



**SAN MARCOS
PLANNING AND ZONING
COMMISSION MEETING
630 E. HOPKINS,
CITYCOUNCIL CHAMBERS
TUESDAY, JANUARY 22, 2013
6:00 P.M.**

1. Call To Order
2. Roll Call

NOTE: *The Planning and 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.*

3. 30 Minute Citizen Comment Period

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 4 - 5 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

4. Consider the approval of the minutes from the Regular Meeting on January 8, 2013.
5. **PC-12-17(03) (Blanco Vista Tract Q, Section 2)**

Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 7.19 acres, more or less, out of the William Ward League, Abstract 467, for 26 residential lots and one landscape lot, located at the intersection of Easton Drive and Jacob Lane.

PUBLIC HEARINGS

6. **ZC-13-02 (Holland Hills Townhomes)**

Hold a public hearing and consider a request by Kris Richter, on behalf of the Elvin Lee Anderson Estate, for a Zoning Change from Single-Family Residential (SF-6) to Townhouse Residential (TH) for approximately 2.17 acres out of the Thomas J. Chambers Survey, Abstract No. 2, Tracts 6 and 7, located at 142 and 148 W. Holland Street.

NON-CONSENT AGENDA

7. **Development Services Report**
 - a. **Update from Staff on Comprehensive Plan**
8. 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.*
9. Adjournment.

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 services for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090

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

_____ Title: _____



**Planning and Zoning
Commission Meeting
January 22, 2013
Location Map**

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



Agenda Information

AGENDA CAPTION:

Consider the approval of the minutes from the Regular Meeting on January 8, 2013.

Meeting date: January 22, 2013

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:

ATTACHMENTS:

Jan 8 PZ Minutes

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 8, 2013**

1. Present

Commissioners:

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

City Staff:

Matthew Lewis, Development Services Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
Amanda Hernandez, Sr. Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Vice Chair Seebeck at 6:00 p.m. on Tuesday January 8, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Vice Chair Seebeck welcomed the audience and viewers.

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.*

4. 30 Minute Citizen Comment Period

There were no citizen comments.

Consent Agenda:

5. Consider the approval of the minutes from the Regular Meeting on December 11, 2012.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Couch, the Commission voted all in favor to approve the consent agenda.

Public Hearings:

6. CUP-12-43 (TexMex Corral) Hold a public hearing and consider a request by Wilfredo Soza, on behalf of TexMex Corral, for a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 408 South LBJ Drive.

Amanda Hernandez, Staff Planner gave an overview of the project.

Vice Chair Seebeck 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 Couch the Commission voted all in favor to approve CUP-12-43 with the conditions that the permit shall be valid for one (1) year, 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, no live music shall be allowed on the property at any time.

Non-Consent Agenda

7. Development Services Report

- a. Update from staff on Comprehensive Plan

Matthew Lewis announced the next Comprehensive Plan meeting will be Wednesday, Jan. 9th. The subcommittees will be finalizing the plan objectives. He also announced the Open House to be held on Jan. 23rd.

8. 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.

9. Adjourn.

Vice Chair Seebeck adjourned the Planning and Zoning Commission at 6:07 p.m. on Tuesday, January 8, 2013.

Curtis Seebeck, Vice Chair

Carter Morris, Commissioner

Chris Wood, Commissioner

Kenneth Ehlers, Commissioner

Corey Carothers, Commissioner

Bucky Couch, Commissioner

ATTEST:

Francis Serna, Recording Secretary

Agenda Information

AGENDA CAPTION:

PC-12-17(03) (Blanco Vista Tract Q, Section 2)

Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 7.19 acres, more or less, out of the William Ward League, Abstract 467, for 26 residential lots and one landscape lot, located at the intersection of Easton Drive and Jacob Lane.

Meeting date: January 22, 2013

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Big Picture Infrastructure

BACKGROUND:

This is the Final Plat of Tract Q, Section 2, Blanco Vista Subdivision. The plat provides for the development of 26 single-family residential lots and one landscape lot (Lot 17 along Trail Ridge Pass) and all utilities are provided for on-site. Both the Watershed Protection Phase 2 and the Public Improvement Construction Plans have been approved and the applicant has chosen to construct the public improvements prior to the recordation of the plat. The improvements must be inspected and accepted by the City before the plat can be recorded. Staff recommends approval of the plat as it meets all platting requirements laid out in the Land Development Code.

ATTACHMENTS:

Staff Report
Plat

PC-12-17(03) Final Plat, Blanco Vista, Tract Q, Section 2



Applicant Information:

Agent: CSF Civil Group
3636 Executive Center Drive
Suite 209
Austin, Texas 78731

Property Owner: Brookfield Residential
9737 Great Hills Trail
Suite 260
Austin, Texas 78759

Notification: Notification not required

**Type & Name of
Subdivision:** Final Plat, Blanco Vista Tract Q, Section 2

Subject Property:

Summary: The subject property is approximately 7.19 acres, more or less, and is located at the intersection of Easton Drive and Jacob Lane.

Zoning: Mixed Use/PDD/Single-Family

Traffic/ Transportation: The property is at the intersection of Easton Drive and Jacob Lane. Sidewalks will be installed as part of the development of this plat.

Utility Capacity: All utilities are provided for on-site.

Planning Department Analysis:

The subject property is part of the Blanco Vista Planned Development District, and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 26 residential lots and one landscape lot along Trail Ridge Pass. The proposed plat would be consistent with developments in the area and meets all the requirements of the Land Development Code and the PDD. The site is part of the continued build-out of the Blanco Vista subdivision.

The site is not located in floodplain or floodway. The Watershed Protection Plan Phase 2 and the Public Improvement Construction Plans have been submitted and approved.

Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

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

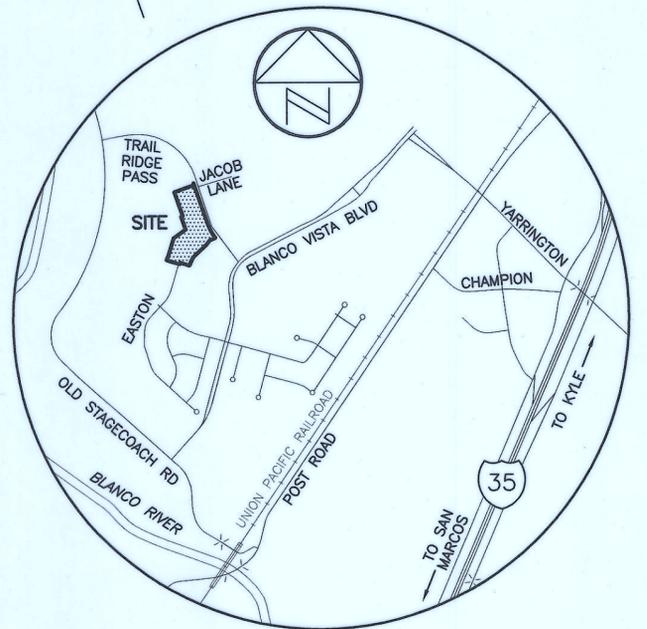
The Commission's Responsibility:

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:

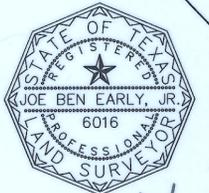
Alison E. Brake	Planner	January 7, 2013
Name	Title	Date

FINAL PLAT: BLANCO VISTA TRACT Q SECTION 2 CITY OF SAN MARCOS, TEXAS

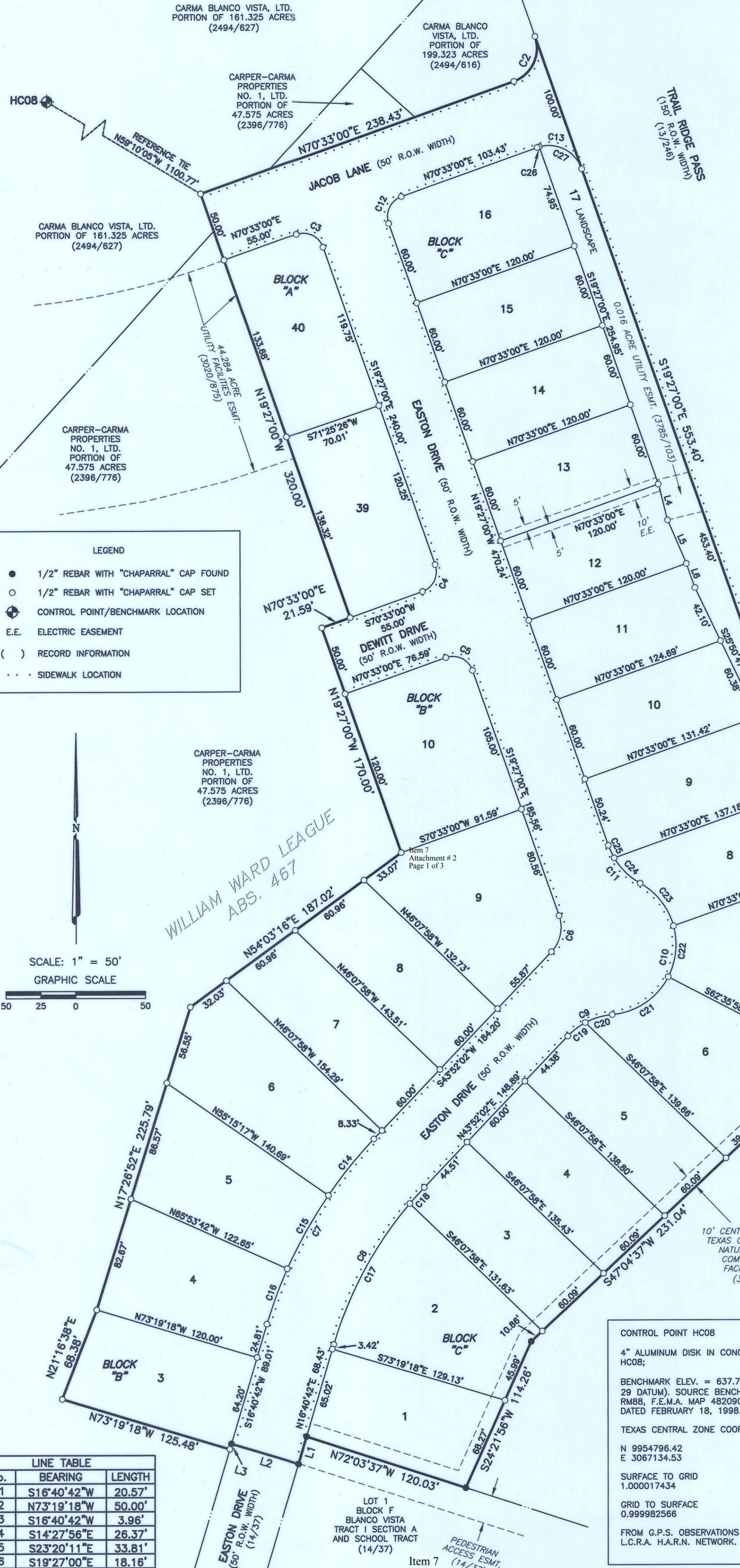


LOCATION MAP
NOT TO SCALE

LOT SUMMARY	
RIGHT-OF-WAY	1.625 ACRES
26 RESIDENTIAL LOTS	5.273 ACRES
1 LANDSCAPE LOT	0.300 ACRES
TOTAL	7.198 ACRES

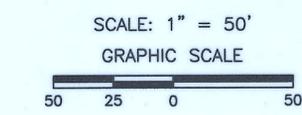


JBE 12/11/12



LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- E.E. ELECTRIC EASEMENT
- () RECORD INFORMATION
- ... SIDEWALK LOCATION



LINE TABLE		
No.	BEARING	LENGTH
L1	S16°40'42"W	20.57'
L2	N73°19'18"W	50.00'
L3	S16°40'42"W	3.96'
L4	S14°27'56"E	26.37'
L5	S23°20'11"E	33.81'
L6	S19°27'00"E	18.16'

CONTROL POINT HC08
4" ALUMINUM DISK IN CONC. STAMPED HC08;
BENCHMARK ELEV. = 637.78 (NGVD 29 DATUM). SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.
TEXAS CENTRAL ZONE COORDINATES:
N 9954796.42
E 3067134.53
SURFACE TO GRID
1.000017434
GRID TO SURFACE
0.999982566
FROM G.P.S. OBSERVATIONS USING L.C.R.A. H.A.R.N. NETWORK.

CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY OF SAN MARCOS, TEXAS.

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

PROJECT NO.:
500-004
DRAWING NO.:
500-004-PL-02
PLOT DATE:
12/11/12
PLOT SCALE:
1" = 50'
DRAWN BY:
JBE

**SHEET
01 OF 03**

FINAL PLAT: BLANCO VISTA TRACT Q SECTION 2

CITY OF SAN MARCOS, TEXAS

STATE OF TEXAS:
COUNTY OF HAYS:

WHEREAS, CARMA BLANCO VISTA, LLC IS THE OWNER OF 7.198 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467 IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 199.323 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 25, 2004 AND RECORDED IN VOLUME 2494, PAGE 616, BEING A PORTION OF A 47.575 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 776 AND A PORTION OF A 161.325 ACRE TRACT CONVEYED TO CARMA BLANCO VISTA, LTD. IN A WARRANTY DEED DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627, ALL OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 7.198 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found in the southwest right-of-way line of Trail Ridge Pass (150' right-of-way width) as shown on Blanco Vista Phase 1-2, Sections 1, 2, and Infrastructure Improvements, a subdivision of record in Volume 13, Page 246 of the Plat Records of Hays County, Texas, being the northernmost corner of Lot 1, Block H, of said Blanco Vista Phase 1-2, Sections 1, 2, and Infrastructure Improvements;

THENCE crossing the said 47.575 acre tract and with the northwest line of said Lot 1, Block H, the following four (4) courses and distances:

1. South 66°06'42" West, a distance of 80.71 feet to a 1/2" rebar with "Chaparral" cap found;
2. South 36°55'52" West, a distance of 63.58 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 47°04'37" West, a distance of 231.04 feet to a 1/2" rebar with "Chaparral" cap found;
4. South 24°21'56" West, a distance of 114.26 feet to a 1/2" rebar with "Chaparral" cap found for the westernmost corner of Lot 1, Block H, being in the north line of Lot 1, Block F, Blanco Vista Tract I Section A and School Tract, a subdivision of record in Volume 14, Page 37 of the Plat Records of Hays County, Texas;

THENCE crossing the said 47.575 acre tract and with the perimeter of said Lot 1, Block F, the following two (2) courses and distances:

1. North 72°03'37" West, a distance of 120.03 feet to a 1/2" rebar with "Chaparral" cap found for the northernmost corner of said Lot 1, Block F;
2. South 16°40'42" West, a distance of 20.57 feet to a 1/2" rebar with "Chaparral" cap found for the northeast termination of Easton Drive (50' right-of-way width) as shown on said Blanco Vista Tract I Section A and School Tract;

THENCE North 73°19'18" West crossing the said 47.575 acre tract and with the north termination of Easton Drive, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap found for the northwest termination of Easton Drive;

THENCE South 16°40'42" West crossing the said 47.575 acre tract and with the west right-of-way line of Easton Drive, a distance of 3.96 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing the said 47.575 acre tract, the said 161.325 acre tract and the said 199.323 acre tract, the following nine (9) courses and distances:

1. North 73°19'18" West, a distance of 125.48 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 21°16'38" East, a distance of 68.38 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 17°26'52" East, a distance of 225.79 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 54°03'16" East, a distance of 187.02 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 19°27'00" West, a distance of 170.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 70°33'00" East, a distance of 21.59 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 19°27'00" West, a distance of 320.00 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 70°33'00" East, a distance of 238.43 feet to a 1/2" rebar with "Chaparral" cap set;
9. With a curve to the left, having a radius of 25.00 feet, a delta angle of 89°59'51", an arc length of 39.27 feet, and a chord which bears North 25°33'04" East, a distance of 35.35 feet to a 1/2" rebar with "Chaparral" cap set in the southwest right-of-way line of Trail Ridge Pass;

THENCE crossing the said 199.323 acre tract and the said 47.575 acre tract and with the southwest right-of-way line of Trail Ridge Pass, the following two (2) courses and distances:

1. South 19°27'00" East, a distance of 553.40 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 575.00 feet, a delta angle of 19°03'09", an arc length of 191.20 feet, and a chord which bears South 28°58'34" East, a distance of 190.32 feet to the POINT OF BEGINNING, containing 7.198 acres of land, more or less.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC AS OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL PLAT: BLANCO VISTA TRACT Q SECTION 2, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, 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__.

SHAUN E. CRANSTON, VICE PRESIDENT

CARMA BLANCO VISTA, LLC
9737 GREAT HILLS TRAIL, SUITE #260
AUSTIN, TX 78759
(512) 391-1331

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 SHAUN E. CRANSTON, 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:

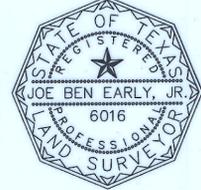
KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE BEN EARLY, 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 MARCH 16, 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: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

Joe Ben Early, Jr. 12/11/12

JOE BEN EARLY, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 6016
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
512-443-1724



ENGINEER'S CERTIFICATION:

I, CHARLES STEINMAN, 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 LOT IN THIS SUBDIVISION FALLS WITHIN THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

Charles Steinman 12-12-12

CHARLES STEINMAN, P.E. #64410,
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377



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.

LINDA GRUBBS HUFF, P.E.
DIRECTOR OF ENGINEERING

DATE

MATTHEW LEWIS
DIRECTOR DEVELOPMENT SERVICES

DATE

FRANCIS SERNA, RECORDING SECRETARY

DATE

CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS:
COUNTY OF HAYS:

I, _____, 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., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724</p>	PROJECT NO.: 500-004
	DRAWING NO.: 500-004-PL-Q2
	PLOT DATE: 12/11/12
	PLOT SCALE: 1" = 50'
	DRAWN BY: JBE
	SHEET 02 OF 03

FINAL PLAT: BLANCO VISTA TRACT Q SECTION 2

CITY OF SAN MARCOS, TEXAS

PLAT NOTES:

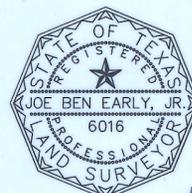
1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011-37, APPROVED AUGUST 16, 2011.
2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.
4. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS-OF-WAY OF EASTON DRIVE, JACOB LANE AND DEWITT DRIVE.
5. SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. SIDEWALKS:
PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TRAIL RIDGE PASS, EASTON DRIVE, JACOB LANE AND DEWITT DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
7. IF DEVELOPMENT OCCURS WITH A ZERO LOT LINE, A 5 FOOT MAINTENANCE EASEMENT SHALL BE PROVIDED ADJACENT TO THE ZERO PROPERTY LINE.
8. NEITHER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY NOR BUILDING AND SITE CONSTRUCTION PERMITS (OTHER THAN MODEL HOMES) SHALL OCCUR PRIOR TO THE FILING OF THIS PLAT AND ACCEPTANCE OF ASSOCIATED INFRASTRUCTURE.
9. LOT 16, BLOCK C IS PROHIBITED FROM TAKING DRIVEWAY ACCESS FROM JACOB LANE.
10. NO LOT IN THIS SUBDIVISION FALLS WITHIN THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.
11. THIS PROPERTY IS LOCATED IN THE TRANSITION ZONE OF THE EDWARDS AQUIFER TRANSITION ZONE.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	19°03'09"	575.00'	96.49'	191.20'	190.32'	S28°58'34"E
C2	89°59'51"	25.00'	25.00'	39.27'	35.35'	N25°33'04"E
C3	90°00'00"	15.00'	15.00'	23.56'	21.21'	S64°27'00"E
C4	90°00'00"	15.00'	15.00'	23.56'	21.21'	S25°33'00"W
C5	90°00'00"	15.00'	15.00'	23.56'	21.21'	S64°27'00"E
C6	63°19'02"	25.00'	15.42'	27.63'	26.24'	S12°12'31"W
C7	27°11'20"	325.00'	78.59'	154.22'	152.78'	S30°16'22"W
C8	27°11'20"	275.00'	66.50'	130.50'	129.28'	N30°16'22"E
C9	41°24'35"	50.00'	18.90'	36.14'	35.35'	N64°34'20"E
C10	146°08'11"	50.00'	164.24'	127.53'	95.67'	N12°12'31"E
C11	41°24'35"	50.00'	18.90'	36.14'	35.36'	N40°09'17"W
C12	90°00'00"	15.00'	15.00'	23.56'	21.21'	N25°33'00"E
C13	90°00'00"	25.00'	25.00'	39.27'	35.36'	S64°27'00"E
C14	9°07'19"	325.00'	25.93'	51.74'	51.69'	S39°18'22"W
C15	10°38'25"	325.00'	30.26'	60.36'	60.27'	S29°25'30"W
C16	7°25'35"	325.00'	21.09'	42.13'	42.10'	S20°23'30"W
C17	23°57'32"	275.00'	58.35'	114.99'	114.16'	N28°39'28"E
C18	3°13'47"	275.00'	7.75'	15.50'	15.50'	N42°15'08"E
C19	18°11'55"	50.00'	8.01'	15.88'	15.81'	N52°58'00"E
C20	23°12'40"	50.00'	10.27'	20.26'	20.12'	N73°40'18"E
C21	57°52'34"	50.00'	27.64'	50.51'	48.39'	N56°20'19"E
C22	42°42'31"	50.00'	19.55'	37.27'	36.41'	N06°02'47"E
C23	45°33'06"	50.00'	20.99'	39.75'	38.71'	N38°05'01"W
C24	30°09'32"	50.00'	13.47'	26.32'	26.02'	N45°46'49"W
C25	11°15'03"	50.00'	4.92'	9.82'	9.80'	N25°04'31"W
C26	3°36'13"	25.00'	0.79'	1.57'	1.57'	N72°21'07"E
C27	86°23'47"	25.00'	23.48'	37.70'	34.23'	S62°38'53"E

Item 7
Attachment # 2
Page 3 of 3

CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT Q"

STREET SUMMARY	
JACOB LANE:	505 L.F.
EASTON DRIVE:	1960 L.F.
DEWITT DRIVE:	175 L.F.



JBE 12/11/12

 Chaparral Professional Land Surveying, Inc. Surveying and Mapping	PROJECT NO.: 500-004 DRAWING NO.: 500-004-PL-Q2 PLOT DATE: 12/11/12 PLOT SCALE: 1" = 50' DRAWN BY: JBE
	SHEET 03 OF 03

3500 McCall Lane
Austin, Texas 78744
512-443-1724

Agenda Information

AGENDA CAPTION:

ZC-13-02 (Holland Hills Townhomes)

Hold a public hearing and consider a request by Kris Richter, on behalf of the Elvin Lee Anderson Estate, for a Zoning Change from Single-Family Residential (SF-6) to Townhouse Residential (TH) for approximately 2.17 acres out of the Thomas J. Chambers Survey, Abstract No. 2, Tracts 6 and 7, located at 142 and 148 W. Holland Street.

