SAN MARCOS
PLANNING AND ZONING
COMMISSION REGULAR
MEETING
CITY COUNCIL CHAMBERS,
630 E. HOPKINS
TUESDAY, DECEMBER 10, 2013
6:00 P.M.

1. Call To Order

2. Roll Call

3. **Chairperson's Opening Remarks**

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.*

4. 30 Minute Citizen Comment Period

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 5 - 7 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.

5. **Consider the approval of the minutes of the Regular Meeting on November 26, 2013.**

6. **PC-13-38_02 (Blanco Vista Tract Q, Section 3)** Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Subdivision Plat of Blanco Vista Tract Q, Section 3 for approximately 22.468 acres, more or less, out of the William Ward League, Abstract 467, consisting of 57 residential lots and two (2) drainage lots located at the intersection of Jacob Lane and Easton Drive.

7. **PC-13-39_03 (Blanco Vista Phase 3, Sections 2 and 3)** Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Subdivision Plat and related Subdivision Improvement Agreement: Blanco Vista Phase 3, Sections 2 and 3 for approximately 7 acres more or less, out of the William Ward League Abstract 467, consisting of 46 residential lots located at Blanco Vista Boulevard and Trail Ridge Pass.

PUBLIC HEARINGS

8. **ZC-13-15 (Yarrington Commons Commercial)** Hold a public hearing and consider a

request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to General Commercial (GC) for a portion of Yarrington Commons, consisting of 104.97 acres more or less out of the William Ward Survey No. 3 and Lots 5A, 6 - 16 and 23-25 of Champions Business Park Subdivision located along IH 35, Premier Parkway, Paramount Circle and Post Road.

9. **ZC-13-16 (Yarrington Commons Multi-Family)** Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to Multiple-Family Residential (MF-24) for a portion of Yarrington Commons, consisting of 50.339 acres more or less out of the William Ward Survey No. 3 located near the 2700 block of Post Road.

10. **SCW-13-02 (206, 216 and 220 N. Edward Gary)** Hold a public hearing and consider a request by John David Carson, on behalf of Carson Diversified Properties 2, LLC, for a SmartCode Warrant to allow an increase in height beyond the 5-story limit for a proposed 7-story building in a SmartCode T-5 zoning district at 206, 216 and 220 North Edward Gary Street

NON-CONSENT AGENDA

11. **Development Services Report:**
    a. **LDC Rewrite update**
    b. **Downtown Implementation update**

12. 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.*

13. Adjournment.

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

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: _____

Agenda Information

AGENDA CAPTION:

Chairperson's Opening Remarks

Meeting date: December 10, 2013

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND:

Agenda Information

AGENDA CAPTION:

Consider the approval of the minutes of the Regular Meeting on November 26, 2013.

Meeting date: December 10, 2013

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND:

ATTACHMENTS:

112613 PZ Minutes

MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 26, 2013

1. Present

Commissioners:

Bill Taylor, Chair
Carter Morris, Vice Chair
Chris Wood
Travis Kelsey
Curtis Seebeck

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
Emily Koller, Planner

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 November 26, 2013, 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 the audience and viewers.

4. 30 Minute Citizen Comment Period

No citizen comments.

Consent Agenda

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. **Consider the approval of the minutes of the Regular Meeting on November 12, 2013.**

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Kelsey, the Commission voted to approve the consent agenda.

DRAFT

Public Hearings:

6. **CUP-13-39 (Pie Society)** Hold a public hearing and consider a request by Chase Katz, on behalf of Katz and Ackerman, Inc., d/b/a Pie Society for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 700 North LBJ Drive, Suites 106 and 107.

Emily Koller, Staff Planner gave an overview of this project.

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 Kelsey, the Commission voted all in favor to approve CUP-13-39 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; all Environmental Health permitting must be met; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried.

7. LDC-13-06 (Environmental Regulations) Hold a public hearing and consider proposed revisions to Chapters 1, 5 and 7 of the Land Development Code to clarify language, remove inconsistencies, and modify environmental protection standards contained within these chapters.

Rey Garcia, Senior Engineer gave an overview of this project.

Chair Taylor opened the public hearing. Diane Wassenich stated that we have natural resources which require that we be leaders in taking care of the resources. She stated that we are lagging far behind with our ordinances and is grateful with staff for bringing forth the Ordinance. Ms. Wassenich added that she wants to see the Land Development Code remodeled and move forward. She feels that having an expiration date is useful so that we can make change as the Ordinances changes. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Seebeck, the Commission voted three (3) for and two (2) against to table the request to the January 14, 2014 Planning & Zoning Commission meeting. The motion carried.

8. **LDC-13-07 (SmartCode Signage)** Hold a public hearing and consider revisions to Subpart C of the City Code (the SmartCode) to modify signage standards in Article 7 and associated definitions in Article 8.

Emily Koller, Staff Planner gave an overview of this project.

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

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Morris, the Commission voted all in favor to approve LDC-13-07 as submitted. The motion carried.

<u>Non Consent Agenda:</u>

9. **Development Services Report:**
   a. Comprehensive Master Plan Implementation Update
   b. Update on Downtown Sign Incentive Program
   c. Due to Holiday- No 2nd P&Z meeting in December

Matthew Lewis gave a brief update.

11. 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.

12. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission meeting at 7:08 p.m. on Tuesday, November 26, 2013.

_____
Bill Taylor, Chair

_____
Carter Morris, Commissioner

_____
Chris Wood, Commissioner

_____
Travis Kelsey, Commissioner

_____
Curtis Seebeck, Commissioner

ATTEST:

_____
Francis Serna, Recording Secretary

Agenda Information

AGENDA CAPTION:

PC-13-38_02 (Blanco Vista Tract Q, Section 3) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Subdivision Plat of Blanco Vista Tract Q, Section 3 for approximately 22.468 acres, more or less, out of the William Ward League, Abstract 467, consisting of 57 residential lots and two (2) drainage lots located at the intersection of Jacob Lane and Easton Drive.

Meeting date: December 10, 2013

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

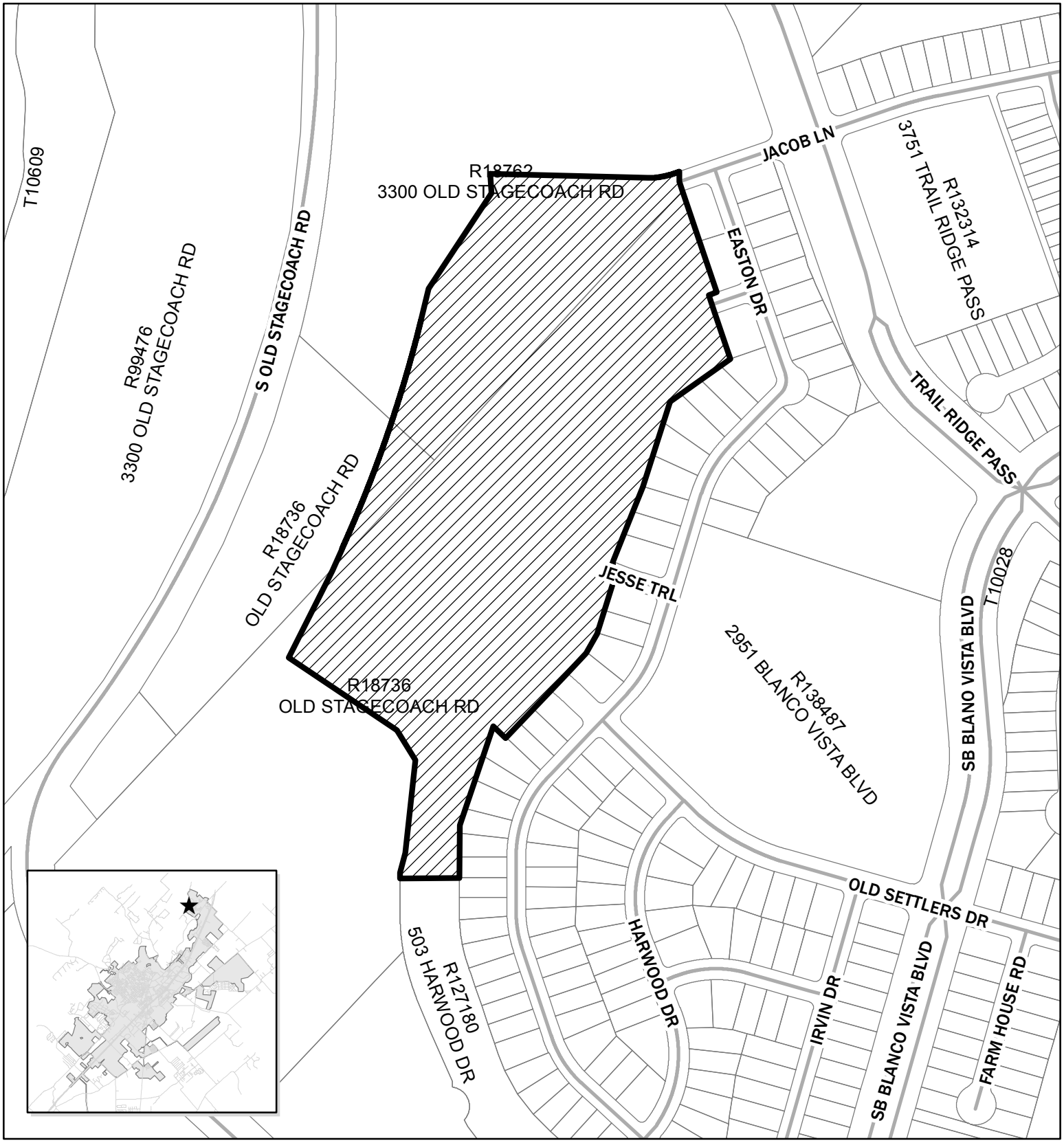
Strengthen the Middle Class, Encourage Strong Neighborhoods, Education and Workforce

BACKGROUND:

The property, approximately 22.468 acres, more or less, is part of the continued build-out of the Blanco Vista Subdivision. This tract, Tract Q, Section 3, is located at the intersection of Jacob Lane and Easton Drive. Overcup Drive is a new street that will be constructed as part of this section's build-out. Along with this new street, 57 residential lots and two (2) drainage lots will be developed. A Conditional Letter of Map Revision (CLOMR) was approved in 2009 for portions of the Blanco Vista Subdivision and this section was included in that. The Public Improvement Construction Plans and the Watershed Protection Plan Phase 2 have been submitted and are awaiting approval. Prior to the Final Plat moving forward for action by the Commission, these plans will have to be approved. Staff recommends **approval** of the preliminary plat as submitted.

ATTACHMENTS:

Case Map
Staff Report
Application
Plat
Concept Plan



PC-13-38_02
Blanco Vista Tract Q-3
Preliminary Plat
Map Date: 11/25/2013

Site Location

0 175 350 700 Feet

N

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

PC-13-38(02) Preliminary Plat, Blanco Vista, Tract Q, Section 3

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: Preliminary Plat, Blanco Vista Tract Q, Section 3

Subject Property:

Summary: The subject property is approximately 22.468 acres, more or less, and is located at the intersection of Jacob Lane and Easton Drive.

Zoning: Mixed Use/PDD/Single-Family

Traffic/Transportation: The property is at the intersection of Jacob Lane and Easton Drive. Sidewalks will be installed as part of the development of this plat. There will be one new street, Overcup Drive, developed with this tract.

Utility Capacity: All utilities are provided for onsite.

Planning Department Analysis:

The subject property is part of the Blanco Vista Planned Development District (PDD), 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 57 residential lots and two drainage lots. One new street, Overcup Drive, is proposed to be constructed. 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.

A Conditional Letter of Map Revision (CLOMR) was approved in 2009 for portions of the Blanco Vista Subdivision and this section was included in that. The Public Improvement Construction Plans and the Watershed Protection Plan Phase 2 have submitted and are awaiting approval. They will have to be approved prior to a Final Plat being submitted for action by the Commission. Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied, where no Subdivision Concept Plat has been approved for the land subject to the proposed plat:

(1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;

(2) The plat conforms to the approved Watershed Protection Plan (Phase 1);

(3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;

(4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and

(5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

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

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

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed 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	November 22, 2013
Name	**Title**	**Date**

9/13

RECEIVED
OCT 24 2013
BY:

PC-13 - 38 - 02

City of San Marcos
SUBDIVISION PLAT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	CSF Civil Group	Brookfield Residential
Mailing Address	3636 Executive Center Dr Suite 209 Austin, Tx 78731	9737 Great Hills Trail Suite 260 Austin Tx 78759
Daytime Phone	512 917-1122	512 391-1343
Email Address	Charles@csfcivilgroup.com	Chad.Matheson@brookfieldrp.com

AGENT ACKNOWLEDGEMENT STATEMENT:

I CHAD MATHESON acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize CSF Civil Group to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: _____

Sign Here

Printed Name: CHAD MATHESON Date: OCT. 21, 2013

Signature of Agent: _____ FOR CSF Civil Group

Printed Name: Charles Steinman Date: 10-10-13

Subdivision Plats

- ☐ Subdivision Concept Plat
- ☒ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat

Development Plats

- ☐ Preliminary Development Plat
- ☐ Final Development Plat

- ☐ Variance — Section _____
- ☐ Plat Vacation — Accompanying _____

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
- ☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: BLANCO VISTA TRACT Q-3

Address or General Location: JACOB LANE @ EASTON DRIVE

Proposed Number of Lots: 57 RES. LOTS Acres: 22.4

Appraisal District Tax ID: R 18736

Located In ☒ City Limits ☐ ETJ* - Please circle county: *Caldwell Comal Guadalupe Hays*
☐ S.M. River Corridor ☐ Planned Development District

Proposed Use of Land SINGLE-FAMILY RESIDENTIAL

**Subdivision plat applications for land in the ETJ may be subject to additional requirements and review as defined by the Interlocal Agreement for the respective county.*

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

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

Signature: _____ CHAD MATHESON
DEVELOPMENT MANAGER
BROOKFIELD RESIDENTIAL

Sign Here

Printed Name: _____ Date: OCT. 21, 2013

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT: BLANCO VISTA TRACT Q-3

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Electric Service Provider* PEDERNALES ELECTRIC COOP

Applicable Utility Service Code(s) A

Comments/Conditions ADEQUATE EASEMENTS ARE NOTED IN PLAT NOTES.
PEC HAS NO ISSUES W/ PLAT

Signature of Electric Company Official

Title RIGHT OF WAY AGENT Date 10/18/13

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

_____

_____

_____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT: BLANCO VISTA TRACT Q-3

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Gas Service Provider* CENTER POINT ENERGY

Applicable Utility Service Code(s) A

Comments/Conditions _____

_____

_____

_____

Signature of Gas Company Official W Lamb

Title Sr. Market Consultant Date 10/8/13

SIGN HERE

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations: BLANCO VISTA TRACT Q-3

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Water Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

Comments/Conditions _____

Signature of Water Utility Official: _____

SIGN HERE

Title: Water Dist Manager Date: Oct 8, 2013

Name of *Wastewater Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions _____

SIGN HERE

Signature of City or County Wastewater Official: Lloyd Juarez

Title: Wastewater Coll. Mgr Date 10-8-13

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Telephone Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

BLANCO VISTA TRACT Q-3

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:
Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Water Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

_____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of *Wastewater Service Provider* _____

Applicable Utility Service Code(s) _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

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

A. Adequate service is currently available to the subject property
B. Adequate service is not currently available, but arrangements have been made to provide it
C. Adequate service is not currently available, and arrangements have not been made to provide it
D. Need easement(s) within subject property

Name of *Telephone Service Provider* CENTURYLINK, INC.

Applicable Utility Service Code(s) A

Comments/Conditions _____

_____

Signature of Telephone Company Official Kenny Zelly

Title: Plant Facilities Supv Date 10-9-13

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- ☑ Complete application
- ☑ Required fees $ 1250 *(see next page for Fee Schedule)*
- ☐ All legislative requirements complete
- ☑ Proof of record ownership *(recorded deed corresponds to ownership indicated on tax certificate)*
- ☐ Current tax certificate *(must show prior year taxes paid by January 31st of current year)*
- ☐ Names and addresses of property lien-holders
- ☑ One digital copy of submittal materials including CAD file
- ☑ Five 18"x24" hard copies of plat document*

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: CHE Stn

Printed Name: CHARLES STEINMAN **Date:** 10-18-13

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:
- ☐ Watershed Protection Plan (Phase 1)
- ☐ Residential compatibility site plan (where applicable)
- ☐ Cluster development plan (where applicable)

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

Final Subdivision or Final Development Plats:
- ☐ Preliminary Plat (where applicable)
- ☐ Approved Watershed Protection Plan Phase II and approved Public Improvement Construction Plan by the Director of Engineering (can be submitted concurrently).
- ☐ Subdivision Improvement Agreement and surety if public facility construction was deferred.
- ☐ Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential) .
  Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

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

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

Fee Schedule

TRACT Q-3

For Plats Located Inside/Outside of the City Limits	
Subdivision Minor Plat / Amending Plat	$400 plus $100 per acre (max $1000) + $10.00 Technology Fee
Concept Plan	$750 plus $50 acre (max $2000) + $10.00 Technology Fee
Preliminary Plat	$750 plus $50 acre (max $2000) + $10.00 Technology Fee →
Final Plat	$1000 plus $100 acre (max $2500) + $10.00 Technology Fee
Replat, not administrative	$750 plus $50 acre (max $2000) + $10.00 Technology Fee
Vacation of Previously Recorded Plat	$150 + $10.00 Technology Fee
Subdivision Variance Request	$600 + $10.00 Technology Fee
Cluster Development Plan	$25 per acre ($100 min / $1500 max) + $10.00 Technology Fee

$50 X 22.4 =
$1,120
+750
+10
$1880.00

STAFF USE ONLY:

Submittal Date: 10-29-13 **5 Business Days from Submittal:** 10-30-13

Completeness Review By: Tory C **Date:** 10-24

Contact Date for Supplemental Info: ~A

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

Application Returned to Applicant: ✓

Application Accepted for Review: 10-24 **Fee:** $1880

Comments Due to Applicant 11-13

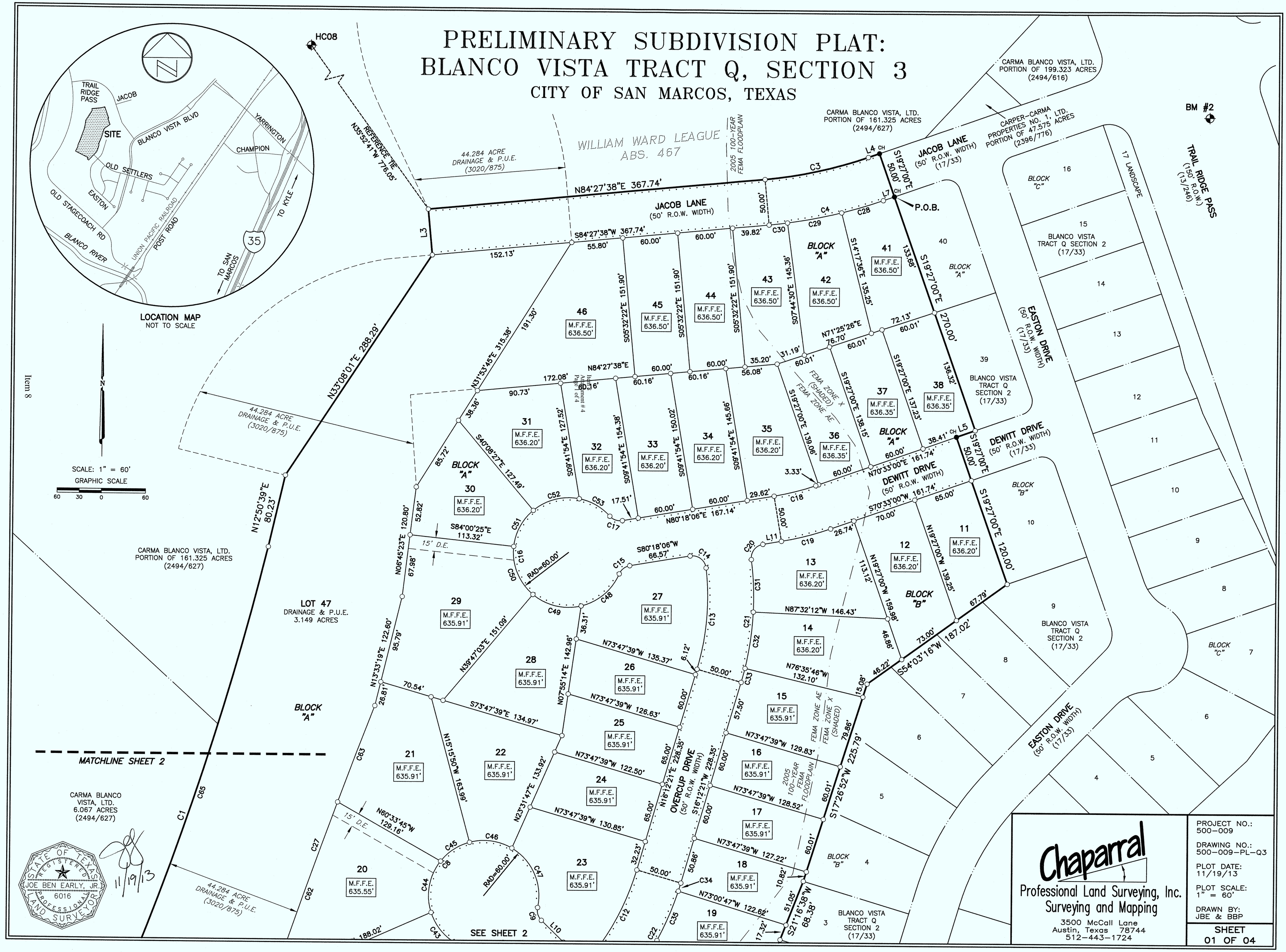
Date for Plat Resubmittals 11-22

Date of Planning and Zoning Commission Meeting: 12-10

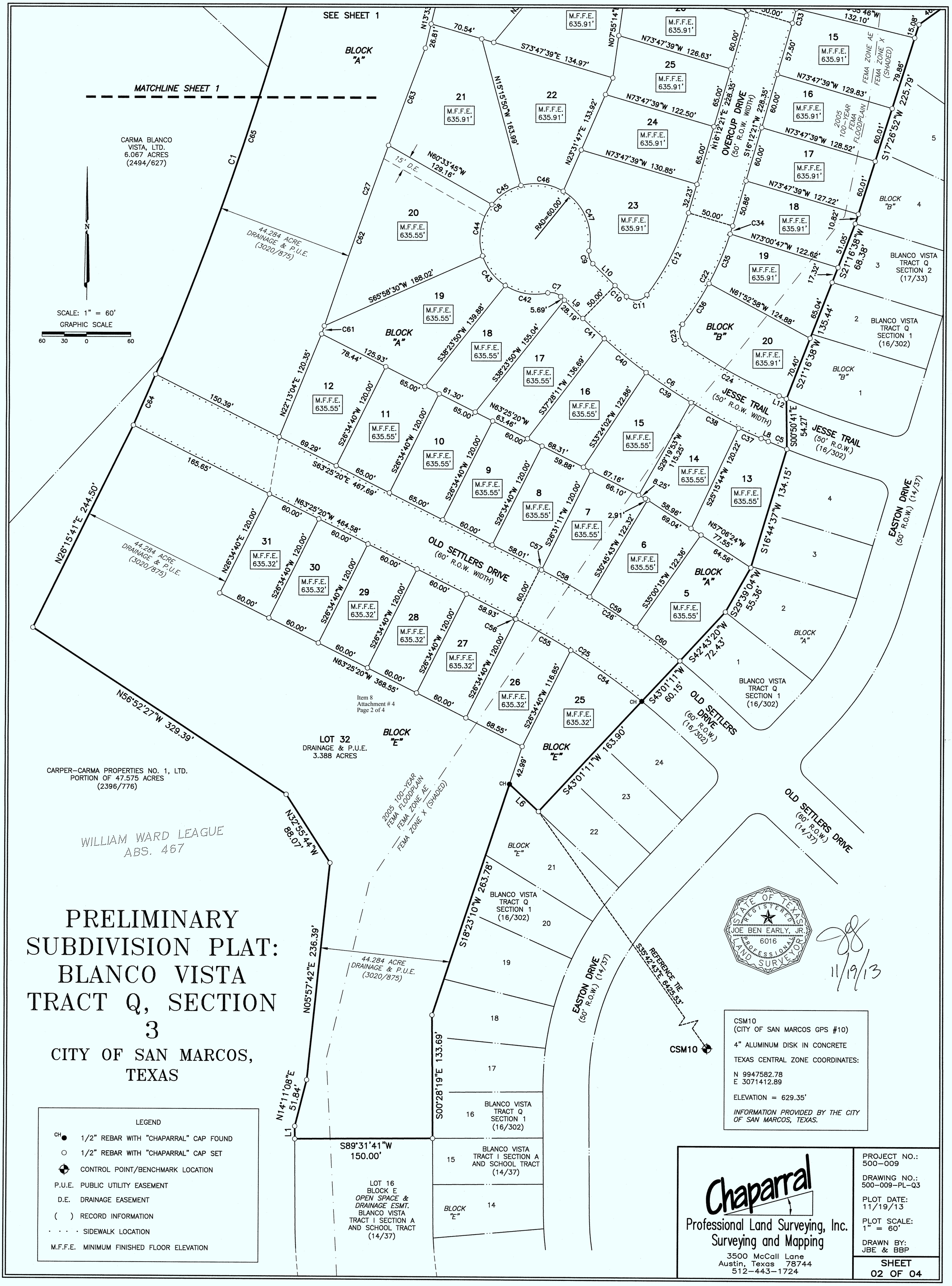
30-day deadline: November 23, 2013

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT Q, SECTION 3

CITY OF SAN MARCOS, TEXAS



Item 8



Item 8
Attachment # 4
Page 2 of 4

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT Q, SECTION 3

CITY OF SAN MARCOS, TEXAS

LEGEND

- CH● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) RECORD INFORMATION
- · · · · SIDEWALK LOCATION
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION

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.: 500-009
DRAWING NO.: 500-009-PL-Q3
PLOT DATE: 11/19/13
PLOT SCALE: 1" = 60'
DRAWN BY: JBE & BBP

SHEET 02 OF 04

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT Q, SECTION 3

CITY OF SAN MARCOS, TEXAS

TRACT Q, SECTION 3

WHEREAS, CARMA BLANCO VISTA, LLC (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD. AND CARPER–CARMA PROPERTIES NO. 1, LTD.) IS THE OWNER OF 22.468 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 47.575 ACRE TRACT CONVEYED 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 AND 6.067 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 22.468 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the southwest termination of Jacob Lane (50' right–of–way width) as shown on Blanco Vista Tract Q, Section 2, a subdivision of record in Volume 17, Page 33 of the Plat Records of Hays County, Texas, being the northwest corner of Lot 40, Block A, of said Blanco Vista Tract Q, Section 2;

THENCE South 19°27'00" East crossing the said 47.575 acre tract and with the west line of Lots 39–40, Block A, of said Blanco Vista Tract Q, Section 2, a distance of 270.00 feet to a 1/2" rebar with "Chaparral" cap set in the north right–of–way line of Dewitt Drive (50' right–of–way width) as shown on said Blanco Vista Tract Q, Section 2, being the southwest corner of said Lot 39;

THENCE South 70°33'00" West crossing the said 47.575 acre tract and with the north right–of–way line of Dewitt Drive, a distance of 21.59 feet to a 1/2" rebar with "Chaparral" cap found for the northwest termination of Dewitt Drive;

THENCE South 19°27'00" East crossing the said 47.575 acre tract and with the west termination of Dewitt Drive, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Dewitt Drive, being the northwest corner of Lot 10, Block B, of said Blanco Vista Tract Q, Section 2;

THENCE crossing the said 47.575 acre tract and with the west line of Lots 3–10, Block B, of said Blanco Vista Tract Q, Section 2 and Lots 1–2, Block B, Blanco Vista Tract Q, Section 1, a subdivision of record in Volume 16, Page 302 of the Plat Records of Hays County, Texas, the following five (5) courses and distances:

1. South 19°27'00" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 54°03'16" West, a distance of 187.02 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 17°26'52" West, a distance of 225.79 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 21°16'38" West, a distance of 68.38 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 21°16'38" West, a distance of 135.44 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Jesse Trail (50' right–of–way width) as shown on said Blanco Vista Tract Q, Section 1, being the southwest corner of Lot 1, Block B, of said Blanco Vista Tract Q, Section 1;

THENCE South 00°50'41" East crossing the said 47.575 acre tract and with the west termination of Jesse Trail, a distance of 54.27 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Jesse Trail, being the northwest corner of Lot 4, Block A, of said Blanco Vista Tract Q, Section 1;

THENCE crossing the said 47.575 acre tract and with the west line of Lots 1–4, Block A, of said Blanco Vista Tract Q, Section 1, the following three (3) courses and distances:

1. South 16°44'37" West, a distance of 134.15 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 29°39'04" West, a distance of 55.36 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 42°43'20" West, a distance of 72.43 feet to a 1/2" rebar with "Chaparral" cap set for the northernmost termination of Old Settlers Drive (60' right–of–way width) as shown on said Blanco Vista Tract Q, Section 1, being the westernmost corner of Lot 1, Block A, of said Blanco Vista Tract Q, Section 1;

THENCE South 43°01'11" West crossing the said 47.575 acre tract and with the northwest termination of Old Setters Drive, a distance of 60.15 feet to a 1/2" rebar with "Chaparral" cap found for the westernmost termination of Old Settlers Drive, being the northernmost corner of Lot 24, Block E, of said Blanco Vista Tract Q, Section 1;

THENCE crossing the said 47.575 acre tract and with the west line of Lots 16–24, Block E, of said Blanco Vista Tract Q, Section 1, the following four (4) courses and distances:

1. South 43°01'11" West, a distance of 163.90 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 46°58'49" West, a distance of 43.15 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 18°23'10" West, a distance of 263.78 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 00°28'19" East, a distance of 133.69 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of said Lot 16, being the northwest corner of Lot 15, Block E, 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, being also the northeast corner of Lot 16, Block E, of said Blanco Vista Tract I, Section A and School Tract;

THENCE crossing the said 47.575 acre tract, the said 6.067 acre tract and the said 161.325 acre tract, the following fourteen (14) courses and distances:

1. South 89°31'41" West, a distance of 150.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 00°28'19" West, a distance of 13.78 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 14°11'08" East, a distance of 51.84 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 05°57'42" East, a distance of 236.39 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 32°55'44" West, a distance of 88.07 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 56°52'27" West, a distance of 329.39 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 26°15'41" East, a distance of 244.50 feet to to a 1/2" rebar with "Chaparral" cap set;
8. With a curve to the left, having a radius of 3343.45 feet, a delta angle of 10°32'47", an arc length of 615.43 feet, and a chord which bears North 18°51'03" East, a distance of 614.56 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 12°50'39" East, a distance of 80.23 feet to a 1/2" rebar with "Chaparral" cap set;
10. North 33°08'01" East, a distance of 288.29 feet to a 1/2" rebar with "Chaparral" cap set;
11. North 05°32'22" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
12. North 84°27'38" East, a distance of 367.74 feet to a 1/2" rebar with "Chaparral" cap set;
13. With a curve to the left, having a radius of 475.00 feet, a delta angle of 13°54'38", an arc length of 115.32 feet, and a chord which bears North 77°30'19" East, a distance of 115.04 feet to a 1/2" rebar with "Chaparral" cap set;
14. North 70°33'00" East, a distance of 12.78 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE South 19°27'00" East crossing the said 161.325 acre tract and the said 47.575 acre tract and with the west termination of Jacob Lane, a distance of 50.00 feet to the POINT OF BEGINNING, containing 22.468 Acres of land, more or less.

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, AMENDED JULY 17, 2012, ORD. 2012–33.

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 JACOB LANE, DEWITT DRIVE, OVERCUP DRIVE, JESSE TRAIL AND OLD SETTLERS 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: JACOB LANE, DEWITT DRIVE, OVERCUP DRIVE, JESSE TRAIL AND OLD SETTLERS DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING 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. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT Q" WITHIN THE BLANCO VISTA PDD STANDARDS.

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. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLANCO VISTA", AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN VOLUME 3062, PAGE 327 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

10. THIS PROPERTY IS LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE.

11. ALL SINGLE–FAMILY LOTS WITHIN THIS SUBDIVISION ARE LOCATED ABOVE AND OUTSIDE OF THE LIMITS OF THE LATEST STUDY OF THE 100–YEAR FLOODPLAIN OF THE ADJACENT REACH OF THE BLANCO RIVER, AS REVIEWED AND APPROVED BY FEMA, ON AUGUST 14, 2009, PER CLOMR CASE NO. 08–06–1821R.

HOWEVER, UNTIL THE FIRM MAP IS AMENDED, A PORTION OF THIS SUBDIVISION WILL APPEAR TO FALL WITHIN THE LIMITS OF THE UN–AMENDED, ZONE "AE", 100–YEAR FLOODPLAIN, AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F (AS YET UNAMENDED), DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS SUBDIVISION WILL CONTINUE TO BE LOCATED WITHIN ZONE "X", 500–YEAR FLOODPLAIN, ON SAID FIRM PANEL REFERENCED ABOVE.

THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WILL RESULT IN A FINISHED FLOOR THAT IS A MINIMUM OF 1'–0" ABOVE THE AMENDED 100–YEAR FLOODPLAIN ELEVATIONS INDICATED ON THE APPROVED CLOMR STUDY REFERENCED ABOVE.

12. THE BLANCO VISTA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE AND DRAINAGE LOTS SHOWN HEREON.

13. IF DEVELOPMENT OCCURS WITH A ZERO LOT LINE, A 5 FOOT MAINTENANCE EASEMENT SHALL BE PROVIDED ADJACENT TO THE ZERO PROPERTY LINE.

BENCHMARK INFORMATION:

BM #2: SQUARE CUT IN CENTER FACE OF STORMSEWER INLET ON WESTERN SIDE OF TRAIL RIDGE PASS APPROXIMATELY 61.5' FROM THE INTERSECTION OF THE EAST R.O.W. LINE OF TRAIL RIDGE PASS AND THE SOUTH R.O.W. LINE OF JACOB LANE.

ELEVATION = 641.20'

NGVD 29 DATUM (SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.)

CONTROL POINT HC08

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

4" ALUMINUM DISC 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 SURFACE 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.

LOT SUMMARY	
RIGHT–OF–WAY	3.316 ACRES
S.F. LOTS (57)	12.615 ACRES
DRAINAGE LOTS (2)	6.537 ACRES
TOTAL	22.468 ACRES

STREET SUMMARY	
JACOB LANE	502 L.F.
DEWITT DRIVE	443 L.F.
OVERCUP DRIVE	544 L.F.
JESSE TRAIL	342 L.F.
OLD SETTLERS DRIVE	639 L.F.

TABLE OF LAND USES	
LOT 32, BLOCK E	DRAINAGE & P.U.E.
LOT 47, BLOCK A	DRAINAGE & P.U.E.
ALL OTHER LOTS	SINGLE FAMILY

TOTAL NO. OF LOTS = 59

TOTAL NO. OF S.F. LOTS = 57

CURRENT ZONING: P.D.D.

CURRENT TRACT: "TRACT Q"

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

11/19/13

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

PROJECT NO.: 500–009

DRAWING NO.: 500–009–PL–Q3

PLOT DATE: 11/19/13

PLOT SCALE: 1" = 60'

DRAWN BY: JBE & BBP

PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT Q, SECTION 3
CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3343.45'	10°32'47"	615.43'	N18°51'03"E	614.56'
C3	475.00'	13°54'38"	115.32'	N77°30'19"E	115.04'
C4	525.00'	13°54'38"	127.46'	S77°30'19"W	127.15'
C5	825.00'	1°30'46"	21.78'	N67°56'33"W	21.78'
C6	625.00'	21°28'40"	234.29'	N56°26'50"W	232.92'
C7	15.00'	57°46'09"	15.12'	N74°35'34"W	14.49'
C8	60.00'	295°32'17"	309.49'	N44°17'30"E	64.00'
C9	15.00'	57°46'09"	15.12'	S16°49'26"E	14.49'
C10	575.00'	1°42'50"	17.20'	S46°33'55"E	17.20'
C11	15.00'	95°28'09"	24.99'	N84°47'28"E	22.20'
C12	275.00'	20°51'03"	100.08'	N26°37'52"E	99.53'
C13	275.00'	23°14'48"	111.58'	N04°34'57"E	110.81'
C14	15.00'	92°39'26"	24.26'	N53°22'10"W	21.70'
C15	15.00'	57°46'09"	15.12'	S51°25'02"W	14.49'
C16	60.00'	295°32'17"	309.49'	N09°41'54"W	64.00'
C17	15.00'	57°46'09"	15.12'	S70°48'49"E	14.49'
C18	275.00'	9°45'06"	46.80'	N75°25'33"E	46.75'
C19	325.00'	9°45'06"	55.31'	S75°25'33"W	55.25'
C20	15.00'	87°58'06"	23.03'	S36°19'04"W	20.83'
C21	325.00'	23°52'20"	135.41'	S04°16'11"W	134.43'
C22	325.00'	21°11'11"	120.18'	S26°47'56"W	119.49'
C23	15.00'	93°00'24"	24.35'	S09°06'41"E	21.76'
C24	575.00'	11°34'17"	116.13'	S61°24'02"E	115.93'
C25	770.00'	12°15'40"	164.78'	N57°17'30"W	164.46'
C26	830.00'	12°33'50"	182.00'	S57°08'25"E	181.64'
C27	7915.58'	2°23'03"	329.39'	S19°49'54"W	329.37'
C28	525.00'	5°09'23"	47.25'	N73°07'42"E	47.23'
C29	525.00'	6°33'06"	60.03'	N78°58'57"E	60.00'
C30	525.00'	2°12'09"	20.18'	N83°21'34"E	20.18'
C31	325.00'	10°07'48"	57.46'	N02°36'05"W	57.39'
C32	325.00'	10°56'26"	62.06'	N07°56'01"E	61.96'
C33	325.00'	2°48'07"	15.89'	N14°48'18"E	15.89'
C34	325.00'	1°36'44"	9.14'	N17°00'43"E	9.14'
C35	325.00'	10°17'57"	58.42'	N22°58'03"E	58.34'
C36	325.00'	9°16'30"	52.61'	N32°45'17"E	52.55'
C37	625.00'	2°27'24"	26.80'	S65°57'28"E	26.80'
C38	625.00'	5°22'17"	58.59'	S62°02'37"E	58.57'
C39	625.00'	5°21'56"	58.53'	S56°40'31"E	58.51'
C40	625.00'	5°21'13"	58.40'	S51°18'56"E	58.38'
C41	625.00'	2°55'50"	31.97'	S47°10'25"E	31.96'
C42	60.00'	45°56'51"	48.12'	S80°30'13"E	46.84'
C43	60.00'	39°26'57"	41.31'	S37°48'19"E	40.50'
C44	60.00'	56°20'52"	59.01'	S10°05'36"W	56.66'
C45	60.00'	36°28'08"	38.19'	S56°30'06"W	37.55'
C46	60.00'	45°28'46"	47.63'	N82°31'27"W	46.39'
C47	60.00'	71°50'43"	75.24'	N23°51'43"W	70.40'
C48	60.00'	53°44'44"	56.28'	N49°24'20"E	54.24'
C49	60.00'	53°30'21"	56.03'	S76°58'08"E	54.02'
C50	60.00'	56°12'32"	58.86'	S22°06'41"E	56.53'
C51	60.00'	43°51'58"	45.94'	S27°55'34"W	44.82'
C52	60.00'	50°53'08"	53.29'	S75°18'07"W	51.55'
C53	60.00'	37°19'34"	39.09'	N60°35'32"W	38.40'
C54	770.00'	7°04'26"	95.06'	N54°41'53"W	95.00'
C55	770.00'	5°06'28"	68.64'	N60°47'20"W	68.62'
C56	770.00'	0°04'47"	1.07'	N63°22'57"W	1.07'
C57	830.00'	0°08'15"	1.99'	N63°21'13"W	1.99'
C58	830.00'	4°08'32"	60.01'	N61°12'49"W	59.99'
C59	830.00'	4°08'31"	60.00'	N57°04'18"W	59.99'
C60	830.00'	4°08'32"	60.01'	N52°55'46"W	59.99'
C61	7915.58'	0°04'00"	9.22'	S18°40'22"W	9.22'
C62	7915.58'	1°30'12"	207.67'	S19°27'28"W	207.67'
C63	7915.58'	0°48'51"	112.49'	S20°37'00"W	112.49'
C64	3343.45'	1°01'47"	60.08'	N23°36'33"E	60.08'
C65	3343.45'	9°31'01"	555.35'	N18°20'09"E	554.71'

Attachment # 4
Page 4 of 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°28'19"W	13.78'
L3	N05°32'22"W	50.00'
L4	N70°33'00"E	12.78'
L5	S70°33'00"W	21.59'
L6	N46°58'49"W	43.15'
L7	S70°33'00"W	12.78'
L8	N67°11'10"W	8.46'
L9	N45°42'30"W	33.87'
L10	S45°42'30"E	33.87'
L11	S80°18'06"W	20.50'
L12	S67°11'10"E	8.46'

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 AUGUST 22, 2013 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.

11/19/13

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

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

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.

ALL SINGLE-FAMILY LOTS WITHIN THIS SUBDIVISION ARE LOCATED ABOVE AND OUTSIDE OF THE LIMITS OF THE LATEST STUDY OF THE 100-YEAR FLOODPLAIN OF THE ADJACENT REACH OF THE BLANCO RIVER, AS REVIEWED AND APPROVED BY FEMA, ON AUGUST 14, 2009, PER CLOMR CASE NO. 08-06-1821R.

HOWEVER, UNTIL THE FIRM MAP IS AMENDED, A PORTION OF THIS SUBDIVISION WILL APPEAR TO FALL WITHIN THE LIMITS OF THE UN-AMENDED, ZONE "AE", 100-YEAR FLOODPLAIN, AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F (AS YET UNAMENDED), DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS SUBDIVISION WILL CONTINUE TO BE LOCATED WITHIN ZONE "X", 500-YEAR FLOODPLAIN, ON SAID FIRM PANEL REFERENCED ABOVE.

THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WILL RESULT IN A FINISHED FLOOR THAT IS A MINIMUM OF 1'-0" ABOVE THE AMENDED 100-YEAR FLOODPLAIN ELEVATIONS INDICATED ON THE APPROVED CLOMR STUDY REFERENCED ABOVE.

THE LOMR-STUDIED 100 YEAR FLOOD PLAIN IS CONTAINED IN THE DRAINAGE EASEMENTS SHOWN HEREON.

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

STATE OF TEXAS
CHARLES E. STEINMAN
64410
LICENSED
PROFESSIONAL ENGINEER

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED ON THE _____ DAY OF _____, 20_____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

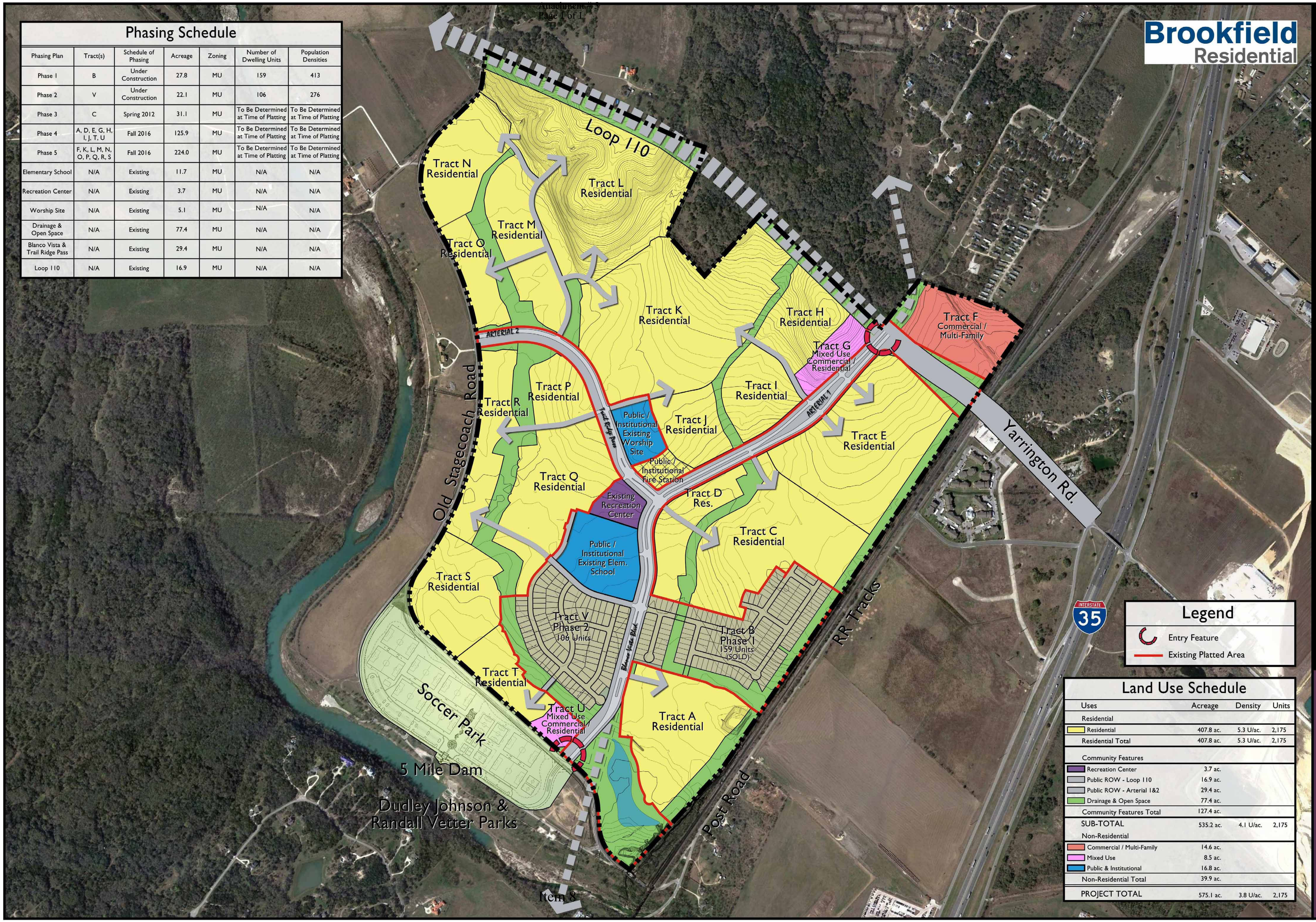
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 500-009
DRAWING NO.: 500-009-PL-Q3
PLOT DATE: 11/19/13
PLOT SCALE: 1" = 60'
DRAWN BY: JBE & BBP

SHEET
04 OF 04

Phasing Schedule

Phasing Plan	Tract(s)	Schedule of Phasing	Acreage	Zoning	Number of Dwelling Units	Population Densities
Phase 1	B	Under Construction	27.8	MU	159	413
Phase 2	V	Under Construction	22.1	MU	106	276
Phase 3	C	Spring 2012	31.1	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Phase 4	A, D, E, G, H, I, J, T, U	Fall 2016	125.9	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Phase 5	F, K, L, M, N, O, P, Q, R, S	Fall 2016	224.0	MU	To Be Determined at Time of Platting	To Be Determined at Time of Platting
Elementary School	N/A	Existing	11.7	MU	N/A	N/A
Recreation Center	N/A	Existing	3.7	MU	N/A	N/A
Worship Site	N/A	Existing	5.1	MU	N/A	N/A
Drainage & Open Space	N/A	Existing	77.4	MU	N/A	N/A
Blanco Vista & Trail Ridge Pass	N/A	Existing	29.4	MU	N/A	N/A
Loop 110	N/A	Existing	16.9	MU	N/A	N/A



Legend

- Entry Feature
- Existing Platted Area

Land Use Schedule

Uses	Acreage	Density	Units
Residential			
Residential	407.8 ac.	5.3 U/ac.	2,175
Residential Total	407.8 ac.	5.3 U/ac.	2,175
Community Features			
Recreation Center	3.7 ac.		
Public ROW - Loop 110	16.9 ac.		
Public ROW - Arterial 1&2	29.4 ac.		
Drainage & Open Space	77.4 ac.		
Community Features Total	127.4 ac.		
SUB-TOTAL	535.2 ac.	4.1 U/ac.	2,175
Non-Residential			
Commercial / Multi-Family	14.6 ac.		
Mixed Use	8.5 ac.		
Public & Institutional	16.8 ac.		
Non-Residential Total	39.9 ac.		
PROJECT TOTAL	575.1 ac.	3.8 U/ac.	2,175

Brookfield Residential

rvi Planning + Landscape Architecture Graphic Design

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com

All information furnished regarding this property is from sources deemed reliable. However, RVi has not made an independent investigation of these sources and no warranty or representation is made by RVi as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

CONCEPTUAL PLAN
(EXHIBIT - 2)

NORTH

SCALE : 1" = 300'
0 400
DATE : 07-05-2011

Blanco Vista
San Marcos, Texas

Agenda Information

AGENDA CAPTION:

PC-13-39_03 (Blanco Vista Phase 3, Sections 2 and 3) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Subdivision Plat and related Subdivision Improvement Agreement: Blanco Vista Phase 3, Sections 2 and 3 for approximately 7 acres more or less, out of the William Ward League Abstract 467, consisting of 46 residential lots located at Blanco Vista Boulevard and Trail Ridge Pass.

Meeting date: December 10, 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:

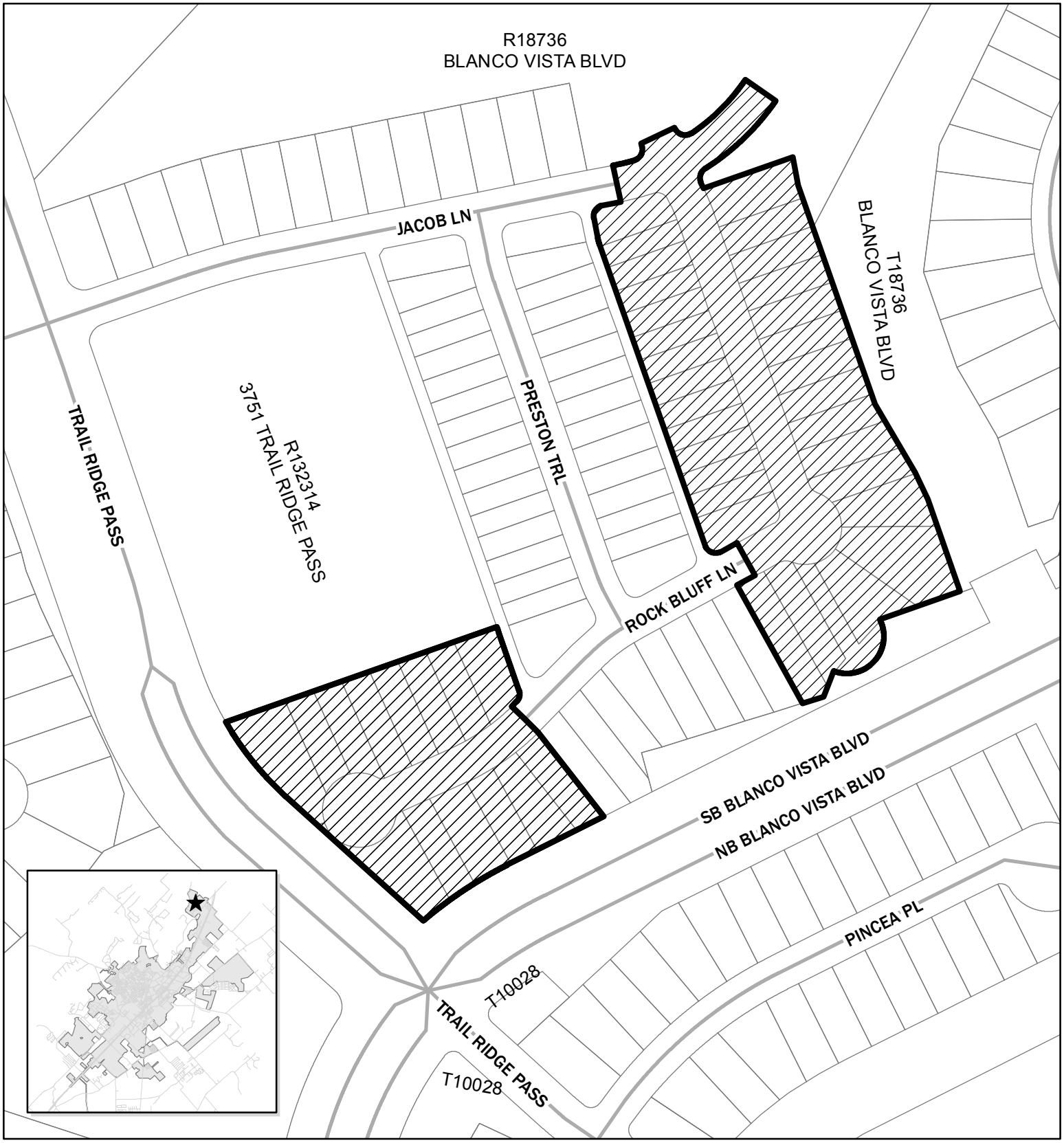
This request is for a Final Plat within the single family portion of the Blanco Vista PDD.

The request complies with the Land Development Code.

Staff recommends approval of the Final Plat and Subdivision Improvement Agreement as submitted.

ATTACHMENTS:

Case Map
staff report
Plat
Application
Subdivision Improvement Agreement



PC-13-39_03
Blanco Vista
Ph 3, Sec 2 & 3
Map Date: 11/26/2013

Site Location

0 100 200 400 Feet

N

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

PC-13-39_03 FInal Plat, Blanco Vista, Phase 3, Sections 2 & 3

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 Phase 3 Sections 2 & 3

Subject Property:

Summary: The subject property is approximately 7 acres, more or less, and is located at the intersection of Blanco Vista Boulevard and Trail Ridge Pass.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is at the intersection of Blanco Vista Boulevard and Trail Ridge Pass. Sidewalks will be installed as part of the development of this plat. The plat proposes one new street: Fort Griffin Drive.

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 44 residential lots and two (2) landscape / open space lots. One new street, Fort Griffin Drive, is currently under construction. Previously approved Rock Bluff Lane and Jacobs Lane will be extended as part of these sections. The proposed plat would be consistent with developments in the area and the PDD. The site is part of the continued build-out of the Blanco Vista subdivision and is not located in floodplain or floodway.

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

The plat does meet the criteria set forth in the Land Development Code and staff recommends ***approval*** of the plat as submitted

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

Prepared By:

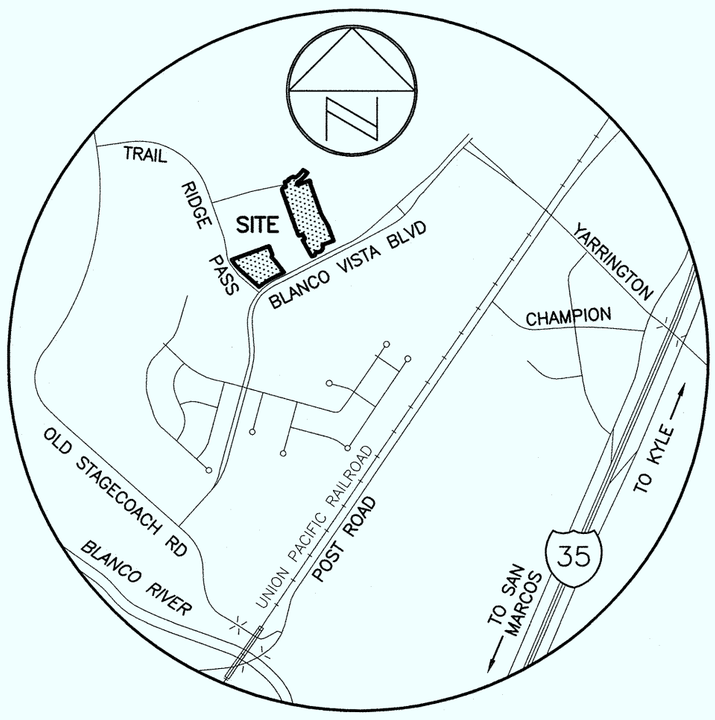
Amanda Hernandez	Senior Planner	November 25, 2013
Name	**Title**	**Date**

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision 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.

FINAL SUBDIVISION PLAT: BLANCO VISTA PHASE 3 SECTIONS 2 AND 3

CITY OF SAN MARCOS, TEXAS



LOCATION MAP
NOT TO SCALE

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.

CONTROL POINT HC08

4" ALUMINUM DISC 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 SURFACE 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.

SCALE: 1" = 50'

GRAPHIC SCALE

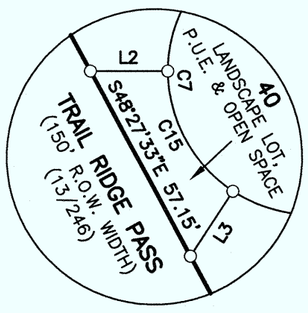
50 25 0 50

LEGEND

- ● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) RECORD INFORMATION
- · · · · SIDEWALK LOCATION

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

11/25/13



LOT 40 DETAIL
NOT TO SCALE

BENCHMARK INFORMATION:

B.M. #4: SQUARE CUT ON BACK OF CONCRETE CURB ON MEDIAN ISLAND NOSE NEAR DRAINAGE CHANNEL CROSSING ON BLANCO VISTA BOULEVARD.

ELEVATION = 639.66'

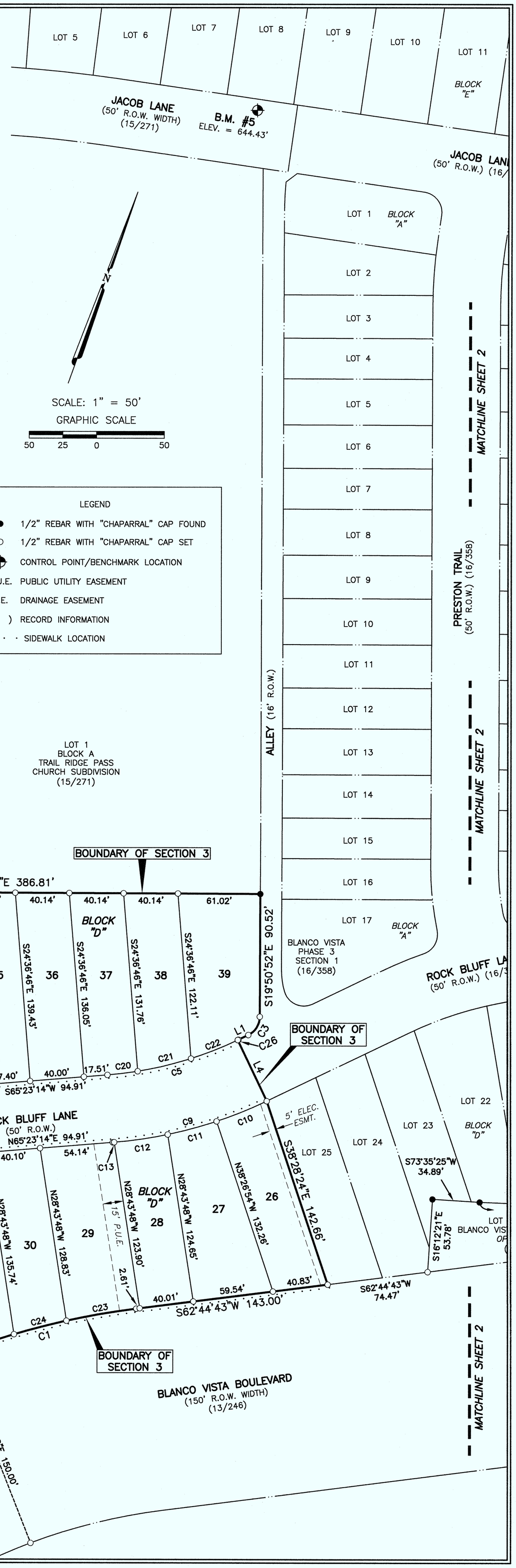
BM #5: SQUARE CUT ON BACK OF CONCRETE CURB ON THE NORTH SIDE OF JACOB LANE ACROSS FROM CHURCH DRIVE.

ELEVATION = 644.43'

B.M. #26: MAG NAIL WITH WASHER IN THE CONCRETE SIDEWALK AT THE WESTERN CORNER OF THE INTERSECTION OF BLANCO VISTA BOULEVARD AND TRAIL RIDGE PASS NEAR THE BRICK RAMP LEADING TO THE CROSS WALK.

ELEVATION = 638.40'

NGVD 29 DATUM (SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.)



Item 9
Attachment # 3
Page 1 of 4

PROJECT NO.:
500-004

DRAWING NO.:
500-004-PL-P3-S2

PLOT DATE:
11/25/13

PLOT SCALE:
1" = 50'

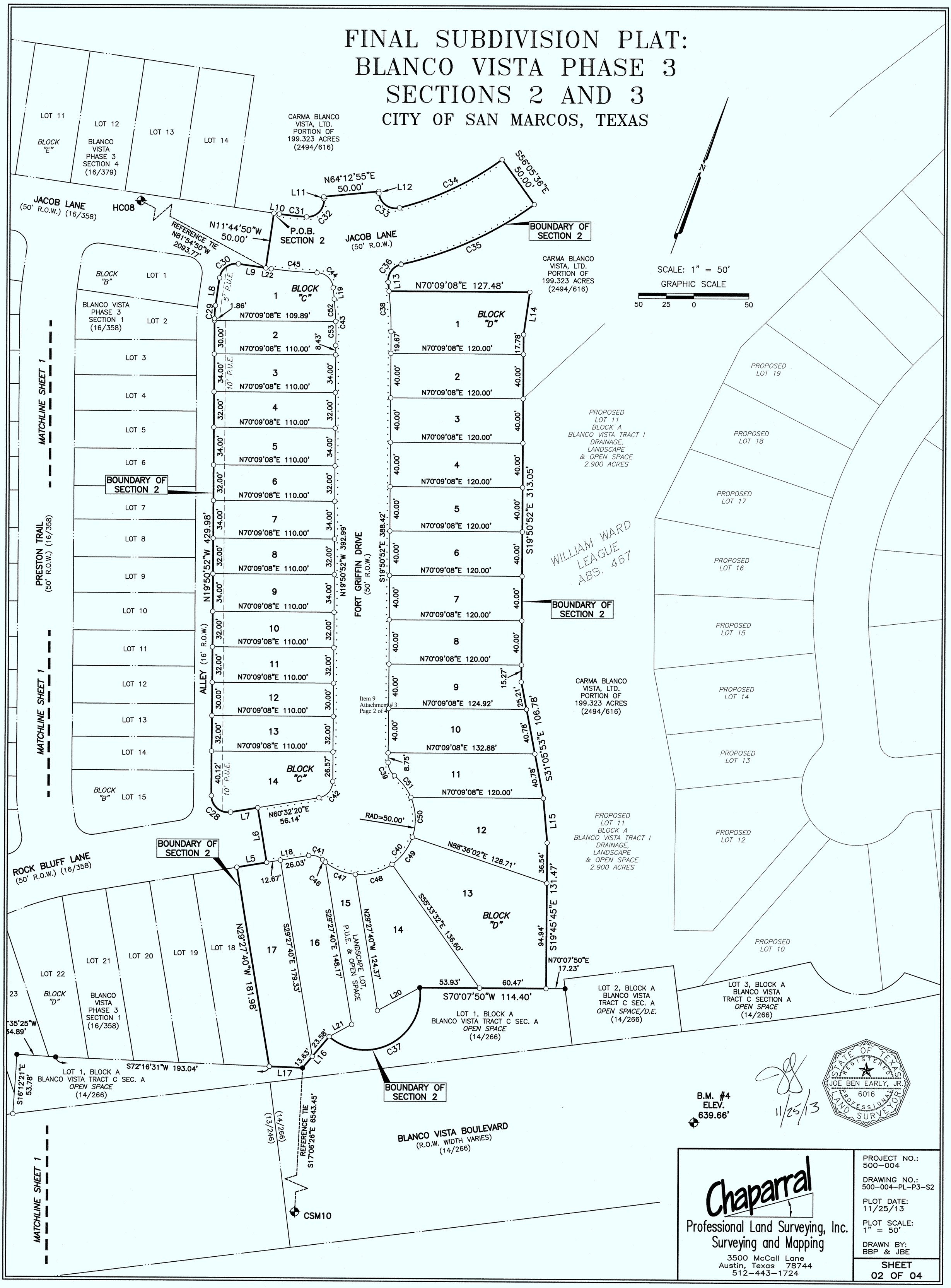
DRAWN BY:
BBP & JBE

SHEET
01 OF 04

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

FINAL SUBDIVISION PLAT: BLANCO VISTA PHASE 3 SECTIONS 2 AND 3

CITY OF SAN MARCOS, TEXAS



FINAL SUBDIVISION PLAT:
BLANCO VISTA PHASE 3 SECTIONS 2 AND 3
CITY OF SAN MARCOS, TEXAS

SECTION 2 CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C28	15.00'	99°36'47"	26.08'	N69°39'16"W	22.92'
C29	84.00'	8°06'02"	11.88'	N15°47'51"W	11.87'
C30	15.00'	90°00'00"	23.56'	N33°15'10"E	21.21'
C31	275.00'	5°11'16"	24.90'	N75°39'32"E	24.89'
C32	15.00'	98°51'00"	25.88'	N23°38'25"E	22.79'
C33	15.00'	98°51'00"	25.88'	S75°12'35"E	22.79'
C34	275.00'	21°27'31"	102.99'	N44°38'10"E	102.39'
C35	325.00'	23°27'47"	133.09'	S45°38'17"W	132.16'
C36	15.00'	83°14'37"	21.79'	S15°44'52"W	19.93'
C37	50.00'	137°48'49"	120.27'	S41°26'34"W	93.30'
C38	327.36'	6°22'38"	36.44'	S23°02'50"E	36.42'
C39	15.00'	52°01'12"	13.62'	S45°51'28"E	13.16'
C40	50.00'	184°25'37"	160.94'	S20°20'44"W	99.93'
C41	15.00'	52°01'12"	13.62'	S86°32'57"W	13.16'
C42	15.00'	80°23'13"	21.05'	N20°20'44"E	19.36'
C43	321.65'	7°26'42"	41.80'	N21°55'59"W	41.77'
C44	15.00'	83°14'37"	21.79'	N67°29'45"W	19.93'
C45	325.00'	7°22'14"	41.81'	S74°34'03"W	41.78'
C46	50.00'	3°49'47"	3.34'	S69°21'21"E	3.34'
C47	50.00'	33°59'13"	29.66'	S88°15'51"E	29.23'
C48	50.00'	40°18'05"	35.17'	N54°35'30"E	34.45'
C49	50.00'	35°50'26"	31.28'	N16°31'15"E	30.77'
C50	50.00'	42°00'27"	36.66'	N22°24'11"W	35.84'
C51	50.00'	28°27'40"	24.84'	N57°38'15"W	24.58'
C52	321.65'	3°36'05"	20.22'	N23°51'17"W	20.22'
C53	321.65'	3°50'37"	21.58'	N20°07'56"W	21.57'

SECTION 2 LINE TABLE

LINE	BEARING	DISTANCE
L5	N60°32'20"E	27.33'
L6	N29°27'40"W	50.00'
L7	S60°32'20"W	25.00'
L8	N11°44'50"W	25.15'
L9	N78°15'10"E	24.98'
L10	N78°15'10"E	4.98'
L11	N25°47'05"W	1.76'
L12	S25°47'05"E	1.76'
L13	S25°52'27"E	8.11'
L14	S11°44'50"E	38.64'
L15	S25°12'12"E	40.18'
L16	S20°20'59"W	37.21'
L17	S72°16'31"W	30.22'
L18	S60°32'20"W	38.70'
L19	N25°52'27"W	10.37'
L20	S41°26'35"W	43.58'
L21	S41°26'34"W	23.26'
L22	S78°15'10"W	4.98'

SECTION 3 LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°20'45"W	8.01'
L2	N69°58'57"E	10.00'
L3	N13°05'58"E	10.00'
L4	S45°30'19"E	50.00'

SECTION 3 CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	575.00'	13°42'35"	137.59'	S55°53'26"W	137.26'
C2	425.00'	17°41'46"	131.26'	N39°36'40"W	130.74'
C3	15.00'	64°11'37"	16.81'	S12°14'56"W	15.94'
C5	275.00'	20°54'22"	100.34'	S54°56'03"W	99.79'
C6	15.00'	52°01'12"	13.62'	N88°36'10"W	13.16'
C7	50.00'	284°02'25"	247.87'	S24°36'46"E	61.54'
C8	15.00'	52°01'12"	13.62'	N39°22'37"E	13.16'
C9	325.00'	20°54'14"	118.57'	N54°56'07"E	117.92'
C10	325.00'	7°04'06"	40.09'	N48°01'03"E	40.07'
C11	325.00'	6°36'06"	37.45'	N54°51'09"E	37.43'
C12	325.00'	7°03'23"	40.03'	N61°40'53"E	40.00'
C13	325.00'	0°10'38"	1.01'	N65°17'54"E	1.01'
C14	50.00'	89°43'57"	78.31'	N58°13'59"E	70.55'
C15	50.00'	56°52'59"	49.64'	S48°27'33"E	47.63'
C16	50.00'	46°33'19"	40.63'	S03°15'36"W	39.52'
C17	50.00'	48°47'44"	42.58'	S50°56'08"W	41.31'
C18	50.00'	42°04'26"	36.72'	N83°37'47"W	35.90'
C19	15.00'	9°58'34"	2.61'	S70°22'31"W	2.61'
C20	275.00'	4°41'31"	22.52'	N63°02'28"E	22.51'
C21	275.00'	8°26'36"	40.53'	N56°28'24"E	40.49'
C22	275.00'	7°46'14"	37.30'	N48°21'59"E	37.27'
C23	575.00'	5°13'23"	52.42'	S60°08'02"W	52.40'
C24	575.00'	4°00'24"	40.21'	S55°31'08"W	40.20'
C25	575.00'	4°28'48"	44.96'	S51°16'32"W	44.95'
C26	275.00'	0°08'07"	0.65'	S44°24'49"W	0.65'
C27	15.00'	42°02'38"	11.01'	S83°36'53"E	10.76'

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 JANUARY 6, 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.

11/25/13

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

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION:

Item 9
Attachment #3

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.

STATE OF TEXAS
CHARLES E. STEINMAN
64410
LICENSED
PROFESSIONAL ENGINEER
11-22-13

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

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, AMENDED JULY 17, 2012, ORD. 2012-33.

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 ROCK BLUFF LANE, JACOB LANE, FORT GRIFFIN DRIVE SHOWN HEREON.

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: BLANCO VISTA BOULEVARD, ROCK BLUFF LANE, JACOB LANE, FORT GRIFFIN DRIVE AND TRAIL RIDGE PASS. 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. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT J" WITHIN THE BLANCO VISTA PDD STANDARDS.

8. NEITHER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY NOR BUILDING AND SITE CONSTRUCTION PERMITS SHALL OCCUR PRIOR TO THE FILING OF THIS PLAT AND ACCEPTANCE OF ASSOCIATED INFRASTRUCTURE.

9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLANCO VISTA", AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN VOLUME 3062, PAGE 327 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

10. LOTS 13-17 AND 26-32, BLOCK D ARE PROHIBITED FROM TAKING DIRECT DRIVEWAY ACCESS FROM BLANCO VISTA BOULEVARD OR TRAIL RIDGE PASS.

11. THIS PROPERTY IS WITHIN THE CURRENT MAPPED EDWARDS AQUIFER TRANSITION ZONE.

12. 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.

13. THE BLANCO VISTA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE, OPEN SPACE AND DRAINAGE LOTS SHOWN HEREON.

14. IF DEVELOPMENT OCCURS WITH A ZERO LOT LINE, A 5 FOOT MAINTENANCE EASEMENT SHALL BE PROVIDED ADJACENT TO THE ZERO PROPERTY LINE.

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.

______________________________ ______________________________
CHAIRMAN
PLANNING AND ZONING COMMISSION
DATE

______________________________ ______________________________
FRANCIS SERNA, RECORDING SECRETARY
DATE

______________________________ ______________________________
MATTHEW LEWIS
DIRECTOR DEVELOPMENT SERVICES
DATE

______________________________ ______________________________
DIRECTOR OF ENGINEERING
DATE

SECTION 2 LOT SUMMARY	
RIGHT-OF-WAY	1.035 ACRES
LOTS (31)	3.535 ACRES
TOTAL	4.570 ACRES

SECTION 2 STREET SUMMARY	
ROCK BLUFF LANE	90 L.F.
FORT GRIFFIN DRIVE	519 L.F.
JACOB LANE	237 L.F.

CURRENT ZONING: P.D.D.

CURRENT TRACT: "TRACT J"

SECTION 3 LOT SUMMARY	
RIGHT-OF-WAY	0.419 ACRES
LOTS (15)	1.975 ACRES
TOTAL	2.394 ACRES

SECTION 3 STREET SUMMARY	
ROCK BLUFF LANE	256 L.F.

CURRENT ZONING: P.D.D.

CURRENT TRACT: "TRACT J"

TOTAL NO. OF LOTS = 46
TOTAL NO. OF S.F. LOTS = 44

TABLE OF LAND USES	
LOT 15, BLOCK D	LANDSCAPE, OPEN SPACE
LOT 40, BLOCK D	LANDSCAPE, OPEN SPACE
ALL OTHER LOTS	SINGLE FAMILY

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-P3-S2

PLOT DATE: 11/25/13

PLOT SCALE: 1" = 50'

DRAWN BY: BBP & JBE

FINAL SUBDIVISION PLAT:
BLANCO VISTA PHASE 3 SECTIONS 2 AND 3
CITY OF SAN MARCOS, TEXAS

STATE OF TEXAS:
COUNTY OF HAYS:

SECTION 2

WHEREAS, BROOKFIELD RESIDENTIAL (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD.) IS THE OWNER OF 4.570 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, 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 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 4.570 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set for the northeast termination of Jacob Lane (50' right-of-way width) as shown on Blanco Vista Phase 3 Section 1, a subdivision of record in Volume 16, Page 358 of the Plat Records of Hays County, Texas;

THENCE crossing the said 199.323 acre tract the following eighteen (18) courses and distances:

1. North 78°15'10" East, a distance of 4.98 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 275.00 feet, a delta angle of 05°11'16", an arc length of 24.90 feet, and a chord which bears North 75°39'32" East, a distance of 24.89 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 15.00 feet, a delta angle of 98°51'00", an arc length of 25.88 feet, and a chord which bears North 23°38'25" East, a distance of 22.79 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 25°47'05" West, a distance of 1.76 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 64°12'55" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 25°47'05" East, a distance of 1.76 feet to a 1/2" rebar with "Chaparral" cap set;
7. With a curve to the left, having a radius of 15.00 feet, a delta angle of 98°51'00", an arc length of 25.88 feet, and a chord which bears South 75°12'35" East, a distance of 22.79 feet to a 1/2" rebar with "Chaparral" cap set;
8. With a curve to the left, having a radius of 275.00 feet, a delta angle of 21°27'31", an arc length of 102.99 feet, and a chord which bears North 44°38'10" East, a distance of 102.39 feet to a 1/2" rebar with "Chaparral" cap set;
9. South 56°05'36" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;
10. With a curve to the right, having a radius of 325.00 feet, a delta angle of 23°27'47", an arc length of 133.09 feet, and a chord which bears South 45°38'17" West, a distance of 132.16 feet to a 1/2" rebar with "Chaparral" cap set;
11. With a curve to the left, having a radius of 15.00 feet, a delta angle of 83°14'37", an arc length of 21.79 feet, and a chord which bears South 15°44'52" West, a distance of 19.93 feet to a 1/2" rebar with "Chaparral" cap set;
12. South 25°52'27" East, a distance of 8.11 feet to a 1/2" rebar with "Chaparral" cap set;
13. North 70°09'08" East, a distance of 127.48 feet to a 1/2" rebar with "Chaparral" cap set;
14. South 11°44'50" East, a distance of 38.64 feet to a 1/2" rebar with "Chaparral" cap set;
15. South 19°50'52" East, a distance of 313.05 feet to a 1/2" rebar with "Chaparral" cap set;
16. South 31°05'53" East, a distance of 106.78 feet to a 1/2" rebar with "Chaparral" cap set;
17. South 25°12'12" East, a distance of 40.18 feet to a 1/2" rebar with "Chaparral" cap set;
18. South 19°45'45" East, a distance of 131.47 feet to a 1/2" rebar with "Chaparral" cap set in the north line of Lot 1, Block A, Blanco Vista Tract C Section A, a subdivision of record in Volume 14, Page 266 of the Plat Records of Hays County, Texas, from which a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 1, Block A, of said Blanco Vista Tract C Section A, being in the west line of Lot 2, Block A, of said Blanco Vista Tract C Section A, bears North 70°07'50" East, a distance of 17.23 feet;

THENCE with the north line of said Lot 1, the following four (4) courses and distances:

1. South 70°07'50" West, a distance of 114.40 feet to a 1/2" rebar with "Chaparral" cap found;
2. With a curve to the right, having a radius of 50.00 feet, a delta angle of 137°48'49", an arc length of 120.27 feet, and a chord which bears South 41°26'34" West, a distance of 93.30 feet to a 1/2" rebar with "Chaparral" cap set
3. South 20°20'59" West, a distance of 37.21 feet to a 1/2" rebar with "Chaparral" cap found;
4. South 72°16'31" West, a distance of 30.22 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 18, Block D, of said Blanco Vista Phase 3 Section 1;

THENCE North 29°27'40" West with the east line of said Lot 18, a distance of 181.98 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Rock Bluff Lane (50' right-of-way width) as shown on said Blanco Vista Phase 3 Section 1, being the northwest corner of said Lot 18;

THENCE North 60°32'20" East with the south right-of-way line of Rock Bluff Lane, a distance of 27.33 feet to a 1/2" rebar with "Chaparral" cap set for the southeast termination of Rock Bluff Lane;

THENCE North 29°27'40" West with the east termination of Rock Bluff Lane, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the northeast termination of Rock Bluff Lane;

THENCE South 60°32'20" West with the north right-of-way line of Rock Bluff Lane, a distance of 25.00 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of an alley (16' right-of-way width) as shown on said Blanco Vista Phase 3 Section 1;

THENCE with the east right-of-way line of the alley, the following five (5) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of 99°36'47", an arc length of 26.08 feet, and a chord which bears North 69°39'16" West, a distance of 22.92 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 19°50'52" West, a distance of 429.98 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the right, having a radius of 84.00 feet, a delta angle of 08°06'02", an arc length of 11.88 feet, and a chord which bears North 15°47'51" West, a distance of 11.87 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 11°44'50" West, a distance of 25.15 feet to a 1/2" rebar with "Chaparral" cap set;
5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 33°15'10" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Jacob Lane;

THENCE North 78°15'10" East with the south right-of-way line of Jacob Lane, a distance of 24.98 feet to a 1/2" rebar with "Chaparral" cap set for the southeast termination of Jacob Lane;

THENCE North 11°44'50" West with the east termination of Jacob Lane, a distance of 50.00 feet to the POINT OF BEGINNING, containing 4.570 acres of land, more or less.

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

SECTION 3

WHEREAS, BROOKFIELD RESIDENTIAL (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD., CARPER-CARMA PROPERTIES NO. 1, LTD. AND CARPER-CARMA PROPERTIES, LTD.) IS THE OWNER OF 2.394 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, 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 BEING A PORTION OF A 49.587 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 793, ALL OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 2.394 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set at the intersection of the northwest right-of-way line of Blanco Vista Boulevard (150' right-of-way width) and the northeast right-of-way line of Trail Ridge Pass (150' right-of-way width), both 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;

THENCE with the northeast right-of-way line of Trail Ridge Pass, the following two (2) courses and distances:

1. North 48°27'33" West, a distance of 247.91 feet to a 1/2" rebar with "Chaparral" cap found;
2. With a curve to the right, having a radius of 425.00 feet, a delta angle of 17°41'46", an arc length of 131.26 feet, and a chord which bears North 39°36'40" West, a distance of 130.74 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of Lot 1, Block A, Trail Ridge Pass Church Subdivision, a subdivision of record in Volume 15, Page 271 of the Plat Records of Hays County, Texas;

THENCE North 70°12'30" East with the south line of said Lot 1, a distance of 386.81 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of said Lot 1, being in the west right-of-way line of an alley (16' right-of-way width) as shown on Blanco Vista Phase 3 Section 1, a subdivision of record in Volume 16, Page 358 of the Plat Records of Hays County, Texas;

THENCE with the west right-of-way line of the alley, the following two (2) courses and distances:

1. South 19°50'52" East, a distance of 90.52 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 64°11'37", an arc length of 16.81 feet, and a chord which bears South 12°14'56" West, a distance of 15.94 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Rock Bluff Lane (50' right-of-way width) as shown on said Blanco Vista Phase 3 Section 1;

THENCE with the northwest right-of-way line of Rock Bluff Lane, the following two (2) courses and distances:

1. South 44°20'45" West, a distance of 8.01 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 275.00 feet, a delta angle of 0°08'07", an arc length of 0.65 feet, and a chord which bears South 44°24'49" West, a distance of 0.65 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Rock Bluff Lane;

THENCE South 45°30'19" East with the west termination of Rock Bluff Lane, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Rock Bluff Lane, being the westernmost corner of Lot 25, Block D, of said Blanco Vista Phase 3 Section 1;

THENCE South 38°28'24" East with the southwest line of said Lot 25, a distance of 142.66 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Blanco Vista Boulevard, being the southernmost corner of said Lot 25;

THENCE with the northwest right-of-way line of Blanco Vista Boulevard, the following two (2) courses and distances:

1. South 62°44'43" West, a distance of 143.00 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 13°42'35", an arc length of 137.59 feet, and a chord which bears South 55°53'26" West, a distance of 137.26 feet to the POINT OF BEGINNING, containing 2.394 acres of land, more or less.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC AS OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS BLANCO VISTA PHASE 3, SECTIONS 2 AND 3, DO HEREBY SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT. 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 CITY OF SAN MARCOS; 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 OF OPERATIONS

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, GENERAL MANAGER, 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:

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

11/25/13

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-P3-S2
PLOT DATE: 11/25/13
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE

Ph 3 Sec 2 & 3 Final PC-13-39-03

City of San Marcos
SUBDIVISION PLAT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	CSF Civil Group	Brookfield Residential
Mailing Address	3636 Executive Center Dr. Suite 209 Austin, Tx 78731	9737 Great Hills Trail Suite 260 Austin, Tx 78759
Daytime Phone	512 917 1122	
Email Address	Charlies@csfcivilgroup.com	Chad.Matheson@Brookfieldrp.com

AGENT ACKNOWLEDGEMENT STATEMENT:

I _____ acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize CSF Civil Group to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: _____

Sign Here

Printed Name: CHAD MATHESON Date: OCT. 22, 2013

Signature of Agent: _____ For CSF Civil Group

Printed Name: Charles Steinman Date: 10-21-13

Subdivision Plats

- ☐ Subdivision Concept Plat
- ☐ Preliminary Subdivision Plat
- ☒ Final Subdivision Plat

- ☐ Variance — Section _____
- ☐ Plat Vacation — Accompanying _____

Development Plats

- ☐ Preliminary Development Plat
- ☐ Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
- ☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: Blanco Vista Ph 3 Section 2 & 3

Address or General Location: Jacob Lane

Proposed Number of Lots: 44 Res. Lots Acres: 6.8

Appraisal District Tax ID: R 18736

Located In ☒ City Limits ☐ S.M. River Corridor ☐ ETJ* - Please circle county: *Caldwell Comal Guadalupe Hays* ☐ Planned Development District

Proposed Use of Land Single-Family Residential

**Subdivision plat applications for land in the ETJ may be subject to additional requirements and review as defined by the Interlocal Agreement for the respective county.*

SUBDIVISION IMPROVEMENT AGREEMENT

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

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

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

Signature: _____

Printed Name: CHAD MATHESON Date: OCT. 22, 2013

Blanca Vista Phase 3 Sections 1, 2, 3

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

A. Adequate service is currently available to the subject property

B. Adequate service is not currently available, but arrangements have been made to provide it

C. Adequate service is not currently available, and arrangements have not been made to provide it

D. Need easement(s) within subject property

Name of *Electric Service Provider* PEC

Applicable Utility Service Code(s) C, D

Comments/Conditions Need CAD File of Plat and paving plans.

Signature of Electric Company Official George Esquivel

Title DISTRICT PLANNING SUPERVISOR Date 2/22/12

Name of *Telephone Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title _____ Date _____

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

UTILITY SERVICE ACKNOWLEDGMENTS CONTINUED

Name of *Water Service Provider* CITY OF SAN MARCOS

Applicable Utility Service Code(s) C

Comments/Conditions utility extensions required

Signature of Water Utility Official: Tony Solano

Title: Water Dist Manager **Date:** March 09, 2012

The use of either 1) N/A **a private wastewater treatment system, or 2)** N/A **septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.**

Comments/Conditions N/A

Signature of City or County Health Official: N/A

Title: _____ **Date** _____

SUBMITTAL REQUIREMENTS:
Applicable Documents and Fees

Name(s) and Address(es) of Property Lien-Holder(s), if any

_____

_____

_____

List of Names and Mailing Addresses of All Owners of Land Within 200 feet of the Subject Property, if this application is for a replat in a subdivision that is in the San Marcos ETJ and which is limited by deed restrictions to single or two-family residential dwellings

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application..

Signature of Applicant: _____

Printed Name: _____ **Date:** _____

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

A. Adequate service is currently available to the subject property

B. Adequate service is not currently available, but arrangements have been made to provide it

C. Adequate service is not currently available, and arrangements have not been made to provide it

D. Need easement(s) within subject property

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

Name of *Telephone Service Provider* CENTURY TELEPHONE

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official Glenn Thrasher

Title CENTURYLINK CONSTRUCTION COORDINATOR Date 3-13-2013

Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

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

A. Adequate service is currently available to the subject property

B. Adequate service is not currently available, but arrangements have been made to provide it

C. Adequate service is not currently available, and arrangements have not been made to provide it

D. Need easement(s) within subject property

Name of *Electric Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

Name of *Telephone Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title _____ Date _____

Name of *Gas Service Provider* CENTER POINT ENERGY ENTEX

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official [signature]

Title Sr. Marketing Consultant Date 9/21/12

- ☑ Complete application
- ☑ Required fees $ 1690 *(see next page for Fee Schedule)*
- ☑ All legislative requirements complete
- ☐ Proof of record ownership *(recorded deed corresponds to ownership indicated on tax certificate)*
- ☐ Current tax certificate *(must show prior year taxes paid by January 31st of current year)*
- ☒ Names and addresses of property lien-holders
- ☐ One digital copy of submittal materials including CAD file
- ☐ Five 18"x24" hard copies of plat document*

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: For CSF Civil Group

Printed Name: Charles Steinman **Date**: 10-21-13

*Plats in the ETJ may require additional hard copies.

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:
- ☐ Watershed Protection Plan (Phase 1)
- ☐ Residential compatibility site plan (where applicable)
- ☐ Cluster development plan (where applicable)

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

Final Subdivision or Final Development Plats:
- ☑ Preliminary Plat (where applicable)
- ☑ Approved Watershed Protection Plan Phase II and approved Public Improvement Construction Plan by the Director of Engineering (can be submitted concurrently).
- ☑ Subdivision Improvement Agreement and surety if public facility construction was deferred.
- ☒ Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential) .
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

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

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

City of San Marcos
Subdivision Improvement Agreement

Subdivision Name:	Blanco Vista Phase 3, Sections 2 & 3
Developer Name:	Carma Blanco Vista LLC
Developer Address:	9737 Great Hills Trail, Suite 260 Austin TX, 78759
Planning Dept. Case No.:	PC-13-29_02

Recitals:

A. The Developer owns the land included in the proposed final plat of the Subdivision, and more particularly described on the attached **Exhibit A** (the "Property").

B. The Developer desires to develop the Property, and City ordinances and State laws require the Developer to complete all on-site and off-site public improvements (the "Public Improvements") associated with the Subdivision.

C. This Agreement is authorized by Section 1.6.6.3 of the City Land Development Code (the "LDC"), and is executed to memorialize the Developer's responsibilities regarding the Public Improvements.

Agreement:

In consideration of the mutual covenants set forth in this Agreement, the City and the Developer agree as follows:

1. Recitals Incorporated. The Recitals are incorporated in this Agreement for all purposes.

2. Parties. The parties to this Agreement are the Developer and the City of San Marcos.

3. Effective Date. This Agreement is effective on the date the Developer signs it (the "Effective Date").

4. Construction of Improvements. The Developer agrees to construct and install, at the Developer's expense, all of the Public Improvements in compliance with applicable City ordinances, standards, and regulations, and in accordance with the construction plans and specifications approved by the City.

5. Security for Completion of Improvements. The Developer agrees to provide and continuously maintain security (the "Security") for the completion of the Public Improvements in accordance with Section 1.6.6.4 of the LDC. The Security must be in the amount of 125% of the cost estimate for the Public Improvements approved by the City Director of Engineering (agreed upon security to be $360,500).

6. Warranty and Maintenance Bond. The Developer agrees to correct all defects in materials or workmanship in the Public Improvements for a period of one year after acceptance by the City. The Developer agrees to provide a maintenance bond in favor of the City in the amount of 100% of the cost of the Public Improvements for a period of two years after acceptance by the City.

7. Lien Search Certificate. The Developer agrees to provide, at the time this Agreement is executed, a Lien Search Certificate prepared and signed by a title company acceptable to the City Attorney. The Lien Search Certificate must identify the property, must name all owners of the Property, must name all lienholders having liens against the Property, and must be dated no more than 10 days prior to the Effective Date. The Lien Search Certificate must be accompanied by a Consent of Lienholder signed by an authorized representative of each lienholder identified in the Lien Search Certificate. This Agreement will not be accepted without the Lien Search Certificate and the executed Consent of Lienholder, if applicable.

8. Acquisition of Property Interests. The Developer agrees to acquire at its expense all rights-of-way, easements and other real property interests needed for the construction of the Public

Improvements, including all off-site improvements, in a manner suitable for dedication of the real property interests to the City. The form of all documents under which real property interests are acquired is subject to approval by the City Attorney. The Developer agrees to record each such document in the official public records of the county in which the Property is located, and to provide a copy of each such recorded document to the City Attorney.

9. Recording of Plat. Upon completion of all of the following, the City agrees to record the final plat of the Subdivision in the official public records of the county in which the Property is located:

A. Approval of this Agreement by the City Planning and Zoning Commission.
B. Approval of the final plat of the Subdivision by the City Planning and Zoning Commission.
C. Submission to City of Lien Search Certificate, and executed Consent of Lienholder for each lienholder on the Property.
D. Approval of the Security by the City Attorney.
E. Approval by the City Attorney of all conveyance documents for rights-of-way, easements and other real property interests needed for the construction of the Public Improvements.

10. Conditions of Draw on Security. The City Director of Engineering may draw upon any Security upon the occurrence of one or more of the following events:

A. The Developer commenced construction but did not properly construct or complete one or more of the Public Improvements, and failed to remedy the construction deficiency within a reasonable cure period;
B. The Developer did not renew or replace the Security at least 45 days prior to its expiration date; or
C. The issuer of the Security, or any third party, has acquired all or any portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure.

11. Drawing on the Security; Use of Draws. The City Director of Engineering may draw upon the Security by submitting a draft to the issuer that complies with the terms governing the draft. The draw may be in any amount up to the full amount of the Security. The City agrees to restrict its use of funds from draws to purposes associated with the construction, maintenance or repair of the Public Improvements. The parties agree that by making a draw, the City does not waive its rights to enforce any obligation of the Developer under this Agreement, and the City is not accepting the Public Improvements for ownership and maintenance prior to final completion.

12. Right of Entry. The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to inspect the construction of the Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

13. Remedies. The remedies available to the City in the event of noncompliance by the Developer with this Agreement are cumulative in nature. These remedies include, but are not limited to, the following:

A. Refusal to approve or record any plat associated with the Subdivision.
B. Refusal to provide or allow utility services to all or any part of the Property.
C. Refusal to accept all or a portion of the Public Improvements for public ownership or maintenance.
D. Draws against the Security for construction of the Public Improvements.
E. Injunction against further sale of tracts of land within the Subdivision.

14. No Third Party Rights. No person or entity who or which is not a party to this Agreement has any right of action under this Agreement. Nor does any such person or entity, other than the City (including without limitation a trustee in bankruptcy) have any interest in or claim to any funds drawn by the City on the Security in accordance with this Agreement.

15. Indemnification. The Developer covenants to indemnify, save, and hold harmless the City and its their respective officers, employees, and agents from, and against, all claims,

demands, actions, damages, losses, costs, liabilities, expenses and judgments recovered from or asserted on account of injury or damage to persons or property loss or damage arising in connection with construction performed by or on behalf of the Developer on the Property.

16. Miscellaneous. A. The Developer may assign its rights and obligations under this Agreement to a purchaser of all or part of the Property, if the Developer delivers written notice of the assignment to the City accompanied by an assignment agreement under which the assignee accepts all of the Developer's obligations under this Agreement and submits new Security for the Public Improvements in a form acceptable to the City Attorney. Any other assignment by a Party of rights or obligations under this Agreement will require the written approval of the other Party.

B. This Agreement, including appendices and referenced attachments, constitutes the entire agreement between the City and the Developer on this subject and supersedes all other proposals, presentations, representations, and communications, whether oral or written, between the parties. This Agreement may be amended only by a written document that is duly approved and executed by all parties.

C. In the event any section, subsection, paragraph, sentence, phrase or word is held invalid for any reason, the balance of this Agreement will remain in effect and will be read as if the parties intended at all times not to include the invalid section, subsection, paragraph, sentence, phrase or word.

D. This agreement shall be governed by the laws of the State of Texas. Exclusive venue for any legal dispute arising under this agreement shall be in Hays County, Texas. The City's execution of and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

E. Notices required by this Agreement will be provided by the parties to one another by certified mail, return receipt requested, or by confirmed facsimile transmission, to the following addresses:

To the City:	To the Developer:
City Manager	Vice President
City of San Marcos	Carma Blanco Vista LLC
630 E. Hopkins	9737 Great Hills Trail, Suite 260
San Marcos, TX 78666	Austin, TX 78759
Fax: 512/396-4656	Fax: 512/391-1333

If a party changes its address or facsimile number for notice purposes, it will provide written notice of the new address to the other party within 10 days of the change.

F. In the event that the performance by either party of any of its obligations under this contract is interrupted or delayed by events outside of their control such as acts of God, war, riot, or civil commotion, then the party is excused from such performance for the period of time reasonably necessary to remedy the effects of the events.

G. This Agreement constitutes a covenant running with the title to the Property, and the provisions of this Agreement are binding on the Developer and on all successors and assigns of the Developer.

Executed by the parties to be Effective on DECEMBER 4, 2013

[signatures on following page]

City of San Marcos, Texas

By:_____

~~James R. Nuse, P.E.~~, City Manager

Steve Parker, Assistant City Manager

This instrument was acknowledged before me on December 4, 2013 by James R. Nuse, P.E., known personally by me to be the City Manager of the City of San Marcos, on behalf of the City of San Marcos.

Notary seal:

KAREN SMITH
MY COMMISSION EXPIRES
April 28, 2014

_____
Notary Public, State of Texas

Carma Blanco Vista LLC

By:_____

Chad Matheson, Assistant Secretary

This instrument was acknowledged before me on November 18, 2013 by Chad Matheson, known personally by me to be the Assistant Secretary of Carma Blanco Vista LLC.

Notary Seal:

Keerat Malhi
Commission Expires
07-22-2017

_____
Notary Public, State of Texas

Consent of Lienholder to
Subdivision Improvement Agreement

Subdivision Name:	Blanco Vista Phase 3 Section 1
Developer Name:	Carma Blanco Vista, LLC
Developer Address:	9737 Great Hills Trail, Suite 260 Austin, TX 78759
Lienholder Name:	N/A
Lienholder Address:	

Recitals:

A. The Developer is the owner of the property described in the attached and incorporated **Exhibit A** ("Property").

B. The Lienholder is the lienholder of the Property under the terms and conditions of the following document(s):

Deed of Trust dated _____, from the Developer to _____, Trustee, securing the payment of a promissory note payable to the Lienholder. The Deed of Trust is recorded in Volume ____, page ____ of the Official Public Records of _____ County, Texas.

C. The Developer has requested that the City of San Marcos (the "City") approve and execute a Subdivision Improvement Agreement with the Developer governing installation of all on-site and off-site public improvements (the "Public Improvements") associated with the Subdivision.

Agreement:

In consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Lienholder agrees as follows:

1. The Lienholder consents to the execution of the Subdivision Improvement Agreement and the rights and obligations of the Developer set out therein.
2. The Lienholder subordinates its lien rights on this Property to the rights and interests of the City under the Subdivision Improvement Agreement, and the Lienholder agrees that any foreclosure by the Lienholder of its liens will not extinguish City's rights and interests in the Subdivision Improvement Agreement.

The undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on _____

Lienholder:

_____

By:_____

_____

Printed name, title

This instrument was acknowledged before me on _____ by _____, known personally by me to be the _____ of _____.

Notary Seal:

_____
Notary Public, State of _____

EXHIBIT A:
METES AND BOUNDS DESCRIPTION OF PROPERTY

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

2.394 ACRES
HAYS COUNTY, TEXAS

A DESCRIPTION OF 2.394 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, 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 BEING A PORTION OF A 49.587 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 793, ALL OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 2.394 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set at the intersection of the northwest right-of-way line of Blanco Vista Boulevard (150' right-of-way width) and the northeast right-of-way line of Trail Ridge Pass (150' right-of-way width), both 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;

THENCE with the northeast right-of-way line of Trail Ridge Pass, the following two (2) courses and distances:

1. North 48°27'33" West, a distance of 247.91 feet to a 1/2" rebar with "Chaparral" cap found;

2. With a curve to the right, having a radius of 425.00 feet, a delta angle of 17°41'46", an arc length of 131.26 feet, and a chord which bears North 39°36'40" West, a distance of 130.74 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of Lot 1, Block A, Trail Ridge Pass Church Subdivision, a subdivision of record in Volume 15, Page 271 of the Plat Records of Hays County, Texas;

THENCE North 70°12'30" East with the south line of said Lot 1, a distance of 386.81 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of said Lot 1, being in the west right-of-way line of an alley (16' right-of-way width) as shown on Blanco Vista Phase 3 Section 1, a subdivision of record in Volume 16, Page 358 of the Plat Records of Hays County, Texas;

THENCE with the west right-of-way line of the alley, the following two (2) courses and distances:

1. South 19°50'52" East, a distance of 90.52 feet to a 1/2" rebar with "Chaparral" cap set;

2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 64°11'37", an arc length of 16.81 feet, and a chord which bears South 12°14'56" West, a distance of 15.94 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Rock Bluff Lane (50' right-of-way width) as shown on said Blanco Vista Phase 3 Section 1;

THENCE with the northwest right-of-way line of Rock Bluff Lane, the following two (2) courses and distances:

1. South 44°20'45" West, a distance of 8.01 feet to a 1/2" rebar with "Chaparral" cap set;

2. With a curve to the right, having a radius of 275.00 feet, a delta angle of 0°08'07", an arc length of 0.65 feet, and a chord which bears South 44°24'49" West, a distance of 0.65 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Rock Bluff Lane;

THENCE South 45°30'19" East with the west termination of Rock Bluff Lane, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Rock Bluff Lane, being the westernmost corner of Lot 25, Block D, of said Blanco Vista Phase 3 Section 1;

THENCE South 38°28'24" East with the southwest line of said Lot 25, a distance of 142.66 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Blanco Vista Boulevard, being the southernmost corner of said Lot 25;

THENCE with the northwest right-of-way line of Blanco Vista Boulevard, the following two (2) courses and distances:

1. South 62°44'43" West, a distance of 143.00 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 13°42'35", an arc length of 137.59 feet, and a chord which bears South 55°53'26" West, a distance of 137.26 feet to the **POINT OF BEGINNING**, containing 2.394 acres of land, more or less.

Surveyed on the ground on January 6, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA control network.

Attachments: Survey Drawing No. 500-004-PL-P3-S2.

7/15/13

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 6016

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

4.570 ACRES
HAYS COUNTY, TEXAS

A DESCRIPTION OF 4.570 ACRES IN THE WILLIAM WARD LEAGUE, ABS. 467, 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 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 4.570 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set for the northeast termination of Jacob Lane (50' right-of-way width) as shown on Blanco Vista Phase 3 Section 1, a subdivision of record in Volume 16, Page 358 of the Plat Records of Hays County, Texas;

THENCE crossing the said 199.323 acre tract the following eighteen (18) courses and distances:

1. North 78°15'10" East, a distance of 4.98 feet to a 1/2" rebar with "Chaparral" cap set;

2. With a curve to the left, having a radius of 275.00 feet, a delta angle of 05°11'16", an arc length of 24.90 feet, and a chord which bears North 75°39'32" East, a distance of 24.89 feet to a 1/2" rebar with "Chaparral" cap set;

3. With a curve to the left, having a radius of 15.00 feet, a delta angle of 98°51'00", an arc length of 25.88 feet, and a chord which bears North 23°38'25" East, a distance of 22.79 feet to a 1/2" rebar with "Chaparral" cap set;

4. North 25°47'05" West, a distance of 1.76 feet to a 1/2" rebar with "Chaparral" cap set;

5. North 64°12'55" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;

6. South 25°47'05" East, a distance of 1.76 feet to a 1/2" rebar with "Chaparral" cap set;

7. With a curve to the left, having a radius of 15.00 feet, a delta angle of 98°51'00", an arc length of 25.88 feet, and a chord which bears South 75°12'35" East, a distance of 22.79 feet to a 1/2" rebar with "Chaparral" cap set;

8. With a curve to the left, having a radius of 275.00 feet, a delta angle of 21°27'31", an arc length of 102.99 feet, and a chord which bears North 44°38'10" East, a distance of 102.39 feet to a 1/2" rebar with "Chaparral" cap set;

9. South 56°05'36" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;

10. With a curve to the right, having a radius of 325.00 feet, a delta angle of 23°27'47", an arc length of 133.09 feet, and a chord which bears South 45°38'17" West, a distance of 132.16 feet to a 1/2" rebar with "Chaparral" cap set;

11. With a curve to the left, having a radius of 15.00 feet, a delta angle of 83°14'37", an arc length of 21.79 feet, and a chord which bears South 15°44'52" West, a distance of 19.93 feet to a 1/2" rebar with "Chaparral" cap set;

12. South 25°52'27" East, a distance of 8.11 feet to a 1/2" rebar with "Chaparral" cap set;

13. North 70°09'08" East, a distance of 127.48 feet to a 1/2" rebar with "Chaparral" cap set;

14. South 11°44'50" East, a distance of 38.64 feet to a 1/2" rebar with "Chaparral" cap set;

15. South 19°50'52" East, a distance of 313.05 feet to a 1/2" rebar with "Chaparral" cap set;

16. South 31°05'53" East, a distance of 106.78 feet to a 1/2" rebar with "Chaparral" cap set;

17. South 25°12'12" East, a distance of 40.18 feet to a 1/2" rebar with "Chaparral" cap set;

18. South 19°45'45" East, a distance of 131.47 feet to a 1/2" rebar with "Chaparral" cap set in the north line of Lot 1, Block A, Blanco Vista Tract C Section A, a subdivision of record in Volume 14, Page 266 of the Plat Records of Hays County, Texas, from which a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 1, Block A, of said Blanco Vista Tract C Section A, being in the west line of Lot 2, Block A, of said Blanco Vista Tract C Section A, bears North 70°07'50" East, a distance of 17.23 feet;

THENCE with the north line of said Lot 1, the following four (4) courses and distances:

1. South 70°07'50" West, a distance of 114.40 feet to a 1/2" rebar with "Chaparral"

cap found;

2. With a curve to the right, having a radius of 50.00 feet, a delta angle of 137°48'49", an arc length of 120.27 feet, and a chord which bears South 41°26'34" West, a distance of 93.30 feet to a 1/2" rebar with "Chaparral" cap set

3. South 20°20'59" West, a distance of 37.21 feet to a 1/2" rebar with "Chaparral" cap found;

4. South 72°16'31" West, a distance of 30.22 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 18, Block D, of said Blanco Vista Phase 3 Section 1;

THENCE North 29°27'40" West with the east line of said Lot 18, a distance of 181.98 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Rock Bluff Lane (50' right-of-way width) as shown on said Blanco Vista Phase 3 Section 1, being the northwest corner of said Lot 18;

THENCE North 60°32'20" East with the south right-of-way line of Rock Bluff Lane, a distance of 27.33 feet to a 1/2" rebar with "Chaparral" cap set for the southeast termination of Rock Bluff Lane;

THENCE North 29°27'40" West with the east termination of Rock Bluff Lane, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the northeast termination of Rock Bluff Lane;

THENCE South 60°32'20" West with the north right-of-way line of Rock Bluff Lane, a distance of 25.00 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of an alley (16' right-of-way width) as shown on said Blanco Vista Phase 3 Section 1;

THENCE with the east right-of-way line of the alley, the following five (5) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of 99°36'47", an arc length of 26.08 feet, and a chord which bears North 69°39'16" West, a distance of 22.92 feet to a 1/2" rebar with "Chaparral" cap set;

2. North 19°50'52" West, a distance of 429.98 feet to a 1/2" rebar with "Chaparral" cap set;

3. With a curve to the right, having a radius of 84.00 feet, a delta angle of 08°06'02", an arc length of 11.88 feet, and a chord which bears North 15°47'51" West, a distance of 11.87 feet to a 1/2" rebar with "Chaparral" cap set;

4. North 11°44'50" West, a distance of 25.15 feet to a 1/2" rebar with "Chaparral" cap set;

5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 33°15'10" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Jacob Lane;

THENCE North 78°15'10" East with the south right-of-way line of Jacob Lane, a distance of 24.98 feet to a 1/2" rebar with "Chaparral" cap set for the southeast termination of Jacob Lane;

THENCE North 11°44'50" West with the east termination of Jacob Lane, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 4.570 acres of land, more or less.

Surveyed on the ground on January 6, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA control network.

Attachments: Survey Drawing No. 500-004-PL-P3-S2.

7/16/13

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 6016

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

Agenda Information

AGENDA CAPTION:

ZC-13-15 (Yarrington Commons Commercial) Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to General Commercial (GC) for a portion of Yarrington Commons, consisting of 104.97 acres more or less out of the William Ward Survey No. 3 and Lots 5A, 6 - 16 and 23-25 of Champions Business Park Subdivision located along IH 35, Premier Parkway, Paramount Circle and Post Road.

Meeting date: December 10, 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

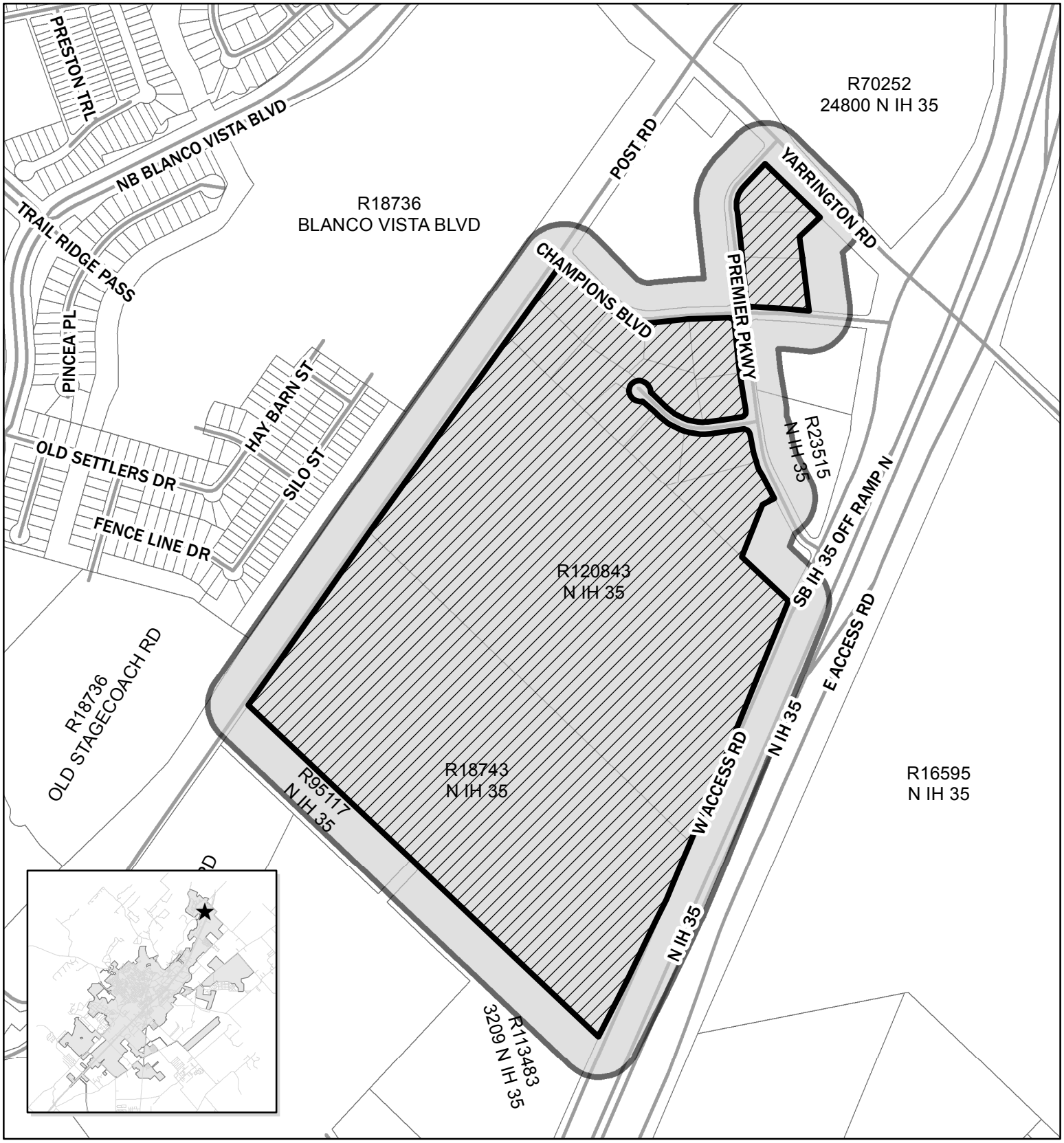
BACKGROUND:

This Zoning Change request follows a previously approved Preferred Scenario Amendment for Yarrington Commons. The request for General Commercial Zoning complies with the intent of the Land Development Code and Vision San Marcos. (Comp Plan Review Worksheet Attached)

Staff recommends approval of the request as submitted.

ATTACHMENTS:

Case Map
staff report
Comp Plan Checklist
Backup



ZC-13-15
Yarrington Commons
FD to GC
Map Date: 11/25/2013

Site Location
Notification Buffer (200 feet)

0 460 920 1,840 Feet

N

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-13-15
Yarrington Commons
+/- 142.5 Acres FD to GC

Summary: The applicant is requesting a zoning change from Future Development (FD) to General Commercial (GC) for approximately 104.97 acres out of the William Ward Survey No. 3 and Lots 5A, 6-16 and 23-25 of Champions Business Park Subdivision located along IH 35, Premier Parkway, Paramount Circle and Post Road.

Applicant: Ocie Vest
5949 Sherry Lane, Suite 1250
Dallas, TX 75225

Property Owners: SLF II – HWY 360 & Camp Wilson, L.P.
SLF II – San Marcos, L.P.
5949 Sherry Lane, Suite 1250
Dallas, TX 75225

Notification: Personal notifications of the public hearing were mailed on Wednesday, November 27, 2013 to all property owners within 200 feet of the subject property.

Response: None as of the date of this report

Property/Area Profile:

Legal Description: approximately 104.97 acres out of the William Ward Survey No. 3 and Lots 5A, 6-16 and 23-25 of Champions Business Park Subdivision

Location: along IH 35, Premier Parkway, Paramount Circle and Post Road

Existing Use of Property: Vacant

Proposed Use of Property: Commercial

Preferred Scenario Map: Medium Intensity

Existing Zoning: FD (Future Development)

Proposed Zoning: GC (General Commercial)

Utility Capacity: Adequate

Sector: Sector 7

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	N/A	Vacant (City of Kyle)	N/A
S of Property	GC, CC, MU, P	Vacant, Auto Dealership, Blanco River	Low Intensity Open Space
E of Property	IH 35, FD, LI	Vacant	Employment Center
W of Property	MU	Residential	Low Intensity

Case Summary

The subject property consists of approximately 142 acres on the south side of Yarrington Road between IH 35 and Post Road. On November 19, 2013 City Council approved an amendment to the Preferred Scenario Map which designated this area as a Medium Intensity Zone. General Commercial (GC) is a compatible zoning district in a Medium Intensity Zone when the area is more than 20 acres. The subject property is surrounded by vacant land, an auto dealership, and single family residences. The tract is currently vacant. The proposed GC zoning would allow various commercial uses including sales and service businesses.

Planning Department Analysis

The zoning change request has been reviewed using *Vision San Marcos: A River Runs Through Us* as well as the guidance criteria in Section 1.5.1.5 of the Land Development Code. A review worksheet is attached to this report which details the analysis of the zoning change using Comprehensive Plan Elements. Staff finds this request is consistent with the Comprehensive Plan Elements as summarized below:

- The subject tract lies within a Medium Intensity Zone on the Preferred Scenario Map – General Commercial is an eligible zoning category.
- It is located in the Blanco River watershed and as a result of its location within a Medium Intensity Zone, additional impervious cover for the site is already accounted for within the Plan's Water Quality Model.
- The majority of the tract is "least/moderately" constrained according to the Land Use Suitability Map – this is due mainly to the presence of erodible soils in the area.
- It is not located in a wastewater or water "hot spot." Both services are available and a future CIP project will increase the water capacity in the area.
- Parkland is not located within walking distance. However, a portion of the southern section of Yarrington Commons has been preserved as Open Space.
- While transportation access to the site is adequate, the Travel Demand Model shows a decrease in the Level of Service in 2035. Yarrington Road overpass will assist in increasing the level of service, and future improvements may become necessary as the area is developed

In addition, the consistency of this proposed change to the LDC criteria is detailed below:

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	**Inconsistent**	**Neutral**	
X			**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** *The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.*
		X	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
X			**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** *Uses allowed by General Commercial are compatible and appropriate for this area which is located along IH 35.*
X			**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**

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
			The property is currently served with City water and wastewater with the exception of a small southern portion served by Maxwell Water Supply Corporation. There is a Capital Improvement Plan project to extend a water line to the area along Post Road.
X			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

Additionally, the Commission should consider:

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

Staff evaluation: Yes, however Future Development (FD) is a default district for newly annexed land that is not yet ready to be zoned for a particular intended use.

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

Staff evaluation: The surrounding area, specifically Blanco Vista, is a rapidly developing residential subdivision with a school and church.

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

Staff evaluation: This would address a substantial unmet public need for sales and service businesses on the northern boundary of the City.

(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.

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

Staff evaluation: As stated above, there is a need for commercial businesses at the north end of the City.

Staff presents this request to the Commission and recommends approval.

Prepared by:

Amanda Hernandez, AICP	Senior Planner	November 26, 2013
Name	**Title**	**Date**

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.

PSA-13-01 Yarrington Commons Review

(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**Map Amendment approved by Council (11/2013)**	

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21st Century Workforce	Provides / Encourages educational opportunities				**X**
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		**X**		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity		**X**		

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		**X**	**X**	**X**	**X**
Constraint by Class					
Cultural		**X**		**X** **A small portion of one of the properties and the auto dealership-owned property is part of an Archeological Site (2003)**	
Edwards Aquifer	**X**				
Endangered Species	**X**				
Floodplains	**X**	**X**			
Geological	**X**				
Slope			**X**		
Soils	**X**		**X**		
Vegetation	**X**	**X**		**X** **Based on erosivity - small areas, mostly at Yarrington Rd & IH 35 intersection and along Post Rd are Gruene Clay**	
Watersheds	**X**				
Water Quality Zone	**X**				

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	**Blanco River**				
ANALYSIS FOR PSA ONLY	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Additional Impervious Cover Increase Anticipated					
This data is expected from the Meadows Center and will presented under separate cover					
Anticipated pollutants:					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	**N/A – adjacent to Blanco Vista**
Neighborhood Commission Area(s):	**Sector 7**
Neighborhood Character Study Area(s):	**Not applicable at this time**

PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

	YES	NO
Will Parks and / or Open Space be Provided?		
Will Trails and / or Green Space Connections be Provided?		
Parks and Trails are not indicated on the illustrative plan, however staff will recommend, at time of subdivision, the inclusion of parks & trails		

(maintenance)	Low		Medium		High
Wastewater Hotspot	X				
Water Hotspot	X				

Public Facility Availability

	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	X	
Wastewater service available?	X	
Water service available?	X	

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	**Yarrington Road**	X				
	Post Road	X				
	IH 35 Frontage Road		X	X		
Future Daily LOS	**Yarrington Road**	→	X			
	Post Road	X	→	X		X
	IH 35 Frontage Road		→	→	→	X
	Future Collector from IH 35 to Post Road	X				

	N/A	Good	Fair	Poor
Sidewalk Availability **Sidewalks will be required at time of subdivision**	X			

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?		X

Transportation Notes: **The city's current thoroughfare plan indicates two collector roads connecting the IH 35 Frontage Road to Post Road. At the time of subdivision, the applicant will be required to comply with the Thoroughfare Plan. Depending on the date of subdivision, the applicant may be subject to the 2014 Transportation Master Plan, in which the City will review and update the current Thoroughfare Plan.**

09/12

City of San Marcos

ZONING CHANGE APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	OCIE VEST	SLF II - HWY 360 & CAMP WISDOM, L.P. SLF II - SAN MARCOS, L.P.
Mailing Address:	5949 SHERRY LANE #1750 DALLAS, TX 75225	5949 SHERRY LANE #1750 DALLAS, TX 75225
Telephone No.:	214-239-2373	214-239-2373
E-mail address:	OVEST@STRATFORDLAND.COM	OVEST@STRATFORDLAND.COM

PROPERTY DESCRIPTION:

Street Address: (SEE ATTACHED LEGAL DESCRIPTION)

Subdivision: _____ **Block:** _____ **Lot(s):** _____

Other Description (if unplatted) (SEE ATTACHED LEGAL DESCRIPTION)

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

Appraisal District Tax ID No.: R (SEE ATTACHED PARCEL NUMBER EXHIBIT) **Acres:** 142.465

Lien Holder(s) - for notification purposes:

Name: N/A

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:** GC AND FUTURE DEV. **Requested:** GENERAL COMMERCIAL

Master Plan Designation: MEDIUM INTENSITY **Land Use Map Amendment Required?** NO

Present Use of Property: VACANT LAND / AGRICULTURE

Desired Use of Property/Reason for Change: RETAIL, OFFICE, RESTAURANT AND OTHER COMMERCIAL USES ALLOWED UNDER GENERAL COMMERCIAL ZONING.

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:** 11/8/2013

Printed Name: OCIE VEST

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

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: 12·10 Deadline: 11·8 Accepted By: Tory C. Date: 11·15

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.

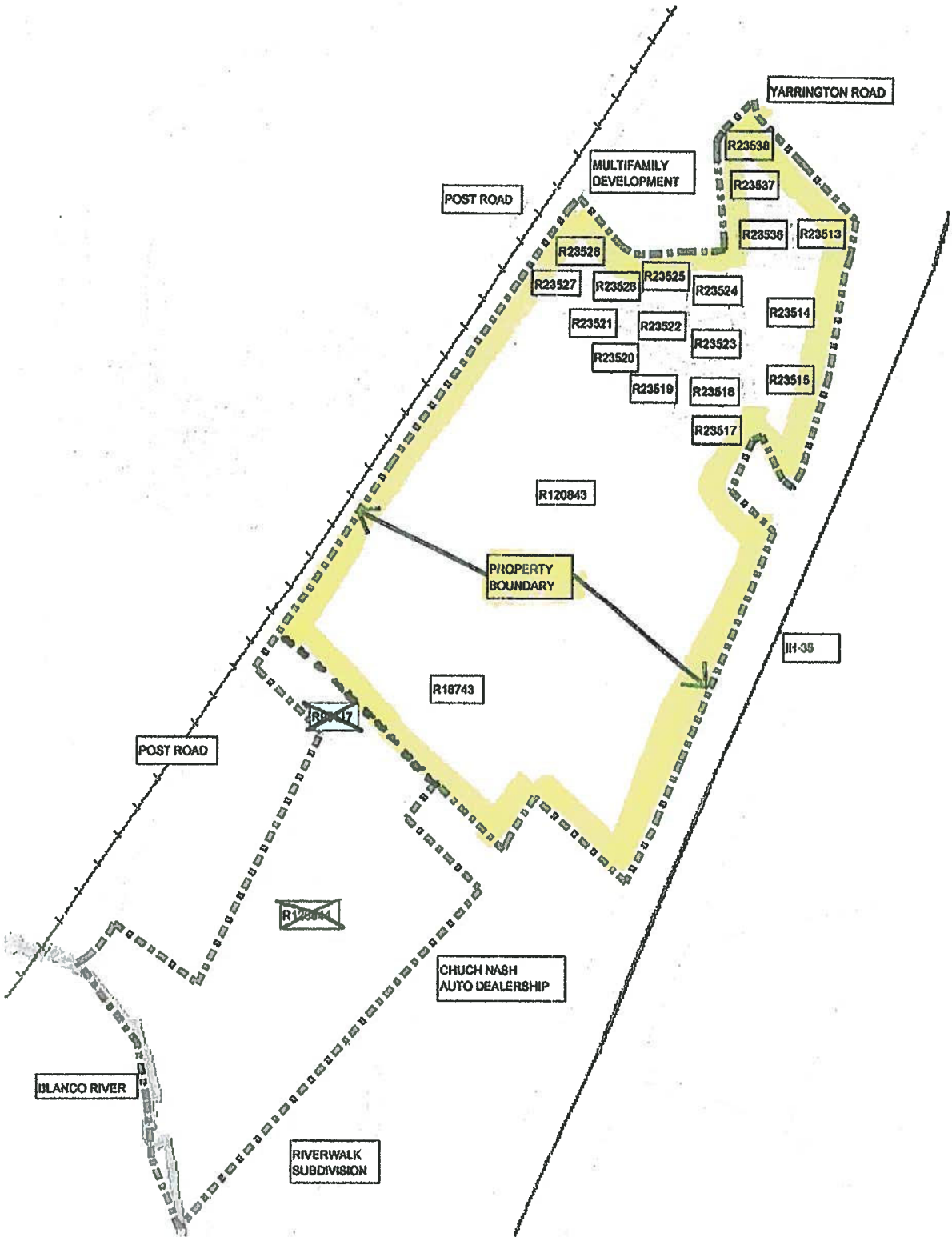
Signature of Applicant

11/8/2013
Date

FOR STAFF USE ONLY:

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

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



PARCEL NUMBER EXHIBIT

NOTES: 1. PARCELS R120843, R18743, R95117, AND R120844 ARE ARE UNPLATTED LOTS OUT OF THE WILLIAM WARD SURVEY, ABS. 467.
2. PARCELS R23513 TO R23538 ARE PLATTED LOTS OUT OF THE CHAMPIONS BUSINESS PARK SUBDIVISION.

A/ACSM LAND TITLE SUR

ict out of that certain 57.92 acres (First Tract) described in Volume 174, Pages 151-153 of the Deed Records of Hays Coun acre tract described in Volume 900, Page 743 of the Official Public Records of Hays County, Texas, and a 50.339 acre t led in Volume 174, Page 152 (Second Tract) of the Deed Records of Hays County, Texas, and all tracts being situated in t County, Texas.

LEGAL DESCRIPTIONS

REVISED
FIELD NOTES
FOR
A 50.003 ACRE TRACT

Being a 50.003 acre tract of land situated in the William Ward Survey No. 3, Abstract No. 467, Hays County, Texas, being a part of that certain 53.0 acre tract described in Volume 900, Page 743 of the Official Public Records of Hays County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 36°46' 29" E (reference Volume 1892, Page 3) between monumentation found along the Southeast line of Post Road (County Road No. 140), said 50.003 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a ½" iron pin found on the Westerly line of Interstate Highway No. 35, for the East corner of the above referenced 53.0 acre tract, for the East corner of this tract;

THENCE: With the West line of Interstate Highway No. 35, S 25°19' 56" W 834.92 feet to a ½" iron pin set in same, for a Southerly corner of this tract;

THENCE: Into the above referenced 53.0 acre tract, N 44°49' 37" W 555.71 feet to a ½" iron pin set and 99 625" W 250.0 feet to a ½" iron pin set on the Southwest line of the above referenced 53.0 acre tract, same being the Northeasterly line of a 27.48 acre tract recorded in Volume 1892, Page 17 of the Official Public Records of Hays County, Texas, situated on the Northeast line of Lot 1, Nash Subdivision, recorded in Volume 11, Page 293 of the Map and Plat Records of Hays County, Texas, for a Southwesterly corner of this tract;

THENCE: With the Southwest line of the above referenced 53.0 acre tract, the North-east line of said 27.48 acre tract, partly with said Lot 1, N 44°49' 37" W 1821.17 feet to a ½" iron pin set on the Southeasterly line of Post Road (County Road No. 140), for the North corner of said 27.48 acre tract, the West corner of the above referenced 53.0 acre tract, for the West corner of this tract;

THENCE: With the Southeast line of Post Road, N 36°46' 29" E 1026.10 feet to a ½" iron pin found in same, for the West corner of a 57.02 acre tract recorded in Volume 174, Page 151 of the Deed Records of Hays County, Texas, for the North corner of the above referenced 53.0 acre tract, for the North corner of this tract;

THENCE: With the Northeast line of the above referenced 53.0 acre tract, the Southwest line of said 57.92 acre tract, S 44°58' 16" E 2158.58 feet to the Point of Beginning and containing 50.003 acres of land, more or less.

FIELD NOTES
FOR
A 54.968 ACRE TRACT

Being a 54.968 acre tract of land situated in the William Ward Survey No. 3, Abstract No. 467, Hays County, Texas, being out of that certain tract called 57.92 acres (First Tract), described in Volume 174, Pages 151-153 of the Deed Records of Hays County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 36°46' 29" E (reference Volume 1892, Page 3) between monumentation found along the Southeast line of Post Road (County Road No. 140, said 54.968 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a ½" iron pin found on the original Northeast line of the above referenced 57.92 acre tract, being the South corner of Lot 4A, Champions Business Park recorded in Volume 5, Page 14 of the Map and Plat Records of Hays County, Texas, situated on the Westerly line of Interstate Highway No. 35, for the East corner of this tract;

THENCE: With the Westerly line of Interstate Highway No. 35, S 26°23' 21" W 1249.86 feet to a ½" iron pin found in same, for the East corner of that certain 53.0 acre tract described in Volume 900, Page 743 of the Official Public Records of Hays County, Texas, for the South corner of this tract;

THENCE: Leaving the West line of Interstate Highway No. 35, with the Northeast line of said 53.0 acre tract, the Southwest line of the above referenced 57.92 acre tract, N 44° 58' 16" W 2156.58 feet to a ½" iron pin found on the Southeasterly line of Post Road (County Road No. 140), for the North corner of said 53.0 acre tract, the West corner of the above referenced 57.92 acre tract, for the West corner of this tract;

THENCE: With the Southeast line of said Post Road, N 37° 09' 23" E 1193.53 feet to the North corner of this tract, being the North corner of the above referenced 57.92 acre tract, for the West corner of Lot 15, Champions Business Park, recorded in Volume 4, Page 198-200 of the Map and Plat Records of Hays County, Texas;

THENCE: With the North line of the above referenced 57.92 acre tract, the Southwest line of Champions Business Park, S° 44 46' 59" E 1901.97 feet to the Point of Beginning and containing 54.968 acres of land, more or less.

Agenda Information

AGENDA CAPTION:

ZC-13-16 (Yarrington Commons Multi-Family) Hold a public hearing and consider a request by Ocie Vest for an amendment to the Zoning Map from Future Development (FD) to Multiple-Family Residential (MF-24) for a portion of Yarrington Commons, consisting of 50.339 acres more or less out of the William Ward Survey No. 3 located near the 2700 block of Post Road.

Meeting date: December 10, 2013

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

Community Wellness/Encourage the Middle Class

BACKGROUND:

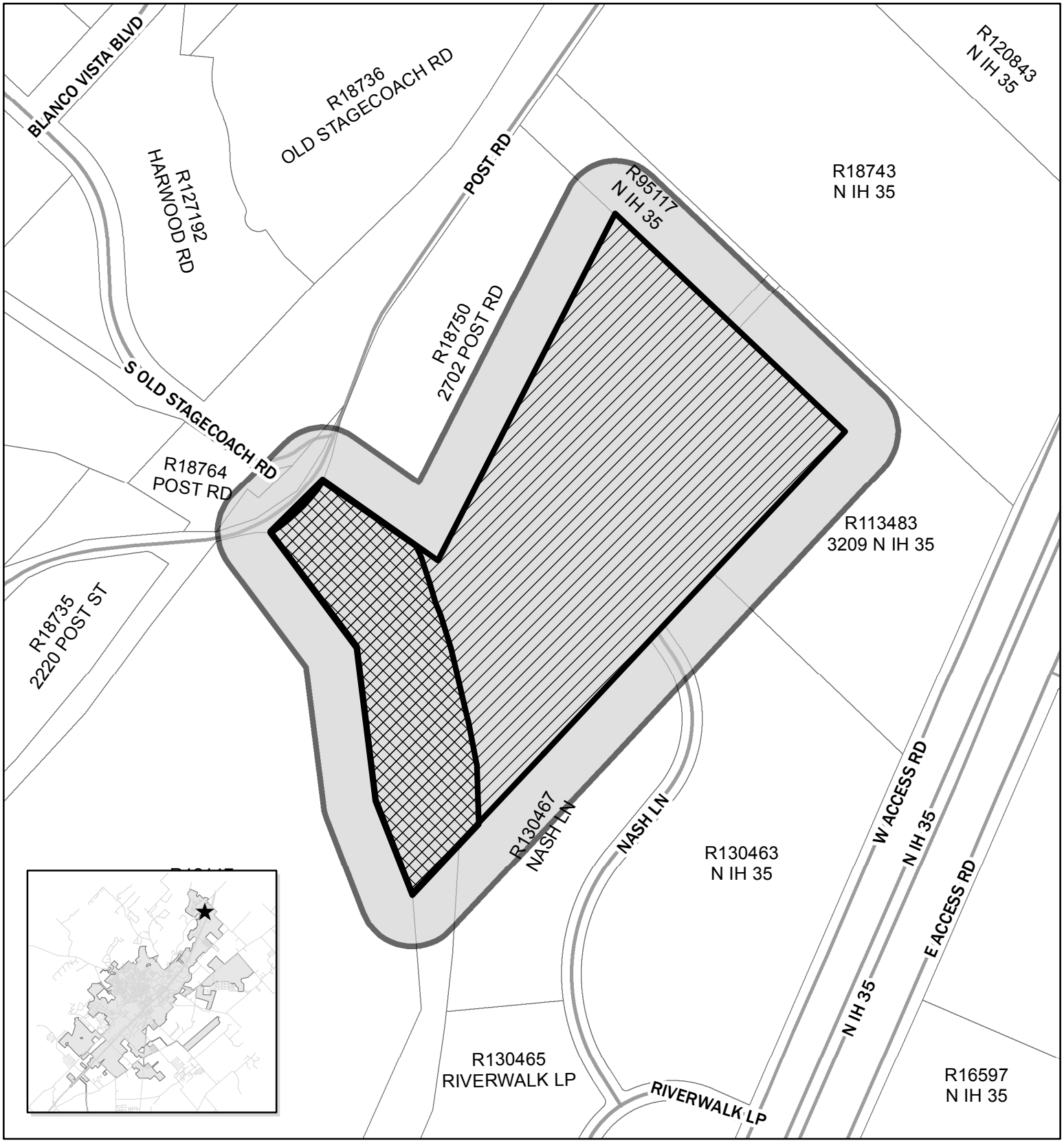
This Zoning Change request follows a previously approved Preferred Scenario Amendment for Yarrington Commons. The request for Multiple Family (MF-24) Zoning complies with the intent of the Land Development Code and Vision San Marcos. (Comp Plan Review Worksheet Attached)

Staff shares the following considerations for the Commission: the single MF-24 use on this large of a tract of land could result in up to 900 units with a lack of commercial businesses and services in the immediate area. This could result in an immediate impact on the transportation network. The development will be subject to regulations under the LDC until the new Code is complete.

Staff recommends approval of the request as submitted.

ATTACHMENTS:

Case Map
staff report
Comp Plan Checklist
Backup



ZC-13-16
Yarrington Commons
FD to MF-24
Map Date: 11/25/2013

Site Location
Notification Buffer (200 feet)
Open Space

0 350 700 1,400 Feet

N

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-13-16
Yarrington Commons
+/- 50.339 Acres FD to MF-24

Summary: The applicant is requesting a zoning change from Future Development (FD) to Multiple-Family Residential District (MF-24) for approximately 50.339 acres out of the William Ward Survey No. 3 located along Post Road at the Blanco River.

Applicant: Ocie Vest
5949 Sherry Lane, Suite 1250
Dallas, TX 75225

Property Owners: SLF II – HWY 360 & Camp Wilson, L.P.
SLF II – San Marcos, L.P.
5949 Sherry Lane, Suite 1250
Dallas, TX 75225

Notification: Personal notifications of the public hearing were mailed on Wednesday, November 27, 2013 to all property owners within 200 feet of the subject property.

Response: None as of the date of this report

Property/Area Profile:

Legal Description: approximately 50.339 acres out of the William Ward Survey No. 3

Location: along Post Road at the Blanco River

Existing Use of Property: Vacant

Proposed Use of Property: Multi-Family Residential

Preferred Scenario Map: Medium Intensity

Existing Zoning: FD (Future Development)

Proposed Zoning: MF-24 (Multiple-Family)

Utility Capacity: Adequate

Sector: Sector 7

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Preferred Scenario
N of Property	FD/GC	Vacant	Medium Intensity
S of Property	GC, CC, MU, P	Vacant, Auto Dealership, Blanco River	Low Intensity Open Space
E of Property	IH 35, FD, LI	Vacant	Employment Center
W of Property	MU	Residential	Low Intensity

Case Summary

The subject property consists of approximately 50 acres on the east side of Post Road. The property is located adjacent to an existing auto dealership, Blanco Vista and Blanco Riverwalk. The property is bound by the Blanco River to the south and the proposed general commercial portion of Yarrington Commons to the north. On November 19, 2013 City Council approved an amendment to the Preferred Scenario Map which designated this area as a Medium Intensity Zone with the exception of the Floodway and Water Quality Zones which were maintained as Open Space. MF-24 is a compatible zoning district in a Medium Intensity Zone, but will not apply to the approximately 12.5 acres which remain Open Space. The subject property is surrounded by vacant land, an auto dealership, and single family residences. The tract is currently vacant. The proposed MF-24 zoning would allow a multi-family development.

Planning Department Analysis

The zoning change request has been reviewed using *Vision San Marcos: A River Runs Through Us* as well as the guidance criteria in Section 1.5.1.5 of the Land Development Code. A review worksheet is attached to this report which details the analysis of the zoning change using Comprehensive Plan Elements. Staff finds this request is consistent with the Comprehensive Plan Elements as summarized below:

- Approximately 37.5 acres of the subject tract lies within a Medium Intensity Zone on the Preferred Scenario Map – MF-24 is an eligible zoning category. **The floodway and water quality zones along the Blanco River are Open Space – this zoning request does not apply in the Open Space designated area**
- It is located in the Blanco River watershed and as a result of its location within a Medium Intensity Zone, additional impervious cover for the site is already accounted for within the Plan's Water Quality Model.
- The majority of the tract is "least/moderately" constrained according to the Land Use Suitability Map – this is due mainly to the presence of erodible soils in the area. The site includes some higher constraints area along the Blanco River, mostly within the Open Space designated area.
- It is not located in a wastewater or water "hot spot." Both services are available and a future CIP project will increase the water capacity in the area.
- Parkland is not located within walking distance. However, a portion of this tract has been preserved as Open Space.
- While transportation access to the site is adequate, the Travel Demand Model shows a decrease in the Level of Service in 2035. Yarrington Road overpass will assist in increasing the level of service, and future improvements may become necessary as the area is developed

In addition, the consistency of this proposed change to the LDC criteria is detailed below:

Evaluation			Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	Neutral	
X			**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** *The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos. See the analysis above and the attached Comprehensive Plan Worksheet.*
		X	**Consistency with any development agreement in effect** *No development agreements are in effect for this property.*
X			**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** *MF-24 is compatible and appropriate for this area.*
X			**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** *The property is currently served with City water and wastewater with the exception of a small southern portion served by Maxwell Water Supply Corporation. There is a Capital Improvement Plan project to extend a water line to the area along Post Road.*
X			**Other factors which substantially affect the public health, safety, morals, or general welfare** *None noted.*

Additionally, the Commission should consider:

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

Staff evaluation: Yes.

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

Staff evaluation: The surrounding area, specifically Blanco Vista is a rapidly developing residential subdivision with a school and church.

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

Staff evaluation: This would not address a substantial unmet public need. However, the proposed re-zoning would create an option of residential uses on the north end of the City.

(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.

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

Staff evaluation: As stated above, this would not serve a substantial public purpose but would allow additional housing options in this part of the City.

Although the request meets criteria for approval in *Vision San Marcos* and the Land Development Code, there are several important considerations. 37.5 acres is a large area for a single use. MF-24 could result in up to 900 units. Considering the current lack of services in the area, this will likely require new residents to drive either to central San Marcos or Kyle for all necessities, which will have an immediate impact on the transportation network. Also, this project will be subject to regulations under the Land Development Code until the new Code rewrite is completed.

Staff presents this request to the Commission and recommends approval.

Prepared by:

Amanda Hernandez, AICP	Senior Planner	November 26, 2013
Name	**Title**	**Date**

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.

PSA-13-01 Yarrington Commons Review

(By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**Map Amendment approved by Council (11/2013)**	

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21st Century Workforce	Provides / Encourages educational opportunities				**X**
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		**X**		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity		**X**		

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		**X**	**X**	**X**	**X**
Constraint by Class					
Cultural		**X**		**X** **A small portion of one of the properties and the auto dealership-owned property is part of an Archeological Site (2003)**	
Edwards Aquifer	**X**				
Endangered Species	**X**				**X** **Along Blanco River**
Floodplains	**X**	**X**		**X** **Along Blanco River**	**X** **Along Blanco River**
Geological	**X**				
Slope			**X**		
Soils	**X**		**X**		**X** **Along Blanco River**
Vegetation	**X**	**X**		**X** **Based on erosivity - small areas, mostly along Post Rd are Gruene Clay**	
Watersheds	**X**				
Water Quality Zone	**X**			**X** **Along Blanco River**	**X** **Along Blanco River**

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	Blanco River				
ANALYSIS FOR PSA ONLY	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Additional Impervious Cover Increase Anticipated					
This data is expected from the Meadows Center and will presented under separate cover					
Anticipated pollutants:					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – adjacent to Blanco Vista
Neighborhood Commission Area(s):	Sector 7
Neighborhood Character Study Area(s):	Not applicable at this time

PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

	YES	NO
Will Parks and / or Open Space be Provided?		
Will Trails and / or Green Space Connections be Provided?		
Parks and Trails are not indicated on the illustrative plan, however staff will recommend, at time of subdivision, the inclusion of parks & trails		

	Low (maintenance)		Medium		High (maintenance)
Wastewater Hotspot	X				
Water Hotspot	X				

Public Facility Availability

	YES	NO
Parks / Open Space within ¼ mile (walking distance)?	X	
Wastewater service available?	X	
Water service available?	X	

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	**Yarrington Road**	X				
	Post Road	X				
	IH 35 Frontage Road		X	X		
Future Daily LOS	**Yarrington Road**	→	X			
	Post Road	X	→	X		X
	IH 35 Frontage Road		→	→	→	X
	Future Collector from IH 35 to Post Road	X				

		N/A	Good	Fair	Poor
Sidewalk Availability	Sidewalks will be required at time of subdivision	X			

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?		X

Transportation Notes: The city's current thoroughfare plan indicates two collector roads connecting the IH 35 Frontage Road to Post Road. At the time of subdivision, the applicant will be required to comply with the Thoroughfare Plan. Depending on the date of subdivision, the applicant may be subject to the 2014 Transportation Master Plan, in which the City will review and update the current Thoroughfare Plan.

09/12

City of San Marcos

ZONING CHANGE APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	OCIE VEST	SLF III - HWY 360 & CAMP WISDOM, L.P. SLF II - SAN MARCOS, L.P.
Mailing Address:	5949 SHERRY LANE #1750 DALLAS, TX 75225	5949 SHERRY LANE #1750 DALLAS, TX 75225
Telephone No.:	214-239-2373	214-239-2373
E-mail address:	OVEST@STRATFORDLAND.COM	OVEST@STRATFORDLAND.COM

PROPERTY DESCRIPTION:

Street Address: (SEE ATTACHED LEGAL DESCRIPTION)

Subdivision: _____ **Block:** _____ **Lot(s):** _____

Other Description (if unplatted) (SEE ATTACHED LEGAL DESCRIPTION)

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

Appraisal District Tax ID No.: R 120844 **Acres:** 50.339

Lien Holder(s) - for notification purposes:

Name: N/A

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:** FUTURE DEVELOPMENT **Requested:** MF-24

Master Plan Designation: MEDIUM INTENSITY **Land Use Map Amendment Required?** NO

Present Use of Property: VACANT LAND / AGRICULTURE

Desired Use of Property/Reason for Change: MULTIFAMILY DEVELOPMENT

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: [signature] **Date:** 11/8/2013

Printed Name: OCIE VEST

APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

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: 12-10 Deadline: 11-8 Accepted By: Tony C Date: 11-15

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

11/8/2013
Date

FOR STAFF USE ONLY:

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

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

REVISED
FIELD NOTES
FOR
A 50.339 ACRE TRACT

Being a 50.339 acre tract of land situated in the William Ward Survey No. 3, Abstract No. 467, Hays County, Texas, being a part of a tract called 55.13 acres recorded in Volume 174, Page 152 (Second Tract), of the Deed Records of Hays County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 36°46' 29" E (reference Volume 1892, Page 3) between monumentation found along the Southeast line of Post Road (County Road No. 140), said 50.339 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a 1 ½" iron pipe found for the East corner of the above referenced 55.13 acre tract, being an interior corner of a 27.48 acre tract recorded in Volume 1892, Page 17 of the Official Public Records of Hays County, Texas, same being an interior corner of Lot 1, Nash Subdivision, recorded in Volume 11, Page 283 of the Map and Plat Records of Hays County, Texas, for the East corner of this tract;

THENCE: With the Southeasterly line of the above referenced 55.13 acre tract and along a Northwesterly line of said 27.48 acre tract, partly along said Lot 1, S 44°54' 15" W at 728.56 feet a ½" iron pin found for a West corner of said 27.48 acre tract, a West corner of said Lot 1, at 2192.69 feet a 1" pipe found on the Southeast line of the above referenced 55.13 acre tract, at 2346.78 feet a 60 D nail set near the water's edge of the Blanco River and continuing a total distance of 2398.76 feet to the centerline, more or less, of the Blanco River, for the South corner of the above referenced 55.13 acre tract, same being a Northeasterly line of a 219.77 acre tract recorded in Volume 956, Page 118 of the Official Public Records of Hays County, Texas, for the South corner of this tract;

THENCE: With the approximate centerline of the Blanco River, N 19°35' 11" W 383.56 feet, N°05 13' 34" W 584.99 feet, and N 35°06' 28" W 545.11 feet to the Southeasterly line of Post Road (County Road No. 140) (reference Yarrington to the State of Texas, Tract 1, 1.93 acres, Volume 106, Page 90), for the West corner of this tract;

THENCE: Continuing with the Southeast line of Post Road (County Road No. 140), the Southeast line of said Tract 1, 1.93 acres, in a curve to the left, having a radius of 633.0 feet, an arc length of 281.33 feet and a chord bearing and distance of N 47°14' 42" E 279.02 feet to a ½" iron pin found in same, for the West corner of that certain 2.96 acre tract recorded in Volume 2014, Page 875 of the Official Public Records of Hays County, Texas, for a corner of this tract;

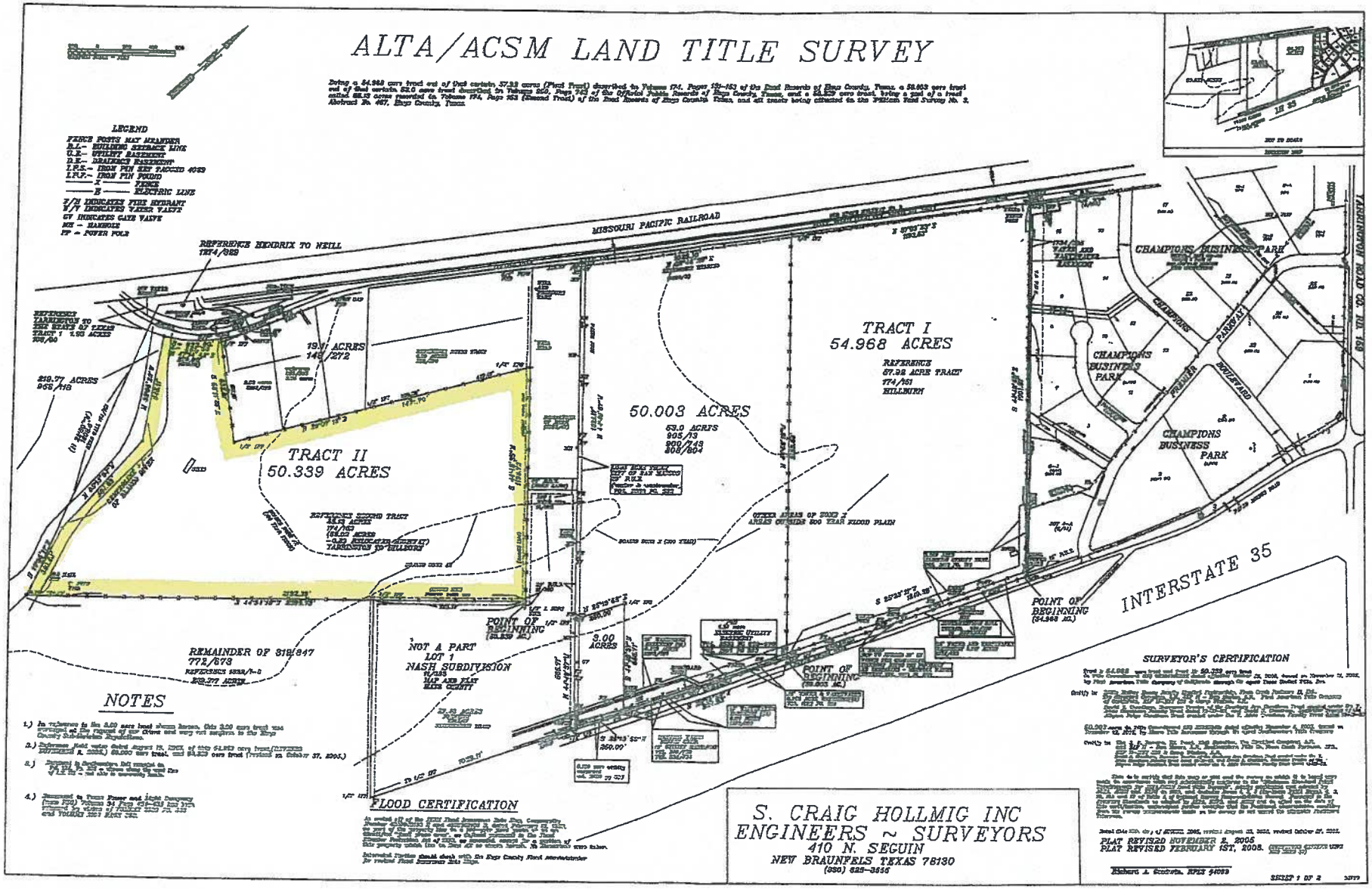
THENCE: Leaving the Southeast line of Post Road (County Road No. 140) and with the Southwest line of said 2.96 acre tract, S 53°11' 31" E 532.51 feet to a ½" iron pin found for the South corner of said 2.96 acre tract, for an original interior corner of the above referenced 55.13 acre tract, for an interior corner of this tract;

THENCE: With a Westerly line of the above referenced 55.13 acre tract, the Easterly line of a 19.1 acre tract recorded in Volume 149, Page 272 of the Deed Records of Hays County, Texas, N 29°07' 13" E 1471.70 feet to a ½" iron pin set for the North corner of the above referenced 55.13 acre tract, situated on a Southwesterly line of said 27.48 acre tract, for the North corner of this tract;

THENCE: With said Southwest line, the Northeast line of the above referenced 55.13 acre tract and partly with Lot 1, Nash Subdivision, S 44°48' 35" E 1193.72 feet to the Point of Beginning and containing 50.339 acres of land, more or less.

ALTA/ACSM LAND TITLE SURVEY

Being a 54.968 acre tract out of that certain 57.32 acres (First Tract) described in Volume 174, Page 151-153 of the Deed Records of Hays County, Texas, a 50.003 acre tract out of that certain 63.0 acre tract described in Volume 905, Page 743 of the Official Public Records of Hays County, Texas, and a 50.339 acre tract, being a part of a tract called 50.32 acres recorded in Volume 174, Page 153 (Second Tract) of the Deed Records of Hays County, Texas, and all tracts being situated in the William Reid Survey No. 2, Abstract No. 407, Hays County, Texas



Agenda Information

AGENDA CAPTION:

SCW-13-02 (206, 216 and 220 N. Edward Gary) Hold a public hearing and consider a request by John David Carson, on behalf of Carson Diversified Properties 2, LLC, for a SmartCode Warrant to allow an increase in height beyond the 5-story limit for a proposed 7-story building in a SmartCode T-5 zoning district at 206, 216 and 220 North Edward Gary Street

Meeting date: December 10, 2013

Department: Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL:

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

BACKGROUND:

The warrant request is for a proposed mixed use residential project located at the intersection of Hutchison and Edward Gary. The SmartCode specifies that an applicant may request additional height beyond the 5-story limit in a T5 zoning district by warrant.

The proposed structure is seven stories with six habitable stories. The first story is 20' in height and is designated as retail, a community center space and an outdoor streetside patio/dining space. This 20' first story wraps two levels of parking which is accessed from the alley. As a result, the building appears as six stories from the public frontages. The five floors above the first story are residential consisting of approximately 79 units (282 beds).

The request for additional height has been reviewed using Section 1.3 Intent, Article 6 Downtown Design Standards and the Height Strategy by Context table in the Downtown Design Guidelines. The request appears consistent with the design requirements of Article 6 and height strategy by context in the Guidelines. The request also appears to meet the intent of the SmartCode and staff recommends approval.

ATTACHMENTS:

Case Map
Staff Report
Statement of Intent
Application
Elevation
Floor plan

SCW-13-02
206, 216, & 220
N Edward Gary St
Map Date: 11/25/2013

Site Location
Notification Buffer (200 feet)

0 50 100 200 Feet

N

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.

SCW-13-02
SmartCode Warrant
Carson Diversified Properties 2, LLC
206, 216 and 220 N. Edward Gary

Summary:

Applicant:	Carson Diversified Properties 2, LLC 1911 Corporate Drive, Suite 102 San Marcos, TX 78666
Property Owners:	1. Applicant 2. Allen Manning Inc. 206 N. Edward Gary Street San Marcos, TX 78666
Applicant Request:	Request for a SmartCode Warrant to seek a deviation from Table 5.2 Building Configuration to allow additional height beyond the 5-story limit for a proposed 7-story building in a SmartCode-T5 Zoning District
Notification	Public hearing notification mailed on November 27, 2013.
Response:	None as of report date.

Property Area/Profile:

Location:	206, 216 and 220 N. Edward Gary
Legal Description:	Original Town of San Marcos, Block 4, Lots 5,6, Pt of 7
Frontage On:	Edward Gary and Hutchison
Neighborhood:	Downtown
Existing Zoning:	T5
Preferred Scenario Map:	High Intensity
Existing Utilities:	Adequate
Existing Use of Property:	Commercial

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	T5	Commercial/Retail
S of Property	T5	Commercial
E of Property	T5	Commercial/Residential
W of Property	T5	Commercial

Code Requirements:

A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the SmartCode, but is justified by the provisions of Section 1.3 Intent.

Height is regulated in the base SmartCode within the Building Configuration section (Table 5.2). Five stories are permitted by right in a T5 zoning district and additional height may be considered by warrant. The request must be determined to meet the Intent of the SmartCode in Section 1.3. Staff is also reviewing the request using the Height Strategy by Context table in the Downtown Design Guidelines. The Design Guidelines were developed in part to assist in the design review for the warrant process.

Comments from Other Departments:

None

Background:

The warrant request is for a proposed mixed use retail and residential project located at the southeast corner of the intersection of Hutchison and Edward Gary. The proposed structure is seven stories with six habitable stories. The first story is 20' in height and is designated as retail (4500 sf), a community center space (3250 sf) and an outdoor street-side patio/dining space (1250 sf). This 20' first story wraps two levels of parking which is accessed from the alley. Because the parking is wrapped, the building appears as six stories from the public frontages. The five floors above the first story are residential consisting of approximately 79 units (282 beds). It is expected that the final building design will fully comply with the design standards required in the base code's Article 6.

The site is zoned SmartCode-T5 Urban Center and is located in the Downtown Design Context as identified in the Downtown Design Guidelines.

Planning Department Analysis:

The request for additional height does meet the intent of the SmartCode as defined in Section 1.3 Intent. As a large mixed use residential project in the transition area between campus and downtown, the additional story would help meet the housing demand created by the University in a way that offers an opportunity to live a car-free lifestyle without negatively impacting surrounding properties. The project satisfies many of the Intent criteria as listed below and is characteristic of compact, pedestrian-oriented mixed use development that the SmartCode encourages.

Section 1.3 Intent

1.3.2 Region
b. That growth strategies should encourage Infill and redevelopment in parity with New Communities.
c. That development contiguous to urban areas should be integrated with the existing urban pattern.

1.3.3. The Community
a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
b. That neighborhoods and Regional Centers should be the preferred pattern of development and that districts specializing in a single use should be the exception.
c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
g. That Civic, Institutional, and Commercial activities should be embedded downtown, not isolated in remote single-use complexes.

1.3.4. The Block and The Building
a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.3.5. The Transect
a. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.

b. The Transect Zone descriptions in Table 1.1 constitute the intent of the Code with regard to general character.

The table referenced in 1.3.5(b) describes the intent and general character of each transect zone. In T5, the project should offer a mix of uses or contribute to a mixed use environment, be an attached building, contain street trees, and promote substantial pedestrian activity. The building must also be oriented to the street, define a street wall and contain one of the T-5 frontage types. As proposed, the project meets this intent.

Notable elements that contribute to the building design's consistency with the character of the T5 transect include:

- Designated outdoor street-side seating area on the principle A-Grid frontage (Hutchison);
- Retail on both frontages;
- Parking that is not visible from the public frontages because it is "wrapped" by the retail space;
- Vehicular access solely from the alley.

Downtown Design Guidelines

The Downtown Design Guidelines offer specific guidance for height requests with criteria to aid in review. Design Contexts have been assigned to different geographical areas within the SmartCode and height is considered in each context. This project is located in the Downtown Context, but is along the boundary of the University Edge Context as well.

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

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, there are key public views up to campus and down to Courthouse Square. New development should preserve and enhance these views.

The project is proposed in a block of downtown that does not contain any portion of the Courthouse Square Historic District boundary. Staff does not see the building height impacting the scale and character of the square.

Texas State University's Old Main is visible from Hopkins Street and Edward Gary though partially obstructed by a billboard and overhead utility lines. Staff believes this view would be further obstructed by the building, but would likely be impacted equally by a 5-story building (permitted by right).

Staff provides this request to the Commission for your consideration and recommends approval of the SmartCode Warrant for additional height based on the applicant's justification of intent and the proposed design features of the building.

Planning Department Recommendation:	
X	Approve as submitted
	Denial

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment on this application. After considering the public input, the Commission is charged with making a decision to approve or deny the Warrant.

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

- enables, encourages and qualifies the implementation of the SmartCode policies on Intent;
- is consistent with policies of the Comprehensive Plan and Downtown Master Plan;
- is compatible with the character and integrity of adjacent developments and the general intent of the Transect.

The following standards are not available for Warrants:

a. the maximum dimensions for traffic lanes;
b. the required provision of Rear Alleys; and
c. the Base Residential Densities.

Emily Koller	Planner	November 27, 2013
Name	**Title**	**Date**

PROJECT DESCRIPTION & JUSTIFICATION OF INTENT
The proposed development is a to-be-named mixed-use retail and residential project located on the southeast corner of E Hutchison St and N Edward Gary in downtown San Marcos. The structure is currently anticipated to consist of approximately 79 units (282 beds) of residential above approximately 4500 SF of retail, 1250 SF of associated street-side outdoor seating/patio, and a 3250 SF community center.

As a corner property, the structure will have two public frontages, one along E Hutchison and the other along N Edward Gary. Pedestrian access is planned to be taken off the public frontages. Vehicular access is planned to be taken off the abutting alley. From the public frontages, the building would display six stories with the residential uses occupying five floors above an approximately 20' first floor. Two stories of parking are concealed from the public frontages by the building. The applicant anticipates compliance with Article 6 of the SmartCode - Downtown Design Standards.

As a significant, mixed-use residential project located in the downtown, within one-block of the Texas State campus, and within the transit-oriented district, this project will help address housing demand created by Texas State in a manner that provides students an opportunity to live a car-free, pedestrian lifestyle within proximity to their daily needs and tasks. In addition, this project locates student-oriented housing in a location that minimizes ancillary impacts on the City at large (such as traffic congestion and conflicts with single-family housing) while still enabling students to participate in the downtown community. Lastly, the street retail product will provide additional services for the community at large to enjoy.

The project satisfies many of the Intent criteria as listed below and is characteristic of compact, pedestrian-oriented mixed-use development that both the SmartCode and the recently adopted comprehensive Master Plan (Vision San Marcos: A River Runs Through Us) encourage in the downtown activity center.

INTENT CRITERIA MET

1.3.2. THE REGION
b. That growth strategies should encourage infill and redevelopment in parity with New Communities.
c. That development contiguous to urban areas should be integrated with the existing urban pattern.

1.3.3 THE COMMUNITY
a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
g. That Civic, Institutional, and Commercial activities should be embedded downtown, not isolated in remote single-use complexes.

1.3.4 THE BLOCK AND THE BUILDING
a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.3.5. THE TRANSECT
a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
b. That the Transect Zone descriptions on Table 1.1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

Additional Property Owner (R41457)
A E Manning Inc
c/o Allen Manning
aem@triplecrownlive.com
(512) 618-2682

Authorization may be validated via email or cell phone.
Do not contact owner at place of business.

SCW-13-02

City of San Marcos
SMARTCODE WARRANT APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	Carson Diversified Properties 2, LLC	Same as applicant
Mailing Address:	1911 Corporate Dr. STE 102	see additional owner on attached
	San Marcos, TX 78666	
Telephone No.:	(512) 392-3322	
E-mail address:	johndavid@carsonproperties.net	

Property Address: 220 N Edward Gary, 216 N Edward Gary, 206 N Edward Gary
Legal Description (if platted): Lot 5, 6, PT of 7 Block 4 Subdivision Original Town of San Marcos
Tax ID Number: R 41455, 41456, and 41457 **Zoning District:** Smartcode T5

WARRANT REQUEST

1.5.2 A warrant is a ruling that would permit a practice that is not consistent with a specific provision of the Code but is justified by the provisions of Section 1.3 Intent.

Section of the SmartCode from which the deviation is sought: **As specified in Table 5.10k / Table 1.2k, applicant is requesting a warrant to allow additional height beyond the 5-story "by right" allowance for a proposed six story (seven story including parking deck concealed from public frontage) building in a Smart-Code T5 zoning district.**

Justification of Intent (provide additional narrative and exhibits as necessary):
See attached

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

☒ *I am the property owner of record; or*

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

Signature of Applicant: _____ Date: **Nov. 21, 2013**

To be completed by Staff:
Meeting Date: Dec 10
Accepted by: S. Keller
Application Deadline: Oct 28
Date: 11/21/13

RECEIVED
NOV 21 2013
BY: _____

CRAYCROFT | MCELROY | HENDRYX

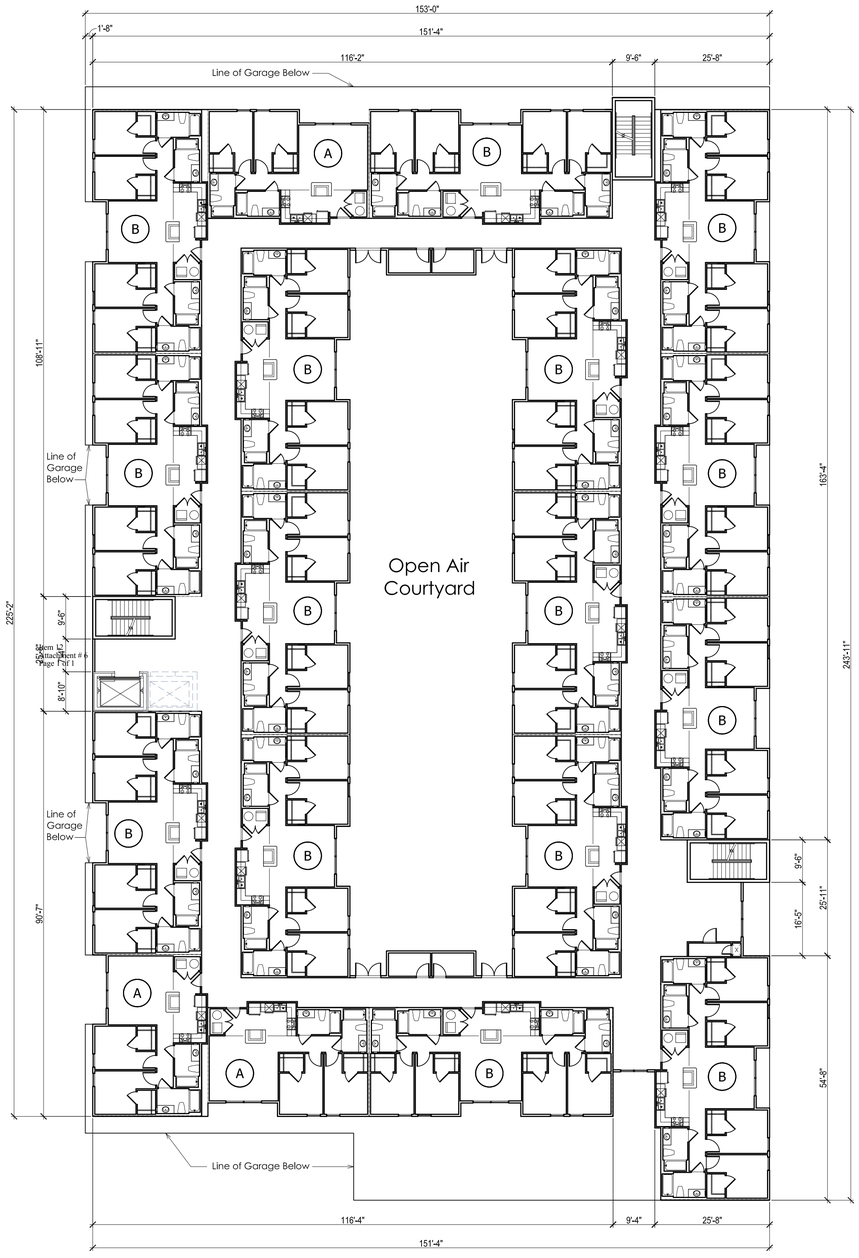
DOWNTOWN SAN MARCOS RETAIL + RESIDENTIAL DEVELOPMENT
NORTH EDWARD GARY ELEVATION

SCALE: 1'-0"=1/16"
DATE: 11/27/13

CRAYCROFT | MCELROY | HENDRYX

DOWNTOWN SAN MARCOS RETAIL + RESIDENTIAL DEVELOPMENT
HUCHISON STREET ELEVATION

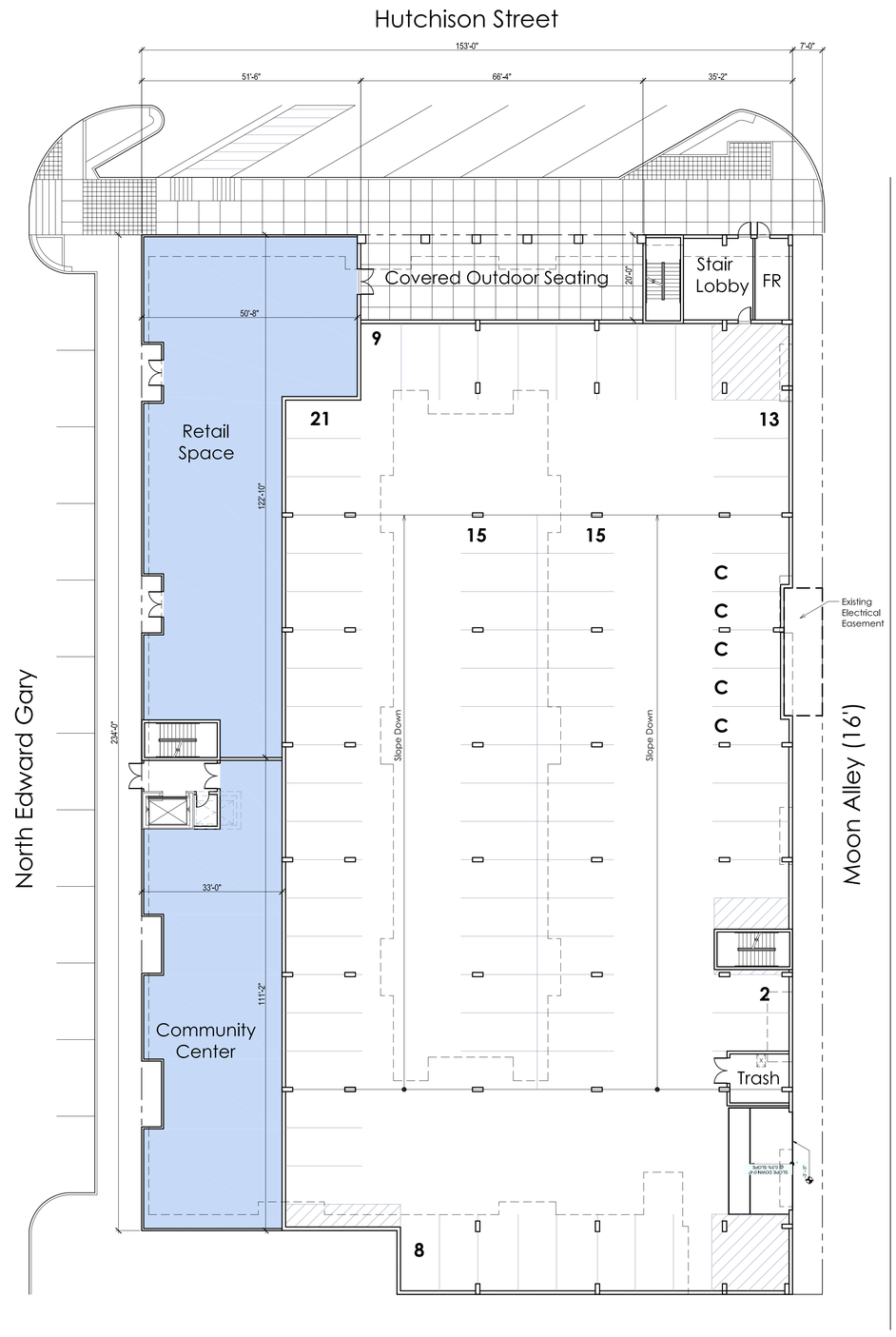
SCALE: 1'-0"=1/16"
DATE: 11/27/13



2 1ST FLOOR RESIDENTIAL PLAN @ PODIUM

1/16" = 1'-0"

(15) A Units = 30 Beds
(63) B Units = 252 Beds
Total = 282 Beds



1 PARKING GARAGE - STREET LEVEL

1/16" = 1'-0"

83 PARKING SPACES PER LEVEL

CRAYCROFT McELROY HENDRYX

4131 N. CENTRAL EXPRESSWAY, SUITE 750
DALLAS, TEXAS 75204
P: 214.522.6060
F: 214.522.6076
www.craycroft.net

© 2013 Craycroft McElroy Hendryx

THIS DOCUMENT IS THE SOLE PROPERTY OF CRAYCROFT McELROY HENDRYX, DALLAS, TEXAS. THE REPRODUCTION IN WHOLE OR IN PART OR THE MODIFICATION OF ANY DETAIL OR DESIGN DEPICTED MAY NOT BE MADE WITHOUT EXPRESS, WRITTEN CONSENT.

*** NOT FOR BIDDING, CONSTRUCTION NOR PERMITTING. ISSUED FOR COORDINATION & REVIEW ONLY ***

220 N. EDWARD GARY

SAN MARCOS, TEXAS

DATE
BID SET
PERMIT SET
CONSTRUCTION SET
REVISIONS

PROJECT NO. 13003

SHEET NO. w/ TITLE
DD1.01
Building Plans

Agenda Information

AGENDA CAPTION:

Development Services Report:
a. LDC Rewrite update
b. Downtown Implementation update

Meeting date: December 10, 2013

Department: Development Services

Funds Required: **Account Number:**

Funds Available: **Account Name:**

CITY COUNCIL GOAL:

BACKGROUND: