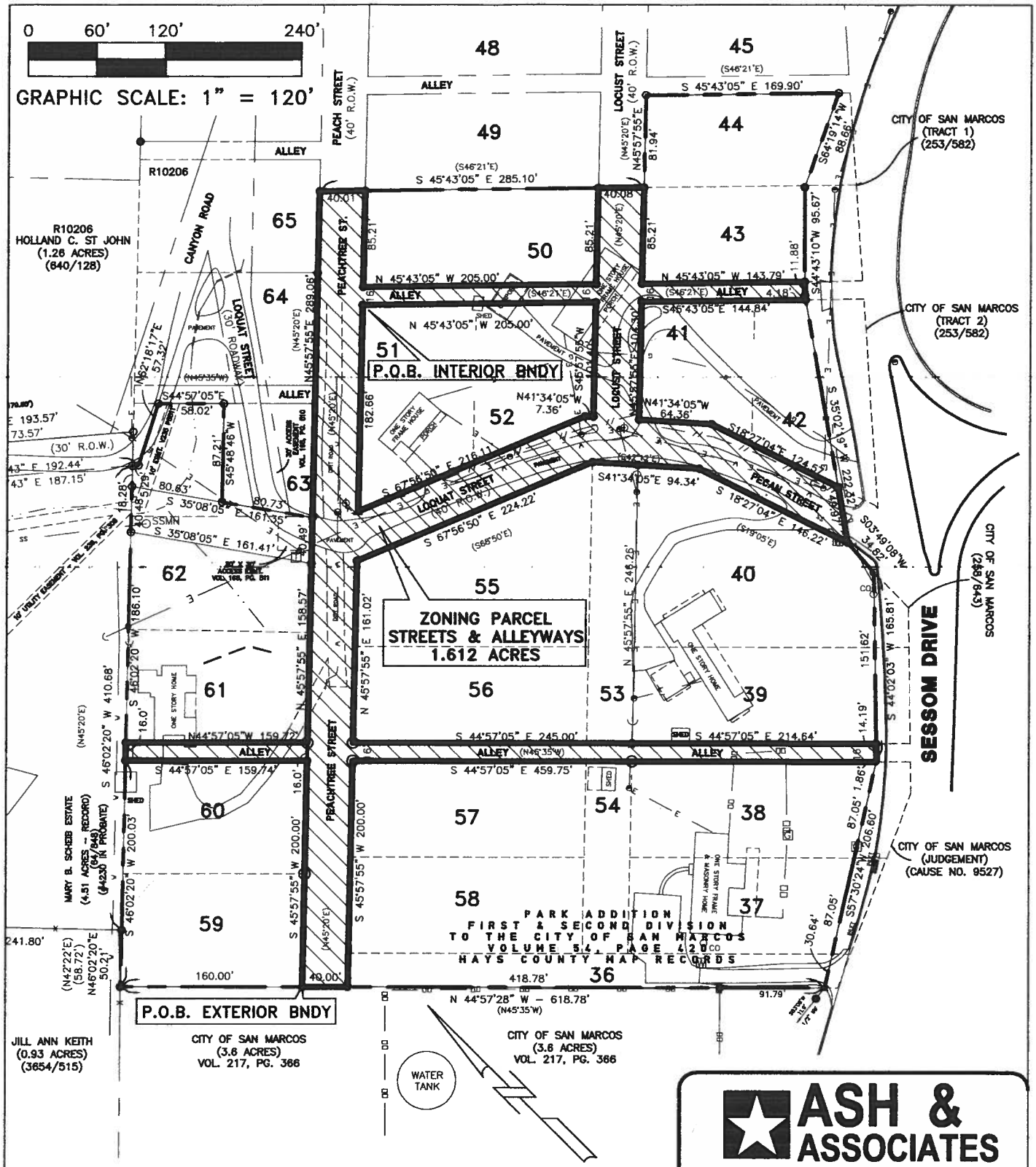
The Commission is required by law to hold a public hearing and receive public comment regarding the proposed street or alley abandonment. After considering the pubic input, the Commission is charged with making an advisory recommendation to the City Council regarding the abandonment requesting. The City Council will ultimately decide whether to approve or deny this request, and will do so as follows.

- City Council reviews the recommendation for the Planning and Zoning Commission and provides direction to staff on whether the abandonment is acceptable subject to the obtaining of an appraisal.
- An appraisal for the area to be abandoned will be obtained.
- City Council will hold a public hearing and vote on the adoption of an ordinance approving the abandonment and the conveyance of the street for the appraised value.
- The City Council will consider the ordinance a total of 3 times as required by the City Charter.

The Commission's advisory recommendation to the Council is a discretionary decision. Your recommendation should be based on the standards listed in Section 74.087 of the San Marcos City Code.

Prepared by:

Alison Brake	Planner	August 21, 2012
Name	**Title**	**Date**



DRAWING TO ACCOMPANY METES & BOUNDS DESCRIPTION
ZONING PARCEL – STREETS & ALLEYWAYS

BEING 1.612 ACRES OF LAND OUT OF THE T.J. CHAMBERS SURVEY, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAME BEING PORTIONS OF PEACHTREET STREET, LOQUAT STREET AND LOCUST STREET (40 FOOT RIGHT-OF-WAYS) AND THREE 16 FOOT ALLEYWAYS ALL OUT OF THE PARK ADDITION, FIRST AND SECOND DIVISION, AN ADDITION TO THE CITY OF SAN MARCOS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54, PAGE 420 OF THE MAP RECORDS OF HAYS COUNTY, TEXAS.

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE
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ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240
"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 11-3846F DRAWN BY: RHT FB: –

DEVELOPMENT
SERVICES- PLANNING

MEMO

TO: **PLANNING AND ZONING COMMISSION**
FROM: John Foreman, Planning Manager
THROUGH: **MATTHEW LEWIS, DIRECTOR OF DEVELOPMENT SERVICES**
DATE: August 23, 2012
RE: **Downtown Architectural Standards**

As part of the ordinance approving the Downtown SmartCode, Council directed staff to work with Winter & Company to draft architectural standards within one year of the adoption. The standards were released to the public the week of August 13. This memo outlines the revisions that have been made since the August 14 Planning and Zoning Commission meeting.

Staff has received very few public comments, although the San Marcos Area Board of Realtors submitted detailed commentary. Many of the suggestions have been incorporated and a detailed staff response to the SMABOR is included in the packet.

Staff would like to bring the standards for Warrants to the attention of the Commission. Currently, the SmartCode allows for the following variations from standards:

- **DRC** – Administrative Approval
- **Warrant** – P&Z approval similar to CUP
- **Variance** – ZBOA approval, same as LDC

The new articles allow for the following:

- **Article 6: Building Design** allows a warrant procedure for exceptions to the upper floor massing requirement.

- **Article 7: Sign Standards** allows DRC approval of neon, halo or diffused internal illumination; approval of wayfinding signs; and approval of a monument or pole sign in other areas beyond the specific thoroughfares identified in section 7.4.1.b Special Sign Types.

SMABOR has suggested that a warrant be available for any item in Articles 6 or 7. Staff feels allowing for warrants to be applicable to the entirety of Article 6 and 7 would allow for flexibility. With the use of the Design Guidelines and the public review of the warrant process, the intent would be maintained. Staff has made no revisions to the warrant process in the Architectural Standards and seeks input from the Commission.

Below is the complete timeline for the Downtown Architectural Design Standards project.

2011

- **April 12, 2011** – Planning and Zoning Commission votes to approve the request to rezone Downtown to SmartCode

- **April 19, 2011** – Ordinance 2011-17 approved by City Council establishing the Downtown SmartCode
- **May – June 2011** – Discussions between staff and Winter & Company, scope outlined
- **July 2011** – Contract drafted
- **August 26, 2011** – Letter of Agreement to enter into contract with Winter & Company signed by City Manager Jim Nuse
- **September 12, 2011** – Letter of Agreement to enter into contract with Winter & Company signed by Noré Winter
- **October 18, 2011** – First public meetings held; two workshops (one afternoon session and one evening session)
- **November - December 2011**– Design elements modeled based on input received

2012

- **January 25, 2012** – Second public meetings held; again, two workshops (one afternoon session and one evening session). Design elements presented for public comment
- **February - March 2012** – Winter & Company draft Design Standards based on input received
- **May 3, 2012** – Winter & Company and staff present draft outline of standards in a third set of public meetings.
- **May 2012** – Winter & Company work with staff to draft final standards
- **June 2012** – Final draft standards delivered, final reviews
- **August 2012** – Final standards presented to Boards and Commissions

Upcoming -

- **September 2012** – Final standards presented to City Council

San Marcos Area Board of REALTORS®, Inc.

REALTOR®

1628 Aquarena Springs Drive.
San Marcos, TX 78666

Telephone 512-396-5478
Fax 888-878-9759

EQUAL HOUSING OPPORTUNITY

MEMORANDUM

August 21, 2012

San Marcos City Council & Planning and Zoning (P&Z) Commission
630 East Hopkins Street
San Marcos, TX 78666-6300

RE: 2012 Proposed Downtown Design Guidelines and Standards, SmartCode Signage Standards, and Lighting Standards/Specifications

Council and P&Z Commission:

On Monday, August 13th, the San Marcos Area Board of Realtors® (SMABOR®) Government Affairs Committee received the final draft copies of the above referenced proposals. We have extensively reviewed the documents and are offering this Memorandum to Council, the Commission, and Staff as a recommendation of specific changes, a reference for the decision-makers, and, in some cases, a letter of support. Ultimately, we hope that Staff will make the requested revisions to the documents and that the Council and Commission will keep this Memo in mind when taking action.

In our review, we strongly weighed a chief concern for our membership: the preservation of private property rights. We believe that preserving the right of each property owner to determine the architecture of his or her building will lead to the most organic development of the downtown and the most authentic representation of San Marcos. The form standards in the base SmartCode already accomplish much by providing provisions that focus on how buildings function within the context of the public realm, and we feel this represented a sufficient level of regulation.

That said, Staff and its consultants have done a commendable job focusing these additional Design *Standards* on creating visual interest without fully dictating style and by presenting a variety of practical options for compliance. The Design *Guidelines* should provide a more predictable reference that property owners and Staff can consult during exception requests. The new Signage Standards are a welcomed revision to an overly restrictive section of the base SmartCode.

<u>However, there are critical revisions that should be made, and additional information provided, before these documents are adopted or before SMABOR® can offer a full endorsement</u>. On the attached pages, you will find detailed commentary on specific issues. Below, SMABOR® offers a summary of its opinion on each proposed document:

Downtown Design Guidelines CHANGES REQUIRED
Primary concern: Overly broad statements that could be used as 'catch-all' categories for a subjective denial of a viable request: particularly related to what is considered "excellent design" and guidelines related to views.

Downtown Design Standards CONDITIONAL SUPPORT
Primary concern: More clearly outline the process for alternative designs or exception requests.

Signage Standards CONDITIONAL SUPPORT
Primary concern: A process <u>must</u> be provided for the approval of signage that meets the Intent of the Code and/or provides exceptional, landmark design (example: a "State Theatre" type marquee) despite not fitting one of the predefined categories or sizes. The current, nearly unachievable, Zoning Variance/Hardship process for signage exceptions is insufficient.

Definitions SUPPORT with Recommended Additional Terms

Street and Pedestrian Lighting MORE INFORMATION REQUIRED

Primary concern: Particularly in cases where budget pricing is easily obtainable, Staff must begin providing cost analysis when they propose significant standards upgrades. Until the public and the voting bodies have been provided pricing for the selected LED fixtures, and a comparison to the conventional HID equivalents, no entity can have enough information to vote or recommend on this proposal.

Further, if the City is to require LED lighting, it should be confirmed that it would be a City-wide requirement. The SmartCode offers several advantages to the property owner in terms of quality and amount of product generated. However, it does have higher than conventional upfront infrastructure costs. If the SmartCode is to be a preferred development tool, it is counterproductive to place it at a disadvantage to the LDC when it comes to lighting elements, particularly given the additional fixtures already required to light a pedestrian environment.

Given the subjective nature of the aesthetics of light fixtures, any future comments after a costing analysis has been provided will avoid assessing the design of the fixture, but will likely focus on items such as:

- *Is AASHTO the best organization from which to draw foot-candle requirements for pedestrian lighting?*
- *Why is a Standard Detail provided for the cobra head light base, but not for pedestrian lights?*

Again, we commend Staff and its consultants for putting together a set of well-written and rational documents. We are hopeful that with a few modifications, we can offer a full endorsement. We thank you for your time and consideration of our perspectives. And, we thank you for your service to San Marcos.

~~Sincerely~~,
Government Affairs Committee
San Marcos Area Board of Realtors®

Detailed SMABOR® Commentary on:
DOWNTOWN DESIGN GUIDELINES

Introduction - Recommend the addition of an "Applicability" paragraph to:

- *Identify the specific area of application.* For example, reference Design Context Map on page 5. 'Downtown' is ambiguous
- *Highlight pre-qualifying projects:* Suggested text, "The Design Standards in the SmartCode and the City's adopted Building Codes have been codified to meet the intent of the Design Guidelines. Projects that meet those standards and are not requesting exceptions shall be judged to have met the Downtown Design Guidelines."

Section 1: Design Principles for Downtown San Marcos – Note: changes would reduce to from 12 to 10 Design Principles

- "Principal" vs. "Principle" typo in titles
- *Combine Principle 1 into Principle 2.* These principles are largely duplicative. Suggested text: "**Honor the heritage of the city.** Buildings, sites, and components of urban infrastructure that have historic significance should be preserved and considered as design inspiration for new work in the downtown. This does not mean copying earlier styles, but rather learning from them. New work directly around these resources should take extra care to be compatible with them."
- *Remove Principle #5.* The directive to "achieve excellence in design" demands a superlative as a norm and further depends highly on what is viewed as excellent. Design principles 7-10 (Design with authenticity, consistency, durability, and sustainability) already provide much more specific and achievable guidance for property owners. Principle #5 adds little more than providing a dangerous, subjective 'catch-all' for future reviewers to deny a viable project that meets the other intents of the Code. This 'catch-all' issue may also be a concern with other principles as well, but particularly with #5.

Section 2: Design Contexts

- *Revise the University Edge Design Context Statement.* No guidance is offered as to whether the objective is to blur the transition between campus and downtown or to design with a clear distinction. Instead, the entire goal focuses on Views. While view corridors can be important as landmarks, no particular ones are defined, again creating a dangerous 'catch-all' criterion from which a future reviewer could deny viable requests. Furthermore, the University has recently been demonstrating that Views are not necessarily foremost in their construction objectives. Solely focusing on an aspect of design that neither private property owners nor the City have complete control over is inappropriate. This goal should be re-written to instead focus on how the City should transition from the Campus.
- *Revise the Downtown Design Context Statement.* The statement encouraging a negative interpretation, "where it does not impact," should be changed to a positive one such as, "when it will enhance the vitality and character of the Courthouse Square." While increasing density on the Square itself is neither desirable nor practical, creating an environment around it that facilitates better use of the Square as a marketplace, gathering place, and workplace is critical to sustaining the vibrancy of the Square for decades to come.

Section 3: Design Guidelines – Note: All comments are related to the Height Strategy by Context Table

- *Change column headers* from "Additional Height" to "Additional Height In Third Layer" and from "Height at Street Wall" to "Additional Height In Second Layer" for clarity and consistency with SmartCode.
- *Flip order of aforementioned columns. For readability and flow.*
- *Revise University Edge cells.* There are many benefits to placing additional residential opportunities close to the City's largest employer and educator of over 35,000 in terms of access to services, walkability, reduced traffic congestion, and more. This is particularly true when this density is provided next to the mixed-use downtown vs. being adjacent to historically single-family areas. Hence, it is not appropriate to limit guidance on additional height requests within the University Edge to focus solely on views. From a context perspective, taller buildings may be appropriate next to the University campus given that it already has structures taller than five stories perched atop a hill. We recommend:
    - *Add to a Second Goal*. Suggested Text, "Provide additional residential opportunities adjacent to campus"
    - *Change Second Layer cell*. Suggested text, "Alternatives which maintain sufficient public access to key views up the hill may be considered."
    - *Change Third Layer cell*. Suggested text, "Alternatives may be considered where taller structures will provide greater residential opportunities within proximity to Campus and key views are sufficiently maintained."
- *Question regarding Residential/Transition Edge cell.* Is it possible for additional height to not be visible from the public right of way? If not, this section should be changed just to "No additional height" so that property owners don't waste design dollars on something that is not achievable.

Section 4: Sign Guidelines

- *Add to Guideline 23.* Add "internal, diffused" to the list of illumination types. Illumination techniques other than neon or halo can be appropriate and align with the stated goals of minimizing surface glare and managing light spill.
- *Consistency in Guidelines 26/27.* It appears as though there may be a consistency issue wherein within the Guidelines this is referred to as a "Blade Sign," whereas in the Standards it is referred to as a "Projecting Sign"
- *Consider expansion of Directory Signs* to include directory signage on facades facing entrances to alleys, rear lanes, and parking lots for business wayfinding and safe circulation purposes.

Detailed SMABOR® Commentary on:
SMARTCODE ARTICLE 6 – DOWNTOWN DESIGN STANDARDS

6.1 Applicability

- *Capitalize "Downtown San Marcos."* This should be a Capitalized Term (as per 1.2.5) indicating a definition exists in Article 8 (see commentary on Article 8 below)
- *Add a section 6.1.1.b. to clarify process for exception requests.* Suggested Text: "The use of alternative tools or exceptions to the Designs Standards outlined in Article 6 shall be considered by Warrant with reference to the criteria outlined in the Downtown Design Guidelines."

6.3 Expression Requirements

- *6.3.2.a-b. – Format text as bold, capitalized, and underlined* for the **AND** and **OR**, respectively, that distinguish Condition A from Condition B for clarity and readability.
- *Table 6.3.c – Second Floor Expression Line should also get a T5 badge*
- *Table 6.3.g & Table 6.4.g – Amend definition of Wall Offset.* A 2 ft. offset can provide substantial façade depth across shorter spans. To avoid alternative requests, recommended text, "Facade modules of a maximum length of 60 ft. with a minimum of a 2 ft. offset for every 30 ft. of length from an adjacent module."
- *6.4.1 – Recommend changing "alternative" to "tool"* to match the terminology used in the Expression sections
- *Table 6.6 – Suggest removing "Alternative" from title* since they are the same tools listed in Table 6.5

6.5 Varied Upper Floor Massing Requirement

- *Provide in presentation to Commission and Council example floor area impact calculations.* Staff should provide example calculations based on hypothetical lot sizes to demonstrate the reduced floor area caused by this requirement.
- While Staff should verify, we have run quick calculations on the following two scenarios, as examples:
  - A 100' x 150' corner lot constructed to five stories with a footprint covering ½ the lot would see a reduction in allowable floor area of ~10% from Section 6.5 regulations
  - A 80' x 100' corner lot constructed to five stories with a footprint covering ½ the lot would see a reduction in allowable floor area of ~14% from Section 6.5 regulations

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Detailed SMABOR® Commentary on:
SMARTCODE ARTICLE 7 – SMARTCODE SIGN STANDARDS

- *Add a 7.1.1.c to exempt Wayfinding signs.* Suggested text, "Wayfinding signs, such as those that direct vehicles to parking areas, are not applicable to this section and shall be considered administratively by the DRC."
- *7.2.1.a – Append the following: ", unless approved by Warrant."* It is imperative that this Article establishes a better process for signage exception requests than the current protocol, which requires demonstration of a hardship under the Zoning Variance process. Unique, landmark signage, such as a Theatre Marquee, stands little to no chance for approval under the Variance process. It is essential that the Warrant process, or similar, is expressly noted in this article for exception requests.
- *7.2.1.4.b.iii - Broaden internal illumination language.* Other methods of internal illumination can also meet the criteria established in the Downtown Design Guidelines. Suggested text, "Neon, halo, or diffused internal illumination"
- *7.2.5 - Consider expansion of Directory Signs* to include directory signage on facades facing entrances to alleys, rear lanes, and parking lots for business wayfinding and safe circulation purposes.

+++ +++ +++

Detailed SMABOR® Commentary on:
SMARTCODE ARTICLE 8 – DEFINITIONS

- *Define Downtown San Marcos.* Recommend referencing the adopted Regulating Plan or Design Contexts Map
- *Simplify Sensitive Site definition:* Suggested text, "The site of a Building of Value or a single-family zoned district"
- *Define the Downtown Design Guidelines.*

City of San Marcos Planning Department Staff Response to SMABOR Detailed Commentary

August 22, 2012

DOWNTOWN DESIGN GUIDELINES

Introduction - Recommend the addition of an "Applicability" paragraph to:

- *Identify the specific area of application.* For example, reference Design Context Map on page 5. 'Downtown' is ambiguous

  The Design Context Map has been referenced in the Introduction.

- *Highlight pre-qualifying projects:* Suggested text, "The Design Standards in the SmartCode and the City's adopted Building Codes have been codified to meet the intent of the Design Guidelines. Projects that meet those standards and are not requesting exceptions shall be judged to have met the Downtown Design Guidelines."

  SMABOR suggested text has been added to Introduction.

Section 1: Design Principles for Downtown San Marcos – Note: changes would reduce to from 12 to 10 Design Principles

- "Principal" vs. "Principle" typo in titles – Corrected.
- *Combine Principle 1 into Principle 2.* These principles are largely duplicative. Suggested text: "**Honor the heritage of the city.** Buildings, sites, and components of urban infrastructure that have historic significance should be preserved and considered as design inspiration for new work in the downtown. This does not mean copying earlier styles, but rather learning from them. New work directly around these resources should take extra care to be compatible with them."

  Principles #1 and #2 have been combined.

- *Remove Principle #5.* The directive to "achieve excellence in design" demands a superlative as a norm and further depends highly on what is viewed as excellent. Design principles 7-10 (Design with authenticity, consistency, durability, and sustainability) already provide much more specific and achievable guidance for property owners. Principle #5 adds little more than providing a dangerous, subjective 'catch-all' for future reviewers to deny a viable project that meets the other intents of the Code. This 'catch-all' issue may also be a concern with other principles as well, but particularly with #5.

  Principle #5 has been removed.

Section 2: Design Contexts

- *Revise the University Edge Design Context Statement.* No guidance is offered as to whether the objective is to blur the transition between campus and downtown or to design with a clear distinction. Instead, the entire goal focuses on Views. While view corridors can be important as landmarks, no particular ones are defined, again creating a dangerous 'catch-all' criterion from which a future reviewer could deny viable requests. Furthermore, the University has recently been demonstrating that Views are not necessarily foremost in their construction objectives. Solely focusing on an aspect of design that neither private property owners nor the City have complete control over is inappropriate. This goal should be re- written to instead focus on how the City should transition from the Campus.

  University Edge statement has been revised to offer guidance on the transition.

- *Revise the Downtown Design Context Statement.* The statement encouraging a negative interpretation, "where it does not impact," should be changed to a positive one such as, "when it will enhance the vitality and character of the Courthouse Square." While increasing density on the Square itself is neither desirable nor practical, creating an environment around it that facilitates better use of the Square as a marketplace, gathering place, and workplace is critical to sustaining the vibrancy of the Square for decades to come.

  Staff made no changes.

Section 3: Design Guidelines – Note: All comments are related to the Height Strategy by Context Table

- *Change column headers* from "Additional Height" to "Additional Height In Third Layer" and from "Height at Street Wall" to "Additional Height In Second Layer" for clarity and consistency with SmartCode.

  Column headers have been revised and the order has been reversed.

- *Flip order of aforementioned columns. For readability and flow.* See above comment.
- *Revise University Edge cells.* There are many benefits to placing additional residential opportunities close to the City's largest employer and educator of over 35,000 in terms of access to services, walkability, reduced traffic congestion, and more. This is particularly true when this density is provided next to the mixed-use downtown vs. being adjacent to historically single-family areas. Hence, it is not appropriate to limit guidance on additional height requests within the University Edge to focus solely on views. From a context perspective, taller buildings may be appropriate next to the University campus given that it already has structures taller than five stories perched atop a hill. We recommend:
  - *Add to a Second Goal.* Suggested Text, "Provide additional residential opportunities adjacent to campus"

    Staff made no change.

  - *Change Second Layer cell.* Suggested text, "Alternatives which maintain sufficient public access to key views up the hill may be considered." Suggested text has been added.

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Section 4: Sign Guidelines

- *Add to Guideline 23.* Add "internal, diffused" to the list of illumination types. Illumination techniques other than neon or halo can be appropriate and align with the stated goals of minimizing surface glare and managing light spill.
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  Inconsistency has been corrected – both read as Projecting Sign.
- *Consider expansion of Directory Signs* to include directory signage on facades facing entrances to alleys, rear lanes, and parking lots for business wayfinding and safe circulation purposes. Language has been added to allow for Directory Signs on facades facing entrances to alleys, rear lanes and parking lots.

Appendix C: Street and Pedestrian Lighting

Primary concern: Particularly in cases where budget pricing is easily obtainable, Staff must begin providing cost analysis when they propose significant standards upgrades. Until the public and the voting bodies have been provided pricing for the selected LED fixtures, and a comparison to the conventional HID equivalents, no entity can have enough information to vote or recommend on this proposal. A cost analysis has been requested from SMEU and information will be available for the August 28 Planning and Zoning Commission Meeting.

Further, if the City is to require LED lighting, it should be confirmed that it would be a City-wide requirement. The SmartCode offers several advantages to the property owner in terms of quality and amount of product generated. However, it does have higher than conventional upfront infrastructure costs. If the SmartCode is to be a preferred development tool, it is counterproductive to place it at a disadvantage to the LDC when it comes to lighting elements, particularly given the additional fixtures already required to light a pedestrian environment.
SMEU is currently seeking proposals for the installation of LED fixtures citywide. The Square has already been converted to LED. Once LED fixtures are installed around new projects, the city would be responsible for maintenance (using a contractor during the 7-year warranty period).

Given the subjective nature of the aesthetics of light fixtures, any future comments after a costing analysis has been provided will avoid assessing the design of the fixture, but will likely focus on items such as:

- *Is AASHTO the best organization from which to draw foot-candle requirements for pedestrian lighting?*
- *Why is a Standard Detail provided for the cobra head light base, but not for pedestrian lights?*

SMARTCODE ARTICLE 6 – DOWNTOWN DESIGN STANDARDS

6.1 Applicability

- *Capitalize "Downtown San Marcos."* This should be a Capitalized Term (as per 1.2.5) indicating a definition exists in Article 8 (see commentary on Article 8 below) This remains unchanged. A recommendation from the City Legal Department has been sought.
- *Add a section 6.1.1.b. to clarify process for exception requests.* Suggested Text: "The use of alternative tools or exceptions to the Designs Standards outlined in Article 6 shall be considered by Warrant with reference to the criteria outlined in the Downtown Design Guidelines." This remains unchanged. The Planning and Zoning Commission should provide comments during meeting discussion.

6.3 Expression Requirements

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- *Table 6.3.c – Second Floor Expression Line should also get a T5 badge* Corrected.
- *Table 6.3.g & Table 6.4.g – Amend definition of Wall Offset.* A 2 ft. offset can provide substantial façade depth across

shorter spans. To avoid alternative requests, recommended text, "Facade modules of a maximum length of 60 ft. with a minimum of a 2 ft. offset for every 30 ft. of length from an adjacent module." No changes made. May be reflected in warrant standard.

- *6.4.1 – Recommend changing "alternative" to "tool"* to match the terminology used in the Expression sections. Corrected.
- *Table 6.6 – Suggest removing "Alternative" from title* since they are the same tools listed in Table 6.5. Corrected.

6.5 Varied Upper Floor Massing Requirement

- *Provide in presentation to Commission and Council example floor area impact calculations.* Staff should provide example calculations based on hypothetical lot sizes to demonstrate the reduced floor area caused by this requirement.
- While Staff should verify, we have run quick calculations on the following two scenarios, as examples:
  - A 100' x 150' corner lot constructed to five stories with a footprint covering ½ the lot would see a reduction in allowable floor area of ~10% from Section 6.5 regulations
  - A 80' x 100' corner lot constructed to five stories with a footprint covering ½ the lot would see a reduction in allowable floor area of ~14% from Section 6.5 regulations

The suggestion for calculations has been sent to Winter and Co.

+++ +++ +++

SMARTCODE ARTICLE 7 – SMARTCODE SIGN STANDARDS

- *Add a 7.1.1.c to exempt Wayfinding signs.* Suggested text, "Wayfinding signs, such as those that direct vehicles to parking areas, are not applicable to this section and shall be considered administratively by the DRC." Suggested text added.
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- *7.2.5 - Consider expansion of Directory Signs* to include directory signage on facades facing entrances to alleys, rear lanes, and parking lots for business wayfinding and safe circulation purposes. Language has been added to allow for Directory Signs on facades facing entrances to alleys, rear lanes and parking lots.

+++ +++ +++

SMARTCODE ARTICLE 8 – DEFINITIONS

- *Define Downtown San Marcos.* Recommend referencing the adopted Regulating Plan or Design Contexts Map
  This remains unchanged. A recommendation from the City Legal Department has been sought.

- *Simplify Sensitive Site definition:* Suggested text, "The site of a Building of Value or a single-family zoned district"
  Suggested text added.
- *Define the Downtown Design Guidelines.* Definition added.

ARTICLE 6. DESIGN STANDARDS

6.1. INSTRUCTIONS

6.1.1. Applicability

a. Lots and buildings located within downtown San Marcos and governed by this Code shall be subject to the requirements of this Article.

6.2. CONTEXTUAL HEIGHT STEP DOWN REQUIREMENT

6.2.1. **Specific to Zones T4, T5**

a. A step down in height is required for all buildings adjacent to a Sensitive Site.

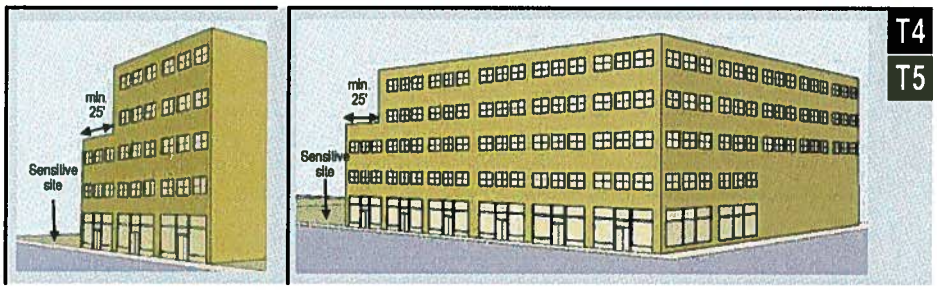
b. A maximum height of three stories is permitted within 25 feet of a side property line adjoining a Sensitive Site.

c. A maximum height of three stories is permitted within 12 feet of a front property line across the street from a Sensitive Site.

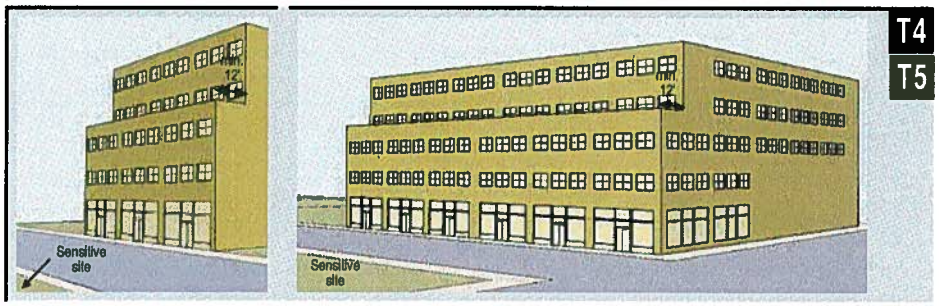
TABLE 6.1 CONTEXTUAL HEIGHT STEP DOWN

The following table illustrates the two contextual height step down requirements.

a. Side adjacency: A maximum height of three stories is permitted within 25 ft. of a side property line adjoining a Sensitive Site.



b. Across street: A maximum height of three stories is permitted within 12 ft. of a front property line across the street from a Sensitive Site.



6.3. EXPRESSION REQUIREMENTS

6.3.1. **SPECIFIC TO ZONES T4, T5**

6.3.2. A minimum number of expression tools shall be applied as specified below and in Tables 6.2 and 6.3, and as illustrated in Table 6.4.

a. Condition A, buildings with a facade width greater than 60 feet **AND** a height greater than 2 stories:

i. A minimum of two horizontal expression tools is required.

ii. At least one vertical expression tool is required.

b. Condition B, buildings with a facade width greater than 60 feet **OR** a height greater than 2 stories:

i. A minimum of three expression tools shall be used.

c. Condition C, buildings with a facade width of 60 feet or less and a height of 2 stories or less:

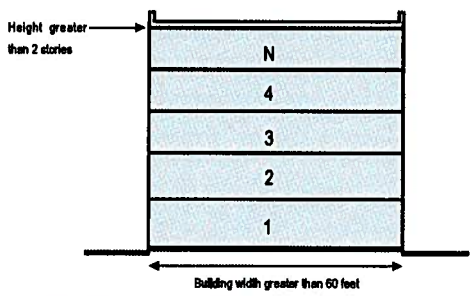
i. A minimum of two expression tools shall be used.

6.3.3. Any combinations of the wall notch, wall offset and vertical expression line alternatives shall count as only one expression alternative.

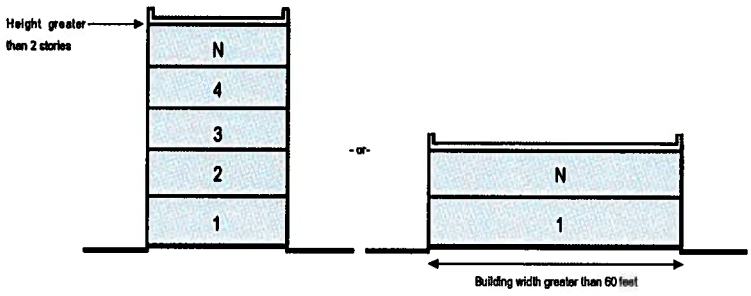
6.3.4. Vertical expressions shall be applied across the entire height of the facade.

TABLE 6.2 EXPRESSION REQUIREMENT CONDITIONS

CONDITION A



CONDITION B



CONDITION C

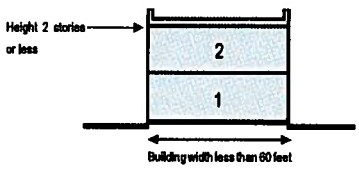


TABLE 6.3 EXPRESSION REQUIREMENTS

The following table outlines the expression tool requirements based on building facade width and height.

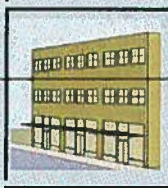
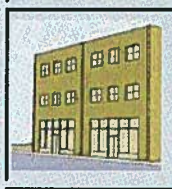
		CONDITION A		CONDITION B	CONDITION C
		Facade width > 60 ft. and building height > 2 stories		Facade width > 60 ft. or building height > 2 stories	Facade width ≤ 60 ft. and building height ≤ 2 stories
		Select a minimum of two alternatives	Select a minimum of one alternative	Select a minimum of three alternatives	Select a minimum of two alternatives
Horizontal Expression Tools					
a. Varied Parapet Height*: An offset in parapet height of at least 2 ft. at a minimum of every 60 ft. in building width. *The varied parapet height tool provides both horizontal and vertical articulation	T4 T5				
b. Canopy: Canopies or awnings which run across the full width of fenestrations on the first floor facade.	 T4 T5				
c. Second Floor Expression Line: A line prescribed at a certain level of a building for the major part of the width of a facade, expressed by a variation in material or by a limited projection such as a molding or balcony.	T4 T5				
d. Cornice: A cornice detail of at least 18 in. height and 6" in depth for the entire width of the front facade.	T4 T5				
Vertical Expression Tools					
e. Wall Notch: A front facade setback of a minimum depth of 4 ft. and length of 8 ft. at a minimum interval of every 60 ft. across the building frontage.	T4 T5				
f. Vertical Expression Line: A vertical line expressed by a substantial change in material or vertical molding with a minimum size of at least 4 in. depth and 12 in. width, at a minimum interval of every 60 ft. across the building facade.	 T4 T5				
g. Wall Offset: Facade modules of a maximum length of 60 ft. with a minimum of a 4 ft. offset from an adjacent module.	T4 T5				

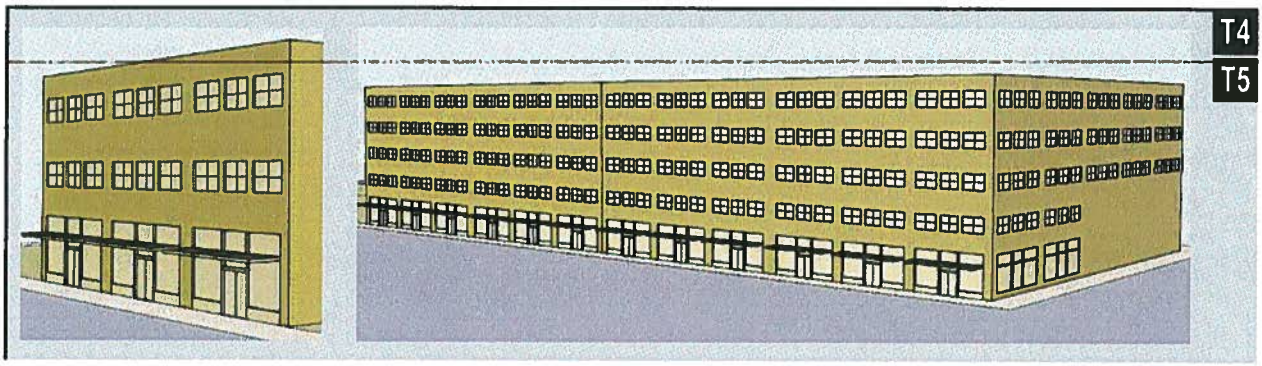
TABLE 6.4 EXPRESSION TOOLS

The following table illustrates the alternative expression tools.

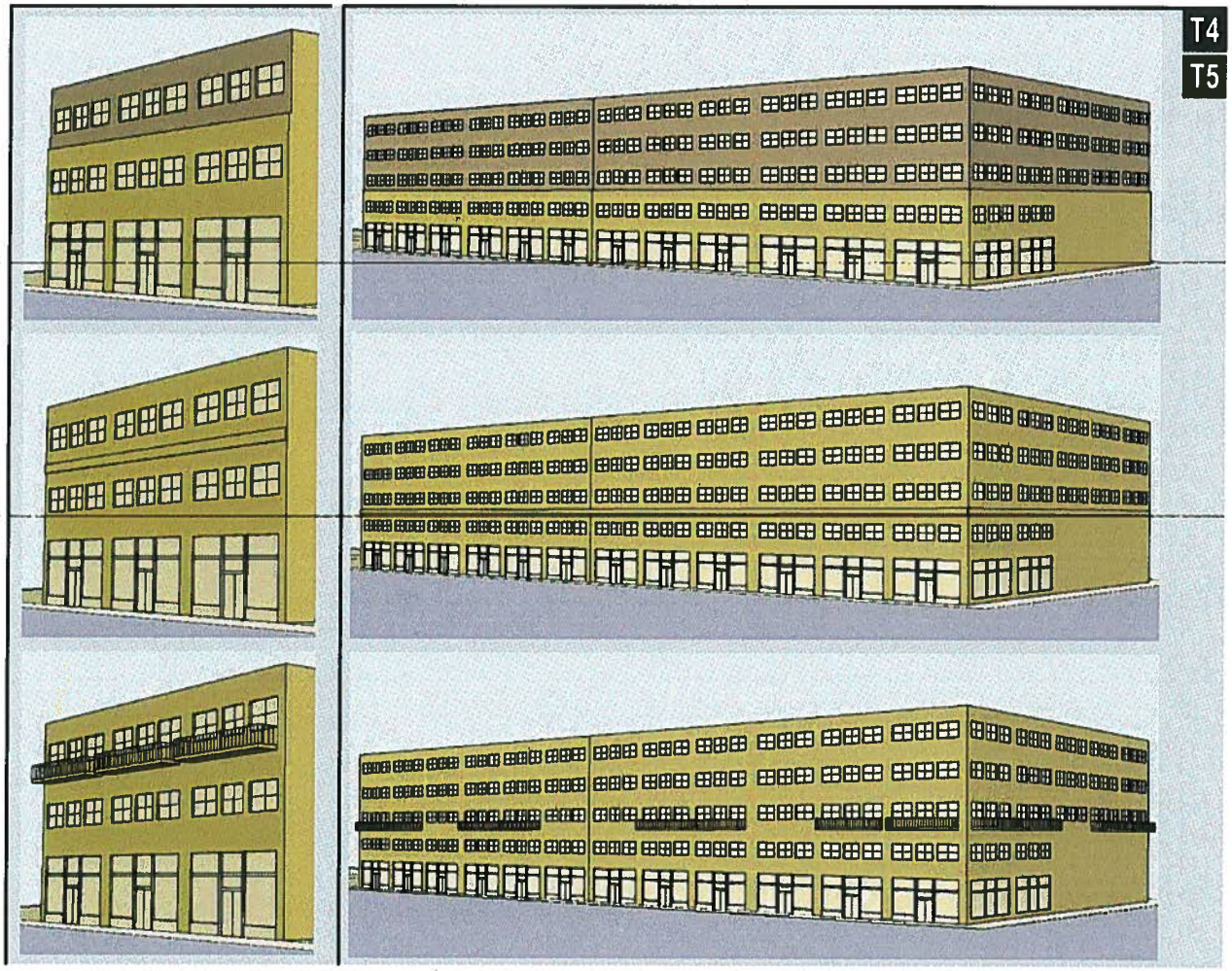
Vertical Expression Tools

a. Varied Parapet Height: An offset in parapet height of at least 2 ft. spaced at a minimum of every 60 ft. across the building frontage.

b. Canopy: Canopies or awnings which run across the full width of fenestrations on the first floor facade.



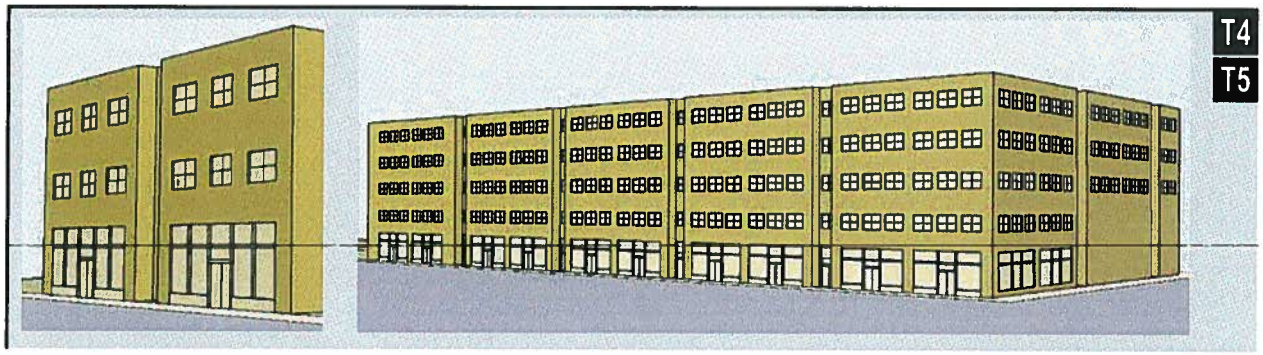
c. Second Floor Expression Line: A line prescribed at a certain level of a building for the major part of the width of a facade, expressed by a variation in material or by a limited projection such as a molding or balcony.



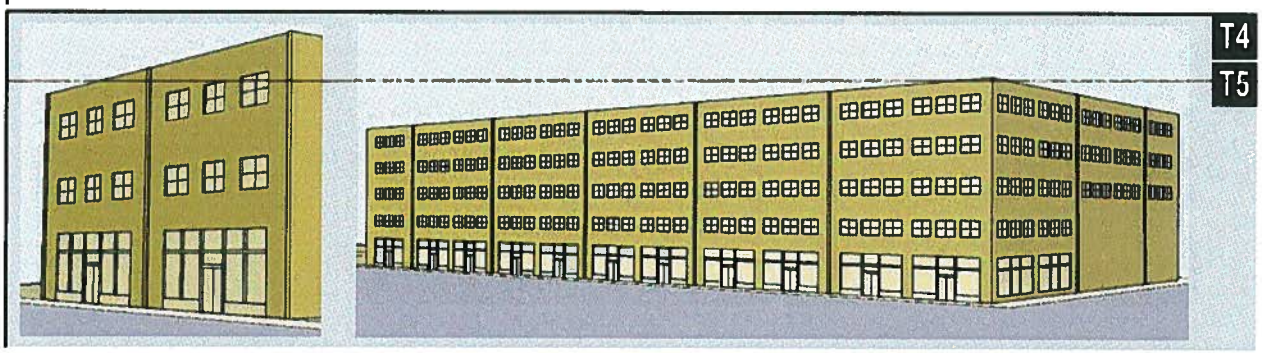
d. Cornice: A cornice detail of at least 18 in. height and 6 in. in depth for the entire width of the frontage

Vertical Expression Tools

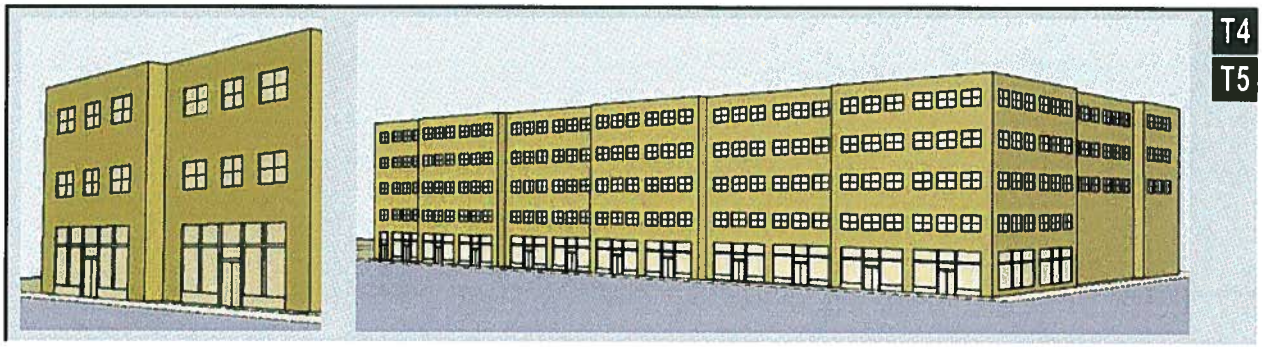
e. Wall Notch: A front facade setback of a minimum depth of 4 ft. and length of 8 ft. spaced at a minimum interval of every 60 ft. across the building frontage.



f. Vertical Expression Line: A vertical line at a minimum interval of every 60 ft. across the building frontage. This may be expressed by a substantial change in material or a vertical molding with a minimum size of at least 4 in. depth and 12 in. width.



g. Wall Offset: Facade modules of a maximum length of 60 ft. with a minimum of a 4 ft. offset from an adjacent module.



6.4. UPPER FLOOR WINDOW DESIGN REQUIREMENTS

6.4.1. SPECIFIC TO ZONES T4, T5

a. Each principal frontage shall use a minimum of one upper floor window design tool as specified in Table 6.5 and illustrated in Table 6.6.

TABLE 6.5 UPPER FLOOR WINDOW DESIGN REQUIREMENTS

The following table outlines the window design requirement.

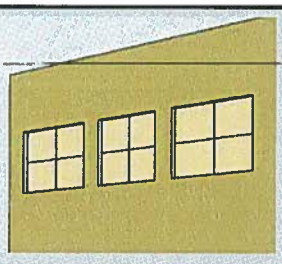
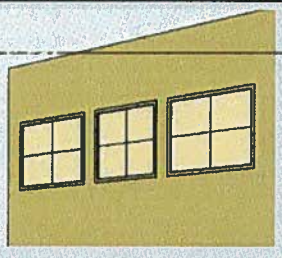
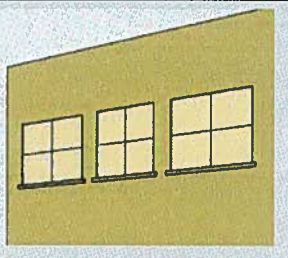
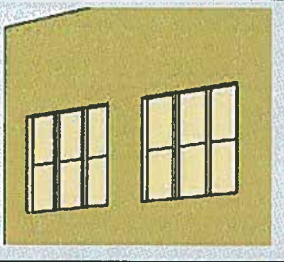
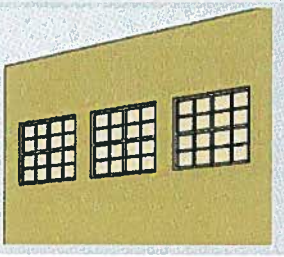
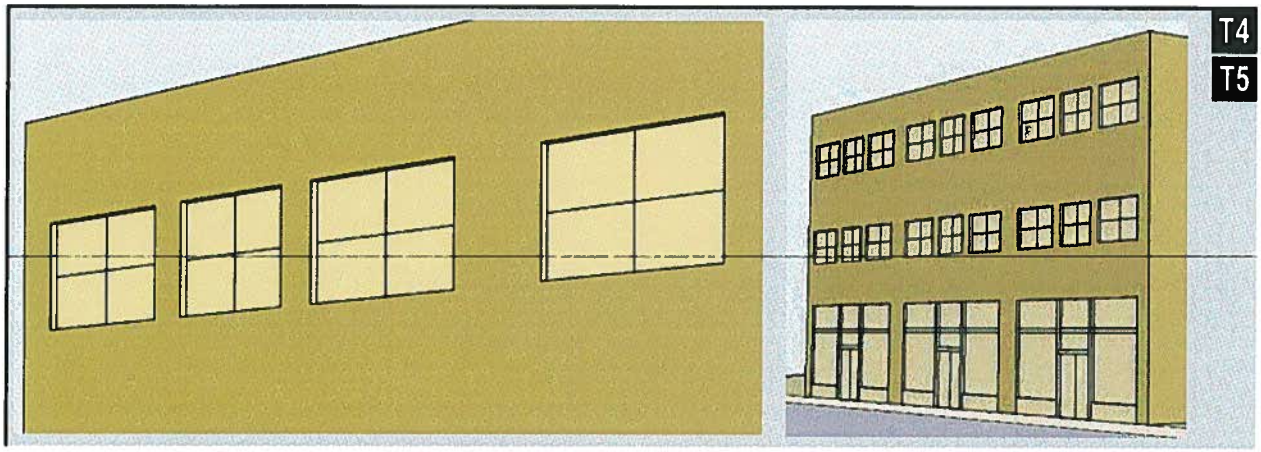
		Select a minimum of one upper floor window design alternative
a. Window Inset: The window pane is inset a minimum of 3 in. behind the surface of the wall.	 T4 T5	
b. Window Frame: Each window opening is framed with trim that is a minimum of 1 in. depth and 2 in. width.	 T4 T5	
c. Window Sill: Each window opening is defined by a sill, which extends a minimum of 2 in. from the wall surface, with a height of 3 in. and runs a minimum width equal to each window.	 T4 T5	
d. Traditional Vertical Proportions: The window is proportioned similar to that of traditional buildings, with a height to width ratio of between 1.75:1 and 2.5:1. Traditionally proportioned windows may be "ganged" to create larger fenestration areas where the dividers between the windows have a depth of at least 2" and project at least 2" in front of the surface of the glass.	 T4 T5	
e. True Divided Lights: Windows shall use true muntins.	 T4 T5	

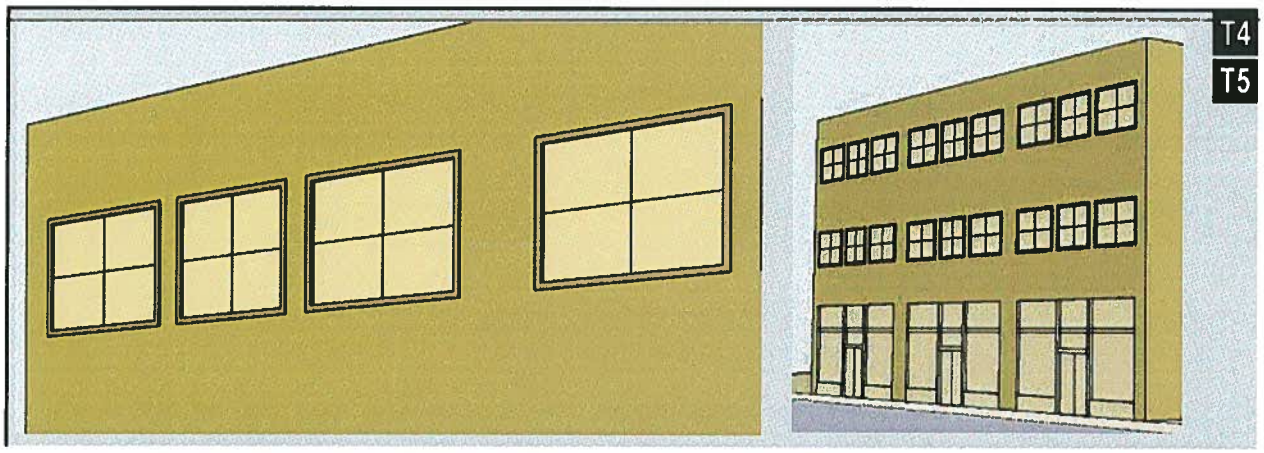
TABLE 6.6 UPPER FLOOR WINDOW DESIGN TOOLS

The following table illustrates the alternative window design tools.

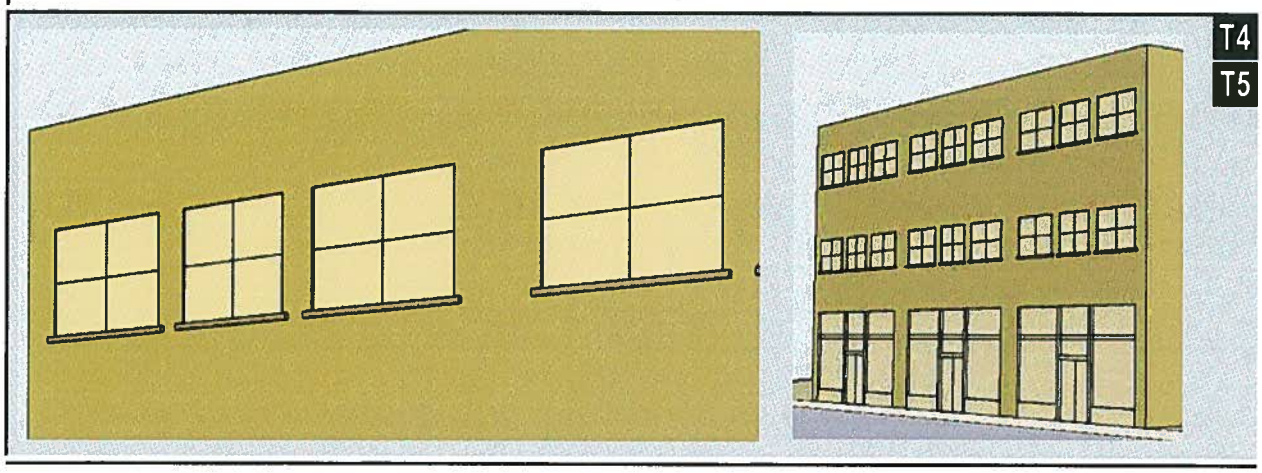
a. Window Inset: The window pane shall be inset a minimum of 3 in. behind the surface of the wall.



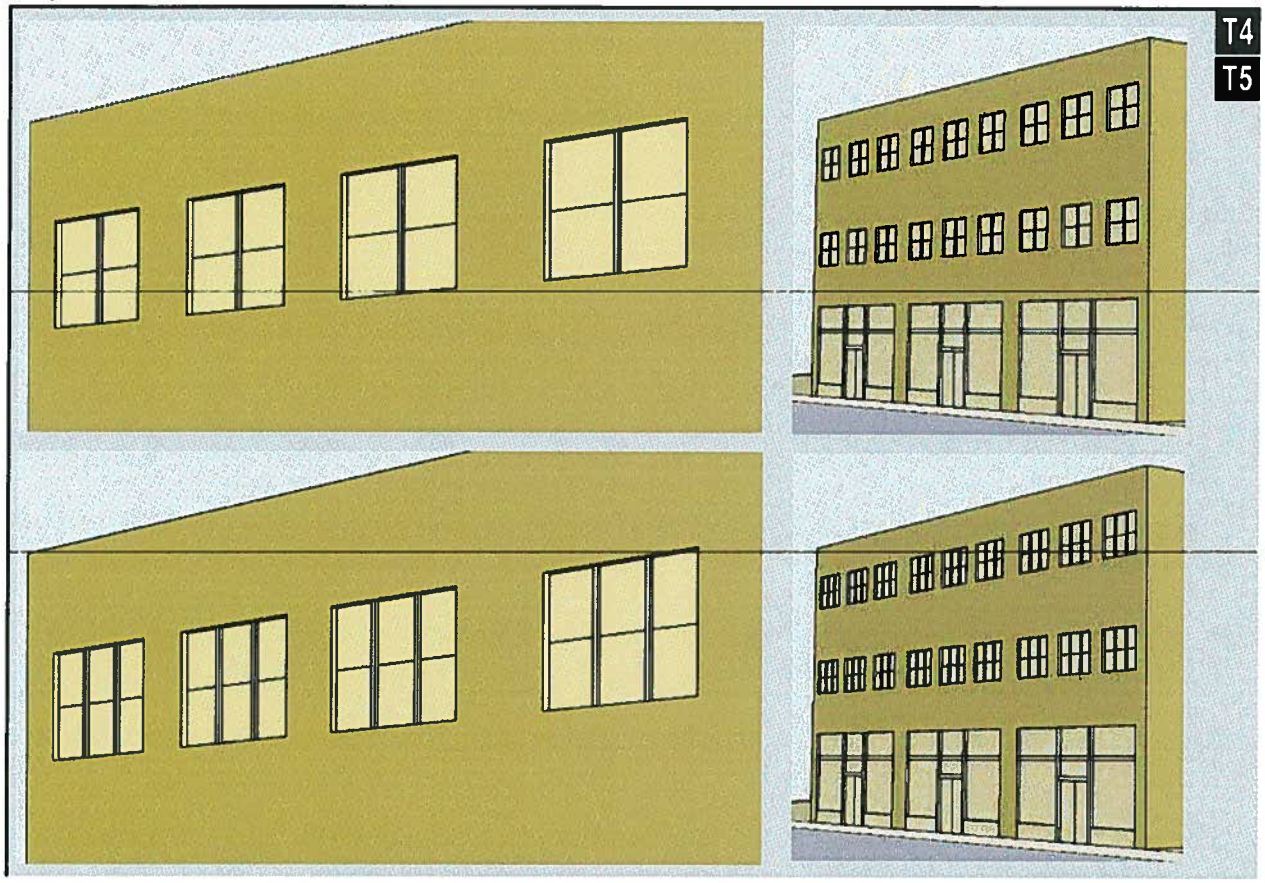
b. Window Frame: Each window opening shall be framed with trim that is a minimum dimension of 1 in. depth and 2 in. width.



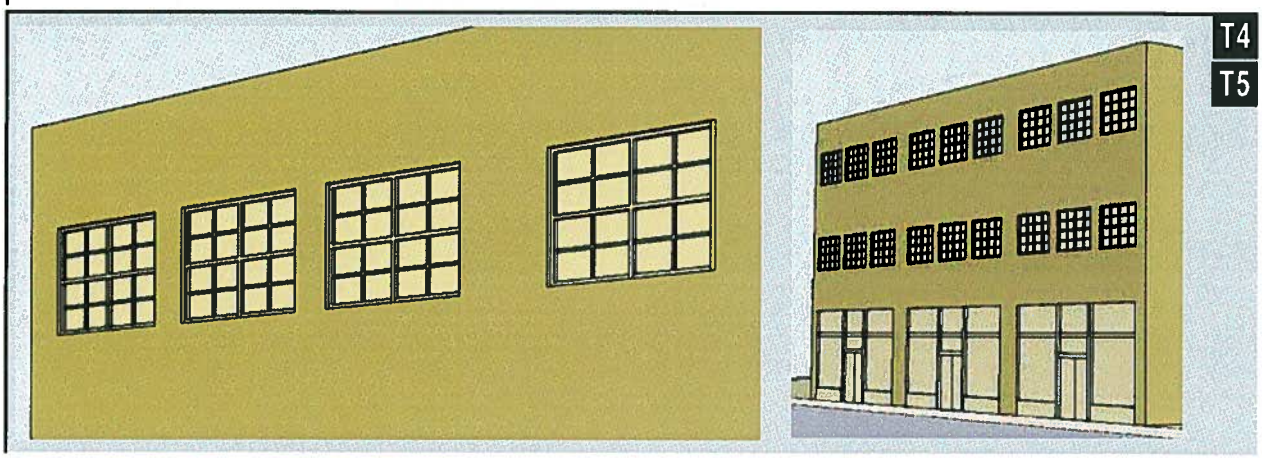
c. Window Sill: Each window opening shall be defined by a sill, which extends a minimum of 2 in. from the wall surface, with a height of 3 in. and a minimum width equal to that of each window.



d. Traditional Proportions: The window shall have a height to width ratio of between 1.75:1 and 2.5:1. Traditionally proportioned windows may be "ganged" to create larger fenestration areas where the dividers between the windows have a depth of at least 2 in. and project at least 2 in. in front of the surface of the glass.



e. True Divided Lights: Windows shall use true muntins.



6.5. VARIED UPPER FLOOR MASSING REQUIREMENT

6.5.1. Buildings over three stories in height with a frontage of 60 feet or greater shall provide variety in the upper floor massing. Select one alternative as specified below and in Table 6.7.

a. A minimum of 40% of the building facade over three stories in height shall be set back a minimum of 20 feet from the front building wall, or

b. A minimum of 50% of the building facade over three stories in height shall be set back a minimum of 15 feet from the front building wall. .

6.5.2. The Development Review Committee may administratively approve exceptions to the upper floor massing requirement provided they meet the criteria established in the Downtown Design Guidelines.

TABLE 6.7 VARIED UPPER FLOOR MASSING ALTERNATIVES

This table illustrates the varied upper floor massing alternatives.

Varied Upper Floor Massing Alternatives		Select one alternative
a. A minimum of 40% of the building facade over three stories in height shall be set back a minimum of 20 ft. from the front building wall.	T4 T5	
b. A minimum of 50% of the building facade over three stories in height shall be set back a minimum of 15 ft. from the front building wall.	T4 T5	

Frontage for every ten vehicular parking spaces.

5.10. LANDSCAPE STANDARDS

5.10.1. **General to zones T2, T3, T4,T5**

a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 1.3.and Table 1.2

5.10.2. **Specific to zones T2, T3,T4,**

a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.4 and Section 5.10.6. (Table 6.1d)

5.10.3. **Specific to zone T3**

a. A minimum of two trees shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 6.1d)

b. Trees may be of single or multiple species as shown on Table 3.5.

c. Trees shall be naturalistically clustered.

5.10.4. **Specific to zone T4**

a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 6.1d)

b. Trees shall be a single type to match the type of Street Trees on the Public Frontage, or as shown on Table 3.5.

5.10.5. **Specific to zone T5**

a. Trees shall not be required in the first Layer.

b. The first Layer may be paved to match the pavement of the Public Frontage.

~~5.11. SIGNAGE STANDARDS~~

~~5.11.1. General to zones T3, T4,T5~~

~~a. There shall be no signage permitted additional to that specified in this section.~~

~~b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.~~

~~5.11.2. Specific to zones T2, T3~~

~~a. Signage shall not be illuminated.~~

~~5.11.3. Specific to zones T4, T5~~

~~a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon or LED lit.~~

~~5.11.4. Specific to zones T2, T3, T4,~~

~~a. One blade sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.~~

~~5.11.5. Specific to zone T5~~

~~a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.~~

~~b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height~~

ARTICLE 7. SIGN STANDARDS

7.1. INSTRUCTIONS

7.1.1. Applicability

a. Lots, buildings, and signs located within downtown or new community plan areas governed by this Code shall be subject to the requirements of this Article.

b. Sign permits shall be required as prescribed in 1.9.5.1 of the Land Development Code.

c. Wayfinding signs, such as those that direct vehicles to parking areas, are not applicable to this section and shall be considered administratively by the DRC.

7.2. IN GENERAL

7.2.1. **General to Zones T3, T4, T5**

a. There shall be no signage permitted additional to that specified in this section.

b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

c. Shopfront window signage may be up to 30% of the window area and may be neon or LED lit.

7.2.2. **Specific to Zones T2, T3**

a. One projecting sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the sidewalk.

7.2.3. **Specific to Zones T4, T5**

a. Basic sign types permitted include awning or canopy signs, projecting signs, hanging signs, sandwich boards, and wall signs.

b. Special Sign Types permitted include directory signs, monument signs, and pole signs.

7.2.4. Illumination

a. **Specific to Zones T2, T3**

i. Signage shall not be illuminated.

b. **Specific to Zones T4, T5**

i. Signage shall be externally illuminated, except as follows:

ii. Signage within the Shopfront glazing may be neon or LED lit.

iii. Neon, halo or diffused internal illumination may be considered with approval of the DRC provided it meets the criteria established in the Downtown Design Guidelines.

7.2.5. Directory Signs

a. **General to all Zones T4, T5**

i. One directory sign is permitted at each street-level entrance to upper-floor businesses and on facades facing entrances to alleys, rear lanes and parking lots.

ii. The area of a directory sign shall not exceed 6 square feet.

iii. The sign shall be no taller than 3 feet.

7.3. BASIC SIGN TYPES

7.3.1. General to All Basic Sign Types

a. 3 of the 5 basic sign types may be used per building facade.

7.3.2. Awning or Canopy Sign

a. **General to all Zones T4, T5**
   i. One awning or canopy sign is permitted per business.
   ii. The sign may be placed on either the vertical valance flap, the sloped portion, or on a side panel of the awning or canopy.
   iii. The sign shall not extend below or above the awning or canopy to which it is attached.

b. **Specific to Zone T4**
   i. An awning or canopy sign shall not exceed 2 feet in height.
   ii. An awning or canopy sign shall not exceed 10 feet in length.

c. **Specific to Zone T5**
   i. An awning or canopy sign shall not exceed 3 feet in height.
   ii. An awning or canopy sign shall not exceed 12 feet in length.

7.3.3. Projecting Sign

a. **General to all Zones T4, T5**
   i. One projecting sign is permitted per business.
   ii. Sign area shall not exceed 6 square feet for each projecting sign.
   iii. A projecting sign must maintain a minimum 8 foot clearance above the sidewalk or finished ground surface below the sign.
   iv. A projecting sign may be attached to the building facade.
   v. A projecting sign may not extend above the roof of the structure to which it is attached.

7.3.4. Hanging Sign

a. **General to all Zones T4, T5**
   i. One hanging sign is permitted per business.
   ii. A hanging sign must maintain a minimum 8 foot clearance above the sidewalk or finished ground surface below the sign.
   iii. Sign area shall not exceed 6 square feet for each hanging sign.

7.3.5. Sandwich Board Sign

a. **General to all Zones T4, T5**

i. One sandwich board sign is permitted per business.

ii. The area of each face of a sandwich board shall not exceed 12 square feet.

iii. The overall sign shall be no taller than 4 feet.

iv. A sandwich board within the public right-of-way must be placed such that at least an 8 foot unobstructed sidewalk width remains.

v. Sandwich boards shall be designed to allow folding.

vi. A sandwich board must have a stable base.

vii. Sandwich boards shall be removed at the close of business each day.

7.3.6. Wall Sign

a. **General to all Zones T4, T5**

i. One wall sign is permitted per business.

ii. A wall sign may be attached flat to the wall.

b. **Specific to Zone T4**

i. A Wall Sign shall not exceed 2 feet in height.

ii. A Wall Sign shall not exceed 10 feet in length.

c. **Specific to Zone T5**

i. A Wall Sign shall not exceed 3 feet in height.

ii. A Wall Sign shall not exceed 12 feet in length.

7.4. SPECIAL SIGN TYPES

7.4.1. General to All Special Sign Types

a. Where permitted, either one monument sign or one pole sign may be used per property.

b. **General to all Zones T4, T5**

i. Monument or pole signs are permitted only on S. L B J Dr. and S. Guadalupe St. between E. Grove St. and I-35 Frontage St.

ii. The Development Review Committee may administratively approve a monument or pole sign in other areas provided it meets the criteria established in the Downtown Design Guidelines.

iii. A monument or pole sign shall be located within the first Layer.

7.4.2. Monument Signs

a. **General to all Zones T4, T5**

i. Monument signs shall incorporate a supporting base that is at least 75 percent of the width of the sign face at its widest point. The supporting base shall be constructed of brick, stone, masonry or scored concrete.

b. **Specific to Zone T4**

i. Sign area shall not exceed 12 square feet.

ii. Sign height shall not exceed 4 feet.

c. **Specific to Zone T5**

i. Sign area shall not exceed 18 square feet.

ii. Sign height shall not exceed 6 feet.

7.4.3. Pole Sign

a. **Specific to Zone T4**

i. Sign area shall not exceed 12 square feet.

ii. Sign height shall not exceed 6 feet.

b. **Specific to Zone T5**

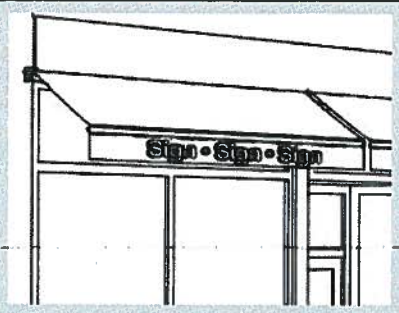
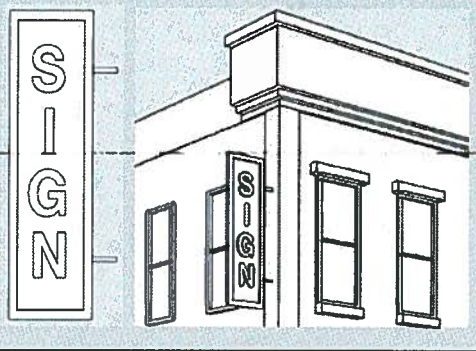
i. Sign area shall not exceed 18 square feet.

ii. Sign height shall not exceed 10 feet.

TABLE 7.1 SIGN TYPES

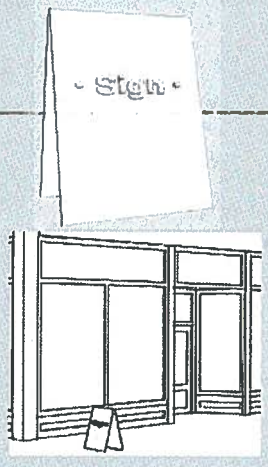
This table illustrates both the basic and special sign types permitted.

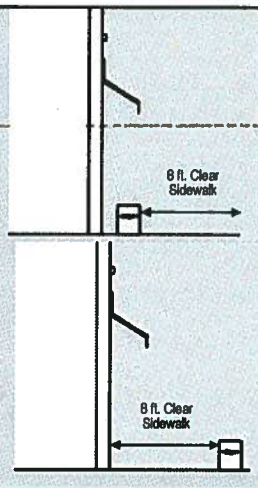
Basic Sign Types

Awning or Canopy Sign: A sign painted on or attached flat or flush against the surface of an awning or canopy.	
Projecting Sign: A sign that is attached directly to the building wall and which extends out from the face of the wall.	

Hanging Sign: A sign that is hanging or suspended (such as by chains or hooks) below a canopy, awning, or building overhang.

Sandwich Board: A portable sign designed in an A-frame or other fashion, and having back-to-back sign faces.





Wall Sign: A sign that is engraved, painted on or attached directly to and flush with the building wall.

Special Sign Types

a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See *Table 5.3.*

Community Garden: A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. See *Table 3.4.*

Community Plan Area: an area marked on a land use map activating the use of this Code.

Community Unit: a regulatory category defining the physical form, Density, and extent of a settlement. The four Community Unit types addressed in this Code are CLD, TND, RCD and TOD. The TOD Community Unit type is created by an overlay on TND or RCD. The only RCD in San Marcos is the Downtown.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. See Table 5.1.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. See *Table 3.2 and Table 3.3.*

Density: the number of dwelling units within a standard measure of land area.

Developable Areas: lands other than those in the O-1 Preserved Open Division.

Development Review Committee (DRC): A part of Development Services, a DRC is comprised of a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project. See *Article 1.4.3.*

Disposition: the placement of a building on its Lot. See Table 5.1 and Table 6.1.

Division: a neutral term for a geographic area. In the SmartCode there are five specific Divisions for regional planning that establish the legal boundaries for Open Space and development.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See *Table 5.3.* (Variant: Lightwell, light court.)

Downtown Design Guidelines: A supplement to the SmartCode standards to provide advisory information to better understand the intent of the design standards, to aid in the design review for the "administrative

approval" process when alternatives are applied for, and to aid in the design review for the "by warrant" process when alternatives are applied for.

Drive (DR): a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. See *Section 5.10*.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. See *Table 5.1*.

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Parking Occupancy Rate. See *Table 5.6*.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. See *Table 6.1*.

Elevation: an exterior wall of a building not along a Frontage Line. See *Table 6.1*. See: **Facade**.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Estate House: an Edgeyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. See Table 5.2. (Syn: transition line.)

Facade: the exterior wall of a building that is set along a Frontage Line. See **Elevation**.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See *Table 5.3*.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. See *Table 3.2* and *Table 5.3*.

Frontage Buildout: the percentage of the Lot width that is occupied by the building Facade.

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Front-

Frontage Line. See *Table 3.2* and *Table 6.1*.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See *Table 5.1*. (Var: Rowhouse, Townhouse, Apartment House)

Regional Center Development: a Community type structured by a long pedestrian shed or linear shed, which may be adjoined without buffers by one or several standard pedestrian sheds, each with the individual Transect Zone requirements of a TND.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service. See *Table 5.4* and *Table 5.7*.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See **Special Requirements**.

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). See *Table 3.3*.

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse)

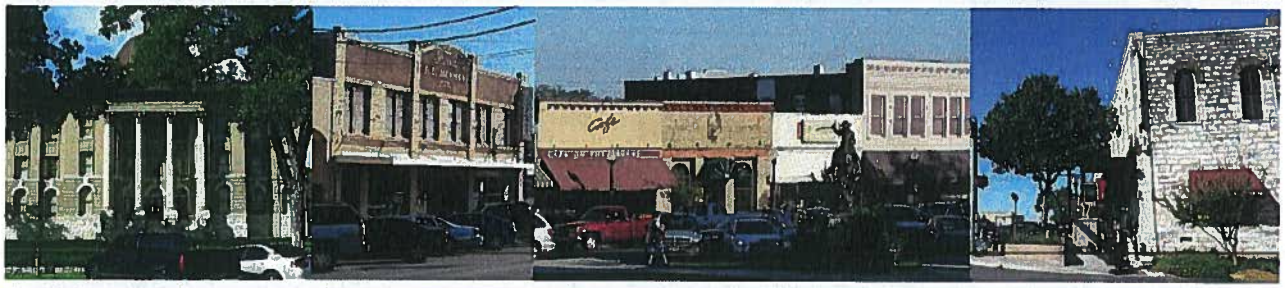
Rural Boundary Line: the extent of potential urban growth as determined by existing geographical determinants. The Rural Boundary Line is permanent.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See *Table 6.1*.

Sensitive Site: The site of a Building of Value or a single-family zoned district.

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.7*. See *Table 1.2g/h* and *Table 1.3g/h*. (Var: build-to-line.)

Downtown Design Guidelines



San Marcos, TX
August 22, 2012

Introduction

The regulations in the SmartCode establish the basic requirements for building mass and scale throughout the downtown (see Design Context Map on page 5 for downtown boundary). These design guidelines supplement the SmartCode standards in the following ways:

- As advisory information for those who wish to better understand the intent of the design standards in the downtown SmartCode.
- As part of design review for the "administrative approval" process when alternatives are applied for.
- As part of design review for the "by warrant" process when alternatives are applied for.

About the Design Guidelines

The guidelines within this document focus on allowing for flexibility in design while also protecting the character of downtown and enhancing its pedestrian-friendly atmosphere. The guidelines and the review process through which they are administered seek to maintain downtown as a cohesive, livable place. Maintaining an attractive pedestrian-oriented environment is a fundamental concept. In addition, the guidelines serve as educational and planning tools for property owners and their design professionals who seek to make improvements downtown.

The design guidelines also provide a basis for making consistent decisions about the appropriateness of improvement projects requesting alternative strategies through the City's design review process. This includes both Administrative Review by the Development Review Committee as well as Planning and Zoning Board review through the Warrent process. The Design Standards in the SmartCode and the City's adopted Building Codes have been codified to meet the intent of the Design Guidelines. Projects that meet those standards and are not requesting exceptions shall be judged to have met the Downtown Design Guidelines.

Section 1:
Design Principles for Downtown San Marcos

General Principles for New Development

This section sets forth fundamental principles for improvements in the downtown. These principles are broad in nature, focusing on qualitative aspects of design. Each improvement project in downtown should help forward the goals outlined in the Introduction and should also comply with these fundamental design principles:

1. **Honor the heritage of the city**
   Buildings, sites and components of urban infrastructure that have historic significance should be preserved and considered as design inspiration for new work downtown. This does not mean copying earlier styles, but rather learning from them. New work around these resources should be compatible with them.

2. **Celebrate Courthouse Square**
   As the major focal point of downtown, Courthouse Square should be valued in all urban design. This applies to properties in close proximity to the square, but also relates to improvements that may link other places to it, in terms of views, pedestrian circulation and building orientation.

3. **Design to fit with the context**
   Improvement projects should consider their context. In some areas, that context remains strongly anchored by historic buildings. In other parts of downtown, the context is more contemporary, with individual historic buildings sometimes appearing as accents. In still other areas, no historic structures exist. In this respect, "designing in context" means helping to achieve the long term goals for each of these areas.

4. **Achieve excellence in design**
   Each improvement in downtown should express excellence in design, and it should raise the bar for others to follow. This includes using high quality materials and construction methods and paying attention to details.

5. **Design with authenticity**
   Downtown is defined by buildings and places that reflect their own time, including distinct construction techniques as well as style. The result is a sense of authenticity in building and materials. All new improvements should convey this sense of authenticity.

6. **Design with consistency**
   Buildings and places in downtown that are highly valued are those which have a cohesive quality in their use of materials, organization of functions and overall design concept. Each new project should also embody a single, consistent design concept.

7. **Design for durability**
   Downtown's cherished buildings and spaces are designed for the long term with durable materials. New work should have this same quality.

8. **Design for sustainability**
   Aspects of cultural, economic and environmental sustainability that relate to urban design and compatibility should be woven into new developments and improvements.

9. Enhance the public realm

At the heart of downtown is an enhanced public realm, including streets, sidewalks and open spaces. Sidewalks and other pedestrian ways should be designed to invite their use through thoughtful planning and design. Improvement on private property also should enhance the public realm.

10. Enhance the pedestrian experience

Each improvement project should contribute to a pedestrian-friendly environment. This includes defining street edges with buildings and spaces that are visually interesting and attract pedestrian activity. Buildings that convey a sense of human scale and streetscapes that invite walking are keys to successful design in downtown. Providing sidewalks of sufficient width for circulation and outdoor activities, and installing appropriate landscape and streetscape elements is also important.

Section 2:
Design Contexts

This section includes goal statements for each of the design contexts within downtown. These contexts are areas identified by community workshop participants as having unique character, constraints and/or design goals. Please note the Courthouse Square area is not included, as a separate design review system is in place for the historic district. See the map on the following page for the location of the design contexts.

University Edge

The University Edge context should create a safe, pedestrian-friendly transition between campus and downtown. New campus development in this context should be compatible in scale and respectful of downtown design traditions. In addition, within the University Edge there are key public views up to campus and down to Courthouse Square. New development should preserve and enhance these views.

Downtown

Within the Downtown context it is especially important to maintain compatibility with Courthouse Square. Increased density is appropriate where it does not impact the character of the square.

Residential/Transition Edge

For new development within the Residential/Transition Edge context it is important to minimize impacts from higher scale development on the character of the adjacent residential neighborhoods. New development should provide a transition in scale between the taller buildings in the T5 zone and the existing residential neighborhoods.

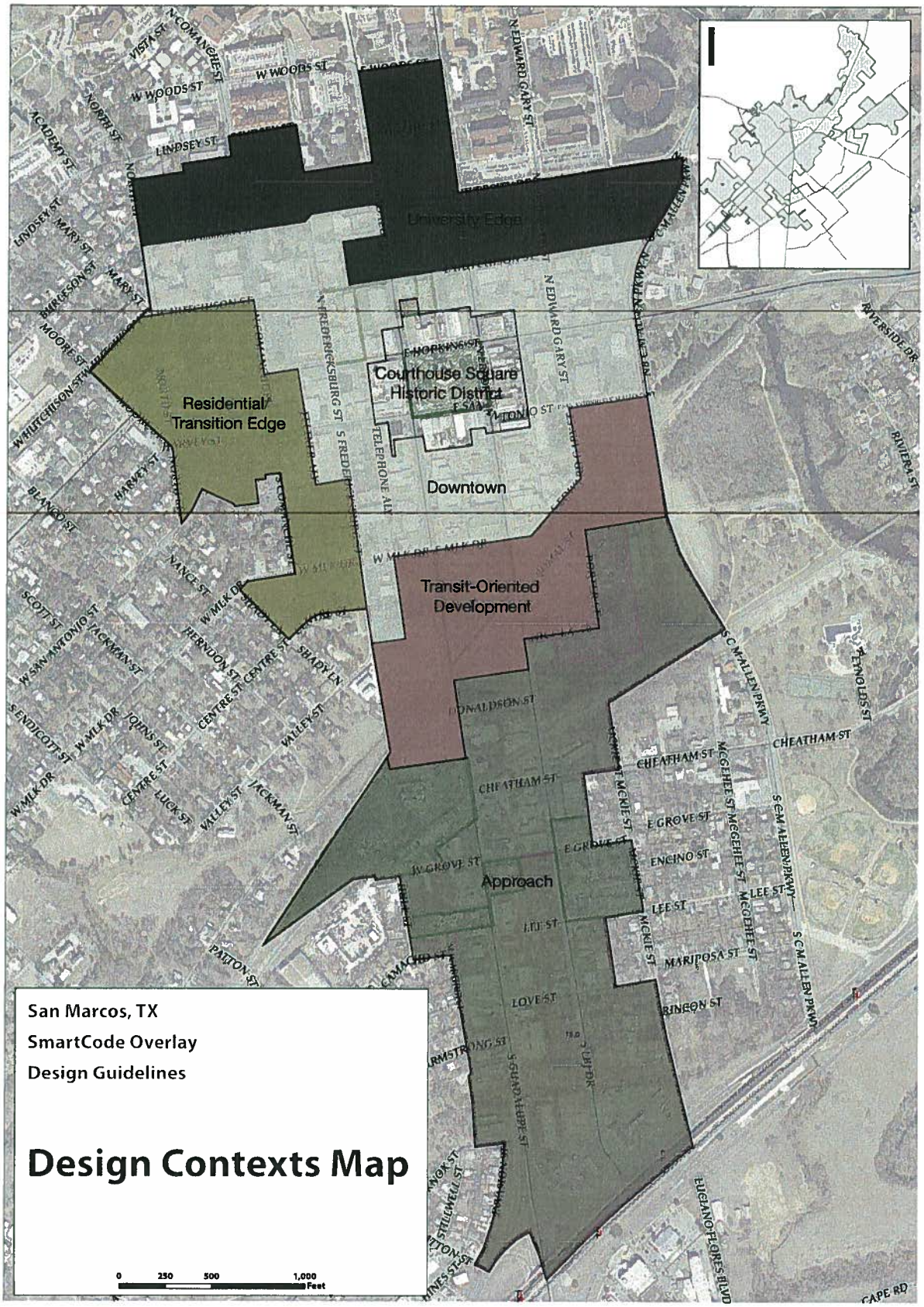
Transit Oriented Development

Projects within the Transit Oriented Development context should establish a strong pedestrian orientation. The street front character is especially important here to encourage pedestrian activity.

Approach

The Approach context is the corridor between the highway and downtown, providing an entry procession into the heart of downtown. New development in this area should provide visual interest and not overwhelm the distinct character of the downtown.

Design Contexts Map



Section 3:
Design Guidelines

Overarching Guidelines

This section provides general design guidelines for projects throughout all of the design contexts downtown.

Building Scale

A new building should convey a sense of human scale through its design features.

1. Establish a sense of human scale in a building design.

Views

Views from the public right of way to the university and Courthouse Square are important and should be retained. The location of the building on a site, in addition to its scale, height, and massing, can impact views from the adjacent public right of way, including streets, sidewalks, intersections, and public spaces.

2. Minimize the impacts to primary views from the public right of way to the university and Courthouse Square.

Guidelines Specific to the Design Standards

This section provides specific guidelines on topics directly related to the design standards.

Building Height

The variety in building heights that exists in downtown San Marcos helps to define the character of the area. New development should continue the tradition of height variation, expressing and supporting human scale and architectural diversity in the area. New buildings above three stories should set back upper floors to maintain a sense of human scale at the street and minimize impacts to lower scale historic structures downtown. The base code allows five stories in downtown, but additional height may be considered. The following table should be used when analyzing requests for additional height.

3. Provide variation in building height in a large project.

4. Position the taller portion of a structure away from neighboring buildings of lower scale or other sensitive edges.

Height Strategy by Context

Design Context	Goal(s)	Additional Height in First and Second Layer	Additional Height in Third Layer
University Edge	Preserve key public views up the hill to campus.	Alternatives which maintain sufficient public access to key views up the hill may be considered.	Alternatives may be considered where taller structures will provide greater residential opportunities within proximity to campus and key views are sufficiently maintained.
Downtown	Maintain compatibility with Courthouse Square.	Flexibility for building height requirements may be considered where it will not be visible from the square. Overall mass should maintain a sense of human scale and not appear out of character with the Downtown Historic District.	No additional height adjacent to Downtown Historic District. Additional height may be considered where it will not obscure key views.
Residential/ Transition Edge	Minimize impacts from higher scale development on the character of adjacent residential neighborhoods. Provide a transition in scale between the T5 zone and the neighborhoods.	No additional height.	Additional height should only be permitted if it is not visible from the public right of way or the adjacent residential neighborhoods.
Transit Oriented Development	An increased density at and surrounding the future rail stop is desired.	Additional height at the street wall may be appropriate where the building maintains a sense of human scale and a pedestrian-friendly streetscape.	Additional height may be appropriate here where the building maintains a sense of human scale and maintains a pedestrian-friendly streetscape.
Approach	The intent for the approach area is to provide corridors between the highway and downtown.	Additional height may be appropriate where it does not directly impact residential neighborhoods. The building should maintain a sense of human scale and a pedestrian-friendly streetscape.	Additional height may be appropriate where it does not directly impact residential neighborhoods . The building should maintain a sense of human scale and a pedestrian-friendly streetscape.

Building Mass and Articulation

Traditional development patterns create a rhythm along the street by the repetition of similar building widths and vertical proportions. Variations in massing and building articulation should be expressed throughout a new structure, resulting in a composition of building modules that relate to the scale of traditional buildings.

5. Provide horizontal expression at lower floor heights to establish a sense of scale.
6. Provide vertical articulation in a larger building mass to establish a sense of scale.
7. Maintain established development patterns created by the repetition of similar building widths along the street.
8. Design floor to floor heights to establish a sense of scale and reflect San Marcos traditions.

Canopies and Awnings

Canopies and awnings are noteworthy features on many buildings in the downtown, and their continued use is encouraged. Traditionally, these features were simple in detail, and reflected the character of the building to which they were attached.

9. An awning or canopy should be in character with the building and streetscape.

Window Design

The manner in which windows are used to articulate a building wall is an important consideration in establishing a sense of scale and visual continuity. In traditional commercial buildings, a storefront system was installed on the ground floor and upper story windows most often appeared as punched openings. Window design and placement should help to establish a sense of scale and provide pedestrian interest.

10. Provide a high level of ground floor transparency on a building in an area traditionally defined by commercial storefronts.

11. The use of a contemporary storefront design is encouraged in commercial settings.

12. Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.

Section 4:
Sign Guidelines

Overarching Sign Guidelines

This section provides general design guidelines for signs throughout the downtown. Balancing the functional requirements for signs with the objectives for the overall character of the downtown is a key sign design consideration. In downtown, a sign is seen as serving two functions: first, to attract attention; and second, to convey information, essentially identifying the business or services offered. Orderly sign location and design should be applied to make fewer and smaller signs more effective. If a sign is mounted on a building with a well-designed facade, the building front alone can serve much of the attention-getting function. The sign can then focus on conveying information in a well-conceived manner. Similarly, for a free-standing sign, landscaping and other site amenities can help to give identity to the businesses located on the site. In this respect, each sign should be considered with the overall composition of the building and the site in mind. Signs should be in scale with their structure and integrated with surrounding buildings.

13. Consider a sign in the context of the overall building and site design.
14. Design a sign to be in scale with its setting.
15. Design a sign to highlight architectural features of the building.
16. Design a sign to convey visual interest to pedestrians.
17. Avoid damaging or obscuring architectural details or features when installing signs on historic structures.

Guidelines Specific to the Sign Standards

This section provides specific sign guidelines on topics directly related to the sign standards.

Historic Signs

Historic signs contribute to the character of downtown. They also have individual value, apart from the buildings to which they are attached. Historic signs of all types should be retained and restored whenever possible. This is especially important when they are a significant part of a building's history or design.

18. Consider history, context and design when determining whether to retain a historic sign.

Sign Character

A sign should be in character with the materials, colors and details of the building and its site. The integration of an attached sign with the building or building facade is important and should be a key factor in its design and installation. Signs also should be visually interesting and clearly legible. Signs that appear to be custom-designed and fabricated, and that convey visual interest in the urban setting are preferred. Those that are scaled to the pedestrian are especially encouraged. A sign should also reflect the overall context of the building and surrounding area.

19. A sign should be subordinate to the overall building composition.

20. Use sign materials that are compatible with the architectural character and materials of the building.

21. A sign should not obscure character-defining features of a building.

Sign Lighting

Illumination should occur in a manner that keeps it subordinate to the overall building and its site as well as the neighborhood, while accomplishing the functional needs of the business. Minimize surface glare and manage light spill such that glare is not created on adjoining properties.

22. Where allowed, an external light source should be shielded to direct the light and minimize glare.

23. Neon, halo and internal, diffused illumination may be considered if located at the street level and designed to be in character with, and subordinate to the building facade.

Specific Sign Types

This section includes guidelines for the specific sign types allowed in the sign standards.

Awning and Canopy Signs

An awning of canopy sign is flat against the surface of the awning or canopy material.

24. Use an awning or canopy sign in areas with high pedestrian use.

25. Use an awning or canopy sign when other sign types would obscure architectural details.

Projecting Sign

A projecting sign is attached perpendicular to the wall of a building or structure.

26. Design a bracket for a blade sign to complement the sign composition.

27. Locate a blade sign to relate to the building facade and entries.

Sandwich Board

A sandwich board is a portable sign designed in an A-frame or other fashion, and having back-to-back sign faces.

28. Locate a sandwich board to maintain a clear circulation path on the sidewalk.

29. Design the sandwich board to be durable and have a stable base.

Wall Sign

A wall sign is any sign attached parallel to, but within 18 inches of a wall of a building including individual letters, cabinet signs, or signs painted on the surface of a wall.

30. Place a wall sign to be flat against the building facade.

31. Place wall signs to integrate with and not obscure building details and elements.

Directory Sign

A tenant panel or directory sign displays the tenant name and location for a building containing multiple tenants.

32. Use a directory sign to consolidate small individual signs on a larger building.

33. Locate a directory sign at the street level entrance to upper floor businesses or on facades facing entrances to alleys, rear lanes and parking lots for business wayfinding purposes.

Pole and Monument Signs

A monument sign is a sign that is erected on a solid base placed directly on the ground and constructed of a solid material. A pole mounted sign is generally mounted on one or two simple poles.

34. A pole or monument sign may be considered where it has been used traditionally and the building or activity is set back from the street or public right-of-way.

35. A pole or monument sign may be considered on a historic property or within a historic district when it is demonstrated that no other option is appropriate.

36. Design a pole or monument sign to be in character and proportion with its structure and site.

37. Design a monument sign to incorporate a sturdy supporting base that is at least 75% of the width of the sign face at its widest point. Appropriate base materials include, but are not limited to brick, stone, masonry and concrete.

Appendix A:
The Intent of the Standards

The following section provides intent statements for each of the tools, or set of tools, used in the standards. These statements should be used in determining compatibility of alternative designs with the intent of the standards.

1. Contextual Height Step Down Requirement

To provide a compatible sense of scale along sensitive edges in the downtown by using lower building heights for areas of a property adjacent to a Sensitive Site.

2. Expression Requirements

Traditionally, buildings in downtown San Marcos have an established sense of scale and proportion and express a visual rhythm and pedestrian interest at the street front. This should be continued in new projects. Vertical and horizontal articulation should express a sense of human scale and provide visual interest on a principal frontage.

Expression Requirements: Vertical Expression

Vertical articulation techniques should provide interest in design and human scale. The purpose of these articulations is to ensure that the front of a new structure has a variety of offsets, surface relief, and insets to reflect a more traditional rhythm and scale at the street front.

Expression Requirements: Horizontal Articulation

The objective of horizontal articulation tools is to create a sense of human scale, facade depth and visual interest on a building facade.

3. Window Design Requirements

A key feature of traditional buildings in downtown San Marcos is that window openings are clearly defined, either by a substantial inset behind the wall surface or by framing elements and sills. Window definition should add a sense of depth to the facade and contribute to a sense of human scale and visual interest.

4. Varied Upper Floor Massing Requirement

Buildings in downtown San Marcos are typically three stories or less in height. In most cases a range of building heights occur across a single block face. As the desired density increase is incorporated, it is important that new, taller structures not dominate the street front. Taller buildings should vary upper floor massing to provide variety in building height as perceived from the street and to maintain a sense of pedestrian scale at the sidewalk.

Appendix B:
Examples of Design Principles Applied

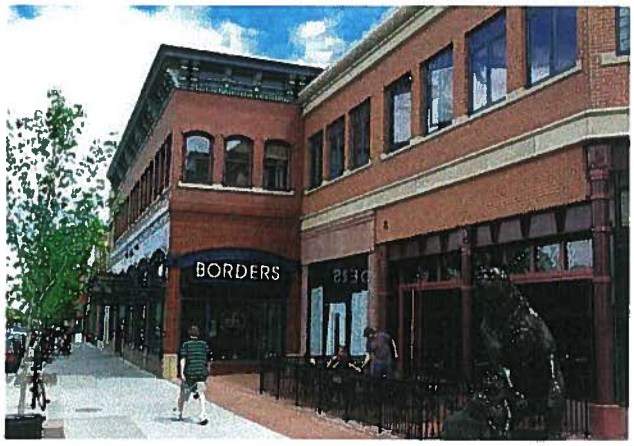
The following photographs provide examples of improvements that illustrate how some of the design guidelines may apply in downtown San Marcos. Some specific design features are identified in the captions. Note that, in some cases, while a specific design feature is described as being an appropriate example, the overall building shown may not meet all of the city's other design standards and guidelines.

Vertical Expression:
- Vertical expression lines

Horizontal Expression:
- Cornice

Vertical Expression:
- Vertical expression lines

Horizontal Expression:
- Canopy

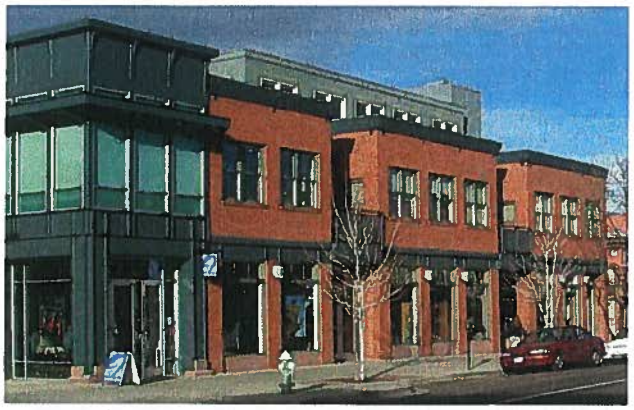


Vertical expression:
- Wall Offset

Horizontal expression:
- Horizontal expression line

- Stepped down and varied massing

Vertical Expression:
- Wall Offset

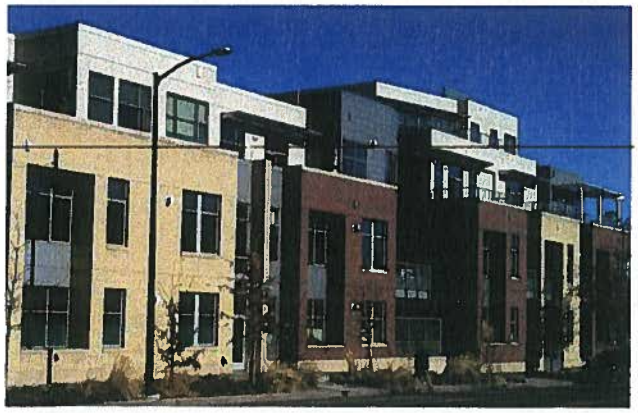


Vertical Expression:
- Wall notch

Horizontal Expression:
- Horizontal expression line

Vertical Expression:
- Wall notch

Horizontal Expression:
- Varied parapet

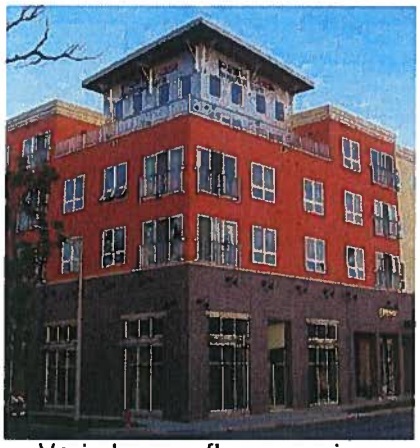


Vertical Expression:
- Wall Offset

Horizontal expression:
- Horizontal expression line/materials change
- Varied parapet height

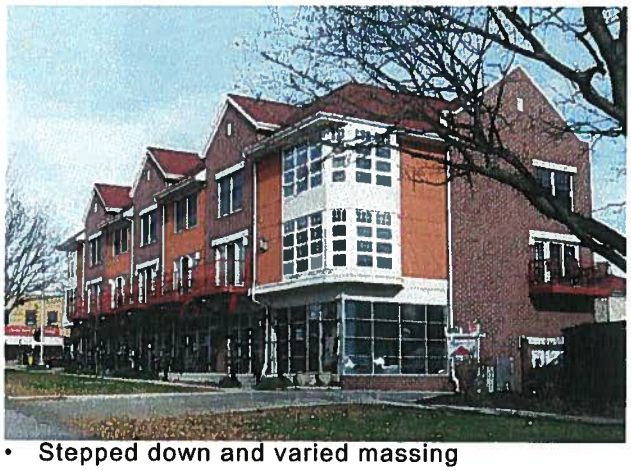
Vertical Expression:
- Wall Offset

Horizontal expression:
- Moldings
- Cornice



- Varied upper floor massing

Horizontal Expression:
- Change in materials
- Varied parapet

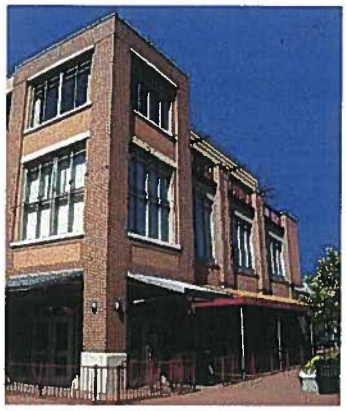


- Stepped down and varied massing

Vertical Expression:
- Change in materials

Vertical Expression:
- Change in materials

Horizontal Expression:
- Moldings
- Cornice



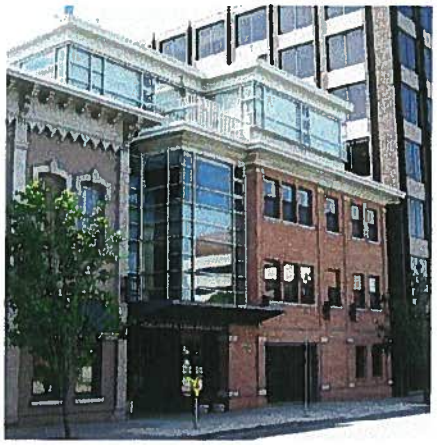
- Varied upper floor massing

Horizontal Expression:
- Varied parapet
- Canopies and awnings

Horizontal Expression:
- Balconies

Vertical Expression:
- Wall Offset

Window Design:
- Vertical window proportions

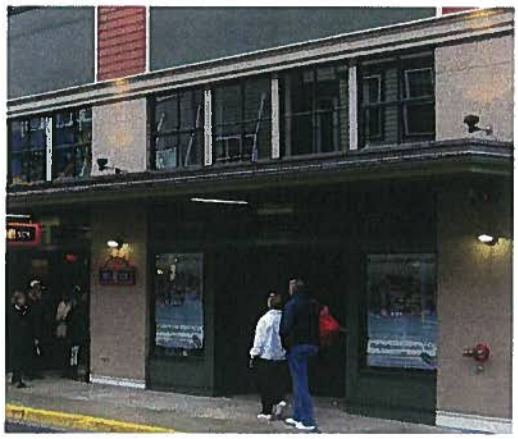


- Step down in height adjacent to historic building

Horizontal Expression:
- Cornice

Vertical Expression:
- Wall notch

Horizontal Expression:
- Change in materials

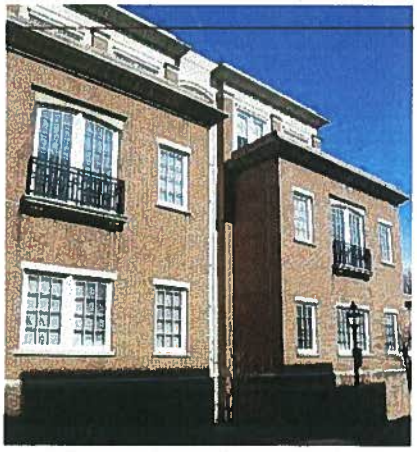


Horizontal Expression:
- Canopy
- Moldings

Window Design:
- True divided lights
- Vertical proportions (in pairs)

Window Design:
- Frame
- Vertical proportions (in sets of 2 and 4)

Horizontal Expression:
- Cornice
- Molding



- Varied upper floor massing

Vertical Expression:
- Wall notch

Horizontal Expression:
- Cornice

Vertical Expression:
- Wall offsets

- Varied parapet line

Window Design:
- Vertical proportions (in pairs)
- True divided lights

Window Design:
- Sills
- True divided lights
- Window inset

Vertical Expression:
- Wall notch
- Change in materials

Horizontal Expression:
- Cornices
- Balconies

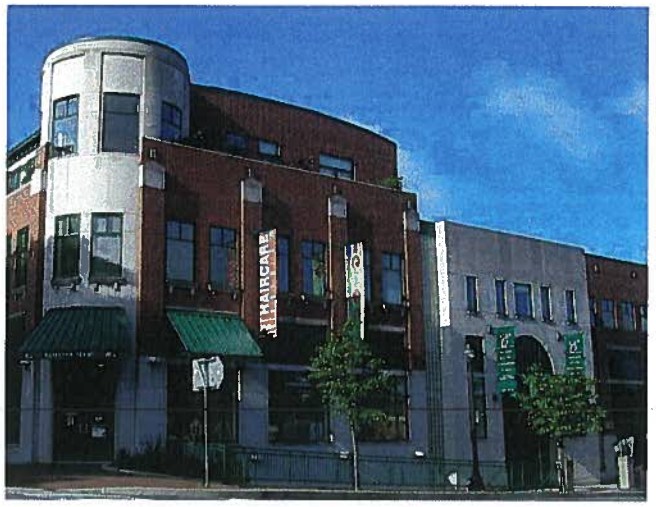
Window Design:
- Vertical proportions (in sets of three)

Vertical Expression:
- Wall notch

Horizontal Expression:
- Awnings at first floor
- Window moldings at second floor
- Cornice

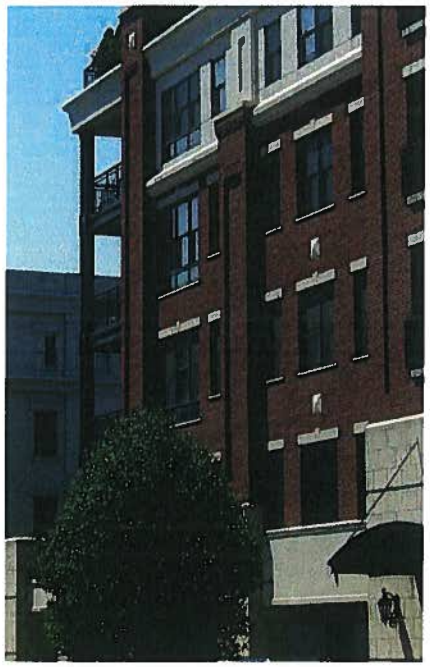
Horizontal Expression:
- Awning & canopies

Window Design:
- Sills
- Vertical proportions



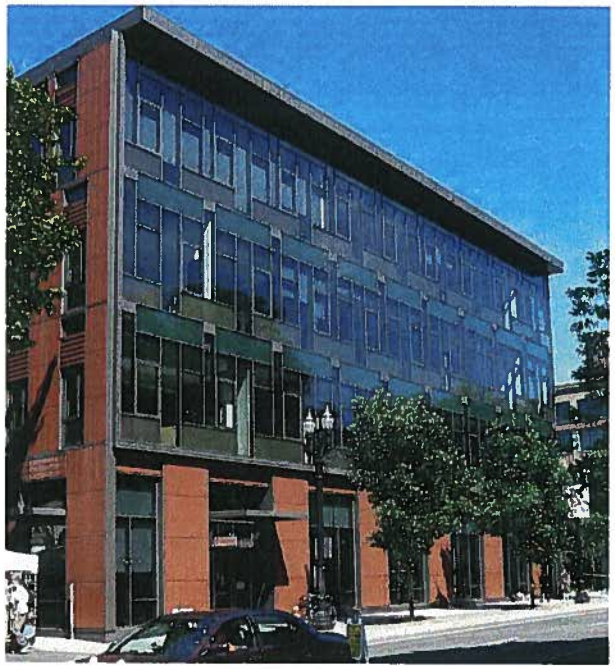
- Varied parapet line

Vertical Expression:
- Change in materials
- Vertical expression line (pilasters)



Vertical Expression:
- Vertical expression line (pilasters or attached columns)

Horizontal Expression:
- Cornice
- Change in materials (first and upper floors)



Horizontal Expression:
- Change in materials (at first floor)
- Cornice

Window Design:
- Vertical proportions

- Varied upper floor massing

Horizontal Expression:
- Cornice
- Change in materials (upper floor)

Window Design:
- Inset
- Sills
- True divided lights

- Varied upper floor heights

Horizontal Expression:
- Change in materials

Horizontal Expression:
- Cornice

Window Design:
- Sills
- Inset

Horizontal Expression:
- Cornice
- Second floor expression line

- Varied upper floor massing

Vertical Expression:
- Wall offset

Horizontal Expression:
- Cornices

Vertical Expression:
- Wall notches

Horizontal Expression:
- Change in materials at first floor
- Cornices

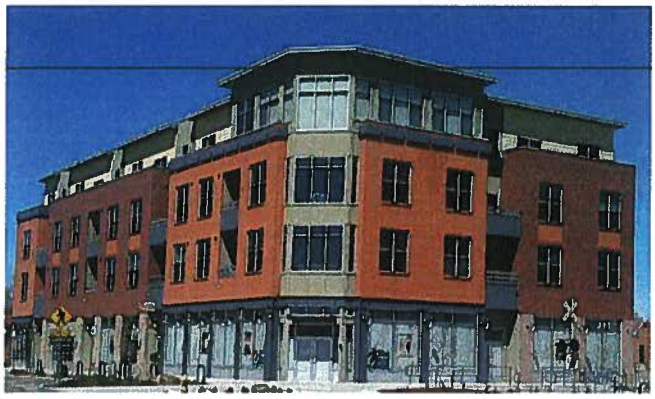
Horizontal Expression:
- Awnings

- Varied upper floor heights

Vertical Expression:
- Wall offsets
- Cornice

Window Design:
- Inset
- Sills

Window Design:
- Inset
- Sills



Vertical Expression:
- Wall notches
- Change in materials

Horizontal Expression:
- Cornices
- Change in materials

Appendix C:
Public Lighting Standard Details

[DRAFT]

STREET AND PEDESTRIAN LIGHTING STANDARDS AND SPECIFICATIONS

CITY OF SAN MARCOS, TEXAS

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LIGHTING GUIDE AND POLICIES 1

STREET LIGHT ORDINANCES

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- SMART CODE 3

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LIGHTING GUIDELINES AND POLICIES

These guidelines and policies are applicable within the city limits of San Marcos. All light fixtures on standard and alternative street and pedestrian lighting shall be the light emitting diode (LED) type.

For standard cobra head assemblies:

Cobra head type lights are approved for use in smart code transect T1 and as approved in special districts (SD) and in non-smart code areas. Design and construction plans are the responsibility of the developer. Light location and spacing shall be as specified in the City of San Marcos Land Development Code and shall meet the American Association of State Highway and Transportation Officials (AASHTO) standards.

Plans shall be reviewed and approved for construction by the City of San Marcos prior to construction permitting.

The developer shall furnish and install all conduit, junction boxes, foundations, poles, arms, and wiring to the light fixture(s). San Marcos Electric Utility (SMEU) will furnish the fixture(s). A cost recovery fee, set at the purchase price paid by SMEU shall be paid for each LED fixture. Within the SMEU service area, SMEU will install the fixture(s). Outside the SMEU service area, the developer shall install the fixture(s).

SMEU will become the owner of the pole, mast arm, fixture, conduit, and wiring (entire lighting assembly) upon acceptance of the improvement. Manufacturers' warranties for all materials in the assembly shall be transferrable to the City of San Marcos.

For all lighting other than standard cobra head assemblies:

Design and construction plans are the responsibility of the developer. Spacing and height of the poles and LED fixture configuration will be determined by the developer's photometric study to meet the requirements of foot candle coverage listed within the AASHTO manual.

Plans shall be reviewed and approved for construction by the City of San Marcos prior to construction permitting.

The developer shall furnish and install all conduit, junction boxes, foundations, poles, arms, wiring, and the light fixture(s).

SMEU will become the owner of the entire lighting assembly upon acceptance of the improvement. Manufacturers' warranties for all materials in the assembly shall be transferrable to the City of San Marcos.

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SMEU will become the owner of the entire lighting assembly upon acceptance of the improvement. Manufacturers' warranties for all materials in the assembly shall be transferrable to the City of San Marcos.

Q

From City of San Marcos Land Development Code

Chapter 7, Public Facilities Standards, Article 4, Roads, Sidewalks and Alleys, Division 1, General Standards, Section 7.4.1.4, Specific Street Standards, subsection (u):

(u) *Streetlights.* Streetlights shall be installed by the developer at all intersections and at the ends of cui-de-sacs, and shall have no greater distance than 400 feet between them within or abutting the subdivision. Street Lighting inside the City Limits shall be installed and suitable to accept power by the developer or property owner of new residential, commercial, or industrial developments at all intersections and at the end of cut-de-sacs, and shall have no greater distance than 400 feet between the fixtures within or abutting the subdivision. Poles shall be located a minimum of two feet behind existing or planned curbs or sidewalks on public rights-of-way. Street lighting structures shall comply with the *City of San Marcos Electric Utilities Underground Installation Specifications.* Street lights shall be fully shielded in such a manner that light emitted by the fixture, either from the lamp or indirectly from the luminaire, is projected below a horizontal plane running through the lowest point on the fixture where light is emitted. All street light installations shall be in accordance with the National Electrical Code and National Electrical Safety Code, and shall also conform to City laws, codes and specifications governing such work. Alternative standards for street lighting installations will be considered by the Electric Utility Division ofthe City of San Marcos Public Services Department on a case by case basis. All street lights shall be connected by the serving utility, to the permanent power supply and function properly prior to final acceptance. Service to locations where City electric utility facilities are not available will be made at the discretion of the Electric Utility Division of the City of San Marcos Public Services Department and at an additional charge, subject to existing tariffs, to the developer or property owner to cover the costs of installation and maintenance, including appropriate overheads, additional poles, conductors, other facilities and increased maintenance expenses. Applicable state or federal street lighting requirements in conflict with this ordinance supersede this ordinance.

San Marcos, Texas

TABLE 3.6. PUBLIC LIGHTING

Lighting varies in brightness and also in the character of the fixture according to the Transect. LED ~~or similar efficiency is recomended.~~ lighting is required. See Design Guidelines for standard details.

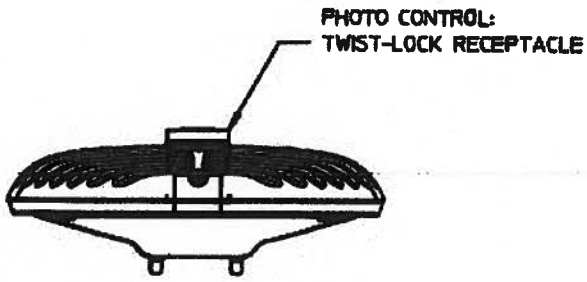
	T1	T2	T3	T4	T5	SD	Specifications
Cobra Head	•					•	Cobra Head Standard Detail
Pipe	•	•	•				Post Roadway Standard Detail
Post		•	•	•			Post Pendant Standard Detail
Column			•	•	•		Antique Single Standard Detail (required downtown) Modern Single Standard Detail
Double Column					•		Antique Double Standard Detail (required downtown) Modern Double Standard Detail

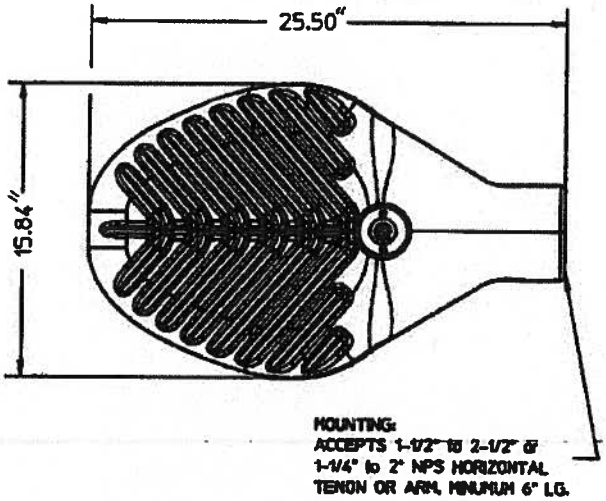
DRAFT
SUBJECT TO CHANGE

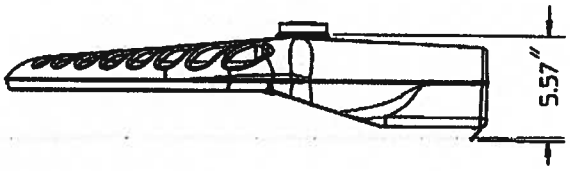
COBRA HEAD ASSEMBLY

Approved for use in:

- Smart Code Transect TI
- As approved in Smart Code Special Districts (SD)
- Non-Smart Code Areas







SPECIFICATIONS:

1. ALL HOUSING COMPONENTS (HOUSING, LENS FRAME, DOOR) ARE LOW COPPER DIE-CAST ALUMINUM, FLAT TEMPERED GLASS LENS.
2. PHILIPS LUMILEDS REBEL LEDS (40 LEDS), 70 COLOR RENDERING INDEX (CRI), INJECTION MOLDED, ACRYLIC OPTICAL PLATES, IP66 RATED LED ARRAY.
3. PHILIPS ADVANCE XITANIUM LED DIRVER, CLASS 1, OUTDOOR RATED (IP66), >90% POWER FACTOR.
4. OPERATING TEMPERATURE RANGE IS -40°C to +40°C
5. >L70 @ 80,000 hrs @ 25°C (DRIVER 100,000 HRS).
6. <20% THD.
7. MANUFACTURED TO ISO 9001:2000 STANDARDS, RoHS, VIBRATION TESTED TO ANSI C136.31 FOR BRIDGE APPLICATIONS, ETL/CETL LISTED TO UL1598 & UL8750 STANDARDS.
8. MAX EPA: 0.54 SQ FT
9. WEIGHT: 19.5 LBS.
10. EQUIVALENT TO 100 HPS.

NOTE:
PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT.

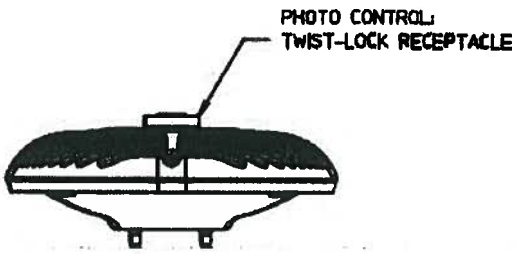
PRODUCT DETAILS:

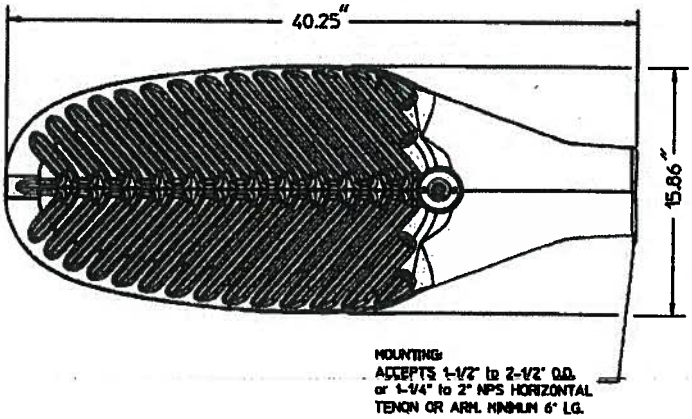
COLOR: GRAY
OPTICS: TYPE II
COLOR TEMPERATURE: 4000K
VOLTAGE 120-277 VAC
DRIVE CURRENT: MULTI TAP (350.530.700Ma) 530Ma PULLED
PHOTO CONTROL: TWIST-LOCK RECEPTACLE
DIMMING CONTROLS: NONE
SURGE SUPRESSION: ADDITIONAL 10Kv BIL
HOUSE SIDE SHIELD: NONE

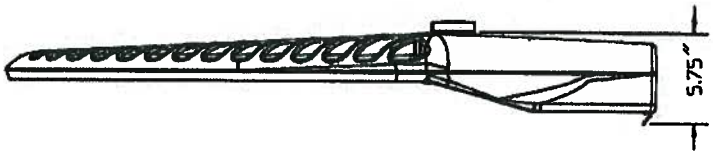
ORDERING GUIDE (PHILIPS HADCO): S5995D LUMINAIRE OR APPROVED EQUIVALENT

25.5" COBRA HEAD LED LIGHT

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S
DRAWING: T:/DETAILS/25.5 IN COBRA HEAD LIGHT	DATE: APRIL 2012







SPECIFICATIONS:

1. ALL HOUSING COMPONENTS (HOUSING, LENS FRAME, DOOR) ARE LOW COPPER DIE-CAST ALUMINUM, FLAT TEMPERED GLASS LENS.
2. PHILIPS LUMILEDS REBEL LEDS (120 LEDS), 70 COLOR RENDERING INDEX (CRI), INJECTION MOLDED, ACRYLIC OPTICAL PLATES, IP66 RATED LED ARRAY.
3. PHILIPS ADVANCE XITANIUM LED DIRVER, CLASS 1, OUTDOOR RATED (IP66), >90% POWER FACTOR.
4. OPERATING TEMPERATURE RANGE IS -40°C to +40°C.
5. >L70 @ 80,000 hrs @ 25°C (DRIVER 100,000 HRS).
6. <20% THD.
7. MANUFACTURED TO ISO 9001:2000 STANDARDS, RoHS, VIBRATION TESTED TO ANSI C136.31 FOR BRIDGE APPLICATIONS, ETL/CETL LISTED TO UL 1598 & UL8750 STANDARDS.
8. MAX EPA: 0.82 SQ FT.
9. WEIGHT: 32 LBS.
10. EQUIVALENT TO 250 HPS.

NOTE:
PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

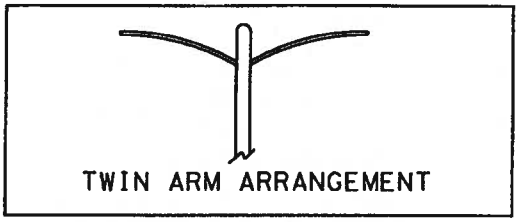
PRODUCT DETAILS :

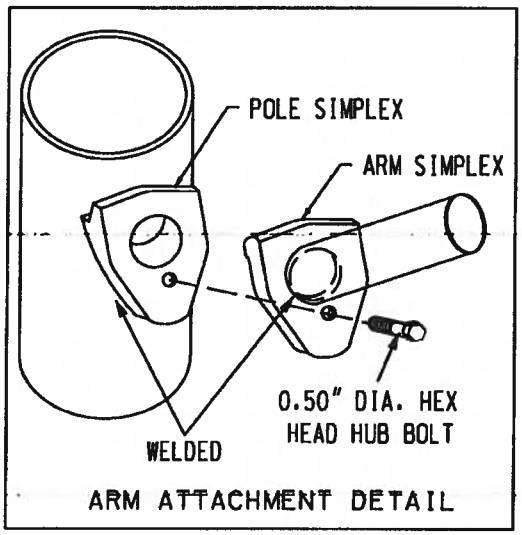
COLOR: GRAY
OPTICS: TYPE II
COLOR TEMPERATURE: 4000K
VOLTAGE 120-277 VAC
DRIVE CURRENT: 530Ma
PHOTO CONTROL: TWIST-LOCK RECEPTACLE
DIMMING CONTROLS: NONE
SURGE SUPRESSION: ADDITIONAL 10Kv BIL
HOUSE SIDE SHIELD: NONE

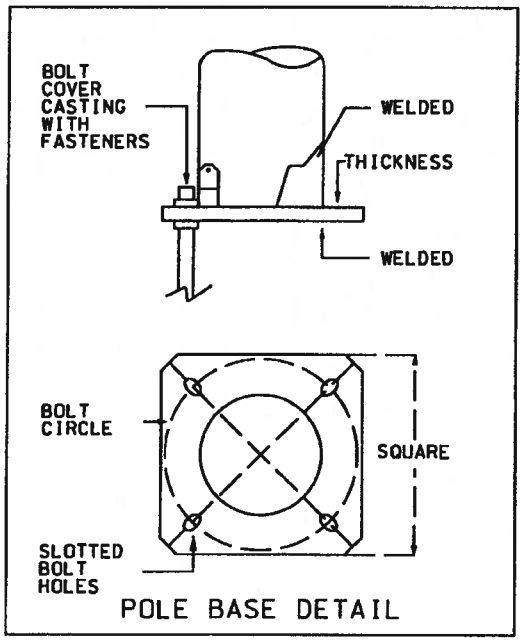
ORDERING GUIDE (PHILIPS HADCO): S5995E LUMINAIRE OR APPROVED EQUIVALENT

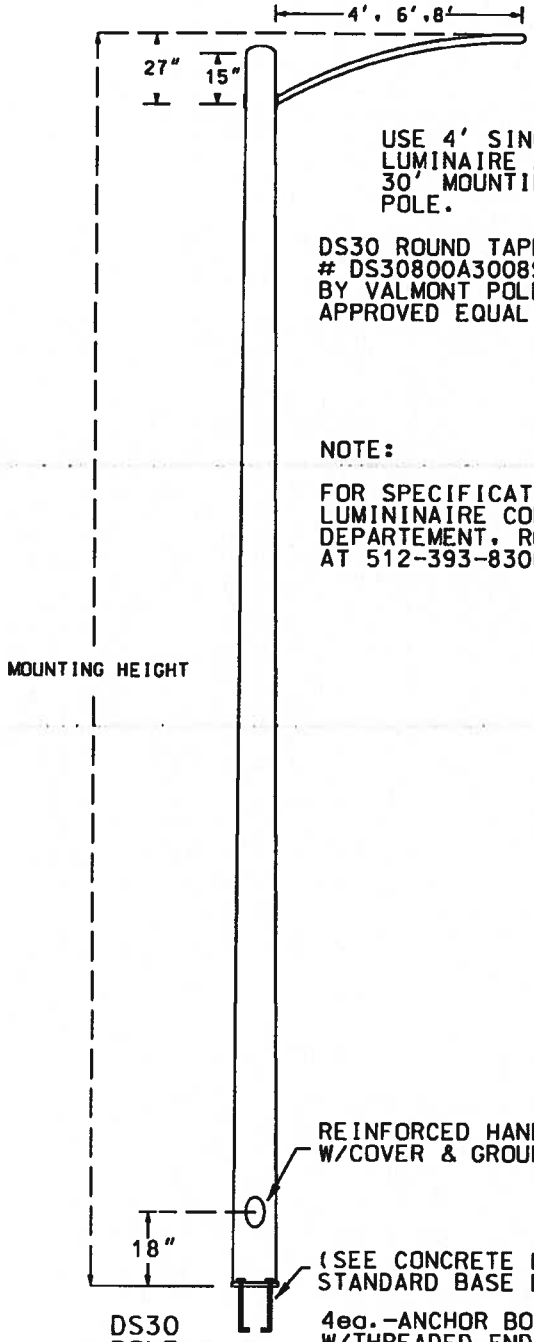
40.25" COBRA HEAD LED LIGHT

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S
DRAWING: T:/DETAILS/40.25 IN COBRA HEAD LIGHT	DATE: APRIL 2012









USE 4' SINGLE PIPE LUMINAIRE ARM ON 30' MOUNTING HEIGHT POLE.

DS30 ROUND TAPERED POLE # DS30800A3008SCVHHLAB BY VALMONT POLES OR APPROVED EQUAL.

NOTE:

FOR SPECIFICATIONS ON THE LUMININAIRE CONTACT SMEU DEPARTEMENT. RONNIE LACAZE AT 512-393-8306.

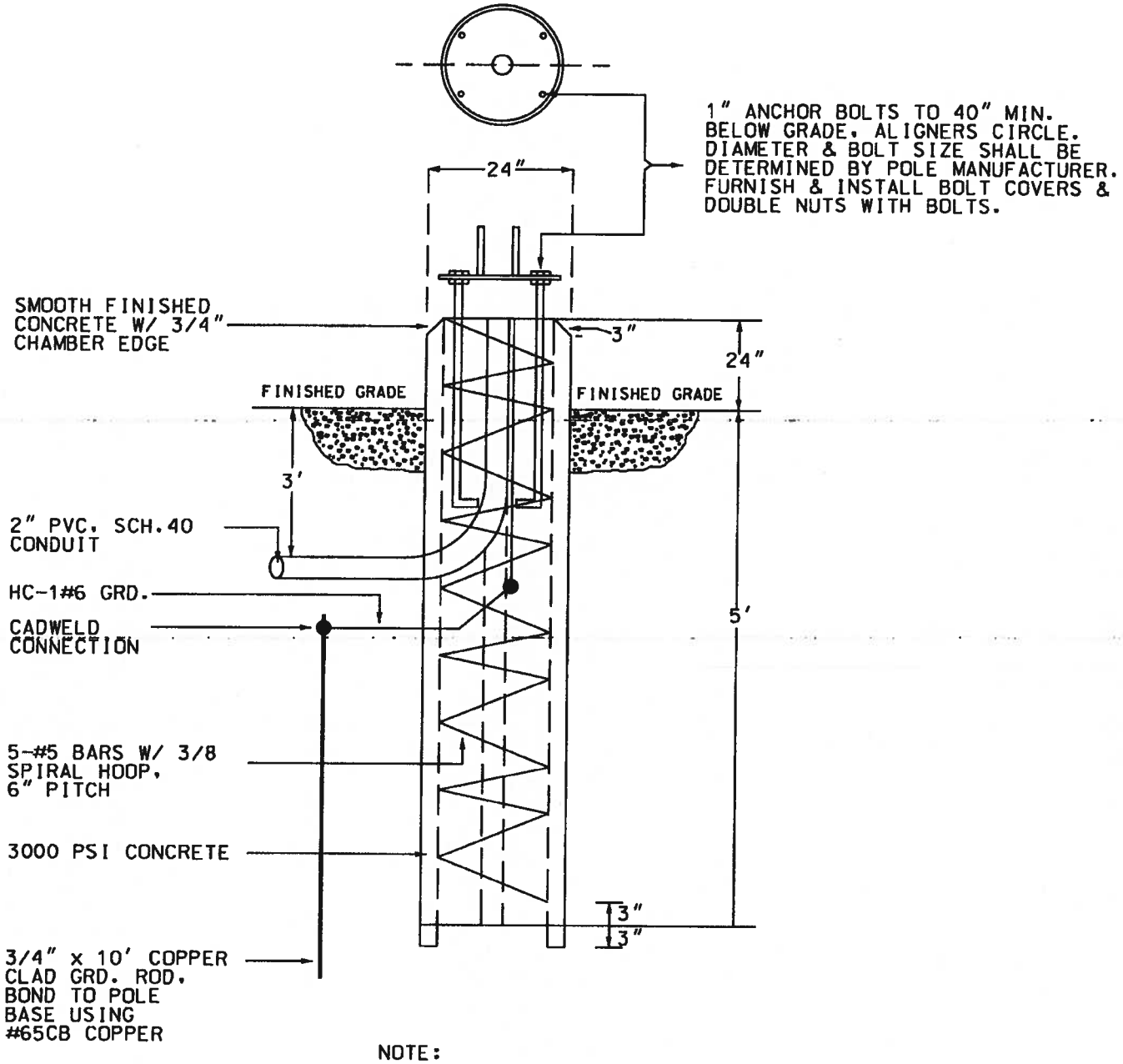
REINFORCED HANDHOLE W/COVER & GROUNDING

(SEE CONCRETE LIGHT STANDARD BASE DWG.#24B)

4ea.-ANCHOR BOLTS W/THREADED END GALVANIZED 12" MIN. EACH BOLT FURNISHED W/2 HEX NUTS & 2 FLAT WASHERS.

STREET LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAIL N.T.S.
DRAWING: T/DETAILS/STREET LIGHT ASSEMBLY	DATE: NOVEMBER 9, 2011 7



NOTE:

FILL EXCAVATED AREA BELOW PAD WITH COMPACTED GRANULAR MATERIAL MANUFACTURED FROM CRUSHED STONE OR OTHER GRANULAR MATERIAL APPROVED BY ENGINEER.

STREET LIGHT CONCRETE BASE

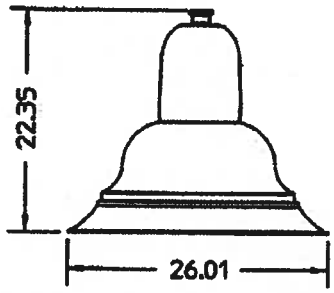
The City of San Marcos Engineering and Capital Improvements	STANDARD DETAIL N.T.S.
DRAWING: T/DETAILS/STREET LIGHT BASE	DATE: NOVEMBER 9, 2011

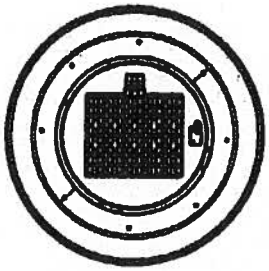
POST ROADWAY ASSEMBLY

Approved for use in:

- Smart Code Transects T1, T2, T3
- As approved in Smart Code Special Districts (SD)

Luminaire Detail





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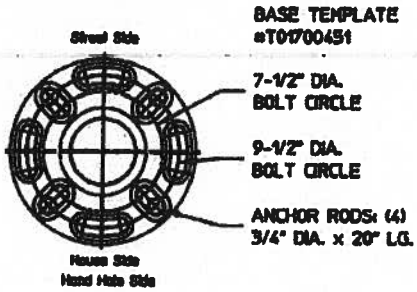
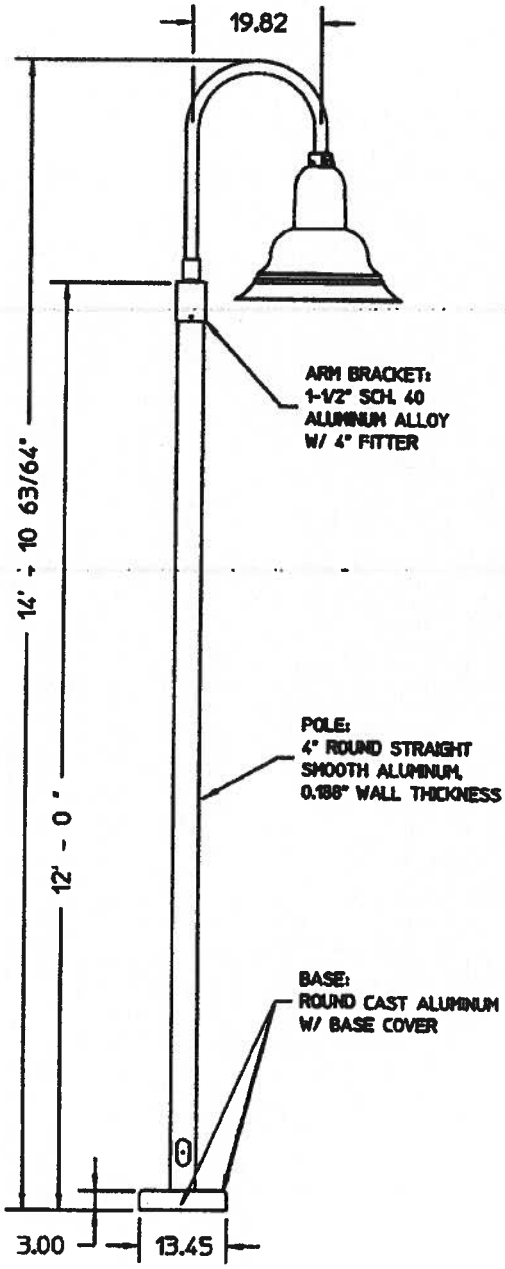




SPECIFICATIONS:

1. 80, 4000K PHILIPS LUMILEDS REBEL LED'S. 70 COLOR RENDERING INDEX (CRI) NOMINAL W/ INJECTION MOLDED ACRYLIC OPTICAL PLATES, 65,000 HRS. AT >L70 LUMEN MAINTENANCE @ 25°C, TYPE III LIGHT DISTRIBUTION
2. PHILIPS ADVANCE XITANIUM CLASS 1, IP66 RATED LED DRIVER. DRIVER OPERATES 120-277 VAC, 50-60 HZ AUTO SENSING, 350MA, DRIVERS ARE ROHS COMPLIANT, ADDITIONAL 10KV SURGE SUPPRESSION.
3. ETL & CETL LISTED TO U.S. & CANADIAN SAFETY STANDARDS FOR WET LOCATIONS, UL8750 & UL1598 COMPLIANT, VIBRATION TESTED TO ANSI C136.31 FOR NORMAL APPLICATIONS, MANUFACTURED TO ISO 9001:2008 STANDARDS.
4. COLOR: BLACK
5. OPTICS: TYPE III
6. COLOR TEMPERATURE: 4000K
7. VOLTAGE: 120-277 VAC
8. SURGE SUPPRESSION: ADDITIONAL 10kV/10kA

NOTE:

PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

ORDERING GUIDE (PHILIPS HADCO): S5995F LUMINAIRE, SA5995D ARM BRACKET, SP5995B POLE, OR APPROVED EQUIVALENT

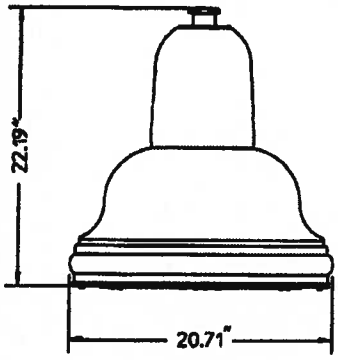
POST ROADWAY LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S.
DRAWING:	DATE: AUGUST 2012

POST PENDANT ASSEMBLY

Approved for use in:

- Smart Code Transects T2, T3, T4
- As approved in Smart Code Special Districts (SD)



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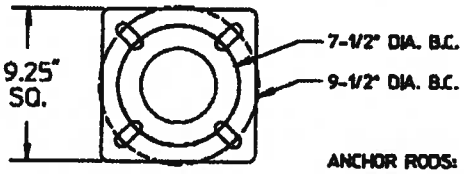
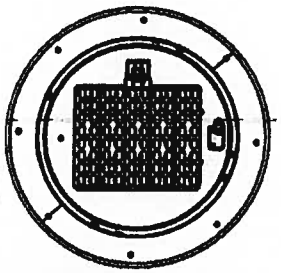
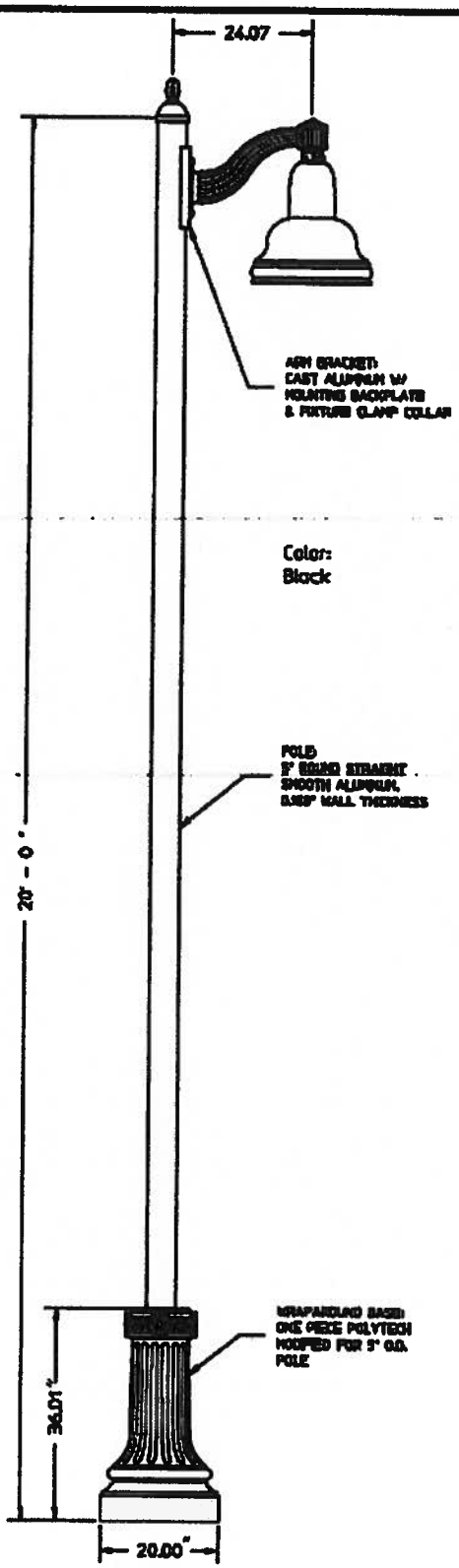


ACCESS DOOR

ANCHOR RODS:
GALVANIZED STEEL.
(4) 3/4" DIA x 17" LG





SPECIFICATIONS:

1. 80, 4000K PHILIPS LUMILEDS REBEL LED'S, >70 COLOR RENDERING INDEX (CRI) NOMINAL WITH INJECTION MOLDED ACRYLIC OPTICAL PLATES.
2. >70 @ 65,000 HRS @25°C.
3. TYPE II LIGHT DISTRIBUTION.
4. PHILIPS ADVANCE XITANIUM CLASS 1, IP66 RATED LED DRIVER. DRIVER OPERATES 120-277 VAC, 350mA, 50-60 Hz AUTO SENSING, ADDITIONAL 10KV BIL SURGE SUPRESSION, >90% POWER FACTOR, <20% THD.
5. OPERATING TEMPERATURE RANGE IS -40°C TO +40°C.
6. MANUFACTURE TO ISO 9001:2008 STANDARDS, RoHS, VIBRATION TESTED TO ANSI C136.31 FOR NORMAL APPLICATIONS, ETL/CETL LISTED TO UL8750 & UL1598 COMPLIANT.
7. LED BOARDS: 80 LEDS.
8. COLOR: BLACK.
9. OPTICS: TYPE II.
10. SURGE SUPRESSION: ADDITIONAL 10KV BIL.

NOTE:

PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

ORDERING GUIDE (PHILIPS HADCO): S5995G LUMINAIRE, SA5995E ARM BRACKET, SA5995F WRAPAROUND BASE, SP5995C: POLE, OR APPROVED EQUIVALENT

POST PENDANT LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S
DRAWING: T:/DETAILS/POST PENDANT LIGHT ASSEMBLY	DATE: APRIL 2012

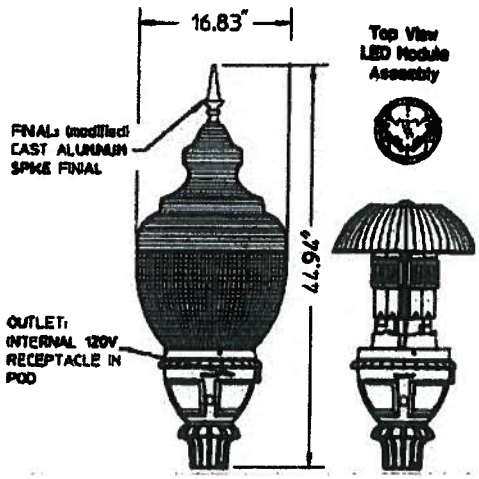
ANTIQUE ASSEMBLIES

Antique Single Approved for use in:

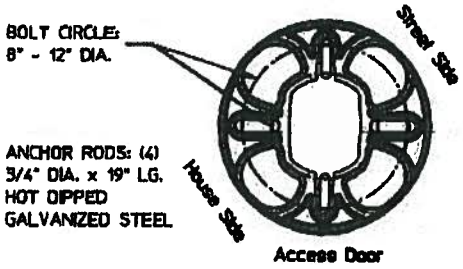
- Smart Code Transects T3, T4, T5
- As approved in Smart Code Special Districts (SD)

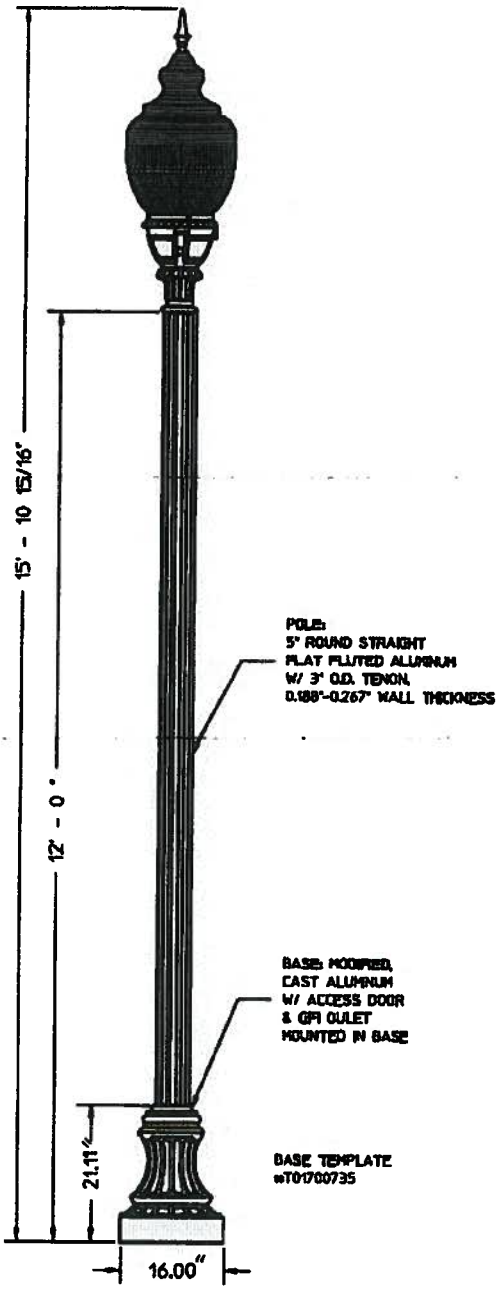
Antique Double Approved for use in:

- Smart Code Transects T5
- As approved in Smart Code Special Districts (SD)



Base Template Detail





SPECIFICATIONS:

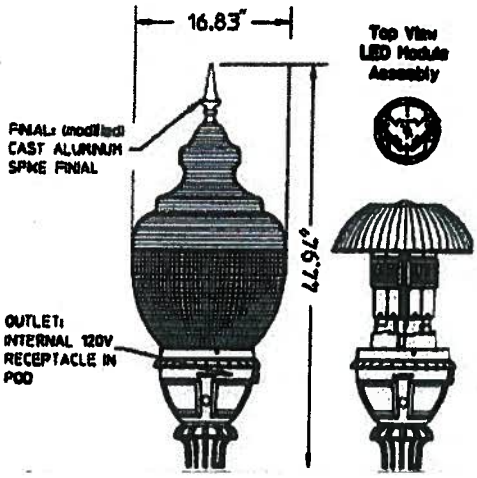
1. 80, 4000K (CCT) LUXEON REBEL ES LED'S ON ALUMINUM CORE PCB. SEALED ACRYLIC LENSE, IP66 RATED.
2. MIN 65 COLOR RENDERING INDEX (CRI).
3. 120-277 VAC, 50-60Hz AUTO SENSING.
4. 10KV/10KA SURGE SUPRESSION BUILT IN.
5. OPTICS: TYPE III, WIDE BODY, ACRYLIC W/FULL TOP REFLECTOR.
6. FASTENERS: HEX HEAD BOLTS.
7. COLOR: BLACK.
8. PHOTO CONTOL: TWIST-LOCK RECEPTACLE.
9. COLOR TEMPERATURE: 4000K.
10. POLE HEIGHT: 10 FT, 12 FT (SHOWN), 14 FT, OR 16FT.

NOTE:
PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

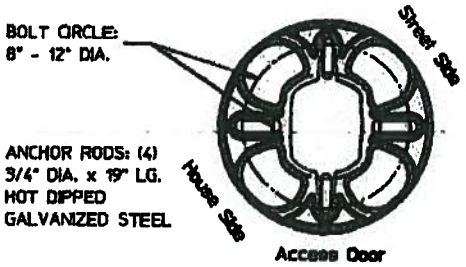
ORDERING GUIDE (PHILIPS HADCO): S5995A LUMINAIRE, SP5995 POLE, OR APPROVED EQUIVALENT

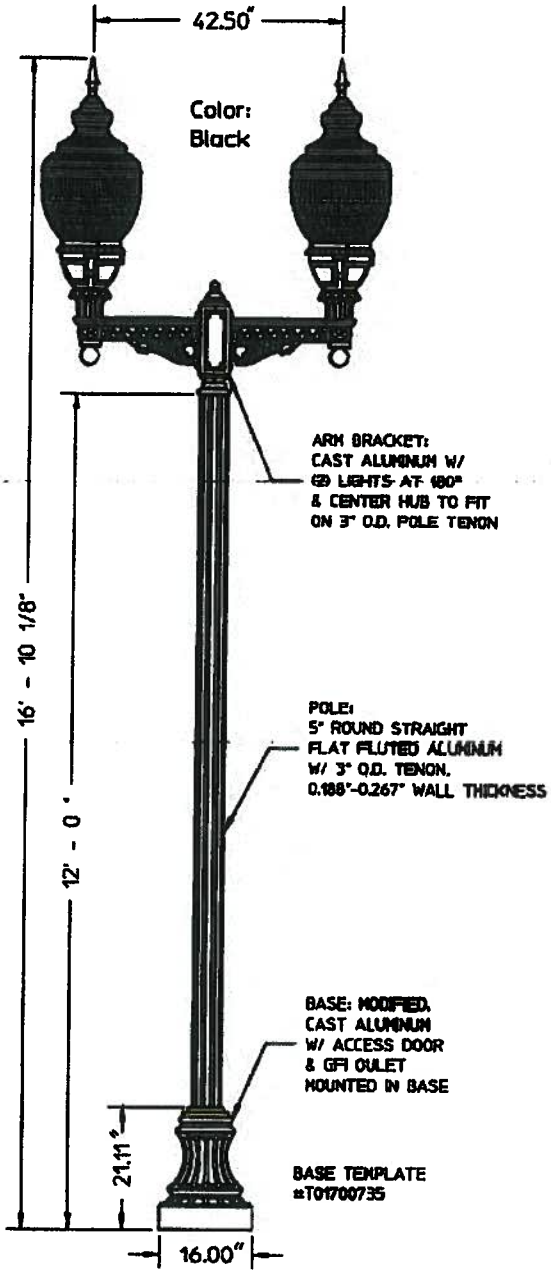
ANTIQUE SINGLE LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S
DRAWING: T:/DETAILS/ANTIQUE SINGLE LIGHT ASSEMBLY	DATE: APRIL 2012



Base Template Detail





SPECIFICATIONS:

1. 80, 4000K (CCT) LUXEON REBEL ES LED'S ON ALUMINUM CORE PCB. SEALED ACRYLIC LENSE, IP66 RATED.
2. MIN 65 COLOR RENDERING INDEX (CRI).
3. 120-277 VAC, 50-60Hz AUTO SENSING.
4. 10KV/10KA SURGE SUPRESSION BUILT IN.
5. OPTICS: TYPE III, WIDE BODY, ACRYLIC W/FULL TOP REFLECTOR.
6. FASTENERS: HEX HEAD BOLTS.
7. COLOR: BLACK.
8. PHOTO CONTOL: TWIST-LOCK RECEPTACLE.
9. COLOR TEMPERATURE: 4000K.
10. POLE HEIGHT: 10 FT, 12 FT (SHOWN), 14 FT, OR 16 FT.

NOTE:
PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

ORDERING GUIDE (PHILIPS HADCO): S5995A LUMINAIRE, SA5995C ARM BRACKET, SP5995 POLE, OR APPROVED EQUIVALENT

ANTIQUE DOUBLE LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S
DRAWING: T:/DETAILS/ANTIQUE DOUBLE LIGHT ASSEMBLY	DATE: APRIL 2012

MODERN ASSEMBLIES

Modern Single Approved for use in:

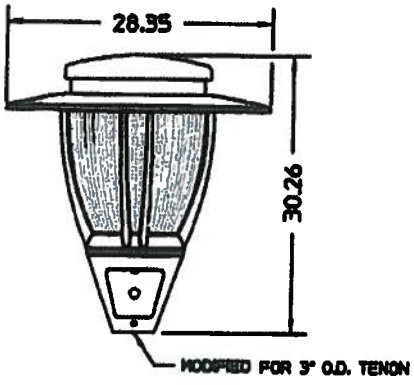
- Smart Code Transects T3, T4, T5
- As approved in Smart Code Special Districts (SD)

Modern Double Approved for use in:

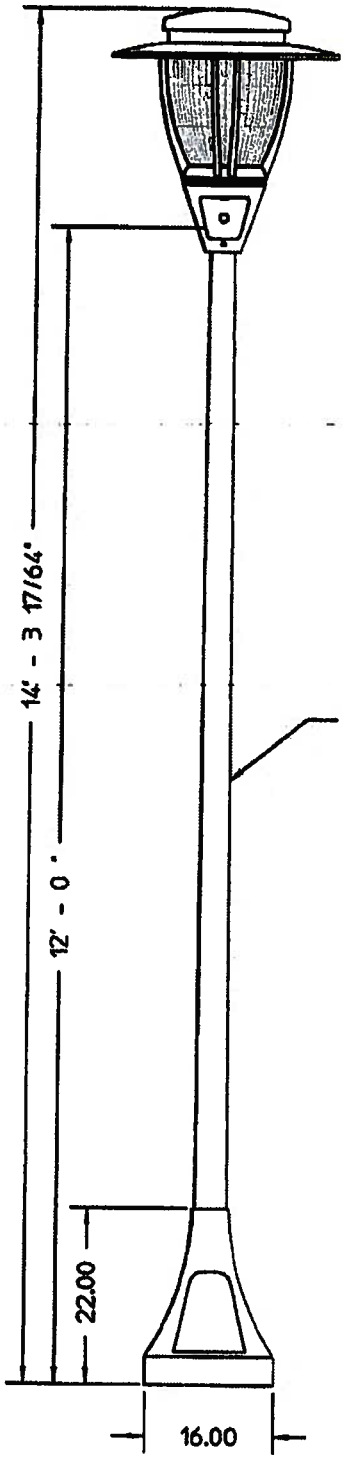
- Smart Code Transects T5
- As approved in Smart Code Special Districts (SD)

NOTE: Tapered pole height other than 12' requires special approval.

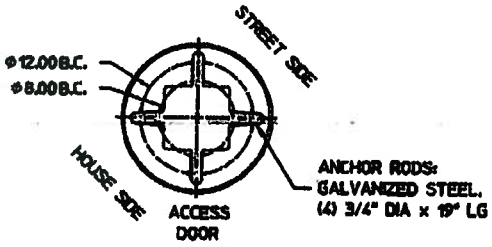
Luminaire Detail



Top View
LED Module Assembly



Base Template Detail



BASE TEMPLATE: #T01000084

SPECIFICATIONS:

1. 80, 4000K (CCT) LUXEON REBEL ES LED's ON ALUMINUM CORE PCB, SEALED ACRYLIC LENS, IP66 RATED, 60,000 HRS @ 25°C & 70% LUMEN MAINTENANCE, 0.99 POWER FACTOR.
2. PHILIPS ADVANCE XITANIUM LED DRIVER, 120-277 VAC, 50-60 Hz, 350mA DRIVE CURRENT, ADDITIONAL 10kV SURGE SUPRESSION.
3. GLOBE: TYPE III, NARROW BODY, ACRYLIC
4. FASTENERS: ALLEN HEAD SET SCREWS
5. COLOR: BLACK
6. PHOTO CONTROL: TWIST-LOCK RECEPT.
7. COLOR TEMPERATURE: 4000K

NOTE:

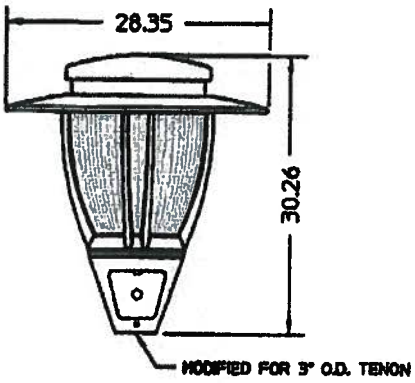
PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

ORDERING GUIDE (PHILIPS HADCO): S5995C LUMINAIRE, SP5995A POLE, OR APPROVED EQUIVALENT

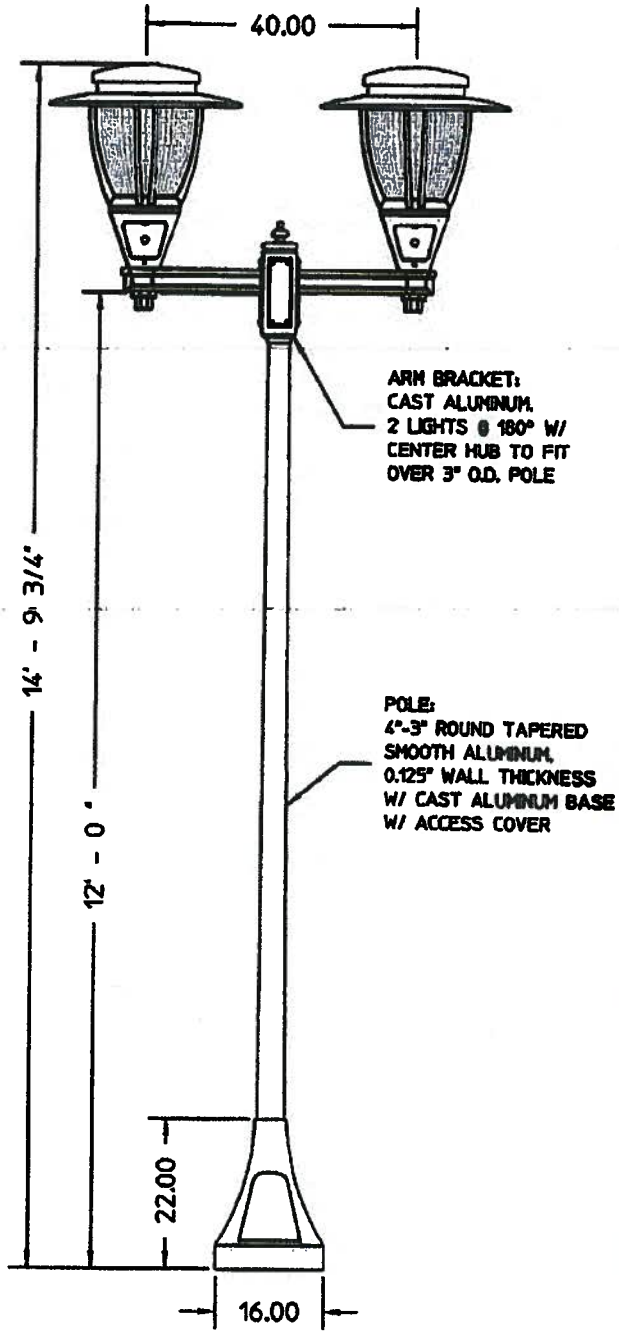
MODERN SINGLE LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S.
DRAWING:	DATE: AUGUST 2012

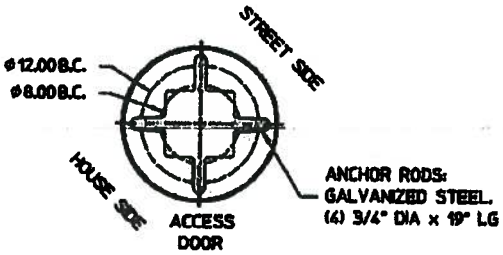
Luminaire Detail



Top View
LED Module Assembly



Base Template Detail



BASE TEMPLATE: #T01000084

SPECIFICATIONS:

1. 80, 4000K (CCT) LUXEON REBEL ES LED's ON ALUMINUM CORE PCB, SEALED ACRYLIC LENS, IP66 RATED, 60,000 HRS @ 25°C & 70% LUMEN MAINTENANCE, 0.99 POWER FACTOR.
2. PHILIPS ADVANCE XITANIUM LED DRIVER, 120-277 VAC, 50-60 Hz, 350mA DRIVE CURRENT, ADDITIONAL 10kV SURGE SUPRESSION.
3. GLOBE: TYPE III, NARROW BODY, ACRYLIC
4. FASTENERS: ALLEN HEAD SET SCREWS
5. COLOR: BLACK
6. PHOTO CONTROL: TWIST-LOCK RECEPT.
7. COLOR TEMPERATURE: 4000K

NOTE:

PARTS OF THE ENTIRE LIGHT ASSEMBLY SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT

ORDERING GUIDE (PHILIPS HADCO): S5995C LUMINAIRE, SA5995G ARM BRACKET, SP5995A POLE, OR APPROVED EQUIVALENT

MODERN DOUBLE LIGHT ASSEMBLY

The City of San Marcos Engineering and Capital Improvements	STANDARD DETAILS N.T.S.
DRAWING:	DATE: AUGUST 2012