Meeting date: January 22, 2013

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Strengthen the Middle Class, Encourage Strong Neighborhoods, Education and Workforce

BACKGROUND:

The subject site consists of two unplatted parcels out of the Thomas J. Chambers Survey which measure approximately 2.17 acres. The maximum number of units allowed under the proposed TH zoning district is 13 units. Prior to the building permit being issued, the property will have to be platted. Townhouse zoning is allowed on property that is designated as Low Density Residential on the Future Land Use Map therefore an amendment is not required. In November 2012, the applicant submitted a request to change the zoning from Single-Family Residential (SF-6) to Townhouse Residential (TH) as well as a request to amend the Future Land Use Map from Low Density Residential (LDR) to Medium Density Residential (MDR). The Planning and Zoning Commission recommended denial of both requests. The applicant subsequently withdrew these requests to be heard at City Council affording the opportunity to pursue the request for a zoning change while allowing the land use designation to remain LDR. Rezoning the property will not change the residential nature of the neighborhood. The rezoning will create another option of single-family residential use within it. The occupancy restrictions found in Section 4.3.4.5 of the Land Development Code do apply to the TH zoning designation.

The request is consistent with the requirements of the Land Development Code Section 1.5.1.5 and it does not meet the criteria to be considered spot zoning. Therefore, staff recommends **approval** of the request as submitted.

ATTACHMENTS:

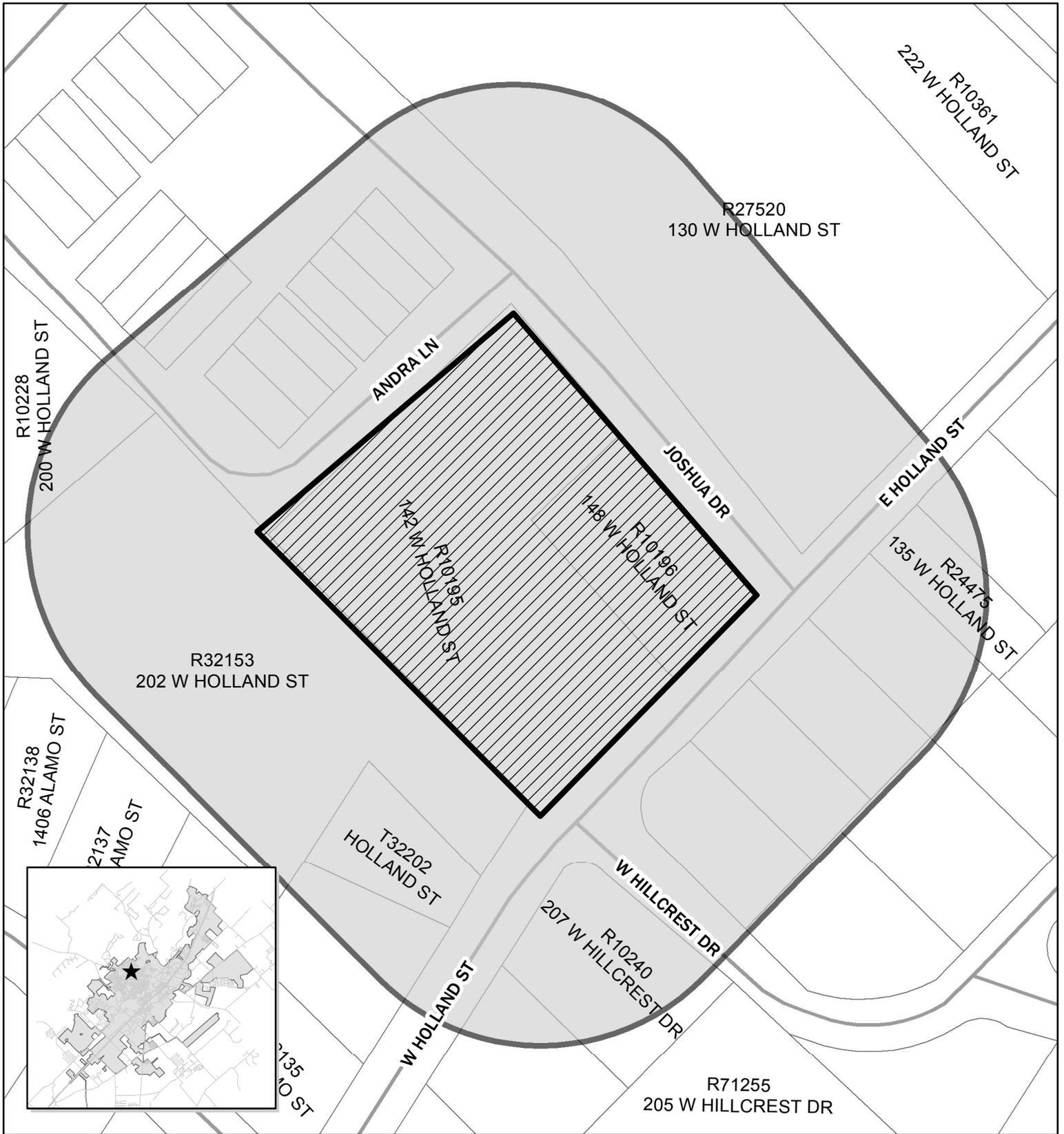
Staff Report

Application

Authorization Letter

Survey

Notification Map



ZC-13-02
142/148 Holland Street
Date: 1/10/2013

 Site Location
 200 ft Buffer

0 75 150 300 Feet



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

Zoning Change

ZC-13-02

142 & 148 W. Holland Street



Summary: The applicant is requesting a zoning change from Single Family Residential – 6 (SF-6) to Townhome (TH) for two lots located at 142 & 148 W. Holland St.

Applicant: Kris Richter
27934 Copper Crest
San Antonio, TX 78260

Property Owners: Elvin Lee Anderson Estate
c/o Evelyn J. George
11910 Briar Path Street
San Antonio, TX 78249

Notification: Personal notifications of the public hearing were mailed on Friday, January 11, 2013 to all property owners within 200 feet of the subject property.

Response: Staff has received two emails in opposition to the request.

Property/Area Profile:

Legal Description: 2.17 acres out of the Thomas J. Chambers Survey, Abstract No. 2, Tracts 6 and 7

Location: 142 & 148 W. Holland Street

Existing Use of Property: Single-Family Residential (rental) & Vacant single-family dwelling

Proposed Use of Property: Townhomes

Future Land Use Map: Low Density Residential

Existing Zoning: SF-6 (Single Family Residential)

Proposed Zoning: TH (Townhomes)

Utility Capacity: Adequate

Sector: Sector 3

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Future Land Use
N of Property	TH	Townhouse residential	Medium Density Residential
S of Property	SF-6	Single family residential	Low Density Residential
E of Property	P	Church	Public & Institutional
W of Property	SF-6	Single family residential	Low Density Residential

Case Summary

The subject site consists of two unplatted parcels out of the Thomas J. Chambers Survey which measure approximately 2.17 acres. There is one occupied home located at 142 W. Holland Street. According to the applicant, this home serves as a rental property and there is a large accessory structure on-site that may have been used for agricultural purposes. A vacant dwelling, which the applicant states is not repairable, is located at 148 W. Holland Street. Surrounding uses are predominantly single-family residential and the property located immediately north of the subject site is zoned Townhouse Residential. There is one property, the corner of Alamo Street and W. Holland Street, that is zoned Neighborhood Commercial on which a small Mexican food restaurant once was located.

The applicant is proposing to construct cottage-style townhomes on the subject site. With the property being 2.17 acres in size, the maximum number of units allowed under the proposed TH zoning district is 13 units. Prior to the building permit being issued, the property will have to be platted. Townhouse zoning is allowed on property that is designated as Low Density Residential on the Future Land Use Map therefore an amendment is not required.

In November 2012, the applicant submitted a request to change the zoning from Single-Family Residential (SF-6) to Townhouse Residential (TH) as well as a request to amend the Future Land Use Map from Low Density Residential (LDR) to Medium Density Residential (MDR). The Planning and Zoning Commission recommended denial of both requests. The applicant subsequently withdrew these requests to be heard at City Council affording the opportunity to pursue the request for a zoning change while allowing the land use designation to remain LDR.

Planning Department Analysis

The applicant is requesting a zoning change from Single Family Residential – 6 (SF-6) to Townhome (TH) for two lots located at 142 & 148 W. Holland Street. The subject property fronts on W. Holland Street, a residential collector street that extends from N. LBJ Drive to Ranch Road 12, and along Joshua Drive.

The property is located in Sector 3. Sector 3 is located north of Texas State University and encompasses neighborhoods such as Spring Lake Hills, Forest Hills, Ridgeway/Hillcrest, Alamo, Holland Hills, Highland, Tanglewood, and Hughson Heights. It contains a mix of single-family homes, apartment complexes, townhomes, and duplexes. The university's influence is evident in Sector 3 with heavy rental presence, low median age, smaller households and more multi-unit dwellings. There are a few businesses in Sector 3 mostly located along Ranch Road 12 and at the intersection of N. LBJ and Sessom Drive. The largest percentage of acreage in the Sector is zoned for single-family (65%).

The subject property is located within walking distance to Texas State University – San Marcos. While the area is predominately owner-occupied single-family homes there are rental homes in this area. According to the Sector 3 Plan, the only medium density townhouse residential district (12 dwelling units or fewer per gross acre) is the property located adjacent and directly north of the subject property which includes a townhome complex on Joshua Drive.

The rezoning of this particular property will not change the residential nature of the neighborhood as it creates another option of residential use within it. Furthermore, the rezoning of this property supports the intent of townhome zoning to accommodate single-family attached residences with designs that bridge the gap between rental apartment units and single-family homes. It is the intent of this zoning district that townhouse units be designed and constructed for individual ownership although rental units are not prohibited. The occupancy restrictions found in Section 4.3.4.5 of the Land Development Code do apply to the TH zoning designation.

Section 1.5.1.5 of the Land Development Code (LDC) establishes guidance criteria for use by the Planning and Zoning Commission to evaluate zoning changes. The consistency of this proposed change to the criteria is summarized below:

Evaluation		Neutral	Criteria (LDC 1.5.1.5)
Consistent	Inconsistent		
X			<p>Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps</p> <p><i>A future land use map amendment is not required for this property. TH zoning is allowed on properties with Low Density Residential land use designations.</i></p>
		X	<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X			<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>The proposed use of Townhome is compatible and appropriate for the neighborhood. The subject property is adjacent to property that is zoned TH.</i></p>
X			<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>The property is currently served with City water and wastewater. There are no Capital Improvement Plan projects anticipated in the immediate area.</i></p>
X			<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>Seeing as the property directly north of the subject property is zoned townhouse residential, the proposed rezone should not have a greater impact on surrounding properties.</i></p>

Additionally, the Commission should consider:

- (1) Is the property suitable for use as presently zoned?

Staff evaluation: The property could be redeveloped as single-family homes under the SF-6 zoning classification.

- (2) Has there been a substantial change of conditions in the neighborhood surrounding the subject property?

Staff evaluation: No, the surrounding neighborhood has been and remains a mix of residential uses, including single-family homes, duplexes, townhomes, and multifamily.

- (3) Will the proposed rezoning address a substantial unmet public need?

Staff evaluation: This would not address a substantial unmet need. However, the proposed rezoning would create an option of residential uses within a neighborhood.

- (4) Will the proposed rezoning confer a special benefit on the landowner/developer and cause a substantial detriment to the surrounding lands?

Staff evaluation: No, there is no special benefit to the landowner because a rezoning would make the property consistent with those surrounding it.

(5) Will the proposed rezoning serve a substantial public purpose?

Staff evaluation: While the rezoning does not serve a substantial public purpose, one home on the subject property has already become vacant and the other home on the property could become vacant in the future. This could leave the property underutilized.

Staff recommends **approval**.

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

Prepared by:

Alison Brake

Planner

January 7, 2013

Name

Title

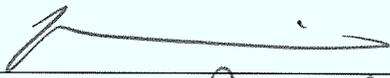
Date



Petition for Zoning Change, Zoning Overlay, or Historic District Checklist

- A pre-application conference with staff is recommended;
- A completed application form, including a statement verifying land ownership and, if applicable, authorization of the land owner's agent to file the petition and required fees;
- Legal description of the site (metes and bounds or lot and block if platted)
- Certificate of no tax delinquency
- Subdivision Concept Plats or Site Plans as required (see Chapter 1 of the LDC)
- Additional information as required to clarify the request

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

Signed:  Date: 12-27-2012

Print Name: Kris Richter

Engineer Surveyor Architect/Planner Owner Agent: _____

RECEIVED
DEC 27 2012
BY: Tory C.

zc-13 - 02

09/12

City of San Marcos

ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	<u>Kris Richter</u>	<u>ETVIN LEE Anderson (Estate) c/o Evelyn J. George</u>
Mailing Address:	<u>27934 Copper Crest San Antonio, TX 78260</u>	<u>11910 Briar Path San Antonio, TX 78249</u>
Telephone No.:	<u>(210) 414-5370</u>	
E-mail address:	<u>krichter@farmersagent.com</u>	

PROPERTY DESCRIPTION:

Street Address: 142 & 148 W. Holland St. San Marcos, TX 78666

Subdivision: Holland Hills Block: _____ Lot(s): _____

Other Description (if unplatted) _____

* a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 10195 & 10196 Acres: 2.17

Lien Holder(s) - for notification purposes:

Name: NONE

Mailing Address: _____

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

ZONING CHANGE INFORMATION:

Zoning Designation: Current: SF-6 Requested: TH

Master Plan Designation: low density Land Use Map Amendment Required? NO

Present Use of Property: Residential (rental & Vacant)

Desired Use of Property/Reason for Change: Build Low density Town home Condominiums

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

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

Signature: _____ Date: 12-27-2012

Printed Name: Kris Richter

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

09/12

FEE INFORMATION:

Fee Schedule:

Zoning Change to MF 12, 18, 14	\$3,000
Zoning Change to all other categories	\$750 plus \$50 acre (\$2,000 maximum)
Zoning variance/Special Exception	\$600
Renotification fee	\$75

APPLICATION PROCESS:

Please be advised that this is a 2-3 month process. The Planning and Zoning Commission will conduct a public hearing to consider your request. Prior to the hearing, the City will mail notices to all property owners within 200 feet of the subject tract, to the listed applicant and property owner, to any lien holders, and to the appropriate neighborhood representative. A sign advertising the change will also be placed on the property by the City.

At the public hearing the applicant, or a representative for the applicant, should be present to answer any questions the Commission may have. Failure to appear could result in your request being tabled or denied. Those in support of the request and those in opposition will be given an opportunity to speak. Following the close of the public hearing, the Planning and Zoning Commission will make a recommendation to either approve or deny the request.

This recommendation is then forwarded to City Council for their action. A notice is published in the newspaper 15 days prior to their hearing. City Council will conduct a public hearing and either adopt an Ordinance to approve the change or deny the request. You will be notified by mail of the date of the City Council public hearing. If an ordinance is adopted, at least one further meeting is required to give Council an opportunity to reconsider the request. If there is no reconsideration, the process is complete. If there is reconsideration, a third reading of the ordinance would be required for approval.

To be completed by Staff:

Property is located in: Edwards Aquifer Recharge Zone Historic District River Corridor
Concurrent Land Use Amendment is Required: Yes No

Meeting Date: 1-22 Deadline: N/A Accepted By: TORY C. Date: 12-27

09/12

**AGREEMENT TO THE PLACEMENT
OF ZONING NOTIFICATION SIGNS**

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning staff prior to the 10th day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department of any missing or defective signs.

It is unlawful for a person to alter any notification sign, or to remove it while the case is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.

I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.



Signature of Applicant

12-27-2012

Date

FOR STAFF USE ONLY:

Sign (s) were placed by staff on _____ by _____.

Sign (s) were removed by staff on _____ by _____.

OWNERS AUTHORITY LETTER
rezoning/re-platting/variance

STATE OF TEXAS

CITY/COUNTY OF HAYS

This 15th day of September, 2012,

We, Evelyn J. George, Jimmy L. Anderson, Cheryl A. Espinoza

_____ , the owners
of

(148 W Holland Street, San Marcos, TX 78666, ABS 2 TR 7 Thomas J Chambers Survey 0.50AC Geo# 90200137, and, 142 W Holland Street, San Marcos, TX 78666, ABS 2 TR 6 Thomas J Chambers Survey 1.67 AC Geo# 90200136) make, constitute, and appoint Kris Jonathan Richter my true and lawful agent and in my name, place, and stead giving unto said Agent, full power and authority to do and perform all acts and make all representation necessary, without any limitations whatsoever, to make application for said rezoning/re-platting/variance. The right, powers, and authority of said agent herein granted shall commence and be in full force and effect on September, 15th, 2012 and shall remain in full force and effect thereafter until February 15th, 2013, at which time all terms of this power would be revoked.

Evelyn J. George _____ , Evelyn J. George _____
Owner Print Owner Name

Jimmy L. Anderson _____ , Jimmy L. Anderson _____
Owner Print Owner Name

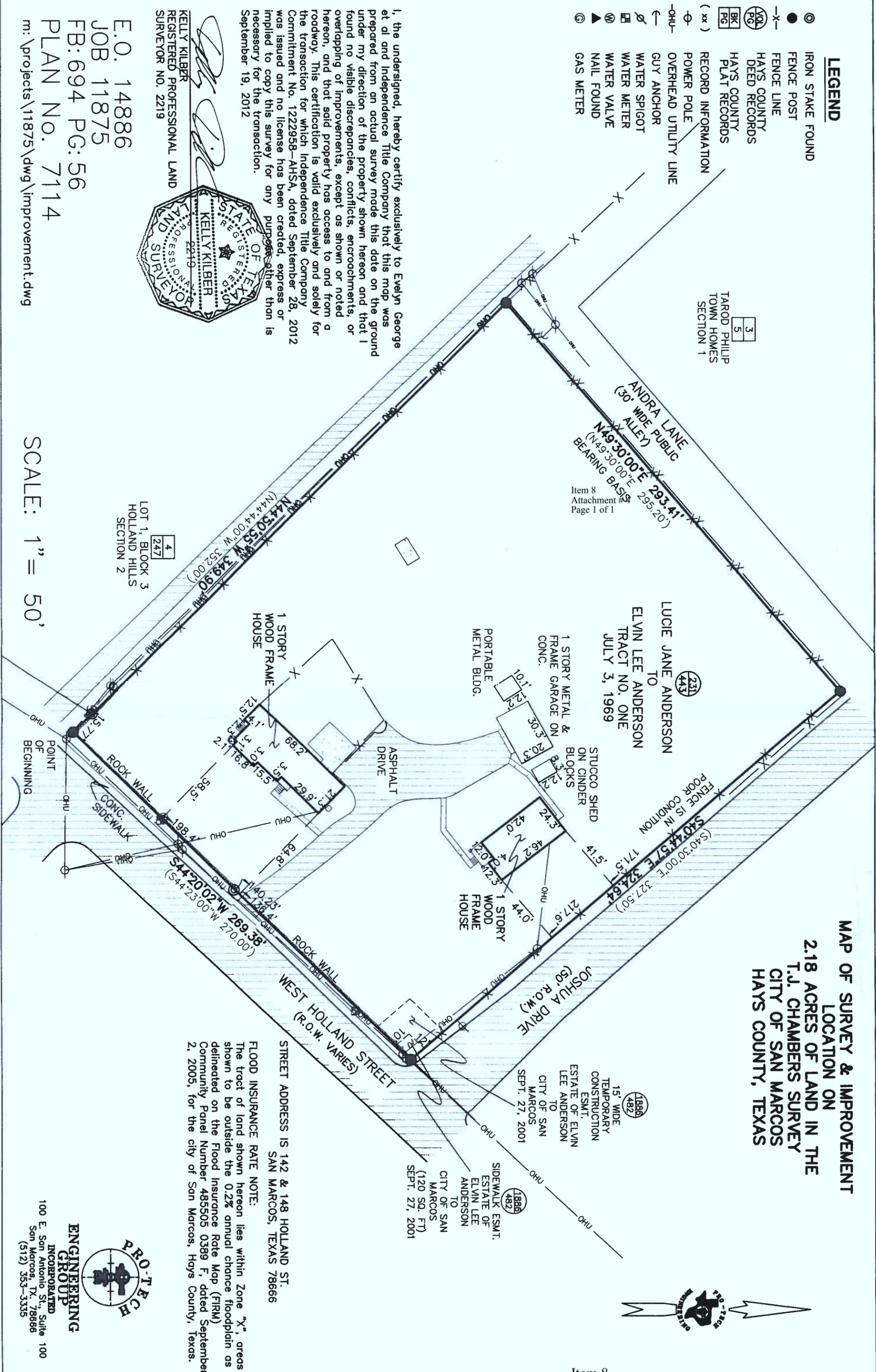
Cheryl A. Espinoza _____ , Cheryl A. Espinoza _____
Owner Print Owner Name

Kris Jonathan Richter _____ , Kris Jonathan Richter _____
Agent Print Agent Name

LEGEND

- IRON STAKE FOUND
- FENCE POST
- X- FENCE LINE
- ⊙ HAYS COUNTY DEED RECORDS
- ⊙ HAYS COUNTY PLAT RECORDS
- ⊙ RECORD INFORMATION
- ⊙ POWER POLE
- ⊙ OVERHEAD UTILITY LINE
- ⊙ GUY ANCHOR
- ⊙ WATER SPIGOT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ NAIL FOUND
- ⊙ GAS METER

**MAP OF SURVEY & IMPROVEMENT
LOCATION ON
2.18 ACRES OF LAND IN THE
T.J. CHAMBERS SURVEY
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS**



I, the undersigned, hereby certify exclusively to Evelyn George et al and Independence Title Company that this map was prepared from an actual survey made this date on the ground under my direction of the property shown hereon and that I found no visible discrepancies, conflicts, encroachments, or overlapping of improvements, except as shown or noted hereon, and that said property has access to and from a roadway. This certification is valid exclusively and solely for the transaction for which Independence Title Company Commitment No. 1222958-AHSA, dated September 28, 2012 was issued and no license has been created, express or implied to copy this survey for any purpose other than is necessary for the transaction.
September 19, 2012

Kelly Kilber
KELLY KILBER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2219



E.O. 14886
 JOB 11875
 FB: 694 PG: 56
 PLAN NO. 7114
 m:\projects\11875\dwg\improvement.dwg

SCALE: 1" = 50'

STREET ADDRESS IS 142 & 148 HOLLAND ST.
 SAN MARCOS, TEXAS 78666

FLOOD INSURANCE RATE NOTE:
 The tract of land shown hereon lies within Zone "X", areas shown to be outside the 0.2% annual chance floodplain as delineated on the Flood Insurance Rate Map (FIRM) Community Panel Number 485505 0389 F, dated September 2, 2005, for the city of San Marcos, Hays County, Texas.

PROJECT ENGINEERING GROUP
 INCORPORATED
 100 E. San Antonio St., Suite 100
 San Marcos, TX. 78666
 (512) 353-3335



Agenda Information

AGENDA CAPTION:

Development Services Report

a. Update from Staff on Comprehensive Plan

Meeting date: January 22, 2013

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: