



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, February 25, 2020

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

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.

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of January 28, 2020.
2. PC-18-40_03 (La Cima, Phase 2, Section A) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 33.853 acres, more or less, out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)
3. PC-19-34 (La Cima, Phase 2, Section B) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 55.831 acres, more or less, out of the John Williams Survey, Abstract No. 490, the Patrick McGreal Survey, Abstract No. 308, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)
4. PC-19-65 (Cottonwood Creek, Phase 3, Unit 4) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas LP, for approval of a Final Plat for approximately 12.945 acres, more or less, out of the Farnam Frye and J.F. Geister Surveys, located at the intersection of Rattler Road and Adler Way. (T. Carpenter)

PUBLIC HEARINGS

5. ZC-20-03 (Sportsplex) Hold a public hearing and consider a request by Ed Theriot, on behalf of Outlet West Investors, Ltd., for a zoning change from "FD" Future Development and "GC," General Commercial to "PA," Planning Area District, for approximately 62.48 acres, more or less, out of the Edward Burleson Survey, generally located at the intersection of Commercial Loop and Gregsons Bend. (T. Carpenter)
6. ZC-20-04 (Mystic Canyon) Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from "FD" Future Development, to "SF-6" Single Family, for approximately 0.999 acres, more or less, out of the Benjamin J. White and Robert H. Williams Surveys, generally located near the intersection of Lancaster Street and Sunderland Cove. (T. Carpenter)
7. ZC-20-02 (Vantage 1) Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from "FD" Future Development to "CD-3" Character District 3, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)
8. ZC-20-05 (Vantage 2) Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from "FD" Future Development to "CD-4" Character District 4, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)
9. AC-20-01 (CD-4 Lot Width) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the maximum lot width requirements in Section 4.4.3.4 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)
10. AC-20-02 (Block Development in Excess of 50%) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the access and stub streets standards in Section 3.6.4.1(D)3 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)
11. CUP-20-04 (Green Mesquite BBQ) Hold a public hearing and consider a request by Green Mesquite BBQ for a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 200 Springtown Way, Ste. 124. (W. Parrish).

V. 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.

VI. 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:



Legislation Text

File #: ID#19-969, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the regular meeting of January 28, 2020.

Meeting date: February 25, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

File #: ID#19-969, **Version:** 1

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, January 28, 2020

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, January 28, 2020 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Present 9 - Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, Commissioner Travis Kelsey, and Commissioner William Agnew

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no speakers.

EXECUTIVE SESSION

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of January 14, 2020.
2. PC-19-57 (Blanco Vista, Tract M-2) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 17.445, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road. (A. Brake)

A motion was made by Commissioner Gleason, seconded by Commissioner Dillon, that the Consent Agenda be approved. The motion carried by the following vote:

For: 9 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore, Commissioner Kelsey and Commissioner Agnew

Against: 0

PUBLIC HEARINGS

3. CUP-20-20 (Freddy C's Lounge) Hold a public hearing and consider a request by Freddy C's Lounge to expand an existing Conditional Use Permit to allow for the sale of mixed alcoholic beverages for on-premise consumption at 141 E Hopkins Street. (T. Carpenter)

Chair Garber opened the Public Hearing.

Tory Carpenter, Planner, gave an overview of the request.

Jamie Frailicks, owner, 209 Lake Gln, spoke in favor of the item. He said they are asking to extend the service area.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Rand, seconded by Commissioner Dillon, that CUP-20-02 (Freddy C's Lounge) be approved with the following conditions: 1.) The permit shall be valid for three (3) years provided standards are met; 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 3.) No speakers or live amplified music shall be permitted in the outdoor areas. The motion carried by the following vote:

For: 8 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Agnew

Against: 0

Recused: 1 - Commissioner Kelsey

4. ZC-20-01 (La Cima, Phase 1, Section 2) Hold a public hearing and consider a request by Natural Development, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family - 4.5, for approximately 56.923 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

Chair Garber opened the Public Hearing.

Alison Brake, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Gleason, seconded by Commissioner Kelsey, that ZC-20-01 (La Cima, Phase 1, Section 2) be approved. The motion carried by the following vote:

For: 9 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason,
Commissioner Haverland, Commissioner McCarty, Commissioner Rand,
Commissioner Moore, Commissioner Kelsey and Commissioner Agnew

Against: 0

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 6:18 p.m.

Notice of Assistance at the Public Meetings

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:



Legislation Text

File #: PC-18-40_03, **Version:** 1

AGENDA CAPTION:

PC-18-40_03 (La Cima, Phase 2, Section A) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 33.853 acres, more or less, out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)

Meeting date: February 25, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: N/A

Comprehensive Plan Element (s):

- Economic Development
- Environment & Resource Protection
- Land Use
- Neighborhoods & Housing
- Parks, Public Spaces & Facilities
- Transportation
- Core Services
- Not Applicable

Master Plan: N/A

Background Information:

The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement. This section is within the single-family portion of the development and provides for the development of 129 residential lots and one open space lot. The La Cima H.O.A. will be responsible for the maintenance of the open space lots. The proposed plat is consistent with development standards set forth in the Development Agreement.

Council Committee, Board/Commission Action:

Alternatives:

Recommendation:

Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 of the Development Code and recommends **approval** of PC-18-40_03.

Plat - Final	La Cima, Phase 2, Section A
PC-18-40_03	



Summary

Request:	Consideration of a Final Plat with 129 single-family residential lots.		
Applicant:	Doucet & Associates 7401 B. Highway 71 W. Suite 160 Austin, TX 78735	Property Owner:	LCSM Ph. 2, LLC 303 Colorado Street Suite 2300 Austin, TX 78701
Parkland Required:	N/A – will be handled in a future phase	Utility Capacity:	Adequate / By Developer
Accessed from:	West Centerpoint Road and Central Park Loop	New Street Names:	Fountain Grass Drive, Teakmill Trail, Trailing Lantana Lane, Pin Cherry Pass, Heartleaf Road, Missouri Primrose Lane

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	West of the intersection of Old Ranch Road 12 and Wonder World Drive		
Acreage:	33.853 acres	PDD/DA/Other:	Resolution # 2018-75R
Existing Zoning:	ETJ	Preferred Scenario:	Area of Stability / Low Intensity Zone
Proposed Use:	Single-family Residential		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone
South of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone
East of Property:	SF-4.5	Single-family	Area of Stability/ Low Intensity Zone
West of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A Title : Historic Preservation Officer & Planner Date: February 6, 2020					

Plat - Final

PC-18-40_03

La Cima, Phase 2, Section A



History

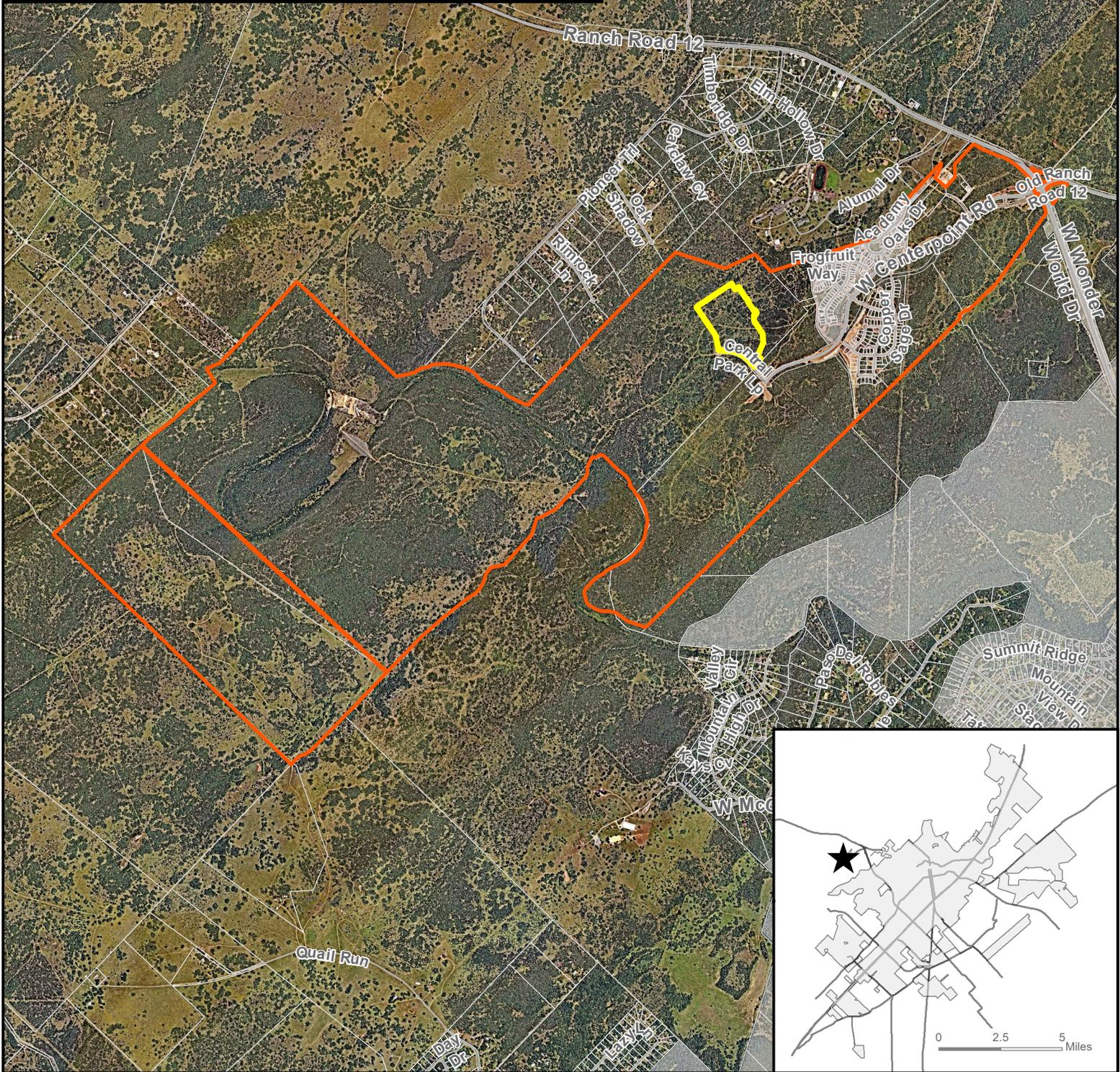
The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement. This section is within the single-family portion of the development and provides for the development of 129 residential lots and one open space lots. The La Cima H.O.A. will be responsible for the maintenance of the open space lot. The proposed plat is consistent with development standards set forth in the Development Agreement.

Additional Analysis

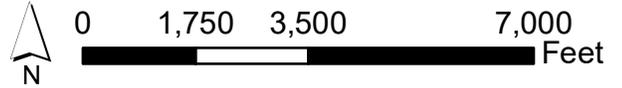
The Preliminary Plat that encompassed this section of Phase 2 was approved by the Planning and Zoning Commission on September 25, 2018.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
<u>X</u>			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.

PC-18-40_03 Aerial View La Cima Phase II Section A Final Plat



- ★ Site Location
- La Cima Boundary
- Subject Property
- Parcel
- City Limit

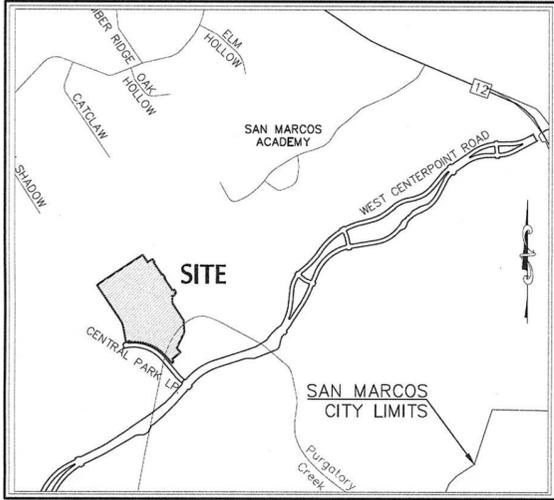


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/11/2020

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

- EXISTING PROPERTY LINE
- SUBDIVISION LINE
- SIDEWALKS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WWE WASTEWATER LINE EASEMENT
- VOL. VOLUME
- P.G. PAGE
- R.O.W. RIGHT-OF-WAY
- DOC # DOCUMENT NUMBER
- Ac. ACRES
- D.E. DRAINAGE EASEMENT
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

- UTILITY: WATER/WASTEWATER: CITY OF SAN MARCOS
- ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
- GAS: CENTERPOINT ENERGY
- TELEPHONE/CABLE: CHARTER COMMUNICATIONS (DBA SPECTRUM)
- EMERGENCY SERVICES: HAYS COUNTY ESD#3
- SCHOOL DISTRICT: SAN MARCOS CONSOLIDATED ISD

SURVEYORS NOTES:
 BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00009768.
 UNITS: U.S. SURVEY FEET.
 THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.
 THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

WILLIAM SMITHSON SURVEY,
 ABSTRACT NO. 419

JOHN WILLIAMS SURVEY,
 ABSTRACT NO. 490

FINAL PLAT
 LA CIMA
 PHASE 2, SECTION A
 HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 TBPLS Firm #10105800 / TBPE Firm #3937

Date:	10-24-2019
Scale:	1"=100'
Drawn by:	JWF
Reviewer:	EAP/GC
Project:	1722-001
Sheet:	1 of 2
Field Book:	-
Party Chief:	-
Survey Date:	-

Line Table		
Line	Length	Direction
L1	60.00	N51°17'50"E
L2	148.50	S33°38'28"E
L3	27.66	N56°21'32"E
L4	53.00	S33°38'28"E
L5	53.00	S33°38'28"E
L6	53.00	S33°44'06"E
L7	47.51	S33°32'12"E
L8	53.00	S49°53'37"W
L9	128.50	S49°53'37"W
L10	91.70	S43°39'11"E
L11	168.79	S49°53'23"W
L12	26.21	S15°16'52"W
L13	31.45	S41°41'18"E
L14	36.81	S42°20'06"W
L15	142.73	N40°06'37"W
L16	64.90	S80°00'46"W
L17	64.28	N36°56'16"W
L19	56.25	S31°11'04"E
L20	61.48	S26°55'23"E
L21	64.25	S19°52'08"E
L22	61.01	S14°11'02"E
L23	61.37	S08°37'48"E
L24	61.01	S03°04'34"E
L25	130.00	S89°41'33"W
L26	74.13	S17°53'36"W
L27	71.60	S24°31'25"W
L28	62.81	N30°38'20"E
L29	53.79	S34°09'52"W
L31	3.72	S30°04'43"E
L32	45.12	S30°35'59"E
L33	13.57	S30°04'43"E
L34	29.66	S15°29'21"E
L35	44.37	S13°55'30"E
L36	44.13	S05°30'07"E
L37	44.05	S02°23'58"W
L38	45.02	S10°22'50"W
L39	44.61	S18°24'41"W
L40	44.37	S26°23'02"W
L41	48.10	S33°21'07"W
L42	57.20	N68°50'43"W
L43	64.36	N63°51'51"E
L44	64.36	N70°12'33"E
L45	64.36	N76°33'15"E
L46	130.00	N10°16'24"W
L47	50.00	N10°16'24"W
L48	50.00	N10°16'24"W
L49	48.50	N10°16'24"W
L50	58.64	S20°37'53"E
L51	9.38	S22°59'24"E
L52	37.41	S24°36'44"E
L53	29.69	S26°56'17"E
L54	20.59	N28°40'52"W
L55	50.05	S31°07'48"E
L56	11.19	S33°15'11"E
L57	11.26	S10°16'24"E
L58	100.00	N56°21'32"E

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	110.12	270.00	23°22'	N21°57'26"W	109.36
C2	41.52	470.00	5°04'	N36°10'19"W	41.51
C3	23.56	15.00	90°00'	S11°21'32"W	21.21
C4	23.56	15.00	90°00'	S78°38'28"E	21.21
C5	23.56	15.00	90°00'	S11°21'32"W	21.21
C6	23.56	15.00	90°00'	S78°38'28"E	21.21
C7	23.53	15.00	89°54'	S11°24'40"W	21.19
C8	45.14	400.00	6°28'	S36°52'26"E	45.11
C9	665.80	685.00	55°41'	N67°57'14"W	639.90
C10	29.69	20.22	84°09'	N53°28'10"W	27.10
C11	46.82	526.49	5°06'	N36°10'19"W	46.80
C12	23.56	15.00	90°00'	S78°38'28"E	21.21
C13	23.56	15.00	90°00'	S11°21'32"W	21.21
C14	23.56	15.00	90°00'	N78°38'28"W	21.21
C15	23.56	15.00	90°00'	N11°21'32"E	21.21
C16	23.56	15.00	90°00'	S78°38'28"E	21.21
C17	23.56	15.00	90°00'	S11°21'32"W	21.21
C18	134.59	330.00	23°22'	N21°57'26"W	133.66
C19	23.56	15.00	90°00'	S55°16'24"E	21.21
C20	158.02	398.50	22°43'	N68°22'00"E	156.99
C21	37.22	23.50	90°45'	N11°38'04"E	33.45
C22	23.56	15.00	90°00'	N78°38'28"W	21.21
C23	23.56	15.00	90°00'	S11°21'32"W	21.21
C24	20.35	25.00	46°38'	S57°03'17"E	19.79
C25	160.02	50.00	183°22'	N11°18'41"E	99.96
C26	19.89	25.00	45°35'	S80°11'55"W	19.37
C27	175.92	451.50	22°19'	N68°33'53"E	174.81
C28	23.56	15.00	90°00'	S34°43'36"W	21.21
C29	23.56	15.00	90°00'	N78°38'28"W	21.21
C30	531.16	448.50	67°51'	N00°17'11"E	500.66
C31	30.12	20.00	86°18'	N77°22'01"E	27.35
C32	30.12	19.93	86°36'	S08°53'42"E	27.34
C33	593.93	501.50	67°51'	N00°17'11"E	559.82
C34	23.56	15.00	90°00'	S11°21'32"W	21.21
C35	23.56	15.00	90°00'	N78°38'28"W	21.21
C36	51.12	453.00	6°28'	S36°52'26"E	51.09
C39	314.16	60.00	300°00'	N51°17'50"E	60.00

IMPERVIOUS COVER (I.C.) SUMMARY	
AREA (AC.)	33.85
NUMBER OF LOTS 50' X 125'	127
NUMBER OF LOTS 60' X 125'	2
TOTAL LOTS	129
LOTS 50' X 125' I.C. (SQ. FT.)	476,250
LOTS 60' X 125' I.C. (SQ. FT.)	9,000
TOTAL LOTS I.C. (AC.)	11.14
ROADWAY/SIDEWALK I.C. (AC.)	5.56
DRIVEWAYS I.C. (AC.)	0.45
CUL-DE-SACS (AC.)	0.22
TOTAL IMPERVIOUS COVER (AC.)	17.37
PERCENT IMPERVIOUS COVER	51.31

ALL LOTS ON THIS PLAT EXCEPT LOT 3 BLOCK A AND LOT 4 BLOCK A ARE LIMITED TO 3,750 SQ. FT. OF IMPERVIOUS COVER. LOT 3 BLOCK A AND LOT 4 BLOCK A ARE LIMITED TO 4,500 SQ. FT. OF IMPERVIOUS COVER

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	5
TOTAL NUMBER OF LOTS	133
RESIDENTIAL LOTS	129
DRAINAGE EASEMENT LOTS	3
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	1
TOTAL OVERALL ACREAGE	33.853



KNOW ALL MEN BY THESE PRESENTS §
STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, LCSM PH. 2, LLC, A LIMITED PARTNERSHIP BY AND THROUGH BRYAN LEE, GENERAL MANAGER, LCSM PH. 2, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 303 COLORADO STREET, SUITE 2300, AUSTIN, TEXAS 78701, BEING THE OWNER OF 33.853 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES AS DESCRIBED IN FILE NO. 18022545, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 33.853 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 2, SECTION A

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, LCSM PH. 2, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019 A.D.

BRYAN W. LEE, GENERAL MANAGER DATE
LCSM PH. 2, LLC
303 COLORADO STREET, SUITE 2300
AUSTIN, TEXAS 78701

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES:
IN AND FOR THE STATE OF TEXAS

LIENHOLDER CONSENT
TEXAS REGIONAL BANK

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES:
IN AND FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF HAYS §

I, JENNIFER J. PAISLEY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

JENNIFER J. PAISLEY, P.E. DATE
TEXAS REGISTRATION NO. 91109
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

CORNER LOT FRONTAGES		
BLOCK	LOT	STREET NAME THAT LOTS FRONT
A	21	HEARTLEAF ROAD
A	22	PIN CHERRY PASS
B	3	FOUNTAIN GRASS DRIVE
B	17	MISSOURI PRIMROSE LANE
B	18	HEARTLEAF ROAD
C	1	FOUNTAIN GRASS DRIVE
C	7	FOUNTAIN GRASS DRIVE
C	8	MISSOURI PRIMROSE LANE
C	15	MISSOURI PRIMROSE LANE
D	1	TRAILING LANTANA LANE
D	16	PIN CHERRY PASS
D	20	PIN CHERRY PASS
D	35	TEAKMILL TRAIL
E	1	TEAKMILL TRAIL

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., IN THE PLAT

RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

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

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

TOM POPE, R.S., C.F.M., FLOODPLAIN ADMINISTRATOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS APPROVAL CERTIFICATE
APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2019, BY THE PLANNING ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEERING DATE

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

RECORDING SECRETARY DATE

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF HAYS §

I, GARRETT CAVAIUOLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GARRETT CAVAIUOLO, R.P.L.S. DATE
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
512.583.2600
GC.CAVAIUOLO@DOUCETENGINEERS.COM



STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
FOUNTAIN GRASS DRIVE	60' R.O.W.	37'	1,133.2
TEAKMILL TRAIL	53' R.O.W.	33'	1,029.5
TRAILING LANTANA LANE	53' R.O.W.	33'	1,029.5
PIN CHERRY PASS	53' R.O.W.	33'	757.1
HEARTLEAF ROAD	53' R.O.W.	33'	1,206.9
MISSOURI PRIMROSE LANE	53' R.O.W.	33'	566.3
TOTAL			6,022 LF

AREA TABLES PHASE 2, SECTION A:

- TOTAL ACREAGE: 33.853 ACRES.
THIS PROJECT CONTAINS 133 LOTS, AVERAGING 0.200 AC. THERE ARE:
0 LOTS > 10 AC;
0 LOTS BETWEEN 10 AC AND 5 AC;
2 LOTS BETWEEN 5 AC AND 2 AC;
0 LOTS BETWEEN 2 AC AND 1 AC;
131 LOTS < 1 AC.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 7.249 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,022 LINEAR FEET.

AQUIFER NOTE:

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

THE HAYS COUNTY BEST AVAILABLE FLOODPLAIN BOUNDARY IS BASED ON HAYS COUNTY, USACE, GBRA PHASE 3 FLOOD STUDY AND ON THE PRELIMINARY FEMA MAPS. ACCORDING TO THE EXISTING FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0369F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, THE TRACT LIES WITHIN IN ZONE X.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

ACCORDING TO CITY-ADOPTED FLOOD MAPS AND MODEL, A PORTION OF THIS PROPERTY IS SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS, CHAPTER 39.

NOTES:

- THIS PROJECT IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
- BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 2 ON JUNE 10, 2019.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS (AS SHOWN BY DOTTED LINE ON PLT), INCLUDING EAST SIDE OF CENTRAL PARK LOOP (WEST SIDE WAS CONSTRUCTED WITH CENTRAL PARK LOOP). THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO 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.
- HOA WILL MAINTAIN SIDEWALK/TRAILS IN PUBLIC AREAS, AND HOMEOWNER WILL MAINTAIN SIDEWALKS ASSOCIATED WITH THE LOT.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH. 2, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-131R, APPROVED SEPTEMBER 16, 2014, AND AMENDED ON MAY 15, 2018, RESOLUTION 2018-75R.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA CIMA, AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN DOCUMENT NO. 17044512, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY.
- THIS SUBDIVISION IS SUBJECT TO AND SHALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY.

—AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURGATORY CREEK PARKLAND DEDICATION, AND CENTERPOINT RIGHT-OF-WAY DEDICATION" (EXECUTED JUNE 2, 2015)

—HAYS COUNTY LICENSE AGREEMENT (EXECUTED AUGUST 28, 2015)

- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS SHOWN HEREON AND ANY DETENTION OR WATER QUALITY STRUCTURES FOUND WITHIN THEM.
- DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- PROPOSED ROADWAYS ARE TO BE PUBLIC
- SECOND MEANS OF FIRE ACCESS SHALL BE PROVIDED BY AN ACCESS EASEMENT ON LOT 95 BLOCK A WHICH GOES TO THE CUL-DE-SAC ON STRAWBERRY STREET (IN PHASE I, SECTION I).
- THE FOLLOWING CITY OF SAN MARCOS GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

#15
ALUMINUM DISK IN
CONCRETE
N: 13875309.88
E: 2294908.33
ELEV: 766.33

#19
ALUMINUM DISK IN
CONCRETE
N: 13870274.07
E: 2296197.06
ELEV: 713.25

**FINAL PLAT
LA CIMA
PHASE 2, SECTION A
HAYS COUNTY, TEXAS**

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	10-24-2019
Scale:	1"=100'
Drawn by:	JWF
Reviewer:	EAP/GC
Project:	1722-001
Sheet:	2 of 2
Field Book:	-</

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

Updated: March, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Jennifer Paisley, P.E., LEED AP	Property Owner	Lazy Oaks Ranch, LP
Applicant's Mailing Address	7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	Owner's Mailing Address	303 Colorado St., Ste. 2300 Austin, TX 78701
Applicant's Phone #	512-583-2600	Owner's Phone #	512-457-8000
Applicant's Email	jpaisley@doucetengineers.com	Owner's Email	dougg@nd-austin.com

PROPERTY INFORMATION

Proposed Subdivision Name: La Cima Phase II Section 1 Final Plat

Subject Property Address or General Location: Central Park Loop

Acres: 32.2198 ac Tax ID #: R 18169, R143368

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: 1 Current Land Use: Vacant

Proposed Number of Lots: 125 Proposed Land Use: Single-family residential

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$1,250 plus \$100 per acre Technology Fee \$11 MAXIMUM COST \$2,511

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

To be completed by Staff: Date Submitted: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____ Contact Date for Supplemental Info: _____

Supplemental Info Received (required w/in 5 days of contact): _____

Application Returned to Applicant: _____ Application Accepted for Review: _____

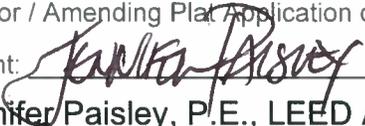
Comments Due to Applicant: _____ Resubmittal Date: _____ P&Z Meeting: _____

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or 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 (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant:  Date: 7/18/18

Printed Name: Jennifer Paisley, P.E., LEED AP

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant:  Date: 7/18/18

Printed Name: Jennifer Paisley, P.E., LEED AP

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Reprinted Tax Receipt
- Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

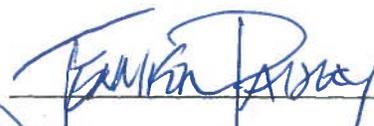
AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

Bryan Lee, Manager,
I, Lazy Oaks Ranch, LP (owner) acknowledge that I am the rightful owner of the
property located at W. Centerpoint Rd. (address).

Jennifer Paisley, PE, LEED AP
Doucet & Associates, Inc.
I hereby authorize _____ (agent name) to serve as my
agent to file this application for Final Subdivision Plat (application type),
and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 5/22/18

Printed Name: Bryan Lee, Manager, Lazy Oaks Ranch, LP

Signature of Agent:  Date: 5/28/2018

Printed Name: Jennifer Paisley, PE, LEED AP

To be completed by Staff: Case # _____ - _____ - _____

LA Loma Phase 2

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedernales Electric Cooperative

Applicable Utility Service Code(s): A, D

Comments / Conditions: EASEMENTS FOR ELECTRIC SERVICE WILL BE NEGOTIATED DURING APPLICATION & CONSTRUCTION PLANNING PROCESS.

Signature of Electric Company Official: [Signature]

Title: DESIGNER Date: 3/20/18

GAS UTILITY SERVICE ACKNOWLEDGEMENT

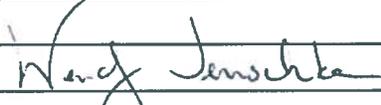
Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- 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. Easement(s) are needed within the subject property

Name of Gas Service Provider: Centerpoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: 

Title: Operations Supervisor - San Marcos Area Date: 3/19/18

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Telephone Service Provider: Charter Communications

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Telephone Company Official: Kevin J. Rooney

Title: Construction Supervisor Date: 03/23/18

La Cima

WATER 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. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: water line extensions are under construction

Signature of Water Official: Tony Tolencia

Title: Water Dist Manager Date: 3-19-18

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

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: All wastewater infrastructure to be constructed by developer.

Signature of Wastewater Official: *Lloyd Jones*

Title: Wastewater Collections manager Date: 3-21-18

March 21, 2018

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for La Cima Phase 2

Doucet & Associates, Inc. is authorized to act as Agents for Lazy Oaks Ranch, LP, owner of the 102.8 acres of land per deed Volume 3772 Pg. 232-248, Official Public Records of Hays County, Texas, project is locally known as the proposed La Cima Phase 2 with regard to coordinating, submitting and processing the Preliminary Plat, Watershed Protection Plan Phase 2, Public Improvement Construction Plans, Final Plats, Site Preparation Permits and all other applications as necessary to complete the site plan approval process with the various Authorities Having Jurisdiction.

If you should have any questions, please contact me per the information provided on the applications submitted to each jurisdictional authority.

Lazy Oaks Ranch, L.P.

By:



Signed by



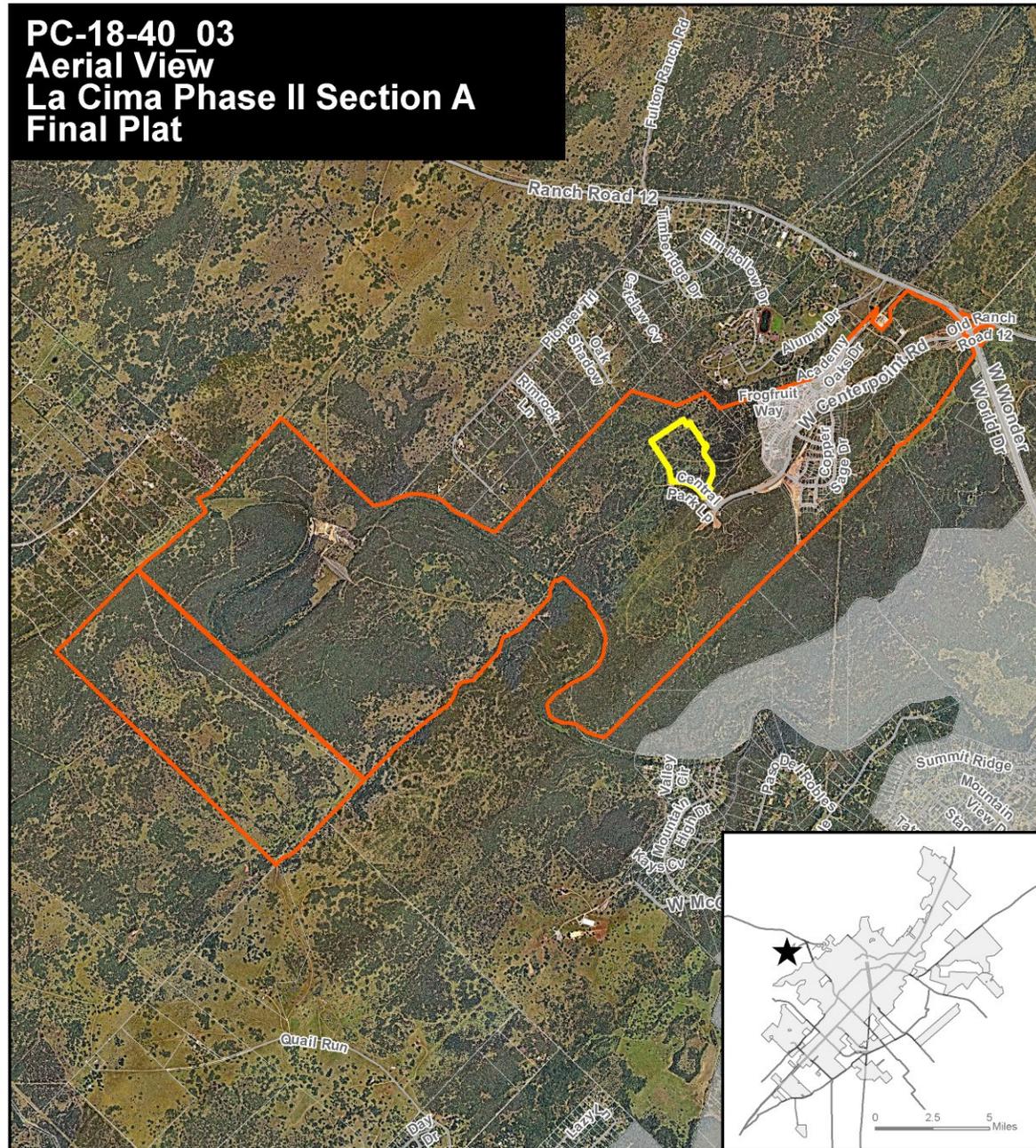
Printed Name and Title

PC-18-40_03 (La Cima, Phase 2, Section A Final Plat)

Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 33.853 acres, more or less, out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive
(A.Brake)

PC-18-40_03
 Aerial View
 La Cima Phase II Section A
 Final Plat

- +/- 33.853 acres
- La Cima Development Agreement (Resolution 2018-75R)
- Allows for the development of 129 single-family residential lots and 1 HOA-maintained open space lot.



★ Site Location	La Cima Boundary
Subject Property	
Parcel	
City Limit	

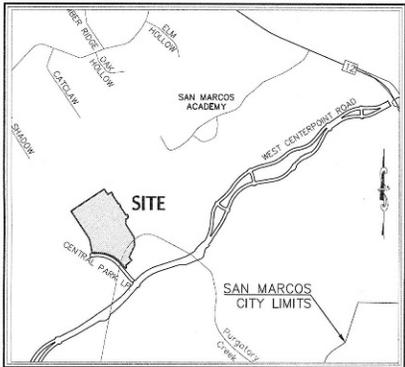


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/11/2020

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

- EXISTING PROPERTY LINE
- SUBDIVISION LINE
- SIDEWALKS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WWE WASTEWATER LINE EASEMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- DOC # DOCUMENT NUMBER
- AC. ACRES
- D.E. DRAINAGE EASEMENT
- PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

- UTILITY:
- WATER/WASTEWATER: CITY OF SAN MARCOS
- ELECTRIC:
- FEDERALS ELECTRIC COOPERATIVE
- GAS: CENTERPOINT ENERGY
- TELEPHONE/CABLE:
- CHARTER COMMUNICATIONS (DBA SPECTRUM)
- EMERGENCY SERVICES:
- HAYS COUNTY ESD#3
- SCHOOL DISTRICT:
- SAN MARCOS CONSOLIDATED ISD

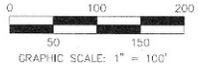
SURVEYORS NOTES:
 BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH: 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000009768.
 UNITS: U.S. SURVEY FEET.
 THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE, AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.
 THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

WILLIAM SMITHSON SURVEY,
 ABSTRACT NO. 418

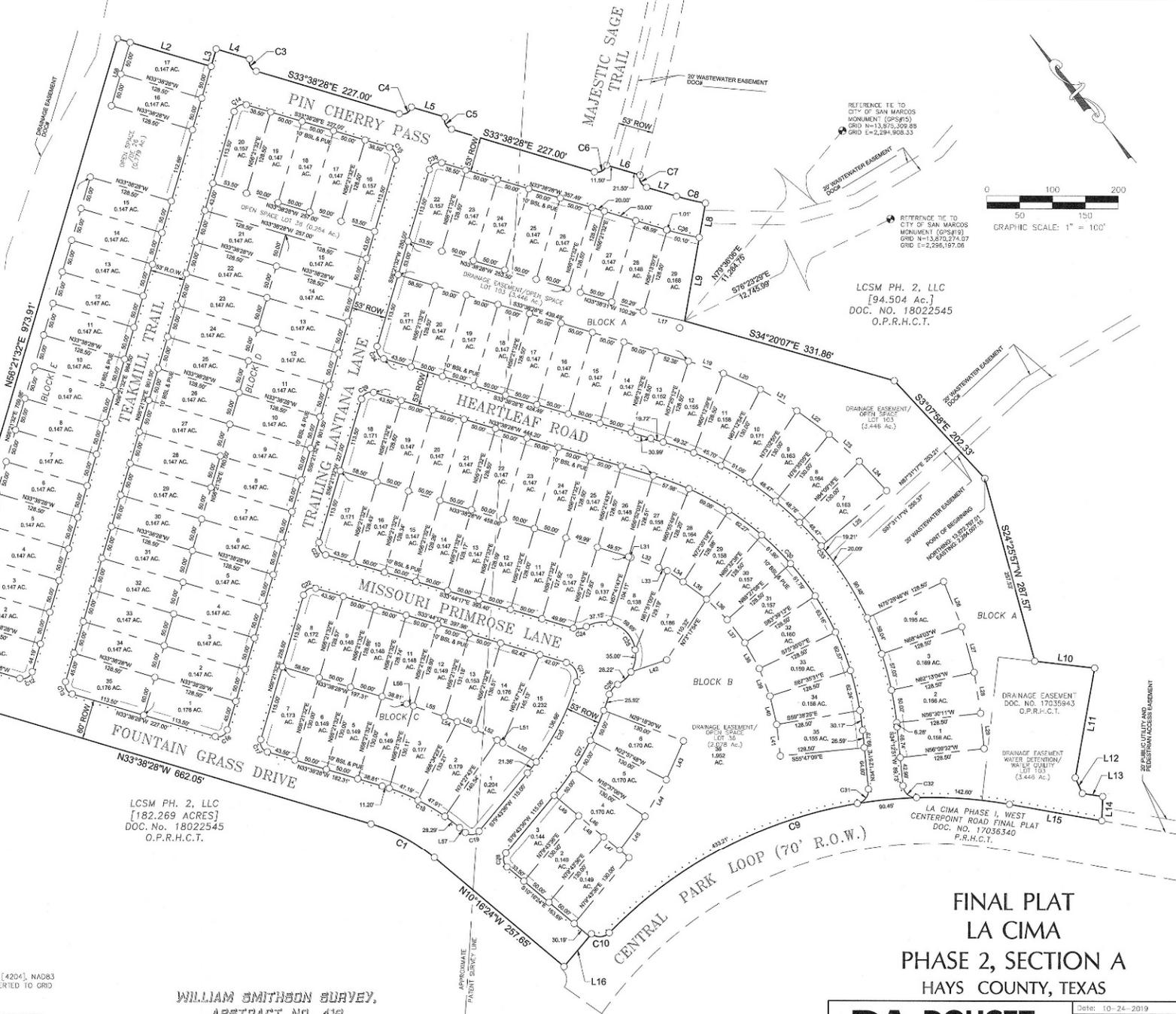
JOHN WILLIAMS SURVEY,
 ABSTRACT NO. 480

REFERENCE T.E. TO CITY OF SAN MARCOS MONUMENT (GPS#19) GRID N=13,875,209.88 GRID E=2,294,908.33

REFERENCE T.E. TO CITY OF SAN MARCOS MONUMENT (GPS#19) GRID N=13,875,224.97 GRID E=2,296,197.08



LCSM PH. 2, LLC
 [94.504 AC.]
 DOC. NO. 18022545
 O.P.R.H.C.T.



FINAL PLAT
 LA CIMA
 PHASE 2, SECTION A
 HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 TBL5 Firm #10105800 / TBPE Firm #3937

Date:	10-24-2019
Scale:	1"=100'
Drawn by:	JWF
Reviewer:	EAP/JCC
Project:	1722-001
Sheet:	1 of 2
Field Book:	---
Party Chg#:	---
Survey Date:	---

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Development Agreement and the San Marcos Development Code and recommends **approval** of PC-18-40_03 as submitted.



Legislation Text

File #: PC-19-34, **Version:** 1

AGENDA CAPTION:

PC-19-34 (La Cima, Phase 2, Section B) Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 55.831 acres, more or less, out of the John Williams Survey, Abstract No. 490, the Patrick McGreal Survey, Abstract No. 308, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)

Meeting date: February 25, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: N/A

Comprehensive Plan Element (s):

- Economic Development
- Environment & Resource Protection
- Land Use
- Neighborhoods & Housing
- Parks, Public Spaces & Facilities
- Transportation
- Core Services
- Not Applicable

Master Plan: N/A

Background Information:

The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement. This section is within the single-family portion of the development and provides for the development of 120 residential lots, three open space lots, and six drainage easement lots. The La Cima H.O.A. will be responsible for the maintenance of the open space lots. The proposed plat is consistent with development standards set forth in the Development Agreement.

Council Committee, Board/Commission Action:

Alternatives:

Recommendation:

Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 of the Development Code and recommends **approval** of PC-19-34.

Plat - Final	La Cima, Phase 2, Section B
PC-19-34	



Summary

Request:	Consideration of a Final Plat with 120 single-family residential lots.		
Applicant:	Doucet & Associates 7401 B. Highway 71 W. Suite 160 Austin, TX 78735	Property Owner:	LCSM Ph. 2, LLC 303 Colorado Street Suite 2300 Austin, TX 78701
Parkland Required:	N/A – will be handled in a future phase	Utility Capacity:	Adequate / By Developer
Accessed from:	West Centerpoint Road and Central Park Loop	New Street Names:	Lambs Ear Pass, Teakmill Trail, Trailing Lantana Lane, Pin Cherry Pass, Majestic Sage Trill, Carolina Jasmine Drive

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	West of the intersection of Old Ranch Road 12 and Wonder World Drive		
Acreage:	55.831 acres	PDD/DA/Other:	Resolution # 2018-75R
Existing Zoning:	ETJ	Preferred Scenario:	Area of Stability / Low Intensity Zone
Proposed Use:	Single-family Residential		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone
South of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone
East of Property:	SF-4.5	Single-family	Area of Stability/ Low Intensity Zone
West of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A Title : Historic Preservation Officer & Planner Date: February 20, 2020					

Plat - Final

La Cima, Phase 2, Section B

PC-19-34



History

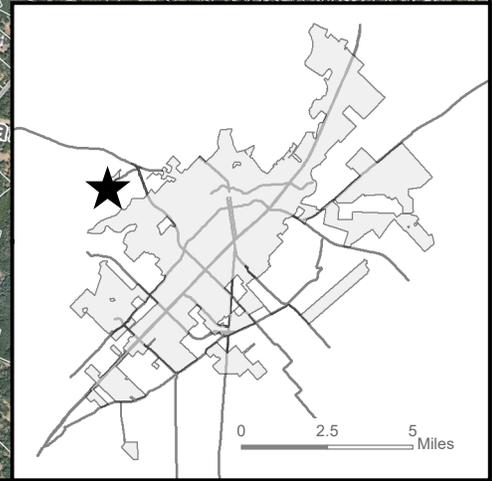
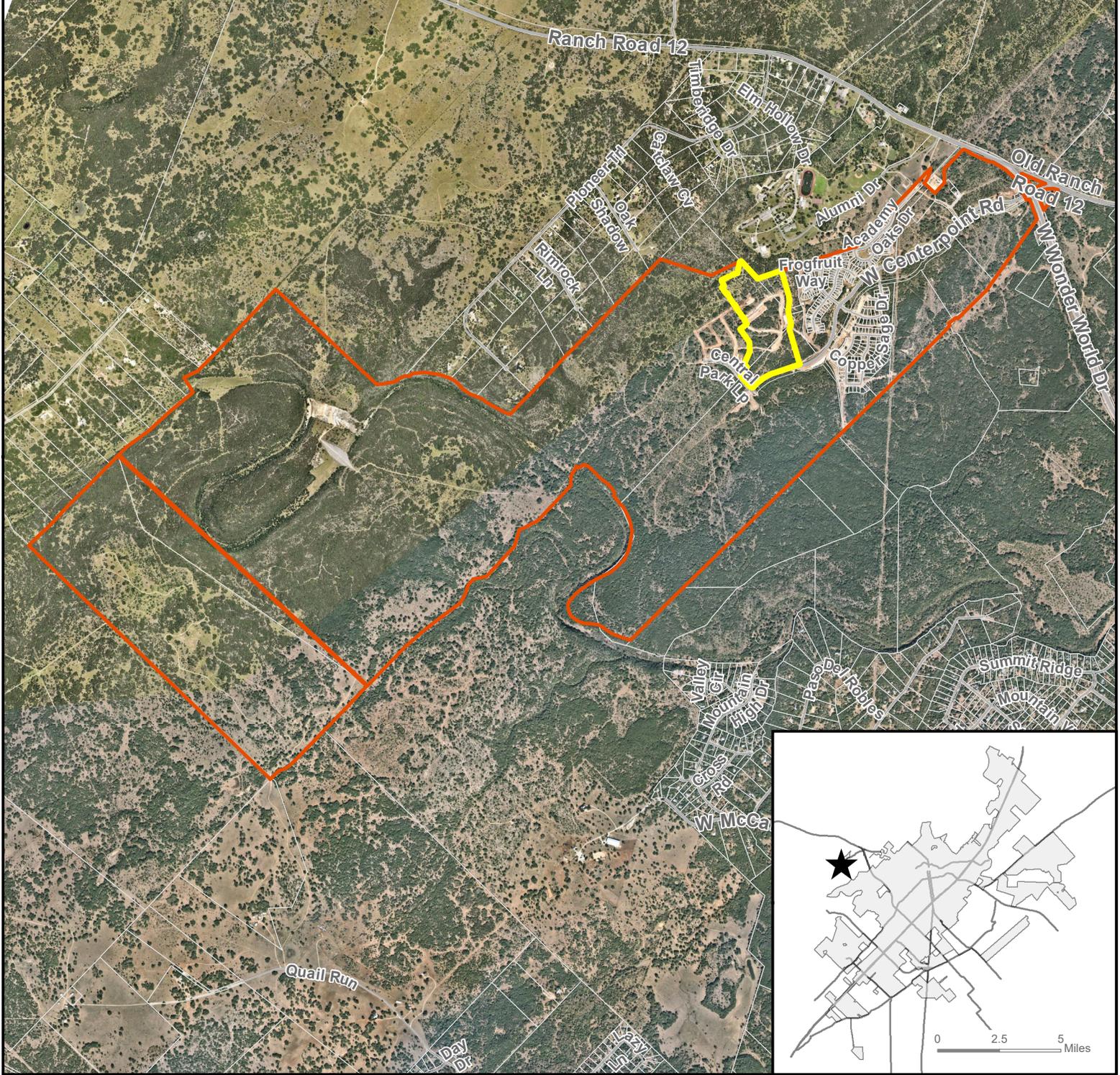
The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement. This section is within the single-family portion of the development and provides for the development of 120 residential lots, three open space lots, and six drainage easement lots. The La Cima H.O.A. will be responsible for the maintenance of the open space lots. The proposed plat is consistent with development standards set forth in the Development Agreement.

Additional Analysis

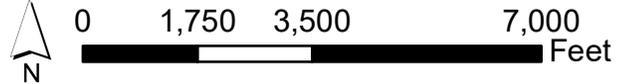
The Preliminary Plat that encompassed this section of Phase 2 was approved by the Planning and Zoning Commission on September 25, 2018.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
<u>X</u>			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.

PC-19-34 Aerial Map La Cima, Phase II, Section B Final Plat



- ★ Site Location
- Subject Property
- Parcel
- City Limit
- La Cima Boundary



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. Imagery from 2017.

Map Date: 2/11/2020

VICINITY MAP

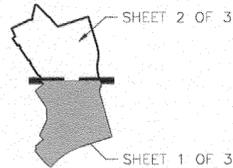
SCALE: 1" = 2000'



LEGEND

- EXISTING PROPERTY LINE
- SUBDIVISION LINE
- BUILDING SETBACK LINE + PUE (UNLESS NOTED)
- SIDEWALKS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- WWE WASTEWATER LINE EASEMENT
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- [] CALLED ACREAGE
- Ac. ACRES

INDEX MAP



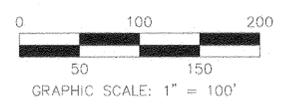
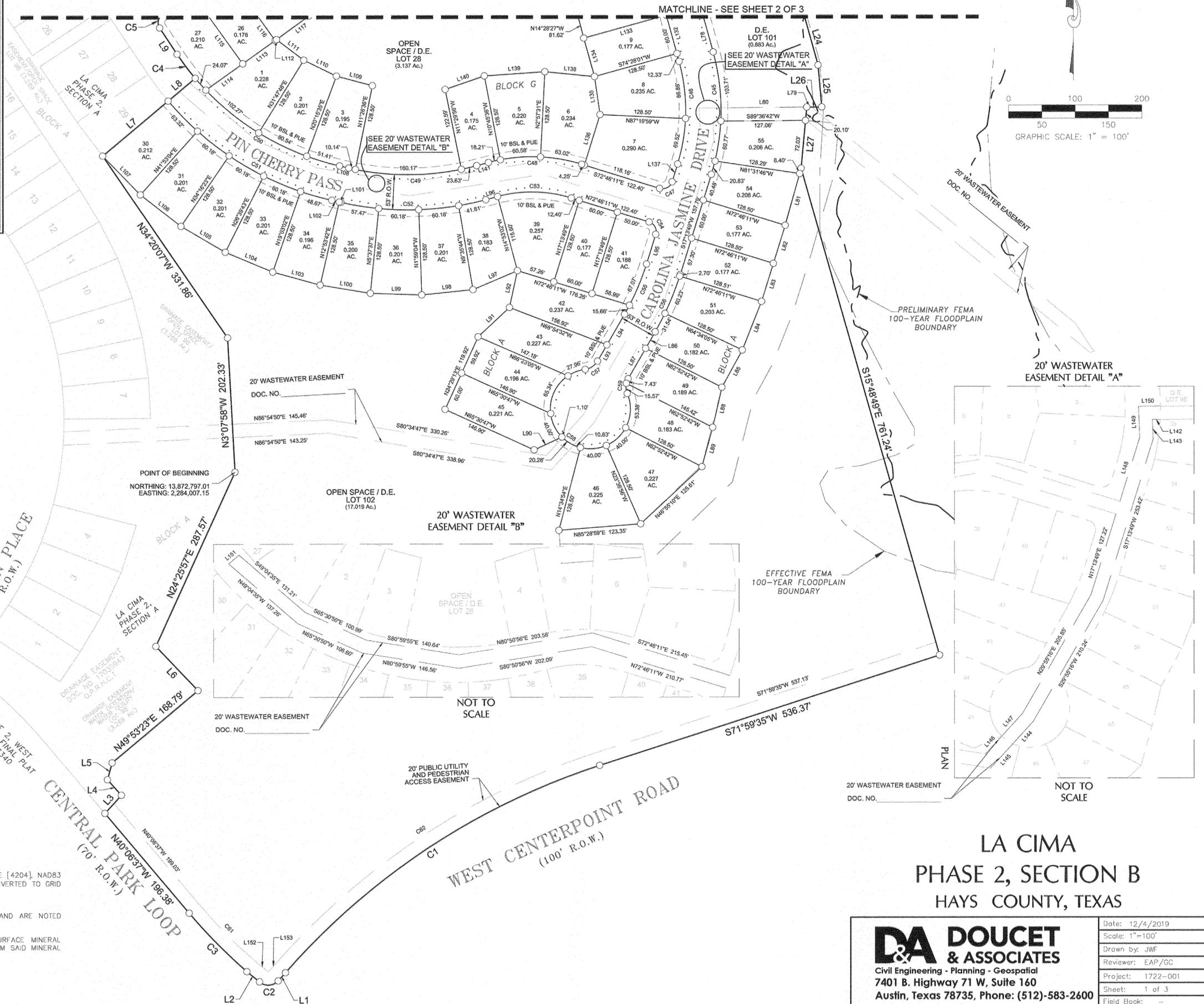
- UTILITY:
- WATER/WASTEWATER: CITY OF SAN MARCOS
 - ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
 - GAS: CENTERPOINT ENERGY
 - TELEPHONE/CABLE: CHARTER COMMUNICATIONS (DBA SPECTRUM)
 - EMERGENCY SERVICES: HAYS COUNTY ESD#3
 - SCHOOL DISTRICT: SAN MARCOS CONSOLIDATED ISD

SURVEYORS NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00009768. UNITS: U.S. SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.



20' WASTEWATER EASEMENT
DOC. NO.

PRELIMINARY FEMA
100-YEAR FLOODPLAIN
BOUNDARY

20' WASTEWATER
EASEMENT DETAIL "A"

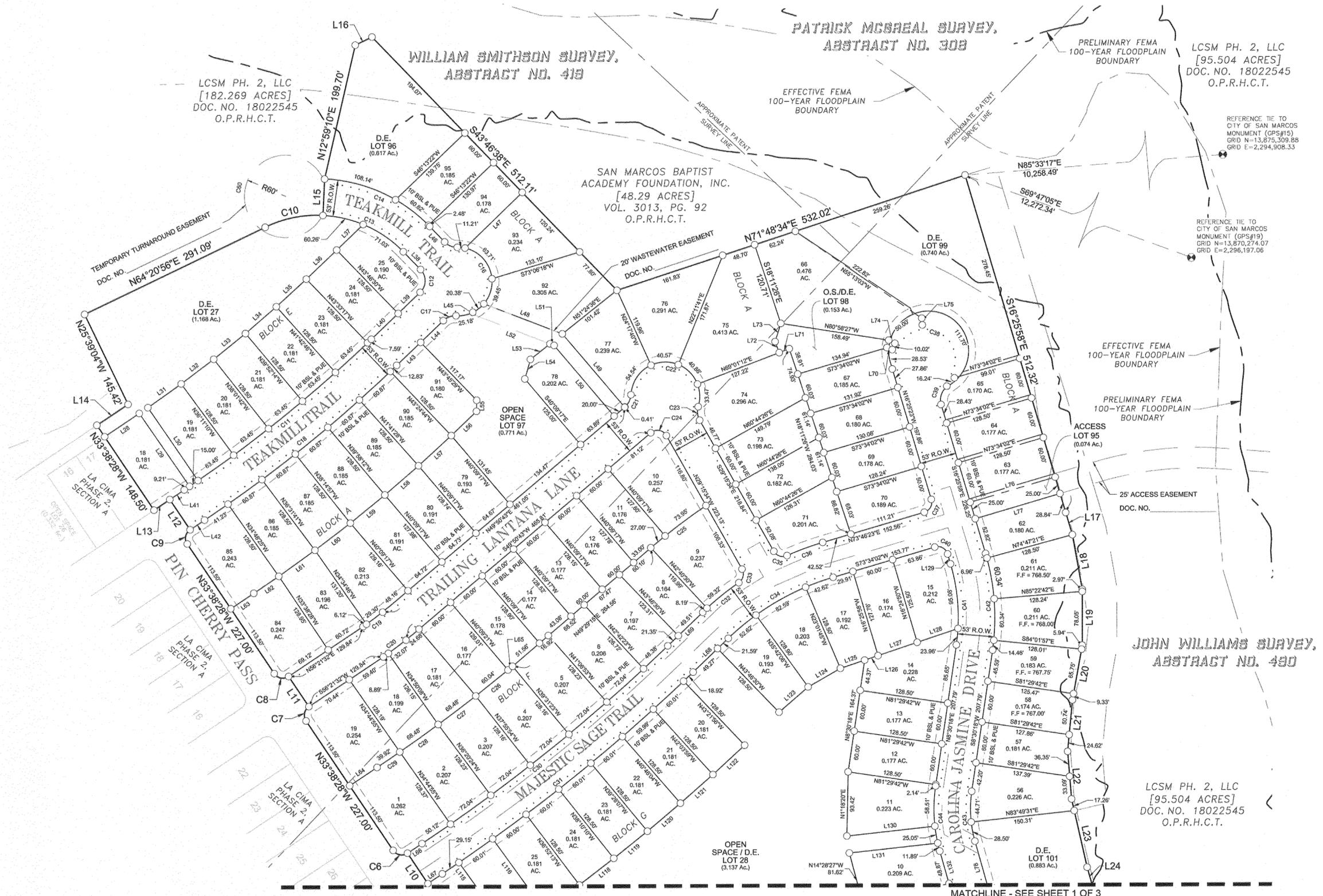
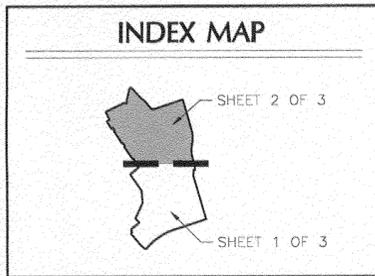


NOT TO
SCALE

LA CIMA
PHASE 2, SECTION B
HAYS COUNTY, TEXAS

<p>DA DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPLS Firm #10105800 / TBPE Firm #3937</p>	Date: 12/4/2019
	Scale: 1"=100'
	Drawn by: JWF
	Reviewer: EAP/GC
	Project: 1722-001
	Sheet: 1 of 3
	Field Book: -
Party Chief: -	
Survey Date: -	

LEGEND	
	EXISTING PROPERTY LINE
	SUBDIVISION LINE
	BUILDING SETBACK LINE + PUE (UNLESS NOTED)
	SIDEWALKS
	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
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	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	CALLED ACREAGE
	ACRES



**LA CIMA
PHASE 2, SECTION B
HAYS COUNTY, TEXAS**

<p>GRAPHIC SCALE: 1" = 100'</p>	<table border="1" style="width: 100%;"> <tr> <td rowspan="8" style="text-align: center; vertical-align: middle;"> <p>DA DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPLS Firm #10105800 / TBPE Firm #3937</p> </td> <td>Date: 12/4/2019</td> </tr> <tr> <td>Scale: 1"=100'</td> </tr> <tr> <td>Drawn by: JWF</td> </tr> <tr> <td>Reviewer: EAP/GC</td> </tr> <tr> <td>Project: 1722-001</td> </tr> <tr> <td>Sheet: 2 of 3</td> </tr> <tr> <td>Field Book: --</td> </tr> <tr> <td>Party Chief: --</td> </tr> <tr> <td>Survey Date: --</td> </tr> </table>	<p>DA DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPLS Firm #10105800 / TBPE Firm #3937</p>	Date: 12/4/2019	Scale: 1"=100'	Drawn by: JWF	Reviewer: EAP/GC	Project: 1722-001	Sheet: 2 of 3	Field Book: --	Party Chief: --	Survey Date: --
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Survey Date: --											

X:\Departments\Geospatial\Projects\1722-001 La Cima\CADD\dwg\Working\1722001 - PLAT LA CIMA PH 2 - B.dwg

Line	Length	Direction
L1	16.43	S41°12'25"W
L2	24.52	N51°05'00"W
L3	36.81	N42°20'06"E
L4	31.45	N41°41'18"W
L5	26.21	N15°16'52"E
L6	91.70	N43°39'11"W
L7	128.50	N49°53'37"E
L8	53.00	N49°53'37"E
L9	47.51	N33°32'12"W
L10	53.00	N33°44'06"W
L11	53.00	N33°38'28"W
L12	53.00	N33°38'28"W
L13	27.66	S56°21'32"W
L14	54.52	N56°21'32"E
L15	53.00	N2°51'29"E
L16	27.11	N64°20'56"E
L17	33.68	S16°15'24"E
L18	81.02	S10°06'10"E
L19	81.02	S0°06'48"W
L20	81.02	S10°19'46"W
L21	75.37	S5°27'59"W
L22	69.44	S4°34'06"E
L23	101.90	S12°37'02"E
L24	101.88	S15°31'59"E
L25	63.30	S4°54'54"E
L26	22.41	S89°27'32"W
L27	92.13	S5°16'10"W
L28	60.56	N56°18'52"E
L29	128.53	S34°20'39"E
L30	128.50	N34°20'39"W
L31	59.32	N54°44'06"E
L32	59.32	N52°53'34"E
L33	59.32	N51°03'02"E
L34	59.32	N49°12'30"E
L35	59.32	N47°21'59"E
L36	61.09	N46°14'16"E
L37	53.45	N46°13'30"E
L38	35.95	S43°46'30"E
L39	44.37	S46°13'30"W
L40	54.00	S46°13'30"W
L41	25.28	N56°21'32"E
L42	25.28	N56°21'32"E
L43	48.36	S46°13'30"W
L44	45.48	N46°13'30"E
L45	6.24	N43°24'56"W
L46	31.43	S43°46'30"E
L47	115.90	S45°54'40"W
L48	122.03	N68°47'09"W
L49	139.86	N40°09'17"W
L50	134.75	N40°09'17"W
L51	6.53	N68°47'09"W
L52	115.21	N68°47'09"W
L53	36.19	S51°23'24"W
L54	29.58	S16°01'45"W
L55	16.00	N1°16'41"E
L56	50.65	N46°14'31"E
L57	64.73	N47°28'54"E
L58	64.73	N49°10'10"E
L59	64.73	N50°53'26"E
L60	64.73	N52°36'41"E
L61	64.73	N54°19'57"E
L62	43.84	N55°46'33"E
L63	40.28	N56°21'32"E
L64	48.00	N56°21'32"E
L65	8.45	N51°16'25"E
L70	8.47	S69°10'16"E
L71	15.46	N69°01'12"E
L72	16.99	S20°58'48"E
L73	27.93	S17°27'06"W
L74	10.00	N62°16'30"W
L75	10.00	N4°57'27"W
L76	128.50	N73°34'02"E
L77	128.50	S73°34'02"W
L78	121.19	S15°31'59"E
L79	7.33	N89°36'42"E
L80	128.50	N89°36'42"E
L81	89.27	N15°32'57"E

Line	Length	Direction
L82	60.00	N17°13'49"E
L83	60.00	N17°13'49"E
L84	78.56	N21°34'21"E
L85	63.89	N28°39'34"E
L86	28.58	N29°55'16"E
L87	52.70	N29°55'16"E
L88	61.87	N13°00'54"E
L89	61.30	N15°17'33"E
L90	46.01	N65°21'14"E
L91	64.42	S46°45'07"W
L92	56.70	S12°14'01"W
L93	28.27	S29°55'16"W
L94	53.01	S29°55'16"W
L95	46.79	S17°13'49"W
L96	18.25	N75°06'58"E
L97	72.60	N86°51'23"E
L98	77.19	N84°12'36"E
L99	77.19	S88°10'43"E
L100	76.42	S80°36'37"E
L101	2.71	S77°06'18"E
L102	11.43	N77°06'18"W
L103	73.85	S74°30'11"E
L104	77.19	S67°08'37"E
L105	77.19	S59°31'57"E
L106	77.19	S51°55'17"E
L107	81.22	N44°06'40"W
L108	14.14	S77°06'18"E
L109	55.86	N74°53'47"W
L110	54.58	N63°58'19"W
L111	51.37	N52°46'41"W
L112	2.38	N53°46'37"E
L113	60.00	N54°22'37"E
L114	67.96	N54°22'37"E
L115	129.24	N35°37'23"W
L116	128.50	N35°37'23"W
L117	62.80	N53°46'37"E
L118	62.92	N52°28'48"E
L119	62.92	N51°10'51"E
L120	62.92	N49°52'55"E
L121	62.90	N48°34'59"E
L122	62.92	N47°17'02"E
L123	56.01	N49°06'57"E
L124	54.04	N60°12'45"E
L125	37.15	N71°24'30"E
L126	20.58	N71°24'30"E
L127	60.00	N71°24'30"E
L128	62.58	N71°24'30"E
L129	14.97	S16°25'58"E
L130	128.50	N83°46'12"E
L131	129.00	S83°46'12"W
L132	121.19	S15°31'59"E
L133	128.50	S74°28'01"W
L134	60.00	S15°31'59"E
L135	58.07	N8°21'25"W
L136	79.46	N17°13'49"W
L137	27.99	S17°13'49"W
L138	74.76	N84°25'35"W
L139	91.13	S86°05'57"W
L140	62.22	S71°01'45"W
L141	18.25	N75°06'58"E
L142	11.74	S89°36'42"W
L143	29.42	S2°18'13"E
L144	45.64	S42°17'02"W
L145	49.93	S42°17'02"W
L146	36.34	N42°17'02"E
L147	46.17	N42°17'02"E
L148	100.53	N17°13'49"E
L149	46.65	N2°18'13"W
L150	32.96	N89°36'42"E
L151	20.25	N49°53'37"E
L152	24.97	N51°05'00"W
L153	15.87	S41°12'25"W

Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	572.24	1,065.00	30.79	S56°36'00"W	565.38
C2	30.94	20.00	88.64	S87°04'22"W	27.95
C3	123.50	815.00	6.68	N44°27'06"W	123.39
C4	45.14	400.00	6.47	N36°52'26"W	45.11
C5	23.53	15.00	89.90	N11°24'40"E	21.19
C6	23.56	15.00	90.00	N78°38'28"W	21.21
C7	23.56	15.00	90.00	N11°21'32"E	21.21
C8	23.56	15.00	90.00	N78°38'28"W	21.21
C9	23.56	15.00	90.00	N11°21'32"E	21.21
C10	86.33	173.50	28.51	N78°36'13"E	85.44
C11	349.05	1,973.50	10.13	N51°17'31"E	348.60
C12	36.91	23.50	90.00	S1°13'30"W	33.23
C13	131.28	174.50	43.11	N65°27'31"W	128.21
C14	171.44	228.50	43.37	S65°27'31"E	167.37
C16	159.93	50.00	183.27	S1°13'30"W	99.96
C17	20.35	25.00	46.63	N69°32'30"E	19.79
C18	358.42	2,026.50	10.13	N51°17'31"E	357.96
C19	35.42	373.50	5.43	N53°38'32"E	35.40
C20	40.96	426.50	5.50	S53°36'27"W	40.94
C21	20.35	25.00	46.63	S26°31'43"W	19.79
C22	169.44	50.00	194.16	N79°42'26"W	99.24
C23	20.35	25.00	46.63	N5°56'35"W	19.79
C24	26.38	15.05	100.40	S79°42'26"E	23.13
C25	100.95	910.27	6.35	N52°39'52"E	100.90
C26	60.04	1,857.73	1.85	N51°16'25"E	60.03
C27	68.48	2,255.51	1.74	N52°55'23"E	68.48
C28	68.48	2,970.08	1.32	N54°34'21"E	68.48
C29	39.92	2,378.71	0.96	N55°52'41"E	39.92
C30	458.71	2,593.50	10.13	N51°17'31"E	458.11
C31	468.08	2,646.50	10.13	S51°17'31"W	467.47
C32	67.51	407.64	9.49	N50°48'32"E	67.43
C33	22.13	15.00	84.53	S13°00'27"W	20.18
C34	177.83	373.50	27.28	S59°55'39"W	176.15
C35	22.15	15.01	84.51	N71°33'46"W	20.19
C36	55.33	426.50	7.43	S69°51'02"W	55.29
C37	23.56	15.00	89.99	S28°34'19"W	21.21
C38	216.49	50.00	248.08	N72°23'36"W	82.87
C39	29.70	25.00	68.08	N17°36'24"E	27.99
C40	23.56	15.00	90.00	S61°25'58"E	21.21
C41	119.04	273.50	24.94	N3°57'50"W	118.10
C42	142.11	328.50	24.94	S3°57'50"E	140.99
C43	73.21	174.50	24.04	S3°30'51"E	72.68
C44	95.45	227.50	24.04	N3°30'50"W	94.75
C45	186.70	326.50	32.76	S0°50'55"W	184.17
C46	156.40	273.50	32.76	N0°50'55"E	154.27
C47	23.56	15.00	90.00	N62°13'49"E	21.21
C48	141.81	253.00	32.11	N88°49'36"W	139.96
C49	193.93	400.00	27.78	S89°00'20"W	192.04
C50	258.30	400.00	37.00	S58°36'20"E	253.83
C51	564.96	453.00	71.46	N41°22'35"W	529.05
C52	219.63	453.00	27.78	S89°00'20"W	217.48
C53	112.10	200.00	32.11	N88°49'36"W	110.64
C54	23.56	15.00	90.00	S27°46'11"E	21.21
C55	82.73	373.50	12.69	N23°34'33"E	82.56
C56	94.47	426.50	12.69	S23°34'33"W	94.28
C57	23.00	25.00	52.71	N56°16'30"E	22.20
C58	298.89	80.00	285.42	S60°04'44"E	72.71
C59	23.00	25.00	52.71	S3°34'02"W	22.20
C60	322.08	60.00	307.56	N1°28'03"E	53.02
C61	120.08	795.00	8.65	S44°28'14"E	119.96
C62	582.99	1,085.00	30.79	S56°36'00"W	576.00

IMPERVIOUS COVER (I.C.) SUMMARY	
AREA (AC.)	55.83
NUMBER OF LOTS 50' X 125'	0
NUMBER OF LOTS 60' X 125'	120
TOTAL LOTS	120
LOTS 50' X 125' I.C. (SQ. FT.)	0
LOTS 60' X 125' I.C. (SQ. FT.)	540,000
TOTAL LOTS I.C. (AC.)	12.40
ROADWAY/SIDEWALK I.C. (AC.)	4.81
DRIVEWAYS I.C. (AC.)	0.42
CUL-DE-SACS (AC.)	0.6
TOTAL IMPERVIOUS COVER (AC.)	18.23
PERCENT IMPERVIOUS COVER	32.65

ALL LOTS ON THIS PLAT ARE LIMITED TO 4,500 SQ. FT. OF IMPERVIOUS COVER.

KNOW ALL MEN BY THESE PRESENTS §

STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, LCSM PH. 2, LLC, A LIMITED PARTNERSHIP BY AND THROUGH BRYAN LEE, GENERAL MANAGER, LCSM PH. 2, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 303 COLORADO STREET, SUITE 2300, AUSTIN, TEXAS 78701, BEING THE OWNER OF 55.83 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NO. 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES AS DESCRIBED IN FILE NO. 18022545, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 55.831 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 2, SECTION B

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, LCSM PH. 2, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE _____ DAY OF _____, 2019 A.D.

BRYAN LEE, GENERAL MANAGER _____ DATE _____
LCSM PH. 2, LLC
303 COLORADO STREET, SUITE 2300
AUSTIN, TEXAS 78701

STATE OF TEXAS § COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
IN AND FOR THE STATE OF TEXAS

LIENHOLDER CONSENT

TEXAS REGIONAL BANK

BY: _____ DATE _____
NAME: _____
TITLE: _____

STATE OF TEXAS § COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
IN AND FOR THE STATE OF TEXAS

CORNER LOT FRONTAGES		
BLOCK	LOT	STREET NAME THAT LOTS FRONT
A	41	PIN CHERRY PASS
A	70	CAROLINA JASMINE DRIVE
A	84	TRAILING LANTANA LANE
A	85	TEAKMILL TRAIL
E	25	TEAKMILL TRAIL
F	1	MAJESTIC SAGE TRAIL
F	9	MAJESTIC SAGE TRAIL
F	10	TRAILING LANTANA LANE
F	19	TRAILING LANTANA LANE
G	7	CAROLINA JASMINE DRIVE
G	15	MAJESTIC SAGE TRAIL
G	27	MAJESTIC SAGE TRAIL

STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Doucet & Associates, Inc.	Property Owner	LCSM PH 2, LLC
Applicant's Mailing Address	7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	Owner's Mailing Address	303 Colorado St., Ste. 2300 Austin, TX 78701
Applicant's Phone #	512-583-2600	Owner's Phone #	512-457-8000
Applicant's Email	jpaisley@doucetengineers.com	Owner's Email	dougg@nd-austin.com

PROPERTY INFORMATION

Proposed Subdivision Name: La Cima Phase II, Section B

Subject Property Address or General Location: Central Park Loop

Acres: 55.84 Tax ID #: R 18169, R143368

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat

Final Development Plat

Current Number of Lots: 1

Current Land Use: Vacant

Proposed Number of Lots: 120

Proposed Land Use: Single-family residential

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,288 plus \$100 per acre

Technology Fee \$12

MAXIMUM COST \$2,512

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or 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 (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 5/23/19

Printed Name: Jennifer Paisley, P.E., LEED AP

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: _____

Date: 5/23/19

Printed Name: Jennifer Paisley, P.E., LEED AP

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Bryan Lee, Manager of LCSM PH 2, LLC (owner) acknowledge that I am the rightful owner of the property located at Centerpoint Rd. (address).

I hereby authorize Jennifer Paisley, P.E., LEED AP
(Doucet & Associates, Inc) (agent name) to serve as my agent to file this application for Final Plat (permit type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner  Date: 2/13/19

Printed Name: Bryan Lee, Manager

Signature of Agent  Date: 2/14/2019

Printed Name: Jennifer Paisley, P.E., LEED AP

To be completed by Staff: Permit # _____

February 12, 2019

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for La Cima Phase 2

Doucet & Associates, Inc. is authorized to act as Agents for LCSM PH. 2, LLC, owner of the 89.7 acres of land per deed Instrument #18022545, Official Public Records of Hays County, Texas, project is locally known as the proposed La Cima Phase 2 with regard to coordinating, submitting and processing the Preliminary Plat, Watershed Protection Plan Phase 2, Public Improvement Construction Plans, Final Plats, Site Preparation Permits and all other applications as necessary to complete the site plan approval process with the various Authorities Having Jurisdiction.

If you should have any questions, please contact me per the information provided on the applications submitted to each jurisdictional authority.

LCSM PH. 2, LLC, a Texas limited liability company

By:



Bryan W. Lee, Manager

LA Loma Phase 2

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedemales Electric Cooperative

Applicable Utility Service Code(s): A+D

Comments / Conditions: EASEMENTS FOR ELECTRIC SERVICE WILL BE NEGOTIATED DURING APPLICATION & CONSTRUCTION PLANNING PROCESS.

Signature of Electric Company Official: [Signature]

Title: DESIGNER Date: 3/20/18

GAS UTILITY SERVICE ACKNOWLEDGEMENT

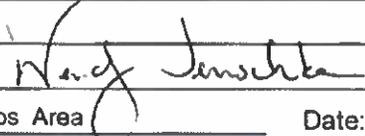
Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- 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. Easement(s) are needed within the subject property

Name of Gas Service Provider: Centerpoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: 

Title: Operations Supervisor - San Marcos Area Date: 3/19/18

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Telephone Service Provider: Charter Communications

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Telephone Company Official: Kevin J. Rooney

Title: Construction Supervisor Date: 03/23/18

La Cima

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: water line extensions are under construction

Signature of Water Official: Tony Salencia

Title: Water Dist Manager Date: 3-19-18

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

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: All wastewater infrastructure to be constructed by developer.

Signature of Wastewater Official: [Handwritten Signature]

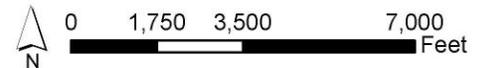
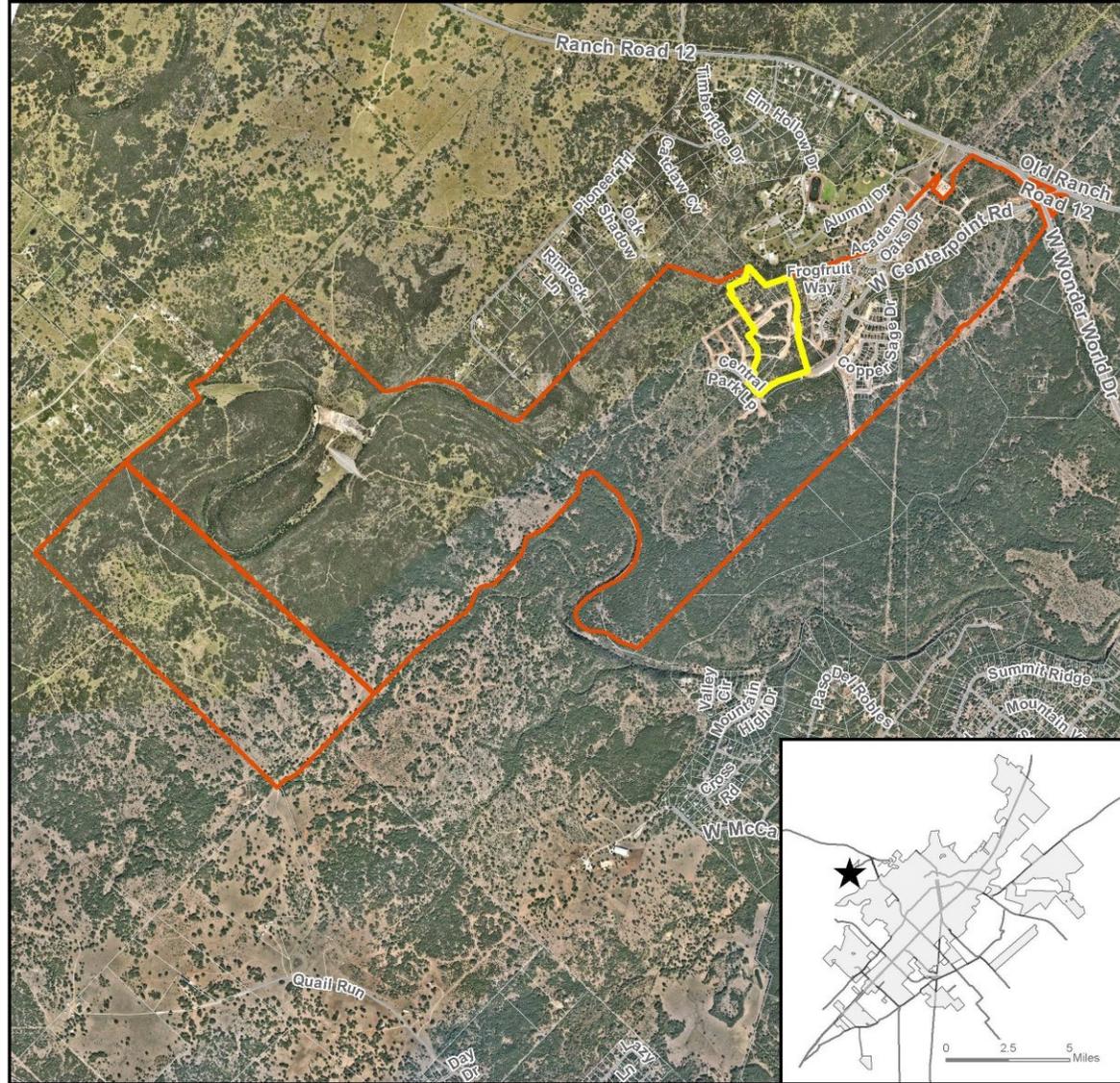
Title: Wastewater Collections manager Date: 3-21-18

PC-19-34 (La Cima, Phase 2, Section B Final Plat)

Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 55.831 acres, more or less, out of the John Williams Survey, Abstract No. 490, the Patrick McGreal Survey, Abstract No. 308, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)

**PC-19-34
Aerial Map
La Cima, Phase II, Section B
Final Plat**

- +/- 55.831 acres
- La Cima Development Agreement (Resolution 2018-75R)
- Allows for the development of 120 single-family residential lots and 3 HOA-maintained open space lots.



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. Imagery from 2017.

Map Date: 2/11/2020

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Development Agreement and the San Marcos Development Code and recommends approval of PC-19-34 as submitted.



Legislation Text

File #: PC-19-65, **Version:** 1

AGENDA CAPTION:

PC-19-65 (Cottonwood Creek, Phase 3, Unit 4) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas LP, for approval of a Final Plat for approximately 12.945 acres, more or less, out of the Farnam Frye and J.F. Geister Surveys, located at the intersection of Rattler Road and Adler Way. (T. Carpenter)

Meeting date: February 25, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of PC-19-65 as submitted.

Plat - Final	Cottonwood Creek Phase 3, Unit 4
PC-19-65	



Summary

Request:	Consideration of a Final Plat with 60 residential lots		
Applicant:	Pape-Dawson Engineers 2000 NW Loop 410 San Antonio, TX 78213	Property Owner:	Continental Homes of Texas LP 210 W Hutchison St San Marcos, TX 78666
Parkland Required:	Provided in previous phases	Utility Capacity:	By Developer
Accessed from:	Rattler Road	New Street Names:	Hazel Grove Lily Pond Trail Moonrise Drive Pikes Peak Drive Spotted Bass Lane

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	Rattler Road and Adler Way		
Acreage:	12.945	Master Plan:	Cottonwood Creek Master Plan
Existing Zoning:	SF-6	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	PH-ZL	Single Family	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	SF-6	Vacant	Low Intensity
West of Property:	SF-6	Single Family	Low Intensity

Staff Recommendation

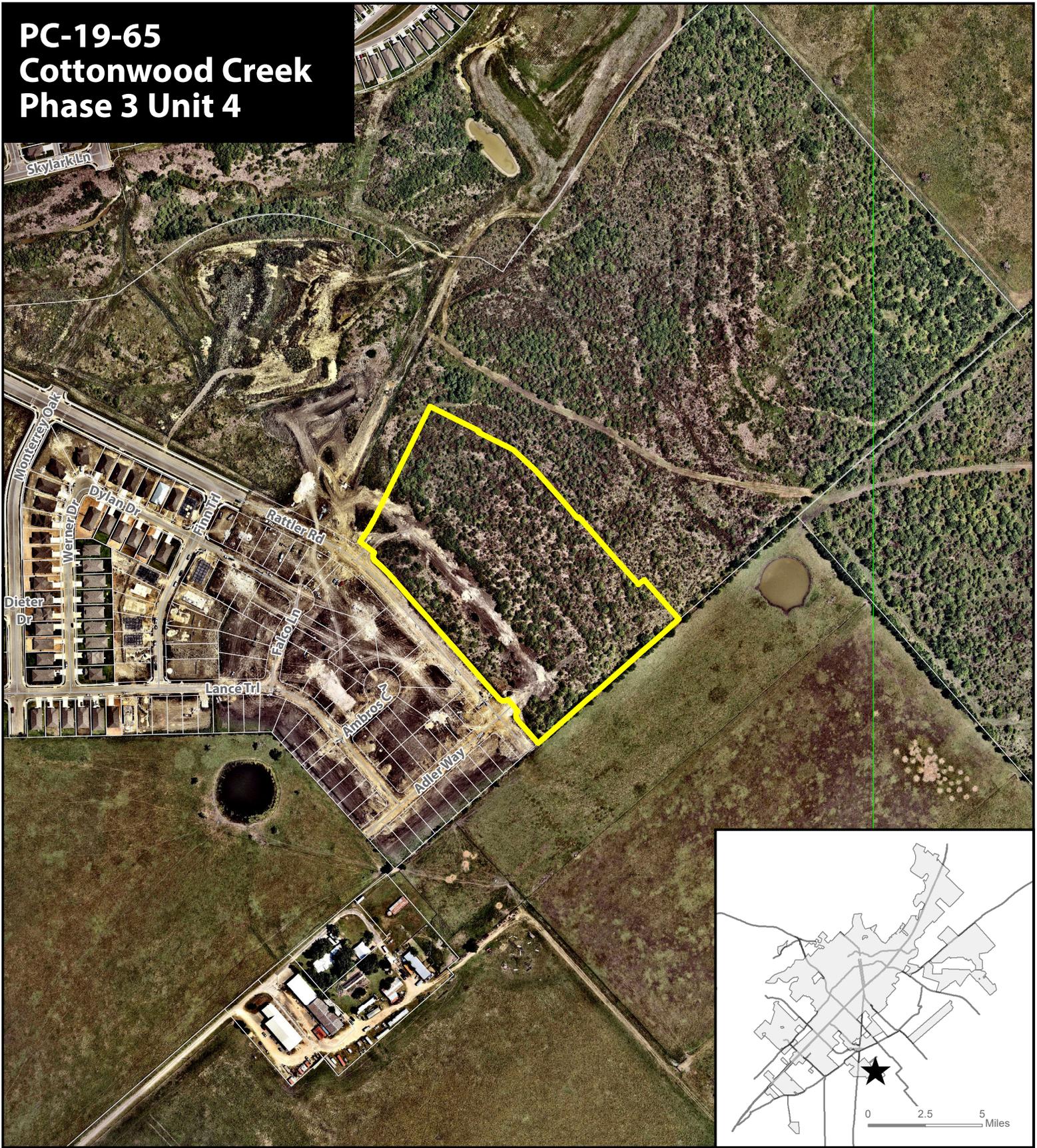
<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A			Title : Planner		Date: February 20, 2020

Plat - Final	Cottonwood Creek Phase 3, Unit 4
PC-19-65	

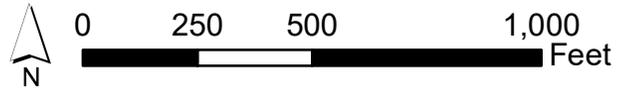


Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>X</u>	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. <i>Type the response below in italics, if necessary</i>

PC-19-65 Cottonwood Creek Phase 3 Unit 4



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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. Imagery from 2017.

Map Date: 2/5/2020

FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4

A 12.945 ACRE TRACT OF LAND, OUT OF 45.298 ACRE TRACT OF LAND
RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO.17,
ABSTRACT 183 AND THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 OF HAYS
COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT CONTINENTAL HOMES OF TEXAS, L.P. IS THE OWNER OF A CALLED 12.945 ACRE TRACT OF LAND OUT OF A 45.298 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO. 17, ABSTRACT 183, THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 AND THE J.F. GEISTER SURVEY NO.6, ABSTRACT 202 OF HAYS COUNTY, TEXAS, PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS COTTONWOOD CREEK, PHASE 3 UNIT 4, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

MATTHEW TRENNER, VICE PRESIDENT
BY: CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION
SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750-1227

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY'S NAME _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

SUBDIVISION NOTES:

- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY.

GENERAL NOTES:

- SIDEWALKS NOT ADJACENT TO A RESIDENTIAL LOT, ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
- WATERSHED PROTECTION PLAN PHASE 2 PERMIT APPROVED. PERMIT # 2017-21790.
- THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS ARE REQUIRED TO BE APPROVED BEFORE THE PLAT APPROVAL AND EITHER THE IMPROVEMENTS CONSTRUCTED OR SURVEY POSTED FOR THE FILING OF THE PLAT.
- ANY PRIVATE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPE IRRIGATION, REQUIRES APPROVAL OF A LICENSE AGREEMENT.

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, JON W. COOPER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

JON W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10194390
5810 TENNYSON PARKWAY, SUITE 425,
PLANO, TEXAS, 75024

THE STATE OF TEXAS §
COUNTY OF COMAL §

THAT I, TODD BLACKMON, DO HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE.

TODD BLACKMON
REGISTERED PROFESSIONAL ENGINEER NO. 89208
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028800
1672 INDEPENDENCE DRIVE, STUIRE 102
NEW BRAUNFELS, TEXAS, 78132

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP, HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48209C0479F, DATED SEPTEMBER 2, 2005.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
CENTURYLINK (PHONE)
BLUE BONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)
CHARTER (CABLE TELEVISION)
CITY OF SAN MARCOS (SEWER & WATER)
CENTERPOINT ENERGY (GAS)

DRAINAGE EASEMENT NOTES:

- DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
- MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE SOLE RESPONSIBILITY OF THE COTTONWOOD CREEK SUBDIVISION HOMEOWNER'S ASSOCIATION.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SAN MARCOS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE TABLE BELOW.

BLOCK	LOT	SIDE-CORNER FRONTAGE
W	1	RATTLER RD
X	1	PIKES PEAK DR
X	12	ADLER WAY
Y	1	PIKES PEAK DR
Y	8	SPOTTED BASS LN
Y	9	SPOTTED BASS LN
Y	15	PIKES PEAK DR
Z	1	MOONRISE DR
Z	32	MOONRISE DR
AA	1	SPOTTED BASS LN
AA	6	LILY POND TRL
AB	1	HAZEL GROVE

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, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

SHANNON MATTINGLY
DIRECTOR OF DEVELOPMENT SERVICES DATE

RECORDING SECRETARY DATE

CIP AND ENGINEERING DATE

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CÁRDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN CFN: _____

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

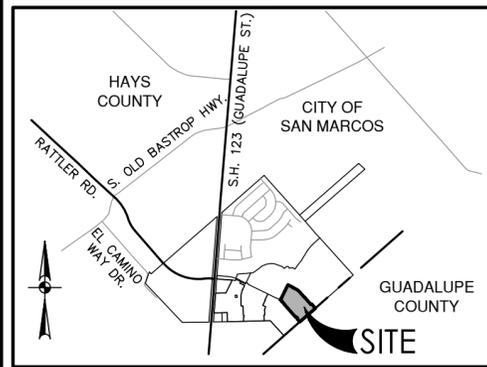
ELAINE H. CÁRDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390
DATE OF PREPARATION: January 16, 2020

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

SHEET 1 OF 2



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- BLK BLOCK
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)
- OF REAL PROPERTY OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- HAYS COUNTY / GUADALUPE COUNTY LINE
- CENTERLINE
- 10' PUBLIC UTILITY
- 0.247 AC, VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021626, OPR)
- 20' WASTEWATER EASEMENT (INSTRUMENT # 18004352, OPR)
- 20' WASTEWATER EASEMENT (INSTRUMENT # 19024833, OPR)
- 0.599 AC, 70' DRAINAGE EASEMENT (INSTRUMENT # 18032673, OPR)
- 0.200 AC, 50' DRAINAGE EASEMENT (INSTRUMENT # 19021627, OPR)
- 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 19029834, PR)
- 20' WASTEWATER EASEMENT (INSTRUMENT # _____, OPR)
- 0.118 AC, VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021628, OPR)
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- 0.335 AC, VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021629, OPR)
- 1.250 AC, VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021623, OPR)
- COTTONWOOD CREEK PHASE 3, UNIT 3 (INSTRUMENT # 19029834, PR)

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	370.00'	11°37'06"	N32°04'18"E	74.90'
C2	20.00'	90°00'00"	N3°36'47"E	28.28'
C3	20.00'	90°00'00"	N86°23'13"W	28.28'
C4	740.00'	6°57'36"	N44°52'01"W	89.84'
C5	20.00'	86°13'40"	N5°13'59"W	27.34'
C6	20.00'	86°00'30"	S16°44'30"E	27.28'
C7	590.00'	7°45'43"	S55°51'54"E	79.87'
C8	15.00'	90°52'32"	N82°34'42"E	21.37'
C9	250.00'	10°52'41"	N31°42'05"E	47.39'
C10	300.00'	12°04'02"	S32°17'46"W	63.07'
C11	15.00'	82°42'47"	S3°01'36"E	19.82'
C12	590.00'	2°59'47"	S42°53'06"E	30.85'
C13	15.00'	90°00'00"	S86°23'13"E	21.21'
C14	15.00'	90°00'00"	S3°36'47"W	21.21'
C15	15.00'	90°00'00"	S86°23'13"E	21.21'

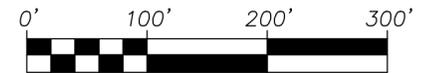
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	15.00'	90°00'00"	N3°36'47"E	21.21'
C17	250.00'	11°47'15"	N47°16'50"W	51.34'
C18	20.00'	98°28'26"	S77°35'19"W	30.30'
C19	430.00'	9°31'45"	S33°06'59"W	71.43'
C20	20.00'	82°22'29"	S14°55'29"E	26.34'
C21	20.00'	94°41'02"	S73°36'16"W	29.42'
C22	540.00'	17°40'00"	N50°13'13"W	165.85'
C23	15.00'	90°00'00"	N3°36'47"E	21.21'
C24	15.00'	90°00'00"	S86°23'13"E	21.21'
C25	300.00'	14°43'31"	S48°44'58"E	76.89'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N37°52'51"E	8.87'
L2	S26°15'45"W	5.63'
L3	N48°36'47"E	5.00'
L4	N48°36'47"E	25.00'
L5	N41°23'13"W	50.00'
L6	N52°07'09"W	60.00'
L7	N26°15'45"E	14.55'
L8	S26°15'45"W	14.55'
L9	S37°52'51"W	8.87'

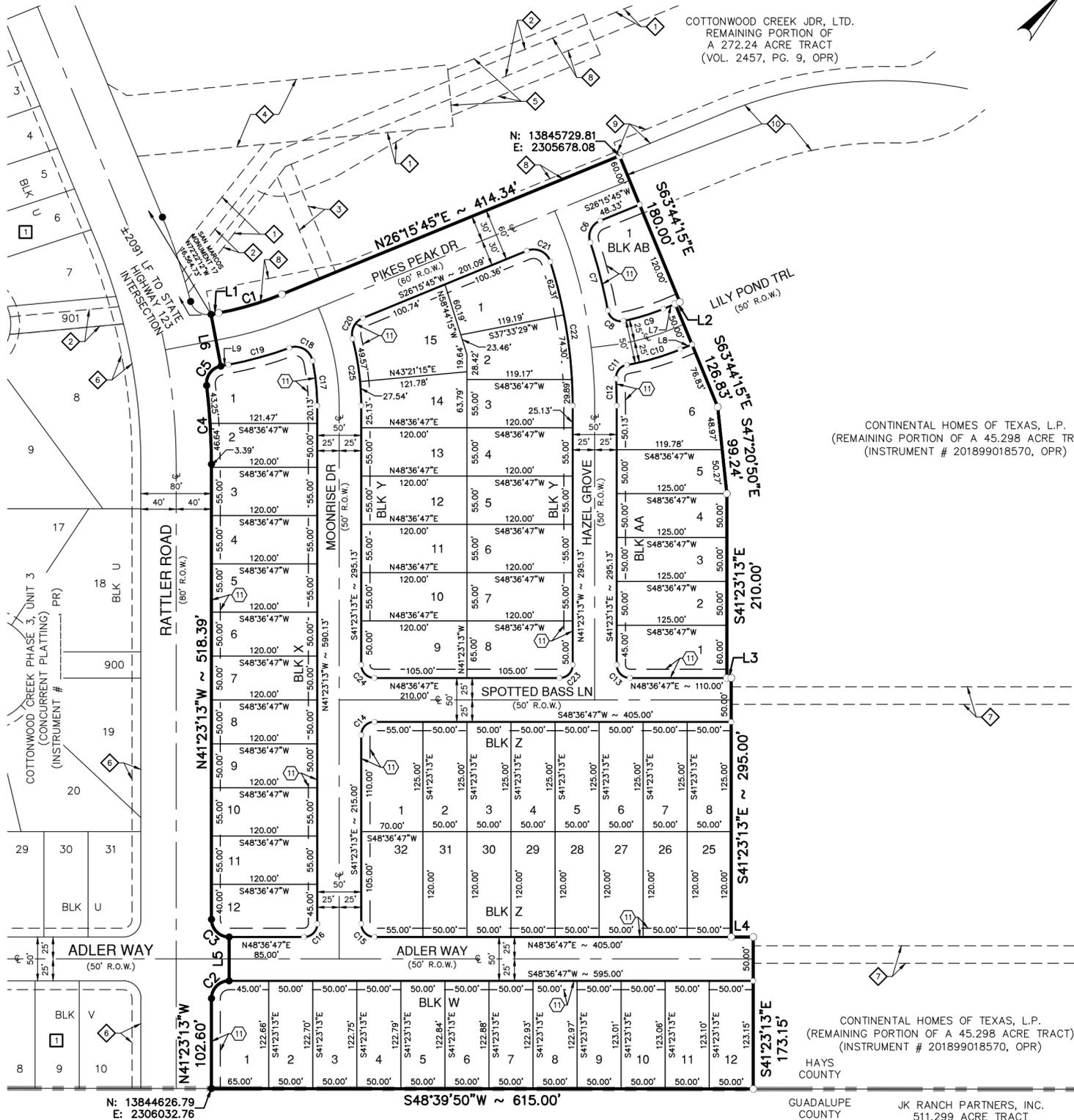
FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4

A 12.945 ACRE TRACT OF LAND, OUT OF 45.298 ACRE TRACT OF LAND RECORDED IN INSTRUMENT # 201899018570, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNAM FRYE SURVEY NO.17, ABSTRACT 183 AND THE J.F. GEISTER SURVEY NO.7, ABSTRACT 203 OF HAYS COUNTY, TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390
DATE OF PREPARATION: January 16, 2020



COTTONWOOD CREEK JDR, LTD.
REMAINING PORTION OF
A 272.24 ACRE TRACT
(VOL. 2457, PG. 9, OPR)

CONTINENTAL HOMES OF TEXAS, L.P.
(REMAINING PORTION OF A 45.298 ACRE TRACT)
(INSTRUMENT # 201899018570, OPR)

CONTINENTAL HOMES OF TEXAS, L.P.
(REMAINING PORTION OF A 45.298 ACRE TRACT)
(INSTRUMENT # 201899018570, OPR)

N: 13844626.79
E: 2306032.76

GUADALUPE COUNTY
JK RANCH PARTNERS, INC.
511.299 ACRE TRACT
(VOL. 1634, PG. 964, OPR)

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

COTTONWOOD CREEK PHASE 3 UNIT 4
Civil Job No. 11173-10; Survey Job No. 9125-18
DATE: 1/8/2020 11:46 AM USER: ID: Glundberg
FILE: \\11173-10\Design\Civil\Plat\1117310-FINAL.dwg

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Todd Blackmon, P.E.	Property Owner	Matthew Trenner
Company	Pape-Dawson Engineers, Inc.	Company	Continental Homes of Texas LP
Mailing Address	1672 Independence Drive, Suite 102, New Braunfels, TX 78132	Mailing Address	10700 Pecan Park Blvd., Suite 400 Austin, Texas 78750
Phone #	(830) 632-5633	Phone #	(512) 345-4663
Email	Jperez@Pape-Dawson.com	Email	RLGray@drhorton.com

PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek Phase 3 Unit 4
 Subject Property Address or General Location: SE corner of Rattler Rd & Hwy 123
 Acres: 12.945 Tax ID #: R 156443
 Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat
 Current Number of Lots: 1 Current Land Use: Undeveloped
 Proposed Number of Lots: 60 Proposed Land Use: Single-family residential

AUTHORIZATION

I certify that the information on this application is accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,321 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$2,513

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or 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 (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 11/11/19

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.*

- By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: _____

Date: 11/11/19

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

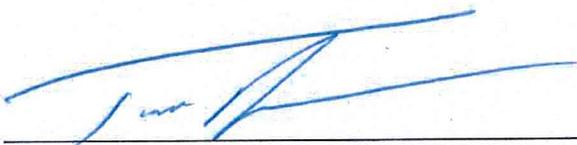
PROPERTY OWNER AUTHORIZATION

I, Matthew Trenner (owner name) on behalf of
Continental Homes of Texas LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
SE corner of Rattler Rd and Highway 123 (address).

I hereby authorize Todd Blackmon, P.E. (agent name) on behalf of
Pape-Dawson Engineers, Inc. (agent company) to file this application for
Final Plat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/12/19

Printed Name, Title: ASSISTANT SECRETARY

Signature of Agent:  Date: 11/11/19

Printed Name, Title: Todd Blackmon, P.E., Managing Vice President

Form Updated October, 2019

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input checked="" type="checkbox"/>	Pre-development meeting with staff is highly recommended. Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 1 – Basic Information	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 2 – Acknowledgements	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 3 – Agent's Authorization to Represent the Property Owner	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 4-8 – Utility Service Acknowledgements for Electric, Gas, Telephone, Water, Wastewater <ul style="list-style-type: none"> If the official signing the acknowledgement selects B, C or D – a statement addressing the arrangements / easements, approved by the official, is required 	
<input checked="" type="checkbox"/>	Application Filing Fee \$1,321 + \$100 per acre (\$2,500 max) Technology Fee \$13	
N/A	Approval letter / Ordinance for all Legislative Requirements, if applicable	
N/A	Approval letter for all Quasi-Judicial Decisions, if applicable	
<input checked="" type="checkbox"/>	Approval letter for Preliminary Plat, if applicable	
N/A	Written Approval from the appropriate County for Plats in the Extraterritorial Jurisdiction – this approval will be coordinated by City of San Marcos Staff	
<input checked="" type="checkbox"/>	Recorded Deed as Proof of Record of Ownership	
<input checked="" type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 st of the current year. (Tax Certificates required prior to recordation)	
N/A	Names and addresses of property lien-holders, if applicable, OR statement that the property has no lien holders	
N/A	Approved Subdivision Improvement Agreement and required surety, if applicable	
<input checked="" type="checkbox"/>	Watershed Protection Plan Approval Certificate signed by the City of San Marcos	
<input checked="" type="checkbox"/>	Public Improvement Construction Plan Permit signed by the City of San Marcos	
<input checked="" type="checkbox"/>	Approved Traffic Impact Analysis Worksheet	
N/A	Approved Traffic Impact Study, if applicable	
N/A	Statement outlining Parkland Dedication and exhibit showing compliance, or fee in lieu \$_____ to satisfy Parkland Requirement	Required for all residential subdivisions

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
N/A	Parks Board approval letter, if applicable, with additional fee of \$163 for consideration	
<input checked="" type="checkbox"/>	City approved CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input checked="" type="checkbox"/>	List of proposed street names and alternate street names, approved by the City of San Marcos	
<input checked="" type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 2, Blocks, specifically Table 3.1	
<input checked="" type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 4, Access, specifically Figure 3.10	
N/A	For Multifamily Projects – Figure(s) indicating compliance with Chapter 9, Article 4, Division 3, Multifamily Residential Design Standards	
PDF of Subdivision Plat, Prepared by a Registered Engineer or Surveyor with the Following:		
<input checked="" type="checkbox"/>	Scale - Minimum 1" = 200'	
<input checked="" type="checkbox"/>	Vicinity Map	
<input checked="" type="checkbox"/>	Standard Legend for interpretation of points and lines	
<input checked="" type="checkbox"/>	North Arrow	
<input checked="" type="checkbox"/>	Plat Boundary Lines	
<input checked="" type="checkbox"/>	Lot Lines appropriately dimensioned to verify compliance with minimum lot dimension requirements	
<input checked="" type="checkbox"/>	Legible Dimensions or Table indicating square footage, lot dimensions, and proposed use of all lots	
<input checked="" type="checkbox"/>	Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements	
<input checked="" type="checkbox"/>	Surrounding Property Boundary Lines	
<input checked="" type="checkbox"/>	Name, location and recording information of all adjacent subdivisions or property owners including lot/block numbers & date recorded, parks, public areas, and easements of record with recording information	
<input checked="" type="checkbox"/>	Corporate / Other Jurisdiction Boundary Lines	
<input checked="" type="checkbox"/>	Dimension, Name and Description of all existing and proposed rights-of-way and easements within, intersecting or contiguous to the subdivision (to include streets, alleys, reservations, easements, railroad, etc.)	

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input checked="" type="checkbox"/>	Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner	
PDF of Subdivision Plat, Prepared by a Registered Engineer or Surveyor with the Following (cont.):		
<input checked="" type="checkbox"/>	Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: https://www.sanmarcostx.gov/DocumentCenter/View/821/City-Survey-Control-Points-PDF	
<input checked="" type="checkbox"/>	Bearings and Distances sufficient to locate the exact area proposed for the subdivision	
<input checked="" type="checkbox"/>	All survey monuments, including any required concrete monuments	
<input checked="" type="checkbox"/>	The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves – may be placed in a table where appropriate	
<input checked="" type="checkbox"/>	Clearly label all lots to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities, if applicable	
<input checked="" type="checkbox"/>	Title block with name of proposed subdivision, contact information for owners (s) and land planner, licensed engineer or RPLS, date of preparation and location of property according to abstract or survey records	
<input checked="" type="checkbox"/>	Plat notes: <ul style="list-style-type: none"> • A note declaring sidewalks are required. • A note stating whether or not the subdivision falls within the 100-year floodplain and if so, engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters. • Notes declaring whether land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor. 	
<input checked="" type="checkbox"/>	Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in the title block	
<input checked="" type="checkbox"/>	Signature Blocks for: <ul style="list-style-type: none"> • Owner(s) signature with notary block. • Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary. • Surveyor statement and signature block with seal. • Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property. • Certificate of recording block for County Clerk. 	
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."		

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

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

- Adequate service ***is*** currently available to the subject property
- Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- Easement(s) are needed within the subject property

Name of Electric Service Provider: Bluebonnet Electric Cooperative

Applicable Utility Service Code(s): _____

Comments / Conditions: Additional easements maybe required.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator Date: 4/2/2018



Date 03/27/2018

Zoe Jasso
Pape-Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

Property address ("Property"): Cottonwood Creek, San Marcos, TX 78666

Re: Cottonwood Creek Phase 3 Units 4 & 5 Utility Service Acknowledgements

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- _____

Please forward this information to Tony Womack. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Tony Womack
Construction Coordinator

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

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

- Adequate service **is** currently available to the subject property
- Adequate service **is not** currently available, but arrangements **have** been made to provide it
- Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

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: All wastewater mains and services required, to be installed by
Developer.

Signature of Wastewater Official: 
Title: Wastewater Collections Manager Date: March 29, 2018

GAS UTILITY SERVICE ACKNOWLEDGEMENT

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

- Adequate service ***is*** currently available to the subject property
- Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- Easement(s) are needed within the subject property

Name of Gas Service Provider: Centerpoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Marketing Consultant Date: 3/21/2018

WATER UTILITY SERVICE ACKNOWLEDGEMENT

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

- Adequate service **is** currently available to the subject property
- Adequate service **is not** currently available, but arrangements **have** been made to provide it
- Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Water Official: 

Title: Water Dist

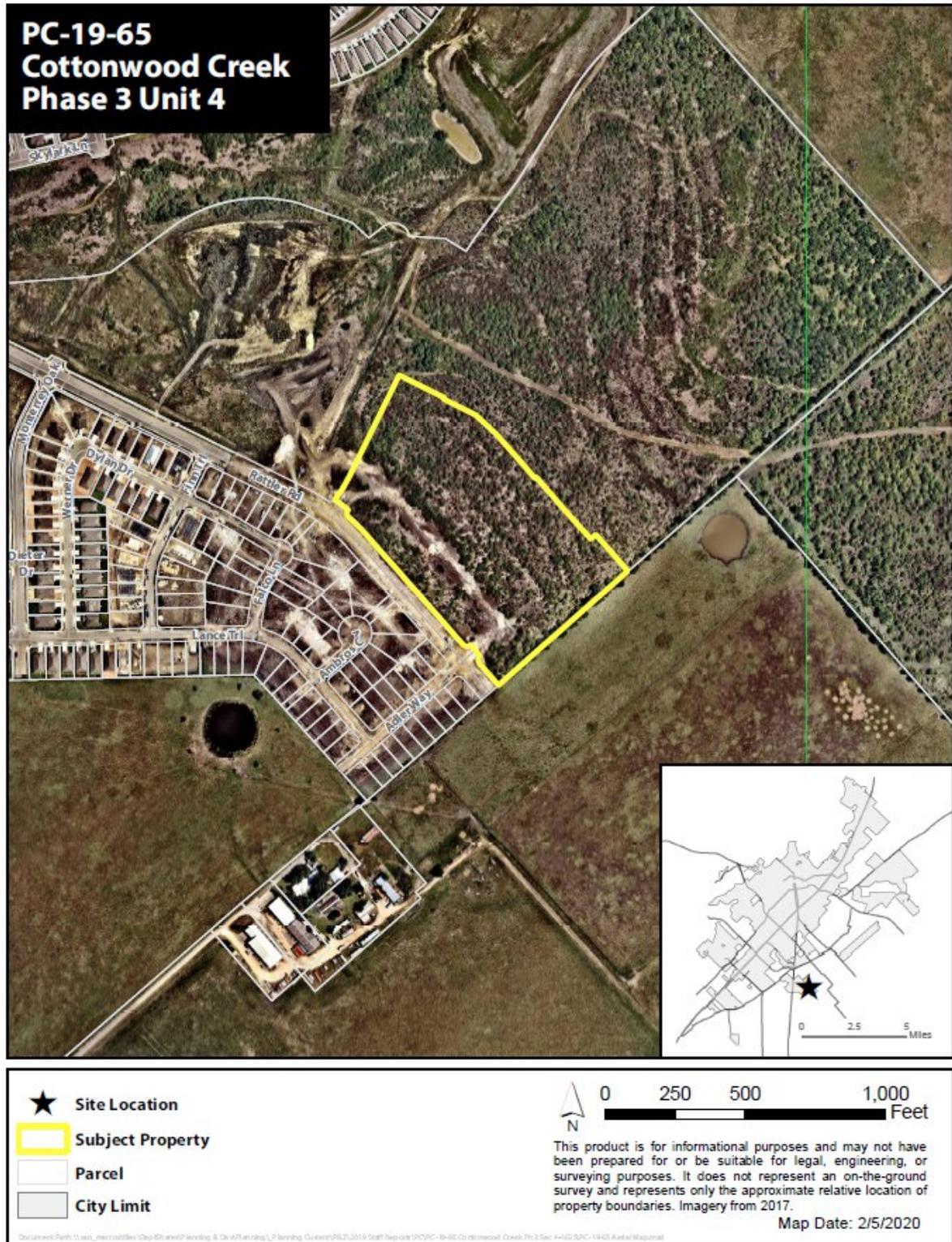
Date: 4-2-18

PC-19-65 (Cottonwood Creek, Phase 3 Unit 4)

Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas LP, for approval of a Final Plat for approximately 12.945 acres, more or less, out of the Farnam Frye and J.F. Geister Surveys, located at the intersection of Rattler Road and Adler Way. (T. Carpenter)

Location and History:

- +/- 12.945 acres
- Within the Cottonwood Creek Master Plan
- Zoned SF-6
- Proposes 60 single family lots with one drainage easement lot





LOCATION MAP
NOT-TO-SCALE

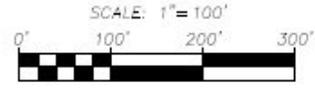
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	375.00	1137.50"	S63°54'30"E	74.90	75.00
C2	30.00	8070.00"	S73°54'00"E	28.28	31.42
C3	30.00	8070.00"	S69°21'37"	28.28	31.42
C4	745.00	1757.50"	N44°23'13"W	83.84	86.89
C5	20.00	8813.40"	S67°59'56"E	27.34	30.19
C6	20.00	8809.32"	S69°47'30"E	27.28	30.02
C7	595.00	7445.43"	S65°15'00"E	78.87	79.63
C8	15.00	8070.00"	N62°34'42"E	25.37	25.79
C9	255.00	10762.41"	S61°42'50"E	47.38	47.86
C10	385.00	12094.02"	S32°17'48"W	63.07	63.16
C11	15.00	8242.47"	S70°36'30"E	18.82	21.60
C12	385.00	7738.43"	S42°57'30"E	35.80	36.97
C13	15.00	8070.00"	S88°52'10"E	21.27	23.58
C14	15.00	8070.00"	S73°36'47"W	21.27	23.50
C15	15.00	8070.00"	N42°31'10"E	21.27	23.90

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	15.00	8070.00"	N23°54'00"E	31.27	33.58
C17	250.00	1747.10"	N47°30'00"W	31.30	31.43
C18	25.00	8828.28"	S77°25'00"W	30.30	34.37
C19	430.00	571.40"	S33°58'58"W	71.45	71.52
C20	25.00	8232.28"	S14°58'28"E	28.34	28.19
C21	25.00	8447.02"	S73°38'46"W	28.42	33.00
C22	540.00	1742.00"	N00°13'13"W	105.83	108.00
C23	15.00	8070.00"	N23°54'00"E	21.27	23.58
C24	15.00	8070.00"	S80°27'11"E	21.27	23.58
C25	300.00	1443.50"	S49°44'58"E	76.89	77.92

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°52'31"E	6.87
L2	S28°12'42"E	5.67
L3	N48°28'47"E	5.00
L4	N48°28'47"E	25.00
L5	N42°31'13"E	36.00
L6	S32°07'28"W	93.00
L7	N0°15'45"E	14.55
L8	S28°18'40"W	14.55
L9	S37°52'51"W	6.87

FINAL PLAT
OF
COTTONWOOD CREEK
PHASE 3 UNIT 4

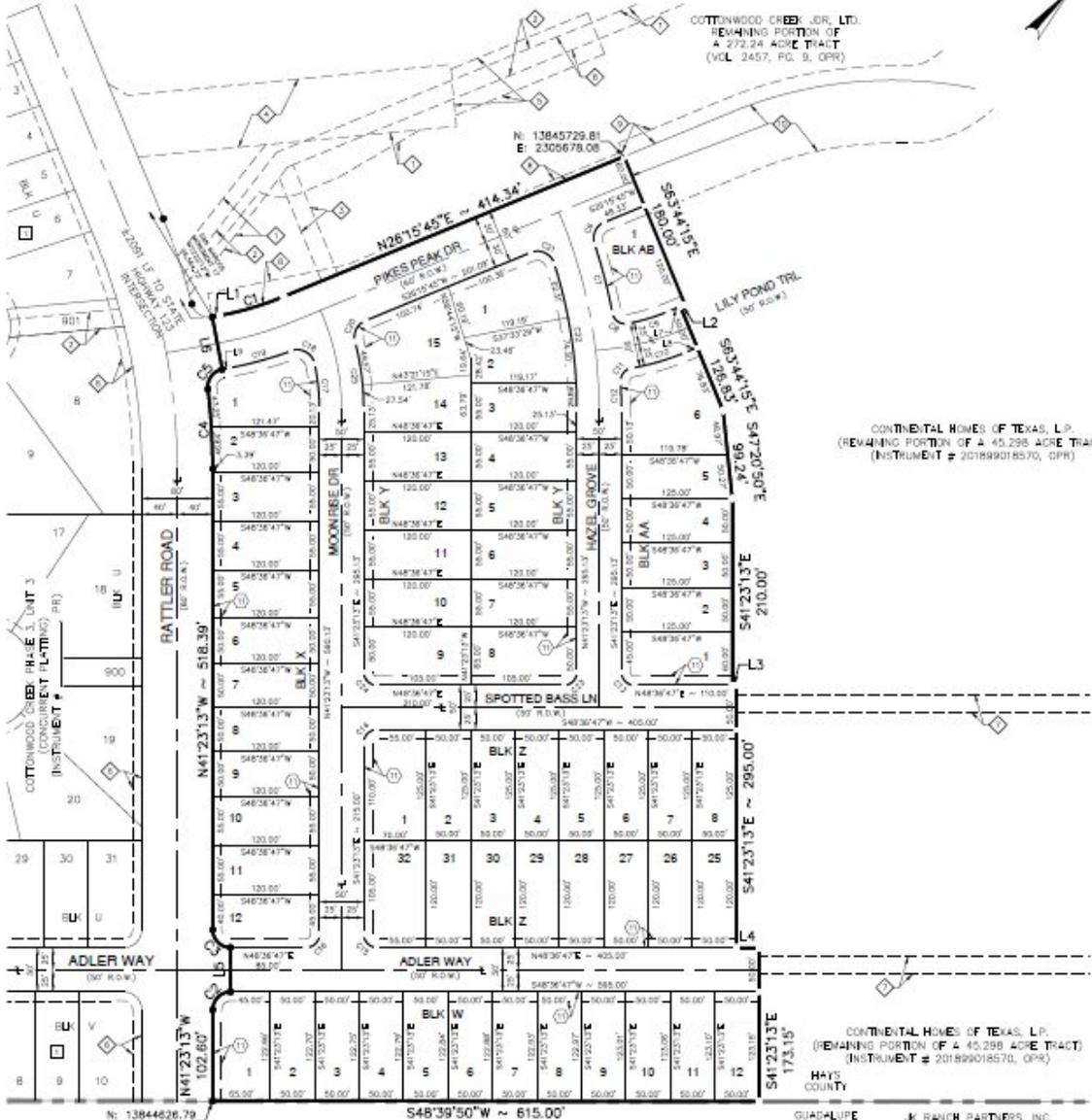
A 12.945 ACRE TRACT OF LAND, OUT OF 45,298 ACRES TRACT OF LAND RECORDED IN INSTRUMENT # 30189918570, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FARNHAM FIVE SURVEY NO.17, ABSTRACT 183 AND THE J.F. GLESTER SURVEY NO.7, ABSTRACT 203 OF HAYS COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

5405 ANTONIO | AUSTIN | DALLAS | FORT WORTH | HOUSTON
3600 STEVENS PARKWAY, SUITE 403 | PLANO, TX 75074 | 214-624-8844
10000 PAPER PLAINS ROAD, SUITE 100 | PLANO, TX 75074 | 214-624-8844
DATE OF PREPARATION: January 16, 2020

- LEGEND**
- AC ACRES
 - BLK BLOCK
 - DOC DOCUMENT NUMBER
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF HAYS COUNTY, TEXAS
 - PR PLAT RECORDS OF HAYS COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (R)
 - SET 1/2" IRON ROD (TC)-ROW
 - 0.326 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021629, OPR)
 - 1,250 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021623, OPR)
 - 0.247 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021626, OPR)
 - 20' WASTEWATER EASEMENT (INSTRUMENT # 19024352, OPR)
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 - 0.599 AC. 70' DRAINAGE EASEMENT (INSTRUMENT # 19025673, OPR)
 - 0.200 AC. 50' DRAINAGE EASEMENT (INSTRUMENT # 19021627, OPR)
 - 10' PUBLIC UTILITY EASEMENT (INSTRUMENT # 19029824, PR)
 - 20' WASTEWATER EASEMENT (INSTRUMENT # 19021627, OPR)
 - 0.118 AC. VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT # 19021626, OPR)
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CONTINENTAL HOMES OF TEXAS, L.P.
(REMAINING PORTION OF A 45,298 ACRE TRACT)
(INSTRUMENT # 20189918570, OPR)

CONTINENTAL HOMES OF TEXAS, L.P.
(REMAINING PORTION OF A 45,298 ACRE TRACT)
(INSTRUMENT # 20189918570, OPR)

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

COTTONWOOD CREEK PHASE 3 UNIT 4
Civil Job No. 11173-10; Survey Job No. 9126-18

Recommendation:

Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 of the Development Code and recommends **approval** of PC-19-65.



Legislation Text

File #: ZC-20-03, **Version:** 1

AGENDA CAPTION:

ZC-20-03 (Sportsplex) Hold a public hearing and consider a request by Ed Theriot, on behalf of Outlet West Investors, Ltd., for a zoning change from "FD" Future Development and "GC," General Commercial to "PA," Planning Area District, for approximately 62.48 acres, more or less, out of the Edward Burleson Survey, generally located at the intersection of Commercial Loop and Gregsons Bend. (T. Carpenter)

Meeting date: February 25, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.

- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

In November 2019, the City Council approved economic incentives and a land purchase agreement for a portion of this property for the use of sportsplex facility.

The Planning Area District is intended for larger greenfield tracts in low to medium intensity areas or employment areas where residential uses are incorporated into a corporate campus or similar employment type use. If approved, the developer would allocate a percentage of the development to the following zoning districts:

- “CD-4” Character District 4,
- “CD-5” Character District 5,
- “EC” Employment Center, and
- “LI” Light Industrial

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff **recommends** approval of the zoning change as submitted.

Zoning Request	Commercial Loop & Gregsons Bend
ZC-20-03	



Summary

Request:	Zoning change from GC / FD to PA		
Applicant:	Ed Theriot Doucet & Associates, Inc. 7401 B Hwy 71 W Austin, TX 78735	Property Owner:	Outlet West Investors, LTD 415 N Guadalupe St, Ste 400 San Marcos, TX 78666

Notification

Application:	December 31, 2019	Neighborhood Meeting:	N/A
Published:	February 9, 2020	# of Participants	N/A
Posted:	February 7, 2020	Personal:	February 7, 2020
Response:	None as of the date of this report		

Property Description

Legal Description:	Edward Burleson Survey, Tract pt of 4		
Location:	Commercial Loop & Gregsons Bend		
Acreage:	62.48 acres	PDD/DA/Other:	N/A
Existing Zoning:	FD / GC	Proposed Zoning:	PA
Existing Use:	Vacant	Proposed Use:	Sports Complex
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Employment Center	Proposed Designation:	Employment Center
CONA Neighborhood:	N/A	Sector:	9
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Employment Center
South of Property:	ETJ	Vacant	Employment Center
East of Property:	GC	Hotels / Car Dealership	Employment Center
West of Property:	ETJ	Railroad / Vacant	Medium Intensity

Zoning Request	Commercial Loop & Gregsons Bend
ZC-20-03	



Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner	Date: February, 20, 2020

History

In November 2019, the City Council approved economic incentives and a land purchase agreement for a portion of this property for the use of sportsplex facility.

Additional Analysis

The Planning Area District is intended for larger greenfield tracts in low to medium intensity areas or employment areas where residential uses are incorporated into a corporate campus or similar employment type use.

Planning Area District is indicated as “not preferred” on table 4.1, therefore, further scrutiny is required to determine consistency with the Comprehensive Plan.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<input checked="" type="checkbox"/>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map. <i>This zoning change is appropriate for this designated Employment Center.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area. <i>Studies were not complete at the time of this request.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect. <i>This property is requesting annexation, therefore no Development Agreement is proposed.</i>

Zoning Request	Commercial Loop & Gregsons Bend
ZC-20-03	



<u>X</u>		<p>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified.</p> <p><i>The proposed uses are consistent with existing surrounding commercial uses.</i></p>
----------	--	--

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed zoning will reinforce the existing or planned character of the area.</p> <p><i>The proposed development is consistent with existing surrounding commercial uses.</i></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district.</p> <p><i>The site has few development constraints.</i></p>
		<u>N/A</u>	<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning.</p> <p><i>The majority of the property is currently outside the City Limits.</i></p>
<u>X</u>			<p>Whether there is a need for the proposed use at the proposed location.</p>
<u>X</u>			<p>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development.</p> <p><i>The property is located adjacent to City Limits and adequate existing City services. Roads and utility infrastructure will be required to extend into and through the development at the developer's cost.</i></p>
<u>X</u>			<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property.</p> <p><i>The proposed development is consistent with existing surround commercial uses.</i></p>
		<u>N/A</u>	<p>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5.</p> <p><i>This is not a request for a Neighborhood Density District.</i></p>
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management.</p>

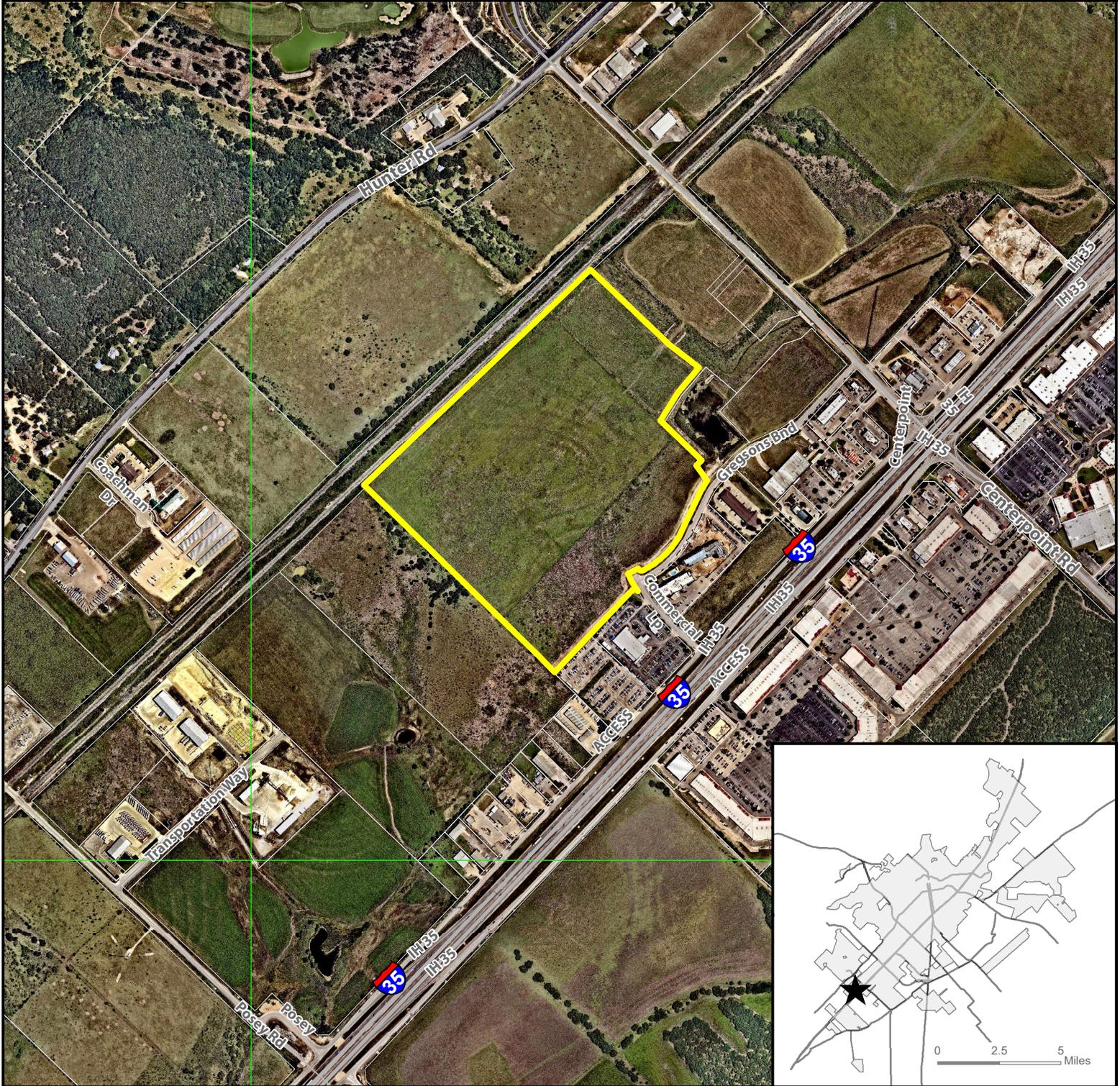
Zoning Request	Commercial Loop & Gregsons Bend
ZC-20-03	



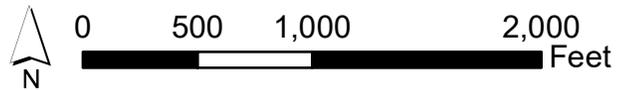
		<p><i>This property is located within an area that has little environmental constraints according to the Land Use Suitability Map.</i></p>
<u>X</u>		<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare.</p> <p><i>None noted.</i></p>

ZC-20-03 Aerial View

GC & FD to PA - Commercial Loop / Gregsons Bend



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

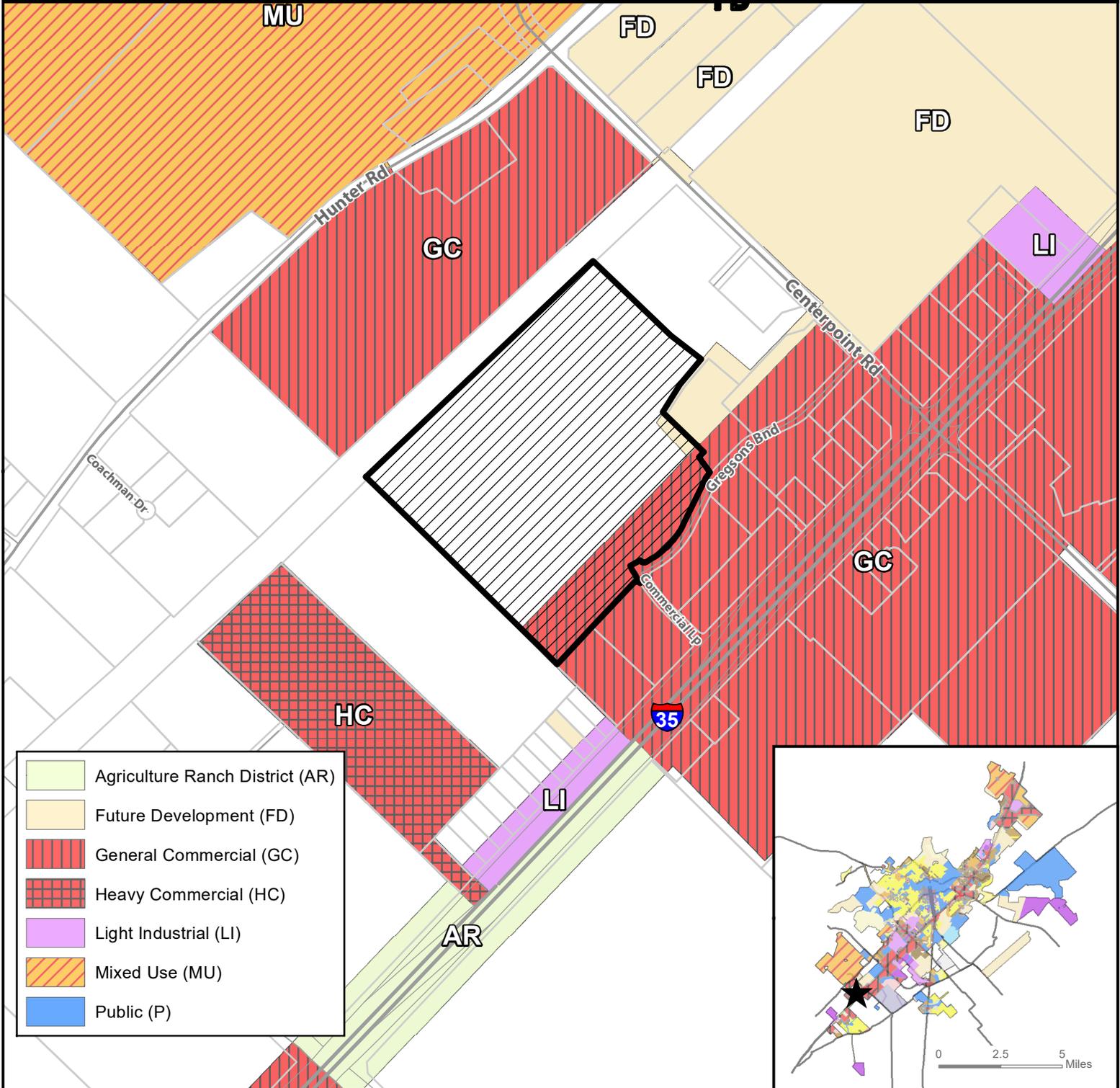


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Map Date: 2/4/2020

ZC-20-03 Zoning Map

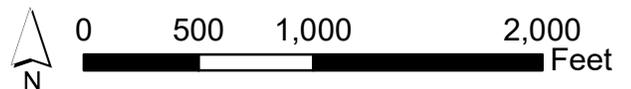
GC & FD to PA - Commercial Loop / Gregsons Bend



-  Agriculture Ranch District (AR)
-  Future Development (FD)
-  General Commercial (GC)
-  Heavy Commercial (HC)
-  Light Industrial (LI)
-  Mixed Use (MU)
-  Public (P)



-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



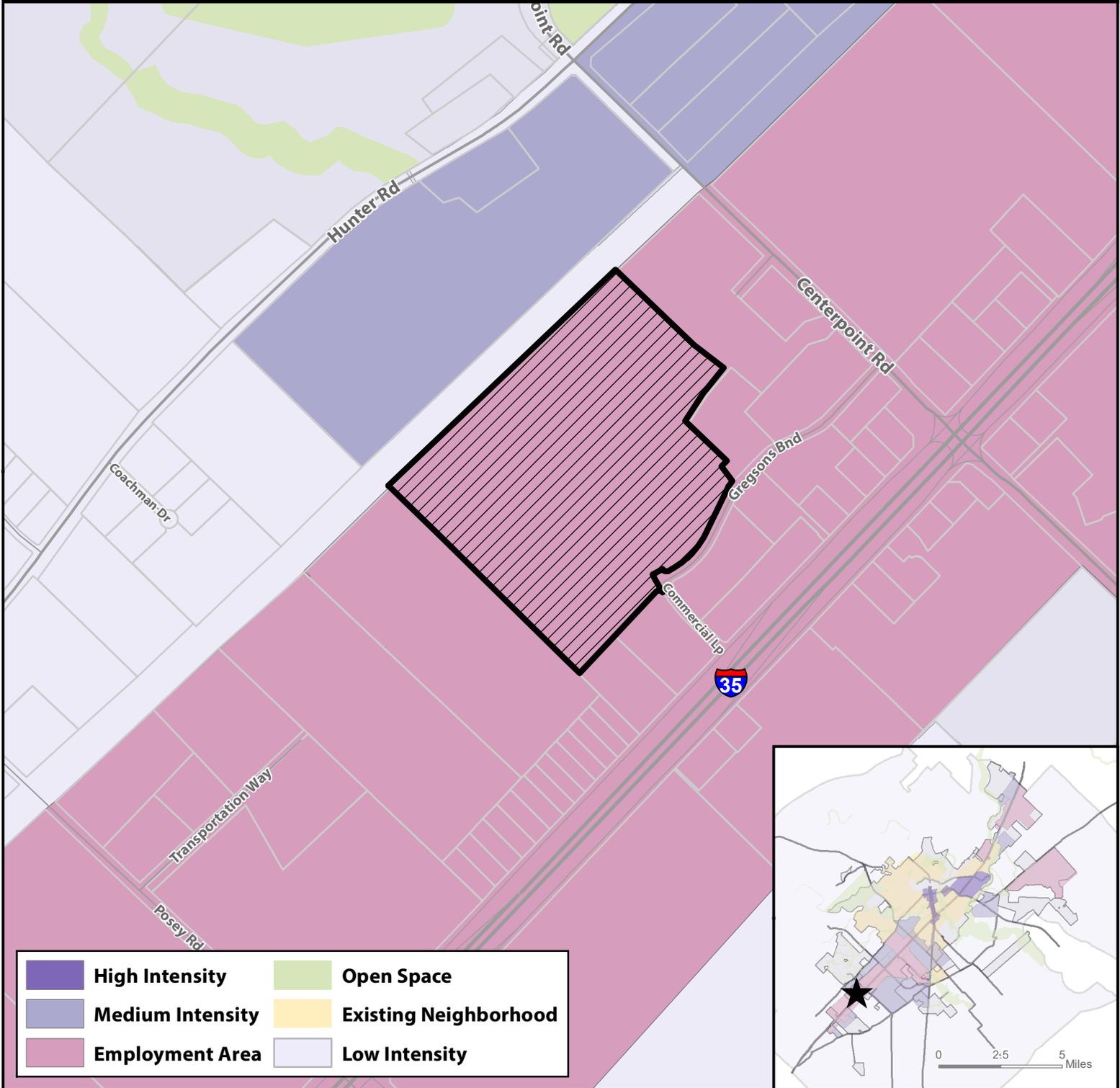
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Map Date: 2/5/2020

ZC-20-03

Preferred Scenario

GC & FD to PA - Commercial Loop / Gregsons Bend



	Site Location		0	500	1,000	2,000	Feet
	Subject Property						
	Parcels						
	City Limit						

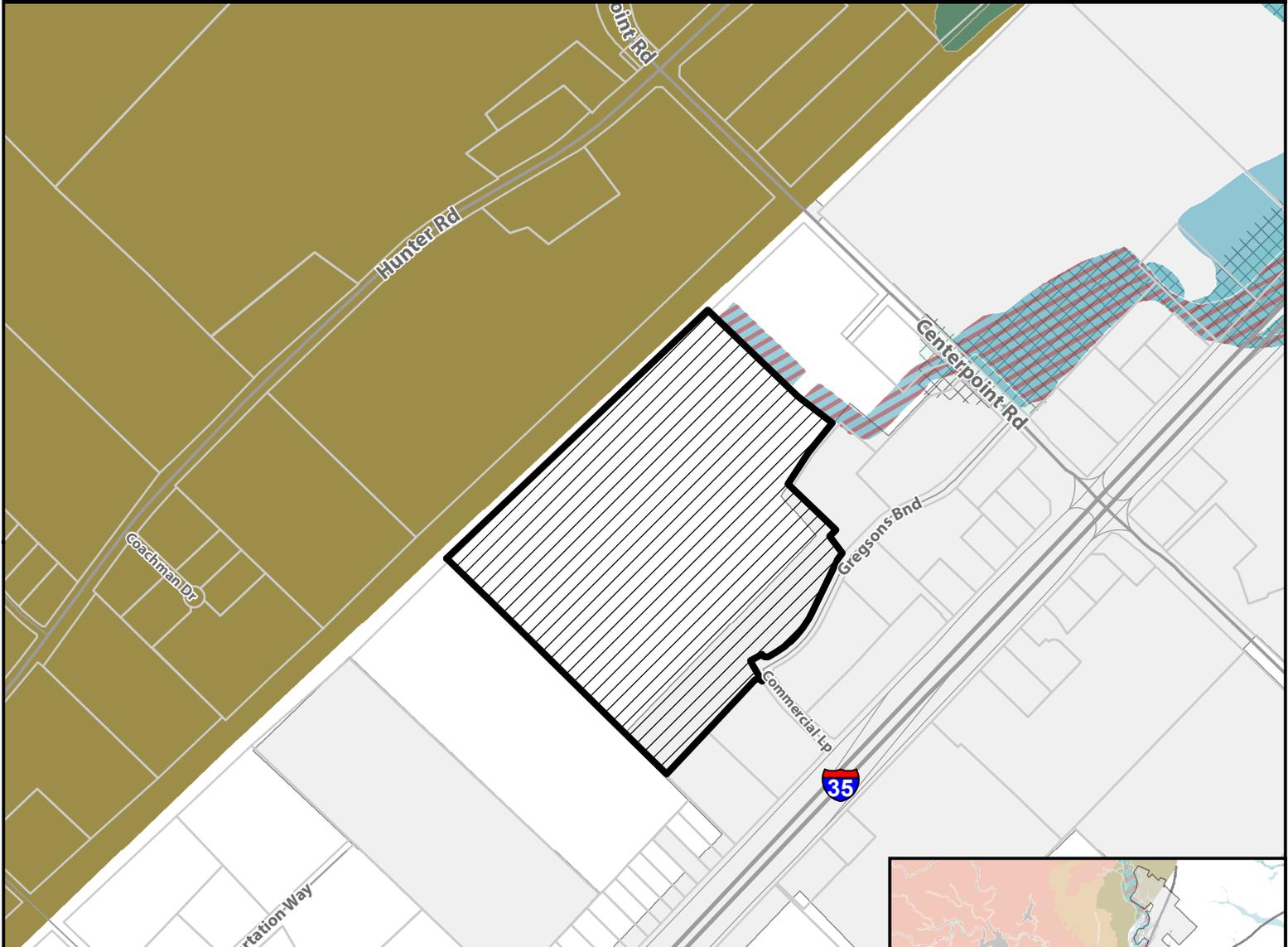
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Map Date: 2/12/2020

ZC-20-03

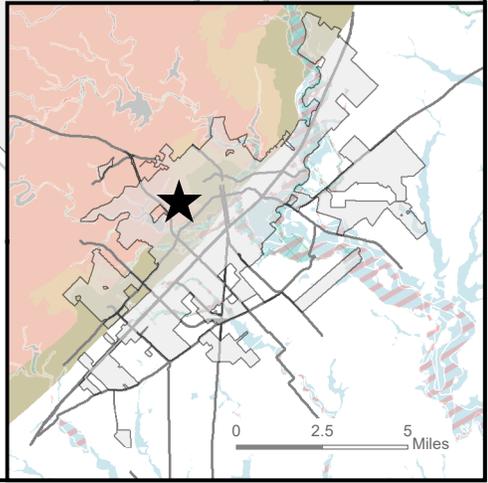
Environmental Features

GC & FD to PA - Commercial Loop / Gregsons Bend

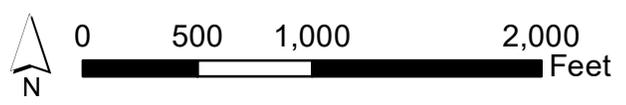


Environmental Features

- Floodway
- 100 Year Floodplain
- Water Quality Zone
- Water Quality Zone Buffer
- Edwards Aquifer Transition Zone



- Site Location
- Subject Property
- Parcels
- City Limit



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.

Map Date: 2/12/2020

Property ID	Subject Address	Owner	Address	City	State	ZIP
R94003	4300 S IH 35	JNG REALTY LLC	P O BOX 1666	SAN MARCOS	TX	78667-1666
R42670	4514 S IH 35	PEARSON ROBERT H JR & WARD DELL OUTLET SELF STORAGE	4510 S IH 35	SAN MARCOS	TX	78666
R126530	600 CENTERPOINT RD	OUTLET WEST INVESTORS LTD	1300 POST OAK BLVD STE 1650	HOUSTON	TX	77056-3162
R71214	4210 S IH 35	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN	TX	78155
R115985	4200 S IH 35	YEAKEY FAMILY TRUST & GILL MICHAEL J LIVING TRUST &	11760 GEEVNORMAN RD	BELGRADE	MT	59711-8415
R70147	HUNTER RD	CARMA PASO ROBLES LLC	11501 ALTERRA PKWY STE 100	AUSTIN	TX	78758
R42666	4522 S IH 35	HERRY EUGENE A JR & FRANCES K	3718 HUNTER RD	SAN MARCOS	TX	78666
R42668	4518 S IH 35	PATEL KUNDAN N & CHETNA K	930 IH 35 N	SAN MARCOS	TX	78666
R42672	4510 S IH 35	PEARSON ROBERT H JR & WARD DELL	4510 S IH 35	SAN MARCOS	TX	78666
	CONA	SARA LEE UNDERWOOD-MYERS	1415 HARPER DR	SAN MARCOS	TX	78666
	Neighborhood Commission	LIZBETH DOBBINS	2705 LESLIE LN	SAN MARCOS	TX	78666

Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> N/A - Extraterritorial Jurisdiction (ETJ)	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Planning Area (PA)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation.
Uses	No zoning restrictions	Residential and Agricultural (<i>See Land Use Matrix</i>)	Residential with some limited commercial. (<i>See Land Use Matrix</i>)
Parking Location	No zoning standards	No location standards	Varies based on district
Parking Standards	No zoning standards	2 spaces per dwelling unit (if single family detached)	Varies based on use
Max Residential Units / acre	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	No zoning standards	2 stories	CD-4: 3 stories CD-5: 5 stories EC: 4 stories LI: 4 Stories
Setbacks	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Planning Area (PA)
Impervious Cover (max)	No zoning standards	30%	CD-4: 80% CD-5: 100% EC: 80% LI: 80%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Lot size varies depending on zoning district and building type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Conventional and Mixed Use.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	CD-4: 2,400 ft. block perimeter CD-5: 2,000 ft. block perimeter HC & LI: 5,000 ft. block perimeter

Section 5.1.1.2 Land Use Matrix **Future Development (FD) VS.**

**Character District 4 (CD-4)
Character District 5 (CD-5)
Light Industrial (LI)
Employment Center**

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS				DEFINITION USE STANDARDS		
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI		MH	EC
AGRICULTURAL USES																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
RESIDENTIAL USES																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

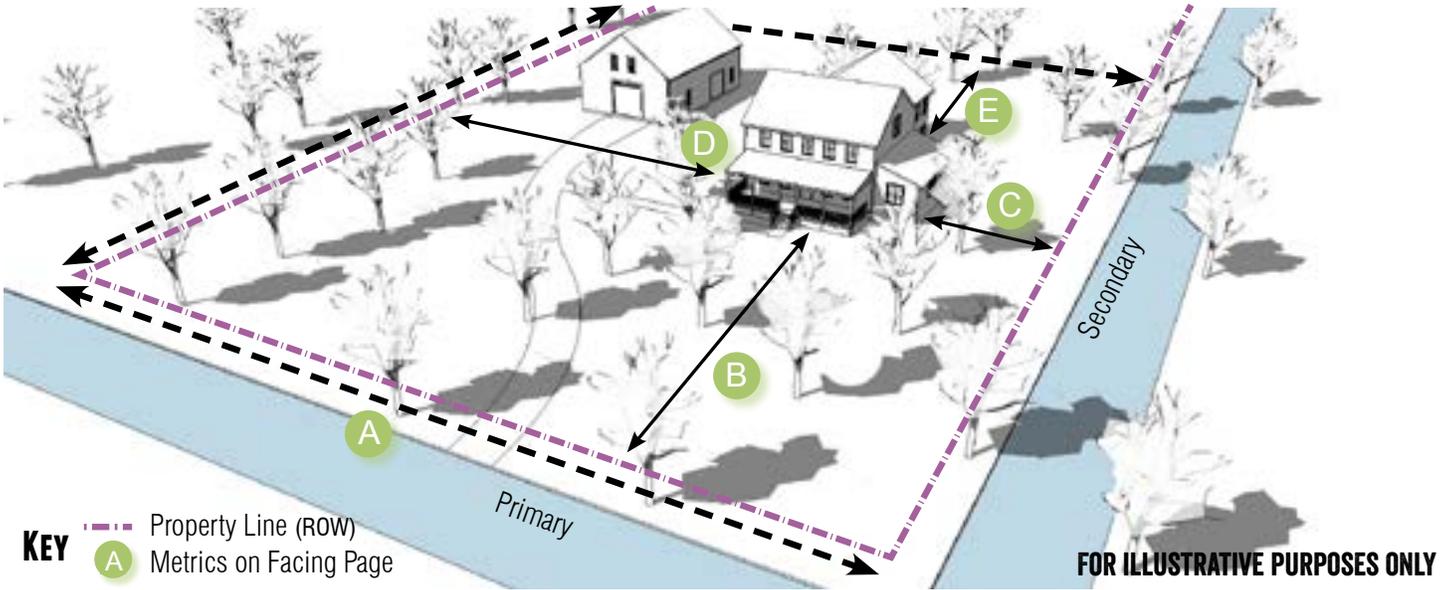
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS				DEFINITION USE STANDARDS		
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI		MH	EC
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3	
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3	
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3	
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4	
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4	
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	--	P	Section 5.1.5.4	
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS				DEFINITION USE STANDARDS		
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI		MH	EC
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
PUBLIC & INSTITUTIONAL																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
INDUSTRIAL																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Section 5.1.7.9

FD

SECTION 4.4.1.1 FUTURE DEVELOPMENT DISTRICT



GENERAL DESCRIPTION

The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.

DENSITY

Units Per Gross Acre	.4 max.
Impervious Cover	30% max.

TRANSPORTATION

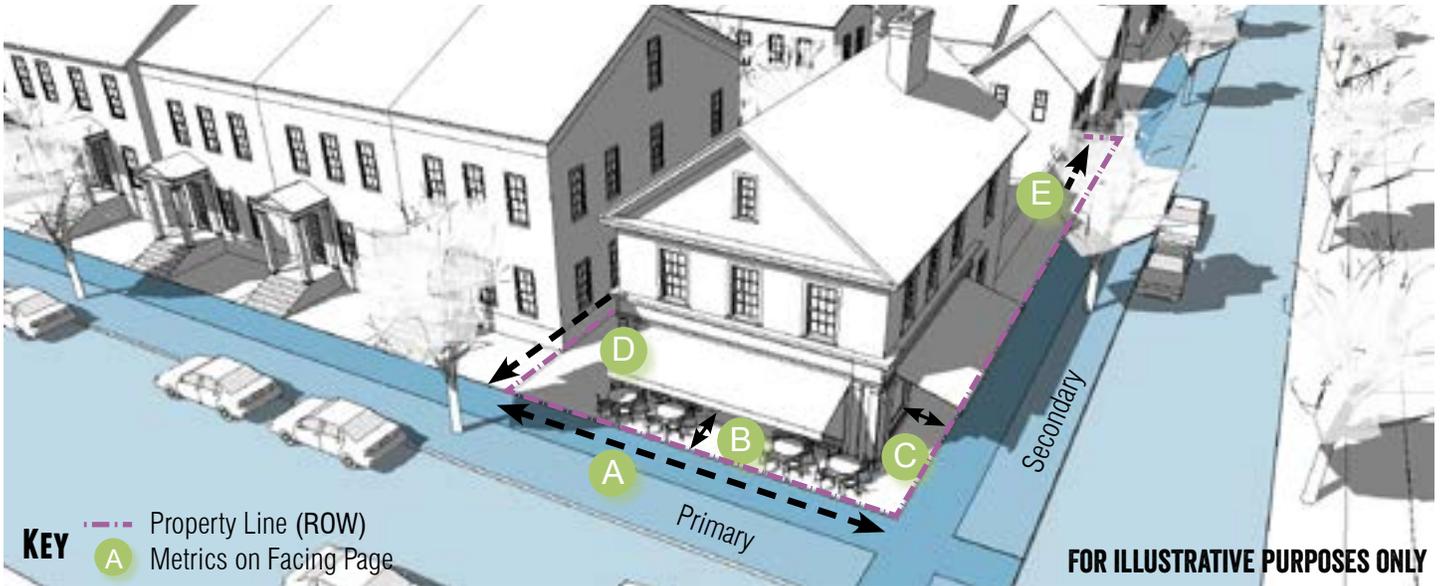
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

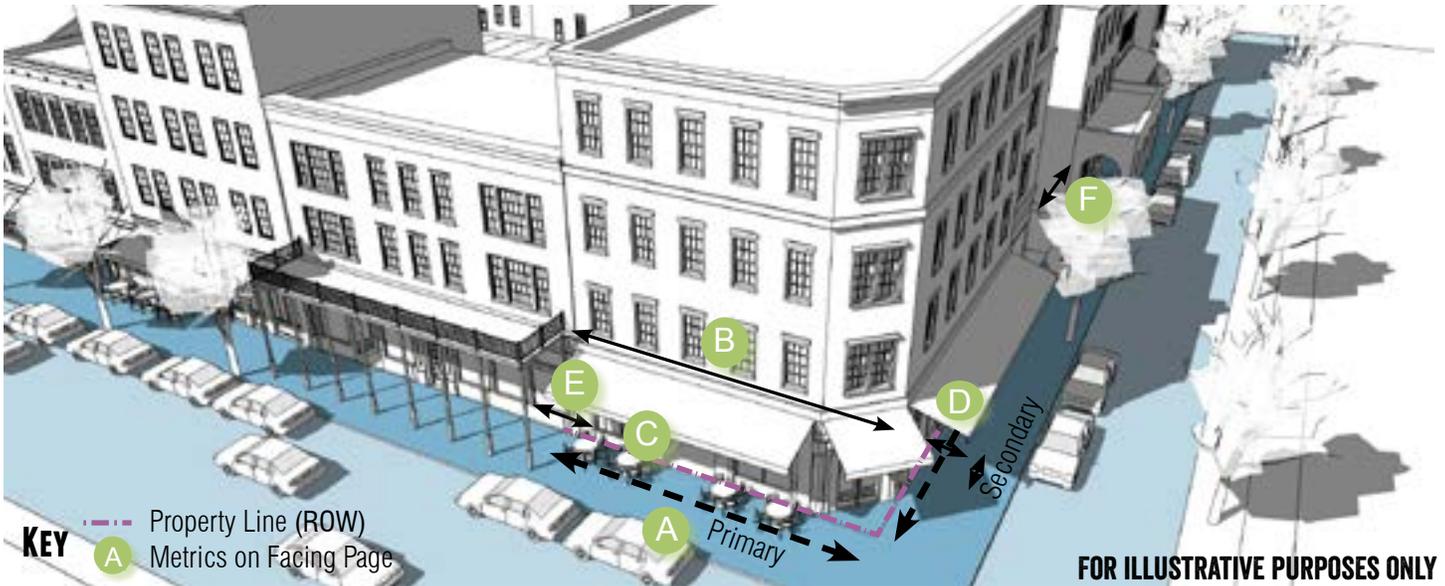
Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5



GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

DENSITY

Impervious Cover	100% max.
------------------	-----------

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

PA

SECTION 4.4.3.7 PLANNING AREA DISTRICT

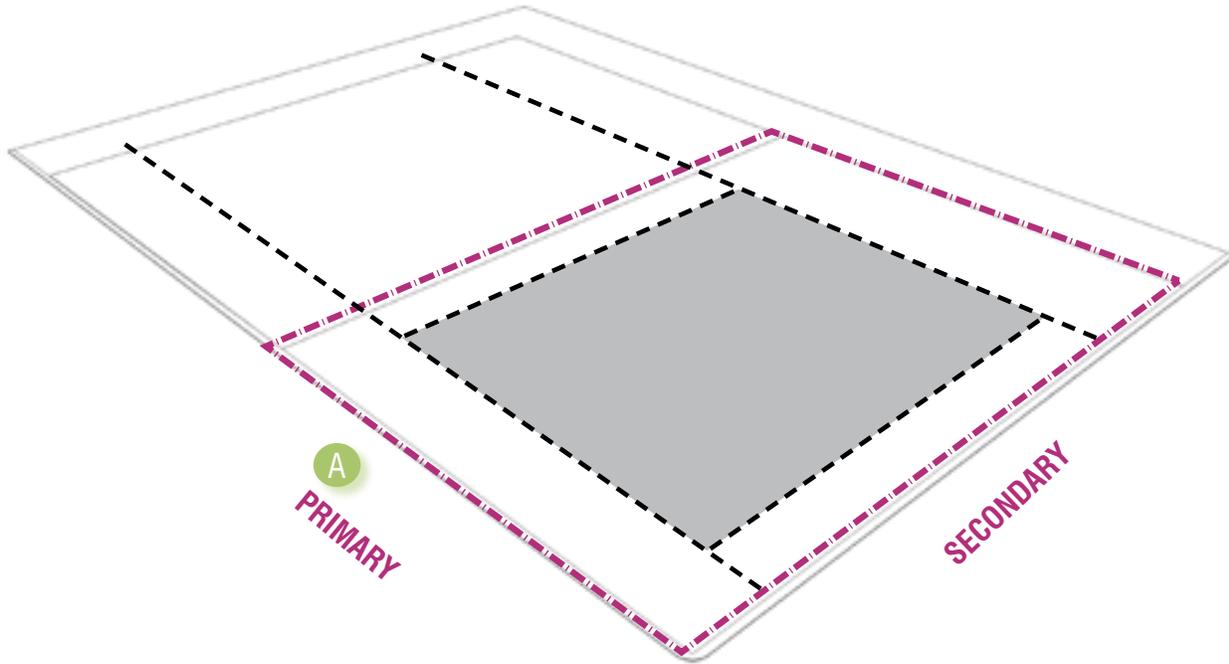


TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4 CD-5 EC LI	0 - 10% 10 - 40% 60 - 90% 0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, or 3 CD-4 CD-5	0 - 10% 10 - 30% 60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, or 3 CD-4 CD-5	10 - 30% 30 - 60% 10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2 CD-3 CD-4 CD-5	50% min. 20 - 40% 10 - 30% 0 - 5%

EC

SECTION 4.4.5.1 EMPLOYMENT CENTER



KEY

- - - Property Line (ROW)
- A Metrics on This and Facing Page
- Setbacks
- Building Footprint

DISTRICT INTENT STATEMENTS

EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. EC should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

Live/ Work	Section 4.4.6.11
General Commercial	Section 4.4.6.13
Mixed Use Shopfront*	Section 4.4.6.14
Civic Building	Section 4.4.6.15

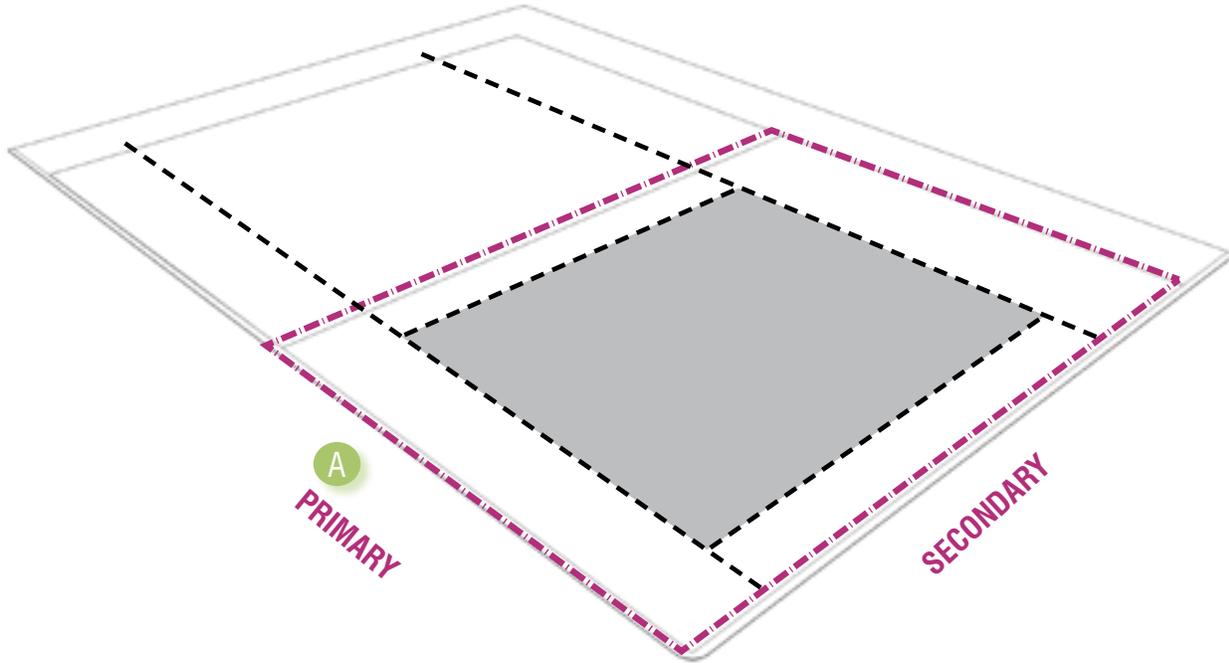
*No Residential on the ground floor

BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

- - - Property Line (ROW)
- A Metrics on This and Facing Page
- Setbacks
- Building Footprint

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

ZC-20-05 (Vantage 2) Zoning Change 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?	X	

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	The Developer will extend utilities through this site		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	The sportsplex could function as a community amenity		

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				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X	X	X		
Geological	X				
Slope	X				
Soils	X	X			
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: This watershed currently has very little impervious cover compared to its size. Cottonwood Creek is not a tributary to the San Marcos River. With larger more concentrated growth, best management practices such as retention ponds and biofiltration gardens can be incorporated into the site planning process.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	9
Neighborhood Character Study Area(s):	N/A

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

	YES	NO
Will Parks and / or Open Space be Provided?	X	
Will Trails and / or Green Space Connections be Provided?		X
The applicant has indicated a desire to include Parks / Open Space within the development.		
Maintenance / Repair Density	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	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	Centerpoint Rd S IH 35 Access Road	X				
Existing Peak LOS	Centerpoint Rd S IH 35 Access Road	X				
Preferred Scenario Daily LOS	Centerpoint Rd S IH 35 Access Road	X				X
Preferred Scenario Peak LOS	Centerpoint Rd S IH 35 Access Road	X				X

	N/A	Good	Fair	Poor
Sidewalk Availability	X			
Sidewalks are required to be built as part of the development.				
	YES		NO	
Adjacent to existing bicycle lane?			X	
Adjacent to existing public transportation route?			X	
Notes:				

ZONING CHANGE TO PLANNING AREA DISTRICT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Ed Theriot	Property Owner	Outlet West Investors, Ltd.
Company	Doucet & Associates, Inc.	Company	c/o Tyler Sibley Pursuant Ventures Development
Applicant's Mailing Address	7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	Owner's Mailing Address	415 North Guadalupe, Ste. 400 San Marcos, Texas 78666
Applicant's Phone #	512-618-2865	Owner's Phone #	214-282-8970
Applicant's Email	etheriot@doucetengineers.com	Owner's Email	tylersibley1@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): a portion of the property identified in the Hays County Appraisal District as R13080

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 62.48 acres **Tax ID #:** R 13080

Preferred Scenario Designation: Employment Area **Existing Zoning:** N/A (ETJ)

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Planned Area District

Proposed Land Uses / Reason for Change: Apply zoning controls to the tract for development:

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,013**
 *Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

Robert C. Wilson, III, President
I, of JOQ GP, LLC, as general partner (owner name) on behalf of
Outlet West Investors, Ltd. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
a portion of the property identified in the Hays County Appraisal District as R13080 (address).

I hereby authorize Tyler Sibley and his respective consultants (agent name) on behalf of
Pursuant Ventures Development, LLC (agent company) to file this application for

(in the zoning of the subject property in a manner approved by the City of San Marcos & Pursuant Ventures Development, LLC)
for the zoning of the subject property in a manner approved by the City of San Marcos & Pursuant Ventures Development, LLC
manner agreeable to both the City of San Marcos & Pursuant Ventures Development, LLC
the Responsible Official Department on my behalf throughout the process

Signature of Owner: *General Partner
JOQ GP, LLC
Robert C. Wilson, III* Date: 20 Dec 2019

Printed Name, Title: Robert C. Wilson, III, President of JOQ GP, LLC,
general partner of Outlet West Investors, Ltd.

Signature of Agent: *[Signature]* Date: 12/29/19

Printed Name, Title: Tyler Sibley, Manager

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, See Attached Authorization (owner name) on behalf of Outlet West Investors, Ltd. (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at a portion of the property identified in the Hays County Appraisal District as R13080 _____ (address).

I hereby authorize Tyler Sibley and his respective consultants (agent name) on behalf of Pursuant Ventures Development, LLC (agent company) to file this application for For the zoning of the subject property in a manner agreeable to both the City of San Marcos & Pursuant Ventures Development, LLC (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____ Date: _____

Printed Name, Title: See attached authorization

Signature of Agent: _____ Date: 2019.12.30 16:00:50 -06'00' _____ Date: 12/30/19

Printed Name, Title: Ed Theriot, Project Manager

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____ Date: 2019.12.30
16:02:21 -06'00'

Date: 12/30/19

Print Name: Ed Theriot



CHECKLIST FOR ZONING CHANGE TO PLANNING AREA DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input checked="" type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	Pre-application meeting held on 10/08/19
<input checked="" type="checkbox"/>	Completed Application for Zoning Change to Planning Area District	See attached
<input checked="" type="checkbox"/>	Figures sufficient to address Section 4.4.3.7(A)(3) of the San Marcos Development Code	See attached conceptual plan
<input checked="" type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds	Metes & Bounds and Survey are attached
<input checked="" type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	Attached.
<input checked="" type="checkbox"/>	Certificate of no tax delinquency	Account Summary and Tax Statement showing 2019 taxes have been paid is attached.
<input checked="" type="checkbox"/>	Proof of Ownership	Warranty Deed is attached.
<input type="checkbox"/>	Lien Holder(s) Name and Mailing Address(es)	There are no lienholders per attached title commitment
<input checked="" type="checkbox"/>	Agreement to the placement of notification signs and acknowledgement of notification requirements	See attached
<input checked="" type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	Owners Authorization Attached
<input type="checkbox"/>	Filing Fee \$1,057 + \$100 per acre (\$3,000 max) Technology Fee \$13	
<p>**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."</p>		

FIELD NOTES DESCRIPTION

DESCRIPTION OF 62.48 ACRES OF LAND IN THE EDWARD BURLESON SURVEY NO. 18, A-63, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 109.22 ACRE TRACT DESCRIBED IN THE DEED TO OUTLET WEST INVESTORS, LTD. OF RECORD IN VOLUME 1486, PAGE 887, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 62.48 ACRE TRACT, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found in the southeast right-of-way line of that certain 200-foot wide Union Pacific Railroad right-of-way, being the south corner of that 100-foot strip described in the deed to the Missouri, Kansas & Texas Railway Company of Texas of record in Volume 41, Page 23, Deed Records of Hays County, Texas, in the northeast line of a certain 29.07 acre tract designated as Tract Number 3 and described in the deed to Eugene A. Herry, Jr. and Frances K. Herry of record in Volume 276, Page 313, Deed Records of Hays County, Texas, at the west corner of the said 109.22 acre tract, for the west corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 46°39'30" E, leaving the northeast line of the said 29.07 acre tract, with the southeast railroad right-of-way line and the northwest line of the said 109.22 acre tract, with the northwest line of the tract described herein, a distance of 1903.09 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found, for the north corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found in the southeast railroad right-of-way line and the northwest line of the said 109.22 acre tract bears S 46°39'30" W, a distance of 160.21 feet;

THENCE leaving the said southeast railroad right-of-way line, crossing the said 109.22 acre tract, with the northeast, southeast and northeast lines of the tract described herein, the following seven (7) courses and distances:

1. S 46°27'37" E, a distance of 657.03 feet to a calculated angle point,
2. S 52°15'35" E, a distance of 229.85 feet to a calculated point for the most northerly east corner,
3. S 39°31'34" W, a distance of 198.77 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found,
4. S 32°44'39" W, a distance of 199.24 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at a re-entrant corner,
5. S 46°16'38" E, a distance of 348.25 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at an east corner,
6. S 45°29'11" W, a distance of 46.11 feet to a ½-inch iron rod found at a re-entrant corner, and
7. S 36°50'33" E, a distance of 111.52 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found in the southeast line of the said 109.22 acre tract, same being the curving northwest right-of-way line of Gregson's Bend, a 60-foot right-of-way, as shown on the Lot 2 and Gregson Road of Section 1, the Lowman Ranch Subdivision plat of record in Volume 7, Page 215, Plat Records of Hays County, Texas, for an east corner of the tract described herein;

THENCE with the west and northwest right-of-way line of said Gregson's Bend, with the east and southeast line of the tract described herein, the following five (5) courses and distances:

1. with the arc of a curve to the left, having a radius of 360.00 feet, an arc distance of 69.66 feet, and a chord which bears S 31°22'59" W, a distance of 69.55 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at a point-of-tangency,
2. S 25°56'16" W, a distance of 277.98 feet to a ½-inch iron rod found at a point-of-curvature,

3. with the arc of a curve to the right, having a radius of 503.00 feet, an arc distance of 293.42 feet, and a chord which bears S 42°37'23" W, a distance of 289.28 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at a point-of-tangency,
4. S 59°20'03" W, a distance of 40.49 feet to a calculated point-of-curvature, and
5. with the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 40.54 feet, and a chord which bears N 74°10'24" W, a distance of 36.24 feet to a calculated point for the northeast terminus of Commercial Loop, a 70-foot right-of-way as shown on the Proposed Roadway and Lot 3, Lowman Ranch Subdivision, Section 1 plat of record in Volume 9, Page 62, Plat Records of Hays County, Texas, for a re-entrant corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "BYRN Survey" found bears N 62°00'33" E, a distance of 1.27 feet;

THENCE S 62°00'33" W, continuing across the said 109.22 acre tract, with the north terminus of said Commercial Loop, with a south line of the tract described herein, a distance of 70.00 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at the northwest terminus of said Commercial Loop and a reentrant corner of the tract described herein, and from which a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found bears S 62°00'33" W, a distance of 4.93 feet;

THENCE continuing across the said 109.22 acre tract, with the curving northwest right-of-way line of said Commercial Loop, with a northeast line of the tract described herein, with the arc of a curve to the left, having a radius of 1245.00 feet, an arc distance of 123.28 feet, and a chord which bears S 30°42'59" E, a distance of 123.23 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at the northerly east corner of Lot 3, said Proposed Roadway and Lot 3, Lowman Ranch Subdivision, Section 1, for a northeast corner of the tract described herein;

THENCE leaving the northwest right-of-way line of said Commercial Loop, continuing across the said 109.22 acre tract, with the north and northwest line of said Lot 3, Lowman Ranch Subdivision, Section 1, with a south and southeast line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 25.00 feet, an arc distance of 44.76 feet, and a chord which bears N 84°42'52" W, a distance of 39.02 feet to an "X" in concrete found at a point-of-tangency, and
2. S 43°35'28" W, at a distance of 21.70 feet, a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found bears S 46°24'32" E, a distance of 0.49 feet, and continuing for a total distance of 356.89 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at the west corner of said Lot 3, Lowman Ranch Subdivision, Section 1, and the north corner of Lot 5, Section 1, Lowman Ranch Subdivision of record in Volume 17, Page 134, Plat Records of Hays County, Texas, for an angle point in the southeast line of the tract described herein;

THENCE S 43°32'32" W, continuing across the said 109.22 acre tract, with the northwest line of said Lot 5, Section 1, Lowman Ranch Subdivision, with the southeast line of the tract described herein, a distance of 322.26 feet to a ½-inch iron rod with a plastic cap stamped "BYRN SURVEY" found at the west corner of said Lot 5, Section 1, Lowman Ranch Subdivision, in the southwest line of the said 109.22 acre tract and the northeast line of the said 29.07 acre tract, for the south corner of the tract described herein, from which a 3/8-inch iron rod found in the southwest line of the said 109.22 acre tract at the northeast corner of the said 29.07 acre tract, same being an angle point in the southwest line of said Lot 5, Section 1, Lowman Ranch Subdivision and the north corner of Lot 13, South Park Commercial Subdivision of record in Volume 4, Page 59, Plat Records of Hays County, Texas bears S 45°19'13" E, a distance of 172.98 feet;

THENCE with the southwest line of the said 109.22 acre tract and the northeast line of the said 29.07 tract, with the southwest line of the tract described herein, the following three (3) courses and distances:

1. N 45°12'23" W, a distance of 147.03 feet to a cedar fence post found at an angle point,
2. N 45°53'12" W, a distance of 1024.34 feet to a cedar fence post found, and

3. N 45°57'03" W, a distance of 451.51 feet to the **POINT OF BEGINNING** and containing 62.48 acres of land more or less.

BEARING BASIS: Texas Coordinate System, NAD 83, South Central Zone, Grid.

BOWMAN WORD FILE: FN1965(en)
BOWMAN REF PLAN NO.: 3557
H:\Survey_FieldNotes\FN-1900s\FN1965(en).doc

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

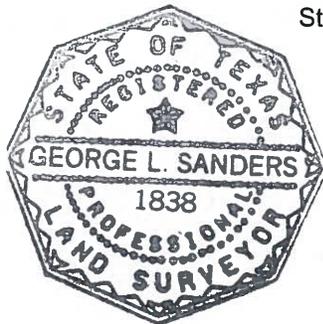
That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of November and December 2016, under my direction and supervision.

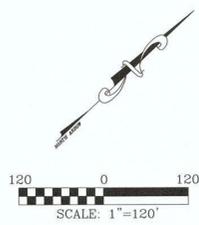
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 4TH of January, 2017 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



George L. Sanders
Registered Professional Land Surveyor No. 1838
State of Texas





NOVEMBER & DECEMBER, 2016
HAYS COUNTY, TEXAS

LEGEND

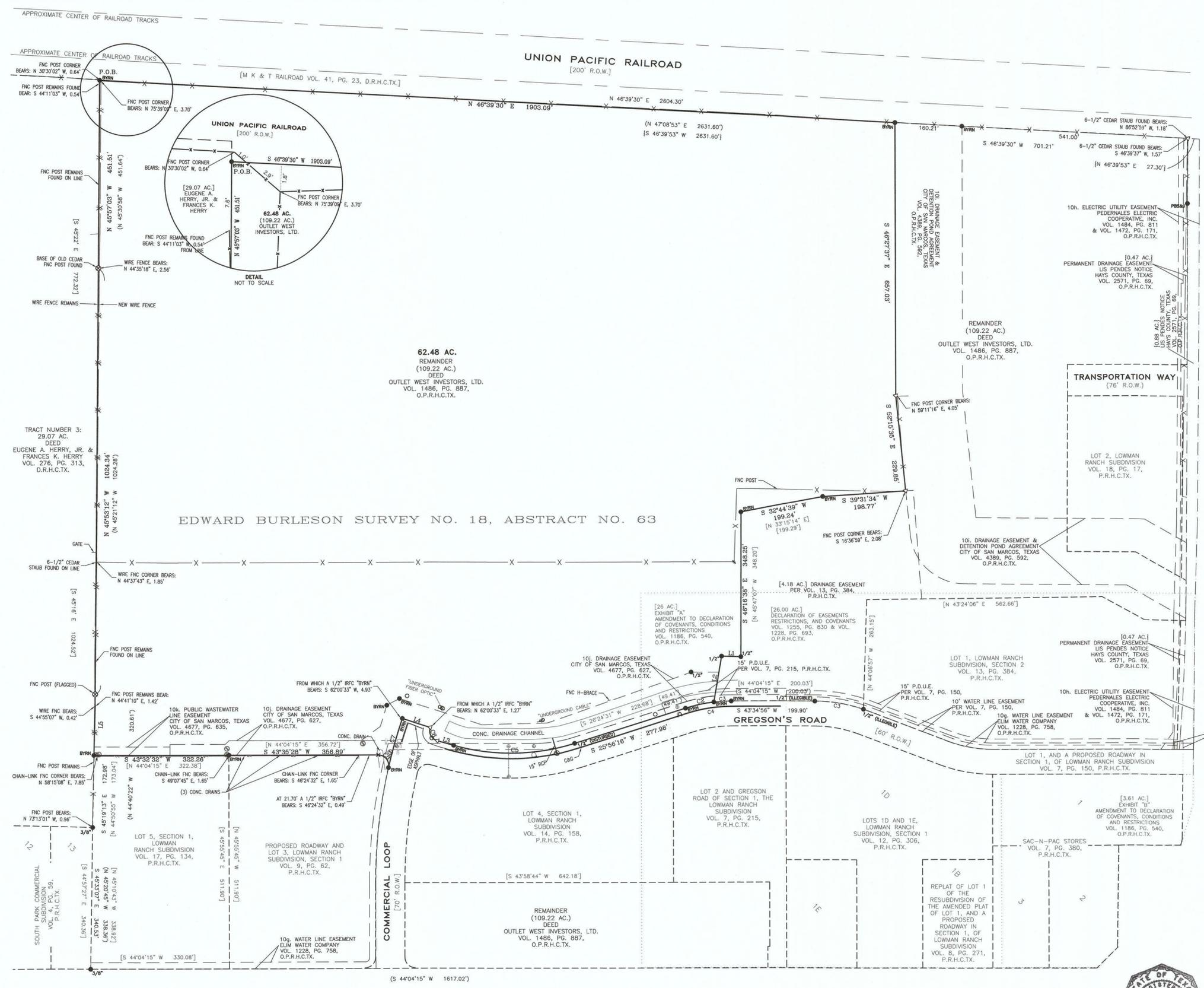
- IRON ROD FOUND (SIZE/CONDITION NOTED)
- × "X" FOUND
- 1/2" IRON ROD W/PLASTIC CAP STAMPED "BYRN SURVEY" FOUND
- 1/2" IRON ROD W/PLASTIC CAP STAMPED "P.B.S.&" FOUND
- CEDAR FENCE POST FOUND
- △ CALCULATED POINT
- CHAIN LINK FENCE
- WIRE FENCE
- ⊕ BOLLARD
- RISER
- CLEANOUT
- FIRE HYDRANT
- WASTEWATER MANHOLE
- STORM SEWER MANHOLE
- SIGN
- TELEPHONE PEDESTAL
- WATER SPOUT
- WATER VALVE
- RECORD LINE
- () RECORD INFORMATION (PER VOL. 1486, PG. 887, O.P.R.H.C.T.X.)
- { } RECORD INFORMATION (PER VOL. 2571, PG. 69, O.P.R.H.C.T.X.)
- [] ADJOINER INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- C&G 2" CONCRETE CURB & GUTTER
- RCP REINFORCED CONCRETE PIPE
- IRFC IRON ROD W/PLASTIC CAP FOUND
- FNC FENCE
- CONC. CONCRETE
- P.D.U.E. DRAINAGE AND PUBLIC UTILITIES EASEMENT

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	18800.00'	156.79'	S 45°32'24" E	156.79'
[C1]	18800.00'	[156.71']	[N 45°54'29" W]	[156.71']
C2	360.00'	69.66'	S 31°22'59" W	69.55'
[C2]	360.00'	[41.48']	[N 40°20'52" E]	[41.46']
C3	360.00'	111.04'	S 34°43'45" W	110.69'
[C3]	360.00'	[110.98']	[S 35°14'19" W]	[110.54']
[C4]	360.00'	[110.98']	[S 35°14'19" W]	[110.54']
C5	503.00'	293.42'	S 42°37'23" W	289.28'
[C5]	503.00'	[293.41']	[N 43°07'07" E]	[289.27']
C6	25.00'	40.54'	S 74°10'24" W	36.24'
[C6]	[25.00']	[40.46']	[S 73°47'58" E]	[36.19']
C7	1245.00'	123.28'	S 30°42'59" E	123.23'
[C7]	[1245.00']	[123.16']	[S 30°15'46" W]	[123.11']
C8	25.00'	44.76'	N 84°42'52" W	39.02'
[C8]	[25.00']	[44.86']	[N 84°30'47" W]	[39.08']

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0478F, DATED SEPTEMBER 2, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

- NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999871.
 4. A METES AND BOUNDS DESCRIPTION, FN1965(en), WAS PREPARED TO ACCOMPANY THE SURVEY OF THE 62.48 ACRES SHOWN HEREON.



G.F. NO. 16-0331-S
LEGAL DESCRIPTION:
62.48 ACRES OF LAND IN THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, HAYS COUNTY TEXAS, BEING A PORTION OF A CERTAIN CALLED 108.22 ACRE TRACT DESCRIBED IN THE DEED TO OUTLET WEST INVESTORS, LTD. OF RECORD IN VOLUME 1486, PAGE 887, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

RESTRICTIVE COVENANTS:
THE RESTRICTIVE COVENANTS OF RECORD IN VOLUME 1186, PAGE 540, VOLUME 1228, PAGE 693, AND VOLUME 1255, PAGE 830, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AS LISTED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT OF NO. 16-0331-S, DO NOT AFFECT THE SUBJECT TRACT. NO OTHER RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY BOWMAN CONSULTING GROUP, LTD.

TITLE COMMITMENT SCHEDULE "D" NOTES:
ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT OF NO. 16-0331-S, EFFECTIVE OCTOBER 10, 2016, ISSUED OCTOBER 19, 2016, AND RE-LISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY BOWMAN CONSULTING GROUP, LTD.

DOES NOT AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
10a. SIGN LEASE AS SET OUT IN VOLUME 1228, PAGE 688, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DOES AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
10b. WATER LINE EASEMENT GRANTED TO ELM WATER COMPANY, AS RECORDED IN VOLUME 1228, PAGE 758, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DOES NOT AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
10c. ELECTRIC LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC, AS RECORDED IN VOLUME 1472, PAGE 171, AND VOLUME 1484, PAGE 811, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DOES NOT AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
10d. DRAINAGE EASEMENT GRANTED TO CITY OF SAN MARCOS, AS RECORDED IN VOLUME 4389, PAGE 592, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DOES AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
10e. WASTEWATER LINE EASEMENT GRANTED TO CITY OF SAN MARCOS, AS RECORDED IN VOLUME 4677, PAGE 627, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DOES AFFECT THE SUBJECT TRACT.
10f. EASEMENT AS RECORDED IN VOLUME 5285, PAGE 106, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 45°29'11" W	46.11'
[L1]	[N 45°59'49" E]	[46.08']
L2	S 36°50'33" E	111.52'
[L2]	[N 36°21'32" W]	[111.53']
L3	S 59°20'03" W	40.49'
[L3]	[S 59°49'47" W]	[40.49']
L4	S 62°00'33" W	70.00'
[L4]	[S 62°34'16" W]	[70.00']
L5	N 45°12'23" W	147.03'

SURVEYOR'S CERTIFICATION
TO PURSUANT VENTURES DEVELOPMENT, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PARTIES INVOLVED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 16-0331-S, EFFECTIVE OCTOBER 10, 2016, AND ISSUED OCTOBER 19, 2016:

I, GEORGE L. SANDERS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER AND DECEMBER 2016, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEEDS LISTED EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

DATE: 1-4-2017

 GEORGE L. SANDERS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 1838 - STATE OF TEXAS



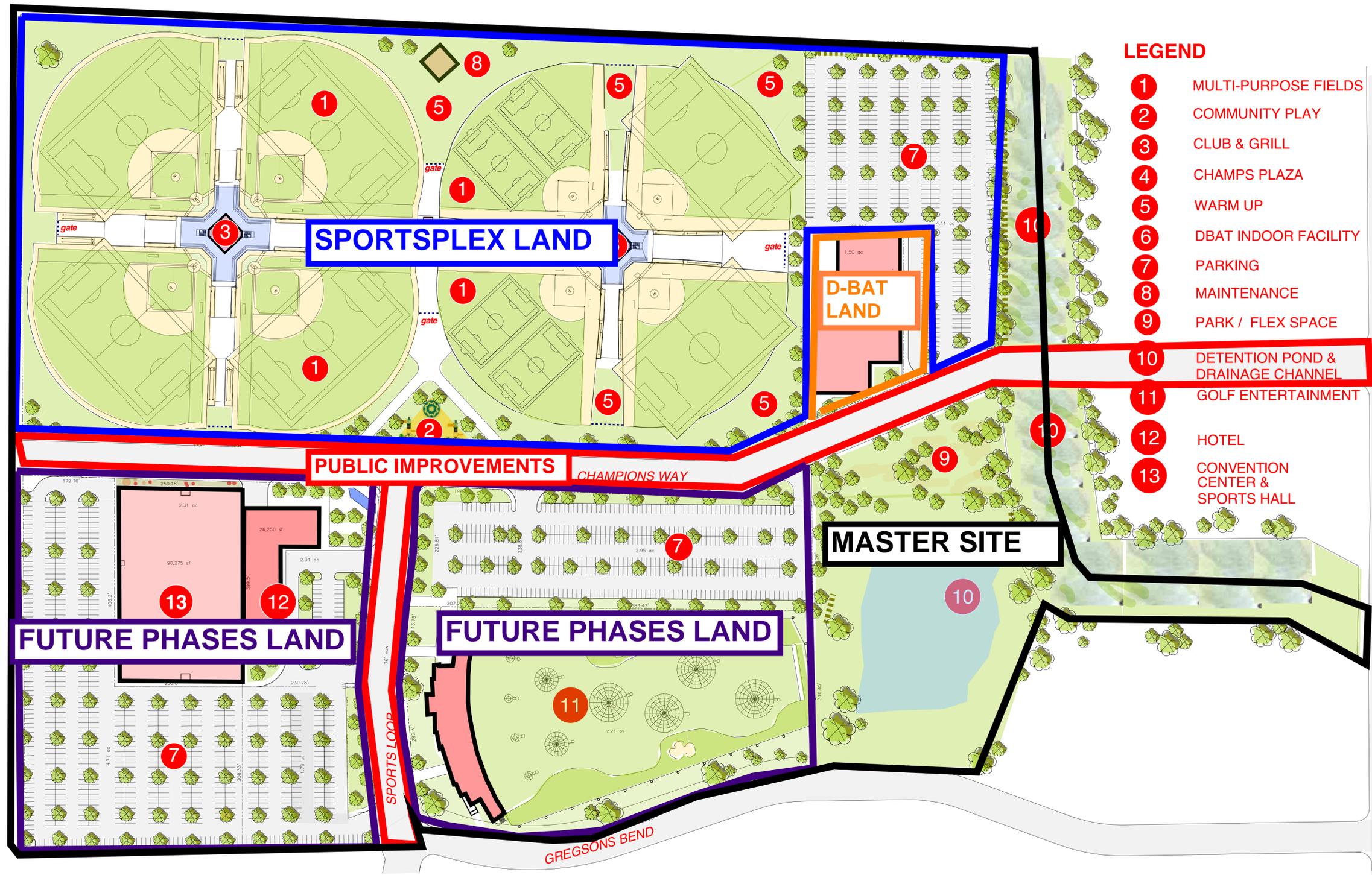
INTERSTATE HIGHWAY NO. 35
(R.O.W. VARIES)

FILED: P\010199 - S HCS of Centropoint Rd San Marcos TX\010199-01-001 (S)R - S HCS of Centropoint Rd San Marcos TX\010199-01-001 (S)R	DATE: 12-05-16	DRAWN BY: EN	CHECKED BY: G.L.S.	CREW: CAF, CW, MK, BE, JD	FB #: 393, 397
SCALE: 1"=120'	JOB #: 070199	DRAWING: TITLE	PLAN #: 3557		
NO.	REVISION	BY	DATE		

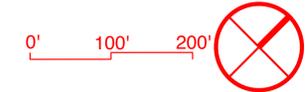


Bowman Consulting Group, Ltd.
 1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
 Phone: (512) 327-1180 Fax: (512) 327-4062
 www.bowmanconsulting.com Bowman Consulting Group, Ltd.
 TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

LAND TITLE SURVEY
 62.48 ACRES OUT OF THE EDWARD BURLESON
 SURVEY NO. 18, ABSTRACT NO. 63,
 HAYS COUNTY, TEXAS



- LEGEND**
- 1 MULTI-PURPOSE FIELDS
 - 2 COMMUNITY PLAY
 - 3 CLUB & GRILL
 - 4 CHAMPS PLAZA
 - 5 WARM UP
 - 6 DBAT INDOOR FACILITY
 - 7 PARKING
 - 8 MAINTENANCE
 - 9 PARK / FLEX SPACE
 - 10 DETENTION POND & DRAINAGE CHANNEL
 - 11 GOLF ENTERTAINMENT
 - 12 HOTEL
 - 13 CONVENTION CENTER & SPORTS HALL



ZC-20-03 (Sportsplex)

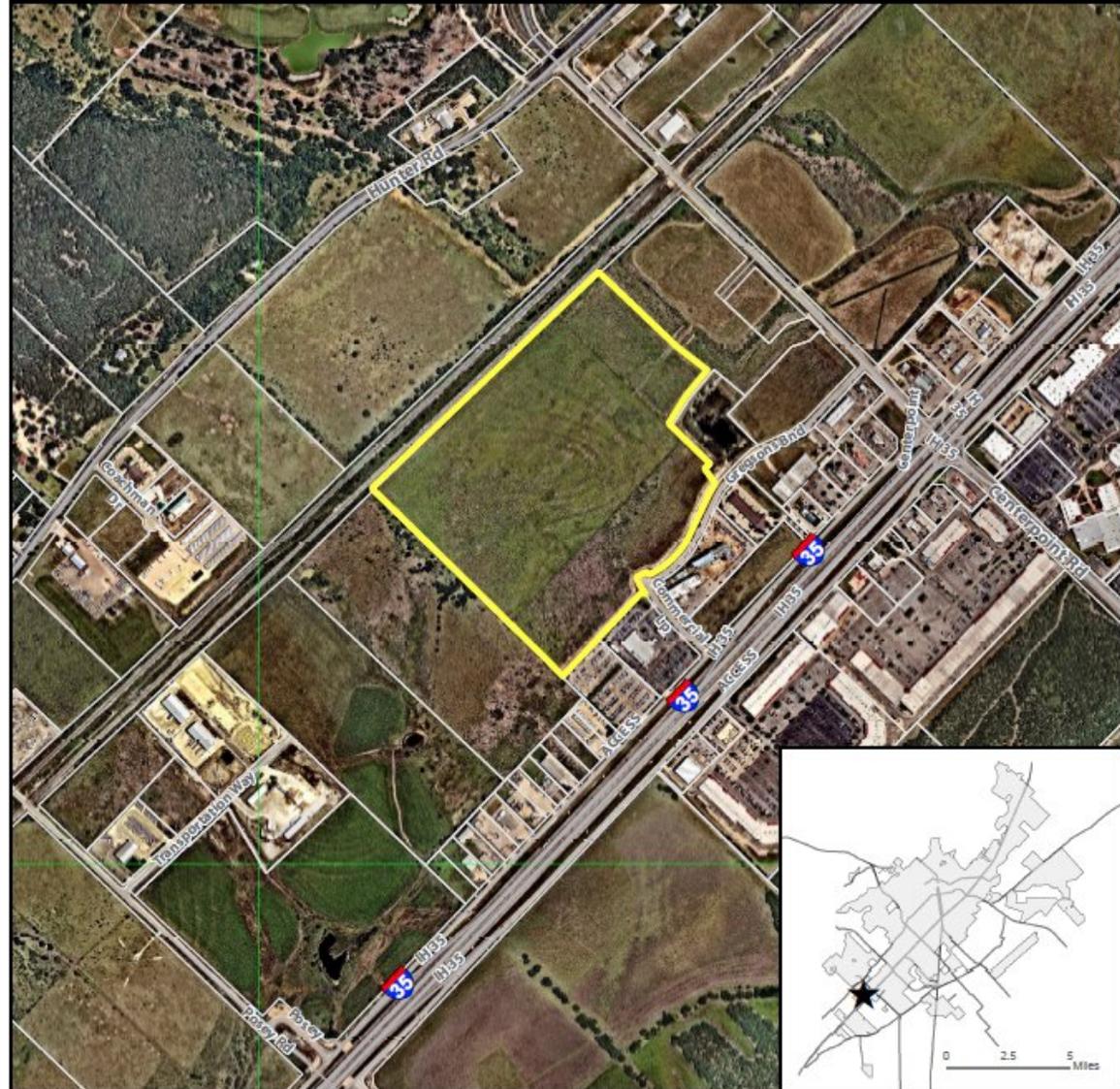
Hold a public hearing and consider a request by Ed Theriot, on behalf of Outlet West Investors, Ltd., for a zoning change from “FD” Future Development and “GC” General Commercial to “PA” Planning Area District, for approximately 62.48 acres, more or less, out of the Edward Burleson Survey, generally located at the intersection of Commercial Loop and Gregsons Bend.(T. Carpenter)

Location:

- Approximately 62.48 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Hotels
 - Car Dealership
- Located outside the City Limits (Extraterritorial Jurisdiction) / General Commercial

ZC-20-03
Aerial View

GC & FD to PA - Commercial Loop / Gregsons Bend



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



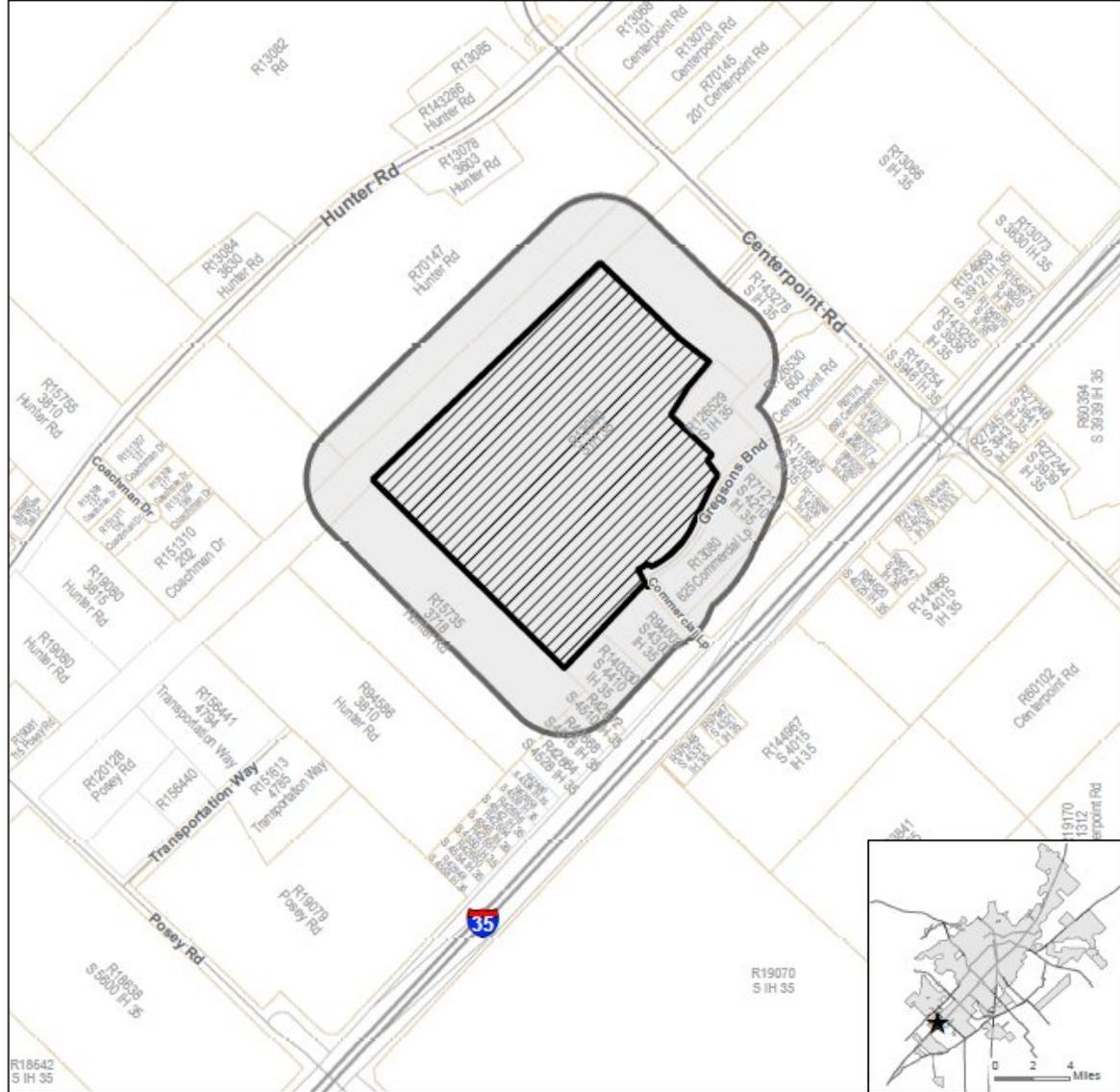
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/4/2020

Context & History

- **Existing Zoning:**
 - Partially Outside City Limits (ETJ)
 - General Commercial
 - Future Development
- **Proposed Zoning:** Planning Area (PA)
- Annexation request is being processed concurrently for property located outside City Limits

ZC-20-03 400' Notification Buffer GC & FD to PA - Commercial Loop / Gregsons Bend

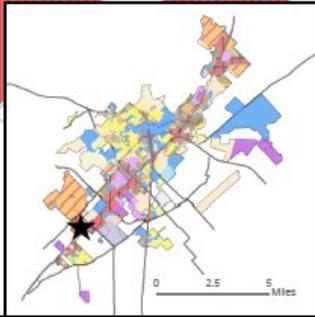
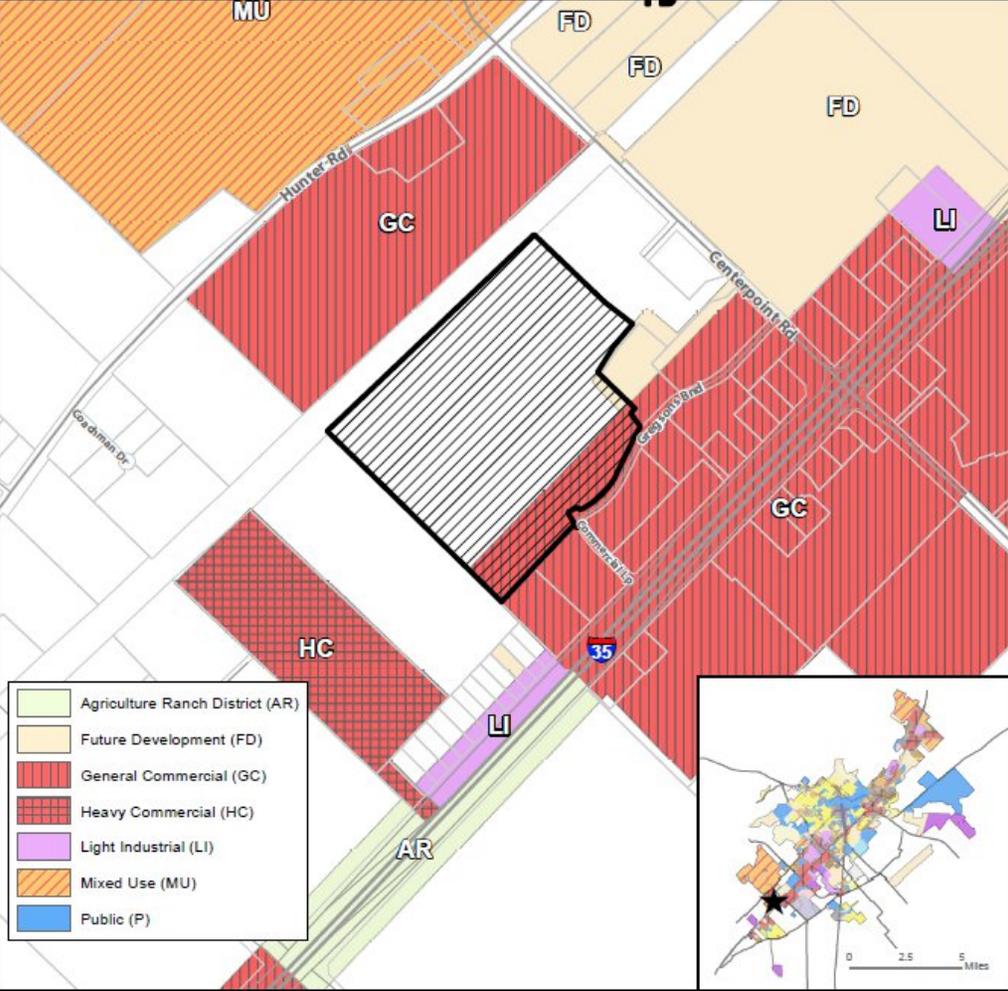


★	Site Location	<p>0 500 1,000 2,000 Feet</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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.

Map Date: 2/4/2020

**ZC-20-03
Zoning Map
GC & FD to PA - Commercial Loop / Gregsons Bend**



★ Site Location

Subject Property

Parcels

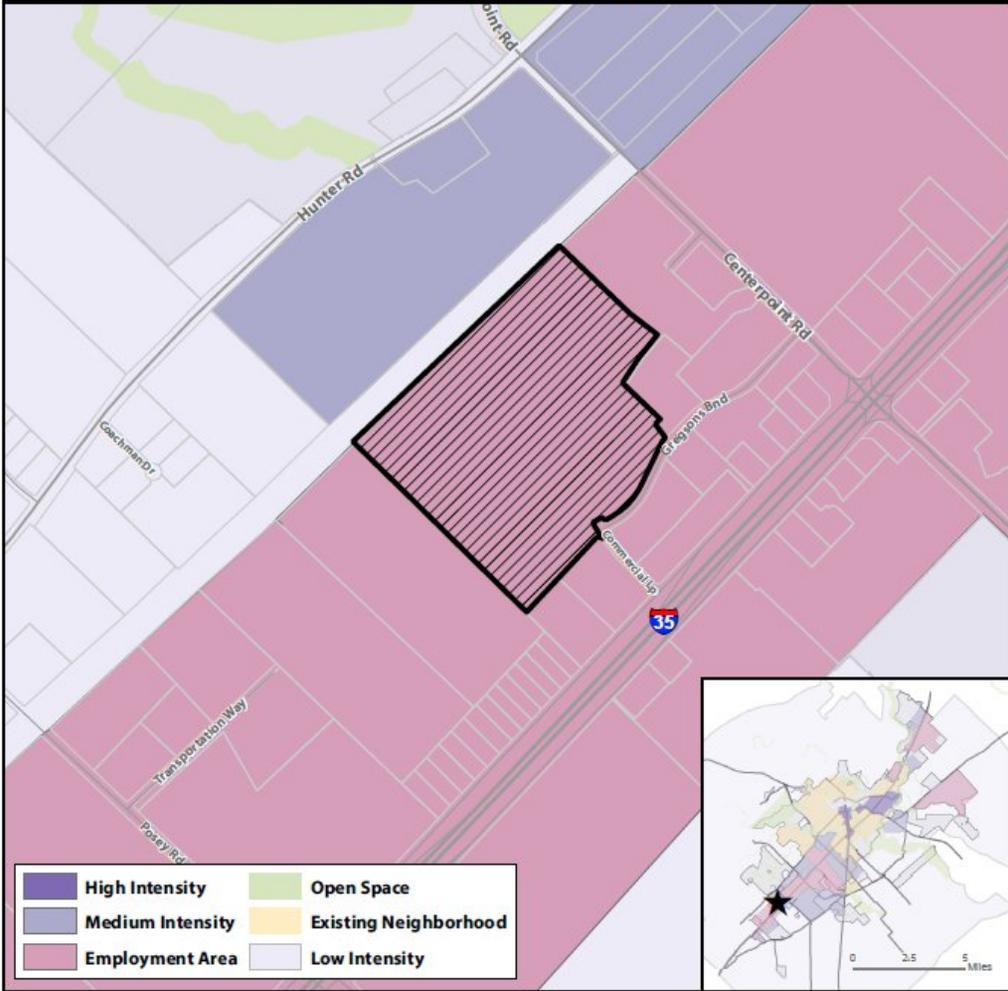
City Limit

0 500 1,000 2,000 Feet

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

Map Date: 2/5/2020

**ZC-20-03
Preferred Scenario
GC & FD to PA - Commercial Loop / Gregsons Bend**



★ Site Location

Subject Property

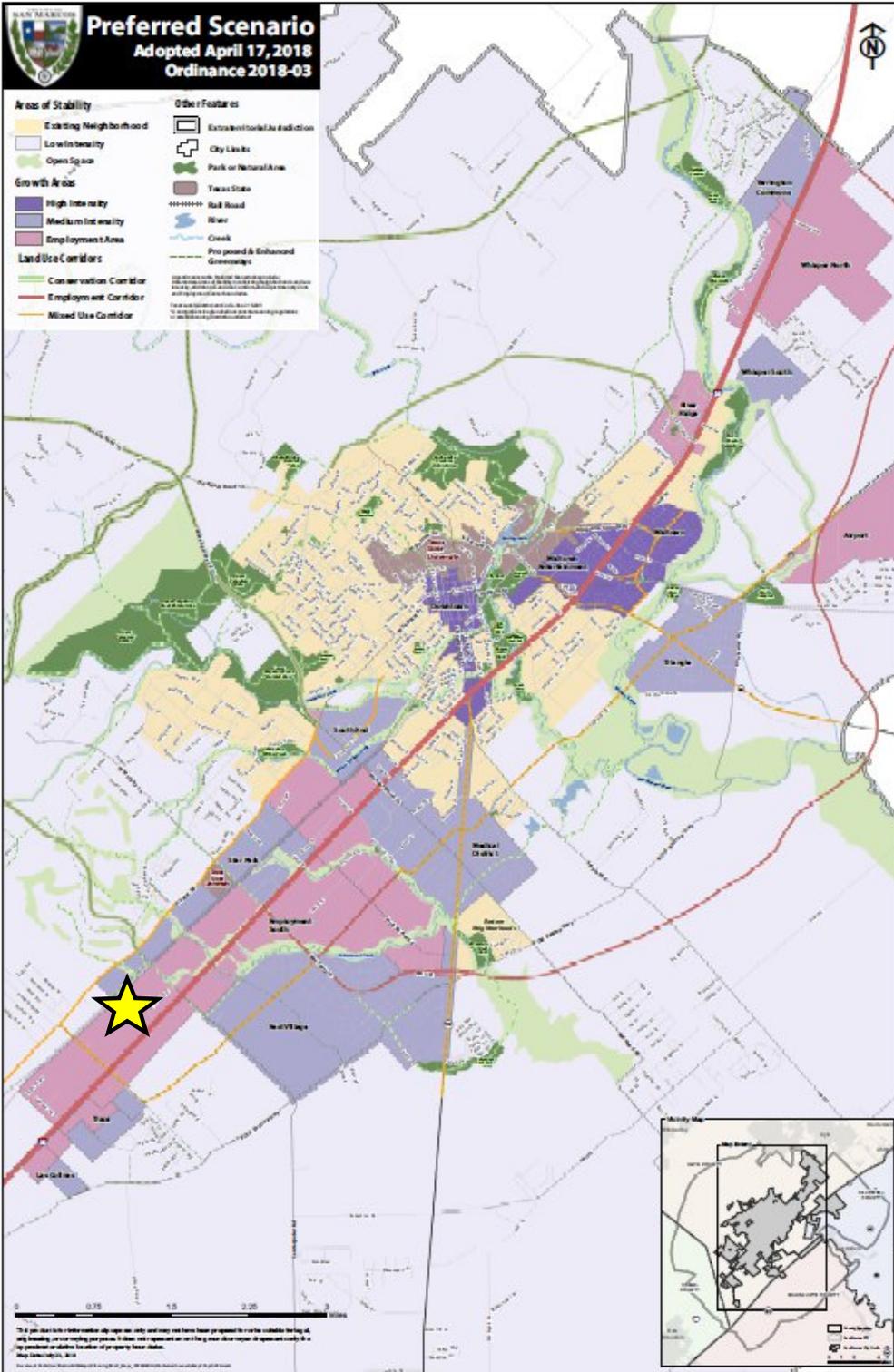
Parcels

City Limit

0 500 1,000 2,000 Feet

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

Map Date: 2/12/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in an Employment Center

“An area intended to accommodate economic growth and the recruitment of major employers.” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Planning Area” (PA) within an Employment Center. Zoning request is NP – Not Preferred, and is further scrutiny is required to determine consistency with the Comprehensive Plan

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

PA Zoning Analysis:

- Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options**.
- The property is vacant.



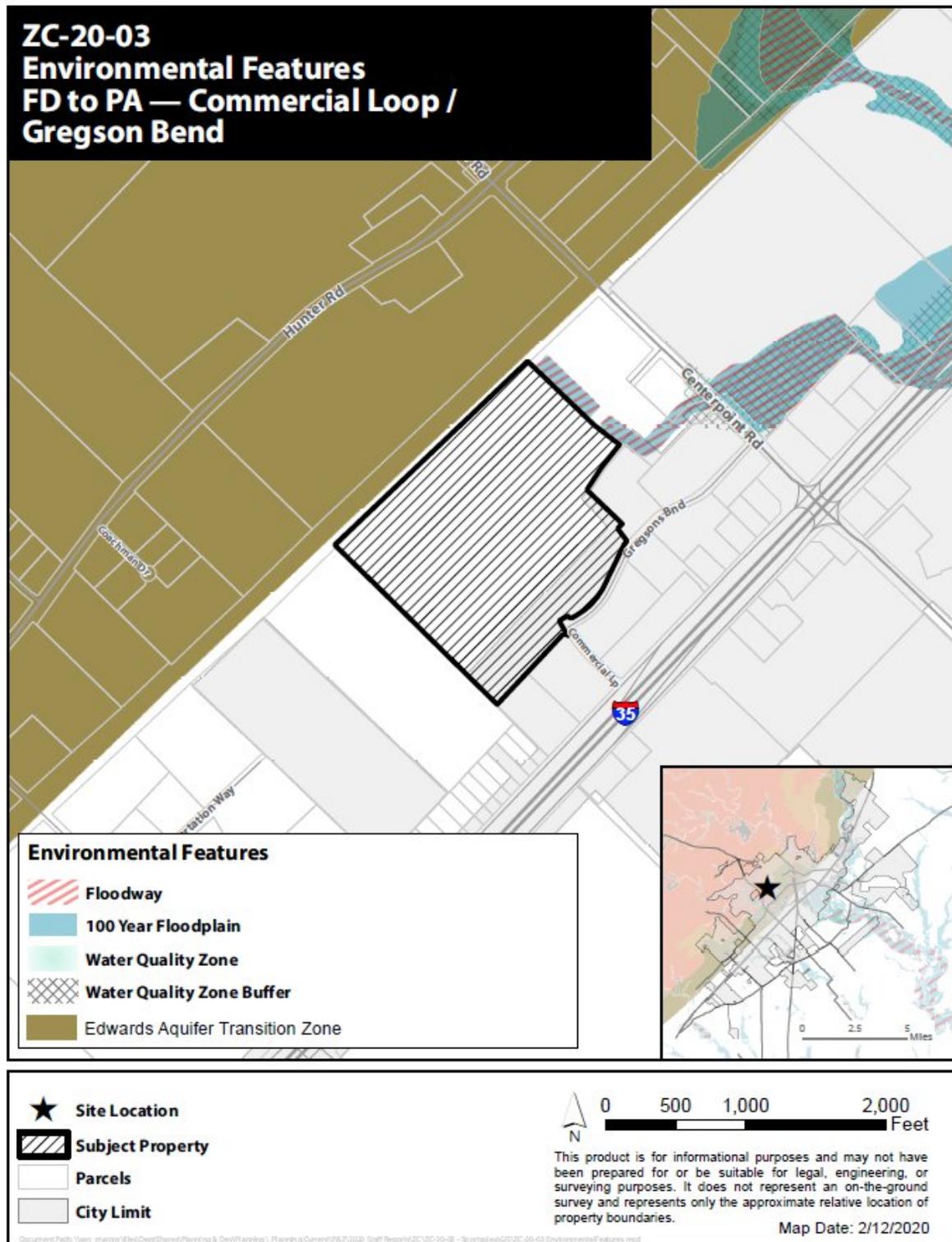
SECTION 4.4.3.7 PLANNING AREA DISTRICT

TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4	0 - 10%
		CD-5	10 - 40%
		EC	60 - 90%
		LI	0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, or 3	0 - 10%
		CD-4	10 - 30%
		CD-5	60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, or 3	10 - 30%
		CD-4	30 - 60%
		CD-5	10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2	50% min.
		CD-3	20 - 40%
		CD-4	10 - 30%
		CD-5	0 - 5%

Environmental Analysis

- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.
- Not located within a sensitive watershed.





PLAN LEGEND

[Grey Box]	BUILDABLE AREA
[Green Box]	NON-BUILDABLE AREA
[Hatched Box]	PROPOSED R.O.W.
[Blue Line]	APPROXIMATE WATER SERVICE SOURCE WATER DISTRIBUTION MAP
[Cyan Line]	APPROXIMATE WASTEWATER SERVICE SOURCE WASTEWATER COLLECTION MAP

- NOTES:**
1. SUBJECT PROPERTY IS WITHIN THE JURISDICTION OF CITY OF SAN MARCOS FIRE DEPARTMENT AND POLICE DEPARTMENT. THE PROPERTY IS ALSO WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
 2. NO EXISTING OR PROPOSED NEIGHBORHOODS ARE ADJACENT TO SUBJECT PROPERTY.
 3. PROPERTY IS NOT SUBJECT ANY OVERLAY DISTRICTS.
 4. R.O.W. LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 E. Highway 71 W, Suite 110
 San Marcos, TX 78666
 www.dadoucetandassociates.com
 TSPS Firm Number: 3937
 TSPS Firm Number: 10103860

**PLANNING AREA DISTRICT
 DEVELOPMENT PLAN**

**CENTERPOINT COMMONS
 SAN MARCOS, TX**

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TSPS#2238, ON 1/16/2020, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF SAN MARCOS.

Scale:	As Noted
Designed:	ET
Drawn:	BB
Reviewed:	JG
Date:	1/16/2020
SHEET	
1	
OF 1	
Project No.:	2055-001-01

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “GC” General Commercial and “FD” Future Development to “PA” Planning Area District.

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Planning Area (PA)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation.
Uses	No zoning restrictions	Residential and Agricultural (See Land Use Matrix)	Residential with some limited commercial. (See Land Use Matrix)
Parking Location	No zoning standards	No location standards	Varies based on district
Parking Standards	No zoning standards	2 spaces per dwelling unit (if single family detached)	Varies based on use
Max Residential Units / acre	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	No zoning standards	2 stories	CD-4: 3 stories CD-5: 5 stories EC: 4 stories LI: 4 Stories
Setbacks	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Planning Area (PA)
Impervious Cover (max)	No zoning standards	30%	CD-4: 80% CD-5: 100% EC: 80% LI: 80%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Lot size varies depending on zoning district and building type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Conventional and Mixed Use.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	CD-4: 2,400 ft. block perimeter CD-5: 2,000 ft. block perimeter HC & LI: 5,000 ft. block perimeter



Legislation Text

File #: ZC-20-04, **Version:** 1

AGENDA CAPTION:

ZC-20-04 (Mystic Canyon) Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from "FD" Future Development, to "SF-6" Single Family, for approximately 0.999 acres, more or less, out of the Benjamin J. White and Robert H. Williams Surveys, generally located near the intersection of Lancaster Street and Sunderland Cove. (T. Carpenter)

Meeting date: February 25, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

Economic Development - Choose an item.

Environment & Resource Protection - Choose an item.

Land Use - Choose an item.

Neighborhoods & Housing - Choose an item.

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Choose an item.

- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The request is associated with the Mystic Canyon development which includes 127 single-family lots. In 2018, the applicant was granted a zoning change from FD to SF-6 for 56.6 acres of the surrounding property. While the developer also had the subject property under contact, it was not included with the application materials for the original zoning change.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of the request for a zoning change from “FD” Future Development to “SF-6” Single-Family.

ZC-20-04 Aerial View FD to SF-6 — Off Ranch Road 12



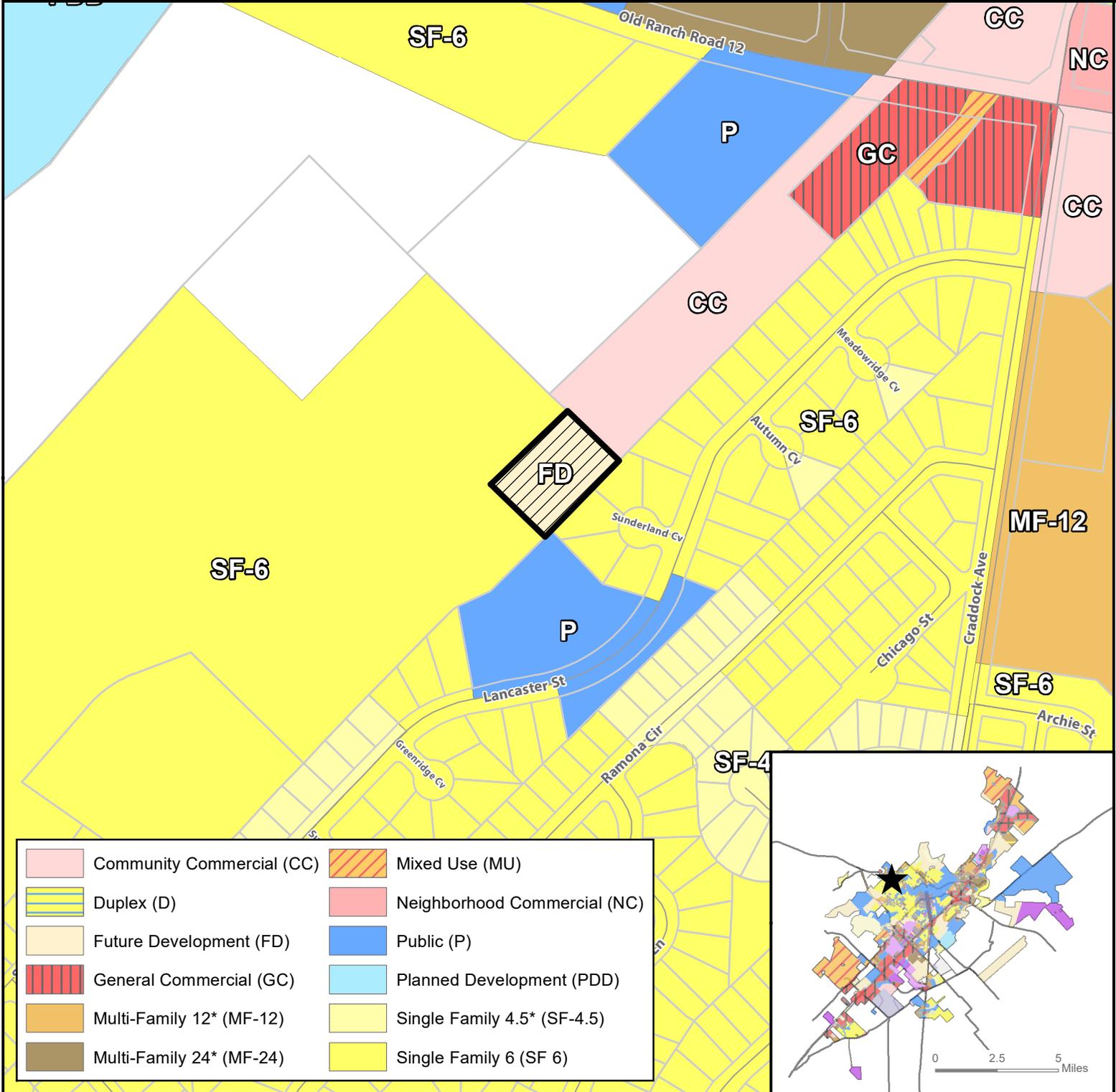
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



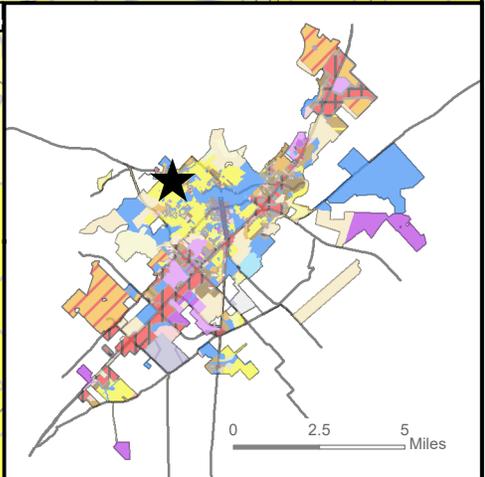
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/5/2020

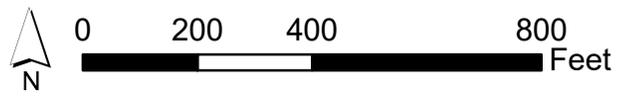
ZC-20-04 Zoning Map FD to SF-6 — Off Ranch Road 12



	Community Commercial (CC)		Mixed Use (MU)
	Duplex (D)		Neighborhood Commercial (NC)
	Future Development (FD)		Public (P)
	General Commercial (GC)		Planned Development (PDD)
	Multi-Family 12* (MF-12)		Single Family 4.5* (SF-4.5)
	Multi-Family 24* (MF-24)		Single Family 6 (SF 6)



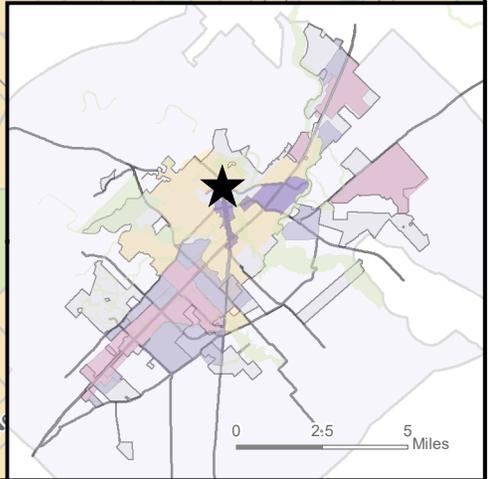
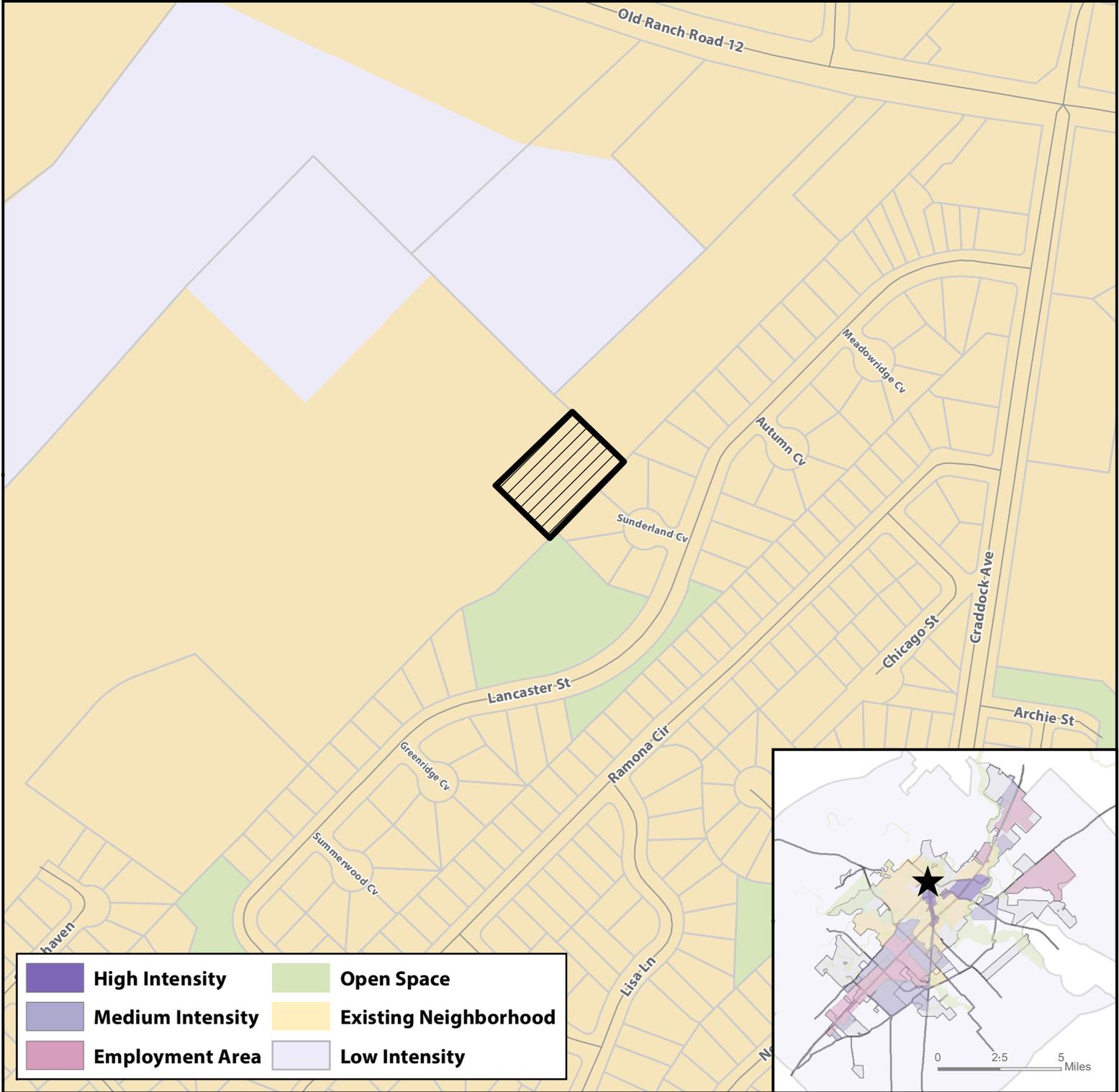
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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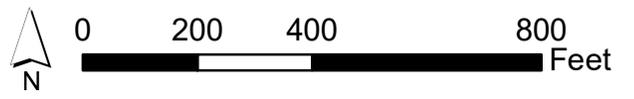
Map Date: 2/5/2020

ZC-20-04 Preferred Scenario FD to SF-6 — Off Ranch Road 12



	High Intensity		Open Space
	Medium Intensity		Existing Neighborhood
	Employment Area		Low Intensity

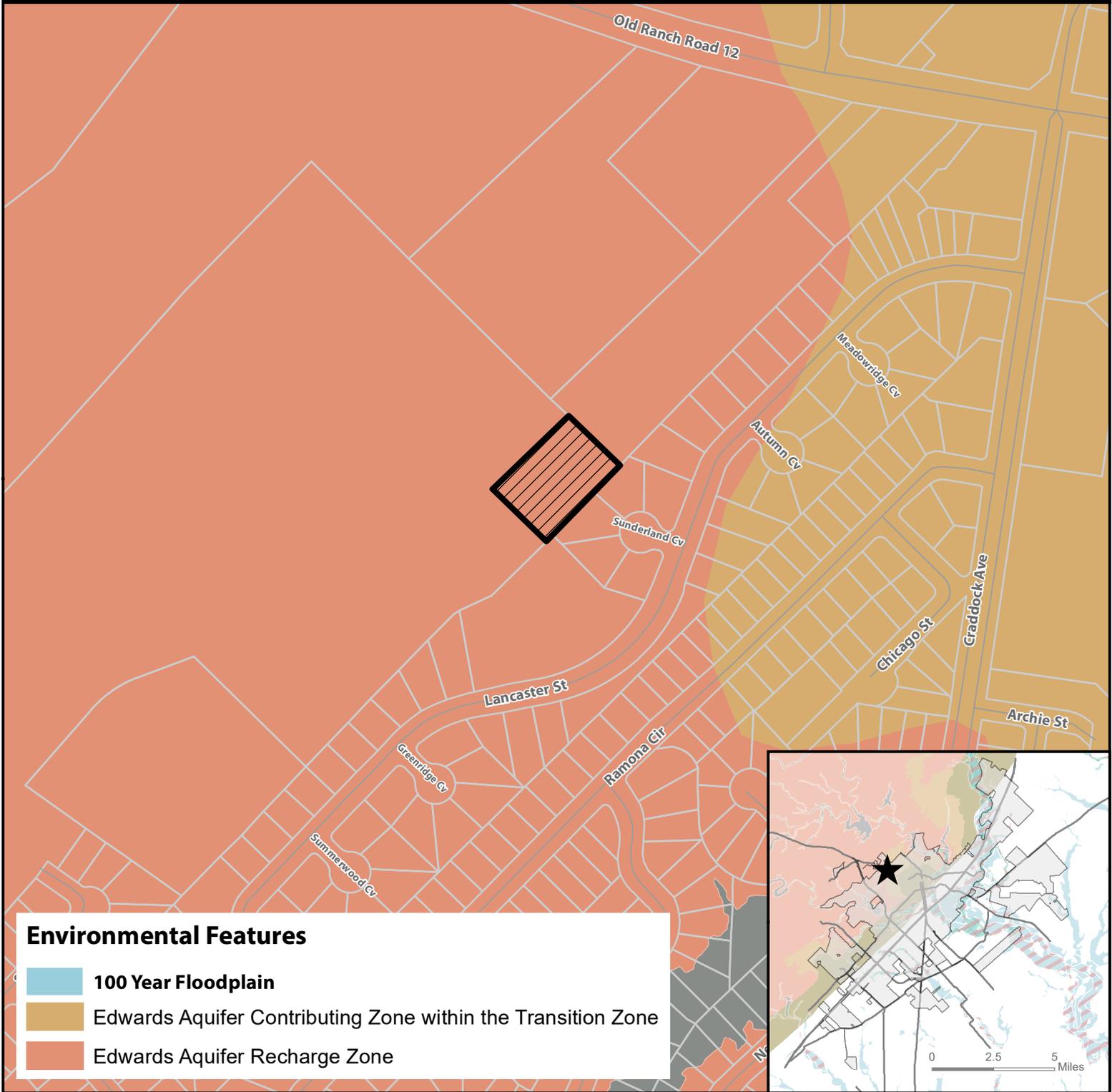
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

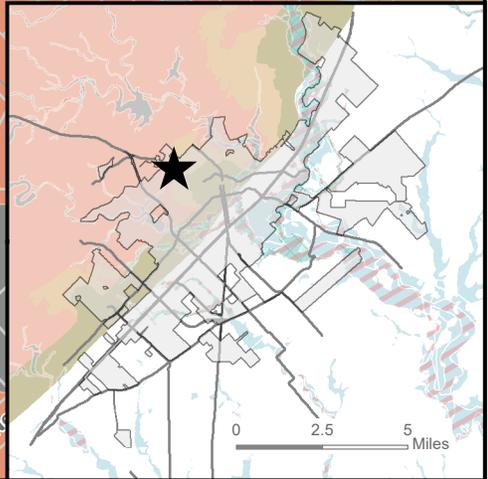
Map Date: 2/14/2020

ZC-20-04 Environmental Features FD to SF-6 — Off Ranch Road 12

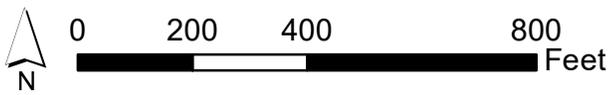


Environmental Features

- 100 Year Floodplain
- Edwards Aquifer Contributing Zone within the Transition Zone
- Edwards Aquifer Recharge Zone



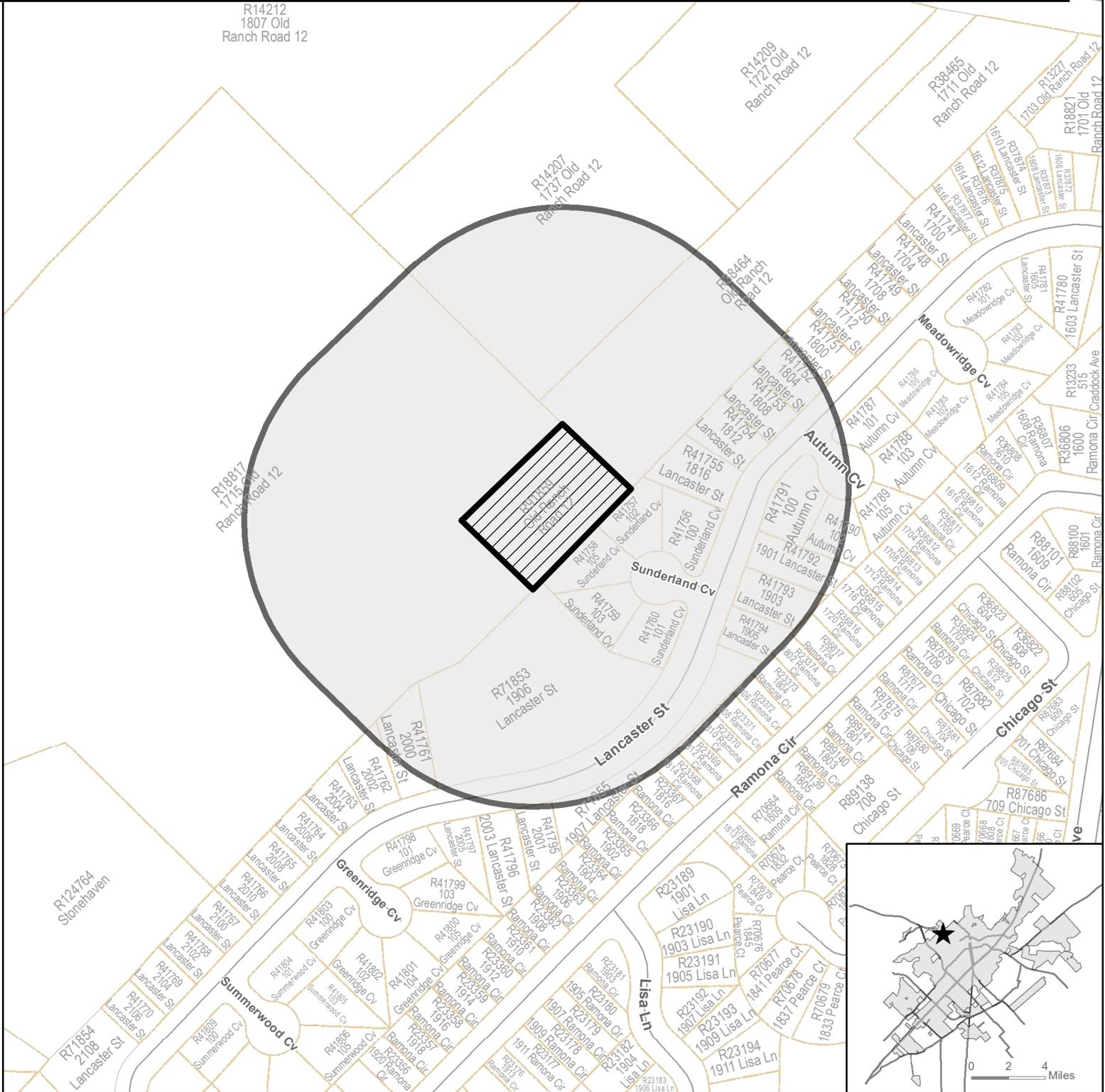
- Subject Property
- Parcels
- City Limit



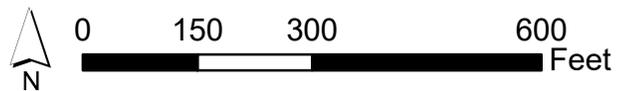
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Map Date: 2/14/2020

ZC-20-04 400' Notification Buffer FD to SF-6 — Off Ranch Road 12



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



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.

Map Date: 2/5/2020

Property ID	Subject Address	Owner	Address	City	State	ZIP
R41795	2001 LANCASTER ST	ARONOW, JUDITH	2001 LANCASTER ST	SAN MARCOS	TX	78666
R23372	1806 RAMONA CIR	BARR JAMES AUSTIN	1806 RAMONA CIR	SAN MARCOS	TX	78666-2249
R41792	1901 LANCASTER ST	BOWMAN REBECCA & ABUGABER JORGE A	1901 LANCASTER ST	SAN MARCOS	TX	78666-2255
R23374	1802 RAMONA CIR	BURKETT LEEANN JEANETTE & BURKETT LEE JOSEPH	1802 RAMONA CIR	SAN MARCOS	TX	78666-2249
R41756	100 SUNDERLAND CV	COLES MIKKI LYN	100 SUNDERLAND CV	SAN MARCOS	TX	78666
R23368	1814 RAMONA CIR	COST DARWIN E & GERALDINE A	1603 MUSTANG LN	SAN MARCOS	TX	78666-1118
R41754	1812 LANCASTER ST	DANIELS STEPHANIE KAY	1812 LANCASTER ST	SAN MARCOS	TX	78666-2253
R14207	1737 OLD RANCH ROAD 12	EDWARDS BARBARA	1324 ROSE DR	ALICE	TX	78332-3736
R41762	2002 LANCASTER ST	FOTO KEVIN J & STRIGHT-FOTO MICHELLE	16338 MAPLE DOWNS LN	SUGARLAND	TX	77498
R41761	2000 LANCASTER ST	HANSEN, DAN	2000 LANCASTER	SAN MARCOS	TX	78666
R23371	1808 RAMONA CIR	HENCH INGRID	1808 RAMONA CIR	SAN MARCOS	TX	78666
R41793	1903 LANCASTER ST	LAMPMAN RONALD & TRUDE	1903 LANCASTER ST	SAN MARCOS	TX	78666
R41794	1905 LANCASTER ST	LONG BENNETT A & CAROL	1905 LANCASTER ST	SAN MARCOS	TX	78666
R41755	1816 LANCASTER ST	MARTIN, ANN ELIZABETH	1816 LANCASTER ST	SAN MARCOS	TX	78666
R41759	103 SUNDERLAND CV	MILLER TROY L & NANCIGAIL G	103 SUNDERLAND CV	SAN MARCOS	TX	78666
R18817	1715 OLD RANCH ROAD 12	MOFFITT DEBRA & MICHAEL L	17009 S RIDGE LN	AUSTIN	TX	78734-1236
R41757	102 SUNDERLAND CV	MOORE AMANDA ANN & HAVERLAND MATTHEW	102 SUNDERLAND CV	SAN MARCOS	TX	78666
R41753	1808 LANCASTER ST	MURPHEY SEAN J	1808 LANCASTER ST	SAN MARCOS	TX	78666-2253
R41791	100 AUTUMN CV	PARKER RONALD T & KATHY JO	100 AUTUMN CV	SAN MARCOS	TX	78666
R41751	1800 LANCASTER ST	PIERSOL JOHN MARK	1800 LANCASTER ST	SAN MARCOS	TX	78666-2253
R41787	101 AUTUMN CV	REED KARI & KYLE	101 AUTUMN CV	SAN MARCOS	TX	78666-2254
R41758	105 SUNDERLAND CV	SANDERS JIM B & MARIA E	105 SUNDERLAND CV	SAN MARCOS	TX	78666
R41760	101 SUNDERLAND CV	SLOCOMBE ERIC B & PAULA R	101 SUNDERLAND CV	SAN MARCOS	TX	78666
R23369	1812 RAMONA CIR	SOTO RACHEL & REBECCA	1812 RAMONA CIR	SAN MARCOS	TX	78666
R23370	1810 RAMONA CIR	STANEK MATTHEW & PATRICIA	11703 JOHNSON RD	LEANDER	TX	78641
R41752	1804 LANCASTER ST	THAYER VAUGHN L & SHIRLEY J	1804 LANCASTER ST	SAN MARCOS	TX	78666
R36817	1724 RAMONA CIR	THOMPSON JAMES F III & TAMERA	1724 RAMONA CIR	SAN MARCOS	TX	78666-2200
R23373	1804 RAMONA CIR	TRLICEK TIFFANY &	102 CAPRI	SUGAR LAND	TX	77478
R23367	1816 RAMONA CIR	VANDALL DEANNA G	1816 RAMONA CIR	SAN MARCOS	TX	78666-2249
R91859	OLD RANCH ROAD 12	WHEELOCK, TAD	PO BOX 1307	MASON	TX	76856-1307
R41790	102 AUTUMN CV	ZOOK, ROBERT	525 HUNTERS HILL	SAN MARCOS	TX	78666
	CONA	JOSE CANTU	1120 DEBBIE CT			
	Neighborhood Commission	LIZBETH DOBBINS	2705 LESLIE LN			
	CONA	SARA LEE UNDERWOOD-MYERS	1415 HARPER DR			

Zoning Request	Mystic Canyon
ZC-20-04	



Summary

Request:	Zoning change from FD to SF-6		
Applicant:	Bill E. Couch Carson Brigance and Doering, Inc. 5501 W William Cannon Dr Austin, TX 78749	Property Owner:	Kali Kate Services, Inc. 4550 FM 967 Buda, TX 78610

Notification

Application:	January 7, 2020	Neighborhood Meeting:	N/A
Published:	February 25, 2020	# of Participants	Date or N/A
Posted:	February 6, 2020	Personal:	February 6, 2020
Response:	General inquiries: 1 Opposition: 1 Support: 1		

Property Description

Legal Description:	0.999 out of the Benjamin J. White Survey		
Location:	Near the intersection of Lancaster Street and Sunderland Cove		
Acreage:	0.999	PDD/DA/Other:	N/A
Existing Zoning:	FD	Proposed Zoning:	SF-6
Existing Use:	Vacant	Proposed Use:	Single-family
Existing Occupancy:	Do not apply	Occupancy:	Apply
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	Castle Forest	Sector:	2
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CC	Vacant	Existing Neighborhood
South of Property:	SF-6	Vacant	Existing Neighborhood
East of Property:	SF-6 / P	Single Family Jaycees Park	Existing Neighborhood
West of Property:	SF-6	Vacant	Existing Neighborhood

Zoning Request	Mystic Canyon
ZC-20-04	



Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner	Date: February 20, 2020

History

The request is associated with the Mystic Canyon development which includes 127 single-family lots. In 2018, the applicant was granted a zoning change from FD to SF-6 for 56.6 acres of the surrounding property. While the developer also had the subject property under contract, it was not included with the application materials for the original zoning change.

Additional Analysis

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			Helps prevent the impacts of high density uses on low density areas
		<u>N/A</u>	Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study <i>Studies were not complete at the time of this request.</i>
<u>X</u>			Encourages more opportunities for home ownership <i>More single-family detached homes allows for more opportunities for home ownership.</i>
		<u>X</u>	Ensures a diversity of housing to serve citizens with varying needs and interests

Zoning Request

ZC-20-04

Mystic Canyon



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>SF-6 is a "Considered" zoning district per table 4.1</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of this request.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <i>This use is consistent with surrounding development.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>This use is consistent with surrounding development.</i>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>While this site is over the Edwards Aquifer Recharge Zone, it can be developed with limited impervious cover.</i>
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>FD allows 2-acre single-family lots.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location <i>The rezoning would increase housing availability.</i>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>Roads and utility infrastructure will be required to extend into and through the development at the developer's cost.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The proposed use is consistent with adjacent uses.</i>

Zoning Request	Mystic Canyon
ZC-20-04	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 <i>This is not a request for a Neighborhood Density District.</i>
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <i>While this site is over the Edwards Aquifer Recharge Zone, it can still be developed with a decrease in impervious cover.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>

Future Development (FD) VS. Single Family (SF-6)

Section 5.1.1.2 Land Use Matrix

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
AGRICULTURAL USES																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
RESIDENTIAL USES																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

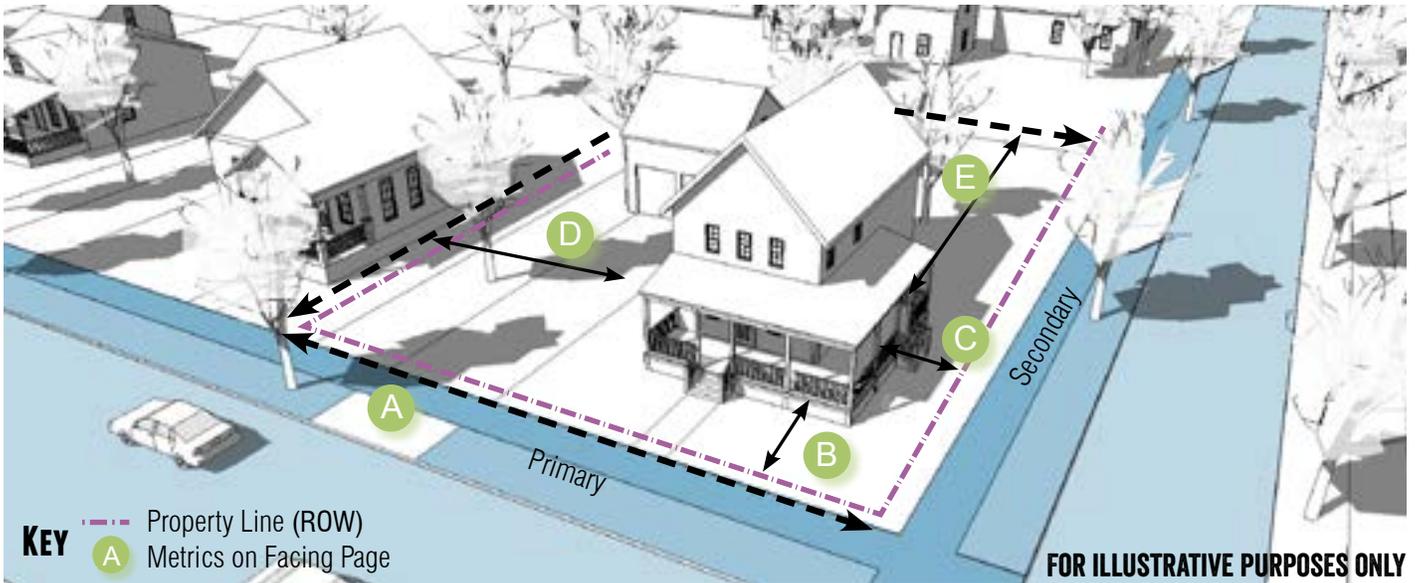
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
PUBLIC & INSTITUTIONAL																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
INDUSTRIAL																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family (SF-6)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential (<i>See Land Use Matrix</i>)	Single-family residential. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit.
Max Residential Units / acre	0.4 units per acre (max)	5.5 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	25' front Setback, 5' side setback, 20' rear set back.
Impervious Cover (max)	30%	50% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, and Conventional.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max.

SF-6

SECTION 4.4.1.3 SINGLE FAMILY - 6



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

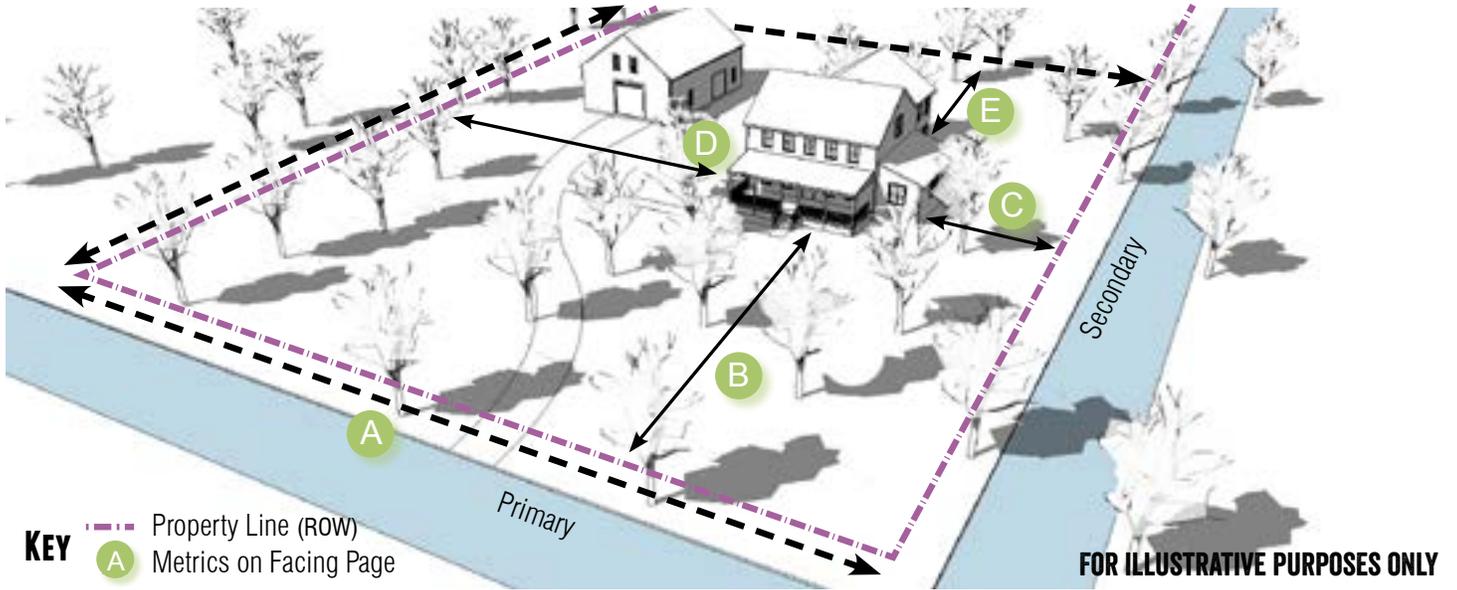
Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

FD

SECTION 4.4.1.1 FUTURE DEVELOPMENT DISTRICT



GENERAL DESCRIPTION

The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.

DENSITY

Units Per Gross Acre	.4 max.
Impervious Cover	30% max.

TRANSPORTATION

Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

ZC-20-04 (Mystic Canyon) Zoning Change 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?	X	

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			Applicant will extend utilities to the site in order to develop.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint				X	X
Constraint by Class					
Cultural	X				
Edwards Aquifer					X
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope		X			
Soils		X			
Vegetation	X				
Watersheds					
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Castle Forest
Neighborhood Commission Area(s):	Sector 2

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

	YES	NO
Will Parks and / or Open Space be Provided?	X	
Will Trails and / or Green Space Connections be Provided?	X	
The developer intends to dedicate more parkland than required due to impervious cover restrictions in the area.		
Maintenance / Repair Density	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? Upper Purgatory is adjacent to this property.	X	
Wastewater service available? The developer will be required to extend wastewater service through the site.	X	
Water service available? The developer will be required to extend water service through the site.	X	

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

		A	B	C	D	F
Existing Daily LOS	Wonder World Drive Old Ranch Road 12	X				X
Existing Peak LOS	Wonder World Drive Old Ranch Road 12	X				X
Preferred Scenario Daily LOS	Wonder World Drive Old Ranch Road 12	X				X
Preferred Scenario Peak LOS	Wonder World Drive Old Ranch Road 12			X		X
			N/A	Good	Fair	Poor
Sidewalk Availability		X				
Sidewalks are required to be built as part of the development.						
		YES			NO	
Adjacent to existing bicycle lane?						X
Adjacent to existing public transportation route?						X
Notes: The closest CARTS bus route is Route 5 which is the Texas State/Outlet Malls route.						

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Bill E. Couch	Property Owner	Kali Kate Services Inc.
Company	Carlson Brigrance and Doering, Inc.	Company	Same
Applicant's Mailing Address	5501 W. William Cannon Dr. Austin, TX 78749	Owner's Mailing Address	4550 FM 967 Buda, TX 78610
Applicant's Phone #	512 280-5160	Owner's Phone #	512 939-4015
Applicant's Email	bill@cbdeng.com	Owner's Email	DTIDWELLAUSTIN@GMAIL.COM

PROPERTY INFORMATION

Subject Property Address(es): OFF RR 12 , SAN MARCOS, TX 78666

Legal Description: Lot ^{AD489 BENJAMIN WHITE/ FORS} Block _____ Subdivision Mystic Canyon

Total Acreage: 1.0 Tax ID #: R 91859

Preferred Scenario Designation: _____ Existing Zoning: FD

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF-6

Proposed Land Uses / Reason for Change: In order to develop site into 6000 minimum sq. ft. lots for single family residences requires a zoning change from FD to SF-6 to match the balance of the preliminary plan in review.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, David Tidwell (owner name) on behalf of
K&K Kate Services, Inc (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
455 Old Ranch Rd 12 San Marcos TX (address).

I hereby authorize Bill E. Couch (agent name) on behalf of
Carlson, Brigrance and Doering, Inc. (agent company) to file this application for
Zoning, Subdivision & PICP (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 1/6/20

Printed Name, Title: DAVID TIDWELL PRESIDENT
K&K KATE SERVICES INC.

Signature of Agent:  Date: 1/6/2020

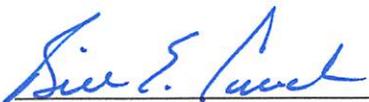
Printed Name, Title: Bill E. Couch, Senior Project Manager

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 1-6-2020

Print Name: Bill E. Couch



CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department	Comments
<input checked="" type="checkbox"/> Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	NA
<input checked="" type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	Zoning application prepared.
<input checked="" type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	Metes and Bounds for Site provided with Preliminary Plan
<input checked="" type="checkbox"/> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	Provided
<input checked="" type="checkbox"/> Certificate of no tax delinquency	Provided
<input checked="" type="checkbox"/> Proof of Ownership	See Deed
<input checked="" type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	Provided
<input checked="" type="checkbox"/> Agreement to the placement of notification signs and acknowledgement of notification requirements	Signed
<input checked="" type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	Provided
<input checked="" type="checkbox"/> Filing Fee \$1,057 + \$100 per acre (\$3,000 max) Technology Fee \$13	Provided \$1157.00 + \$13.00 Tech Fee = \$1170.00 Total Fee For Zoning Application on 1 acre parcel.
<p>**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."</p>	

FIELD NOTES

BEING ALL OF THAT CERTAIN 0.999 ACRE (43,532 S.F.) TRACT OF LAND, SITUATED THE BENJAMIN J. WHITE SURVEY NUMBER 13, ABSTRACT NUMBER 469, & THE ROBERT H. WILLIAMS SURVEY NUMBER 12, ABSTRACT NUMBER 470, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO THAD WHELOCK IN VOLUME 1453, PAGE 542, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.999 ACRE (43,532 S.F.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southernmost corner of said 1.00 acre tract, being in the northwest line of Lot 24, Sendera Subdivision, recorded in Volume 6, Page 77, Plat Records of Hays County, Texas, same being at an eastern corner of a called 46.54 acre tract of land conveyed to Debra and Michael Moffitt in Volume 4252, Page 477, Official Public Records of Hays County, Texas, for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, along the common line of said 1.00 acre tract and said 46.54 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) N47°25'01"W, a distance of 172.16 feet to a 1/2 inch iron rod found at the westernmost corner of said 1.00 acre tract, being an interior corner of said 46.54 acre tract, for the westernmost corner of the herein described tract of land, and
- 2) N45°30'03"E, a distance of 257.58 feet to a calculated point at the northernmost corner of said 1.00 acre tract, being at an easternmost corner of said 46.54 acre tract, same being in the southwest line of Lot 1, R12 Plaza Subdivision, recorded in Volume 4, Page 264, Plat Records of Hays County, Texas, for the northernmost corner of the herein described tract of land,

THENCE, S47°21'31"E, along the southwest line of said Lot 1 and the northeast line of said 1.00 acre tract, a distance of 166.39 feet to a 1/2 inch iron rod found at the easternmost corner of said 1.00 acre tract, being in the northwest line of Lot 20, of said Sendera Subdivision, for the easternmost corner of the herein described tract of land,

THENCE, S44°13'10"W, along the northwest line of said Sendera Subdivision and the southeast line of said 1.00 acre tract, a distance of 257.18 feet to the **POINT OF BEGINNING** and containing 0.999 acres (43,532 S.F.) of land.

Surveyed by:  05 DEC 2019

Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
Aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

BARBARA EDWARDS
(6.8036 ACRES)
VOL. 4241, PG. 225
O.P.R.H.C.TX.

LOT 1
R12 PLAZA
SUBDIVISION
VOL. 4, PG. 264
P.R.H.C.TX.

S47°21'31"E 166.39'

0.999 ACRES
(43,532 S.F.)

THAD WHEELOCK
(1.00 ACRE)
VOL. 1453, PG. 542

N45°30'03"E 257.58'

S44°13'10"W 257.16'

N47°25'01"W 172.16'

POINT OF BEGINNING

DEBRA MOFFITT AND
HUSBAND MICHAEL L. MOFFITT
(46.54 ACRES)
VOL. 4252, PAGE 477
O.P.R.H.C.TX.

BENJAMIN J. WHITE SR. SURVEY # 13,
ABSTRACT # 469

ROBERT H. WILLIAMS SURVEY # 12,
ABSTRACT No. 470

APPROXIMATE SURVEY LINE

SENDERA SUBDIVISION
VOL. 6, PG. 77
P.R.H.C.TX.

LOT 24



*ASDEC
2019*

BEARING BASIS: TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD83

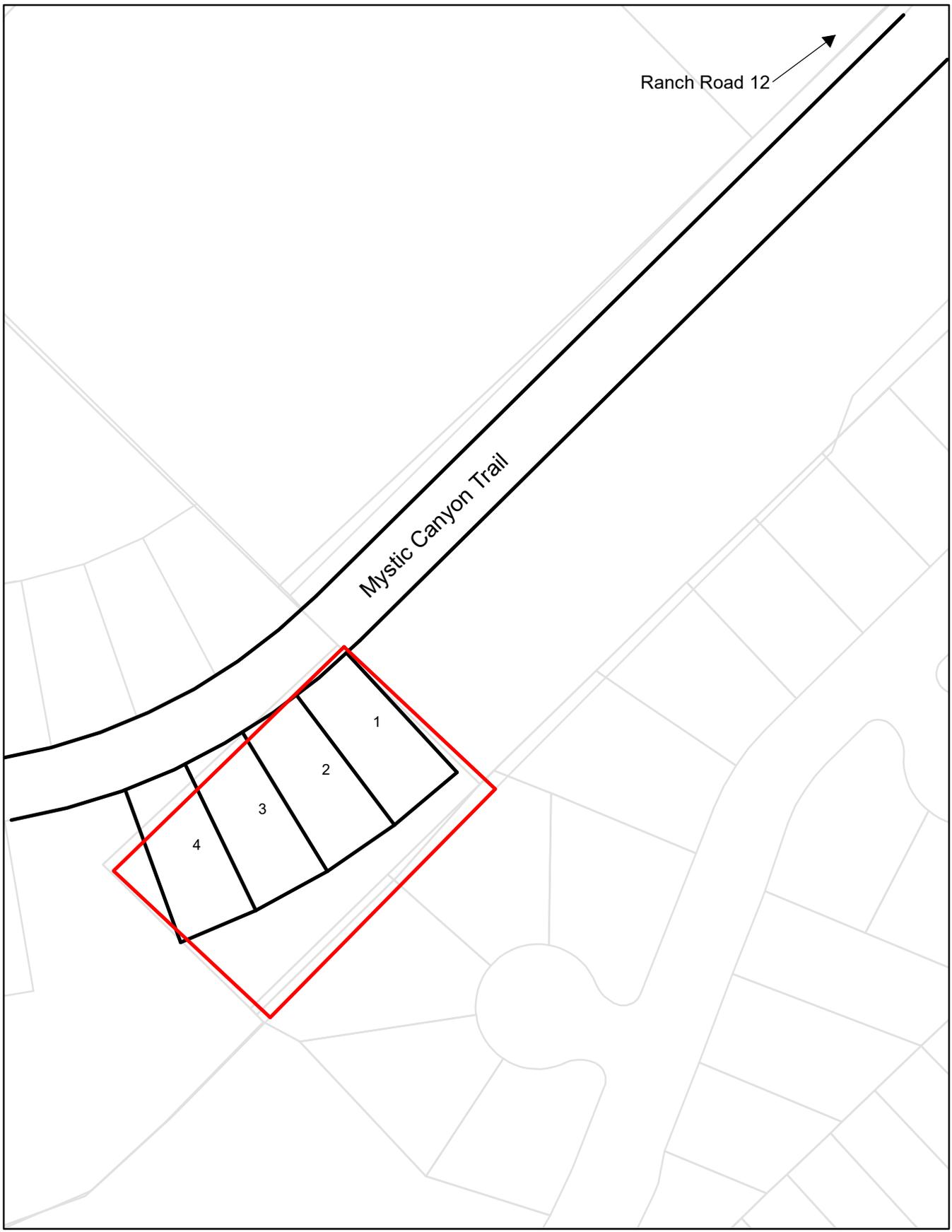


Carlson, Brigrance & Doering, Inc.

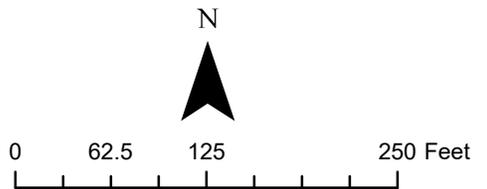
FIRM ID #F3791 ● REG. # 10024900

Civil Engineering ● Surveying
5501 West William Cannon ● Austin, Texas 78749
Phone No. (512) 280-5160 ● Fax No. (512) 280-5165

PATH:- J:\AC3D\5130\SURVEY\FN - ZONING & ANNEXATION.DWG



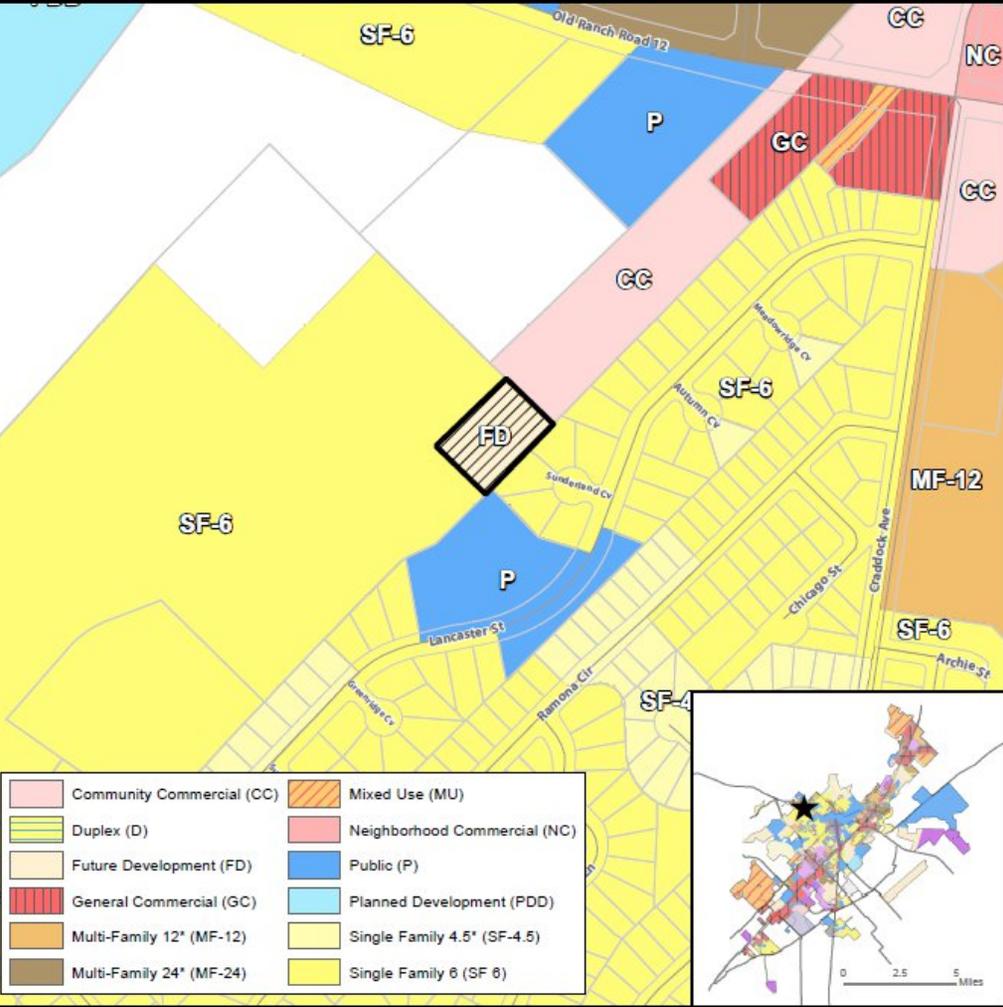
 Proposed SF-6 Zoning



ZC-20-04 (Mystic Canyon)

Hold a public hearing and consider a request by Bill E. Couch, on behalf of Kali Kate Services Inc., for a zoning change from “FD” Future Development, to “SF-6” Single Family, for approximately 0.999 acres, more or less, out of the Benjamin J. White and Robert H. Williams Surveys, generally located near the intersection of Lancaster Street and Sunderland Cove. (T. Carpenter)

**ZC-20-04
Zoning Map
FD to SF-6 — Off Ranch Road 12**



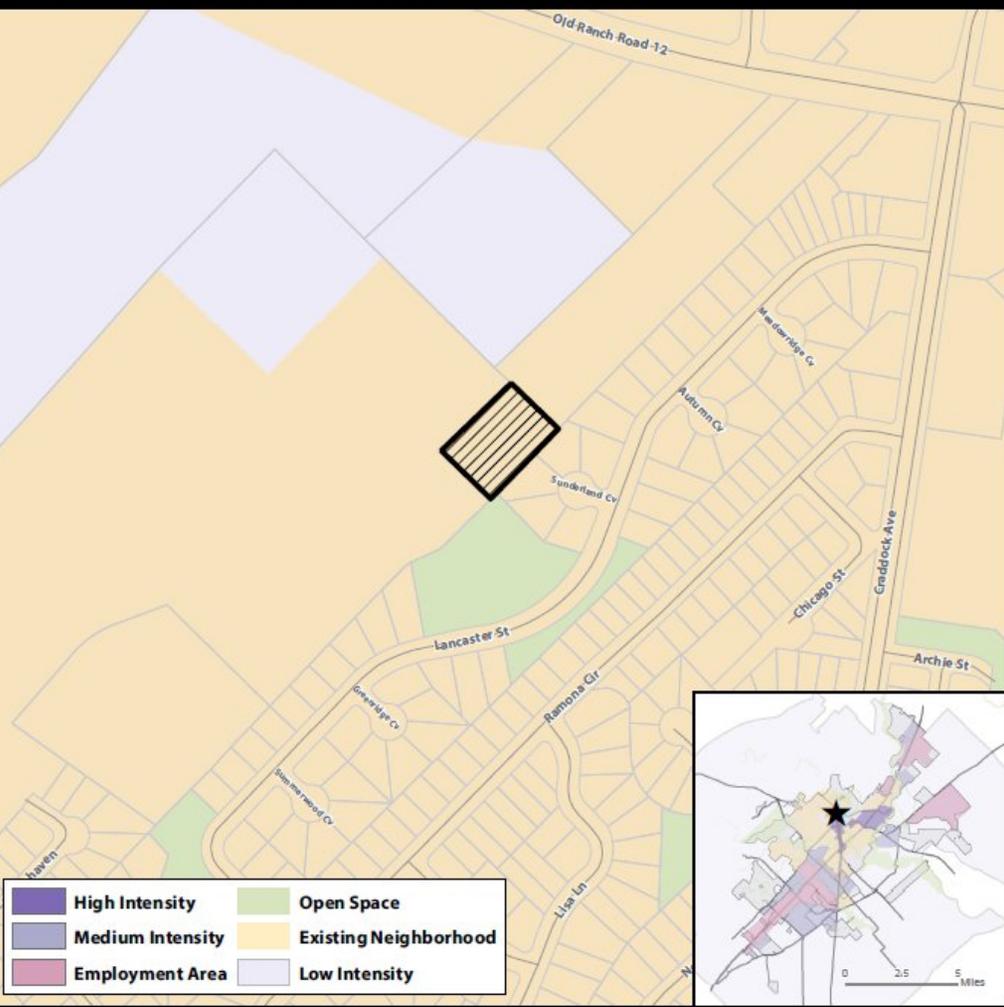
★ Site Location
 ▨ Subject Property
 ▭ Parcels
 ▭ City Limit

0 200 400 800 Feet

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

Map Date: 2/5/2020

**ZC-20-04
Preferred Scenario
FD to SF-6 — Off Ranch Road 12**

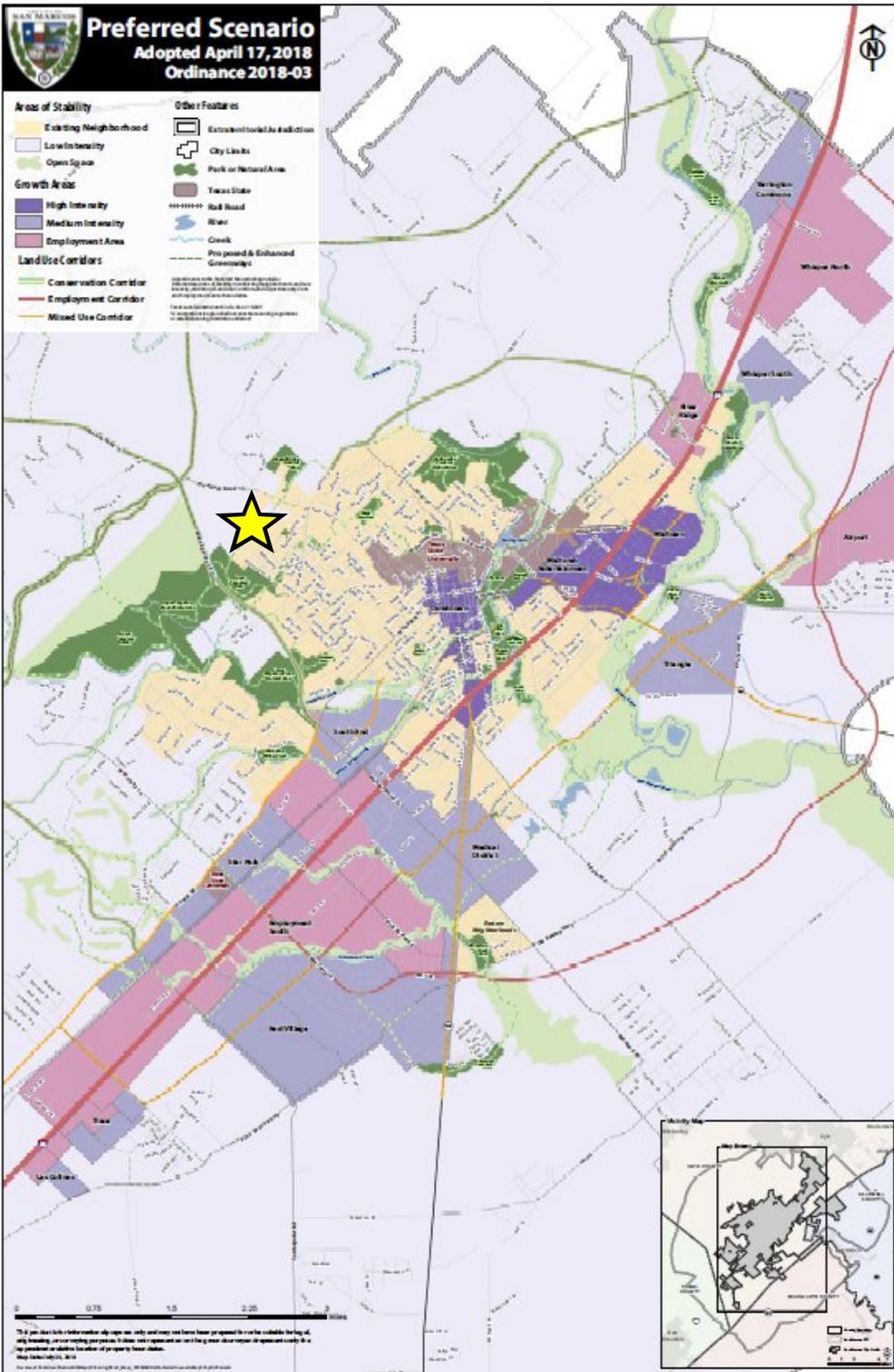


★ Site Location
 ▨ Subject Property
 ▭ Parcels
 ▭ City Limit

0 200 400 800 Feet

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Map Date: 2/14/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Existing Neighborhood Area

“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

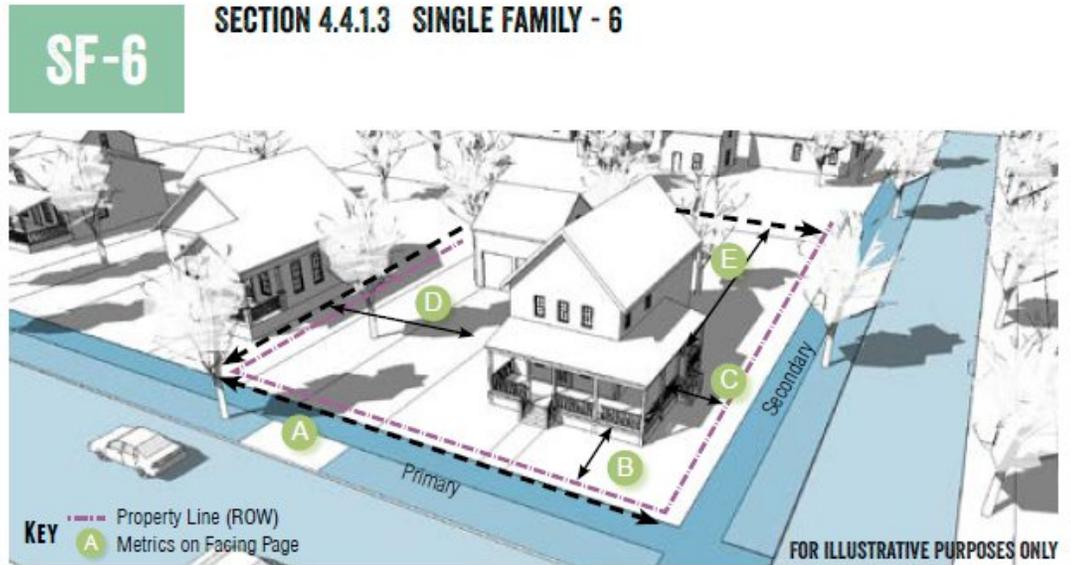
Applicant is requesting a Congenital residential District (SF-6) within an Existing Neighborhood Area. Zoning request is C – Considered, and is consistent with the San Marcos Development Code.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider	

SF-6 Zoning Analysis:

- The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet.
- **Allowable Building Types:** House, Cottage, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan.
- The property is vacant.



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

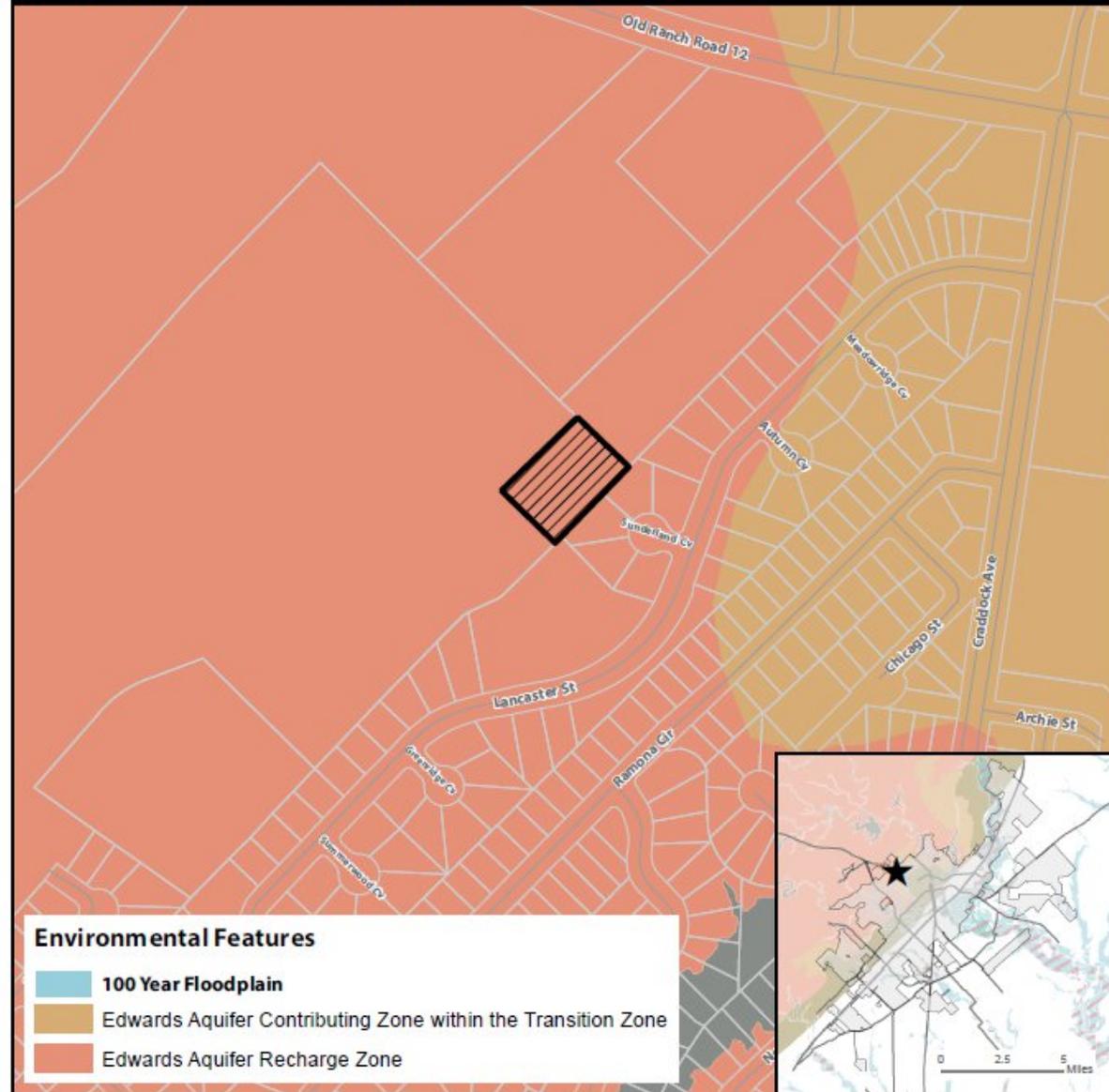
BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

Environmental Analysis

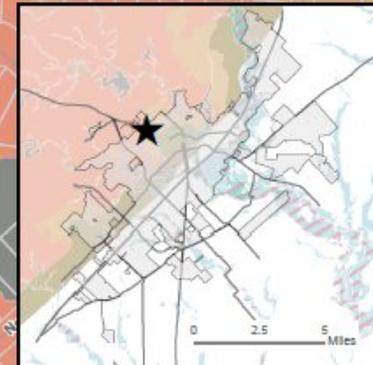
- Not located in floodplain.
- Located within Edwards Aquifer Recharge Zone.
- Not located on significant slopes.

ZC-20-04 Environmental Features FD to SF-6 — Off Ranch Road 12

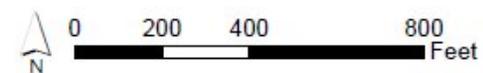


Environmental Features

- 100 Year Floodplain
- Edwards Aquifer Contributing Zone within the Transition Zone
- Edwards Aquifer Recharge Zone



- Subject Property
- Parcels
- City Limit



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Map Date: 2/14/2020



Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “SF-6” Single-Family.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Single Family (SF-6)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential (<i>See Land Use Matrix</i>)	Single-family residential. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit.
Max Residential Units / acre	0.4 units per acre (max)	5.5 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	25' front Setback, 5' side setback, 20' rear set back.
Impervious Cover (max)	30%	50% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, and Conventional.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max.



Legislation Text

File #: ZC-20-02, **Version:** 1

AGENDA CAPTION:

ZC-20-02 (Vantage 1) Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from "FD" Future Development to "CD-3" Character District 3, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)

Meeting date: February 25, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.

- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

This property is located within the San Marcos Extraterritorial Jurisdiction (ETJ) and is adjacent to the Cottonwood Creek subdivision and across from the San Marcos High School on Highway 123. The request is to zone approximately 12.5 acres to Character District 3 (CD-3), which is a residential zoning district which allows one and two family dwellings.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request for conformance with the criteria in Section 2.5.1.4 of the San Marcos Development Code and recommends **approval** of the request as submitted.

Zoning Request	Near the Intersection of Highway 123 and Monterrey Oak Drive
ZC-20-02	



Summary

Request:	Re-zone approximately 12.5 acres of land that is currently in the Extraterritorial Jurisdiction of the City, which will be zoned Future Development (FD) upon annexation to Character District 3 (CD-3).		
Applicant:	Vantage at San Marcos 7334 Blanco Road Suite 200 San Antonio, TX 78666	Property Owner:	Mohnke Poor Farm LLC 540 Mission Valley Road New Braunfels, TX 78132

Notification

Application:	January 15, 2020	Neighborhood Meeting:	N/A
Published:	January 12, 2020	# of Participants	N/A
Posted:	January 8, 2020	Personal:	January 8, 2020
Response:	Staff received a letter against the zoning change request that included a list of names of Cottonwood Creek residents as well as a Facebook thread discussion on the proposed change. Staff is aware that there is a petition being developed against the request as well.		

Property Description

Legal Description:	Approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County		
Location:	Near the intersection of Highway 123 and Monterey Oak Drive		
Acreage:	12.5 +/-	PDD/DA/Other:	N/A
Existing Zoning:	ETJ – will be Future Development (FD)	Proposed Zoning:	Character District-3 (CD-3)
Existing Use:	Agricultural	Proposed Use:	Residential
Existing Occupancy:	Restrictions Do Not Apply	Occupancy:	Restrictions Do Not Apply
Preferred Scenario:	Medium Intensity Zone and Low Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant / Agricultural	Medium / Low Intensity
South of Property:	SF-6	Residential	Medium / Low Intensity
East of Property:	SF-6 / ETJ	Vacant / Residential	Low Intensity Zone
West of Property:	ETJ / P	Commercial / Industrial / High School	Medium Intensity Zone

Zoning Request	Near the Intersection of Highway 123 and Monterrey Oak Drive
ZC-20-02	



Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
Staff: Will Parrish AICP, CNU-A		Title : Planner	Date: January 20, 2020

History

This property is located within the San Marcos Extraterritorial Jurisdiction (ETJ) and is adjacent to the Cottonwood Creek subdivision and across from the San Marcos High School on Highway 123. The request is to zone approximately 12.5 acres to Character District 3 (CD-3), which is a residential zoning district that allows one and two family dwellings.

The City of San Marcos will provide water and wastewater services to the site. The developer will be responsible for extending water and wastewater facilities through the site. Bluebonnet Electric Cooperative will provide electric service to this development.

This zoning request is being processed concurrently with an annexation request for the property.

Additional Analysis

This property abuts the Cottonwood Creek Subdivision, which consists of single family homes zoned Single Family-6 (SF-6), Patio Home-Zero Lot Line (PH-ZL), and Town House (TH). Additionally, Cottonwood Creek contains Bowie Elementary School.

The proposed zoning district, CD-3, allows six building types, including: House, Cottage, Cottage Court, Duplex, Zero Lot Line House, and Civic Building. The maximum building height allowed within this district is two stories. Any lots proposed to be 45 feet or less in width will require alley access.

The most substantial difference between CD-3 and the zoning districts within the Cottonwood Creek development is that the single family occupancy restrictions, which restrict the number of non-related persons within a dwelling unit, do not apply within the CD-3 district.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Zoning Request	Near the Intersection of Highway 123 and Monterrey Oak Drive
ZC-20-02	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map.</p> <p>Table 4.1 of the San Marcos Development Code identifies Character Districts as districts that are Considered in Low Intensity and Medium Intensity zones, all other districts are identified as Not Preferred.</p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area.</p> <p>Studies were not complete at the time of this request.</p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect.</p> <p>This property is requesting annexation, therefore no development agreement is proposed.</p>
<u>X</u>			<p>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified.</p> <p>The uses allowed within this district are residential and have residential standards similar to those within the adjacent single family residential district.</p>
<u>X</u>			<p>Whether the proposed zoning will reinforce the existing or planned character of the area.</p> <p>The proposed district is consistent with the planned character of the area based on the Preferred Scenario Map and Comprehensive Plan, which states that the community needs diversified housing options (Neighborhood and Housing Goal 3). As this district is limited to one and two family dwelling units, it is similar in character to the adjacent residential neighborhood.</p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district.</p> <p>This site has very few development constraints and is appropriate for residential development.</p>
		<u>N/A</u>	<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning.</p> <p>The property is not currently zoned as it is outside City Limits. Upon annexation, if zoned FD it will be able to be used for rural residential or agricultural uses.</p>

Zoning Request

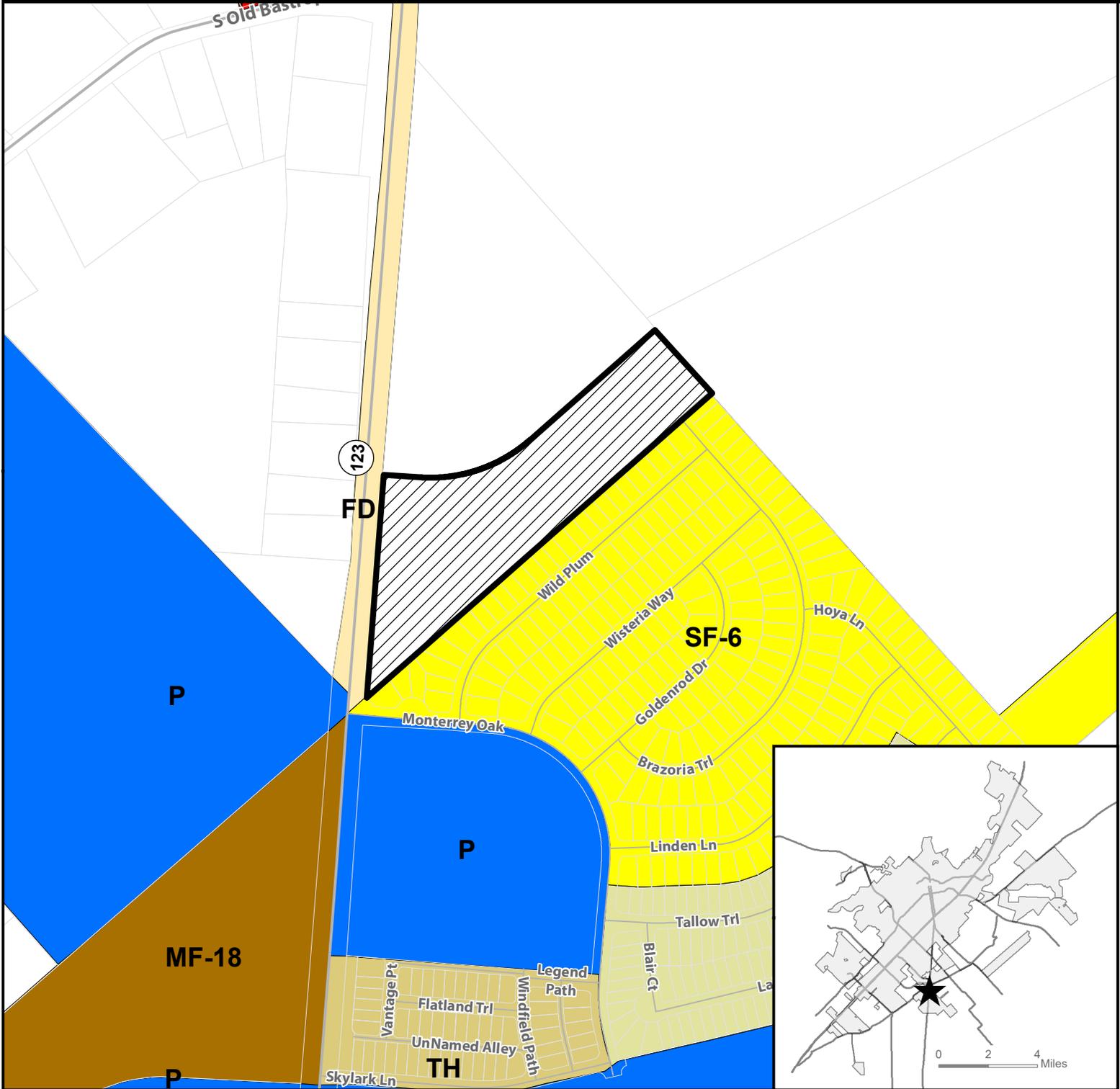
ZC-20-02

**Near the Intersection of Highway 123
and Monterrey Oak Drive**

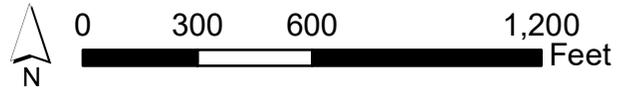


Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether there is a need for the proposed use at the proposed location.</p> <p><i>The rezoning does serve a public purpose as it furthers the goals and vision of the Comprehensive Plan.</i></p>
<u>X</u>			<p>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development.</p> <p><i>The property is located adjacent to City Limits and adequate existing City services. Roads and utility infrastructure will be required to extend into and through the development at the developer's cost.</i></p>
<u>X</u>			<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property.</p> <p><i>The property is currently undeveloped, as such development of any kind will have an impact on the abutting neighborhood. As this is proposed to be a residential district, the impact should be minimal when compared to more intense zoning districts allowed to be requested.</i></p>
		<u>N/A</u>	<p>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5.</p> <p><i>This is not a request for a Neighborhood Density District.</i></p>
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management.</p> <p><i>This property is located within an area that has very little environmental constraints according to the Land Use Suitability Map.</i></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare.</p> <p><i>None noted.</i></p>

ZC-20-02 Zoning Map FD to CD-3



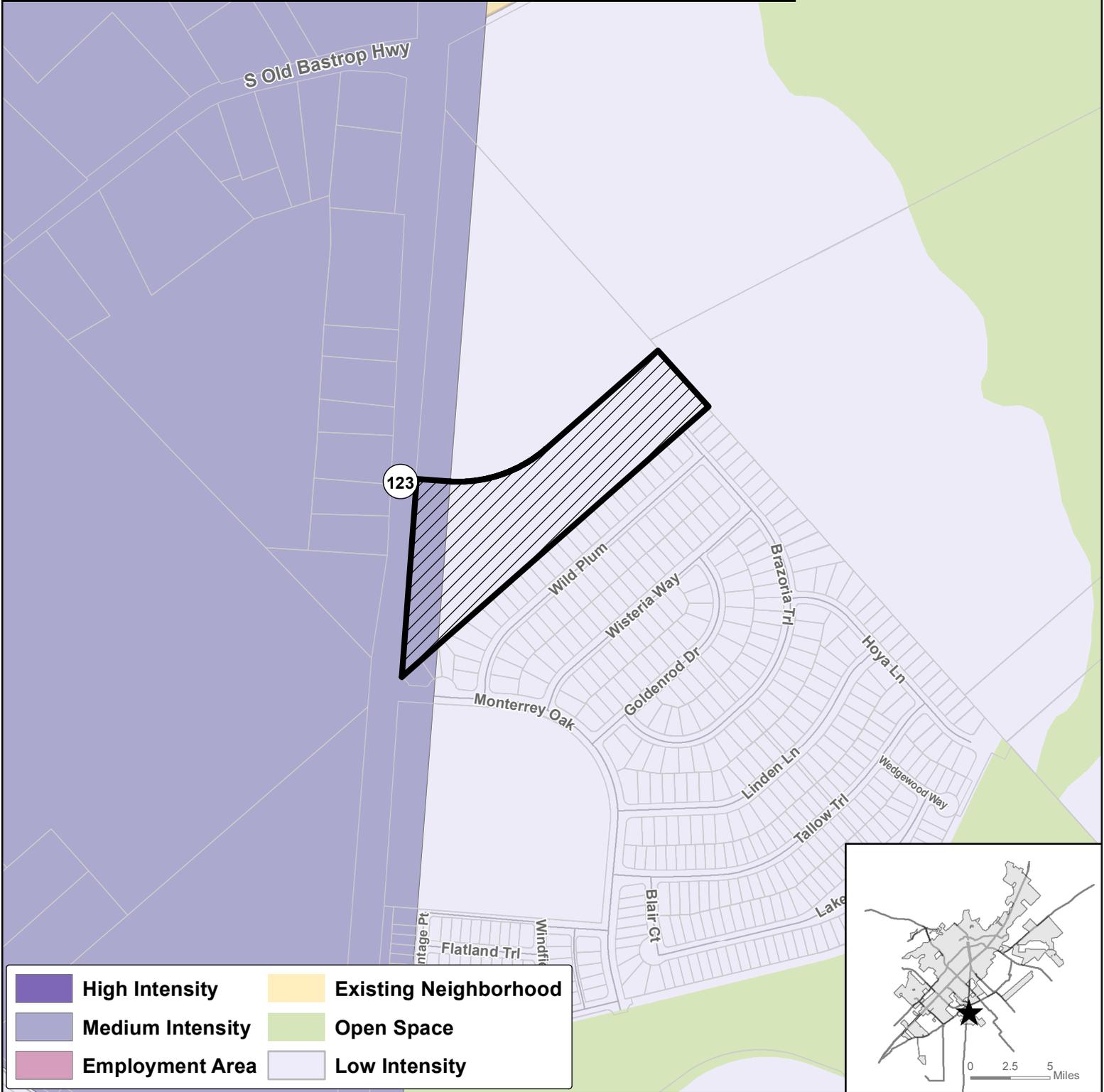
- ★ Site Location
- ▨ Subject Property
- Parcel
- City Limit



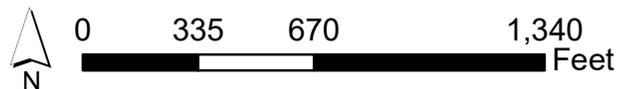
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Map Date: 1/16/2020

ZC-20-02 Preferred Scenario FD to CD-3 - Vantage 1



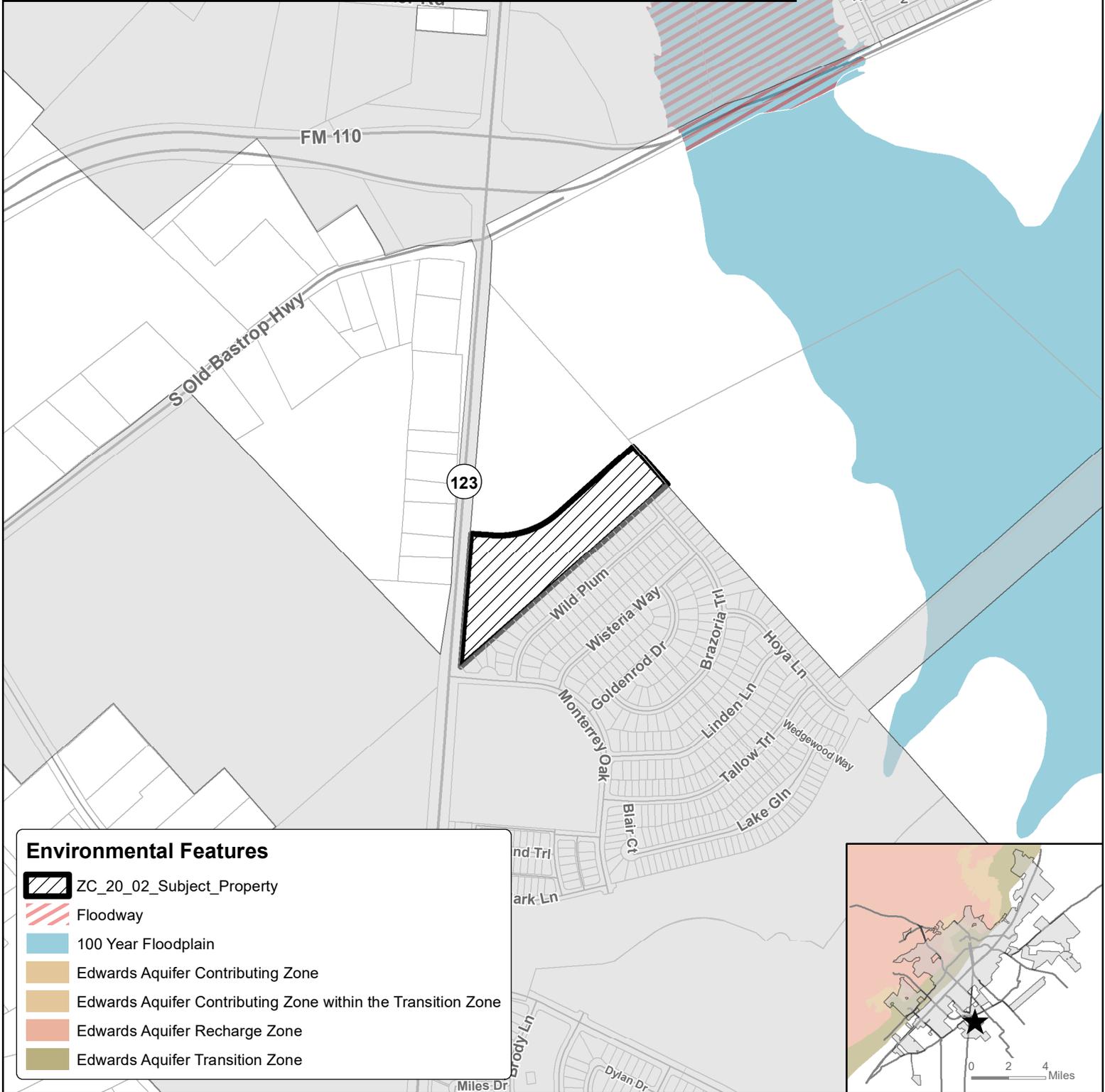
- Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 1/10/2020

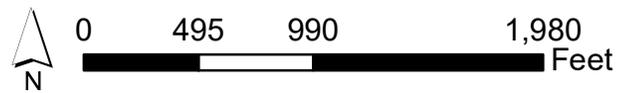
ZC-20-02 Environmental Features FD to CD-3 - Vantage 1



Environmental Features

-  ZC_20_02_Subject_Property
-  Floodway
-  100 Year Floodplain
-  Edwards Aquifer Contributing Zone
-  Edwards Aquifer Contributing Zone within the Transition Zone
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Transition Zone

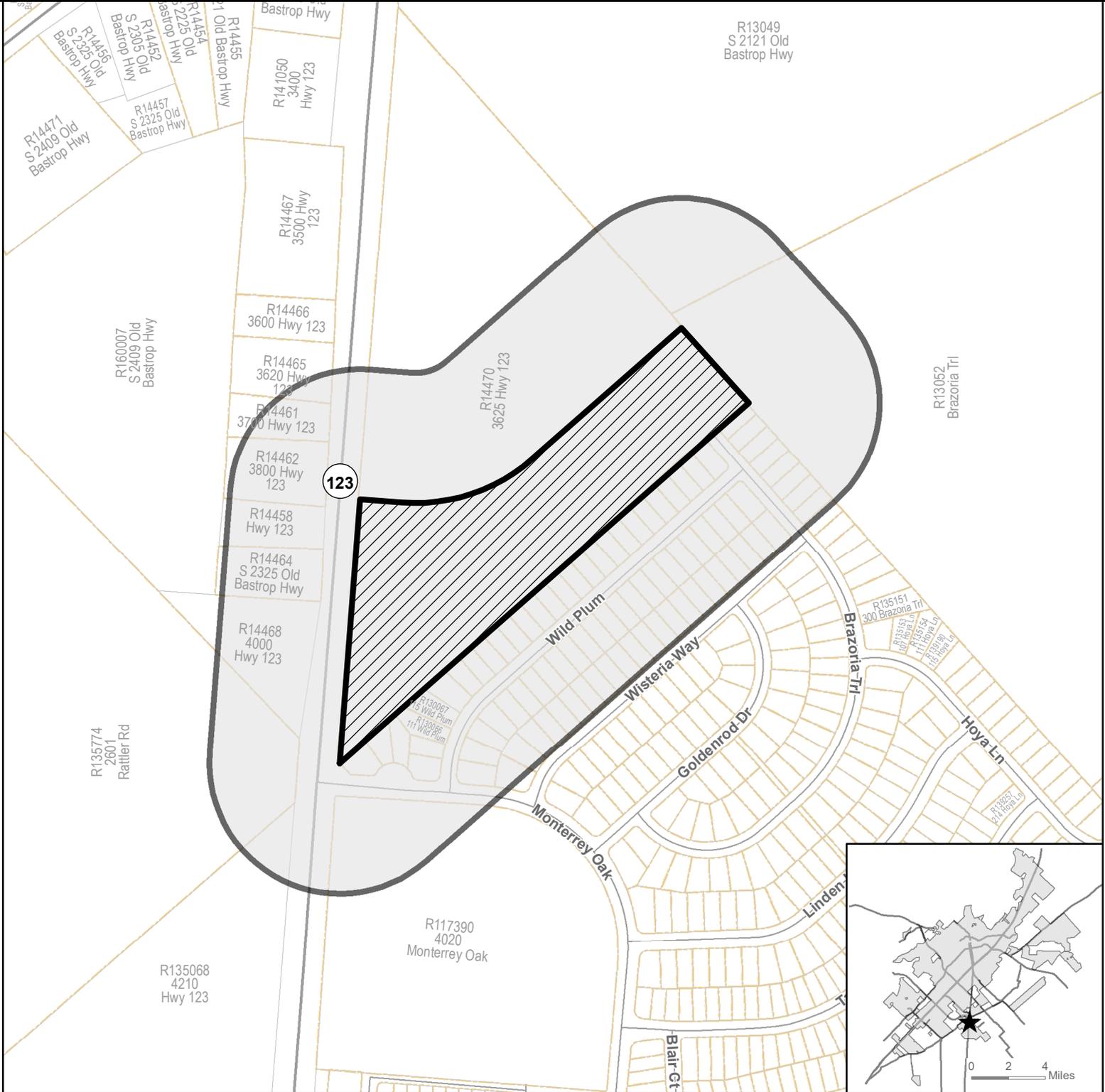
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



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Map Date: 1/16/2020

ZC-20-02 400' Notification Buffer FD to CD-3 — 3625 State Highway 123



★ Site Location	
Subject Property	<p>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.</p>
400' Buffer	Map Date: 1/30/2020
Parcel	
City Limit	

Property ID	Property Owner	Address	City	State	ZIP
R14470	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R117390	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS	TX	78667-1087
R13052	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R135774	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS	TX	78667-1087
R14464	FIRST ASSEMBLY OF GOD OF SAN MARCOS INC	P O BOX 1554	SAN MARCOS	TX	78667-1554
R14465	JEWELL, ARNOLD W Attn: BRIAN JEWELL	3620 HWY 123	SAN MARCOS	TX	78666-2036
R14461	BIZTRONICS LLC	3700 S HWY 123	SAN MARCOS	TX	78666
R14462	LIGHTHOUSE BAPTIST CHURCH	3800 N SH 123	SAN MARCOS	TX	78666
R13049	PAPE GLENN R RESIDUARY TRUST PAPE BARBARA JEAN TRUSTEE	2123 OLD BASTROP HWY	SAN MARCOS	TX	78666
R130071	GONZALEZ TATIANA M & LUIS GONZALEZ & IMELDA MARICELA VALLADARES	131 WILD PLUM	SAN MARCOS	TX	78666
R130070	ALCALA DON E JR & LORETTA R	127 WILD PLUM	SAN MARCOS	TX	78666-5267
R130069	SHERMAN EARL M & MIRELLA C	117 BOUGAINVILLE A ST	LAKE JACKSON	TX	77566-4171
R130068	RIOJAS NICOLE ANN	119 WILD PLUM	SAN MARCOS	TX	78666-5267
R130067	HERNANDEZ GILBERT & DUENES CRYSTAL	115 WILD PLUM	SAN MARCOS	TX	78666
R130066	MARMOLEJO VINCENT H & KIMBERLY N	111 WILD PLUM	SAN MARCOS	TX	78666-5267
R130065	MAZAD TECHNOLOGIES LLC	18017 GANTRY DR	PFLUGERVILLE	TX	78660
R130092	MARCOE STEPHEN J & VICTORIA M	110 WILD PLUM	SAN MARCOS	TX	78666-5267
R130091	BRAVERMAN ELLEN & SIDNEY	106 WILD PLUM	SAN MARCOS	TX	78666-5267
R130090	QUEST IRA INC FBO HOLLY SINGLETARY	17171 PARK ROW STE 100	HOUSTON	TX	77084
R130062	FOWLKES KALEB & FOWLKES BOYD & PRIDY CYNTHIA	4009 MONTERREY OAK	SAN MARCOS	TX	78666
R130073	TRAMMELL ALANA JOY & CLINTON CODY	201 WILD PLUM	SAN MARCOS	TX	78666-5277

R130072	RAYOS LARRY & HELEN M	135 WILD PLUM	SAN MARCOS	TX	78666
R130063	WILLIAMS JAMES & HEATHER SCOBIE	3407 HARPERS FERRY LN	AUSTIN	TX	78745-5822
R130064	GUIZAR JASON J & ANALIESE I	103 WILD PLUM	SAN MARCOS	TX	78666-5267
R130078	JOHNSON, JIMMY RAY	221 WILD PLUM	SAN MARCOS	TX	78666-5277
R130077	PADILLA ELENA E & MICHAEL J	217 WILD PLUM	SAN MARCOS	TX	78666-5277
R130076	MARTINEZ PATRICIA A & GUZMAN JASON J	213 WILD PLUM	SAN MARCOS	TX	78666
R130075	PALACIOS JACQUELINE ARLENE & CRUZ REUBEN PADILLA JR	11510 CARISIO CT	RICHMOND	TX	77406-4502
R130109	AMH 2014-2 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301-2148
R130111	BARNETT FRED & DEBBIE	1304 E SCANDINAVIAN CT	GRANBURY	TX	76048-4377
R130119	NEEDHAM LACY	237 WISTERIA WAY	SAN MARCOS	TX	78666
R130108	RIVERA PATRICIO III	306 WILD PLUM	SAN MARCOS	TX	78666
R130120	EQUITY TRADING HOLDING COMPANY LLC	1251 SADLER DR STE 1250	SAN MARCOS	TX	78666-7979
R130107	GRAY LESLIE R	302 WILD PLUM	SAN MARCOS	TX	78666
R130121	HENRY BILLY W & CHALOR K	229 WISTERIA WAY	SAN MARCOS	TX	78666-5282
R130085	GOBLE MARIE H	309 WILD PLUM	SAN MARCOS	TX	78666-5281
R130084	GLISSON-MUNIER CORY & GEORGE	305 WILD PLUM	SAN MARCOS	TX	78666-5281
R130083	WARE JOEL JR	301 WILD PLUM	SAN MARCOS	TX	78666
R130082	KNIGHT DAMON & MICHELLE D	570 RIVER MOUNTAIN RD	WIMBERLEY	TX	78676-5866
R130081	SLAUGHTER, DUSTIN J	233 WILD PLUM	SAN MARCOS	TX	78666-5277
R130080	VALENZUELA CESAR & CYNTHIA	212 FOSSIL HILLS LOOP	SPRING BRANCH	TX	78070-6043
R130079	PEREZ JOSHUA	225 WILD PLUM	SAN MARCOS	TX	78666-5277
R130160	CORREIA ANTONIO N & MARGARIDA	402 BRAZORIA TRL	SAN MARCOS	TX	78666-2848
R130159	SMITH KAREN H	406 BRAZORIA TRL	SAN MARCOS	TX	78666-2848

R130095	RIVAS ROSLYN R	122 WILD PLUM	SAN MARCOS	TX	78666-5267
R130094	ADAMS, SHAWN TOMMY	118 WILD PLUM	SAN MARCOS	TX	78666
R130093	CERVANTES AILEEN & Attn: WEEKS ERIC	114 WILD PLUM	SAN MARCOS	TX	78666-5267
R130133	VARGAS PETER & JUANITA C	111 WISTERIA WAY	SAN MARCOS	TX	78666-5235
R130134	MARTINEZ EMILIO & JAMIE	107 WISTERIA WAY	SAN MARCOS	TX	78666-5283
R130096	COTTEN CHRISTOPHER J	126 WILD PLUM	SAN MARCOS	TX	78666
R130132	HIGGINBOTHAM, TED DUANE	115 WISTERIA WAY	SAN MARCOS	TX	78666-5283
R130074	LAI CHUAN SOON & E CHOON KWEE	205 WILD PLUM	SAN MARCOS	TX	78666
R130117	NANCE DUSTIN J	305 WISTERIA WAY	SAN MARCOS	TX	78666
R130110	TOWNSEND CRYSTAL	314 WILD PLUM	SAN MARCOS	TX	78666-5281
R130118	WINEK DANA K	301 WISTERIA WAY	SAN MARCOS	TX	78666-5284
R130135	SMITH SANDRA	103 WISTERIA WAY	SAN MARCOS	TX	78666-5283
R130153	BARNETT DANNY L	506 BRAZORIA TRL	SAN MARCOS	TX	78666-2845
R130089	KIMURA TOBI & NATHAN (LIFE ESTATE) % SERIES 2 OF THE KBAY CENTRAL GROUP LLC	P O BOX 4936	KANEOHE	HI	96744
R130102	SLATIS EVAN A	222 WILD PLUM	SAN MARCOS	TX	78666-5277
R130101	DISTEFANO DEBRA A	218 WILD PLUM	SAN MARCOS	TX	78666-5277
R130126	PHELPS KYLIE N & WILLIAM C IV	209 WISTERIA WAY	SAN MARCOS	TX	78666-5282
R130127	FATTIG NADINE M & LAWRENCE MICHAEL	135 16TH ST	DICKINSON	TX	77539-2387
R130100	LEE JAMIE NIESCHWITZ	824 RIVIERE DR	FALLS CITY	TX	78113-4401
R130128	DB MISC RE LP	10510 W SAM HOUSTON PKWY S	HOUSTON	TX	77099
R130099	OWEN CARRIE DIANE	210 WILD PLUM	SAN MARCOS	TX	78666-5277
R130129	MOORE MILTON G & REBA D	127 WISTERIA WAY	SAN MARCOS	TX	78666-5283

R130098	STAFFORD-PARRA DENYSE C & PARRA RODNEY G	206 WILD PLUM	SAN MARCOS	TX	78666-5277
R130131	YOUNG DONNA	1231 HUISACHE AVE APT 802	NEW BRAUNFELS	TX	78130-5783
R130130	TAYLOR CHRISTOPHER JON & EMILY ANN	123 WISTERIA WAY	SAN MARCOS	TX	78666-5235
R130097	SCOBEE RANDOLPH & ROSA K	202 WILD PLUM	SAN MARCOS	TX	78666-5277
R130116	GAVRILOV GERALYN SUE	309 WISTERIA WAY	SAN MARCOS	TX	78666-5284
R130104	HEUSER RICHARD	230 WILD PLUM	SAN MARCOS	TX	78666
R130124	SCOTT LAURIE L	217 WISTERIA WAY	SAN MARCOS	TX	78666-5282
R130103	SANCHEZ JOSE LUIS JR & ANNA MICHELLE	226 WILD PLUM	SAN MARCOS	TX	78666-5277
R130125	FREEMAN KATHERINE	213 WISTERIA WAY	SAN MARCOS	TX	78666-5282
R130106	BIRKELBACH MICHAEL A	238 WILD PLUM	SAN MARCOS	TX	78666-5277
R130122	OVERBY AMANDA Q & RICHARD D	225 WISTERIA WAY	SAN MARCOS	TX	78666-5282
R130105	GONZALES MICHAEL & SYLVIA T	234 WILD PLUM	SAN MARCOS	TX	78666-5277
R130123	CAVAZOS ROBERT L III & CHAPMAN CHRISTINA J	221 WISTERIA WAY	SAN MARCOS	TX	78666
R130061	PFEIFFER SHAY KRISTINA	4005 MONTERREY OAK	SAN MARCOS	TX	78666
R130114	JOHNSON, CARMELA L	317 WISTERIA WAY	SAN MARCOS	TX	78666-5284
R130113	RESENDIZ JOSE R & VILMA F	326 Wild Plum	San Marcos	TX	78666-5281
R130115	LUGO JOSE O SR & NELDA J	313 WISTERIA WAY	SAN MARCOS	TX	78666
R130112	DAVIS BRUCE C & LANA T	8004 HUCKLEBERRY RD	ROGERS	AR	72756
R130158	WAN MIN	410 BRAZORIA TRL	SAN MARCOS	TX	78666-2848
R130157	MIKITEN BENJAMIN & LAUREN	414 BRAZORIA TRL	SAN MARCOS	TX	78666
R130156	NEUENFELDT GRACE ANNETTE & BOBBY GEORGE JR	418 BRAZORIA TRL	SAN MARCOS	TX	78666-2848
R130155	LINEBARGER, HELEN CATHERINE	422 BRAZORIA TRL	SAN MARCOS	TX	78666-2848

R130154	HENDERSON MICHAEL G & MARY K	502 BRAZORIA TRL	SAN MARCOS	TX	78666 -2845
R130152	SELVAGE WILLIAM R JR & BARBARA J	510 BRAZORIA TRL	SAN MARCOS	TX	78666
R130088	RENDON PEDRO JR & VIRGINIA MARIE	321 WILD PLUM	SAN MARCOS	TX	78666 -5281
R130087	JENTSCH PATRICIA SUE	202 TWIN OAK RD	SEGUIN	TX	78155 -7426
R130086	RODRIGUEZ MINERVA D & LEON ANTONIO G	313 WILD PLUM	SAN MARCOS	TX	78666 -5281

Future Development (FD) VS. Character District (CD-3)

Section 5.1.1.2 Land Use Matrix

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL			NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS		
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI		MH	EC
AGRICULTURAL USES																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
RESIDENTIAL USES																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

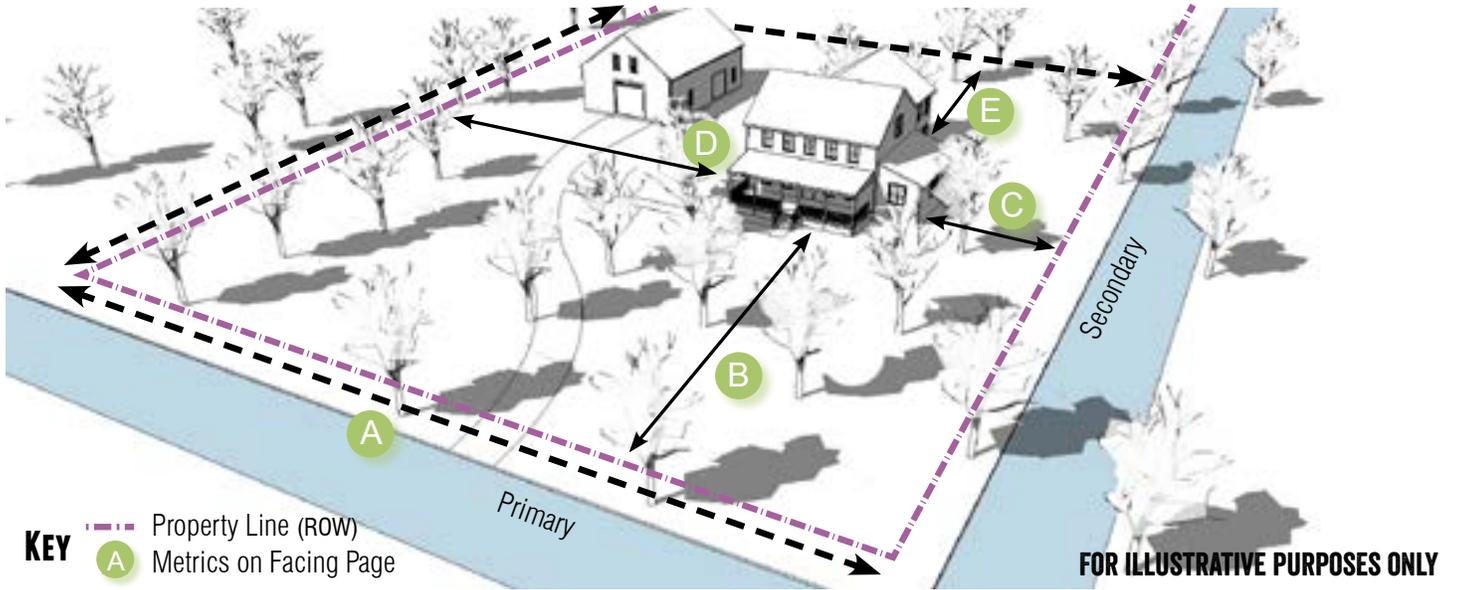
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
PUBLIC & INSTITUTIONAL																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
INDUSTRIAL																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> N/A - Extraterritorial Jurisdiction (ETJ)	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Character District – 3 (CD-3)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-3 District is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	No zoning restrictions	Residential (<i>See Land Use Matrix</i>)	Residential (<i>See Land Use Matrix</i>)
Parking Location	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	No zoning standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit
Max Residential Units / acre	Based on County Septic restrictions..	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Tree and shrub requirements
Building Height(max)	No zoning standards	2 stories	2 stories
Setbacks	No zoning standards	Based on Zoning District	15 foot front Setback, 5 foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
Impervious Cover (max)	No zoning standards	30%	60%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,800 ft. Block Perimeter max.

FD

SECTION 4.4.1.1 FUTURE DEVELOPMENT DISTRICT



GENERAL DESCRIPTION

The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.

DENSITY

Units Per Gross Acre	.4 max.
Impervious Cover	30% max.

TRANSPORTATION

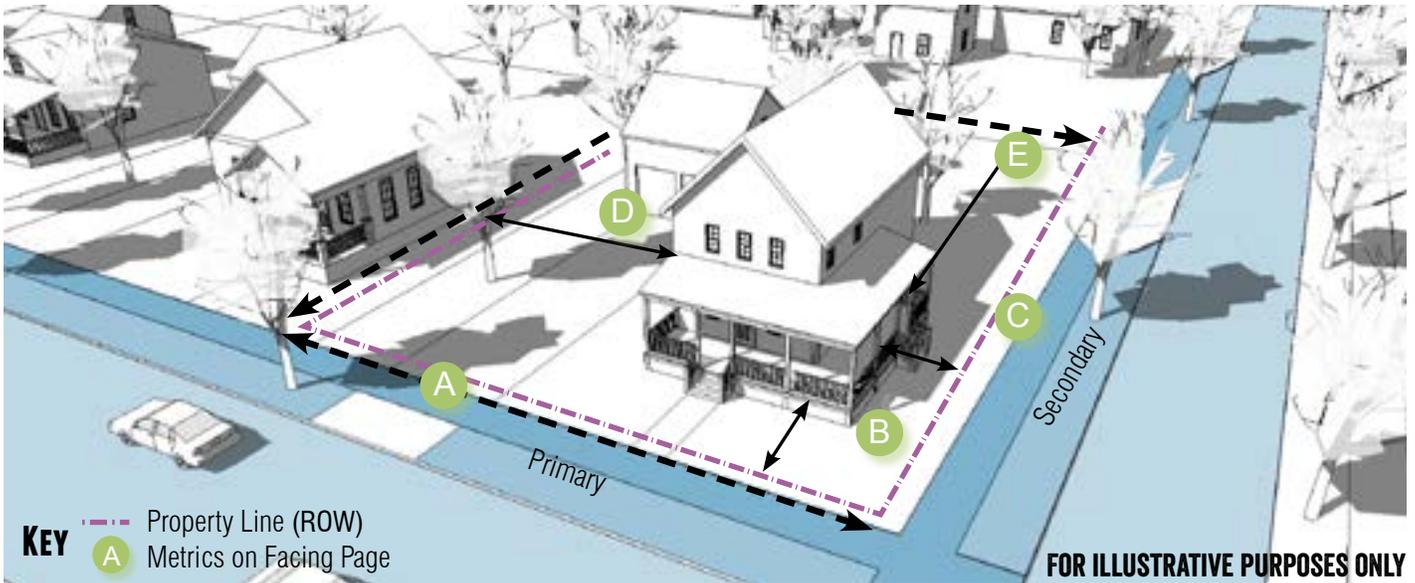
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

CD-3

SECTION 4.4.3.3 CHARACTER DISTRICT - 3



GENERAL DESCRIPTION

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15

ZC-20-02 (Vantage 1) Zoning Change 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?	X	

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			Applicant has not indicated that infrastructure will be extended.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	X	X			
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X	X			
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: This watershed currently has very little impervious cover compared to its size. Cottonwood Creek is not a tributary to the San Marcos River, with larger more concentrated growth, best management practices such as retention ponds and biofiltration gardens can be incorporated into the site planning process.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
Neighborhood Commission Area(s):	N/A – Outside City Limits
Neighborhood Character Study Area(s):	N/A

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

	YES	NO
Will Parks and / or Open Space be Provided?	X	
Will Trails and / or Green Space Connections be Provided?		X
The applicant has indicated a desire to include Parks / Open Space within the development.		
Maintenance / Repair Density	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	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 Highway 123		X			
Existing Peak LOS Highway 123	X				
Preferred Scenario Daily LOS Highway 123		X			X
Preferred Scenario Peak LOS Highway 123			X		X
The Transportation Demand Model shows that Highway 123 is anticipated experience a decrease in Level of Service in the future. One reason for this is the anticipated intersection with the future Loop 110. Additional connectivity based on the requirements of our 2018 Transportation Master Plan may help alleviate the anticipated congestion.					

	N/A	Good	Fair	Poor
Sidewalk Availability	X			
Sidewalks are required to be built as part of the development.				
	YES		NO	
Adjacent to existing bicycle lane?			X	
Adjacent to existing public transportation route?			X	
Notes: The Transportation Master Plan indicates that this development will be required to construct bicycle infrastructure along HWY 123. This infrastructure is anticipated to be part of a larger network in the future.				



PLANNING AND DEVELOPMENT SERVICES

1/24/2020

ZC-20-02

**Notice of Public Hearing
Zoning Change Request
FD to CD-3**

Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from ETJ to "CD-3" Character District 3, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive.

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing and will either approve or deny the request. This recommendation will be forwarded to the San Marcos City Council. Before making a decision, the Commission and Council will hold public hearings to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the Planning Zoning Commission Meeting on **Tuesday, February 25, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.
- A public hearing will be held at the City Council Meeting on **Tuesday, March 17, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.

All interested citizens are invited to attend and participate in the public hearing. If you cannot attend but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are received before 5 PM on the day of the meeting.

Development Services-Planning
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager **Will Parrish**, at **(512) 805-2658**. When calling, please refer to case number **ZC-20-02**.

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

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843
SANMARCOSTX.GOV**

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name		Property Owner	
Company	Vantage at San Marcos, LLC	Company	Mohnke Poor Farm, LLC
Applicant's Mailing Address	7334 Blanco RD, Suite 200 San Antonio, TX 78216	Owner's Mailing Address	540 Mission Valley Rd., New Braunfels, TX 78132
Applicant's Phone #	210.381.9813	Owner's Phone #	830-708-3023
Applicant's Email	cweigand@housingdev.com	Owner's Email	lachafin.nb@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): 3625 State Highway 123, San Marcos, TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 30 Tax ID #: R14470 & R14472

Preferred Scenario Designation: _____ Existing Zoning: N/A

Existing Land Use(s): Pastureland

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-3 & CD-4

Proposed Land Uses / Reason for Change: Single family & multi-family development

City: _____

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013
 *Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Lora Ann Chafin (owner name) on behalf of
Mohnke Poor Farm, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3625 State Highway 123, San Marcos, TX 78666 (address).

I hereby authorize Chris Weigand or assigns (agent name) on behalf of
Vantage at San Marcos, LLC (agent company) to file this application for
Zoning and other development related applications (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/25/2019
Printed Name, Title: Lora Ann Chafin

Signature of Agent:  Date: 12/2/19
Printed Name, Title: Chris Weigand, Project Manager

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

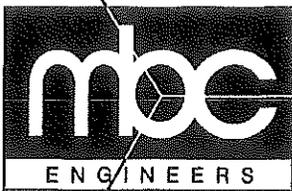
Signature: 

Date: 12/2/19

Print Name: Chris Wenzel

I have read the above statements and agree to the required public notification, as required, based on the attached application.

Form Updated October, 2019



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING AND ANNEXATION EXHIBIT**

BEING 12.43 ACRES (541,632 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 12.43 ACRE TRACT ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a 1/2-inch Iron Rod found on the East Right-of-Way line of State Highway 123 and the Southeast Right-of-Way line of Old-Bastrop Highway and marking the Westernmost corner of a called 225.25 Acre Tract as described in deed recorded in Document number 18004464, of the Deed records of Hays County, Texas;

THENCE S 04° 22' 13" W a distance of 288.89 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found marking the Northernmost corner of said 30.9 Acre Tract;

THENCE S 04° 24' 31" W a distance of 1506.69 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found at the **POINT OF BEGINNING**;

THENCE S 85° 35' 29" E a distance of 127.50 feet departing the East Right-of-Way line of said State Highway 123, into and across said 30.9 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC" Set at the point of curvature of a curve to the left;

THENCE along and with said curve to the left having the following parameters: Radius = 545.00 feet, Arc length = 435.83 feet, Chord Bearing = N 71° 29' 57" E and Chord Distance = 424.31 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 48° 35' 24" E a distance of 607.78 feet to a 1/2-Inch Iron Rod with cap "MBC" on the West line of a called 100 Acre tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

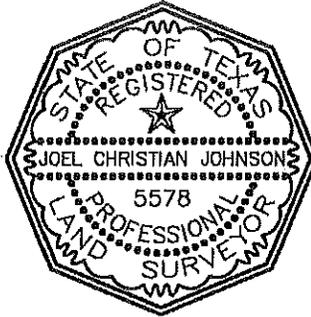
THENCE S 42° 05' 52" E a distance of 310.02 feet along and with the West line of said 100 Acre tract, to a fence post Found and marking the Northernmost corner of Lot 1, Block F, Cottonwood Creek Phase I, Section 1-B, according the plat thereof recorded in Volume 14, Page 294 of the Map and Plat records of Hays County, Texas;

THENCE S 48° 35' 24" W a distance of 1674.24 feet along and with the Northwest line of said Cottonwood Creek Phase I, Section 1-B Subdivision, to a Fence Post Found on the East Right-of-Way of said State Highway 123 and marking the Southernmost corner of this tract;

THENCE N 04° 24' 31" E a distance of 813.01 feet along and with the East Right-of-Way line of said State Highway 123, to the **POINT OF BEGINNING** and containing 12.43 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: December 04, 2019
Job No: 32486-HAYS

Curve Table			
Curve #	Length	Radius	Delta
C1	435.83'	545.00'	45°49'07"
			N 71°29'57" E
			424.31'

SURVEYORS NOTES:
 1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

OLD BASTROP HIGHWAY

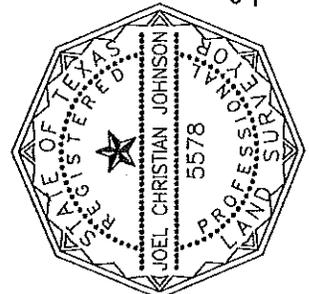
BARBARA JEAN PAPE
 A CALLED
 225.25 ACRE TRACT
 DOC.# 18004464 (D.R.H.C.T.)

PORTION OF
 A CALLED 30.9 ACRE TRACT (TRACT 2)
 DOC.#18028048
 (D.R.H.C.T.)

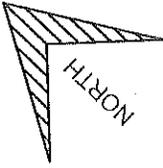
12.43 ACRES
 541,632 SQ. FT. +/-

COTTONWOOD CREEK SUBDIVISION
 PHASE 1, SECTION 1B
 VOL. 14 PG. 294 (M.P.R.H.C.T.)

BRAZORIA TRAIL



[Signature]
 JOEL C. JOHNSON
 R.P.L.S. #5578

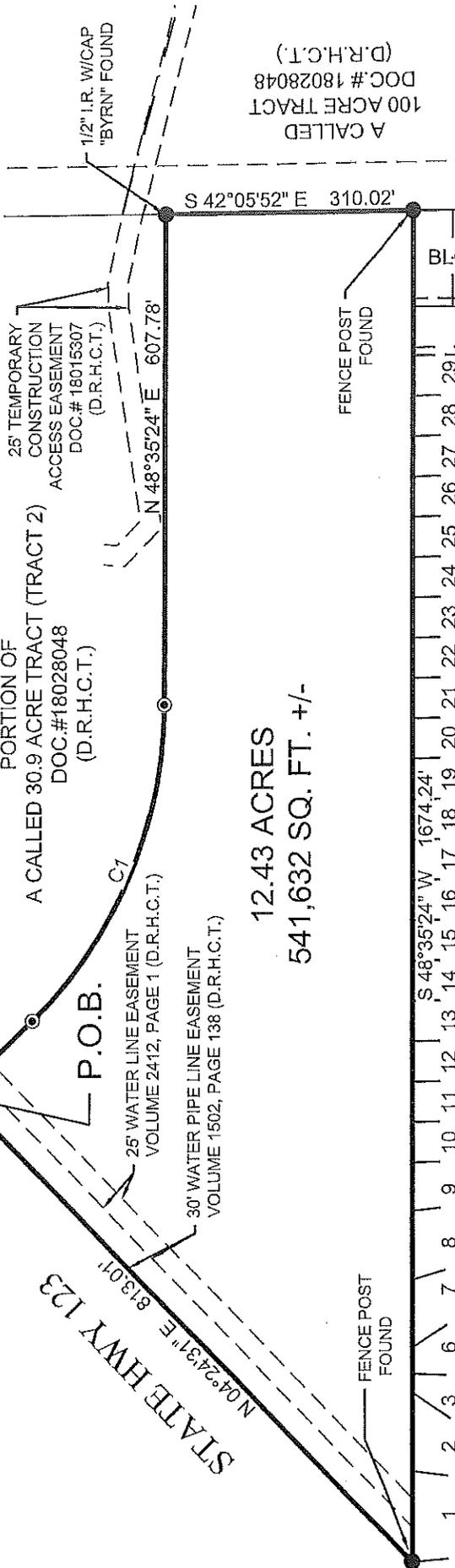


SCALE: 1" = 200'

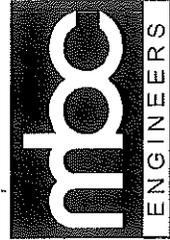
LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND

MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
 M.P.R.H.C.T.
 D.R.H.C.T.
 DEED RECORDS OF HAYS COUNTY, TEXAS



A CALLED
 100 ACRE TRACT
 (D.R.H.C.T.)
 DOC # 18028048



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

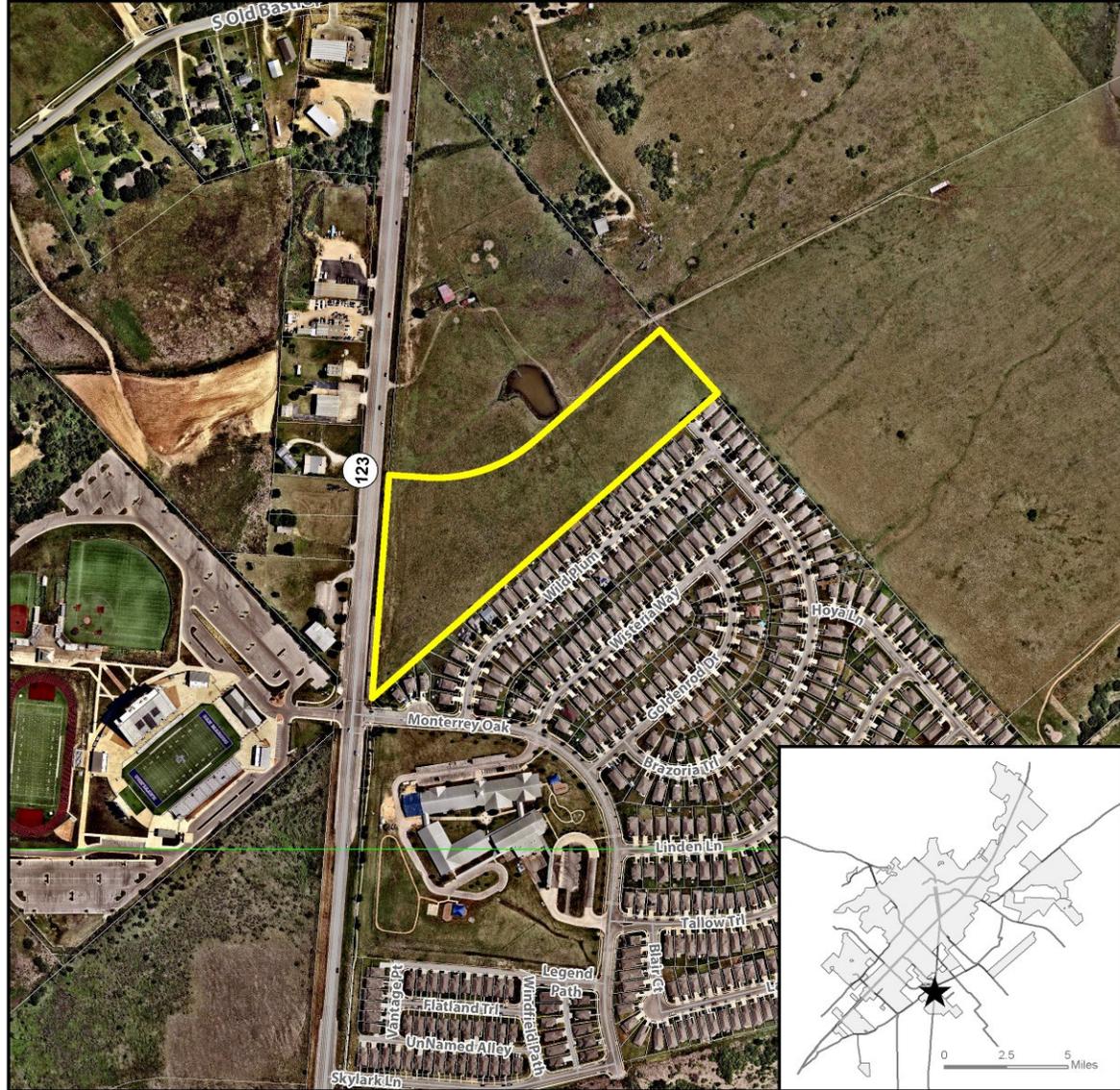
DATE: 12/05/2019
 JOB NO. 32486-HAYS
 SHEET 1 OF 1

ZC-20-02 (Vantage 1)

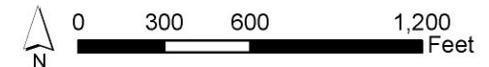
Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from “FD” Future Development to “CD-3” Character District 3, for approximately 12.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)

Location:

- Approximately 12.5 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family (ETJ)
 - Vacant / Agricultural
- Located outside the City Limits (Extraterritorial Jurisdiction)



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

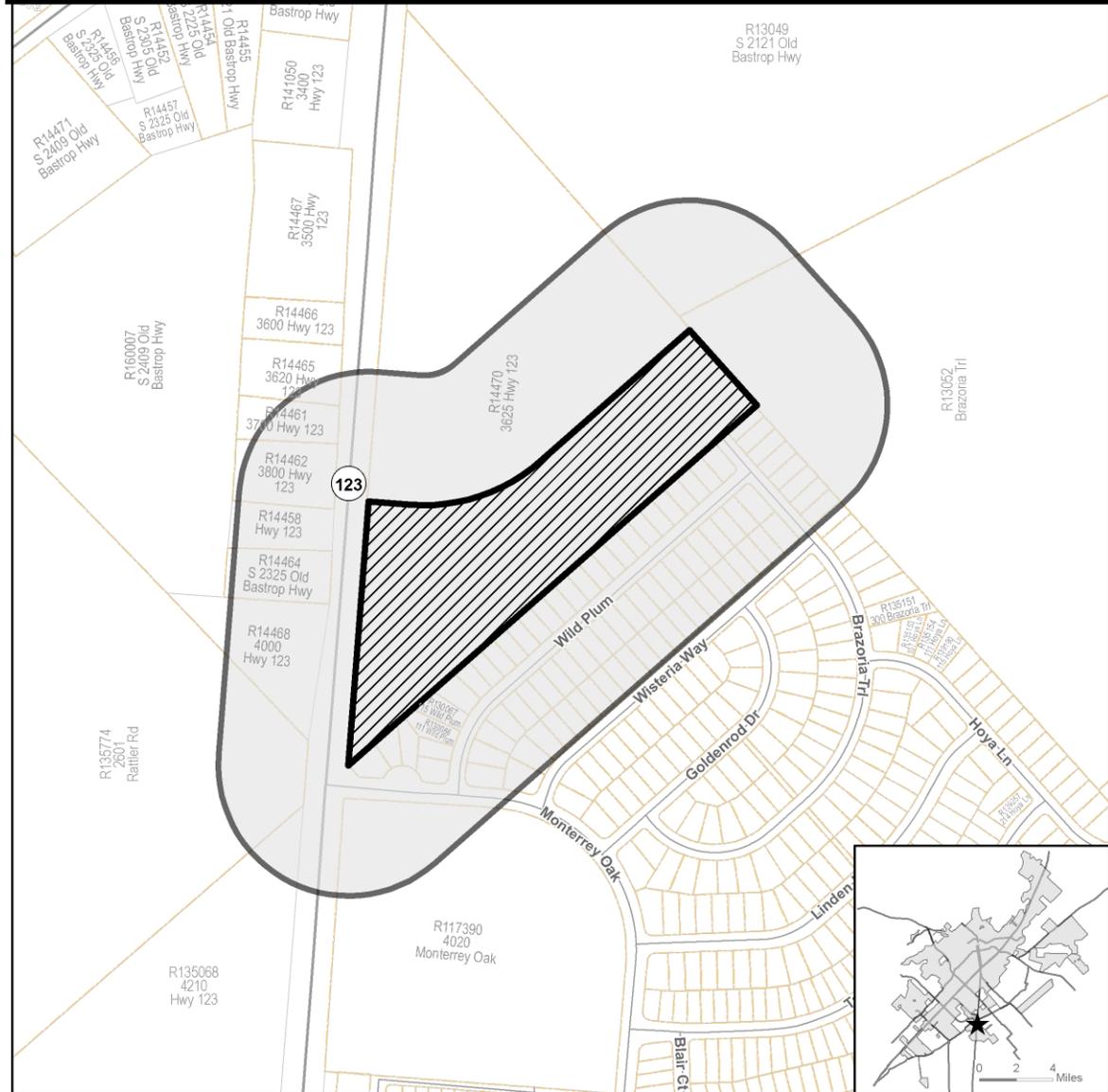


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Map Date: 1/9/2020

Context & History

- **Existing Zoning:** Outside City Limits (ETJ), will be zoned Future Development (FD) upon annexation.
- **Proposed Zoning:** Character District – 3 (CD-3)
- Proposed CD-3 zoning allows for residential uses
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.

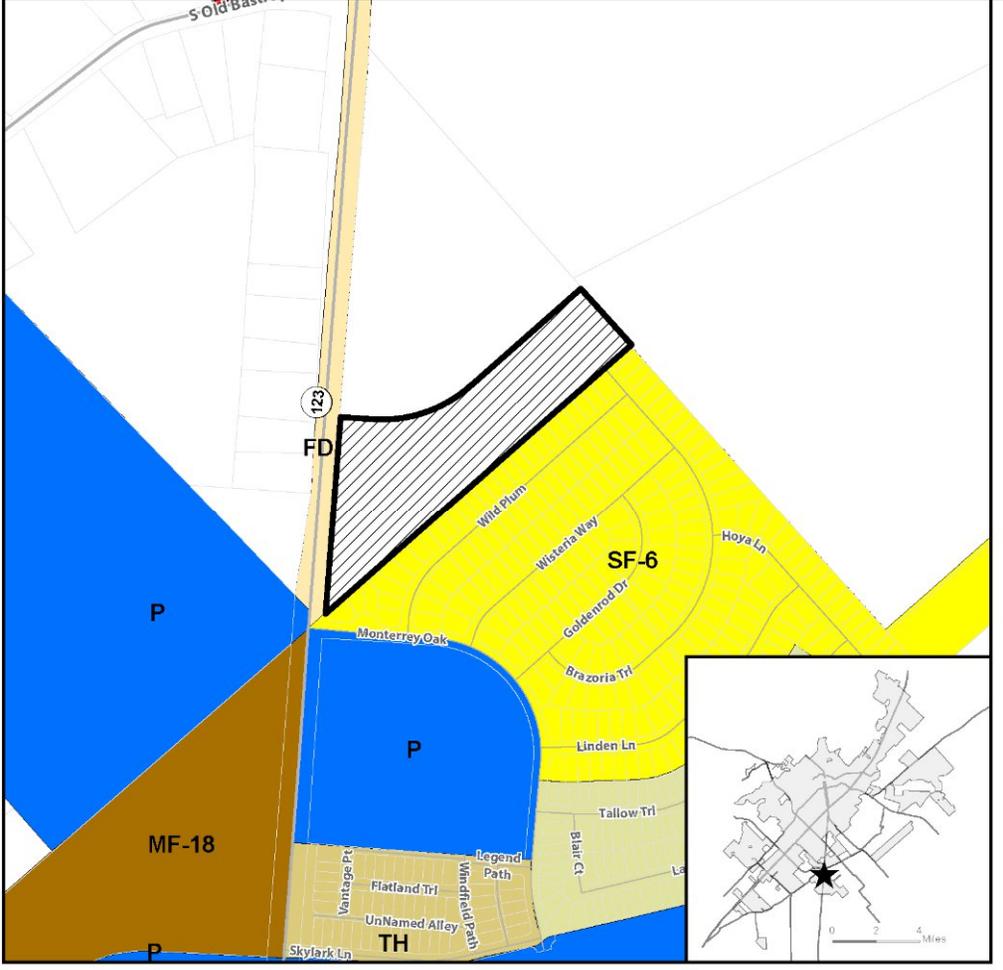


★	Site Location	<p>0 250 500 1,000 Feet</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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Map Date: 1/30/2020

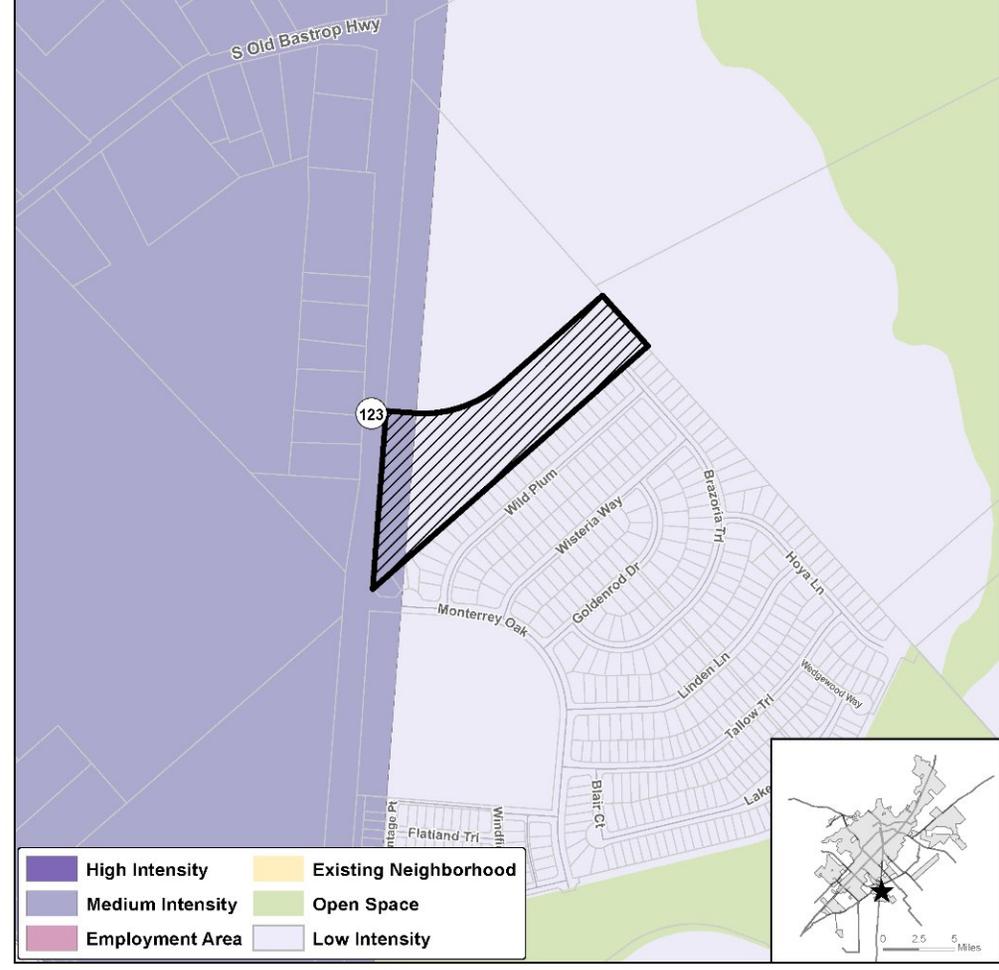
ZC-20-02 Zoning Map FD to CD-3



★ Site Location
▨ Subject Property
□ Parcel
▭ City Limit

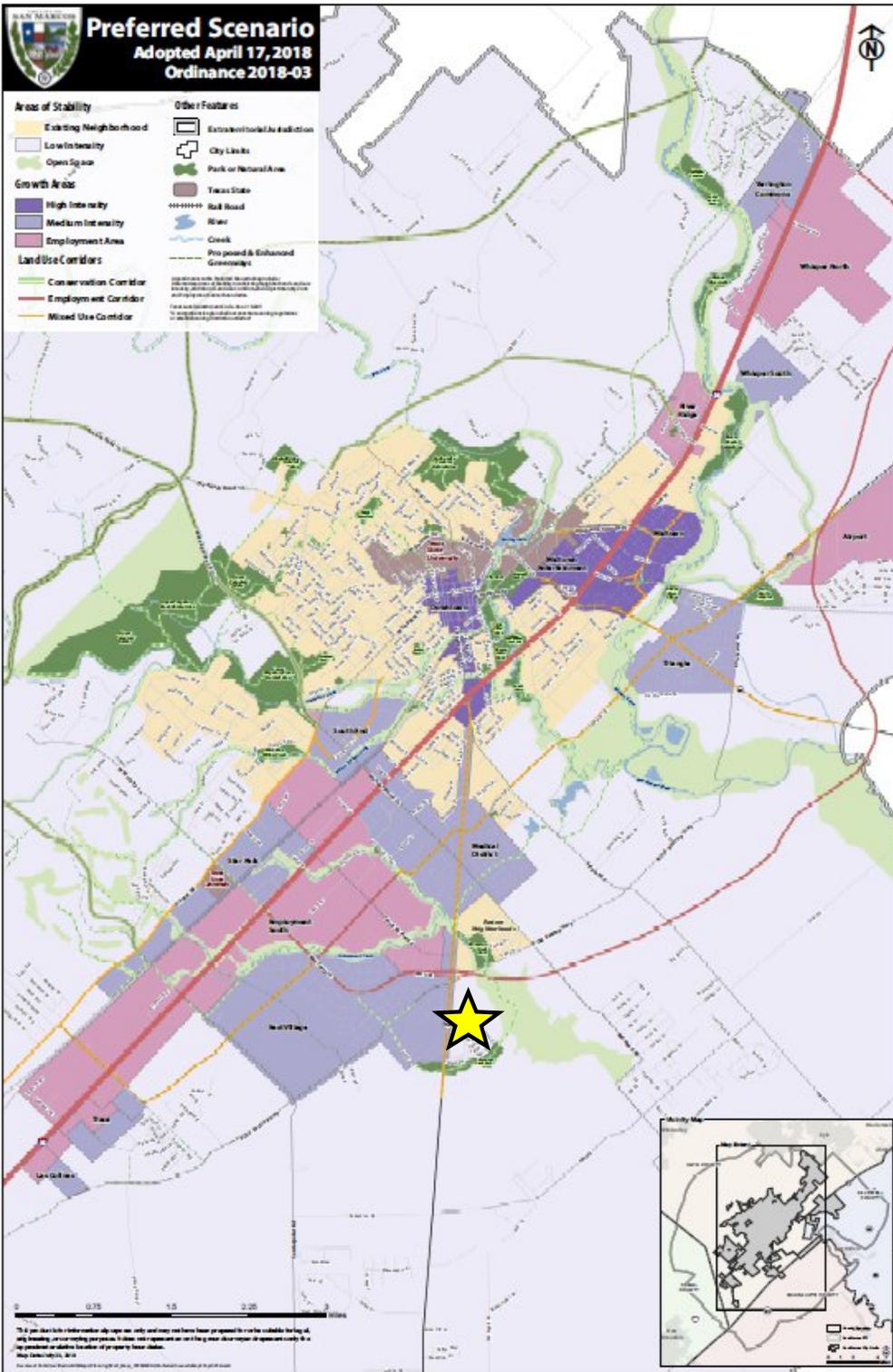
0 300 600 1,200 Feet
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.
 Map Date: 1/16/2020

ZC-20-02 Preferred Scenario FD to CD-3 - Vantage 1



★ Site Location
▨ Subject Property
□ Parcel
▭ City Limit

0 335 670 1,340 Feet
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
 Map Date: 1/10/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in a Low Intensity Zone

“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan. ” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

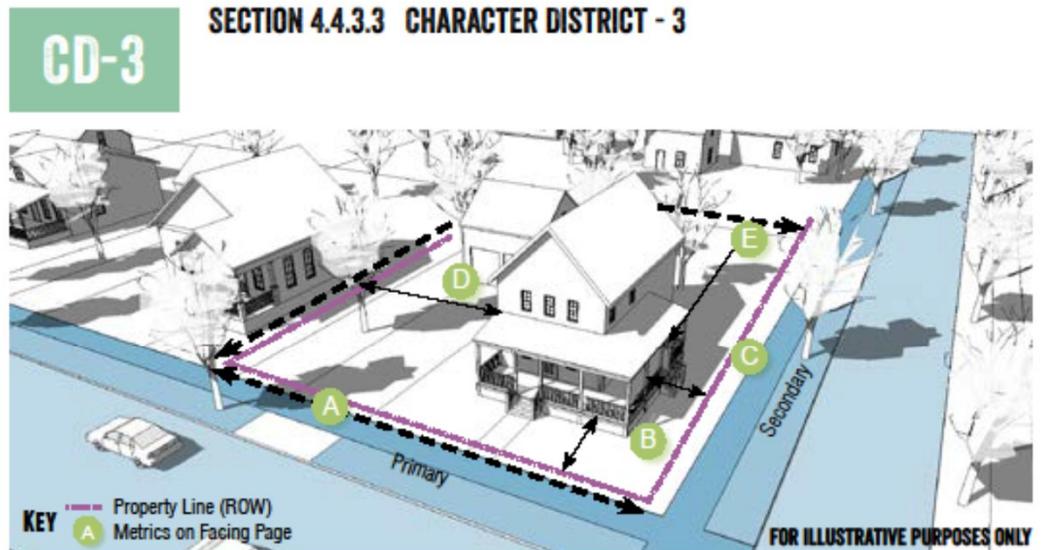
Applicant is requesting a “Character District” (CD-3) within a Low Intensity Zone. Zoning request is C – Considered, and is consistent with the San Marcos Development Code.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

CD-3 Zoning Analysis:

- CD-3 zoning is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
- **Allowable Building Types:** *House, Cottage, Accessory Dwelling Unit, Cottage Court, Duplex, Zero Lot Line House, and Civic Building*
- Occupancy Restrictions do not apply within the CD-3 zoning district.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.



GENERAL DESCRIPTION

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

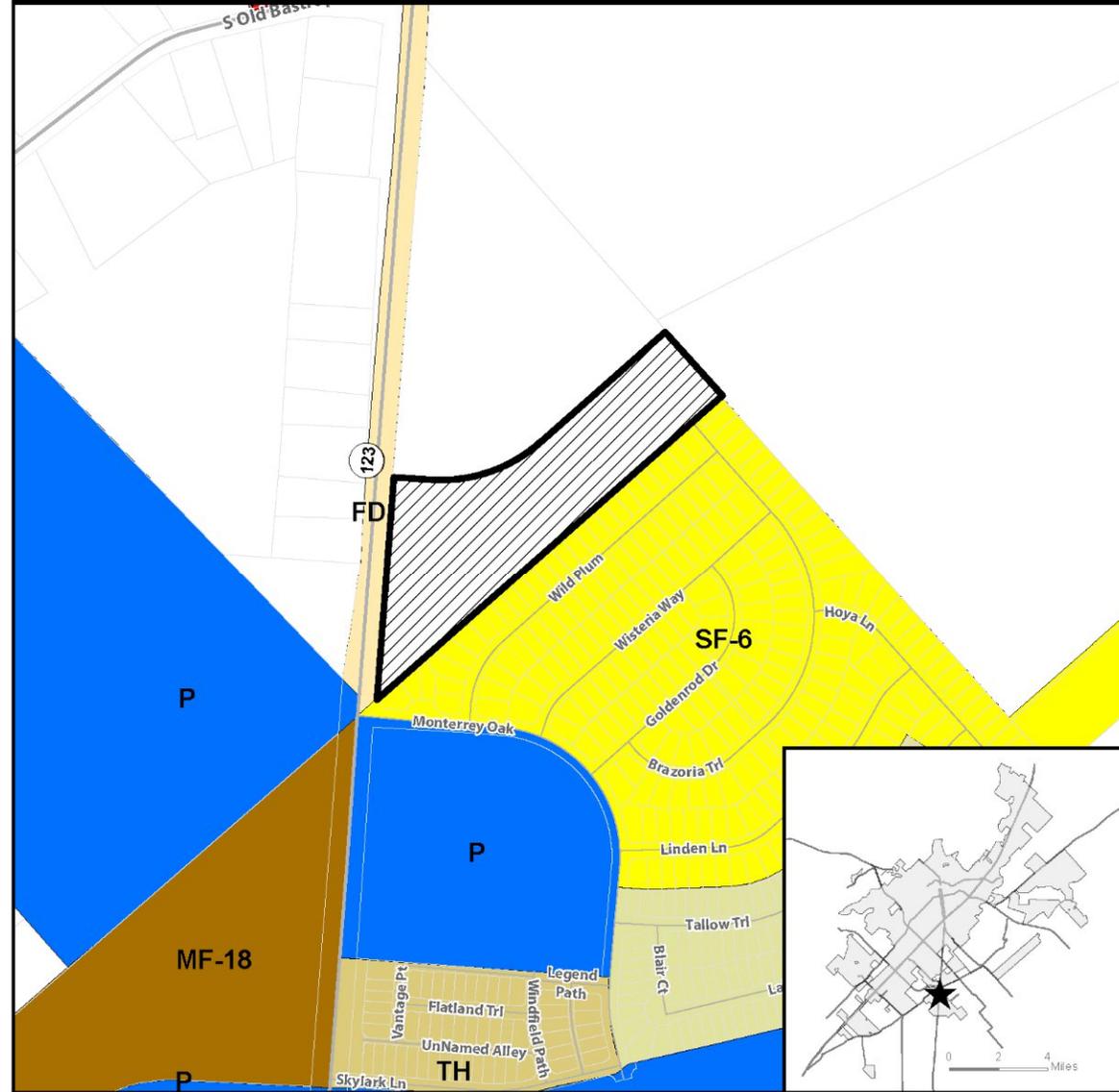
Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15

Adjacent Neighborhood

- South side of property abuts Cottonwood Creek Neighborhood.
- Cottonwood Creek neighborhood zoning includes Single Family – 6 (SF-6), Patio Home – Zero Lot Line (PH-ZL), and Townhouse (TH), Public, and General Commercial zoning.
- Request would have CD-3 abutting SF-6.



- ★ Site Location
- ▨ Subject Property
- Parcel
- City Limit

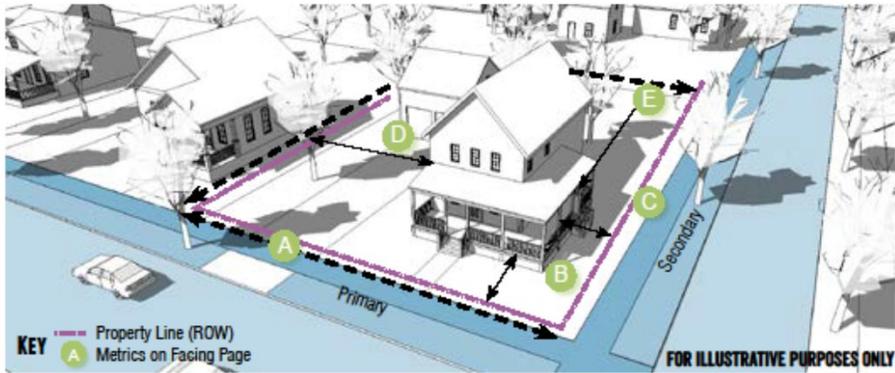


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Map Date: 1/16/2020

CD-3

SECTION 4.4.3.3 CHARACTER DISTRICT - 3



GENERAL DESCRIPTION

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

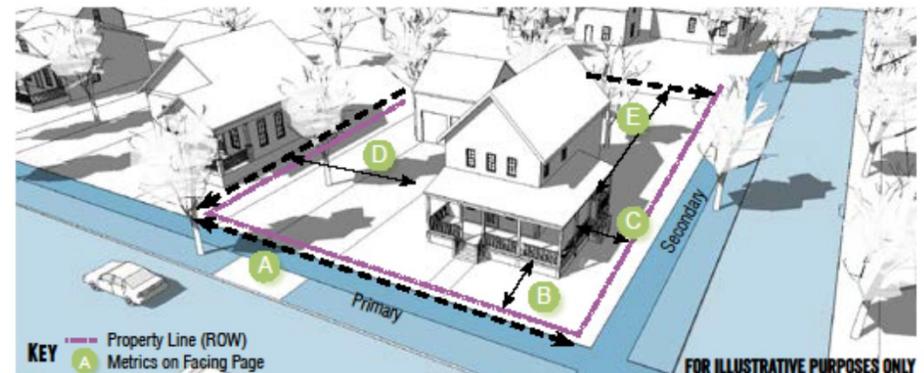
Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15

SF-6

SECTION 4.4.1.3 SINGLE FAMILY - 6



GENERAL DESCRIPTION

The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	5.5 max.
Impervious Cover	50% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	3,000 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

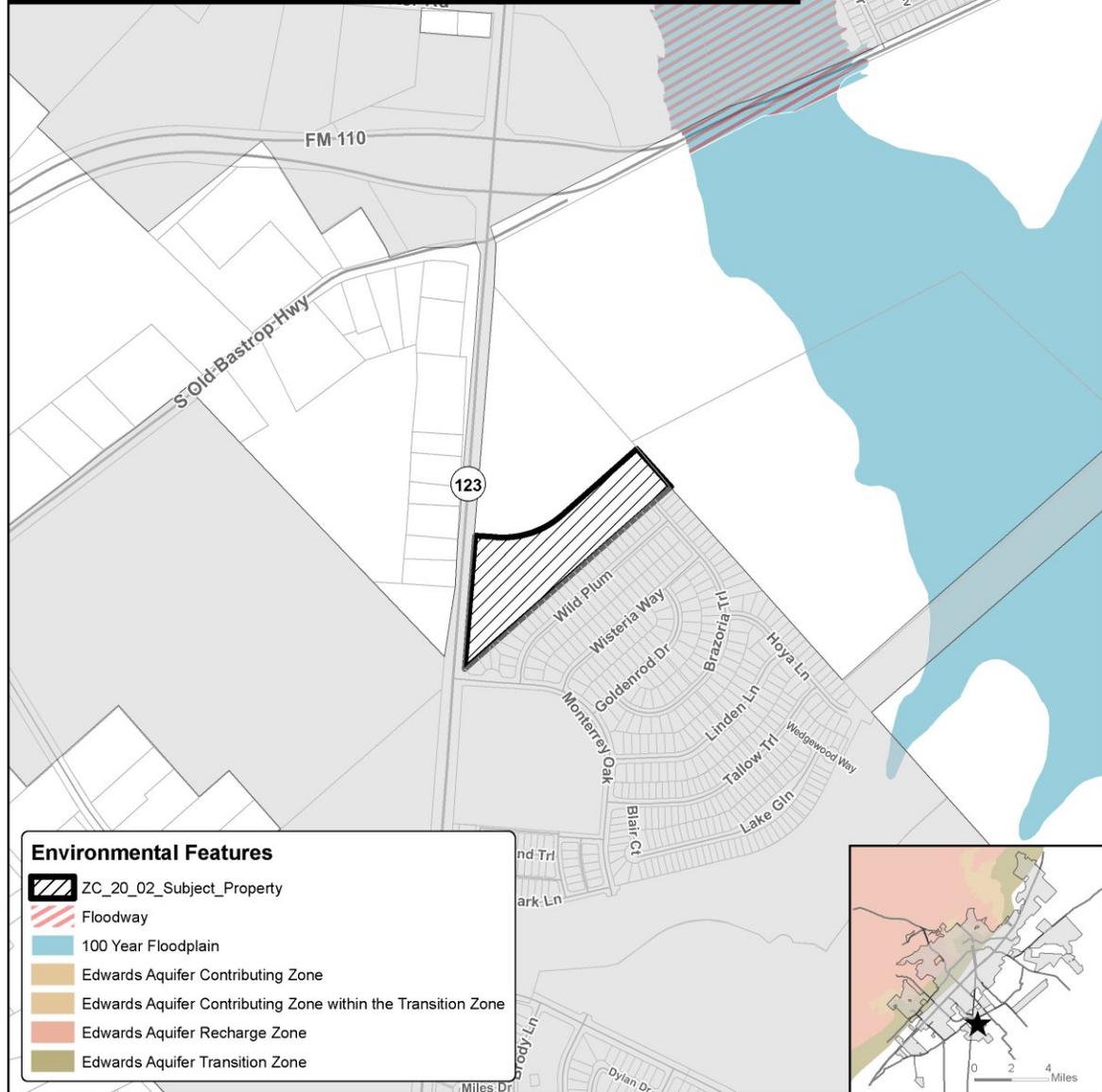
BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

Environmental Analysis

- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.
- Not located within a sensitive watershed.

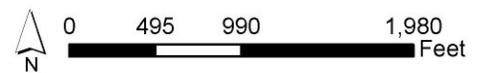
ZC-20-02 Environmental Features FD to CD-3 - Vantage 1



Environmental Features

- ZC_20_02_Subject_Property
- Floodway
- 100 Year Floodplain
- Edwards Aquifer Contributing Zone
- Edwards Aquifer Contributing Zone within the Transition Zone
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Transition Zone

- Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 1/16/2020



Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-3” Character District – 3.

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 3 (CD-3)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-3 District is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	No zoning restrictions	Residential (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	No zoning standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit
Max Residential Units / acre	Based on County Septic restrictions..	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Tree and shrub requirements
Building Height(max)	No zoning standards	2 stories	2 stories
Setbacks	No zoning standards	Based on Zoning District	15 foot front Setback, 5 foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
Impervious Cover (max)	No zoning standards	30%	60%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,800 ft. Block Perimeter max.

**Cottonwood Creek and Surrounding Neighborhoods
Petition AGAINST The Development of ZC-20-02**

The following is a petition on behalf of Cottonwood Creek and surrounding Neighborhoods to request to file AGAINST the proposed development of approximately 30 acres as stated in case #ZC-20-02. We fully understand that this particular meeting is in regards to the re-zoning of the above referenced property. We further understand that if the zoning is not-approved than any building can be built without requiring city approval. We also understand that if zoning is approved then the city has the right to deny certain developments on the property referenced in case #ZC-20-02. Our petition is the request of multiple individuals and families requesting that whichever approval or denial would PREVENT the proposed development of ZC-20-02 occur. We have included valid points as well as personal testimonial as to why we are AGAINST the development of said land and how it would adversely effect not only our homes, but furthermore the quality of our lives.

The development of the land in case #ZC-20-02 requests the approval for re-zoning on behalf of the city. The request for rezoning is so that on one portion of the land either a single family home OR a duplex could be built. On the other portion of the land the re-zoning is requested for the development of a multi-family home (ie apartment complexes). There are many things to consider in regards to the approval of the proposed requests but it would be negligent at best to ignore the cause and effect type relationship this request directly has on the surrounding neighborhoods.

Most of the residents interested in signing the petition specifically stated that they moved to Cottonwood Creek and other surrounding communities specifically to get away from the city lifestyle and enjoy the comforts of semi-country living. Furthermore hordes of us were told that due to the soil conservation located behind our homes that this area could NOT be developed hence the reason several of us bought our homes. There is furthermore even more of a concern for the fact that around half of the residents within the 400' buffer zone never received notification (a very similar situation to what occurred with the notification of the "road widening" installation that is now occurring). It is also tangible to note that dozens of residents who live outside of the "buffer zone" also feel as though their lives would be directly impacted by the proposed development. You may be wondering what perhaps could possibly effect our lives so drastically as to equate to the passion presented herein this petition, so let me enlighten you in a mild summary.

First off let's broach the topic of property values. There have been numerous academic and economic studies that show the decrease (even if mild) in property values of a neighborhood once multi-family homes and duplexes become their backyard. Now while you might be wondering why are we so considered about the values of our homes if we are so eager to live in this neighborhood and NOT sell, well to put it simply It is because if the land is allowed to be developed in said manner as stated in case #ZC-20-02 then multitudes of us will be FORCED to sell our homes due to the significant decrease in the quality of life. Upon being forced into selling our homes, our homes will no longer be worth market value and furthermore it has been proven time and time again that homes with multi-family developments behind them are extremely hard to sell or are unable to sell at all. So what happens in cases such as that? Where one's home won't sell due to another arbitrary development which is created not to improve the quality of lives of individuals but rather to simply pad the pockets of Big Corporate Realty? This leads us directly into our next point...realty.

Is it really a necessity to create ANOTHER multi-family apartment and duplex style dwelling? In San Marcos do we have that much of a shortage of homes? Are these homes going to help solve the economic problem for lower income families or are they just another option/competitor to the OTHER TWO apartment complexes within less than 2 miles of our neighborhoods? Literally about 1/4 of a mile down Highway 123 BRAND NEW Apartment complexes are almost fully built. Oh wait, let's not forget about the BRAND NEW McCarty Commons that just finished completion. Are these proposed apartments and duplexes REALLY A NECESSITY? No, no they are not. They are here to simply pad the pockets of corporate realty and decrease city residents quality of life.

Speaking of quality of life I am sure by now you are curious as to how exactly one HUGE apartment complex and the possibility of duplexes could possibly effect our lives? So let me break it down as quickly and plainly as possible. For starters, imagine trying to enjoy a relaxing day in the backyard with your family and friends just to look outside and see apartment residents staring directly into your backyard. Perhaps even into your kitchen or family room. Privacy has thus become loss and a family's sense of security is compromised. Speaking of security with increased residents comes a greater chance for increased crime. I speak of this from experience having managed 3 separate apartment complexes for Castle Crown Property Management a few years ago. You might be surprised at the amount of police calls, break-ins, graffiti and vandalism as well as drugs that circulate in multi-family residencies. We, the effected neighbors, are NOT the ones screening the tenants, or the tenants friends so we have no say as to who can or cannot now become our backyard. Well enough of probable circumstance, let's move onto more finite topics such as LIGHTS, NOISE AND TRAFFIC. With multi-family developments comes multiple families. With multiple families comes multiple cars. With multiple cars comes MORE TRAFFIC. We are already backed up almost every morning on Highway 123, so you think by allowing that many more vehicles that it would be smart for traffic, or would it probably and potentially cause a lot more traffic as well as traffic incidents. Now onto the lights. With multi-family dwellings comes extra lighting (on the outside of apartments, porches, street lamps, etc). Our once quiet and quaint country night now becomes unbearable at best due to the increased light which will directly effect the sleeping habits of residents. Also don't forget about the added traffic, meaning cars coming and going shining their headlights at all hours of night causing more of a ruckus in our quiet community. Now let's talk about the issue of noise. More residents means more noise and more noise means NOT the country lifestyle we purchased and moved into. Not only would there be increased noise due to increased traffic. There would be increased noise due to residents talking/partying/music/etc. None of which any of us care to expose our families to, if we did we would choose to live in downtown areas rather than a family-oriented suburban life. Also, don't forget about the noise due to construction. Gosh, how wonderful that is going to be for everyone. Babies who will get woken up from naps. Elderly who can no longer enjoy retirement. Individuals who work from home who will have a hard time concentrating. Not to mention the percentage of returned veterans who will once again feel as though they are off on the battlefields. Wow, way to really amp up our quality of life, hm?

Another highly important matter to consider is the SOIL CONSERVATION SITE located around this area. We are just wondering how will the a) added pollution from the road construction combined with the b) construction and pollution from the still under construction apartment complexes multiplied by c) the proposed NEW construction really preserve this conservation site. Also, what about conserving the plants and wildlife? Is it really more pertinent to build another unnecessary development and DESTROY natural plant and wildlife? Last time I checked a small thing called Global Warming was occurring and I'm pretty darn sure that destroying more greenery is not going to help. What about all the wildlife and insects that live in the area? Are they just supposed to continuously be kicked out of their homes just as we feel we are about to be? Is this fair and necessary in all actuality in order to gain the approval of Big Corporate Realty Mongers? If it is then we ALL feel as though we have chosen to live in the WRONG county and will be forced to re-think our decisions and for many of us sell as quickly as possible to avoid the massive repercussions associated with the approval of the proposed development.

All in all there is absolutely NO REASON that this proposed development is a necessity. Furthermore it destroys the quality of lives of hundreds of families. Families who worked hard to choose to live in our beautiful county and our wonderful neighborhoods. It would be egregious and neglectful at best for Zoning and Commissions to approve the land development of case # ZC-20-02 after reading and hearing this brief summary of the direct effects of the proposed development. If the development were to be approved it would make it abundantly clear to all of these residents that Zoning and Commissions truly does not care about how these developments effect their residents. Before you make a decision I beseech you to consider the following...would you and your loved ones want to live with a multi-family high rise as your backyard instead of the once quaint and quiet country view you chose your house for? Thank you for your time and consideration in the aforementioned matters. Please find personal testimonial and electronic signatures attached.

1. Jason Ogg
2. Shay Pfeiffer
3. Colby Ogg
4. Addalie Ogg
5. Austin Azua
6. Darlene Roy
7. James Henry
8. Denise Garcia
9. Michelle Nic
10. Clyde Morales
11. Patricia Sanchez
12. Leslie Tharp
13. Joana Johnson
14. Patricia Pace
15. Bree Carmona
16. Bob Neuenfeldt Jr.
17. Monica Clay
18. Letty Garcia
19. Ashley Schaefer
20. Myriah Cabello
21. Donna McCain
22. Matt Winn
23. Jacob David Silva
24. Ashley Kae Critchley-Silva
25. Fernando Meza
26. Kimberly A Price
27. Dustin Slaughter
28. Mckenzie Riegle
29. Amanda Hargrave
30. Kellen Casparis
31. Mavis Sullivan
32. Aaron Gette
33. Stephanie Gutierrez
34. Amanda Dasher
35. John Perez
36. Arthur Delson
37. Brittny Jones
38. Chrisina Chapman
39. Bud Turner
40. Monica Chavez
41. Polly Chavez
42. Selph Tanksley
43. Naseem Kaikhah
44. Marty Lyles
45. Donna Wollard
46. Cody Trammel
47. Lou Mojica
48. Jessica Sanchez
49. Marcial Lopez
50. Noel Rowley
51. Abigail Robles
52. Damon Knight
53. Carrie Seuess
54. Jamie Martinez

55. Candy Pratt
56. Kelsi Carson
57. Machel Uehlinger
58. Andrea Alka
59. Bob Woodside
60. Nicky Hardin
61. Valerie Pena
62. Stephanie Graham
63. Barbara Shen
64. Rudiche Welchptak
65. Tony Scott
66. Hailey Taylor
67. Larry Rayos
68. Heather Scobie
69. Frank Ybarra Jr.
70. Gustavo Valadez
71. Heather Gilbert
72. Tisha Guzman
73. Lainie Zach
74. Maria C Day
75. Sarah Gonzales
76. Elizabeth Bacon
77. ***PLEASE READ TESTIMONIALS BELOW TO SEE WHICH SIGNATURES ARE FOR OTHER HOUSEHOLD RESIDENTS AND SPOUSES***



Shay Ogg, Cottonwood Creek



Development Behind Subdivision Zoning

I am not sure how many of y'all live in the section of Cottonwood that backs up to the cow field. However, I just got off the phone with Zoning and Commission to try and figure out what is going to be built behind OUR homes. On 12.5 acres there will be some sort of single family/duplex home and on 18 acres there will be an apartment complex. I am putting together a petition to request to deny the build. My family and I specifically bought our house/lot so we had no one behind us...let alone an apartment complex. This will effect all of our property values and potentially the crime and safety of our neighborhood. If you are interested in signing the petition we are putting together to request the zoning NOT be approved please

message me or my husband and we can swing by your house so you can sign it. Thank you to everyone who chooses to help!

See more...

16 Jan · 11 neighborhoods in General

Thank



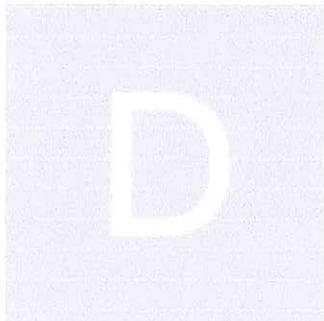
Comment



5



See 6 previous comments



Denise Garcia, El Camino Real



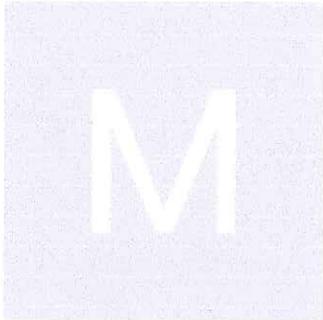
Thanks i will sign. I moved here for same reason

16 Jan **Thank**

Reply



1



Michelle Nic, Redwood



Is this located of of redwood rd if so I would like to sign this petition how do I contact you?I live in the redwood area and don't want these duplexes built .There are others... See more

16 Jan **Thank**

Reply



2



Shay Ogg, Cottonwood Creek

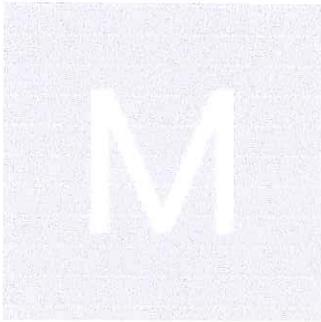


Adrielstudios@gmail.com. Thank you so much!

16 JanThank

[Reply](#)

[See 1 more reply](#)



Michelle Nic, Redwood



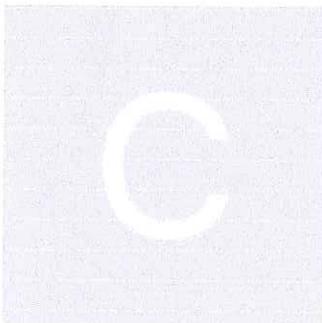
It is off 123 and wonderworld

16 Jan **Thank**

Reply



1



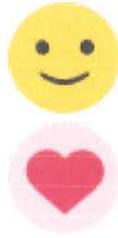
Clyde Morales, Cottonwood Creek



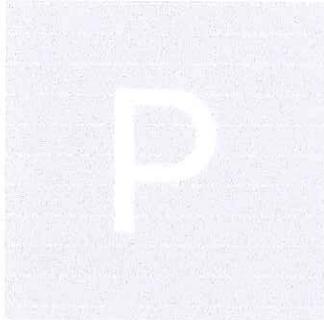
Thank you! I'll sign.

16 Jan **Thank**

Reply



2



Patricia Sanchez, Redwood



My daughter is planning an buying up there and she like the idea that she didn't have no neighbors close buy. I don't think she's going to like that any more

16 Jan **Thank**

Reply



1



Leslie Tharp, Gardens at El Camino



Are they building these complexes on the part of land that the highway is also going on? I will sign your petition!

16 Jan **Thank**

Reply



1



Shay Ogg, Cottonwood Creek



The striped zone on the map will have the surprise build of some sort of single family home and/or duplex. The triangle portion on the map will have the apartments :(...it's all... See more

16 Jan **Thank**

[Reply](#)

[See 2 more replies](#)



Joana Johnson, Cottonwood Creek



I didn't receive any notification from the city regarding any of the new developments near cottonwood (low income apartments, highway, etc). Why would someone who lives in El... See more

16 Jan **Thank**

[Reply](#)



1



Shay Ogg, Cottonwood Creek

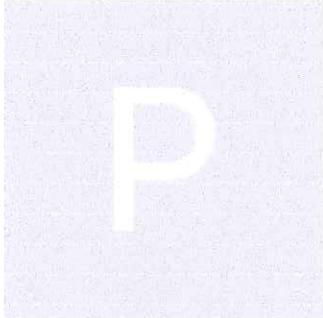


I have no idea. The only reason I got a notice is because my property is within the 400' buffer zone. One of the proposed developed sections would literally become our backyard... See more

16 Jan [Thank](#)

[Reply](#)

[See 2 more replies](#)



Patricia Pace, Hills of Hays



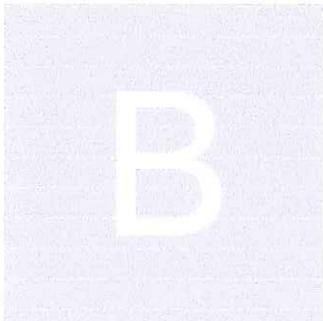
count me in to sign

16 Jan **Thank**

[Reply](#)



1



Bree Carmona, Gardens at El Camino



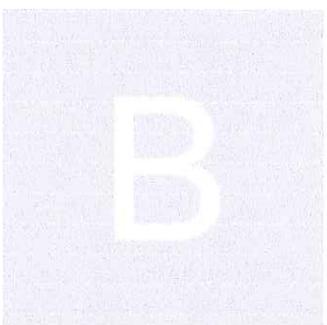
I would like to sign. I'm saddened and disappointed that the beautiful views and country feel will be taken over by over-passes and apartments. The traffic is going to be... See more

16 Jan **Thank**

Reply



2



Bob Neuenfeldt Jr, Cottonwood Creek



Add us to list. Bob and Annette at 418 Brazoria Trail.

16 Jan **Thank**

Reply



1



Shay Ogg, Cottonwood Creek



I will have our proposed petition finalized by Sunday pm and am MORE THAN HAPPY to offer everyone digital and/or hard copy. I'm sending it to my professors to proof read tomorrow... See more

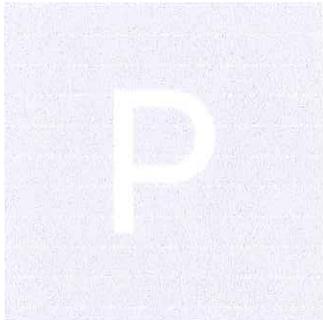
16 Jan [Thank](#)

[Reply](#)





2



Patricia Sanchez, Redwood



Well you would need a hell of a lot of signs. You know the city of hays do what they want to do. You wood need the whole neighborhood going .

16 Jan [Thank](#)

[Reply](#)



1



Shay Ogg, Cottonwood Creek

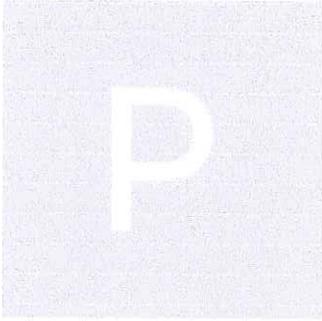


Not necessarily according to my conversation with zoning and commission and at this point r already have over 100 resident addresses who said they would sign...and each resident... See more

18 Jan [Thank](#)

[Reply](#)

[See 2 more replies](#)



Patricia Sanchez, Redwood



I'll help sign
16 Jan **Thank**

Reply



2



Monica Clay, Cottonwood Creek



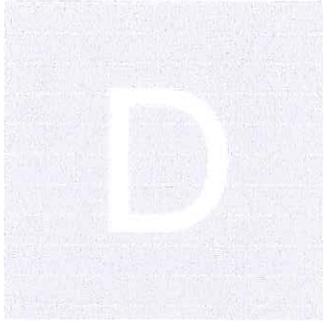
I will sign

16 Jan **Thank**

[Reply](#)



1



Darlene Roy, Cottonwood Creek



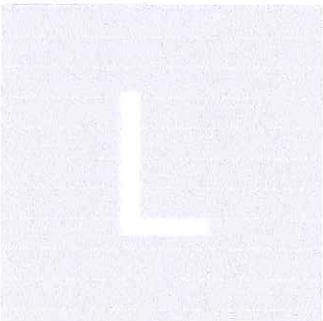
I will sign

17 Jan **Thank**

Reply



2

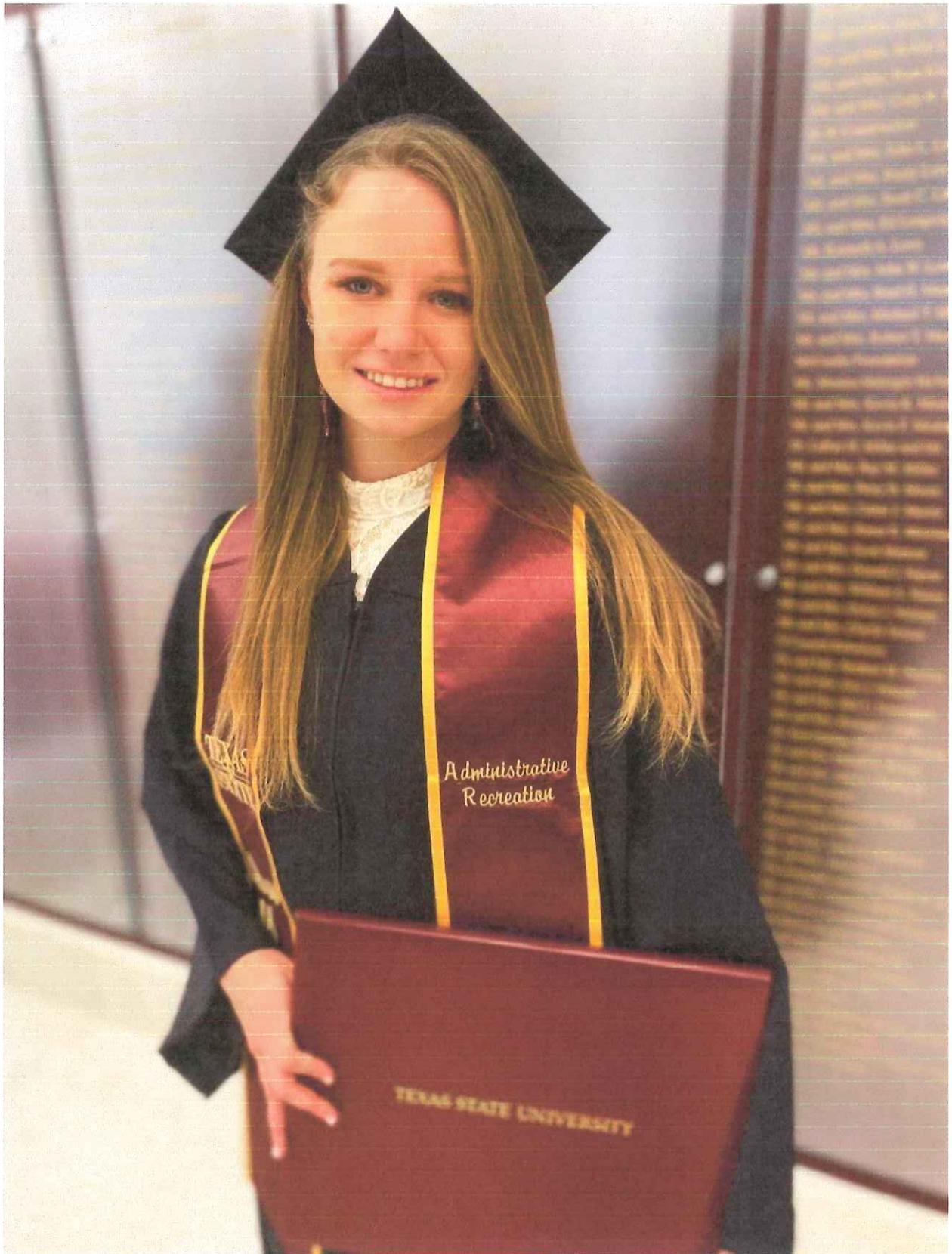


Letty Garcia, Gardens at El Camino



I will sign!
18 JanThank

[Reply](#)



Ashley Schaefer, Gardens at El Camino



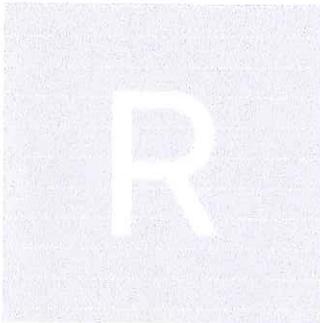
I'll sign, is this the same complex that's going up behind the El Camino Real neighborhood?

20 Jan [Thank](#)

[Reply](#)



1



Russell Hudnall, Gardens at El Camino



If anyone out there would like a free market analysis of your home just give me a call. I am a REALTOR, and your neighbor here in el camino for the past 7 years. I would love to... [See more](#)

21 Jan [Thank](#)

[Reply](#)





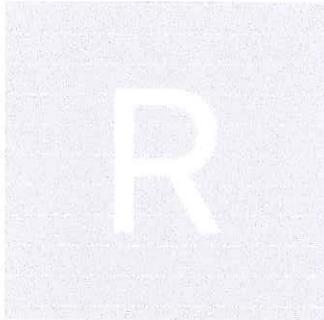
Marina Titova, Hunter Rd



You can't stop urban growth. You//us should embrace possibility of your/my property value to increase, because of proximity to San Antonio & Austin. Consult City developers... See more

5 days ago [Thank](#)

[Reply](#)



Russell Hudnall, Gardens at El Camino



I offer market Analysis on homes for free weather you are a client or customer. Yes there is a legal difference, however my analysis is the same in either case.

5 days ago [Thank](#)

[Reply](#)



Marina Titova, Hunter Rd

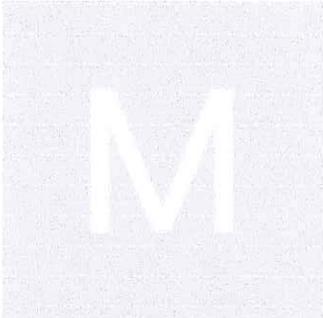


That was nothing against you personally. I understand your desire to promote your business. Free service means opinion. Opinion is not enough. In my opinion, lol. Neighbors... See more
5 days ago [Thank](#)

Reply



1



Myriah Cabello, Gardens at El Camino



We will sign as well.

2 days ago [Thank](#)

Reply



Donna McCain, Gardens at El Camino



I will sign also. I had no idea about the Valero that was built right behind my house a few years ago.

Jason Ogg

January 16 at 8:57 AM

I am not sure how many of y'all live in the section of Cottonwood that backs up to the cow field. However, I just got off the phone with Zoning and Commission to try and figure out what is going to be built behind OUR homes. On 12.5 acres there will be some sort of single family/duplex home and on 18 acres there will be an apartment complex. I am putting together a petition to request to deny the build. My family and I specifically bought our house/lot so we had no one behind us...let alone an apartment complex. This will effect all of our property values and potentially the crime and safety of our neighborhood. If you are interested in signing the petition we are putting together to request the zoning NOT be approved please message me or my wife and we can swing by your house so you can sign it. Thank you to everyone who chooses to help!

45

Matthew Winn, Celeste Garcia and 43 others

150 Comments

Like

Comment

Comments



-
-

Mavis Sullivan I'll sign. If you can come after 7 pm I'll see if my husband

may be interested in signing. My address is 128 Flatland Trail

2

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· [Reply](#) · 1w



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Jason Ogg Sounds Great Thank you!

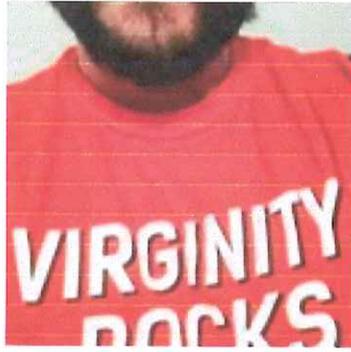
1

Edit or delete this

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•



Aaron Gette Before you know it our neighborhood is going to just be in the middle of highways and apartment complexes. It's a shame. I'd be interested in signing but unfortunately I'm not in town.

3

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Like

· Reply · 1w



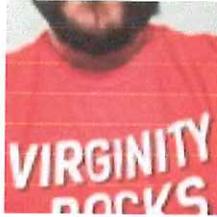
Jason Ogg If you wish, I can give you my email and you can send an e-signature?

1

Edit or delete this

[Like](#)

· [Reply](#) · 1w



[Aaron Gette](#) [Jason Ogg](#) that works for me

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· [Reply](#) · 1w

• [View 3 more replies](#)



•

[Stephanie Gutierrez](#) I messaged you.

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Like

· Reply · 1w



•
•

[Jason Ogg](#) thank you!

Edit or delete this

Like

· Reply · 1w

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•

•

Amanda Dasher Josh Perez you need to sign!

2

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[Like](#)

· [Reply](#) · 1w



•

•

Arthur Deleon Im in ! No more apartment complexes !

3

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[Like](#)

· [Reply](#) · 1w



-
-

Jason Ogg Thank you!

Edit or delete this

Like

· Reply · 1w



-
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Amanda Hargrave I will sign too. I hate that they are building these apartments and “affordable housing” out here. Going to make traffic a pain and longer to get to resources in town.

Hide or report this

[Like](#)

· [Reply](#) · 1w



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-

Matthew Chapman [Amanda Hargrave](#) the flip side of it is, more people living here would create pressure for more businesses and amenities to come out here as well.

1

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· [Reply](#) · 1w



-
-

Matthew Chapman God knows our HOA isn't going to build the pool

or any of the amenities they promised. Maybe if there's more people living out here it'll give us justification to push for the city to build out those amenities as public parks.

1

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•

•

Brittney Jones I was told that property was going to remain open, and that nothing would be built on it!! 😡👎

3

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· Reply · 1w



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Stephanie Gutierrez **Brittney Jones** same. We were told a lot of bullshit to buy here. Everything is coming to light now.

2

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Like

· Reply · 1w



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-

Chrisina Chapman Same story we were told 9 years ago.

3

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Amanda Hargrave I would also be open to attending a planning and zoning meeting to give public comment. Let me know

3

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· [Reply](#) · 1w



Amanda Hargrave We should pack these public meetings. Really put the pressure on them. I will be there.

Hide or report this

Hold a public hearing and consider a request for a zoning change from ETJ to "CD-3" Character District 3, for approximately 14.0 acres, located north of the intersection of Highway 123 and Monterey Oak Drive, the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive.

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing and will either approve or deny the request. This recommendation will be forwarded to the San Marcos City Council. Before making a decision, the Commission and Council will hold public hearings to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the Planning Zoning Commission Meeting on **Tuesday, January 28, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.
- A public hearing will be held at the City Council Meeting on **Tuesday, February 18, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.

All interested citizens are invited to attend and participate in the public hearing. If you cannot attend but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are received before 5 PM on the day of the meeting.

Development Services-Planning
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager **Will Parrish**, at **(512) 805-2658**. When calling, please refer to case number **ZC-20-02**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs

6

Like

· Reply · 1w



-
-

Jason Ogg AGREED! Thank you so much! My wife will be starting to write the petition this afternoon and is MORE THAN HAPPY to provide EVERYONE a copy of it

2

Edit or delete this

Like

· Reply · 1w



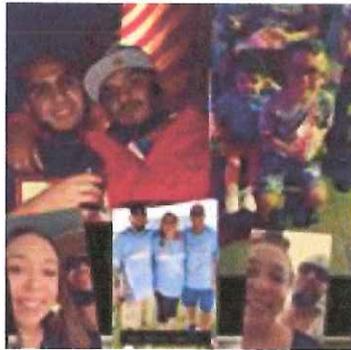
-

•
Kellen Violet Casparis [Amanda Hargrave](#) I'll be there

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· [Reply](#) · 1w



Josh Perez I will sign! We need a pool and new playground for our kids!!

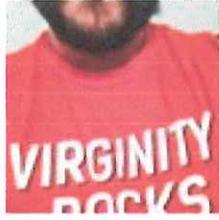
Not more bs 🙄

4

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· [Reply](#) · 1w



-
-

Aaron Gette **Josh Perez** at this point we need literally ANYTHING to justify what we pay for HOA dues. Because as of now there isn't much to show for it besides a few Christmas lights/landscaping of the entrance and that shit hole playground by the walking path.

6

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-
-

Josh Perez **Aaron Gette** | 100% agree

2

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•

•

Bud Turner I will sign. 201 wisteria way

1

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-
-

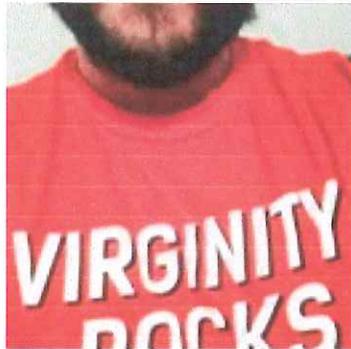
Jason Ogg THANK YOU

Edit or delete this

[Like](#)

· [Reply](#) · 1w

-



-
-

Aaron Gette Any chance you can make some kind of digital petition for this and post the link? I would absolutely love to sign even though I'm not in town. Plus might be easier than going door to door.

1

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Like

· Reply · 1w



-
-

Jason Ogg My wife will be writing the petition starting this afternoon. She is sending it to her graduate school professors to proof and will have a finalized copy for EVERYONE who is interested by late Sunday Evening. We are more than happy to do both digital as well as hard copies

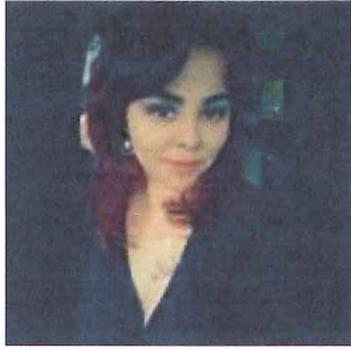
3

Edit or delete this

Like

· Reply · 1w

-



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-

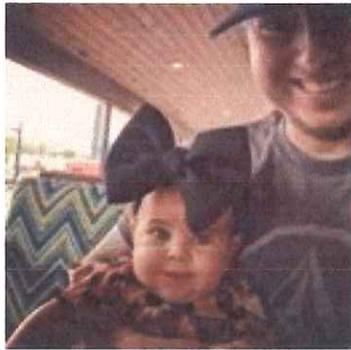
[Monica Perez-Chavez](#) Polly Chavez

1

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· [Reply](#) · 1w



-
-

[Selph Tanksley](#) Naseem Kaikhah

Hide or report this

[Like](#)

· Reply · 1w



-
-

Marty Lyles I will sign 306 goldenrod

1

Hide or report this

Like

· Reply · 1w



-
-

Jason Ogg Thank You1

Edit or delete this

[Like](#)

· [Reply](#) · 1w



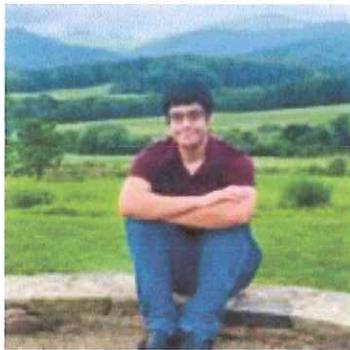
-
-

Marty Lyles [Jason Ogg](#) so will my wife

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· [Reply](#) · 1w



-

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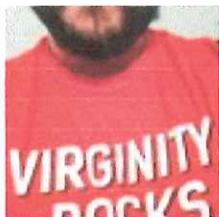
Matthew Chapman I have no problem with apartments being built nearby.
Why exactly do you think it will lead to crime?

1

Hide or report this

Like

· Reply · 1w



-
-

Aaron Gette **Matthew Chapman** crime is not really a concern as much as property/home values.

Hide or report this

Like

· Reply · 1w



-
-

Jason Ogg Are you the ones screening the tenants? So you do not

know who will be living there. Plus who all their guests will be. I used to manage 3 apartment complexes you would be surprised what actually happens

2

Edit or delete this

[Like](#)

· [Reply](#) · 1w · Edited

•

[View 1 more reply](#)



•

•

Donna Chapman Wollard  I will sign 119 Wisteria Way

2

Hide or report this

[Like](#)

· [Reply](#) · 1w · Edited



-
-

[Jason Ogg](#) Thank you

1

Edit or delete this

[Like](#)

· [Reply](#) · 1w



-
-

[Donna Chapman Wollard](#)  [Jason Ogg](#) the best time to catch me is after 7

Hide or report this

[Like](#)

· [Reply](#) · 1w



Cody Trammell I'll sign. my house backs up to the field also

2

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[Like](#)

· [Reply](#) · 1w



•

Jason Ogg Thank you

Edit or delete this

[Like](#)

· [Reply](#) · 1w



•

•

Cody Trammell **Jason Ogg** I'm at 201 wild plum

1

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[Like](#)

· [Reply](#) · 1w

•

[View 1 more reply](#)



-
-

Lou Mojica same We will sign

2

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Like

· Reply · 1w



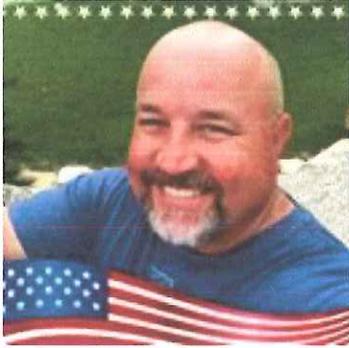
-
-

Jason Ogg Thank you

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Like

· Reply · 1w



Dustin Slaughter I will sign it.

2

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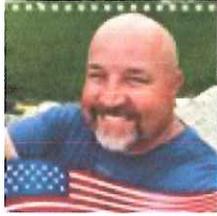


Jason Ogg Thank you

Edit or delete this

[Like](#)

· Reply · 1w



-
-

Dustin Slaughter Do we know what timeline are working on?

Hide or report this

Like

· Reply · 1w

-



-
-

Jessica Sanchez 🙋

2

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[Like](#)

· [Reply](#) · 1w



-
-

[Jason Ogg](#) Thank you

Edit or delete this

[Like](#)

· [Reply](#) · 1w

-



-
-

Marcial Lopez Hi Jason,

• Thanks for the update Info.

• Please add me on the list to sign the petition....[See](#)

[More](#)

2

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Jason Ogg THANK YOU!

Edit or delete this

[Like](#)

· [Reply](#) · 1w



Noel Rowley Hell I'm in phase 3 and will sign! I HATE all the apartment buildings going up in this town. I moved out here to be further away from the college crowd. 128 miles dr!

4

Hide or report this

[Like](#)

· [Reply](#) · 1w



Jason Ogg THANK YOU!

Edit or delete this

[Like](#)

· [Reply](#) · 1w



Noel Rowley Message me when in route. Dogs go nuts at people knocking at the door for 20 mins after they leave lol

1

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· [Reply](#) · 1w



[View 1 more reply](#)



-
-

Abigail Robles  We will sign. 314 Brazoria

2

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Like

· Reply · 1w



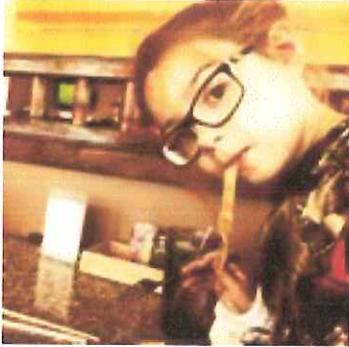
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Jason Ogg Thank you!

Edit or delete this

Like

· Reply · 1w



Damon Knight Yes! We will sign!!!

1

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Like

· Reply · 1w

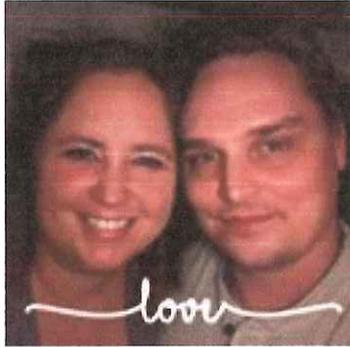


Jason Ogg Thank you!

Edit or delete this

Like

· Reply · 1w



Carrie Hall Suess We will sign also.

1

Hide or report this

Like

· Reply · 1w



Jason Ogg Thank you!

Edit or delete this

[Like](#)

· [Reply](#) · 1w



Jamie Price-Martinez We will sign it! 107 Wisteria Way.

Hide or report this

[Like](#)

· [Reply](#) · 1w



Jason Ogg Thank you!

Edit or delete this

[Like](#)

· [Reply](#) · 1w

•



•

•

Candy Cain-Pratt I will sign
210 Linden lane

•

Hide or report this

[Like](#)

· [Reply](#) · 1w



•

•

Candy Cain-Pratt Won't be home till after 6:30

Hide or report this

[Like](#)

· [Reply](#) · 1w



•

•

Jason Ogg Candy Cain-Pratt Thank you! We will start collecting signatures on Monday at whatever location and time is best for y'all!

1

Edit or delete this

[Like](#)

· [Reply](#) · 1w

•



-
-

Kelsi Byrn Carson Is this in the second phase?

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Cody Trammell This involves the houses on wild plum

1

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Machelle Uehlinger We will sign Machelle Uehlinger
304 Lance Trail
New section off Rattler...[See More](#)

Hide or report this

[Like](#)

· [Reply](#) · 1w

-

[View 4 more replies](#)



-
-

Andraya Alka I will sign...209 Linden Lane

Hide or report this

Like

· Reply · 1w



-
-

Jason Ogg Thank you!

Edit or delete this

Like

· Reply · 1w



-
-

Jason Ogg To be honest I am not sure what phase we live in lol. We bought from someone who only lived here for 2 years. i believe we are phase 1? From my understanding from the map and speaking with Mr. Parrish the land to be potentially developed is a majority of the cow pasture that backs up to our homes

Edit or delete this

[Like](#)

· [Reply](#) · 1w

- [View 1 more reply](#)



- **Bob Woodside** We will sign, 313 Hoya Lane. We have the park as a view, dont want to open any doors for any further development. Call my wife Robin 512 798 1380, we will meet you outside, our dogs go crazy, too.

Hide or report this

[Like](#)

· [Reply](#) · 1w



- **Jason Ogg** Perfect! My wife is finishing up the petition tonight and having it proofread. She said it will tentatively be done Sunday night so she or I will start getting signatures on Monday. We are more than happy to swing by houses or have people stop by here. Whatever is convenient for y'all

Edit or delete this

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· [Reply](#) · 1w



-
- **Bob Woodside** [Jason Ogg](#) address? More than happy to stop by.

Hide or report this

[Like](#)

· [Reply](#) · 1w

- [View 2 more replies](#)



-
-

Nicky Hardin We will sign!

Hide or report this

Like

· Reply · 1w



-
-

Jason Ogg Thank you!

Edit or delete this

Like

· Reply · 1w



Valerie Pena The biggest reason for buying this home was for the peaceful view.

-  I'll sign.
-  305 Hoya Lane

1

Hide or report this

Like

· Reply · 1w



Jason Ogg Thank you. Ditto us too! We searched for months...specifically for a corner lot with no neighbors behind the house.

Edit or delete this

Like

· Reply · 1w



Stephanie Graham How many signatures do you need?

Hide or report this

Like

· Reply · 1w



Jason Ogg Not sure, Mr. Parrish (when I spoke with him this morning) said that in the past the city has seriously taken into

account the feelings of the residents. I told him I would try and get a petition together so my guess is the more the better

1

Edit or delete this

[Like](#)

· [Reply](#) · 1w



Barbara Franklin Shen My husband and I will sign. 201 Hoya

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Jason Ogg thank you!

Edit or delete this

Like

· Reply · 1w

-



-
-

Rudiche Welchptak We will sign 117 Vantage Point

Hide or report this

Like

· Reply · 1w



-
-

Jason Ogg thank you!

Edit or delete this

Like

· Reply · 1w

-



-
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(((
Tony Scott  I don't want apartments any closer to our subdivision than already being built. Question is what IF the they don't get the approval for the annexation. What is the plan for the land. It's prime land so it won't be a cow pasture forever.

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Jason Ogg Thank you!

Edit or delete this

[Like](#)

· [Reply](#) · 1w



-
-

Jason Ogg i have no idea ... we called about the price months ago and it was ridiculous (2.3 or 2.6 mil). im hoping the market just crashes and a bunch of us can go in a buy up the remaining 30. supposedly there is some sort of soil conservation there also? I ...

[See More](#)

Edit or delete this

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[View 19 more replies](#)



•

•

[Hailey Fattig-Taylor](#) I want to sign!

•

205 Wisteria Way

Hide or report this

[Like](#)

· [Reply](#) · 1w · Edited



•

•

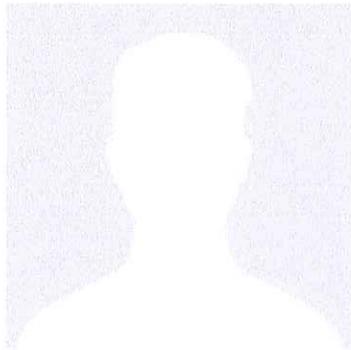
Jason Ogg Thank you!

Edit or delete this

[Like](#)

· [Reply](#) · 1w

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•

•

Larry Rayos Did you get the petition from the City Clerk's office at city hall? That would be the proper one to sign.

1

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[Like](#)

· [Reply](#) · 1w



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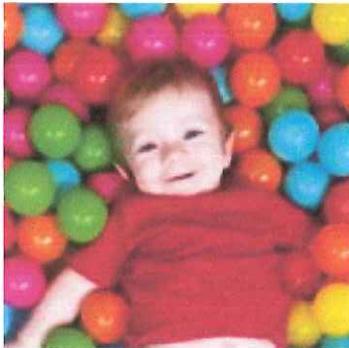
Jason Ogg **Larry Rayos** will be going to look for this tomorrow

Edit or delete this

[Like](#)

· [Reply](#) · 1w

-



-
-

Heather Scobie My house backs up to this field. Please PM me to sign your petition. House seems okay but no go on apartments.

1

Hide or report this

[Like](#)

· Reply · 1w



-
-

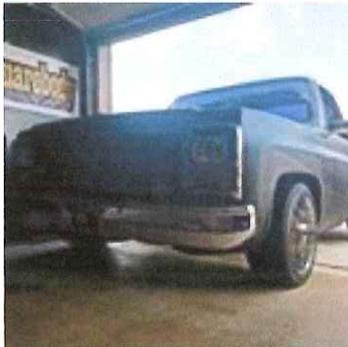
Brittney Jones Hana Rubanka

1

Hide or report this

Like

· Reply · 1w



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•

Frank Ybarra Jr Me and my wife will. 108 miles dr.

Hide or report this

[Like](#)

· [Reply](#) · 1w



•

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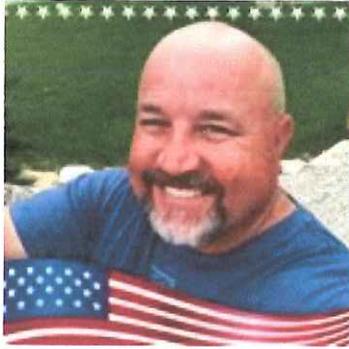
Jhonny Weeks I would like to see a copy of the petition to read it before I sign please.

1

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Dustin Slaughter Regardless, planning and zoning will do whatever they want. The past predicts the future. This really worries me because of the crime rate and the property value diminishing. It needs to stay as is and hopefully it will.

3

Hide or report this

Like

· Reply · 1w



-
-

Kellen Violet Casparis 230 linden I'll sign.

Hide or report this

Like

· Reply · 1w



-
-

Gustavo Valadez Perfect 🙌

Hide or report this

Like

· Reply · 1w



-

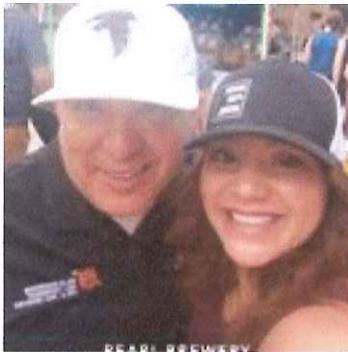
•

HeatherMike Gilbert Then let's buy the land so they can't build

Hide or report this

Like

· Reply · 1w



•

•

Tisha Martinez Guzman  We would like to sign 213 Wild plum

Hide or report this

Like

· Reply · 1w



-
-

Lainie Stoddard Zach 317 Brazoria will sign 🦍

Hide or report this

Like

· Reply · 1w



-
-

Nikki Medellin Mary Medellin Alberto Medellin

1

Hide or report this

Like

· Reply · 1w



-
-

Maria C Day 226 Brazoria Trl will sign.

Hide or report this

Like

· Reply · 1w



-
-

Kevin Ryan Carson Which field are you referring to. Is it the one on the

back side of Lance trail or in phase 1

Hide or report this

[Like](#)

· [Reply](#) · 1w



-
-

Cody Trammell **Kevin Ryan Carson** phase1 from Monterey oak, wild plum to Brazoria trail

Hide or report this

[Like](#)

· [Reply](#) · 1w · Edited



-

-

•

Sarah Gonzales 129 Flatland Trl will sign!

Hide or report this

Like

· Reply · 1w



•

•

Elizabeth Bacon I'll sign too all these apartments are going to cause lots of traffic issues already I'm concerned for the speed limit on SH123 with the new apartments driveway not having a light I don't think this is going to be good at all.

Hide or report this

Like

· Reply · 3d

[Dustin Slaughter](#)

4 hrs

Please attend the public hearing for the proposed apartments. We do not need this!!

10

You and 9 others

29 Comments

[Like](#)

[Comment](#)

[Comments](#)



-
-

Kimberley A Price It makes no sense.. They are building homes across from Amazon next to apartments... Why not build homes here and apartments there... The two should not mix.. It will be mostly college students and shouldn't mix in a family neighborhood... Not fair to the students or the families

1

Hide or report this

Like

· Reply · 4h



-
-

Ryan Tarney Kimberley A Price Didn't think I'd see somebody say something that would have been an argument for Pro-Segregation among my neighbors.

Hide or report this

Like

· Reply · 3h

-



-
-

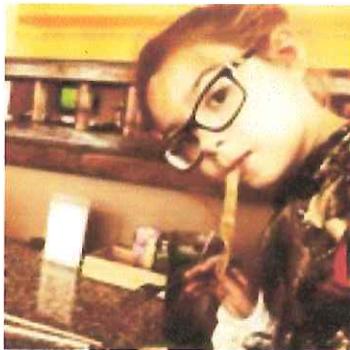
Adrian Orta Doesn't bother me.

1

Hide or report this

Like

· Reply · 4h



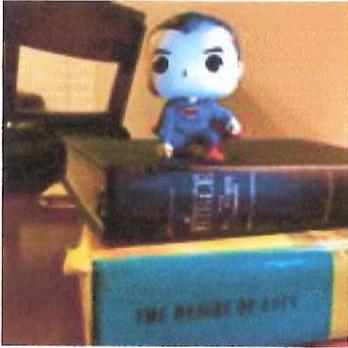
-
-

Damon Knight Can't make the meeting tonight, but hopefully there is a good turn out.

Hide or report this

Like

· Reply · 4h



-
-

Sotero Ramirez ☕ Where will this meeting be?

Hide or report this

Like

· Reply · 4h



-
-

Cody Trammell Sotero Ramirez at city hall at 6PM

Hide or report this

Like

· Reply · 3h



Ryan Tarney Imagine moving to a College Town and not liking the College students that are growing the city. The logic here confuses me.

3

Hide or report this

[Like](#)

· [Reply](#) · 3h



Cody Trammell **Ryan Tarney** a majority of the college students go back home when they are done

Hide or report this

[Like](#)

· Reply · 3h



-
-

Ryan Tarney Cody Trammell But certainly not all, demand from students is still developing the area and a growing temporary population is still beneficial.

Hide or report this
[Like](#)

· Reply · 3h

-

[View 15 more replies](#)



-

•

Mckenzie Riegler I like the cows, they are cute 🐮

2

Hide or report this

Like

· Reply · 1h



•
•

Amanda Hargrave Mckenzie Riegler love this lol

Hide or report this

Like

· Reply · 1h

•



-
-

[Amanda Hargrave](#) I will be there and maybe my husband

Hide or report this

Like

· Reply · 1h



-
-

[Kellen Violet Casparis](#) I like the cows 🙄

1

Hide or report this

Like

· Reply · 45m



-
-

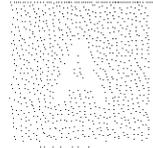
Kellen Violet Casparis Will there be a pool in these apartments that we get to use?

Hide or report this

Like

· Reply · 22m

Austin Azua, Cottonwood Creek



We will sign. What do we need to do?

You

You

Please add James Henry who also lives at my address. Thanks for all you have done.

Jacob David Silva: I live over on 115 Hoya lane. I would be willing to sign the petition when you have some time and I'm home.

Matt Winn: Hey Jason, I'm your next door neighbor. Please let me know when you have the petition ready. My fiancée and I will definitely sign. We plan on going to the meeting on the 28th as well

Ashley Kae Critchley-Silva: Hi Jason, my husband and I saw your post to the Cottonwood Creek FB group about getting people to sign a petition about the apartment complex being built in the cow-field. We'd love to sign this petition. Are we too late?

Fernando meza: Hi! Please, Can give you send me an email so my wife and I can sign?



Legislation Text

File #: ZC-20-05, **Version:** 1

AGENDA CAPTION:

ZC-20-05 (Vantage 2) Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from "FD" Future Development to "CD-4" Character District 4, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)

Meeting date: February 25, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

Economic Development - Choose an item.

Environment & Resource Protection - Choose an item.

Land Use - Choose an item.

Neighborhoods & Housing - Choose an item.

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Choose an item.

- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

This property is located within the San Marcos Extraterritorial Jurisdiction (ETJ) and is adjacent to approximately 12.5 acres that the same developer is requesting to zone to Character District - 3 (CD-3). This request is to zone approximately 18.5 acres to Character District 4 (CD-4), which is primarily a residential zoning district that allows for one and two family dwellings, apartments, and limited commercial development.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

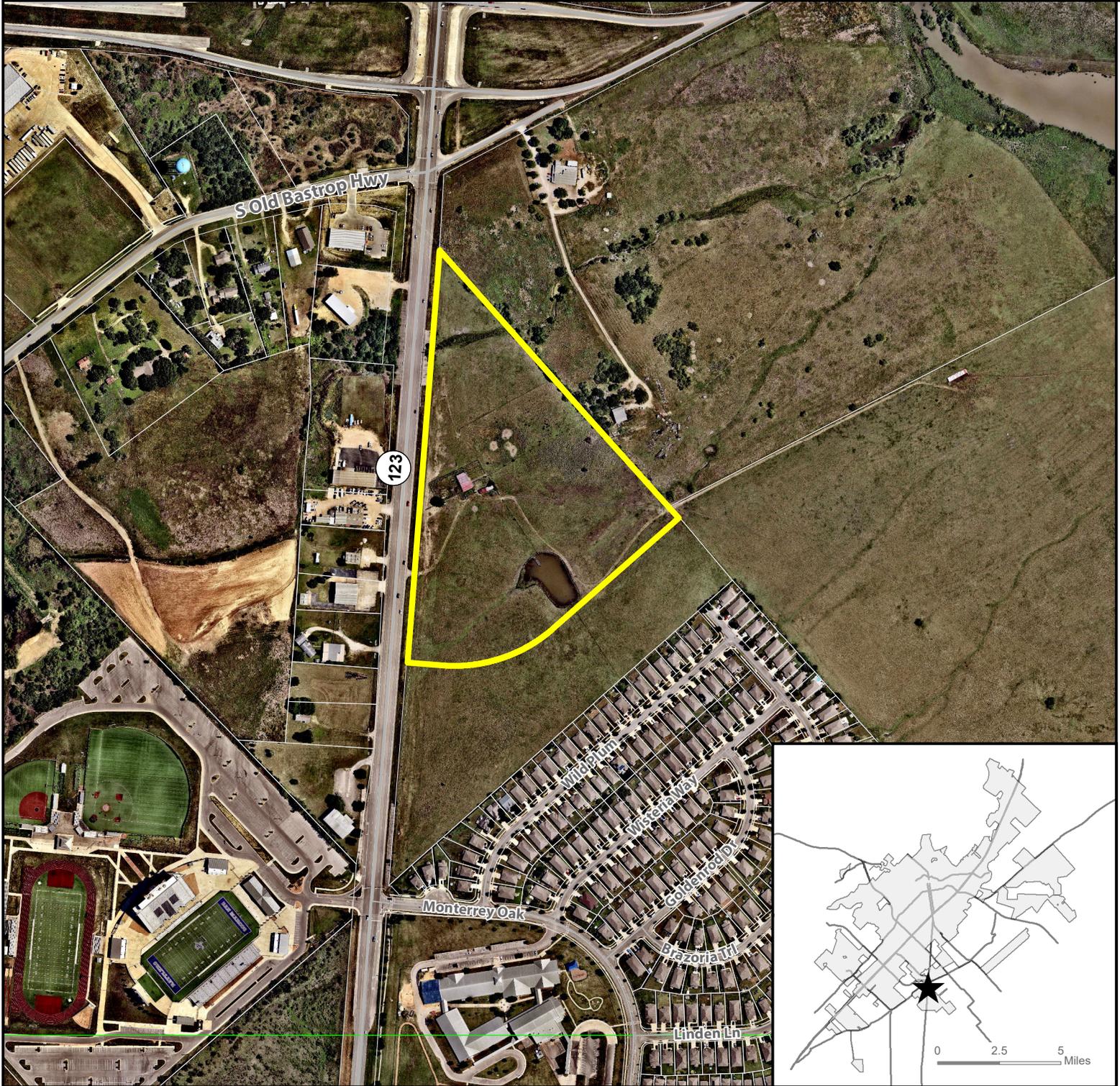
Alternatives:

Click or tap here to enter text.

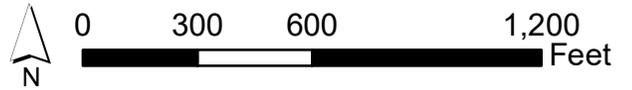
Recommendation:

Staff has reviewed the request and recommends **approval** as submitted.

ZC-20-05 Aerial View FD to CD-4 — 3625 State Highway 123



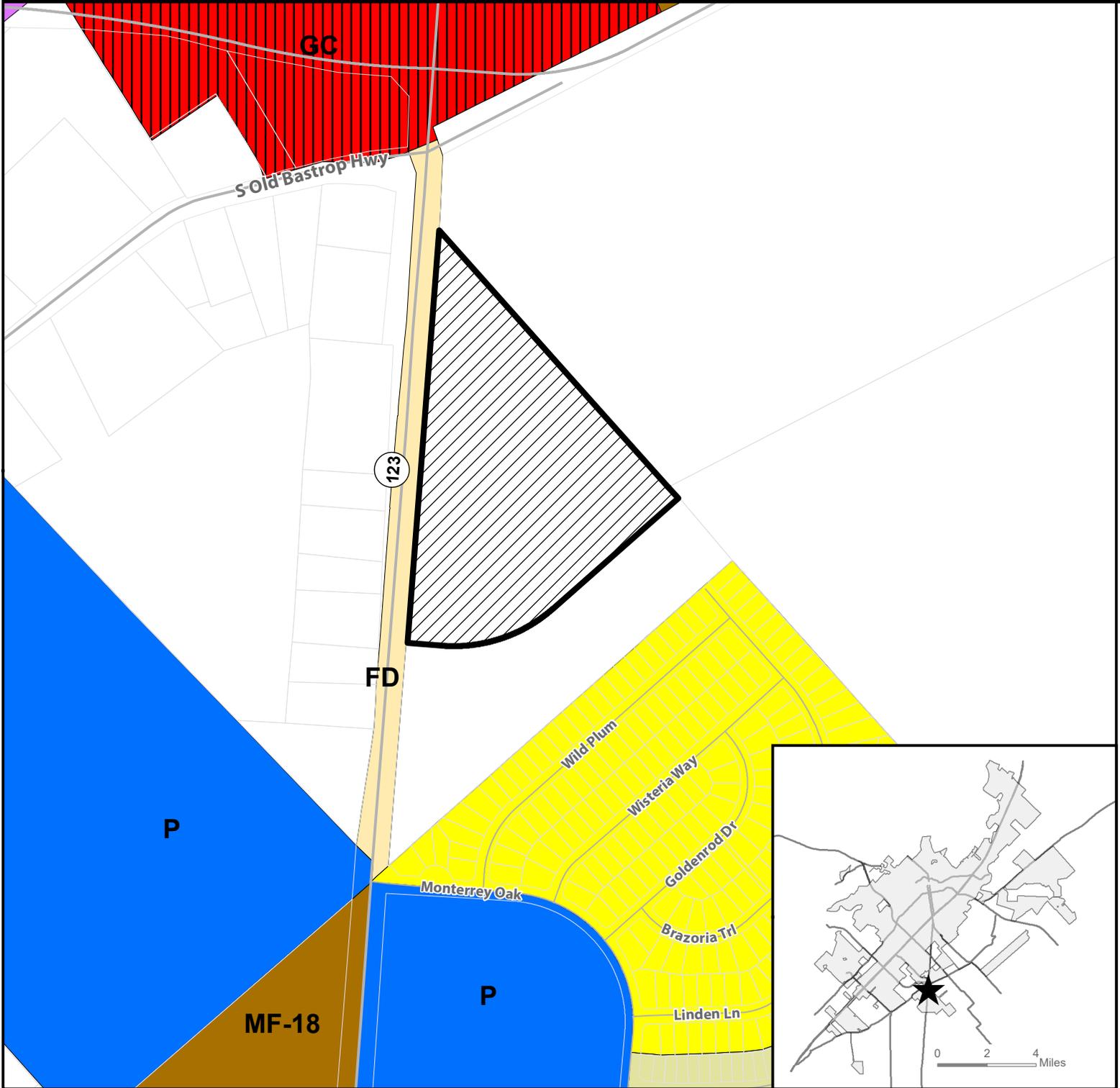
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



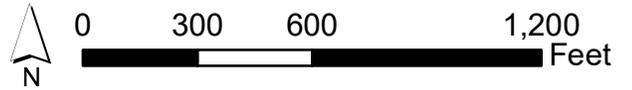
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Map Date: 1/9/2020

ZC-20-05 Zoning Map FD to CD-4



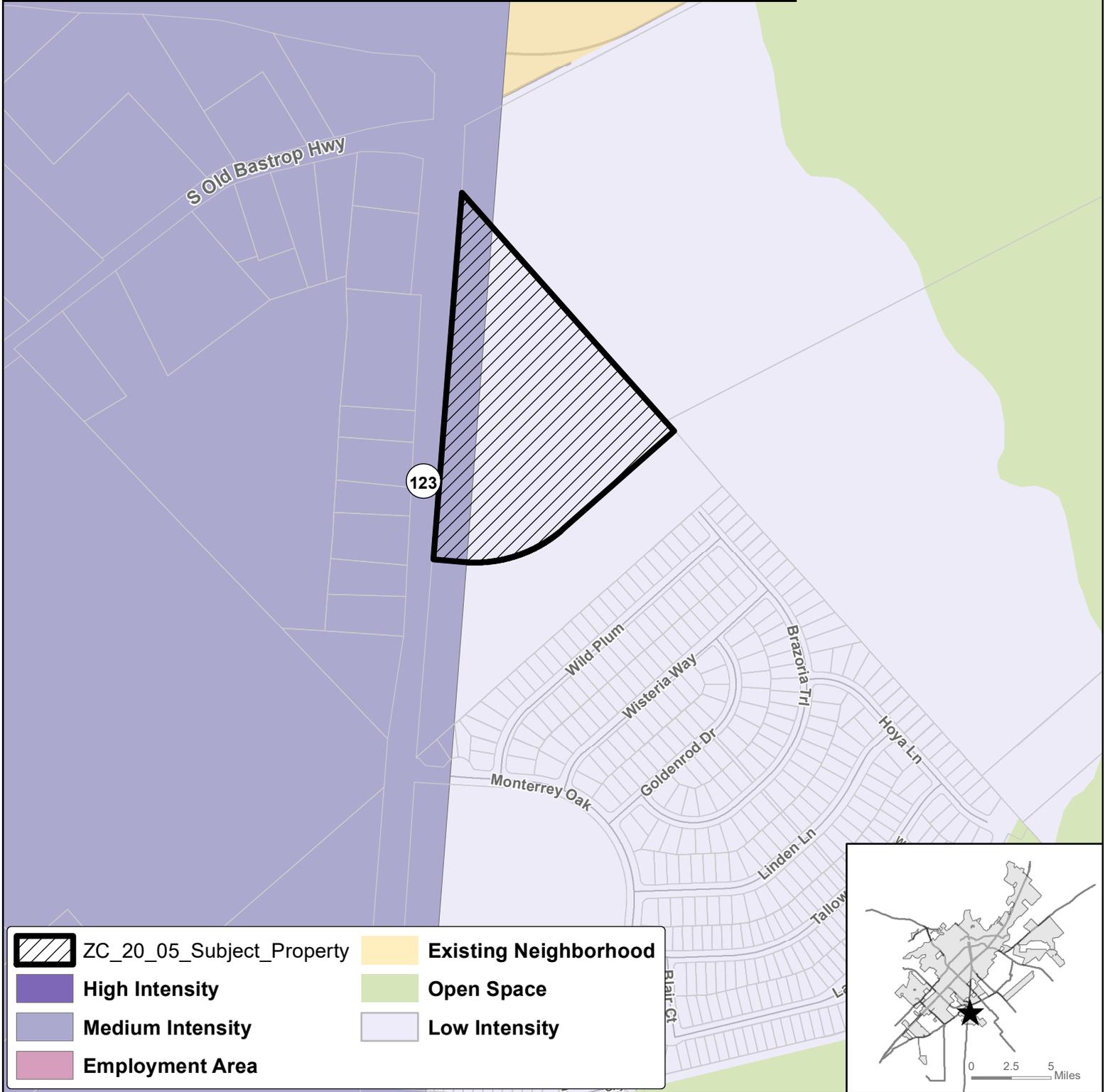
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



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. Imagery from 2017.

Map Date: 1/17/2020

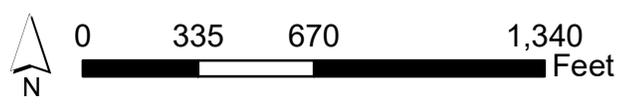
ZC-20-05 Preferred Scenario FD to CD-4 - Vantage 2



	ZC_20_05_Subject_Property		Existing Neighborhood
	High Intensity		Open Space
	Medium Intensity		Low Intensity
	Employment Area		



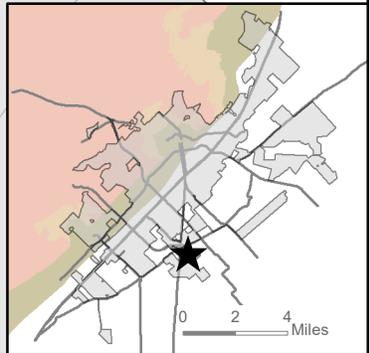
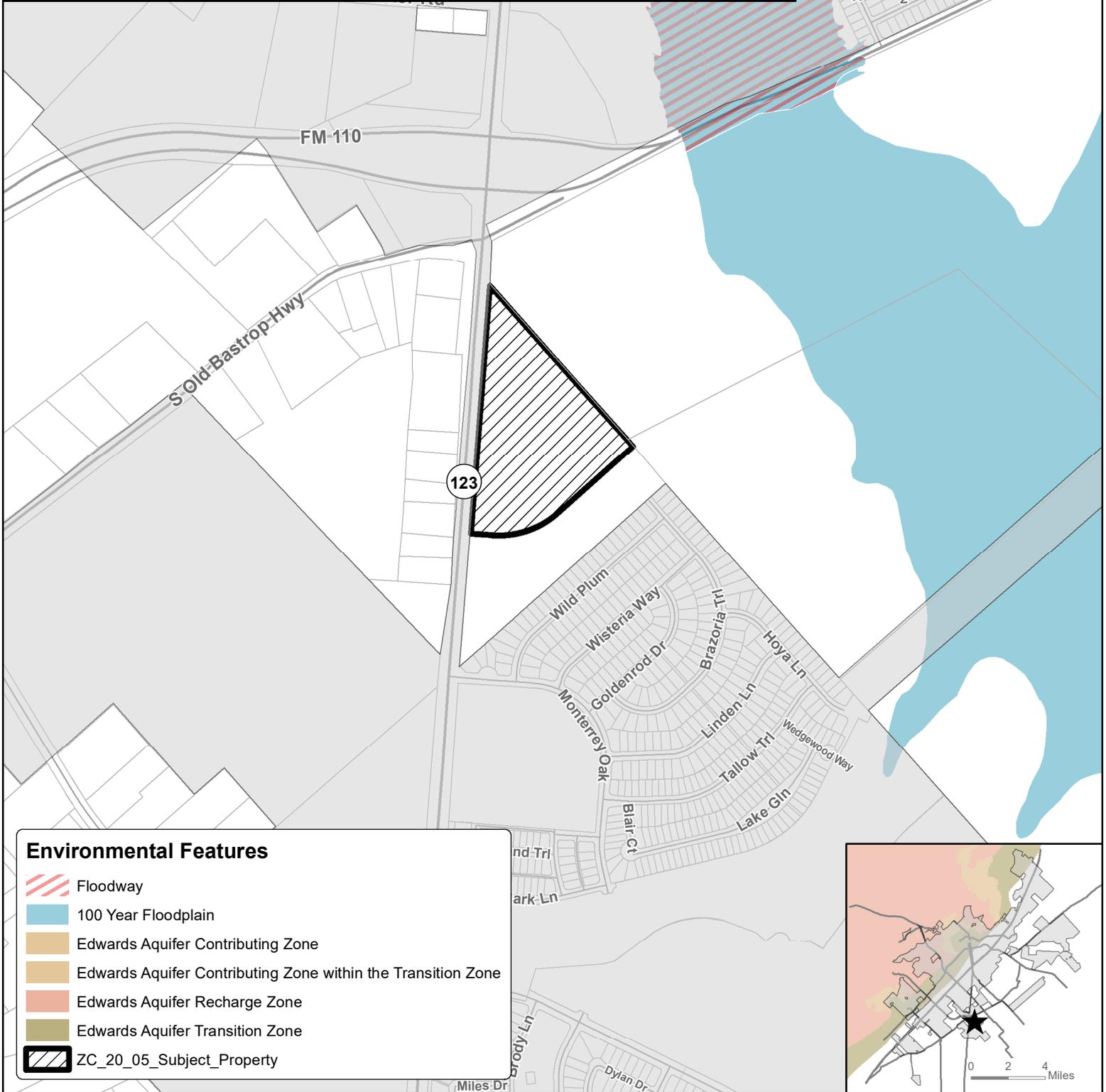
	Site Location
	Subject Property
	Parcel
	City Limit



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.

Map Date: 1/17/2020

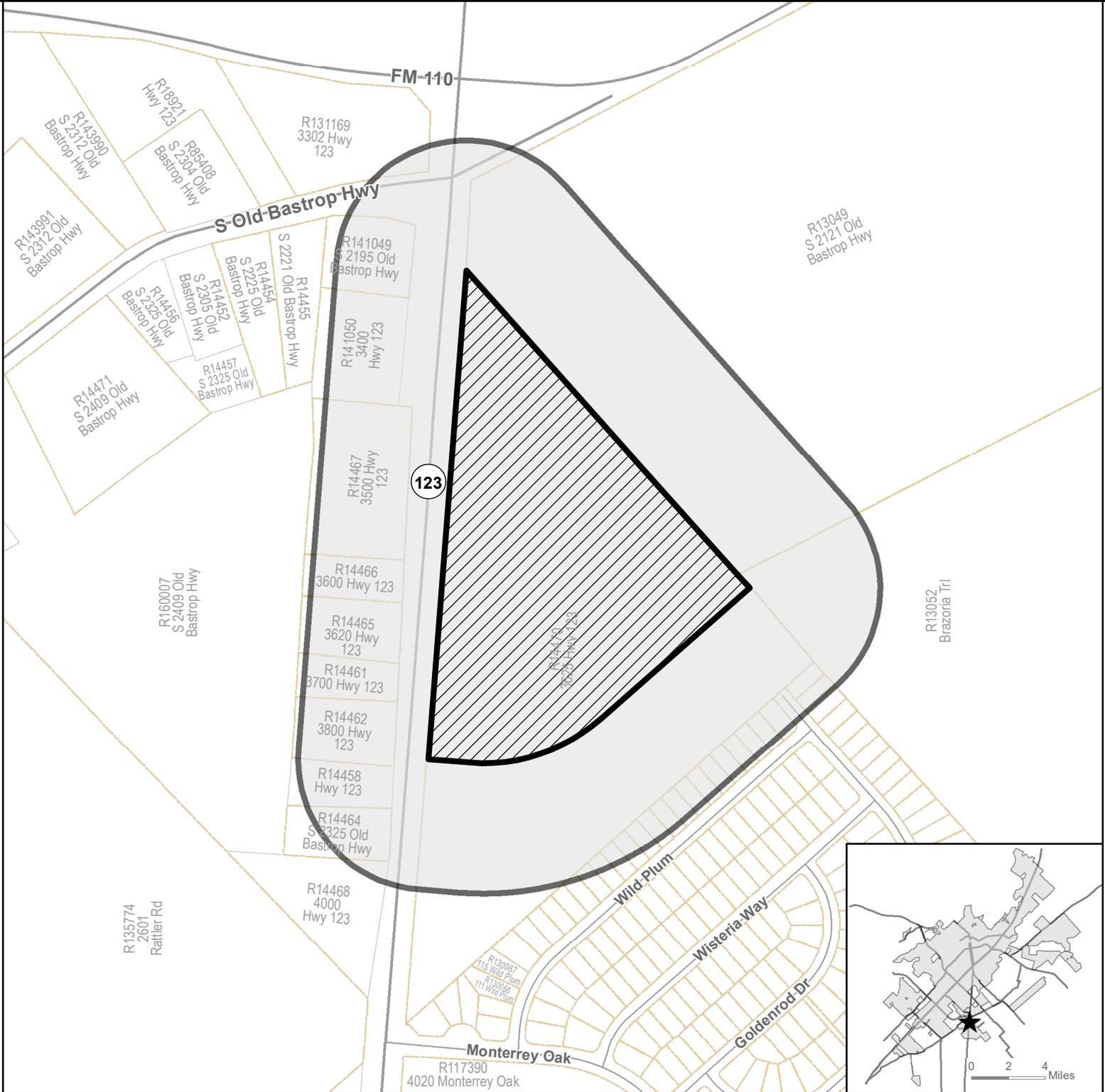
ZC-20-05 Environmental Features FD to CD-4 - Vantage 2



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.

Map Date: 1/16/2020

ZC-20-05 400' Notification Buffer FD to CD-4 — 3625 State Highway 123



	Site Location	 
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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.

Map Date: 1/29/2020

Property ID	Owner	Address	City	State	ZIP
R141049	PETROMAX BRAZOS LLC	603 MAIN ST STE 201	GARLAND	TX	75040-6332
R131169	LIMEROCK FARMS LTD TX LTD PARTNERSHIP	6325 REDWOOD RD	SAN MARCOS	TX	78666
R14470	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R14467	MANN WILLIAM R	99 RIVER BEND LN	MARTINDALE	TX	78655-3817
R13052	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R14464	FIRST ASSEMBLY OF GOD OF SAN MARCOS INC	P O BOX 1554	SAN MARCOS	TX	78667-1554
R14466	CORAZON NEGRO LLC	3600 HIGHWAY 123	SAN MARCOS	TX	78666
R14465	JEWELL, ARNOLD W Attn: BRIAN JEWELL	3620 HWY 123	SAN MARCOS	TX	78666-2036
R14461	BIZTRONICS LLC	3700 S HWY 123	SAN MARCOS	TX	78666
R14462	LIGHTHOUSE BAPTIST CHURCH	3800 N SH 123	SAN MARCOS	TX	78666
R13049	PAPE GLENN R RESIDUARY TRUST PAPE BARBARA JEAN TRUSTEE	2123 OLD BASTROP HWY	SAN MARCOS	TX	78666
R130073	TRAMMELL ALANA JOY & CLINTON CODY	201 WILD PLUM	SAN MARCOS	TX	78666-5277
R130078	JOHNSON, JIMMY RAY	221 WILD PLUM	SAN MARCOS	TX	78666-5277
R130077	PADILLA ELENA E & MICHAEL J	217 WILD PLUM	SAN MARCOS	TX	78666-5277
R130076	MARTINEZ PATRICIA A & GUZMAN JASON J	213 WILD PLUM	SAN MARCOS	TX	78666
R130075	PALACIOS JACQUELINE ARLENE & CRUZ REUBEN PADILLA JR	11510 CARISIO CT	RICHMOND	TX	77406-4502
R130085	GOBLE MARIE H	309 WILD PLUM	SAN MARCOS	TX	78666-5281
R130084	GLISSON-MUNIER CORY & GEORGE	305 WILD PLUM	SAN MARCOS	TX	78666-5281
R130083	WARE JOEL JR	301 WILD PLUM	SAN MARCOS	TX	78666
R130082	KNIGHT DAMON & MICHELLE D	570 RIVER MOUNTAIN RD	WIMBERLEY	TX	78676-5866
R130081	SLAUGHTER, DUSTIN J	233 WILD PLUM	SAN MARCOS	TX	78666-5277
R130080	VALENZUELA CESAR & CYNTHIA	212 FOSSIL HILLS LOOP	SPRING BRANCH	TX	78070-6043
R130079	PEREZ JOSHUA	225 WILD PLUM	SAN MARCOS	TX	78666-5277
R130074	LAI CHUAN SOON & E CHOON KWEE	205 WILD PLUM	SAN MARCOS	TX	78666
R130153	BARNETT DANNY L	506 BRAZORIA TRL	SAN MARCOS	TX	78666-2845

R130089	KIMURA TOBI & NATHAN (LIFE ESTATE) % SERIES 2 OF THE KBAY CENTRAL GROUP LLC	P O BOX 4936	KANEOHE	HI	96744
R130154	HENDERSON MICHAEL G & MARY K	502 BRAZORIA TRL	SAN MARCOS	TX	78666-2845
R130152	SELVAGE WILLIAM R JR & BARBARA J	510 BRAZORIA TRL	SAN MARCOS	TX	78666
R130088	RENDON PEDRO JR & VIRGINIA MARIE	321 WILD PLUM	SAN MARCOS	TX	78666-5281
R130087	JENTSCH PATRICIA SUE	202 TWIN OAK RD	SEGUIN	TX	78155-7426
R130086	RODRIGUEZ MINERVA D & LEON ANTONIO G	313 WILD PLUM	SAN MARCOS	TX	78666-5281

Future Development (FD) VS. Character District 4 (CD-4)

Section 5.1.1.2 Land Use Matrix

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL			NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS		
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI		MH	EC
AGRICULTURAL USES																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
RESIDENTIAL USES																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

TABLE 5.1 LAND USE MATRIX

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

TABLE 5.1 LAND USE MATRIX

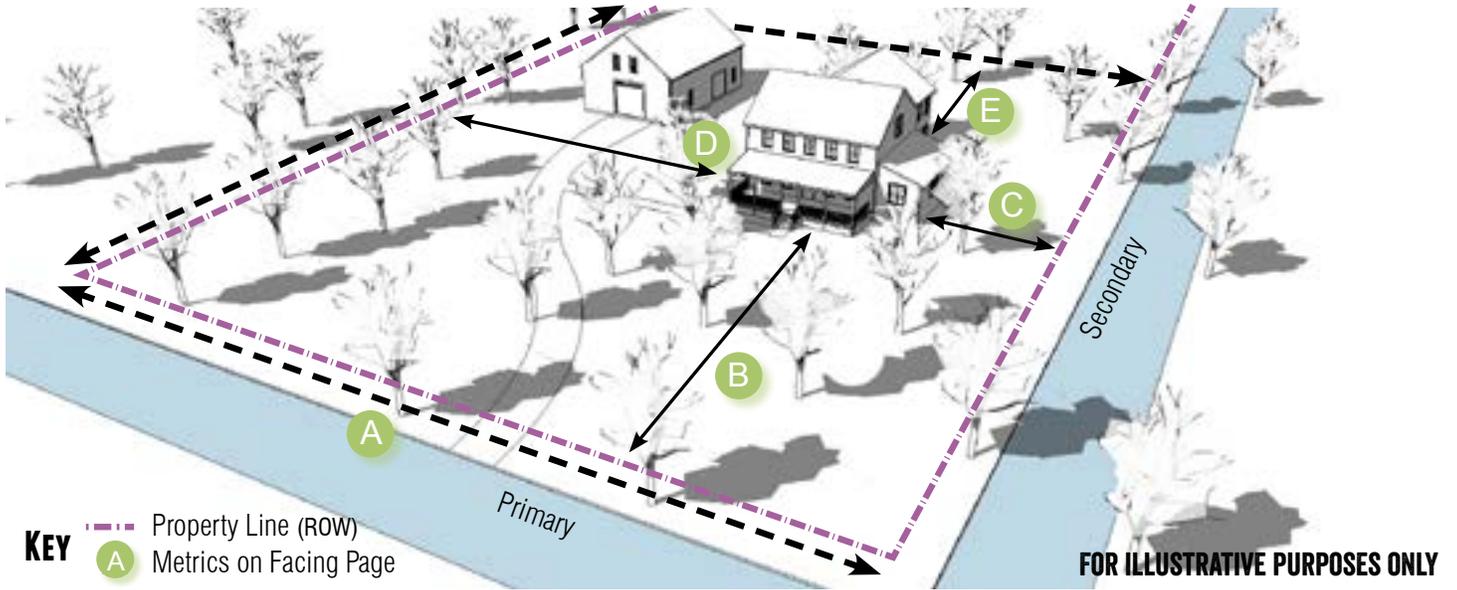
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS					SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
PUBLIC & INSTITUTIONAL																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
INDUSTRIAL																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	No zoning restrictions	Residential (<i>See Land Use Matrix</i>)	Residential with some limited commercial. (<i>See Land Use Matrix</i>)
Parking Location	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	No zoning standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit, 3 spaces per 1,000 sq ft office, 4 spaces per 1,000 sq ft retail.
Max Residential Units / acre	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	No zoning standards	2 stories	3 stories
Setbacks	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	No zoning standards	30%	80%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, Conventional, and Mixed Use.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,400 ft. Block Perimeter max.

FD

SECTION 4.4.1.1 FUTURE DEVELOPMENT DISTRICT



GENERAL DESCRIPTION

The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.

DENSITY

Units Per Gross Acre	.4 max.
Impervious Cover	30% max.

TRANSPORTATION

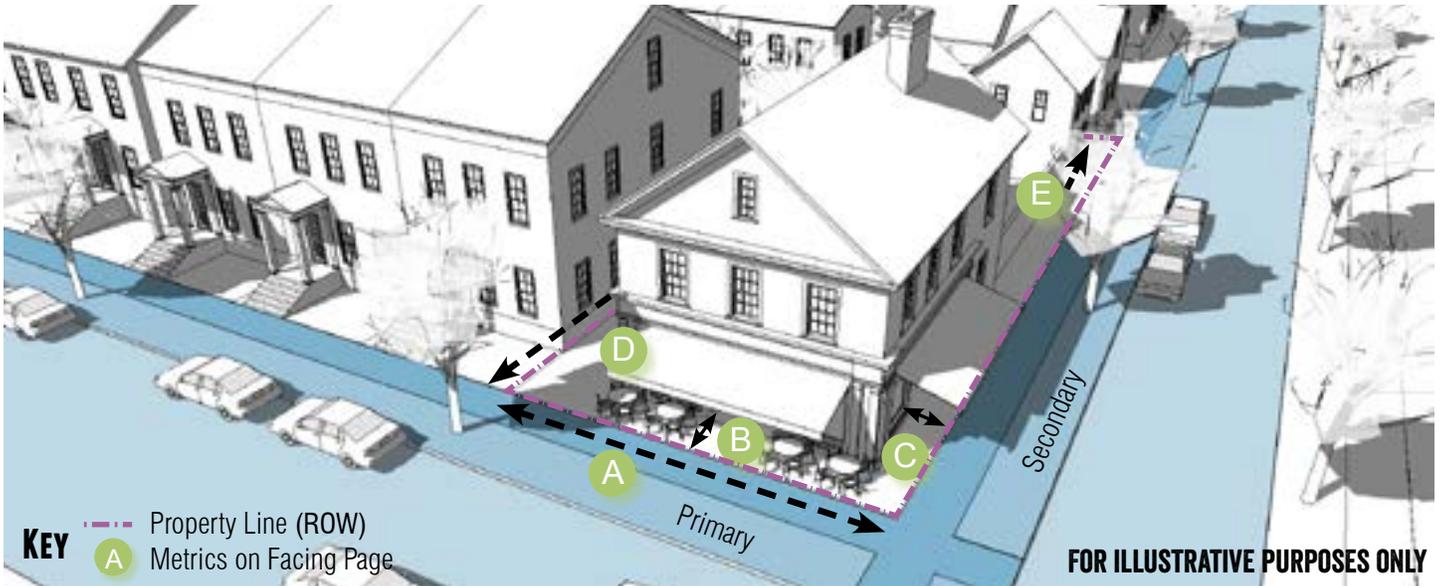
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

ZC-20-05 (Vantage 2) Zoning Change 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?	X	

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

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			Applicant has not indicated that infrastructure will be extended.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X	X		
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils		X		X	
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: This watershed currently has very little impervious cover compared to its size. Cottonwood Creek is not a tributary to the San Marcos River, with larger more concentrated growth, best management practices such as retention ponds and biofiltration gardens can be incorporated into the site planning process.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
Neighborhood Commission Area(s):	N/A – Outside City Limits
Neighborhood Character Study Area(s):	N/A

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

	YES	NO	
Will Parks and / or Open Space be Provided?	X		
Will Trails and / or Green Space Connections be Provided?		X	
The applicant has indicated a desire to include Parks / Open Space within the development.			
Maintenance / Repair Density	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure	X		
Water Infrastructure	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 Highway 123		X			
Existing Peak LOS Highway 123	X				
Preferred Scenario Daily LOS Highway 123		X			X
Preferred Scenario Peak LOS Highway 123			X		X
The Transportation Demand Model shows that Highway 123 is anticipated experience a decrease in Level of Service in the future. One reason for this is the anticipated intersection with the future Loop 110. Additional connectivity based on the requirements of our 2018 Transportation Master Plan may help alleviate the anticipated congestion.					

	N/A	Good	Fair	Poor
Sidewalk Availability	X			
Sidewalks are required to be built as part of the development.				
	YES		NO	
Adjacent to existing bicycle lane?			X	
Adjacent to existing public transportation route?			X	
Notes: The Transportation Master Plan indicates that this development will be required to construct bicycle infrastructure along HWY 123. This infrastructure is anticipated to be part of a larger network in the future.				



PLANNING AND DEVELOPMENT SERVICES

1/23/2020

ZC-20-05

**Notice of Public Hearing
Zoning Change Request
FD to CD-4**

Hold a public hearing and consider a request by Vantage at San Marcos, on behalf of Mohnke Poor Farm, LLC, for a zoning change from FD to "CD-4" Character District 4, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive.

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing and will either approve or deny the request. This recommendation will be forwarded to the San Marcos City Council. Before making a decision, the Commission and Council will hold public hearings to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the Planning Zoning Commission Meeting on **Tuesday, February 25, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.
- A public hearing will be held at the City Council Meeting on **Tuesday, March 17, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.

All interested citizens are invited to attend and participate in the public hearing. If you cannot attend but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are received before 5 PM on the day of the meeting.

Development Services-Planning
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager **Will Parrish**, at **(512) 805-2658**. When calling, please refer to case number **ZC-20-05**.

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

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843
SANMARCOSTX.GOV

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name		Property Owner	
Company	Vantage at San Marcos, LLC	Company	Mohnke Poor Farm, LLC
Applicant's Mailing Address	7334 Blanco RD, Suite 200 San Antonio, TX 78216	Owner's Mailing Address	540 Mission Valley Rd., New Braunfels, TX 78132
Applicant's Phone #	210.381.9813	Owner's Phone #	830-708-3023
Applicant's Email	cweigand@housingdev.com	Owner's Email	lachafin.nb@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): 3625 State Highway 123, San Marcos, TX 78666
 Legal Description: Lot _____ Block _____ Subdivision _____
 Total Acreage: 18.58 Tax ID #: R14470 & R14472
 Preferred Scenario Designation: _____ Existing Zoning: N/A
 Existing Land Use(s): Pastureland

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-4
 Proposed Land Uses / Reason for Change: Multifamily
 (Site): _____

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,013**
 *Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Lora Ann Chafin (owner name) on behalf of
Mohnke Poor Farm, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3625 State Highway 123, San Marcos, TX 78666 (address).

I hereby authorize Chris Weigand or assigns (agent name) on behalf of
Vantage at San Marcos, LLC (agent company) to file this application for
Zoning and other development related applications (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/25/2019

Printed Name, Title: Lora Ann Chafin

Signature of Agent:  Date: 1/14/20

Printed Name, Title: Chris Weigand, Project Manager

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

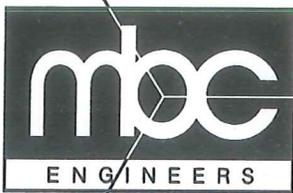
Signature: 

Date: 1/14/20

Print Name: Chris Weigand

I hereby
agree

Form Updated October, 2019



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING AND ANNEXATION EXHIBIT**

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a 1/2-inch Iron Rod found on the East Right-of-Way line of State Highway 123 and the Southeast Right-of-Way line of Old-Bastrop Highway and marking the Westernmost corner of a called 225.25 Acre Tract as described in deed recorded in Document number 18004464, of the Deed records of Hays County, Texas;

THENCE S 04° 22' 13" W a distance of 288.89 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found at the **POINT OF BEGINNING**;

THENCE S 41° 37' 44" E a distance of 811.88 feet, along and with the West line of said 225.25 Acre Tract and with the East line of this tract to a Fence Post Found;

THENCE S 41° 49' 45" E a distance of 440.41 feet, continuing along and with said 225.55 Acre Tract to a 1/2-Inch Iron Rod with cap "BYRN" Found and marking the Westernmost corner of a called 100 Acre Tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

THENCE S 42° 05' 52" E a distance of 54.41 feet along and with the West line of said 100 Acre tract, to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE S 48° 35' 24" W a distance of 607.78 feet departing the West line of said 100 Acre tract, into and across said 30.9 Acre tract to a 1/2-Inch Iron Rod with cap "MBC" Set at the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 545.00 feet, Arc length = 435.83 feet, Chord Bearing = S 71° 29' 57" W and Chord Distance = 424.31 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 85° 35' 29" W a distance of 127.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the East Right-of-Way line of said State Highway 123;

THENCE N 04° 24' 31" E a distance of 1506.69 feet along and with the East Right-of-Way line of said State Highway 123 to the **POINT OF BEGINNING** and containing 18.58 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: December 04, 2019
Job No: 32486-HAYS

OLD BASTROP HIGHWAY

P.O.C.

P.O.B.

S04°22'13"W
288.89'
(S05°08'00"W 288.86')

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	435.83'	545.00'	45°49'07"	S 71°29'57" W	424.31'



SCALE: 1" = 200'

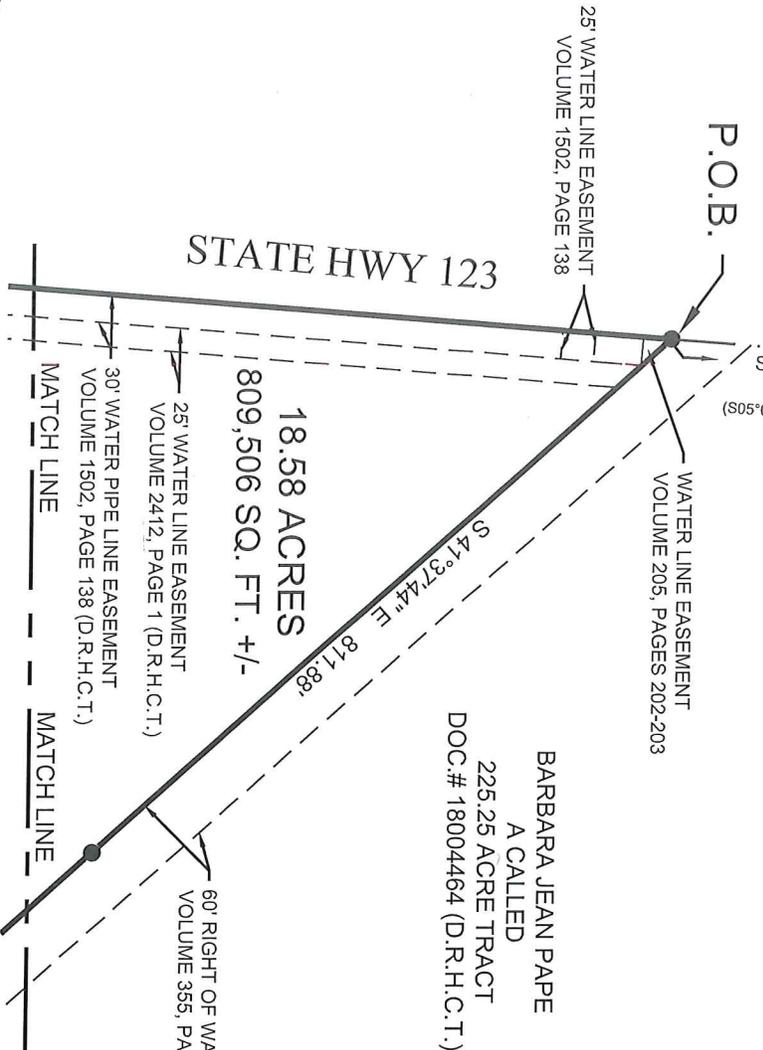
LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◎ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- M.P.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

BARBARA JEAN PAPE
A CALLED
225.25 ACRE TRACT
DOC.# 18004464 (D.R.H.C.T.)



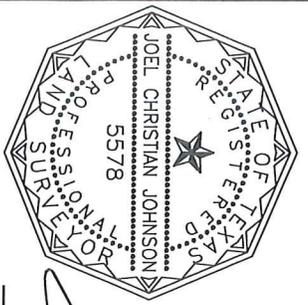
ZONING AND ANNEXATION EXHIBIT OF

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT OF LAND ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS.



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9902
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 1 OF 2



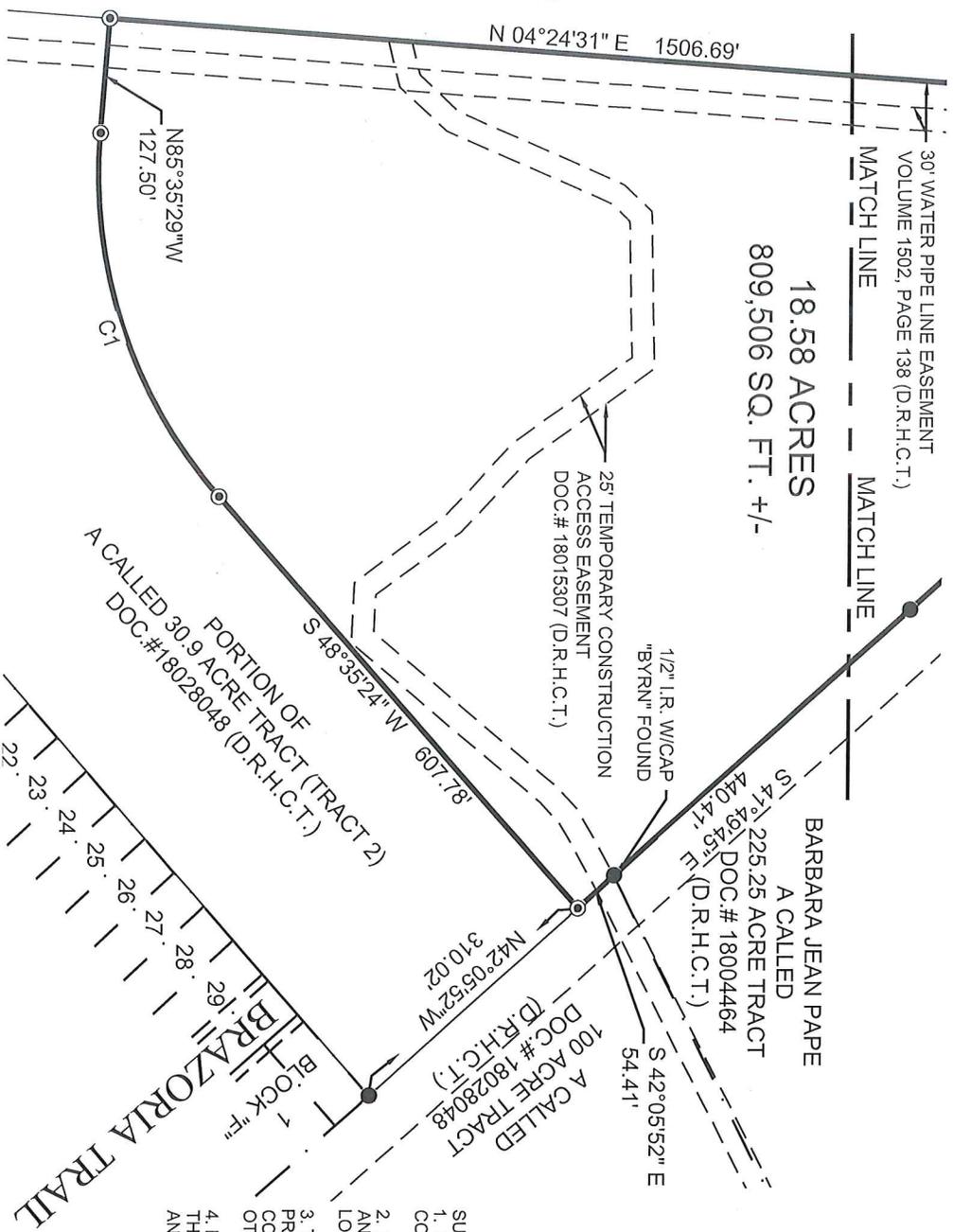
JOEL C. JOHNSON

R.P.L.S. #5578

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

18.58 ACRES
809,506 SQ. FT. +/-

STATE HWY 123



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- M.P.R.H.C.T. MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS

- SURVEYORS NOTES:**
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
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JOEL C. JOHNSON
R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 100117100

DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 2 OF 2

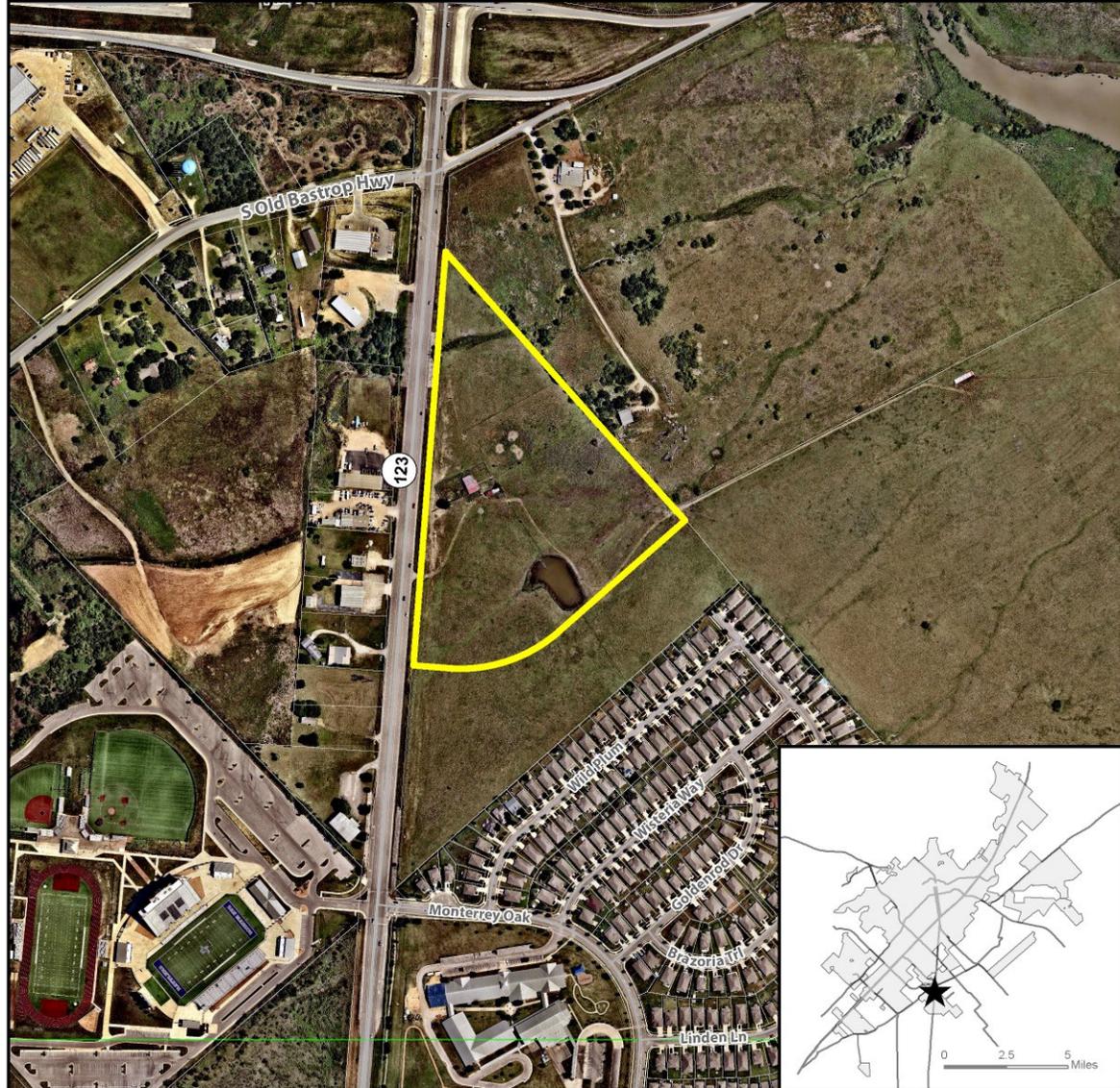
ZC-20-05 (Vantage 2)

Hold a public hearing and consider a request by , on behalf of Mohnke Poor Farm, LLC, for a zoning change from “FD” Future Development to “CD-4” Character District 3, for approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County, generally located north of the intersection of Highway 123 and Monterey Oak Drive. (W. Parrish)

Location:

- Approximately 18.5 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Veterinary Clinic
 - Vacant / Agricultural
- Located outside the City Limits (Extraterritorial Jurisdiction)

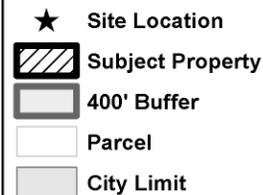
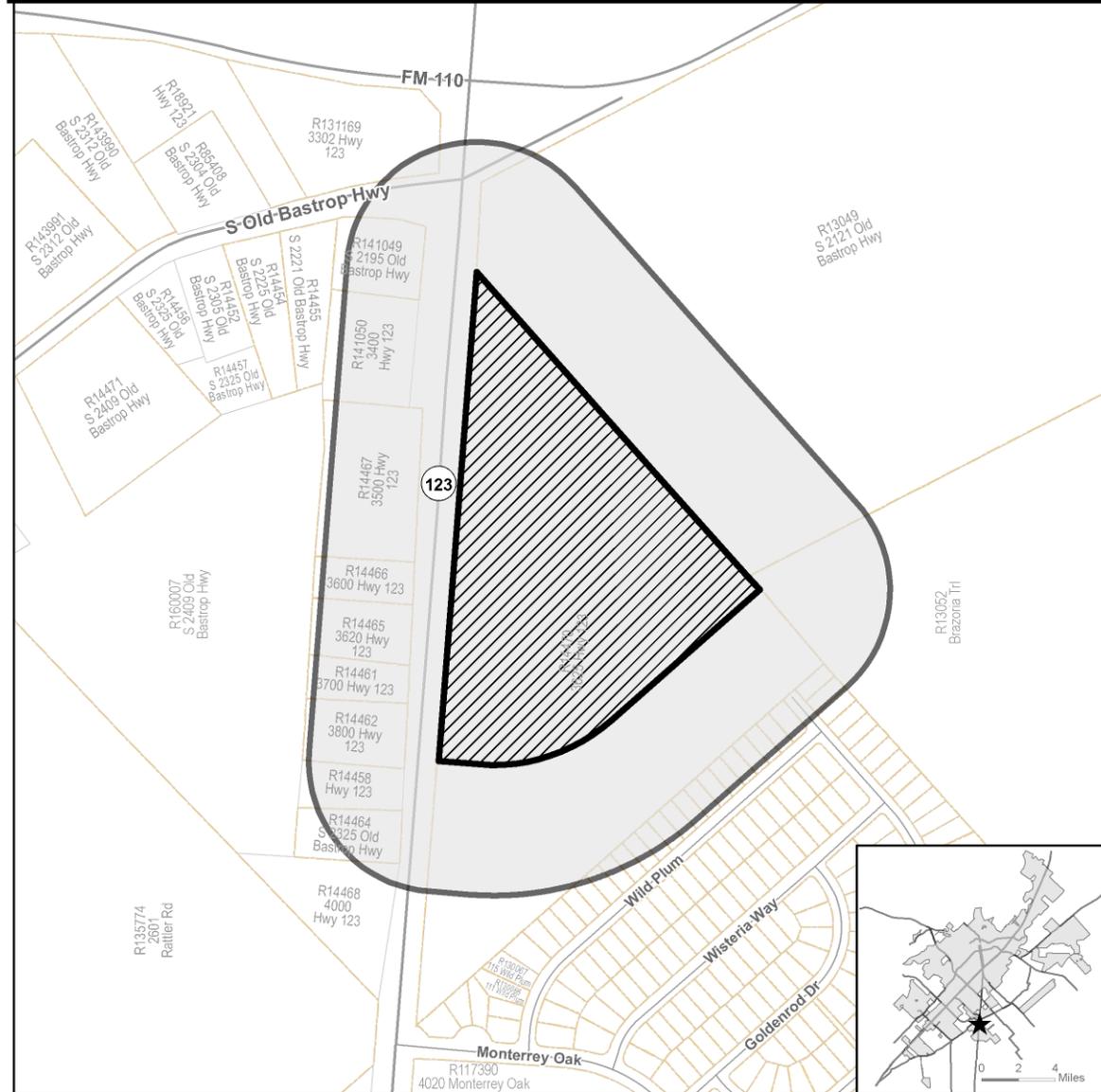
ZC-20-05
Aerial View
FD to CD-4 — 3625 State Highway 123



<ul style="list-style-type: none"> ★ Site Location ▭ Subject Property ▭ Parcel ▭ City Limit 	<p>0 300 600 1,200 Feet</p>	<p>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. Imagery from 2017.</p> <p style="text-align: right;">Map Date: 1/9/2020</p>
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Context & History

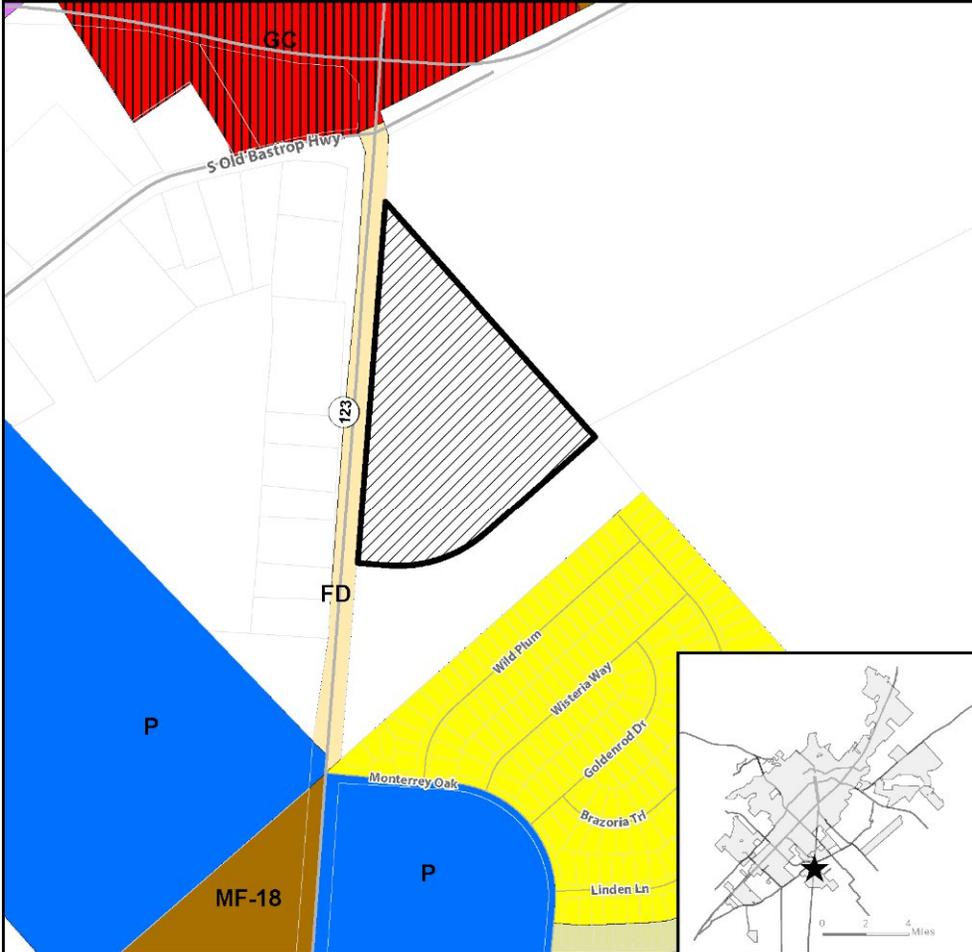
- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Character District – 4 (CD-4)
- Proposed CD-4 zoning allows for residential and multifamily uses with limited commercial uses.
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.



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.

Map Date: 1/29/2020

ZC-20-05 Zoning Map FD to CD-4



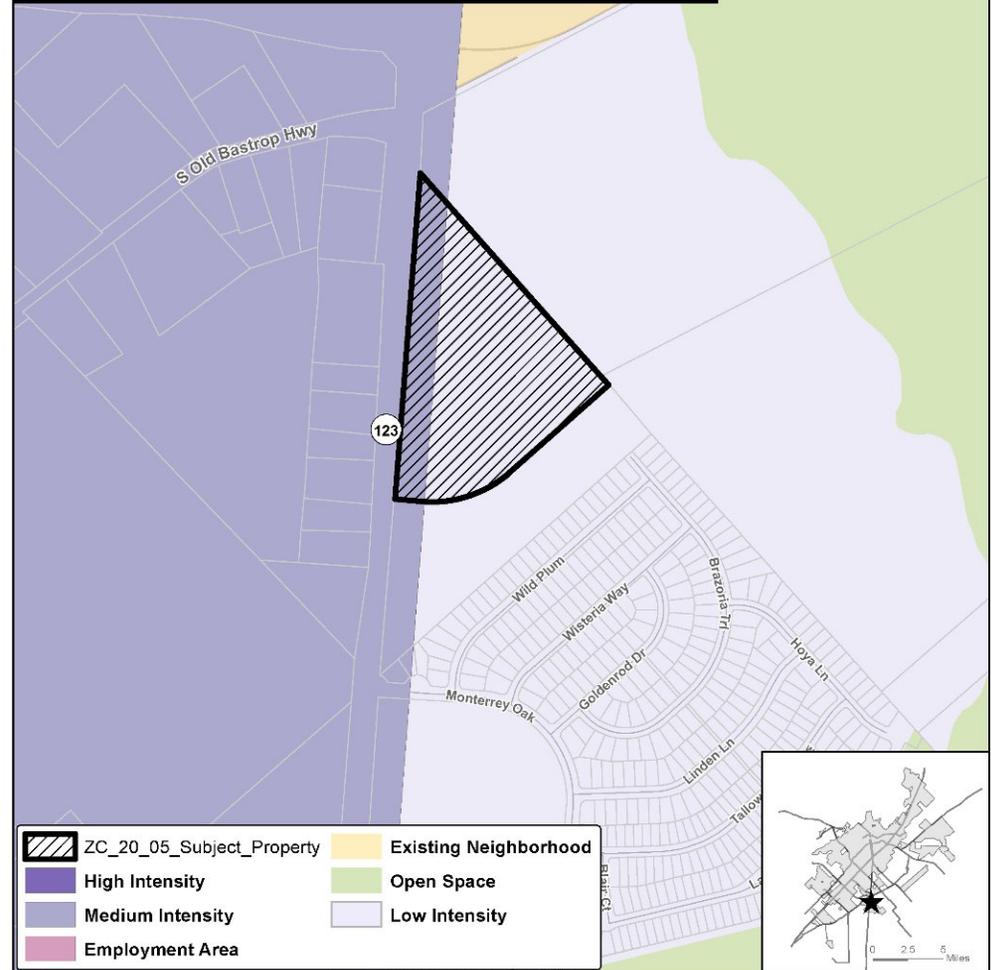
- ★ Site Location
- ▨ Subject Property
- ▭ Parcel
- ▭ City Limit



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. Imagery from 2017.

Map Date: 1/17/2020

ZC-20-05 Preferred Scenario FD to CD-4 - Vantage 2



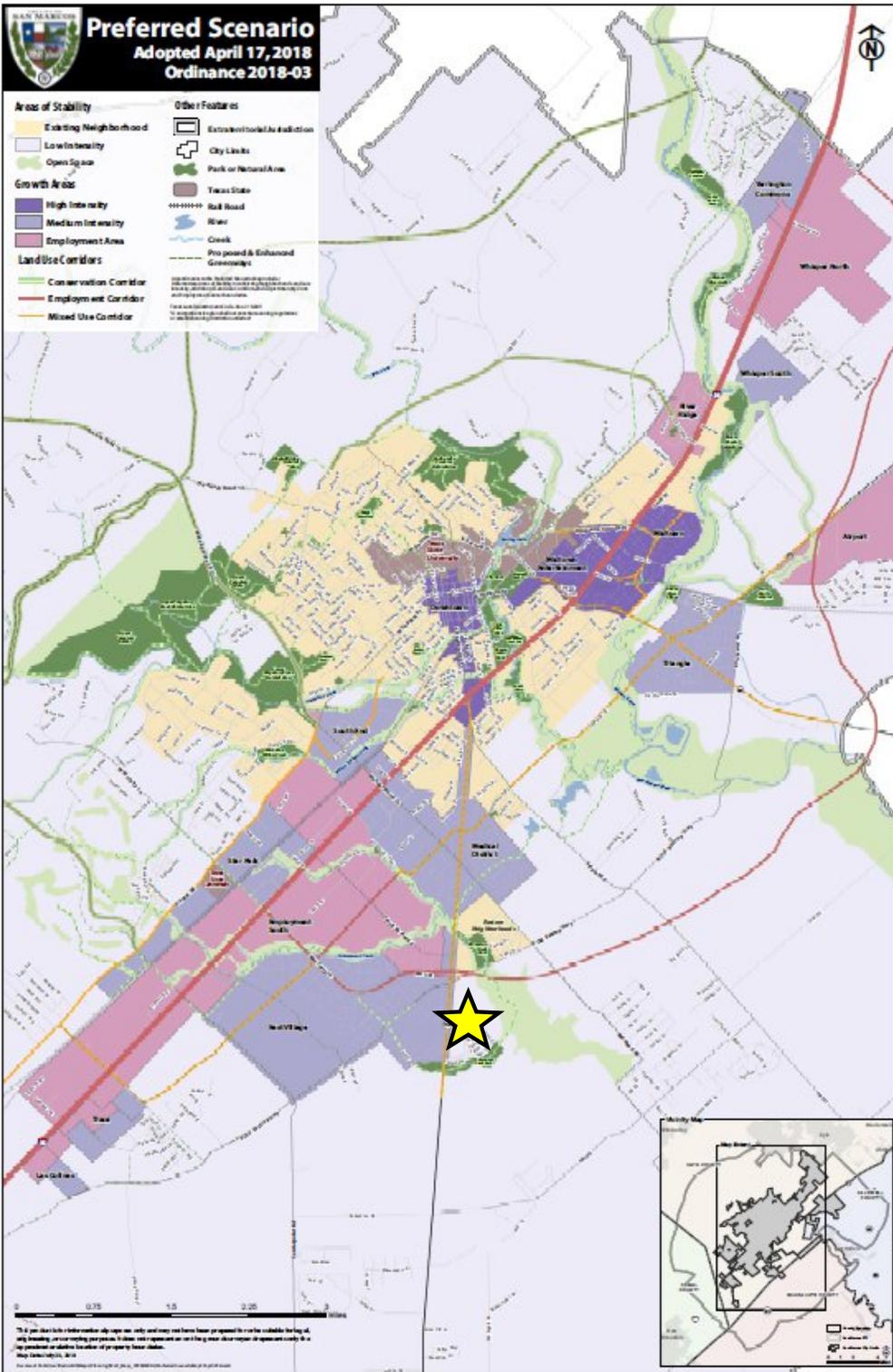
- ▨ ZC_20_05_Subject_Property
- ▭ Existing Neighborhood
- ▭ High Intensity
- ▭ Medium Intensity
- ▭ Employment Area
- ▭ Open Space
- ▭ Low Intensity

- ★ Site Location
- ▨ Subject Property
- ▭ Parcel
- ▭ City Limit



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Map Date: 1/17/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in a Low Intensity Zone

“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan. ” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

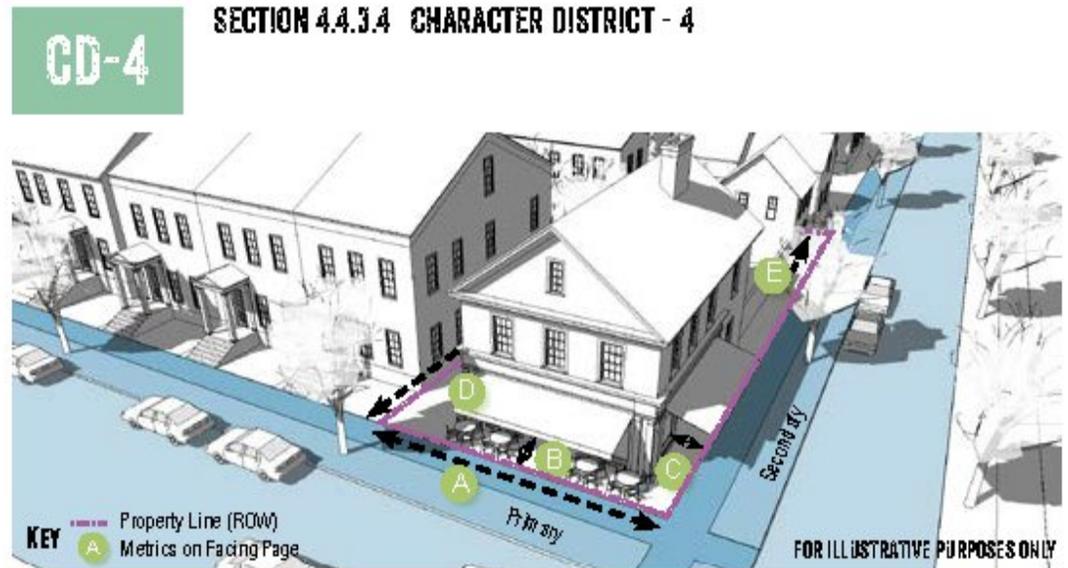
Applicant is requesting a “Character District” (CD-4) within a Low Intensity Zone. Zoning request is C – Considered, and is consistent with the San Marcos Development Code.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider	

CD-4 Zoning Analysis:

- CD-4 zoning is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
- **Allowable Building Types:** *Cottage, Accessory Dwelling Unit, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, and Civic Building.*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	2,400 ft. max.	Section 3.6.21
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

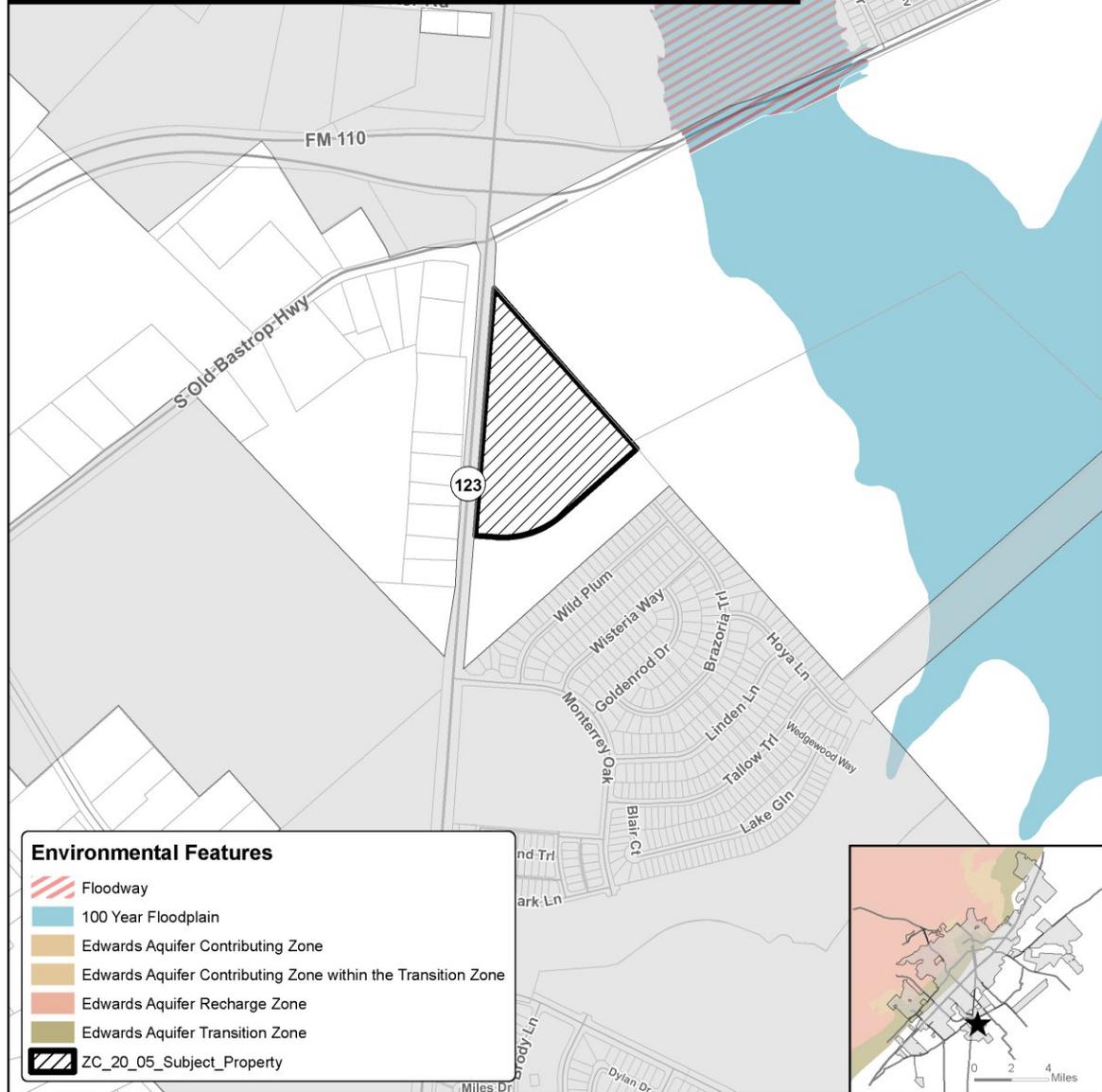
BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

Environmental Analysis

- Not located in floodplain.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.
- Not located within a sensitive watershed.

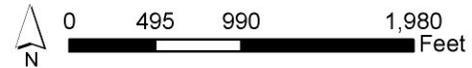
ZC-20-05 Environmental Features FD to CD-4 - Vantage 2



Environmental Features

- Floodway
- 100 Year Floodplain
- Edwards Aquifer Contributing Zone
- Edwards Aquifer Contributing Zone within the Transition Zone
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Transition Zone
- ZC_20_05_Subject_Property

- Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 1/16/2020



Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-4” Character District – 4.

Zoning District Comparison Chart

Topic	Existing Zoning: N/A - Extraterritorial Jurisdiction (ETJ)	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	The City does not have zoning outside of City Limits. The City primarily regulates the subdivision of land within the ETJ.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	No zoning restrictions	Residential (<i>See Land Use Matrix</i>)	Residential with some limited commercial. (<i>See Land Use Matrix</i>)
Parking Location	No zoning standards	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	No zoning standards	2 spaces per dwelling unit (if single family detached)	1 space per dwelling unit, 3 spaces per 1,000 sq ft office, 4 spaces per 1,000 sq ft retail.
Max Residential Units / acre	Based on County Septic restrictions.	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	No zoning standards	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	No zoning standards	2 stories	3 stories
Setbacks	No zoning standards	Based on Zoning District	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	No zoning standards	30%	80%
Lot Sizes	No zoning standards	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Dependent on use.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential, Conventional, and Mixed Use. See attached.
Blocks	3,000 ft. Block Perimeter max.	No Block Perimeter Required	2,400 ft. Block Perimeter max.



Legislation Text

File #: AC-20-01, **Version:** 1

AGENDA CAPTION:

AC-20-01 (CD-4 Lot Width) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the maximum lot width requirements in Section 4.4.3.4 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)

Meeting date: February 25, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The applicant is requesting an Alternative Compliance to deviate from the Maximum Lot Width Standards that apply within the CD-4 zoning district. A request to annex and rezone the property is being considered concurrent with this Alternative Compliance application request.

The applicant is proposing to increase the lot width in order to allow the lot width to extend up to the block perimeter maximum. The applicant does not anticipate a lot width greater than 850 feet. The applicant will still be required to meet the Build to Zone requirement of 60% on all primary street frontages.

The CD-4 zoning district does not require a Conditional Use Permit (CUP) for Purpose Built Student Housing. The applicant has agreed to a condition of this Alternative Compliance that a CUP for Purpose Built Student Housing will be required if Purpose Built Student Housing is ever proposed to be developed on this site.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request with the criteria in Sections 2.8.4.4 and 3.6.5.1 of the San Marcos Development Code and recommends **approval** with the following conditions.

1. This Alternative Compliance applies to Apartment Building Types constructed on the subject property. All other Building Types shall follow the regulations outlined in the Development Code;
2. There shall be no trash dumpsters located within 100 feet of any property line adjoining property zoned Character District-3 or property that is outside City Limits.
3. A Conditional Use Permit for Purpose Built Student Housing will be required if any Purpose Built Student Housing is proposed to be constructed;
4. Alternative Compliance is contingent on CD-4 zoning request approval;
5. This Alternative Compliance shall not expire.

Alternative Compliance	Vantage San Marcos
AC-20-01	CD-4 Lot Width Maximum



Summary

Request:	An Alternative Compliance to the maximum lot width standards for Apartments in Section 4.4.3.4 of the San Marcos Development Code.		
Applicant:	Vantage at San Marcos 7334 Blanco Road Suite 200 San Antonio, TX 78666	Property Owner:	Mohnke Poor Farm LLC 540 Mission Valley Road New Braunfels, TX 78132
Alternative Compliance Expiration:	The Alternative Compliance shall not expire.		

Notification

Posted:	February 7, 2020	Personal:	February 7, 2020
Response:	None as of date of Staff Report		

Property Description

Legal Description:	Approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County		
Location:	Near the intersection of Highway 123 and Old Bastrop Highway		
Acreage:	18.5 +/-	Central Business Area:	No
Existing Zoning:	“FD” Future Development (“CD-4” Character District – 4 is requested)	Preferred Scenario:	Low Intensity and Medium Intensity.
Existing Use:	Vacant / Agricultural	Proposed Use:	Multifamily
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extending utilities.		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ / GC	Vacant / Single Family	Medium / Low Intensity
South of Property:	ETJ / SF-6	Vacant / Single Family / Commercial	Medium / Low Intensity
East of Property:	ETJ	Single Family Rural / Agricultural	Low Intensity
West of Property:	ETJ	Commercial / Industrial	Medium Intensity

Alternative Compliance**Vantage San Marcos****AC-20-01****CD-4 Lot Width Maximum****History**

The applicant is requesting an Alternative Compliance to deviate from the Maximum Lot Width Standards that apply within the CD-4 zoning district. A request to annex and rezone the property is being considered concurrent with this Alternative Compliance application request. A preliminary site plan provided by the applicant indicates that the maximum lot width proposed is approximately 850 feet. However this site plan has not been approved.

Additional Analysis

Section 4.4.3.4 Character District – 4 (CD-4), outlines the maximum lot widths allowed for building types within the CD-4 zoning district. All building types, with the exception of Civic Buildings have a maximum lot width of 120 feet. This is intended to encourage a more fine grained development, and to promote diversity of products within the CD-4 zoning district.

The applicant is proposing to increase the lot width in order to allow the lot width to extend up to the block perimeter maximum. The applicant does not anticipate a lot width greater than 850 feet. The applicant will still be required to meet the Build to Zone requirement of 60% on all primary street frontages.

The CD-4 zoning district does not require a Conditional Use Permit (CUP) for Purpose Built Student Housing. The applicant has agreed to a condition of this Alternative Compliance that a CUP for Purpose Built Student Housing will be required if Purpose Built Student Housing is ever proposed to be developed on this site.

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
Staff recommends that the request be approved with the following conditions:		
General:		
<ol style="list-style-type: none"> 1. This Alternative Compliance applies to Apartment Building Types constructed on the subject property. All other Building Types shall follow the regulations outlined in the Development Code; 2. There shall be no trash dumpsters located within 100 feet of any property line adjoining property zoned Character District-3 or property that is outside City Limits. 3. A Conditional Use Permit for Purpose Built Student Housing will be required if any Purpose Built Student Housing is proposed to be constructed; 4. Alternative Compliance is contingent on CD-4 zoning change request; 5. This Alternative Compliance shall not expire. 		
Staff: Will Parrish AICP, CNU-A	Title : Planner	Date: January 30, 2020



valuation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The request is consistent with the policies embodied in the adopted Comprehensive Plan; <i>This property is partially within the East Village Medium Intensity zone, which the Comprehensive Plan envisions as a mixed use gateway into the City. The majority of the property is located within a Low Intensity zone, in which Character Districts are considered.</i></p>
<u>X</u>			<p>The request is consistent with the general purpose, intent and character of the development regulations applicable to the property; <i>See Criteria for Approval in Section 3.6.5.1 below.</i></p>
	<u>X</u>		<p>There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property; <i>None noted.</i></p>
<u>X</u>			<p>The request is detrimental to the public health, safety or welfare, or injurious to other property within the area; <i>If the request is approved, staff recommends that several conditions be added to address public health, safety, and welfare or injurious to other property. Staff recommends the lot width maximum be limited to the Apartment building type, and that a Conditional Use Permit be required if any Purpose Built Student Housing is requested to be constructed on this property.</i></p>
<u>X</u>			<p>The request either:</p> <ul style="list-style-type: none"> a. Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to, parking, traffic, noise, odors, visual nuisances, and drainage; or <i>With the staff recommended condition of a Conditional Use Permit requirement for any potential Purpose Built Student Oriented development, any adverse impacts will be limited.</i> b. Includes Improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts.
<u>X</u>			<p>The request shall not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods; <i>No adverse effects on surrounding properties or neighborhoods are noted. The applicant must still follow the block maximum and connectivity requirements.</i></p>



Evaluation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods; and</p> <p><i>The conditions recommended by Staff should reduce incompatibilities with neighboring properties.</i></p>
<u>X</u>			<p>The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or Improvement compatible with adjacent development or the neighborhood.</p> <p><i>The request does not alter the maximum block perimeter requirements or the building standards for the proposed zoning district. The request does make the development more compatible with the location adjacent to the highway.</i></p>

Evaluation			Maximum Lot Width Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The approved alternate meets the intent of Section 3.6.1.1</p> <p>A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network. <i>The request does not modify the block perimeter or connectivity regulations. The applicant will still be required to provide well connected streets.</i></p> <p>B. Large blocks with limited connectivity discourages walking, contributes to street congestion and adds driving distance that can negatively impact emergency services. <i>The request does not have an effect on the maximum block length requirement.</i></p> <p>C. New streets should be designed to consider future development. <i>The applicant is required to build all streets shown on the Transportation Master Plan.</i></p> <p>D. The access regulations are intended to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments to lessen traffic congestion. Pedestrian, bike, and vehicular access should be safe, direct and convenient. <i>This request reduces the number of curb cuts that would otherwise be necessary to access multiple lots, which reduces traffic conflicts.</i></p>

Alternative Compliance

Vantage San Marcos

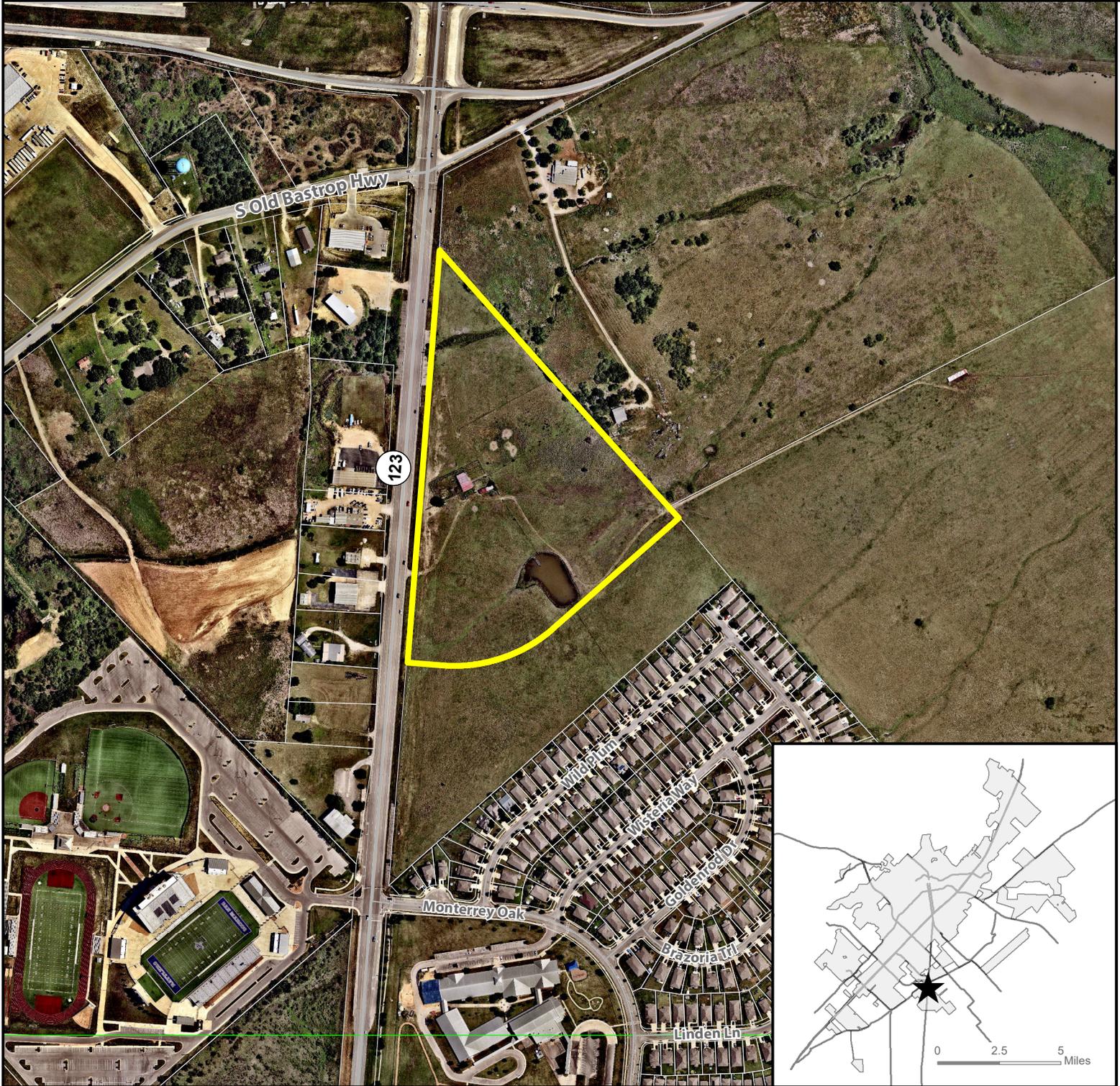
AC-20-01

CD-4 Lot Width Maximum

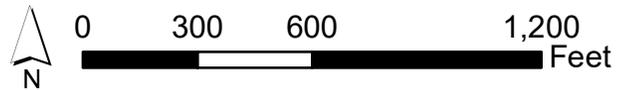


Evaluation			Maximum Lot Width Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The approved alternate conforms with the Comprehensive Plan and adopted City plans; <i>This property is located on Highway 123, and is primarily within a Low Intensity zone which borders the East Village Medium Intensity zone. The Comprehensive Plan calls for a mix of housing types to support the citizens of San Marcos. This project is in close proximity to San Marcos High School and the applicants have voluntarily agreed to a Condition which would require a Conditional Use Permit for any proposed Purpose Built Student Oriented Housing.</i></p>
<u>X</u>			<p>The approved alternate does not increase congestion or compromise safety; <i>The request has no impact on congestion on public streets. Any back up would be within the apartment complex.</i></p>
<u>X</u>			<p>The approved adjustment does not create any lots without direct street frontage; <i>All lots will have direct street frontage.</i></p>
<u>X</u>			<p>The design adjustment is deemed reasonable due to one or more of the following:</p> <ul style="list-style-type: none"> a. Topographic changes are too steep; b. The presence of existing buildings, stream and other natural features; c. Site layout of developed properties d. Adjoining uses or the vehicles are incompatible; e. Strict compliance would propose a safety hazard; or f. The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site. <p><i>The design adjustment does not have an impact on the adjacent roadways.</i></p>

AC-20-01 Aerial View Alternative Compliance — Lot Width



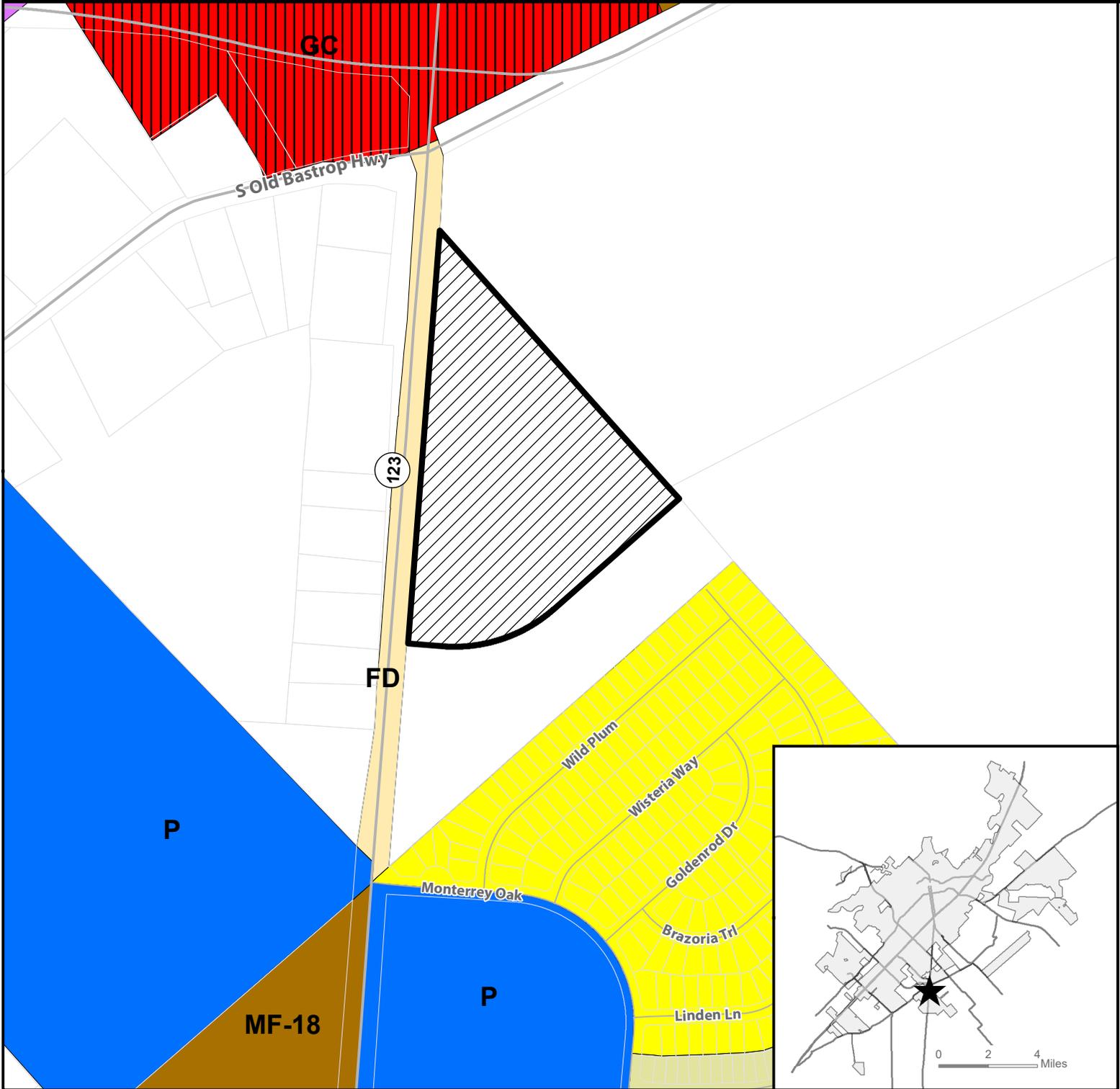
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



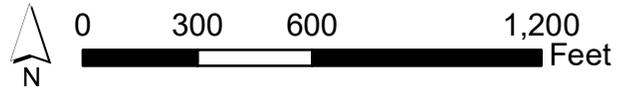
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 1/30/2020

AC-20-01 Zoning Map Alternative Compliance - Lot Width



- ★ Site Location
- ▨ Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

Map Date: 1/17/2020

Property ID	Owner	Address	City	State	ZIP
R141049	PETROMAX BRAZOS LLC	603 MAIN ST STE 201	GARLAND	TX	75040-6332
R131169	LIMEROCK FARMS LTD TX LTD PARTNERSHIP	6325 REDWOOD RD	SAN MARCOS	TX	78666
R14470	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R14467	MANN WILLIAM R	99 RIVER BEND LN	MARTINDALE	TX	78655-3817
R13052	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R14464	FIRST ASSEMBLY OF GOD OF SAN MARCOS INC	P O BOX 1554	SAN MARCOS	TX	78667-1554
R14466	CORAZON NEGRO LLC	3600 HIGHWAY 123	SAN MARCOS	TX	78666
R14465	JEWELL, ARNOLD W Attn: BRIAN JEWELL	3620 HWY 123	SAN MARCOS	TX	78666-2036
R14461	BIZTRONICS LLC	3700 S HWY 123	SAN MARCOS	TX	78666
R14462	LIGHTHOUSE BAPTIST CHURCH	3800 N SH 123	SAN MARCOS	TX	78666
R13049	PAPE GLENN R RESIDUARY TRUST PAPE BARBARA JEAN TRUSTEE	2123 OLD BASTROP HWY	SAN MARCOS	TX	78666
R130073	TRAMMELL ALANA JOY & CLINTON CODY	201 WILD PLUM	SAN MARCOS	TX	78666-5277
R130078	JOHNSON, JIMMY RAY	221 WILD PLUM	SAN MARCOS	TX	78666-5277
R130077	PADILLA ELENA E & MICHAEL J	217 WILD PLUM	SAN MARCOS	TX	78666-5277
R130076	MARTINEZ PATRICIA A & GUZMAN JASON J	213 WILD PLUM	SAN MARCOS	TX	78666
R130075	PALACIOS JACQUELINE ARLENE & CRUZ REUBEN PADILLA JR	11510 CARISIO CT	RICHMOND	TX	77406-4502
R130085	GOBLE MARIE H	309 WILD PLUM	SAN MARCOS	TX	78666-5281
R130084	GLISSON-MUNIER CORY & GEORGE	305 WILD PLUM	SAN MARCOS	TX	78666-5281
R130083	WARE JOEL JR	301 WILD PLUM	SAN MARCOS	TX	78666
R130082	KNIGHT DAMON & MICHELLE D	570 RIVER MOUNTAIN RD	WIMBERLEY	TX	78676-5866
R130081	SLAUGHTER, DUSTIN J	233 WILD PLUM	SAN MARCOS	TX	78666-5277
R130080	VALENZUELA CESAR & CYNTHIA	212 FOSSIL HILLS LOOP	SPRING BRANCH	TX	78070-6043
R130079	PEREZ JOSHUA	225 WILD PLUM	SAN MARCOS	TX	78666-5277
R130074	LAI CHUAN SOON & E CHOON KWEE	205 WILD PLUM	SAN MARCOS	TX	78666
R130153	BARNETT DANNY L	506 BRAZORIA TRL	SAN MARCOS	TX	78666-2845

R130089	KIMURA TOBI & NATHAN (LIFE ESTATE) % SERIES 2 OF THE KBAY CENTRAL GROUP LLC	P O BOX 4936	KANEOHE	HI	96744
R130154	HENDERSON MICHAEL G & MARY K	502 BRAZORIA TRL	SAN MARCOS	TX	78666-2845
R130152	SELVAGE WILLIAM R JR & BARBARA J	510 BRAZORIA TRL	SAN MARCOS	TX	78666
R130088	RENDON PEDRO JR & VIRGINIA MARIE	321 WILD PLUM	SAN MARCOS	TX	78666-5281
R130087	JENTSCH PATRICIA SUE	202 TWIN OAK RD	SEGUIN	TX	78155-7426
R130086	RODRIGUEZ MINERVA D & LEON ANTONIO G	313 WILD PLUM	SAN MARCOS	TX	78666-5281

Parrish, Will

From: Chris Weigand <cweigand@housingdev.com>
Sent: Friday, January 17, 2020 10:58 AM
To: Parrish, Will
Cc: smahlmann@ba-architects.com; Tony Olfers
Subject: [EXTERNAL] Vantage at San Marcos - Lot Layout
Attachments: Vantage at San Marcos - Proposed Lot Layout.pdf; CD-3 - Single Family Lot Layout.pdf; Vantage at San Marcos - Block Layout.pdf

Will,

Thanks for the call today. Attached is the aerial showing the block layout showing two overall blocks that account for future development to the east. One is +/-2388LF and the other +/- 3482 LF with the assumption our park and trail system in the middle of the project will suffice for the 50% increase.

Secondly, the proposed site plan and SF lotting plan is attached. Feel free to distribute the single family lotting plan to the Commission for those concerned about the CD-3 zoning case.

Regarding the lot width criteria of 120' max, as you can see we have several buildings designed to meet the 60% (increasing to 80% in CD-5) building coverage along a street frontage. With a 120' max width, this leaves only 48' for drive entrances, landscaping, grading and other necessary utility easements and drainage infrastructure that serve the buildings (water, sewer, electric, etc). Often these are on the sides of the building as to not face the public façade or resident parking area. Being the minimum fire land width is 26' and the need for landscaping, this restriction for CD-4 is nearly impossible and for CD-5 would require public streets for every building (something I assume the City of San Marcos would not want to assume maintenance of for future commercial projects). Additionally, the soils in this part of town require that the foundation of the buildings be unencumbered for several feet outside the foundation to prevent future heaving and cracking of the building.

We have customized the building design as well and have added custom unit types to meet the Building Façade requirements to showcase our architecture and hide the parking from public view. We believe application of the lot width criteria will substantially impact the ability to meet this goal by minimizing building sizes and creating much more openings for drive lanes, parking and other non-desirable outcomes that will be in conflict with the ordinance intents. Additionally, you can see the drastic topography on the Lot Layout, creating a conflict in buildings which are flat and the ability to work with the topography of the site. The site also has a large pond in the middle which we are preserving as a neighborhood park and amenity of which this code implication would most likely require a substantial modification or removal of the pond.

Furthermore, this request does not result in any incompatible development relating to the character and integrity of the adjacent neighborhood or property. We believe it will add to the underlying value. This is simple the application of a lot line on paper that will not be valuable addition to the community.

Please feel free to contact me if you have any further questions.

Sincerely,

Chris Weigand
7334 Blanco Road, Suite 200
San Antonio, TX 78216
cweigand@housingdev.com

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name		Property Owner	
Company	Vantage at San Marcos, LLC	Company	Mohnke Poor Farm, LLC
Applicant's Mailing Address	7334 Blanco Rd, Suite 200 San Antonio, TX 78216	Owner's Mailing Address	540 Mission Valley Rd. New Braunfels TX 78132
Applicant's Phone #	210.381.9813	Owner's Phone #	830-708-3023
Applicant's Email	cweigand@housingdev.com	Owner's Email	lachafin.nb@gmail.com

PROPERTY INFORMATION

Subject Property Address: 3625 SH 123, San Marcos TX 78666

Zoning District: OCL (requesting CD-3 and CD-4)

Tax ID #: R14470 & R14472

Legal Description: Lot _____ Block _____ Subdivision _____

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We are requesting alternative compliance to section 4.4.3.4

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$793* Technology Fee \$13 TOTAL COST \$806

Renewal/Amendment Filing Fee \$423* Technology Fee \$13 TOTAL COST \$436

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Lora Ann Chafin (owner name) on behalf of Mohnke Poor Farm, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 3625 State Highway 123, San Marcos, TX 78666 (address).

I hereby authorize Chris Weigand or assigns (agent name) on behalf of Vantage at San Marcos, LLC (agent company) to file this application for Zoning and other development related applications (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/25/2019
Printed Name, Title: Lora Ann Chafin

Signature of Agent:  Date: 1/14/20
Printed Name, Title: Chris Weigand, Project Manager

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 1/23/20

Print Name: Chris Weigand

To: City of San Marcos
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666

Re: Vantage at San Marcos – Alternative Compliance Request – Section 2.8.4.4

- **Alternative Compliance to Section 4.4.3.4 – Max Lot Width of 120’ for Apartment use**

Dear City of San Marcos,

We are requesting Alternative Compliance to the above mentioned section of the Zoning Code for CD-4, as it relates to the maximum lot width of 120’. The proposed development is consistent with the remainder of the zoning design criteria within Section 4.4.3.4 including the impervious cover, buildings height, setbacks, parking, build-to-zones or other applicable building criteria set for the in the section.

This request is consistent with the polices embodied in the Comprehensive Plan as the land use proposed is consistent with the Plan.

This request is consistent with the general purpose, intent and character of the development regulations applicable to the property by meeting all the design parameters contained within the zoning code.

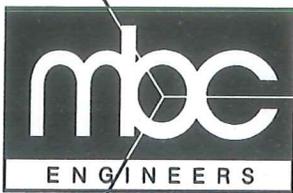
The site has a substantial amount of topography as well as an existing pond that is proposed to be saved as part of the development. Additionally, the Master Thoroughfare Plan (MTP) requires a number of streets within the proposed 30 acre tract thereby limiting the shape of the proposed lots and blocks of the project.

The request is not detrimental to the public health, safety or welfare, nor injurious to other property within the area.

This request does not have an adverse impact to adjacent property or neighborhoods or add undue drainage, parking, traffic, noise odors or visual nuisances. In fact the application of this criteria would potentially add traffic conflicts, drainage concerns and other visual nuisances if applied per the standard.

This request does not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance to with the provisions of the City Development Code or adversely affect the rights of owners or residents of adjacent property or neighborhoods.

The request does not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods.



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING AND ANNEXATION EXHIBIT**

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a 1/2-inch Iron Rod found on the East Right-of-Way line of State Highway 123 and the Southeast Right-of-Way line of Old-Bastrop Highway and marking the Westernmost corner of a called 225.25 Acre Tract as described in deed recorded in Document number 18004464, of the Deed records of Hays County, Texas;

THENCE S 04° 22' 13" W a distance of 288.89 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found at the **POINT OF BEGINNING**;

THENCE S 41° 37' 44" E a distance of 811.88 feet, along and with the West line of said 225.25 Acre Tract and with the East line of this tract to a Fence Post Found;

THENCE S 41° 49' 45" E a distance of 440.41 feet, continuing along and with said 225.55 Acre Tract to a 1/2-Inch Iron Rod with cap "BYRN" Found and marking the Westernmost corner of a called 100 Acre Tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

THENCE S 42° 05' 52" E a distance of 54.41 feet along and with the West line of said 100 Acre tract, to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE S 48° 35' 24" W a distance of 607.78 feet departing the West line of said 100 Acre tract, into and across said 30.9 Acre tract to a 1/2-Inch Iron Rod with cap "MBC" Set at the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 545.00 feet, Arc length = 435.83 feet, Chord Bearing = S 71° 29' 57" W and Chord Distance = 424.31 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 85° 35' 29" W a distance of 127.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the East Right-of-Way line of said State Highway 123;

THENCE N 04° 24' 31" E a distance of 1506.69 feet along and with the East Right-of-Way line of said State Highway 123 to the **POINT OF BEGINNING** and containing 18.58 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: December 04, 2019
Job No: 32486-HAYS

OLD BASTROP HIGHWAY

P.O.C.

P.O.B.

S04°22'13"W
288.89'
(S05°08'00"W 288.86')

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	435.83'	545.00'	45°49'07"	S 71°29'57" W	424.31'



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◎ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- M.P.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

BARBARA JEAN PAPE
A CALLED
225.25 ACRE TRACT
DOC.# 18004464 (D.R.H.C.T.)

WATER LINE EASEMENT
VOLUME 205, PAGES 202-203

25' WATER LINE EASEMENT
VOLUME 1502, PAGE 138

STATE HWY 123

18.58 ACRES
809,506 SQ. FT. +/-

25' WATER LINE EASEMENT
VOLUME 2412, PAGE 1 (D.R.H.C.T.)

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

60' RIGHT OF WAY RESERVATION
VOLUME 355, PAGE 644

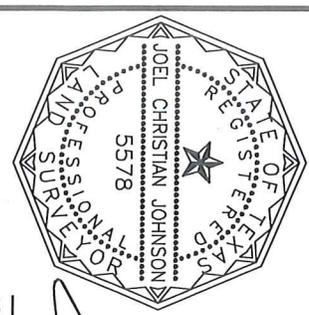
ZONING AND ANNEXATION EXHIBIT OF

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT OF LAND ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS.



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9902
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 1 OF 2



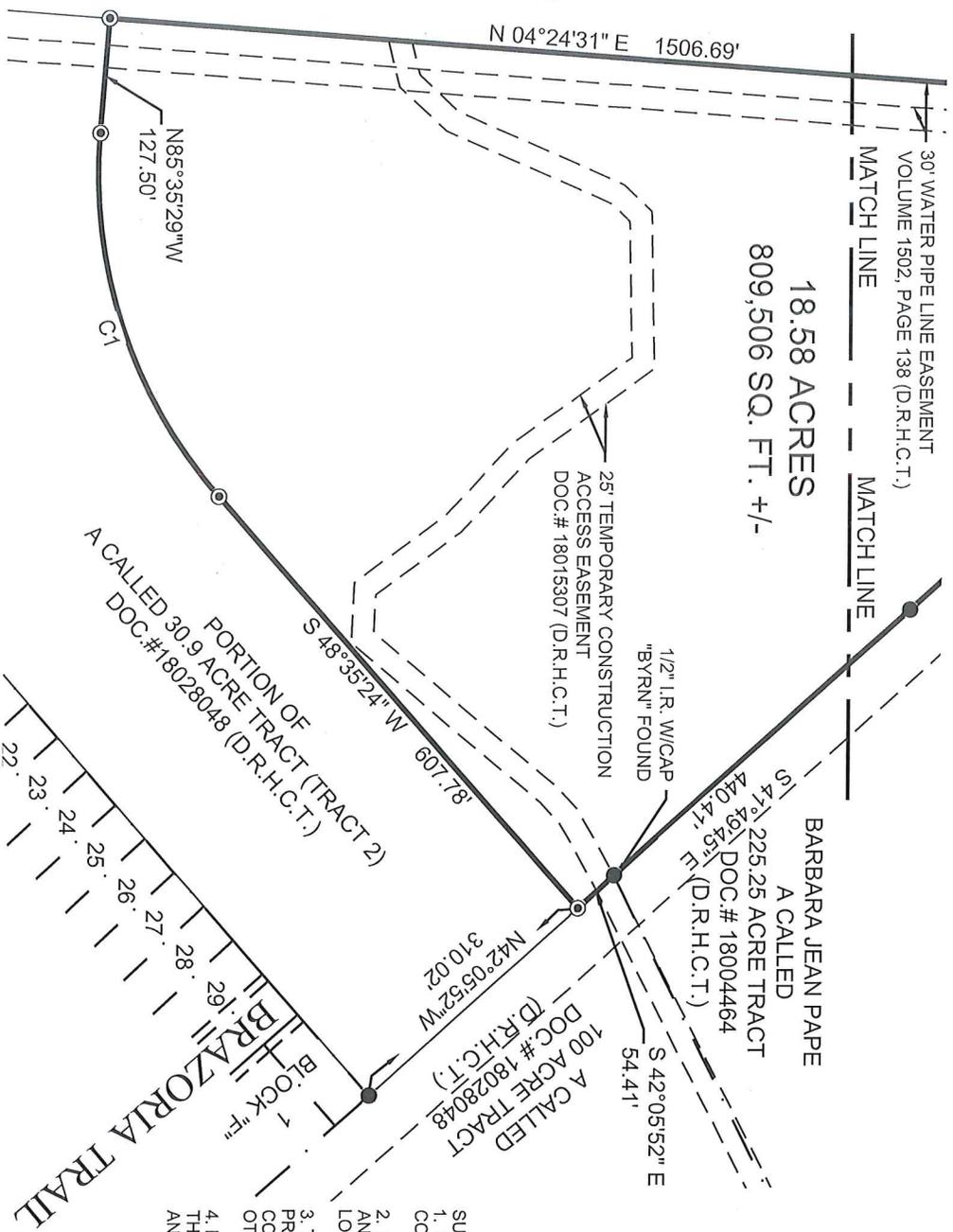
JOEL C. JOHNSON

R.P.L.S. #5578

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

18.58 ACRES
809,506 SQ. FT. +/-

STATE HWY 123



SCALE: 1" = 200'

- LEGEND**
- 1/2" IRON ROD FOUND
 - UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD W/CAP
 - "MBC" SET/FOUND

M.P.R.H.C.T.
DEED RECORDS OF HAYS COUNTY, TEXAS

D.R.H.C.T.
DEED RECORDS OF HAYS COUNTY, TEXAS

- SURVEYORS NOTES:**
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

ZONING AND ANNEXATION EXHIBIT OF

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT OF LAND ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS.



JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 100117100

DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 2 OF 2

This request meets all the remaining standards of the zoning district.

Furthermore, application of this criteria will create additional and unnecessary infrastructure due to the project requiring many more platted lots than currently proposed which may lead to the following issues:

- Additional ROW and streets for access to lots which will be maintained by the public
- Additional water meters to serve the lots which will be maintained by the public
- Additional water lines and sewer lines to serve the lots which will be maintained by the public
- Additional driveways and traffic points for each lot to have public access potentially creating traffic concerns
- Potential for drainage issues across individual lots that are subdivided and can be owned by separate owners

We respectfully request that alternative compliance to our project per the lot dimensions associated with the attached plan be granted in order for the project to move forward per the remaining zoning standards

If you have any question with this request, please feel free to contact us directly.

Sincerely,



Vantage at San Marcos, LLC
Attn: Christopher Weigand, P.E.
7334 Blanco Road, Suite 200
San Antonio, TX 78216

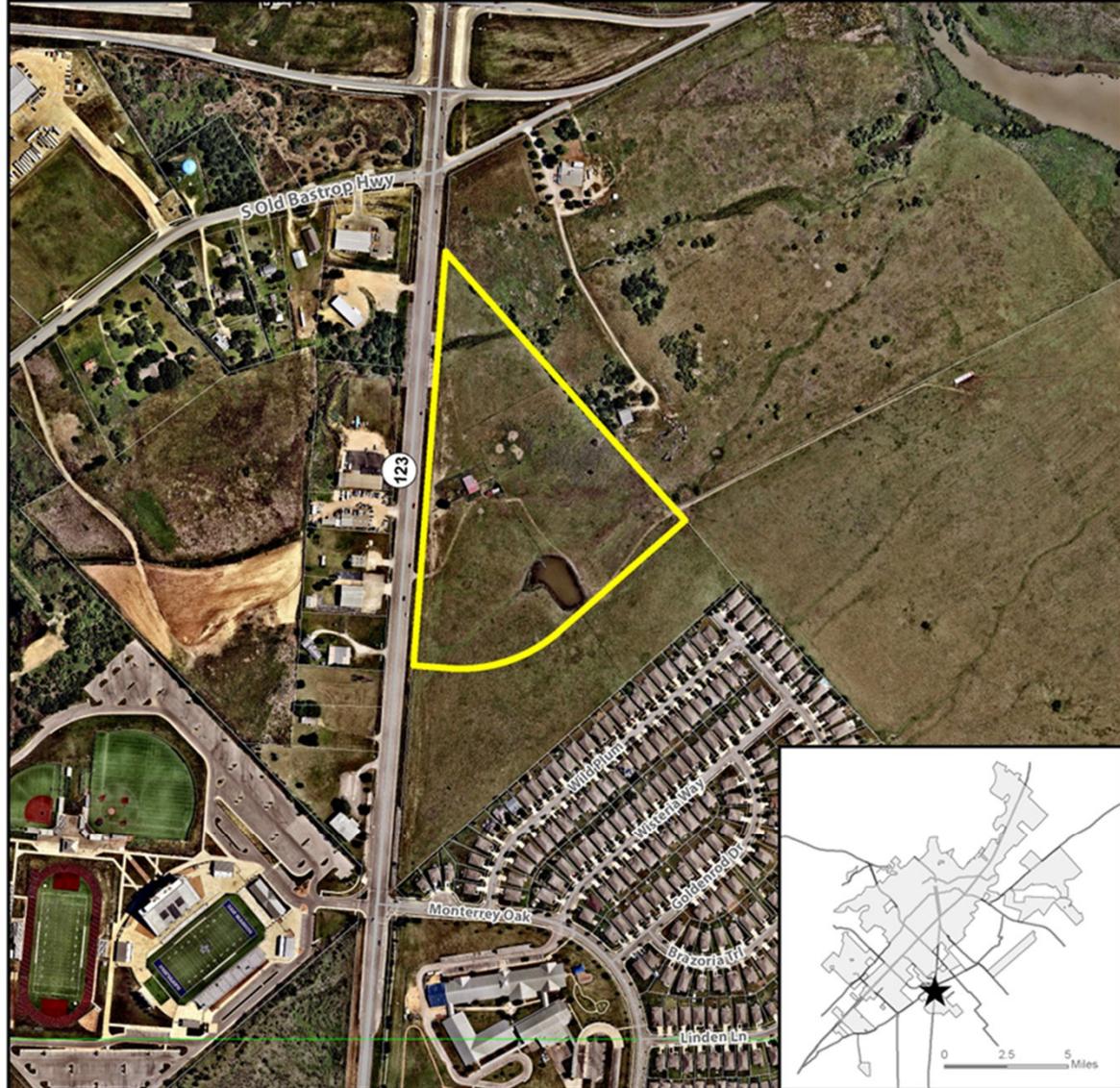


AC-20-01 (Lot Width Maximum)

AC-20-01 (Maximum Lot Width) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the maximum lot width requirements in Section 4.4.3.4 of the Development Code related to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)

Location:

- Approximately 18.5 acres along near the intersection of Old Bastrop Hwy and Hwy 123
- Proposing Character District-4 (CD-4) Zoning
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - Rural residential, vacant, and agricultural land
 - Commercial and religious uses across Hwy 123; and
 - Cottonwood Creek neighborhood is nearby.



<ul style="list-style-type: none"> ★ Site Location ▭ Subject Property ▭ Parcel ▭ City Limit 	<p>0 300 600 1,200 Feet</p> <p>N</p> <p>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. Imagery from 2017.</p> <p>Map Date: 1/9/2020</p>
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Alternative Compliance Request

Section 4.4.3.4 Maximum Lot Width

Code Requirement: Apartment Building types have a 60 minimum and a 120 foot maximum width requirement.

Applicant Request: Applicant is requesting to waive the maximum lot width standard.

LOT		
BUILDING TYPE	LOT AREA	LOT WIDTH A
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Civic Building	6,000 sq. ft. min.	50 ft. min.

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

Analysis

Effect of the Lot Width Maximum

- Would require property to be divided into many smaller lots.
- Narrower apartment buildings.
- Would result in more driveway cuts onto proposed roads, potentially creating traffic issues.

Maximum Lot Width has no effect on:

- Block perimeter maximum and connectivity requirements
- Build out requirement along primary roads (60%)
- Building height
- Parking location
- Building Setbacks
- Street activation:
 - Street facing entrance every 100 feet; and
 - 35 foot maximum blank wall area

BUILDING STANDARDS

Principle Building Height	3 stories max.	50 ft. max.
Accessory Structure Height	N/A	24 ft. max.

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH ^A
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Civic Building	6,000 sq. ft. min.	50 ft. min.

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

PARKING LOCATION

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

BUILD-TO ZONE (BTZ)

Building Facade in primary street	60% min.
Building Facade in secondary street	35% min.

SETBACKS - PRINCIPAL BUILDING

Primary Street	5 ft. min - 12 ft. max.	^B
Secondary Street	5 ft. min.	^C
Side	5 ft. min.	^D
Rear	15 ft. min.	^E
Rear, abutting alley	5 ft. min.	^E

SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

TABLE 3.1 BLOCK PERIMETERS

ZONING DISTRICT	BLOCK PERIMETER (MAX)	DEAD-END STREET (MAX)
FD, CD-1, CD-2	N/A	500 Ft.
SF-6, ND-3, SF-R, SF-4.5	3,000 Ft.	300 Ft.
ND-3.5, ND-4, CD-3	2,800 Ft.	250 Ft.
CD-4	2,400 Ft.	200 Ft.
CD-5, CD-5D	2,000 Ft.	NOT ALLOWED
EC, HC, HI, LI	5,000 Ft.	400 Ft.
LEGACY DISTRICTS AND ETJ	3,000 Ft.	300 Ft.

Analysis

Purpose Built Student Oriented Housing

- Character District – 4 does not require a Conditional Use Permit (CUP) for Student Oriented Housing.
- Applicant is **not** proposing Purpose Built Student Oriented Housing. Intends to build market rate apartments.
- Applicant has agreed to a condition requiring a CUP for Purpose Built Student Oriented Housing.
 - Requires approval by both Planning and Zoning Commission and City Council.

Section 5.1.4.9 Purpose-Built Student Housing

- A. Defined.** One or more buildings, each containing two or more living units, that are designed, marketed, or used for the primary purpose of housing college students.

Staff Recommendation

Staff recommends that the request be approved with the following conditions:

- 1. This Alternative Compliance applies to Apartment Building Types constructed on the subject property. All other Building Types shall follow the regulations outlined in the Development Code;**
- 2. There shall be no trash dumpsters located within 100 feet of any property line adjoining property zoned Character District-3 or property that is outside City Limits.**
- 3. A Conditional Use Permit for Purpose Built Student Housing will be required if any Purpose Built Student Housing is proposed to be constructed;**
- 4. Alternative Compliance is contingent on CD-4 zoning request approval;**
- 5. This Alternative Compliance shall not expire.**



Legislation Text

File #: AC-20-02, **Version:** 1

AGENDA CAPTION:

AC-20-02 (Block Development in Excess of 50%) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the access and stub streets standards in Section 3.6.4.1(D)3 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)

Meeting date: February 25, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

Economic Development - Choose an item.

Environment & Resource Protection - Choose an item.

Land Use - Direct Growth, Compatible with Surrounding Uses

Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

Parks, Public Spaces & Facilities - Choose an item.

Transportation - Choose an item.

Core Services

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The CD-4 zoning standards allow for a standard block of 2,400 feet. A preliminary site plan provided by the applicant indicates that the applicant would like to develop the majority of the block, approximately 87%, with the responsibility of the remaining 13% being left to the adjoining property owner, if and when the adjoining property develops.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request with the criteria from Sections 2.8.4.4 and 3.6.5.1 of the San Marcos Development Code and recommends approval of the request with the following conditions:

1. This Alternative Compliance is contingent approval of the CD-4 zoning change request being approved;
and
2. This Alternative Compliance shall not expire.

Alternative Compliance	Vantage San Marcos
AC-20-02	Block development in excess of 50%



Summary

Request:	An Alternative Compliance to the Stub Streets standards for block development in Section 3.6.4.1(D)3 of the San Marcos Development Code.		
Applicant:	Vantage at San Marcos 7334 Blanco Road Suite 200 San Antonio, TX 78666	Property Owner:	Mohnke Poor Farm LLC 540 Mission Valley Road New Braunfels, TX 78132
Alternative Compliance Expiration:	The Alternative Compliance shall not expire.		

Notification

Posted:	February 7, 2020	Personal:	February 7, 2020
Response:	None as of date of Staff Report		

Property Description

Legal Description:	Approximately 18.5 acres, more or less, out of the J.F. Geister Survey, No 6 and No 7, Hays County		
Location:	Near the intersection of Highway 123 and Old Bastrop Highway		
Acreage:	18.5 +/-	Central Business Area:	No
Existing Zoning:	“FD” Future Development (“CD-4” Character District – 4 is requested)	Preferred Scenario:	Low Intensity and Medium Intensity.
Existing Use:	Vacant / Agricultural	Proposed Use:	Multifamily
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extending utilities.		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ / GC	Vacant / Single Family	Medium / Low Intensity
South of Property:	ETJ / SF-6	Vacant / Single Family / Commercial	Medium / Low Intensity
East of Property:	ETJ	Single Family Rural / Agricultural	Low Intensity
West of Property:	ETJ	Commercial / Industrial	Medium Intensity

Alternative Compliance

AC-20-02

Vantage San Marcos Block development in excess of 50%



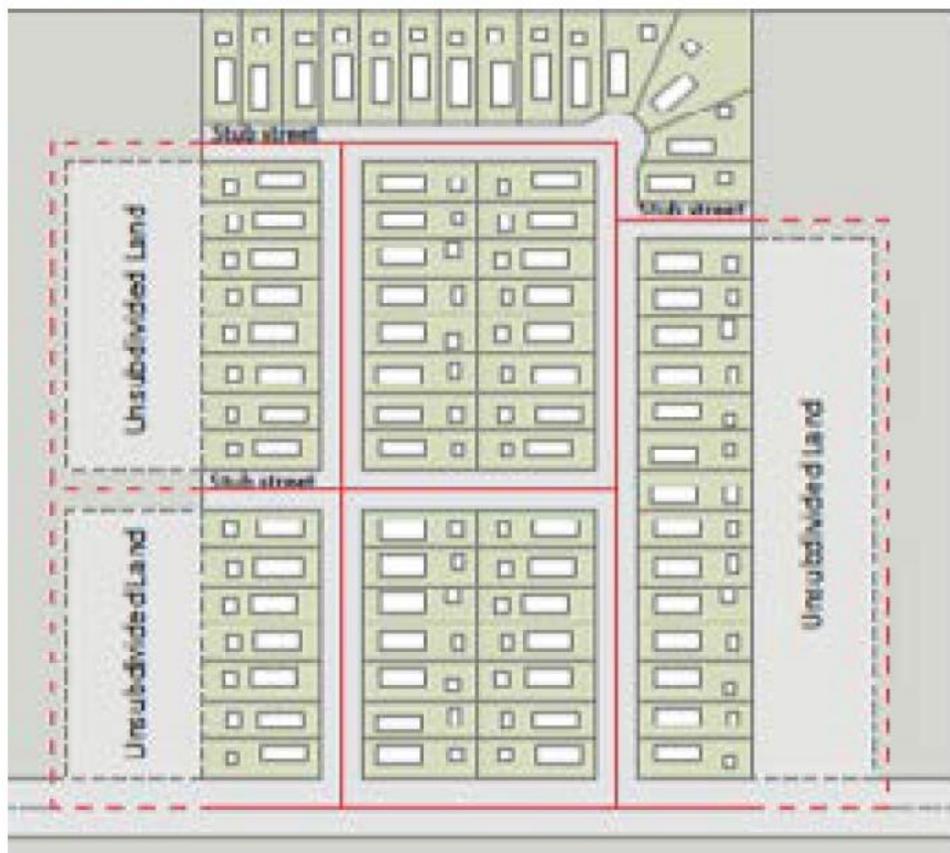
History

A request to Annex and Rezone the property is being considered concurrent with this Alternative Compliance application request.

The applicant is requesting Alternative Compliance to deviate from the Subdivision Access requirements related to Stub Streets. Section 3.6.4.1(D)3 of the code states that:

“Stub streets must be located so that the portion of the block perimeter located on the subject property does not exceed 50% of the applicable block perimeter.”

FIGURE 3.10 SUBDIVISION ACCESS



The applicant would like to build the majority of the block on their property, with the adjoining property owner responsible for less than 50% of the block perimeter.

Alternative Compliance	Vantage San Marcos
AC-20-02	Block development in excess of 50%



Additional Analysis

The CD-4 zoning standards allow for a standard block of 2,400 feet. A preliminary site plan provided by the applicant indicates that the applicant would like to develop the majority of the block, approximately 87%, with the responsibility of the remaining 13% being left to the adjoining property owner, if and when the adjoining property develops.

The purpose of the block perimeter standards are to ensure adequate connectivity for pedestrian and vehicular access. Additionally, the specific standard the applicant is requesting an Alternative Compliance for is intended to ensure that property owners have an equal share of public improvements to development ratio.

Alternatives have been reviewed. In this particular case, there appears to be a right of way easement on the adjoining property owner's property that was intended to be a county road at some point. Staff suggested to the applicant that they could treat the right of way easement as a public frontage by constructing their buildings close to the property line. However, the applicant has had conversations with the neighboring property owner, whose home is approximately 60 feet from the property line. The home owner indicated that they would prefer not to have apartment buildings adjacent to the property line.

In order to push the buildings away from the property line, the applicant is requesting to expand the allowable percentage of the developed block.

The adjacent block within the applicant's property, has a pedestrian passage to split the block, which allows the block perimeter to be expanded by up to 50%. The applicant looked at similar options for block in question but did not find it feasible.

<u>Comments from Other Departments</u>	
Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

Alternative Compliance	Vantage San Marcos
AC-20-02	Block development in excess of 50%



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
Staff recommends that the request be approved with the following conditions:		
<p>General:</p> <ol style="list-style-type: none"> 1. This Alternative Compliance is contingent approval of the CD-4 zoning change request being approved; and 2. This Alternative Compliance shall not expire. 		
Staff: Will Parrish AICP, CNU-A	Title : Planner	Date: January 30, 2020

Evaluation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<input checked="" type="checkbox"/>			<p>The request is consistent with the policies embodied in the adopted Comprehensive Plan; <i>This property is partially within the East Village Medium Intensity zone, which the Comprehensive Plan envisions as a mixed use gateway into the City. The majority of the property is located within a Low Intensity zone, in which Character Districts are considered. All residential districts, with the exception of CD-2, which allows a maximum 1 unit per 10 acres have a block perimeter requirement of 3,000 feet or less, and the applicant would still be requesting to develop more than 50% of the block.</i></p>
<input checked="" type="checkbox"/>			<p>The request is consistent with the general purpose, intent and character of the development regulations applicable to the property; <i>See Criteria for Approval in Section 3.6.5.1 below.</i></p>
	<input checked="" type="checkbox"/>		<p>There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property; <i>None noted.</i></p>
<input checked="" type="checkbox"/>			<p>The request is not detrimental to the public health, safety or welfare, or injurious to other property within the area; <i>The request enables the developer to provide a greater distance between proposed apartment buildings and the residence of the adjacent property owner.</i></p>

Alternative Compliance	Vantage San Marcos
AC-20-02	Block development in excess of 50%



Evaluation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The request either:</p> <ul style="list-style-type: none"> a. Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to, parking, traffic, noise, odors, visual nuisances, and drainage; or <i>The request would allow developer to increase the distance between the residence and closest apartment building.</i> b. Includes Improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts.
<u>X</u>			<p>The request shall not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods; <i>The potential adverse effect on adjacent property is that at the time the adjacent property owner does decide to develop the property, they will have less land to develop prior to having to construct a road. However, the adjacent property owner already has a ROW easement near the property line and would likely be required to build a road at the time of development in this approximate location. The block maximum and connectivity requirements will still be in effect.</i></p>
<u>X</u>			<p>The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods; and <i>Adjacent property is rural residential/veterinarian's office outside of City Limits. The request allows a greater distance between apartment buildings and property lines.</i></p>
<u>X</u>			<p>The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or Improvement compatible with adjacent development or the neighborhood. <i>The request does not alter the maximum block perimeter requirements or the building standards for the proposed zoning district. The request does make the development more compatible with the location adjacent to rural residence.</i></p>

Alternative Compliance	Vantage San Marcos
AC-20-02	Block development in excess of 50%



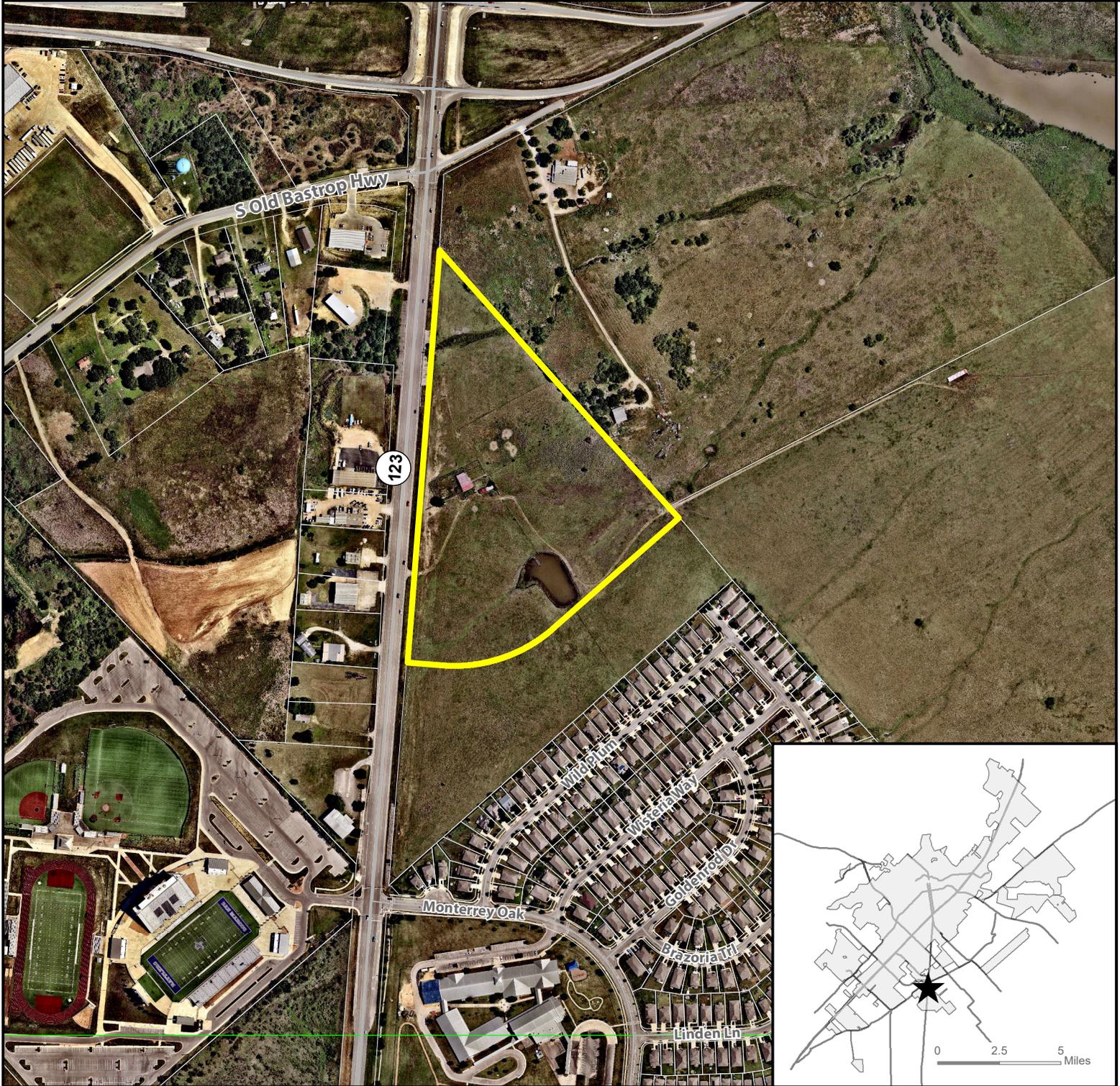
Evaluation			Block Development in Excess of 50% Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The approved alternate meets the intent of Section 3.6.1.1</p> <p>A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network. <i>The request does not modify the block perimeter or connectivity maximums. The applicant will still be required to construct public streets which will be connected at the time the neighboring property develops.</i></p> <p>B. Large blocks with limited connectivity discourages walking, contributes to street congestion and adds driving distance that can negatively impact emergency services. <i>The request does not have an effect on the maximum block length requirement.</i></p> <p>C. New streets should be designed to consider future development. <i>The applicant is required to build all streets shown on the Transportation Master Plan.</i></p> <p>D. The access regulations are intended to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments to lessen traffic congestion. Pedestrian, bike, and vehicular access should be safe, direct and convenient. <i>This request does not reduce the number of roads or pedestrian connections which would have been required by the applicant.</i></p>
<u>X</u>			<p>The approved alternate conforms with the Comprehensive Plan and adopted City plans; <i>This property is located on Highway 123, and is primarily within a Low Intensity zone which borders the East Village Medium Intensity zone. The Comprehensive Plan calls for a mix of housing types to support the citizens of San Marcos. Connectivity to the High School will be required.</i></p>
<u>X</u>			<p>The approved alternate does not increase congestion or compromise safety; <i>The request has no impact on expected congestion on public streets.</i></p>

Alternative Compliance	Vantage San Marcos
AC-20-02	Block development in excess of 50%

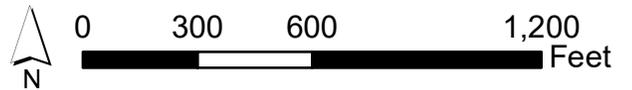


Evaluation			Block Development in Excess of 50% Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The approved adjustment does not create any lots without direct street frontage; <i>All lots will have direct street frontage.</i></p>
<u>X</u>			<p>The design adjustment is deemed reasonable due to one or more of the following:</p> <ul style="list-style-type: none"> a. Topographic changes are too steep; b. The presence of existing buildings, stream and other natural features; c. Site layout of developed properties d. Adjoining uses or the vehicles are incompatible; e. Strict compliance would propose a safety hazard; or f. The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site. <p><i>The design adjustment does not have an impact on the adjacent roadways. Additionally, the proposed adjustment allows for greater separation between rural residence and apartment buildings.</i></p>

AC-20-01 Aerial View Alternative Compliance — Lot Width



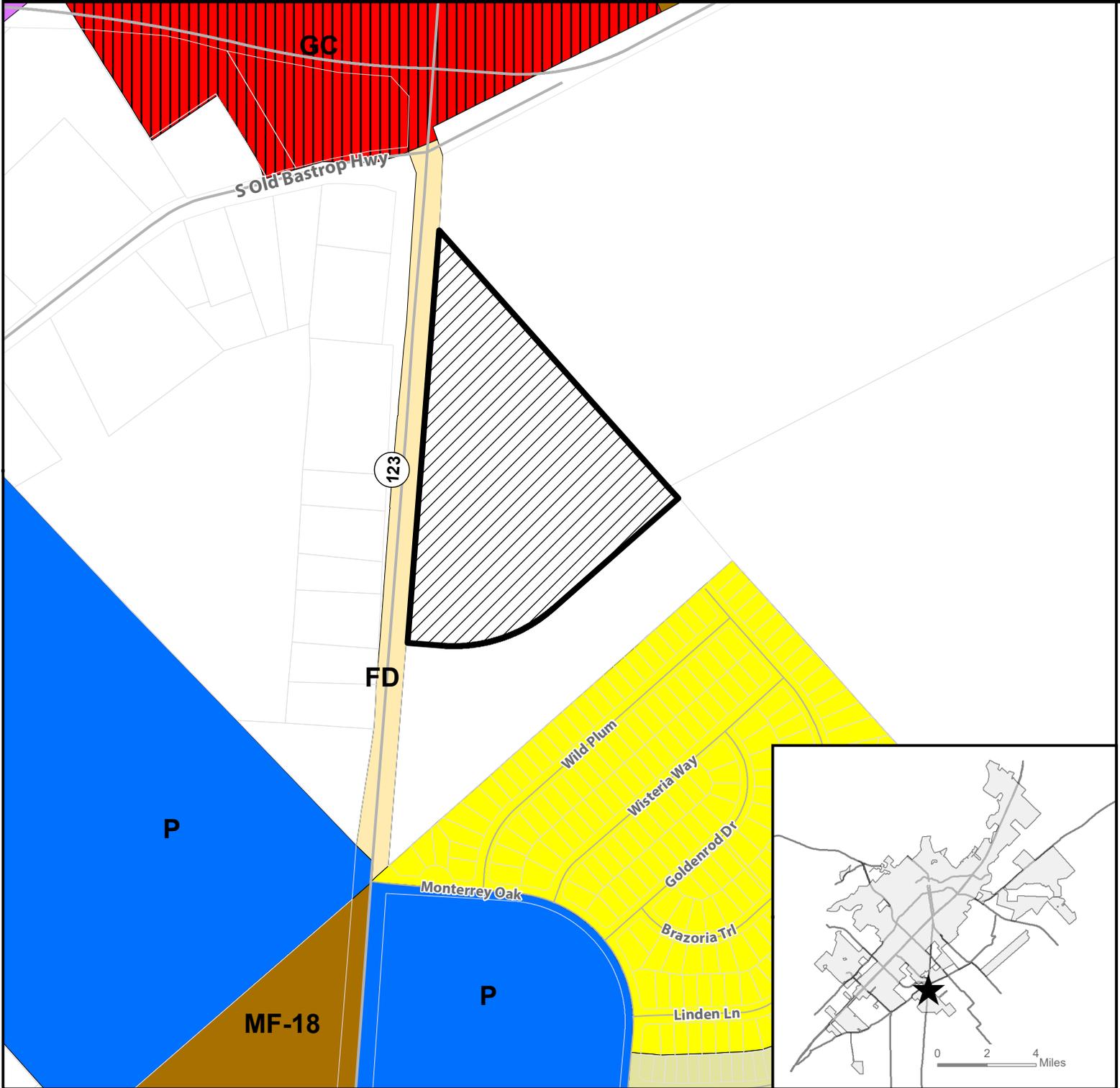
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



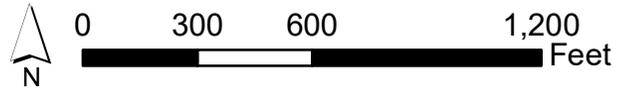
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Map Date: 1/30/2020

AC-20-01 Zoning Map Alternative Compliance - Lot Width



- ★ Site Location
- ▨ Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

Map Date: 1/17/2020

Property ID	Owner	Address	City	State	ZIP
R141049	PETROMAX BRAZOS LLC	603 MAIN ST STE 201	GARLAND	TX	75040-6332
R131169	LIMEROCK FARMS LTD TX LTD PARTNERSHIP	6325 REDWOOD RD	SAN MARCOS	TX	78666
R14470	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R14467	MANN WILLIAM R	99 RIVER BEND LN	MARTINDALE	TX	78655-3817
R13052	MOHNKE, A H	P O BOX 99	SAN MARCOS	TX	78667-0099
R14464	FIRST ASSEMBLY OF GOD OF SAN MARCOS INC	P O BOX 1554	SAN MARCOS	TX	78667-1554
R14466	CORAZON NEGRO LLC	3600 HIGHWAY 123	SAN MARCOS	TX	78666
R14465	JEWELL, ARNOLD W Attn: BRIAN JEWELL	3620 HWY 123	SAN MARCOS	TX	78666-2036
R14461	BIZTRONICS LLC	3700 S HWY 123	SAN MARCOS	TX	78666
R14462	LIGHTHOUSE BAPTIST CHURCH	3800 N SH 123	SAN MARCOS	TX	78666
R13049	PAPE GLENN R RESIDUARY TRUST PAPE BARBARA JEAN TRUSTEE	2123 OLD BASTROP HWY	SAN MARCOS	TX	78666
R130073	TRAMMELL ALANA JOY & CLINTON CODY	201 WILD PLUM	SAN MARCOS	TX	78666-5277
R130078	JOHNSON, JIMMY RAY	221 WILD PLUM	SAN MARCOS	TX	78666-5277
R130077	PADILLA ELENA E & MICHAEL J	217 WILD PLUM	SAN MARCOS	TX	78666-5277
R130076	MARTINEZ PATRICIA A & GUZMAN JASON J	213 WILD PLUM	SAN MARCOS	TX	78666
R130075	PALACIOS JACQUELINE ARLENE & CRUZ REUBEN PADILLA JR	11510 CARISIO CT	RICHMOND	TX	77406-4502
R130085	GOBLE MARIE H	309 WILD PLUM	SAN MARCOS	TX	78666-5281
R130084	GLISSON-MUNIER CORY & GEORGE	305 WILD PLUM	SAN MARCOS	TX	78666-5281
R130083	WARE JOEL JR	301 WILD PLUM	SAN MARCOS	TX	78666
R130082	KNIGHT DAMON & MICHELLE D	570 RIVER MOUNTAIN RD	WIMBERLEY	TX	78676-5866
R130081	SLAUGHTER, DUSTIN J	233 WILD PLUM	SAN MARCOS	TX	78666-5277
R130080	VALENZUELA CESAR & CYNTHIA	212 FOSSIL HILLS LOOP	SPRING BRANCH	TX	78070-6043
R130079	PEREZ JOSHUA	225 WILD PLUM	SAN MARCOS	TX	78666-5277
R130074	LAI CHUAN SOON & E CHOON KWEE	205 WILD PLUM	SAN MARCOS	TX	78666
R130153	BARNETT DANNY L	506 BRAZORIA TRL	SAN MARCOS	TX	78666-2845

R130089	KIMURA TOBI & NATHAN (LIFE ESTATE) % SERIES 2 OF THE KBAY CENTRAL GROUP LLC	P O BOX 4936	KANEOHE	HI	96744
R130154	HENDERSON MICHAEL G & MARY K	502 BRAZORIA TRL	SAN MARCOS	TX	78666-2845
R130152	SELVAGE WILLIAM R JR & BARBARA J	510 BRAZORIA TRL	SAN MARCOS	TX	78666
R130088	RENDON PEDRO JR & VIRGINIA MARIE	321 WILD PLUM	SAN MARCOS	TX	78666-5281
R130087	JENTSCH PATRICIA SUE	202 TWIN OAK RD	SEGUIN	TX	78155-7426
R130086	RODRIGUEZ MINERVA D & LEON ANTONIO G	313 WILD PLUM	SAN MARCOS	TX	78666-5281

Parrish, Will

From: Chris Weigand <cweigand@housingdev.com>
Sent: Friday, January 17, 2020 10:58 AM
To: Parrish, Will
Cc: smahlmann@ba-architects.com; Tony Olfers
Subject: [EXTERNAL] Vantage at San Marcos - Lot Layout
Attachments: Vantage at San Marcos - Proposed Lot Layout.pdf; CD-3 - Single Family Lot Layout.pdf; Vantage at San Marcos - Block Layout.pdf

Will,

Thanks for the call today. Attached is the aerial showing the block layout showing two overall blocks that account for future development to the east. One is +/-2388LF and the other +/- 3482 LF with the assumption our park and trail system in the middle of the project will suffice for the 50% increase.

Secondly, the proposed site plan and SF lotting plan is attached. Feel free to distribute the single family lotting plan to the Commission for those concerned about the CD-3 zoning case.

Regarding the lot width criteria of 120' max, as you can see we have several buildings designed to meet the 60% (increasing to 80% in CD-5) building coverage along a street frontage. With a 120' max width, this leaves only 48' for drive entrances, landscaping, grading and other necessary utility easements and drainage infrastructure that serve the buildings (water, sewer, electric, etc). Often these are on the sides of the building as to not face the public façade or resident parking area. Being the minimum fire land width is 26' and the need for landscaping, this restriction for CD-4 is nearly impossible and for CD-5 would require public streets for every building (something I assume the City of San Marcos would not want to assume maintenance of for future commercial projects). Additionally, the soils in this part of town require that the foundation of the buildings be unencumbered for several feet outside the foundation to prevent future heaving and cracking of the building.

We have customized the building design as well and have added custom unit types to meet the Building Façade requirements to showcase our architecture and hide the parking from public view. We believe application of the lot width criteria will substantially impact the ability to meet this goal by minimizing building sizes and creating much more openings for drive lanes, parking and other non-desirable outcomes that will be in conflict with the ordinance intents. Additionally, you can see the drastic topography on the Lot Layout, creating a conflict in buildings which are flat and the ability to work with the topography of the site. The site also has a large pond in the middle which we are preserving as a neighborhood park and amenity of which this code implication would most likely require a substantial modification or removal of the pond.

Furthermore, this request does not result in any incompatible development relating to the character and integrity of the adjacent neighborhood or property. We believe it will add to the underlying value. This is simple the application of a lot line on paper that will not be valuable addition to the community.

Please feel free to contact me if you have any further questions.

Sincerely,

Chris Weigand
7334 Blanco Road, Suite 200
San Antonio, TX 78216
cweigand@housingdev.com

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

Untitled Map
Write a description for your map.

- Legend
- Bizdoc
 - Bowie Elementary School
 - Hays County Juvenile Detention
 - Jewell Triggers Inc
 - Kings Highway Animal Clinic
 - Lighthouse Baptist Church
 - Vantage at San Marcos -2019
 - Wilcat Electric Supply



Soil Conservation Service Site 13 Reservoir

Google Earth

2018 Google

2000 ft

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name		Property Owner	
Company	Vantage at San Marcos, LLC	Company	Mohnke Poor Farm, LLC
Applicant's Mailing Address	7334 Blanco Rd, Suite 200 San Antonio, TX 78216	Owner's Mailing Address	540 Mission Valley Rd. New Braunfels TX 78132
Applicant's Phone #	210.381.9813	Owner's Phone #	830-708-3023
Applicant's Email	cweigand@housingdev.com	Owner's Email	lachafin.nb@gmail.com

PROPERTY INFORMATION

Subject Property Address: 3625 SH 123, San Marcos TX 78666

Zoning District: OCL (requesting CD-3 and CD-4)

Tax ID #: R14470 & R14472

Legal Description: Lot _____

Block _____

Subdivision _____

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We are requesting alternative compliance to section 4.4.3.4

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$793*

Technology Fee \$13

TOTAL COST \$806

Renewal/Amendment Filing Fee \$423*

Technology Fee \$13

TOTAL COST \$436

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Lora Ann Chafin (owner name) on behalf of Mohnke Poor Farm, LLC (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at 3625 State Highway 123, San Marcos, TX 78666 (address).

I hereby authorize Chris Weigand or assigns (agent name) on behalf of Vantage at San Marcos, LLC (agent company) to file this application for Zoning and other development related applications (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/25/2019

Printed Name, Title: Lora Ann Chafin

Signature of Agent:  Date: 1/14/20

Printed Name, Title: Chris Weigand, Project Manager

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 1/23/20

Print Name: Chris Weigand

To: City of San Marcos
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666

Re: Vantage at San Marcos – Alternative Compliance Request – Section 2.8.4.4

- **Alternative Compliance to Section 4.4.3.4 – Max Lot Width of 120’ for Apartment use**

Dear City of San Marcos,

We are requesting Alternative Compliance to the above mentioned section of the Zoning Code for CD-4, as it relates to the maximum lot width of 120’. The proposed development is consistent with the remainder of the zoning design criteria within Section 4.4.3.4 including the impervious cover, buildings height, setbacks, parking, build-to-zones or other applicable building criteria set for the in the section.

This request is consistent with the polices embodied in the Comprehensive Plan as the land use proposed is consistent with the Plan.

This request is consistent with the general purpose, intent and character of the development regulations applicable to the property by meeting all the design parameters contained within the zoning code.

The site has a substantial amount of topography as well as an existing pond that is proposed to be saved as part of the development. Additionally, the Master Thoroughfare Plan (MTP) requires a number of streets within the proposed 30 acre tract thereby limiting the shape of the proposed lots and blocks of the project.

The request is not detrimental to the public health, safety or welfare, nor injurious to other property within the area.

This request does not have an adverse impact to adjacent property or neighborhoods or add undue drainage, parking, traffic, noise odors or visual nuisances. In fact the application of this criteria would potentially add traffic conflicts, drainage concerns and other visual nuisances if applied per the standard.

This request does not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance to with the provisions of the City Development Code or adversely affect the rights of owners or residents of adjacent property or neighborhoods.

The request does not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods.

This request meets all the remaining standards of the zoning district.

Furthermore, application of this criteria will create additional and unnecessary infrastructure due to the project requiring many more platted lots than currently proposed which may lead to the following issues:

- Additional ROW and streets for access to lots which will be maintained by the public
- Additional water meters to serve the lots which will be maintained by the public
- Additional water lines and sewer lines to serve the lots which will be maintained by the public
- Additional driveways and traffic points for each lot to have public access potentially creating traffic concerns
- Potential for drainage issues across individual lots that are subdivided and can be owned by separate owners

We respectfully request that alternative compliance to our project per the lot dimensions associated with the attached plan be granted in order for the project to move forward per the remaining zoning standards

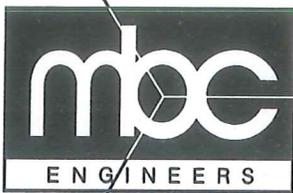
If you have any question with this request, please feel free to contact us directly.

Sincerely,



Vantage at San Marcos, LLC
Attn: Christopher Weigand, P.E.
7334 Blanco Road, Suite 200
San Antonio, TX 78216





**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING AND ANNEXATION EXHIBIT**

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a 1/2-inch Iron Rod found on the East Right-of-Way line of State Highway 123 and the Southeast Right-of-Way line of Old-Bastrop Highway and marking the Westernmost corner of a called 225.25 Acre Tract as described in deed recorded in Document number 18004464, of the Deed records of Hays County, Texas;

THENCE S 04° 22' 13" W a distance of 288.89 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found at the **POINT OF BEGINNING**;

THENCE S 41° 37' 44" E a distance of 811.88 feet, along and with the West line of said 225.25 Acre Tract and with the East line of this tract to a Fence Post Found;

THENCE S 41° 49' 45" E a distance of 440.41 feet, continuing along and with said 225.55 Acre Tract to a 1/2-Inch Iron Rod with cap "BYRN" Found and marking the Westernmost corner of a called 100 Acre Tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

THENCE S 42° 05' 52" E a distance of 54.41 feet along and with the West line of said 100 Acre tract, to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE S 48° 35' 24" W a distance of 607.78 feet departing the West line of said 100 Acre tract, into and across said 30.9 Acre tract to a 1/2-Inch Iron Rod with cap "MBC" Set at the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 545.00 feet, Arc length = 435.83 feet, Chord Bearing = S 71° 29' 57" W and Chord Distance = 424.31 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 85° 35' 29" W a distance of 127.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the East Right-of-Way line of said State Highway 123;

THENCE N 04° 24' 31" E a distance of 1506.69 feet along and with the East Right-of-Way line of said State Highway 123 to the **POINT OF BEGINNING** and containing 18.58 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: December 04, 2019
Job No: 32486-HAYS

OLD BASTROP HIGHWAY

P.O.C.

P.O.B.

S04°22'13"W
288.89'
(S05°08'00"W 288.86')

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	435.83'	545.00'	45°49'07"	S 71°29'57" W	424.31'



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◎ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- M.P.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

BARBARA JEAN PAPE
A CALLED
225.25 ACRE TRACT
DOC.# 18004464 (D.R.H.C.T.)

WATER LINE EASEMENT
VOLUME 205, PAGES 202-203

25' WATER LINE EASEMENT
VOLUME 1502, PAGE 138

STATE HWY 123

18.58 ACRES
809,506 SQ. FT. +/-

25' WATER LINE EASEMENT
VOLUME 2412, PAGE 1 (D.R.H.C.T.)

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

60' RIGHT OF WAY RESERVATION
VOLUME 355, PAGE 644

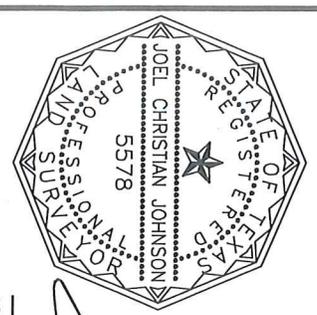
ZONING AND ANNEXATION EXHIBIT OF

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT OF LAND ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS.



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9902
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 1 OF 2



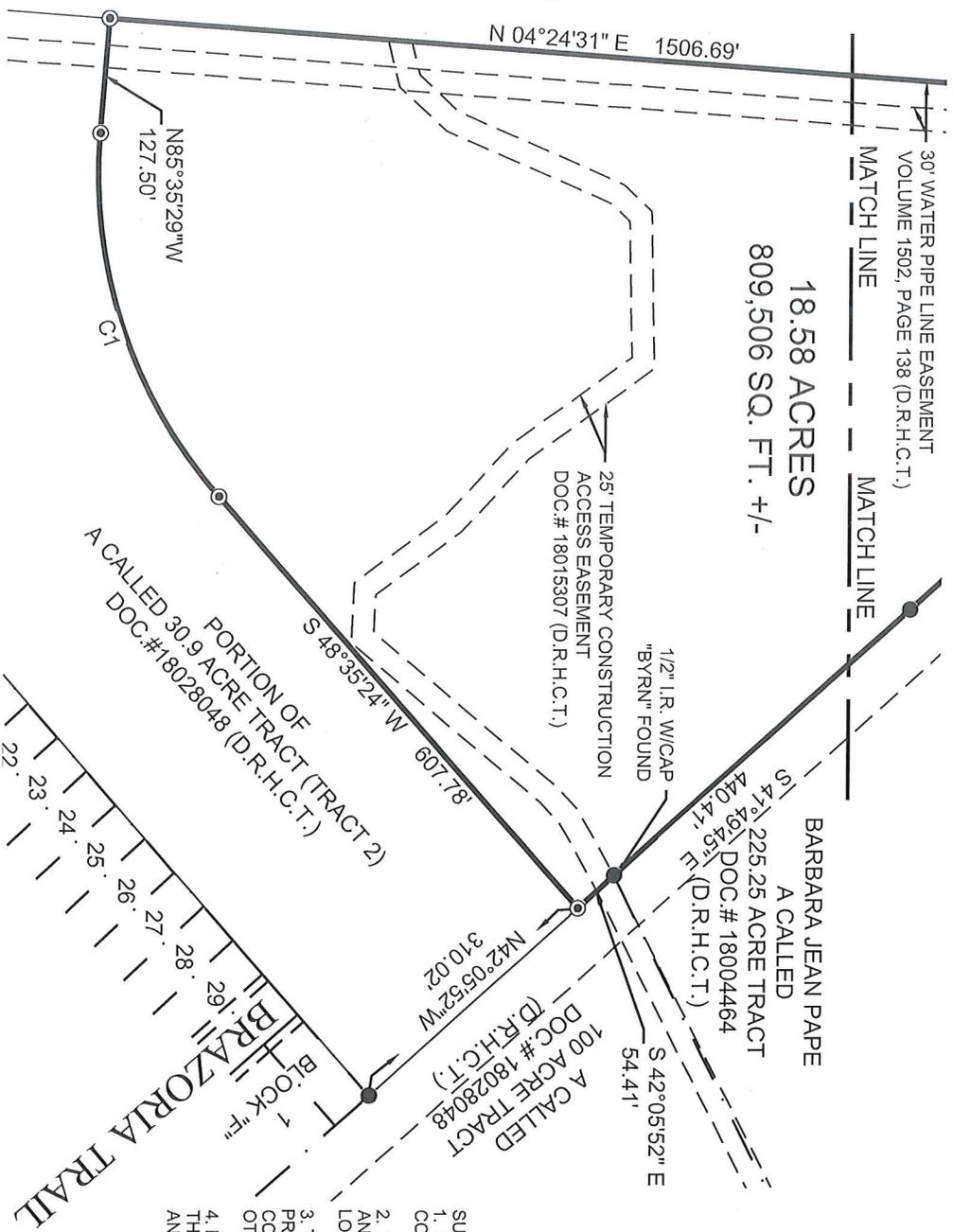
JOEL C. JOHNSON

R.P.L.S. #5578

30' WATER PIPE LINE EASEMENT
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

18.58 ACRES
809,506 SQ. FT. +/-

STATE HWY 123



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- M.P.R.H.C.T. MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS

- SURVEYORS NOTES:**
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
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 4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

ZONING AND ANNEXATION EXHIBIT OF

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT OF LAND ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS.



JOEL C. JOHNSON
R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 100117100

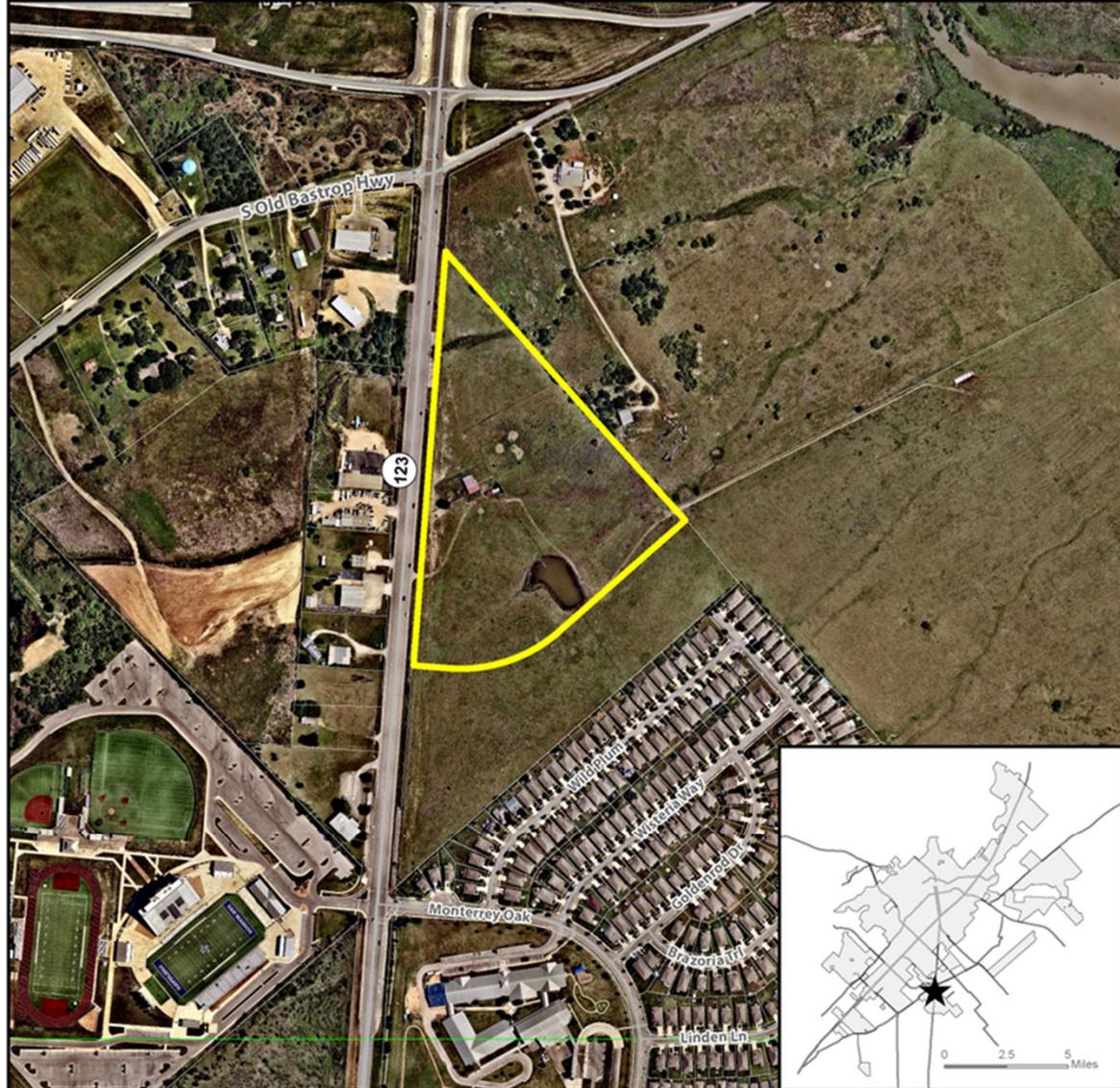
DATE: 12/05/2019
JOB NO. 32486-HAYS
SHEET 2 OF 2

AC-20-02 (Block Development in Excess of 50%)

AC-20-02 (Block Development in Excess of 50%) Hold a public hearing and consider a request from Vantage at San Marcos for an Alternative Compliance to the Subdivision Access and Stub Street requirements in Section 3.6.4.1(D)3 of the Development Code relating to a proposed apartment development located near the intersection of Old Bastrop Highway and Highway 123, Hays County, Texas. (W. Parrish)

Location:

- Approximately 18.5 acres along near the intersection of Old Bastrop Hwy and Hwy 123
- Proposing Character District-4 (CD-4) Zoning
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - Rural residential, vacant, and agricultural land
 - Commercial and religious uses across Hwy 123; and
 - Cottonwood Creek neighborhood is nearby.



<ul style="list-style-type: none"> ★ Site Location ▭ Subject Property ▭ Parcel ▭ City Limit 	<p>0 300 600 1,200 Feet</p> <p>N</p> <p>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. Imagery from 2017.</p> <p>Map Date: 1/9/2020</p>
---	--



110

266

123

Old Bastrop Rd
S Old Bastrop Hwy

2,388 L.F.

3,482 L.F.

Adalup St

Wild Plum Dr

Wisteria Way
Monterrey

Goldenrod Dr

Brazoria Trail

Hoya Ln

Alternative Compliance Request

Section 3.6.4.1(D)3

Code Requirement:

“Stub streets must be located so that the portion of the block perimeter located on the subject property does not exceed 50% of the applicable block perimeter maximum.”

Applicant Request:

Applicant is requesting to develop approximately 87% of the applicable block perimeter.

FIGURE 3.10 SUBDIVISION ACCESS



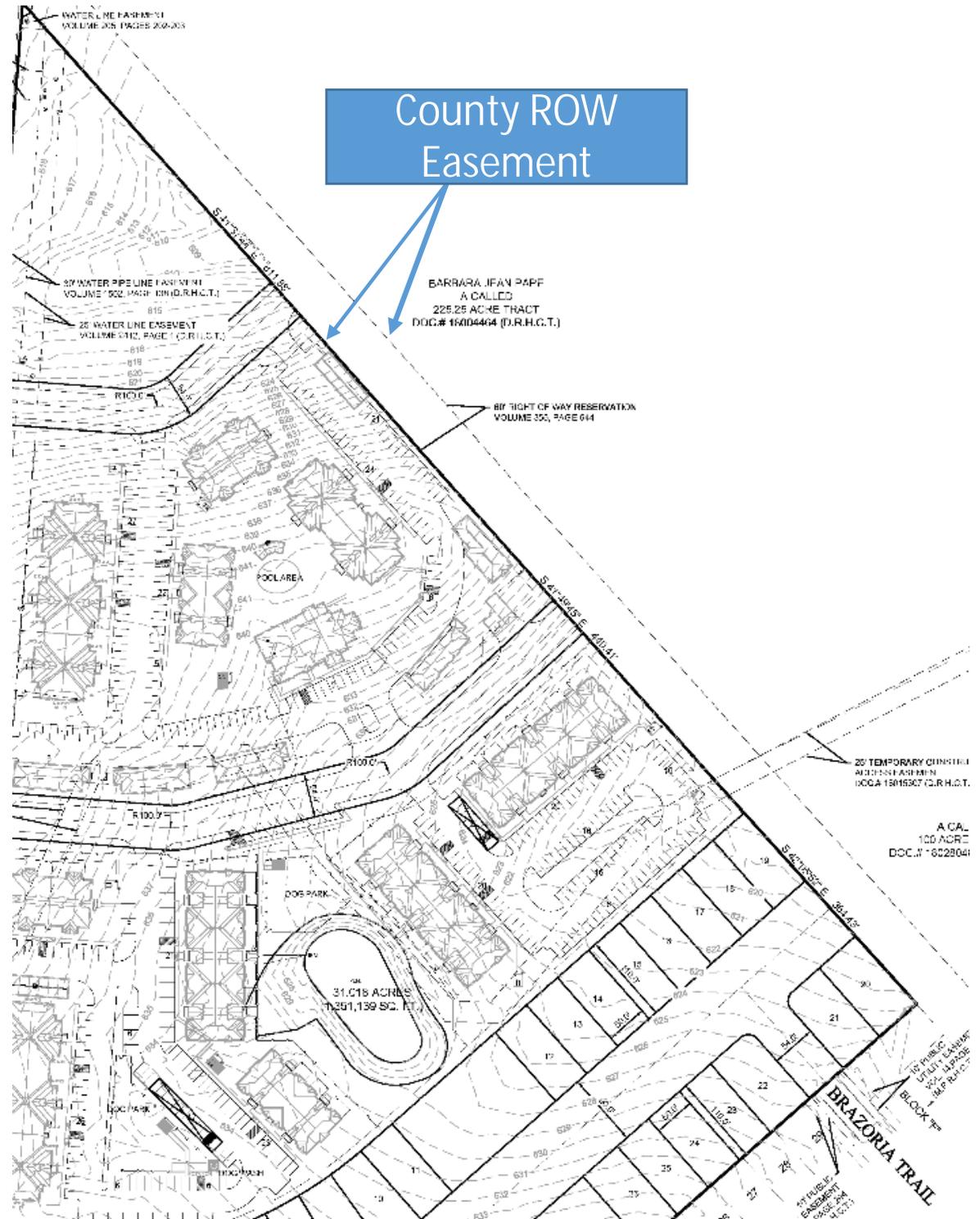
TABLE 3.1 BLOCK PERIMETERS

ZONING DISTRICT	BLOCK PERIMETER (MAX)	DEAD-END STREET (MAX)
FD, CD-1, CD-2	N/A	500 Ft.
SF-6, ND-3, SF-R, SF-4.5	3,000 Ft.	300 Ft.
ND-3.5, ND-4, CD-3	2,800 Ft.	250 Ft.
CD-4	2,400 Ft.	200 Ft.
CD-5, CD-5D	2000 Ft.	NOT ALLOWED
EC, HC, HI, LI	5,000 Ft.	400 Ft.
LEGACY DISTRICTS AND ETJ	3,000 Ft.	300 Ft.

Analysis

Effect of the Alternative Compliance

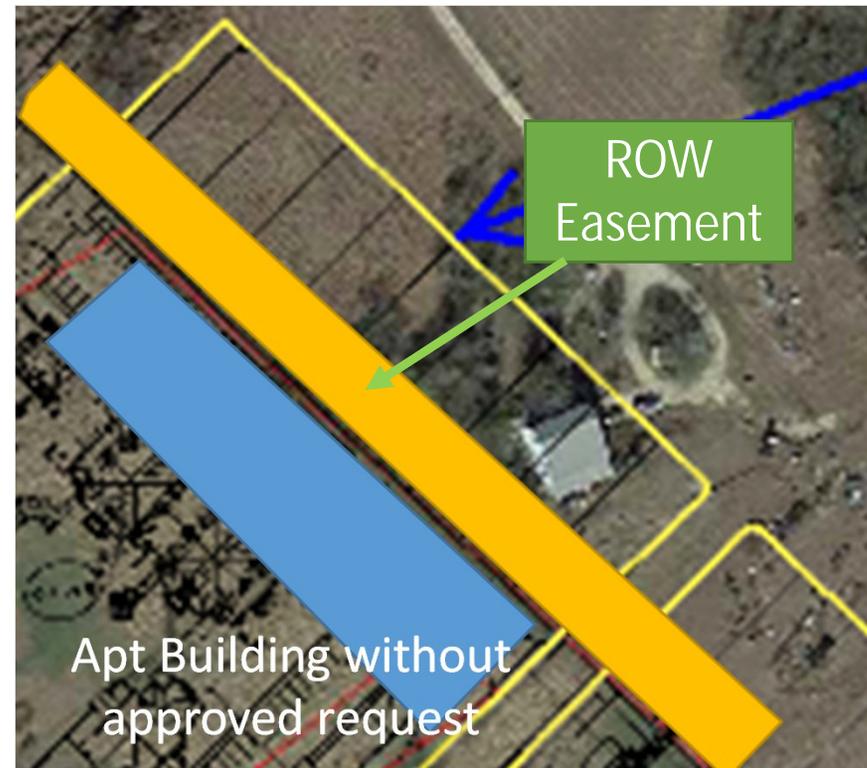
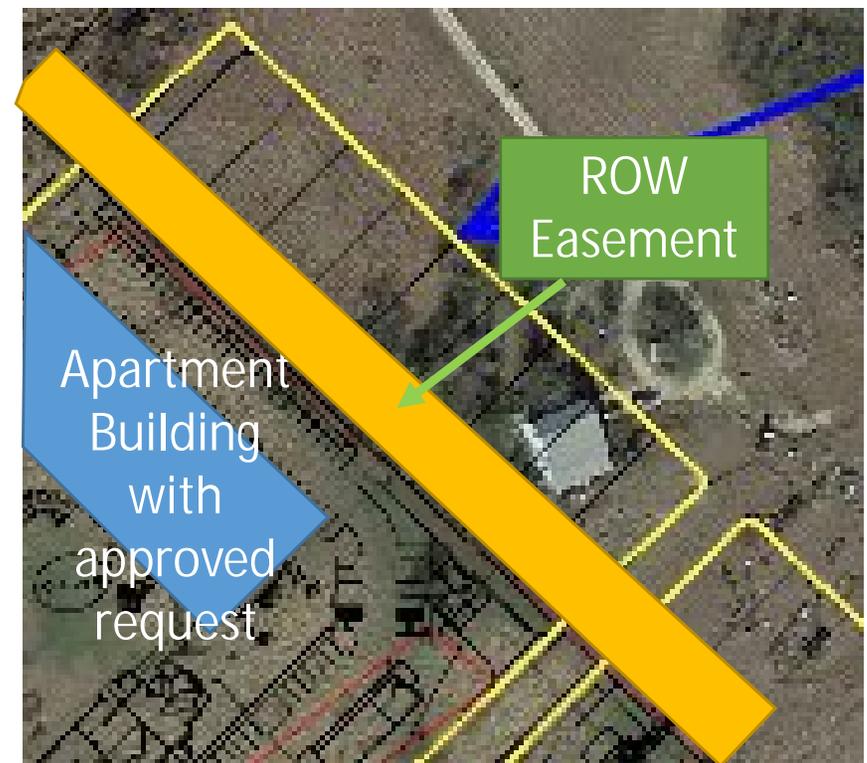
- Would normally encumber adjoining property with greater impacts from roadway development.
- However, in this case there is an existing right of way easement intended for future dedication to the County on the neighboring property.
- The request does not waive the maximum block perimeter or connectivity requirements.



Analysis

Impact on neighboring residence.

- If ROW easement was used to meet block perimeter requirements, the apartment buildings would need to abut the neighboring property line.
- Request allows building to be set back from property line, because the ROW easement does not have to be considered a street frontage.



Staff Recommendation

Staff recommends that the request be approved with the following conditions:

1. This Alternative Compliance is contingent on approval of the CD-4 zoning change request being approved; and
2. This Alternative Compliance shall not expire.



Legislation Text

File #: CUP-20-04, **Version:** 1

AGENDA CAPTION:

CUP-20-04 (Green Mesquite BBQ) Hold a public hearing and consider a request by Green Mesquite BBQ for a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 200 Springtown Way, Ste. 124. (W. Parrish).

Meeting date: February 25, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Green Mesquite BBQ is located near the intersection of Springtown Way and Thorpe Lane. It is on the ground floor of the Lyndon, a mixed use apartment building. The restaurant is approximately 1,350 square feet, and is requesting a CUP for beer and wine.

The restaurant is proposing 75 indoor seats, with no outdoor seating. The building is located within the Springtown shopping center and does not front on a public street.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the application with the criteria from Sections 2.8.3.4 and 5.1.5.5 of the San Marcos Development Code and recommends **approval** with the following conditions:

1. Permit shall be valid for one (1) year, provided standards are met
2. There shall be no outdoor amplified music
3. The permit shall be effective upon the issuance of a Certificate of Occupancy
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Conditional Use Permit	200 Springtown Way Suite 124
CUP-20-04	Green Mesquite BBQ



Summary

Request:	A Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 200 Springtown Way, Suite 124.		
Applicant:	Green Mesquite BBQ 1724 Strobel Lane Austin, TX 78748	Property Owner:	Springtown VMU LTD 500 West 5 th Street Ste 700 Austin, TX 78701
Square Feet:	1,350 square feet	Type of CUP:	Beer and Wine
Interior seating:	75	Outdoor seating:	0
Parking Required:	19	Parking Provided:	Shared
Days & Hours of Operation:	Sunday – Thursday: 11 a.m. – 9 p.m. Friday – Saturday: 11 a.m. – 10 p.m.		

Notification

Posted:	February 7, 2019	Personal:	February 7, 2019
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 5A Springtown V Subdivision		
Location:	Near the intersection of Thorpe Lane and Springtown Way		
Acreage:	6.5 acres +/-	Central Business Area:	No
Existing Zoning:	Vertical Mixed Use (VMU)	Preferred Scenario:	Midtown High Intensity Zone
Existing Use:	Vacant	Proposed Use:	Restaurant
CONA Neighborhood:	Millview West	Sector:	7
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Retail/Restaurants	High Intensity
South of Property:	GC	Retail/Restaurants	High Intensity
East of Property:	GC	Restaurants	High Intensity
West of Property:	GC	Restaurants	High Intensity

Conditional Use Permit	200 Springtown Way Suite 124
CUP-20-04	Green Mesquite BBQ



History

Green Mesquite BBQ is located near the intersection of Springtown Way and Thorpe Lane. It is on the ground floor of the Lyndon, a mixed use apartment building. The restaurant is approximately 1,350 square feet, and is requesting a CUP for beer and wine.

Additional Analysis

The restaurant is proposing 75 indoor seats, with no outdoor seating. The building is located within the Springtown shopping center and does not front on a public street.

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

Staff Recommendation

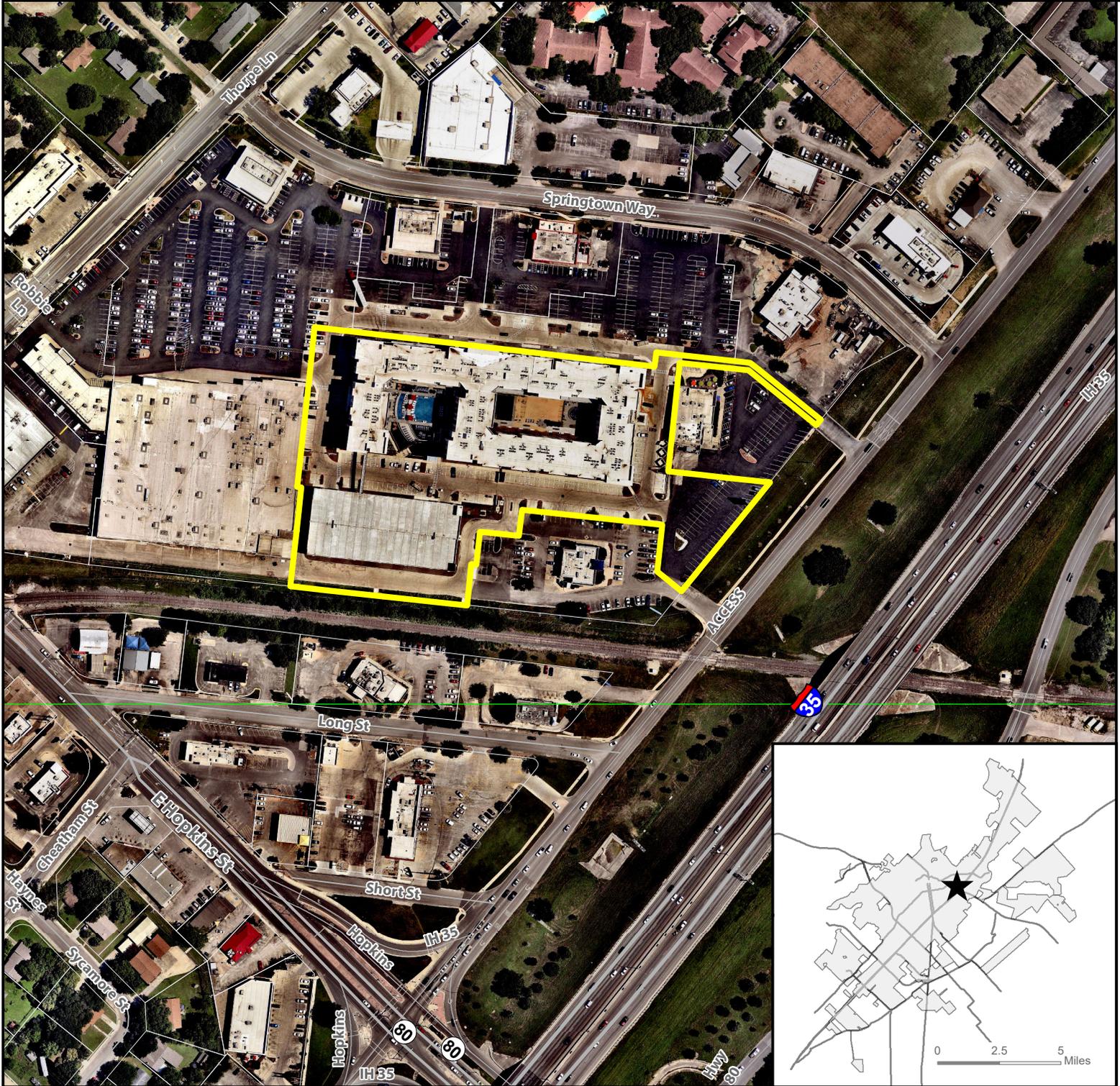
Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial	<input type="checkbox"/>
<ol style="list-style-type: none"> 1. Permit shall be valid for one (1) year, provided standards are met 2. There shall be no outdoor amplified music 3. The permit shall be effective upon the issuance of a Certificate of Occupancy 4. The permit shall be posted in the same area and manner as the Certificate of Occupancy. 					
Staff: Will Parrish	Title : Planner		Date: February 4, 2020		

Conditional Use Permit	200 Springtown Way Suite 124
CUP-20-04	Green Mesquite BBQ



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. Studies were not complete at the time of this request
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).

CUP-20-04 Aerial View Green Mesquite BBQ — 200 Springtown Way Suite 124



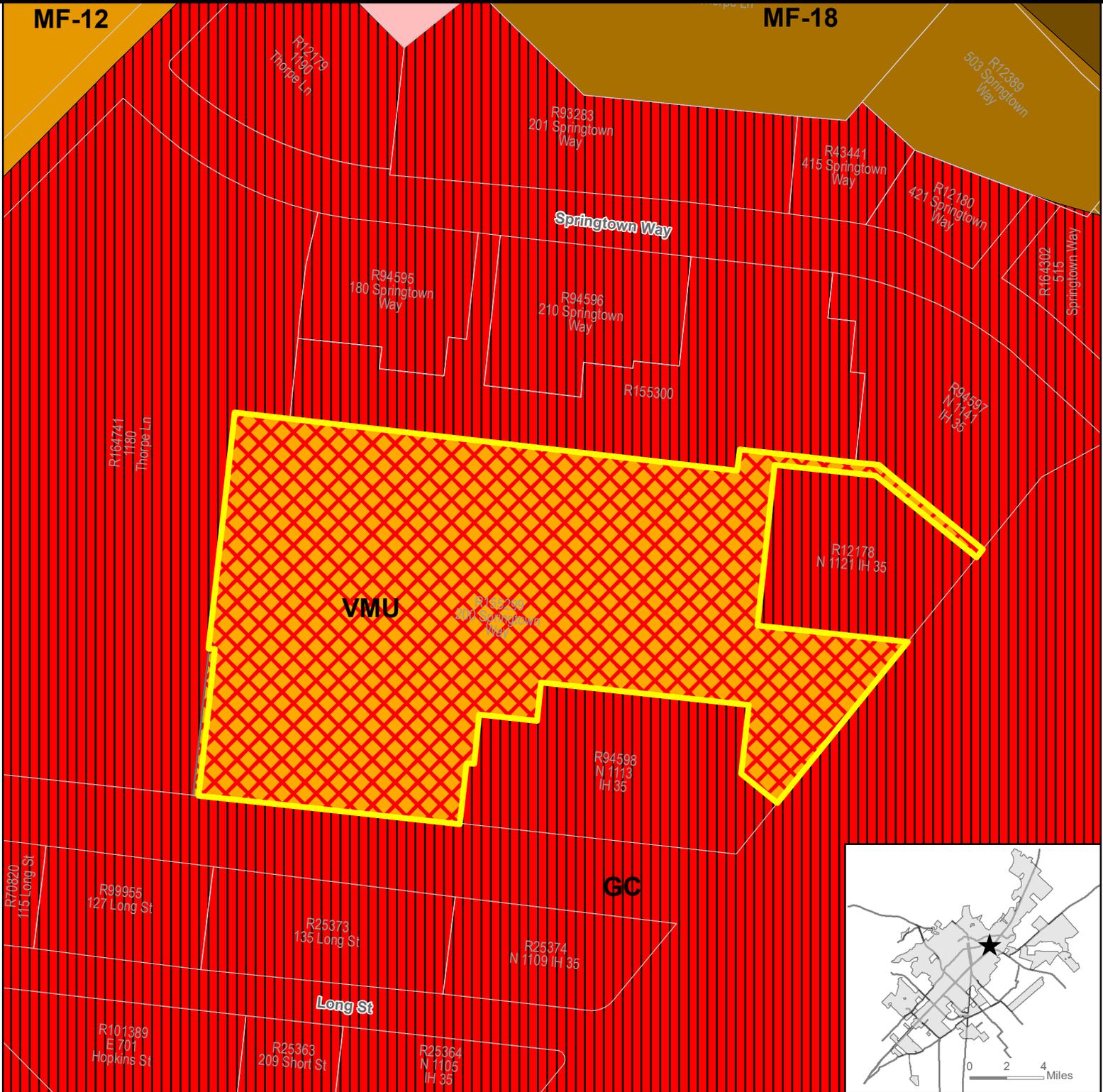
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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. Imagery from 2017.

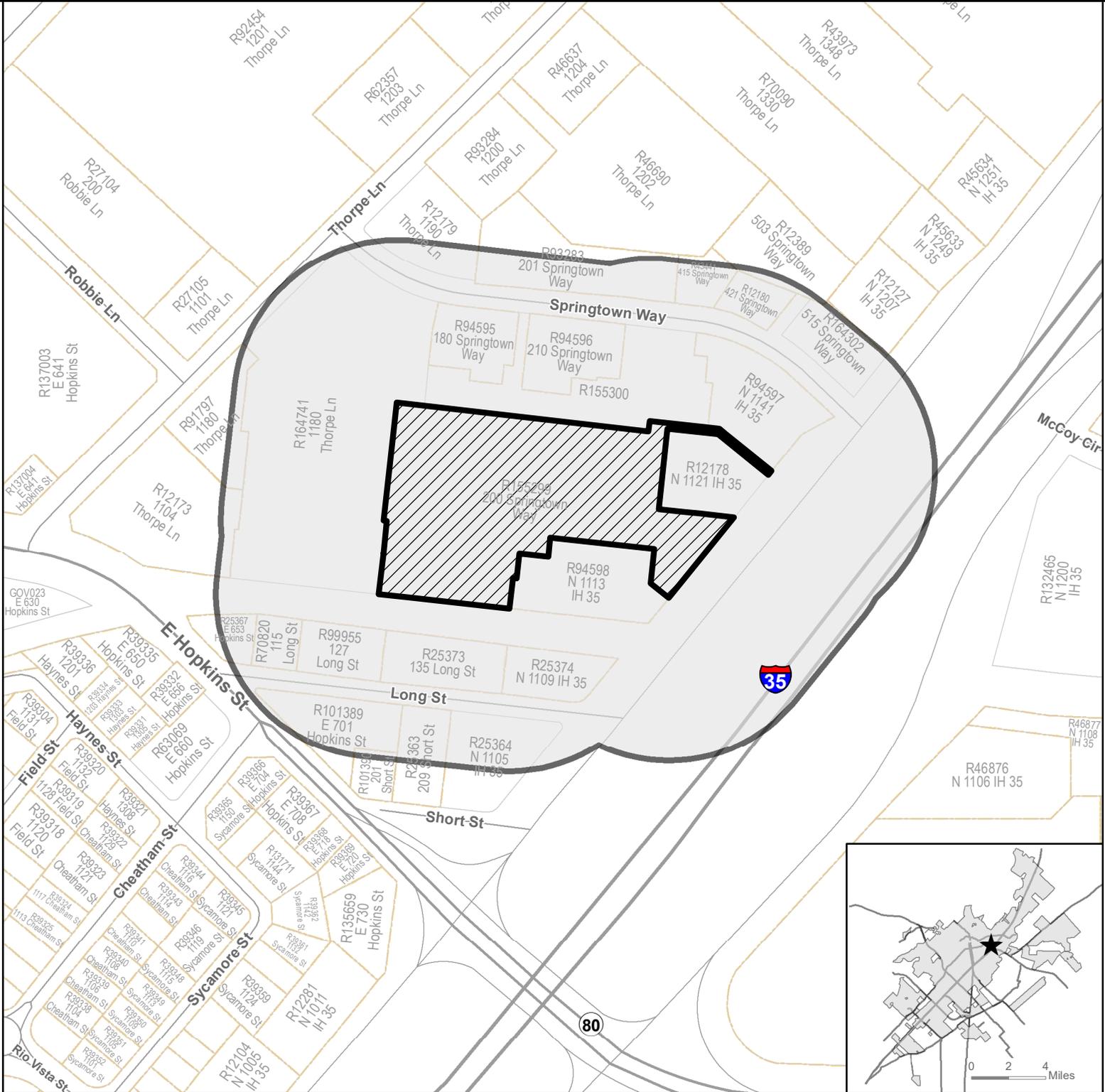
Map Date: 2/4/2020

CUP-20-04 Zoning Map Green Mesquite BBQ — 200 Springtown Way Suite 124



	Site Location	 
	Subject Property	
	400' Buffer	<p>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.</p> <p>Map Date: 2/4/2020</p>
	Parcel	
	City Limit	

CUP-20-04 400' Notification Buffer Green Mesquite BBQ — 200 Springtown Way Suite 124



<ul style="list-style-type: none"> Site Location Subject Property 400' Buffer Parcel City Limit 	 <p>0 200 400 800 Feet</p>
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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.

Map Date: 2/4/2020

Business Details

200 BBQ Group LLC

Dbas Green Mesquite – San Marcos

Trade Name: Green Mesquite BBQ

EIN 83-2094395

Contact Person: Joe Reese

cell (512-657-3074)

1724 Strobel Lane

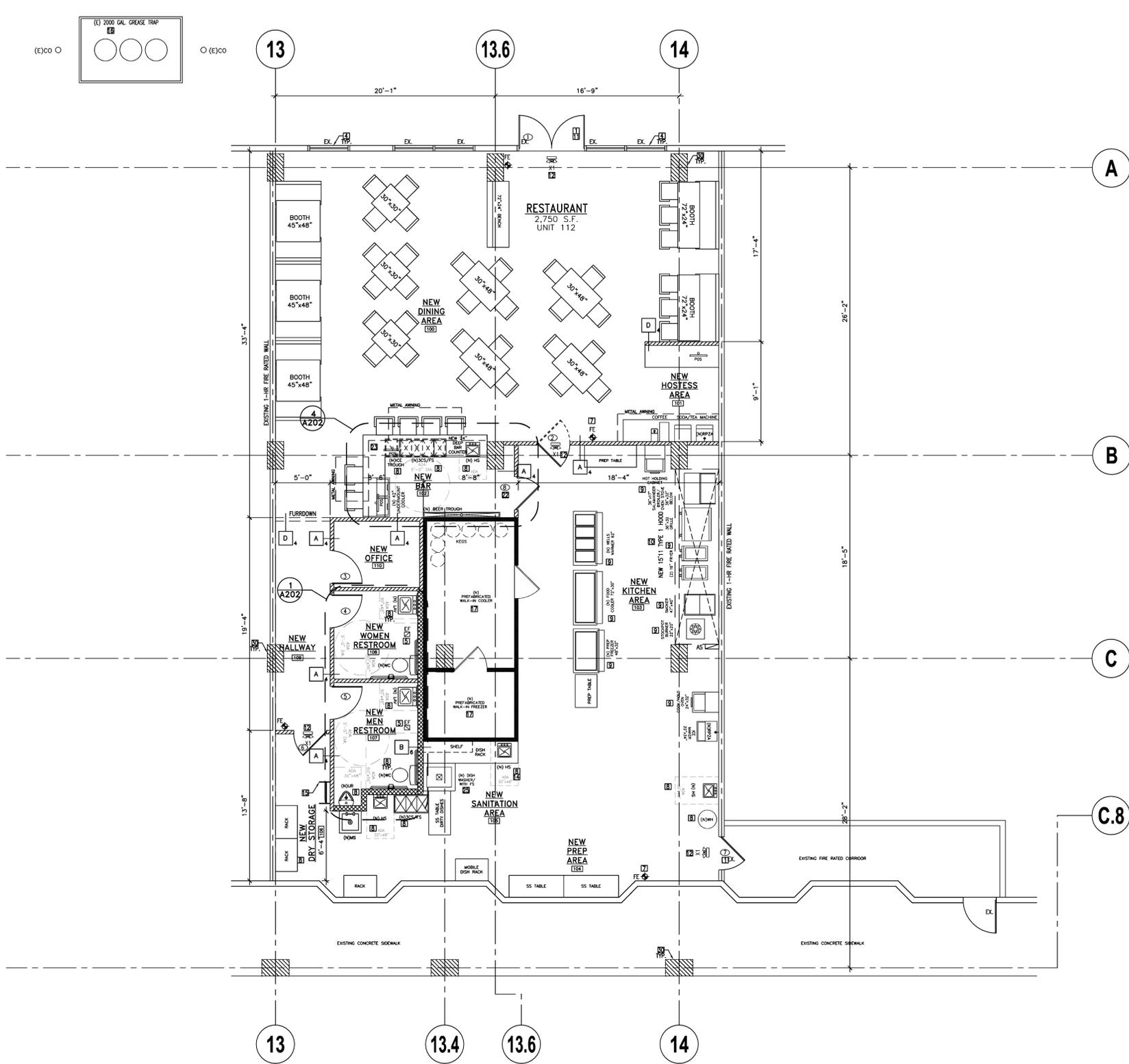
Austin, TX 78748

Joereese10@gmail.com

Entertainment

4 – 6 televisions, no sound

Pandora for business



PLAN NORTH
1 FLOOR PLAN
 SCALE: 3/16"=1'-0"

FLOOR PLAN KEY NOTES

- 1. EXISTING DOOR AND FRAME TO REMAIN UNDISTURBED.
- 2. EXISTING ELECTRIC METER. REFER TO ELECTRICAL DRAWINGS.
- 3. EXISTING ELECTRIC PANELS TO REMAIN UNDISTURBED.
- 4. EXISTING WINDOW AND FRAME TO REMAIN UNDISTURBED.
- 5. NEW EXHAUST FAN.
- 6. NEW FIRE EXTINGUISHER: TYPE K
- 7. NEW FIRE EXTINGUISHER: TYPE 2A:10-B.C.
- 8. NEW PLUMBING FIXTURES. REFER TO PLUMBING DRAWINGS.
- 9. NEW KITCHEN EQUIPMENT. REFER TO SPECS.
- 10. NEW TYPE 1 HOOD. REFER TO MECHANICAL DRAWINGS.
- 11. NEW 8" HIGH ADDRESS LETTERS.
- 12. NEW EMERGENCY EXIT LIGHT WITH BATTERY BACKUP.
- 13. NEW METAL AWNING. REFER TO 2/A203.
- 14. NEW 12" HIGH SPLASH SHIELD MOUNTED TO HAND SINK. REFER TO PLUMBING DRAWINGS.
- 15. NEW MEZZANINE ACCESS LADDER. REFER TO 3/A203.
- 16. EXISTING 2000 GAL. GREASE TRAP.
- 17. NEW PREFABRICATED WALK-IN COOLER/FREEZER. REFER TO MECHANICAL DRAWINGS.
- 18. NEW 5/8" TYPE 'X' GYPSUM BOARD WALL. TAPE/FLOAT/TEXTURE AND PAINT.
- 19. NEW ANSUL SYSTEM TO BE INSTALLED.
- 20. NEW CLEAN OUT. REFER TO PLUMBING DRAWINGS.
- 21. NEW ADA COUNTER.
- 22. NEW DOOR AND FRAME TO BE INSTALLED. REFER TO DOOR SCHEDULE.
- 23. NEW BAR COUNTER.
- 24. NEW MECHANICAL UNIT. REFER TO MECHANICAL DRAWING.
- 25. NEW DISHWASHER. REFER TO PLUMBING DRAWINGS.
- 26. NEW FIBERGLASS REINFORCED PANELS (FPR). HT=9'-0"
- 27. NEW S.S. PANELS. HT=9'-0"
- 28. NEW 8'BLx24"Dx34"H DRINK STATION.
- 29. NEW 5'0Lx24"Dx34"H SERVICE COUNTER.
- 30. EXISTING CONCRETE COLUMN.

LEGEND OF SYMBOLS	
[1]	KEY NOTE
[A] 4	WALL TYPES - REFER TO SHEET A3
[X] AX	SECTION
[A]	WINDOW
[D]	DOOR
[001]	ROOM NUMBER

LEGEND	
FE	FIRE EXTINGUISHER
EW	ELECTRIC WATER HEATER
WW	WASTEWATER LINE
GL	GAS LINE
WM	WATER METER
WCO	WALL CLEANOUT
CD	CLEANOUT
EM	ELECTRIC METER
(E)	EXISTING
X1	EMERGENCY EXIT LIGHT
CU	CONDENSING UNIT
AHU	AIR HANDLING UNIT
HS	HAND SINK
EF	EXHAUST FAN
LAV	LAVATORY
EP	ELECTRIC PANEL
CD	CARBON DIOXIDE TANK
(N)	NEW

LEGEND OF WALLS	
[Solid Line]	EXISTING 4" WOOD FRAME WALL
[Hatched Line]	NEW 4" WOOD FRAME WALL

CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT AUSTIN AREA "ONE CALL CENTER" AT 1(800) 344-8377 FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ONSITE EXISTING UTILITIES.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STEEL UNLESS OTHERWISE INDICATED.
- WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT PRIOR TO SETTING WALLS.

OCCUPANCY LOAD CALCULATIONS	
IBC 2015, CHAPTER 10-TABLE 1004.1.1	
CONSTRUCTION TYPE: 2-B	
OCCUPANCY CLASSIFICATION: RESTAURANT	
GROUP A-2 ASSEMBLY	
NEW KITCHEN:	347 S.F./200 GROSS= 2
NEW SEATING AREA (UNCONC.-T&C):	878 S.F./15 GROSS= 59
NEW BAR AREA:	21 L.F./1.5 L.F.= 14
NEW TOTAL OCCUPANCY	=75

MECHANICAL NOTES

- ALL RESTROOMS ARE TO BE VENTED TO THE EXTERIOR OF THE BUILDING.
- REFER TO MECHANICAL DRAWINGS FOR HOOD, DETAILS AND SPECIFICATIONS.
- REFER TO MECHANICAL DRAWINGS FOR HVAC SYSTEM DETAILS AND SPECIFICATIONS.

TEXAS ACCESSIBILITY STANDARDS

THIS RESTAURANT IS TO MEET ALL ADA CLEARANCES AND HEIGHT REQUIREMENTS PER THE TEXAS ACCESSIBILITY STANDARDS. REFER TO SHEET G2.

STRUCTURAL NOTES

REFER TO EXISTING SHELL BUILDING FRAMING PLANS FOR HVAC EQUIPMENT SUPPORT.

FIRE ALARM AND SPRINKLER NOTE

- THERE IS AN EXISTING OR PROPOSED FIRE ALARM AND SPRINKLER SYSTEM FOR THE BUILDING.

PLUMBING NOTES

REFER TO PLUMBING DRAWINGS FOR ALL NEW PLUMBING FIXTURES, LINES, RISERS, LOCATIONS, AND GREASE TRAP.

ELECTRICAL NOTES

REFER TO ELECTRICAL DRAWINGS FOR ALL NEW POWER/LIGHTING PLAN, SCHEDULES AND ONE LINE RISER.

HARDWARE NOTES

- EXIT DOOR HARDWARE MUST COMPLY WITH IBC SECTIONS 1010.1.9.3-1010.1.9.5.
- EDGE BOLTS AND FLUSH BOLTS NOT ALLOWED ON INACTIVE LEAF OF PAIRS OF EXIT DOORS.

SEPARATE PERMIT REQUIRED

A SEPARATE PERMIT, PLANS, AND APPLICATIONS IS REQUIRED FOR FIRE ALARM SYSTEMS.

SEPARATE PERMIT REQUIRED

A SEPARATE PERMIT IS REQUIRED FOR KITCHEN HOOD SUPPRESSION SYSTEM.

SEPARATE PERMIT REQUIRED

A SEPARATE PERMIT, PLANS, AND APPLICATIONS IS REQUIRED FOR AN AUTOMATIC SPRINKLER SYSTEM.

REVISIONS
 7-30-2019
 CITY COMMENTS

RB ARCHITECT
 PLLC

ROEL BAZAN, RA

11502 Knipp Cove
 Austin, Texas 78739
 (512) 791-2986
 rbarch2@hotmail.com



GREEN MESQUITE
 200 Springtown Way, Unit 112
 San Marcos, Texas
 Floor Plan

1301 S IH 35 #216
 Austin, Texas 78741
 (512) 833-1212
 email: roel@rb-arch.com

design
 construction
 permitting
 building permits

DATE: 7/30/2019
 SCALE: 3/16"=1'-0"
 DRAWN: MAD
 FILE: C:\DWG\GREEN MESQUITE SAN MARCOS-A201.DWG
 SHEET 2
A201
 OF 8 SHEETS



9900 South IH35 (512) 282-7100

SANDWICHES & PO BOYS

ADD ONS for SANDWICHES & BURGERS

- Add Fries 2.00 • Extra Cheese .99
- Bacon .99 • Sautéed Mushrooms .99
- Ranch .50 • Grilled Onions .99
- Jalapenos .50

Add Two Side Orders for 3.99

Served with BBQ Sauce, Pickles and Onion

BBQ On A Bun Choose: Chopped Beef, Sausage, or Sliced Beef, Pulled Pork 6.49

3 Sliders Choice of Pulled Pork, Chopped Beef, Sliced Beef or Sausage 7.99

Sausage Wrap (tortilla or bread) 3.49

PO BOYS

PO BOY 7.59 Add an extra meat for 1.00

Catfish PO BOY

Fried Catfish, Lettuce, Tomato, Pickles, Onions & Homemade Tartar Sauce 8.99

GM Cheese Steak

Rib Eye, Swiss Am Cheese, Horseradish, Mayo Grilled Onions, Sautéed Mushrooms, & Side of Salsa 8.79

Smoked Turkey Mayonnaise, lettuce, tomato, pickles and onions 7.99

BURGERS 1/3 lb. Burgers include:

Lettuce, Tomato, Mustard, Mayonnaise, Pickles & Onions

Hamburger 7.79 • With Fries 9.79

Cheese Burger 8.49 • With Fries 10.49

Veggie Burger A Garden Burger 8.29

Veggie Burger • With Fries 10.29

KID'S PLATES

12 Years and Younger (Only)

One side order included with a Kid's Plate

Kid's BBQ Plate

Choice of one meat: Beef, Chicken, Ribs, Turkey or Sausage 4.99

Kid's Chicken Tenders Plate 4.99

Kid's Grilled Cheese Sandwich 4.99

BBQ DELIVERY 512-282-7100
BBQ CATERING 512-865-0764
 greenmesquitebbq.com

For Larger Orders Check the Back Page



APPETIZERS

Smoked Wings
Voted Best in Austin!

6 Wings 8.49 • **12 Wings** 15.49

16 Wings 19.29

Fried Okra Half Basket 3.99

Fried Okra Basket 5.49

Onion Rings Half Basket 3.99

Onion Rings Basket 6.49

French Fries

Half Basket 3.49 • **Basket** 4.29

Chili Cheese Fries 6.29*

*Add chop beef for 2.00

Chicken Tenders 6.29

Hush Puppies 4.29

Dinner Salad 3.99

BBQ PLATES

2 side orders included

MEATS: For Brisket add 1.00

Pork Ribs, Pulled Pork, Chicken, Sausage, Wings or Smoked Turkey

4 MEAT BBQ 14.49

3 MEAT BBQ 13.29

2 MEAT BBQ 12.49

1 MEAT BBQ 11.29

SIDE ORDERS

Mac & Cheese, Pinto Beans, Green Beans, Potato Salad, Cole Slaw, Cajun Rice, Jambalaya, Fried Okra, French Fries, Hush Puppies Golden Velvet Corn, & Mashed Potatoes

DESSERT

Blueberry, Fudge or Pecan Pie 3.99

Peach Cobbler 3.49

Baby Cobbler 2.99

Ice Cream 2.29

DRINKS: Tea, Sweet Tea, Coffee & Soft Drinks 2.49

Lemonade 2.49

Root Beer Float 5.49

SouthPark To Go 9-20-2019

Green Mesquite BBQ & More

- 9900 South IH35 (512) 282-7100
- 1400 Barton Springs (512) 479-0485
- 200 Springtown Way in San Marcos, Tx
greenmesquitebbq.com

SPECIALTIES

All Specialties include two side orders

Chicken Fried Chicken

A Boneless Breast of Chicken with Gravy 12.49

Chicken Fried Steak

A Big Hand Battered Steak with Gravy 12.49

Smoked Wing Plate

8 Mesquite Smoked Wings 12.49

Bubba Taco Basket

Two Tacos of your Choice: Pulled Pork, Turkey, Chopped Beef, Sliced Beef, Chicken, or Catfish 11.49

Catfish Plate

4 Pieces of Fried Catfish with hush puppies 12.49

6 Pieces of Fried Catfish with hush puppies 14.49

Dressings: Balsamic Vinaigrette, Bleu Cheese, Ranch, 1000 Island, and Honey Mustard

SALADS & VEGGIES

Chef Salad

Lettuce, Tomato, Cheese, Hard Boiled Egg with Smoked Turkey 11.49

Dinner Salad 3.99

Grilled Chicken Chef Salad

A Grilled and Marinated Chicken Breast, Lettuce, Tomato, Cheese, Hard Boiled Egg 11.49 (For Fried Chicken Tenders add \$1.00)

Vegetable Platter

Choose 4 Veggies: Golden Velvet Corn, Potato Salad, Cole Slaw, Pinto Beans, Green Beans, Mac & Cheese, French Fries, Cajun Rice, Fried Okra, or Mashed Potatoes 7.99

SPICY STUFF

Jambalaya (Texas Style)

with Rice, Bread & Garlic Butter 9.29

1/2 Jambalaya 6.29

Low Carb Jambalaya

Without Rice, Bread or Garlic Butter 6.29

Frito Pie

Chili, Fritos, Cheese, Onions & Pinto Beans 7.29

Chili Cheese Fries 5.79

Chop Beef Chili Cheese Fries 7.59

Chili, Fritos, Cheese, Onions, & Chopped Beef

Bubba's Chop Beef Chili 9.29

BAKERS

Baked Potato

An Idaho Potato with Butter, Sour Cream, Cheese, Chives and Bacon 5.49

Stuffed Baker (no bacon)

Pulled Pork, Chopped Beef, Turkey or Grilled Chicken 8.49



• Green Mesquite BBQ & More Southpark 9900 South IH35 Austin, Texas 78748 (512) 282-7100

• Green Mesquite BBQ & More Barton Springs 1400 Barton Springs Rd. Austin, Texas 78704 (512) 479-0485

• Green Mesquite BBQ & More 200 Springtown Way San Marcos, TX

BBQ TO GO

Bread, Pickles, Onions, and BBQ Sauce are included with Meat Orders

Meats by the Pound

Pork Ribs 17.99 per lb

Pulled Pork 15.99 per lb

Smoked Turkey 17.99 per lb

Brisket 18.99 per lb

Chopped Beef 16.99 per lb

Smoked Sausage 14.99 per lb

Whole Chicken 13.99 each

Half Chicken 8.59

1/4 Chicken 5.59

25 Famous Smoked Wings

Voted Best in Austin!

Please call ahead for larger orders **32.00**



SIDE ORDERS

- Pinto Beans • Potato Salad • Cole Slaw
- Green Beans • Jambalaya • Cajun Rice
- Macaroni & Cheese • Mashed Potatoes
- French Fries • Golden Velvet Corn

DESSERTS:

Since day one; Julie and Spencer, of Texas Pies, have been baking our pies. Since 1988.

Blueberry, Fudge or Pecan Pie 3.99

Peach Cobbler A Large Bowl for 3.49

Your grandmother would be proud

Baby Cobbler 2.99 • Ice Cream 2.29

DRINKS: Tea, Sweet Tea, Coffee & Soft Drinks 2.39

Lemonade 2.39 • Root Beer Float 5.49

Order Online from greenmesquitebbq.com or Call Us at 512-282-7100



We deliver orders up to \$250 for a \$25 charge. We charge 10% for orders over \$250.



SouthPark 9-20-2019

FAMILY PACKS

(Family Packs are To Go Only)

CHOOSE YOUR MEAT: Beef Brisket, Pulled Pork, Sausage, Smoked Turkey, Chicken or Pork Ribs

SIDE ORDERS for Family Packs:

Mac & Cheese, Pinto Beans, Potato Salad, Cajun Rice, Cole Slaw, Green Beans or Golden Velvet Corn.

• Family Pack #1..(Feeds 3- 4) 40.00

1 ½ lbs. of meat and 3 pints of side orders

• Family Pack #2..(Feeds 6-8) 76.00

3 lbs. of meat and 6 pints of side orders

• Family Pack #3..(Feeds 9-12) 115.00

4 ½ lbs. of meat and 9 pints of side orders

One Gallon of Tea 7.99 *Includes cups & Ice*

Gallon of Lemonade 9.79 *Includes cups & Ice*

SIDE ORDERS TO GO

(6 oz) Mac & Cheese, Pinto Beans, Green Beans, Potato Salad, Cole Slaw, Cajun Rice, French Fries, Golden Velvet Corn, Mashed Potatoes 2.59 per side

Pint 5.99 • Quart 9.99

Gallon (enough for 25 – 30) 25.00

A Side Order of Fried Okra (6 oz) 3.99

A Side of Hush Puppies (6 oz) 3.99

BBQ Sauce Pint 3.99

Gallon of BBQ Sauce 18.99

WING Sauce Pint 3.99

One Gallon of Tea 7.99 *includes cups & ice

One Gallon of Lemonade 9.79 *includes cups & ice

DESSERTS FOR LARGE GROUPS

A Whole Pan of Peach Cobbler 29.00*

*Please call ahead for large dessert orders

Pecan, Fudge, Blueberry Pie 25.00



CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Joe Reese	Property Owner	Natalie Daines
Company	Green Mesquite BBQ	Company	Springtown UMV Ltd
Applicant's Mailing Address	1724 Strobel Ln Austin TX 78748	Owner's Mailing Address	500 West 5th St Ste 200 Austin TX 78701
Applicant's Phone #	512 657 3074	Owner's Phone #	512 682 5517
Applicant's Email	joe.reese10@gmail.com	Owner's Email	ndaines@springtown-umv-re.com

PROPERTY INFORMATION

Subject Property Address: 200 Springtown Way Ste 124 San Marcos TX 78666
 Zoning District: UMV Tax ID #: R 155299
 Legal Description: Lot 5 Block _____ Subdivision Springtown
 Number of Parking Spaces: _____
 Is property more than 300' from church, school, hospital, or residential district? Y N

DESCRIPTION OF REQUEST

Business Name: Green Mesquite BBQ Restaurant Bar Other: _____

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation (ex. Mon 12pm-1am): Mon 11am-9pm Tue 11am-9pm Wed 11am-9pm

Thurs 11am-9pm Fri 11am-10pm Sat 11am-10pm Sun 11am-2pm

Indoor Seating Capacity: 75 Outdoor Seating Capacity: — Gross Floor Area: 1350 sq ft

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 793* Technology Fee \$13 TOTAL COST \$806

Renewal/Amendment Filing Fee \$423* Technology Fee \$13 TOTAL COST \$436

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Springtown VMU, Ltd (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 200 Springtown Way suite 124 San Marcos Tx 78666 (address).

I hereby authorize Joe Reese (agent name) on behalf of Green Mesquite BBQ (agent company) to file this application for CUP (alcohol outside CBA) (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Natalie Davies Date: 12/30/2019

Printed Name, Title: Natalie Davies, assistant prop. mgr.

Signature of Agent: Joe Reese Date: 12/30/2019

Printed Name, Title: Joe Reese, president

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official 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.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: Joe Reese

Date: 1/8/2020

Print Name: Joe Reese

Form Updated October, 2019

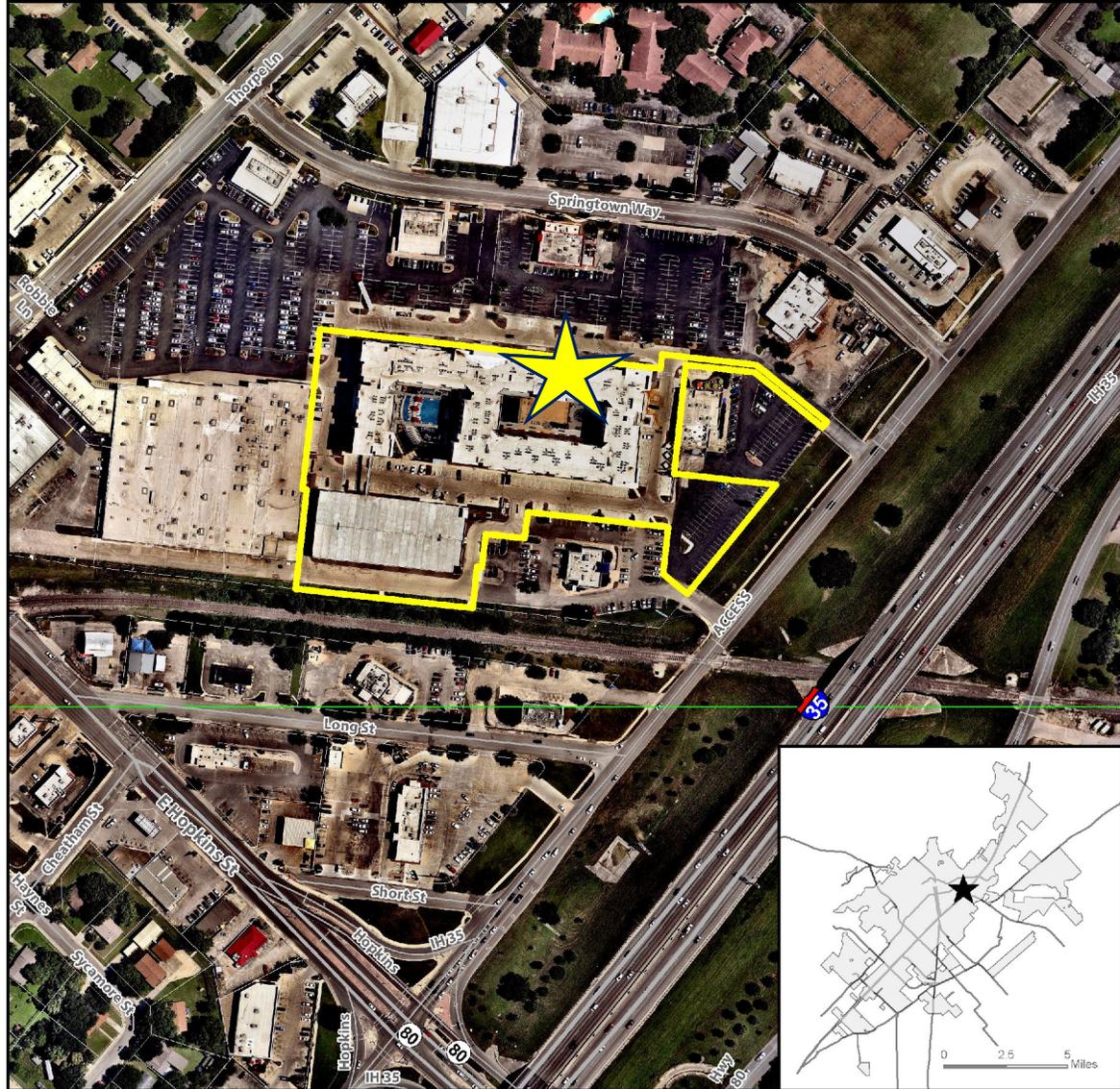
CUP-20-04 (Green Mesquite BBQ)

Hold a public hearing and consider a request by Green Mesquite BBQ for a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 200 Springtown Way, Ste. 124. (W. Parrish).

Location:

- Property is located within the Springtown shopping center at the intersection of Thorpe Lane and Springtown Way.
- This restaurant is proposed on the ground floor of The Lyndon apartment complex
- Located within the Midtown High Intensity Zone as designated on the Preferred Scenario Map.

CUP-20-04 Aerial View Green Mesquite BBQ — 200 Springtown Way Suite 124



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

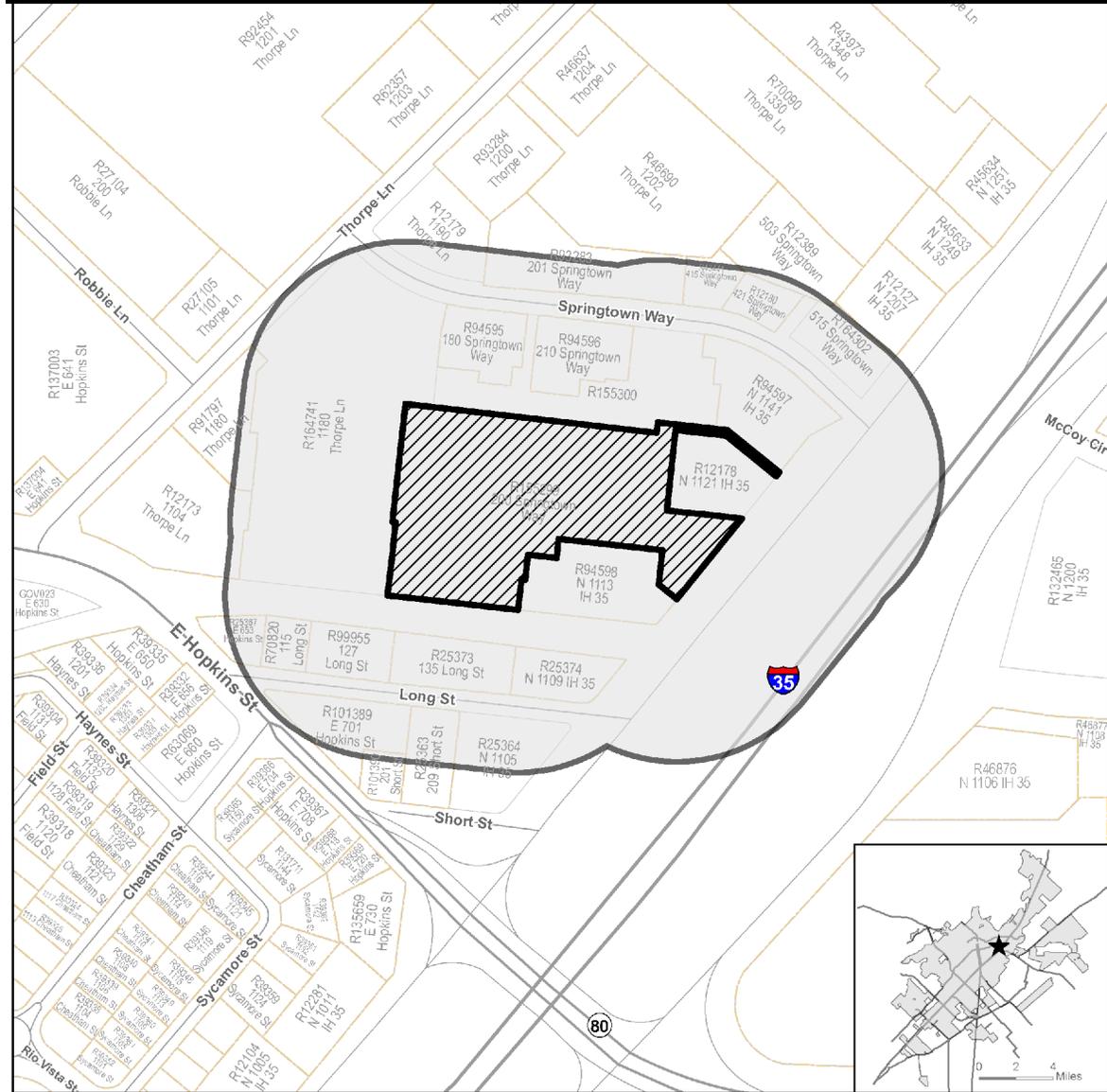


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Map Date: 2/4/2020

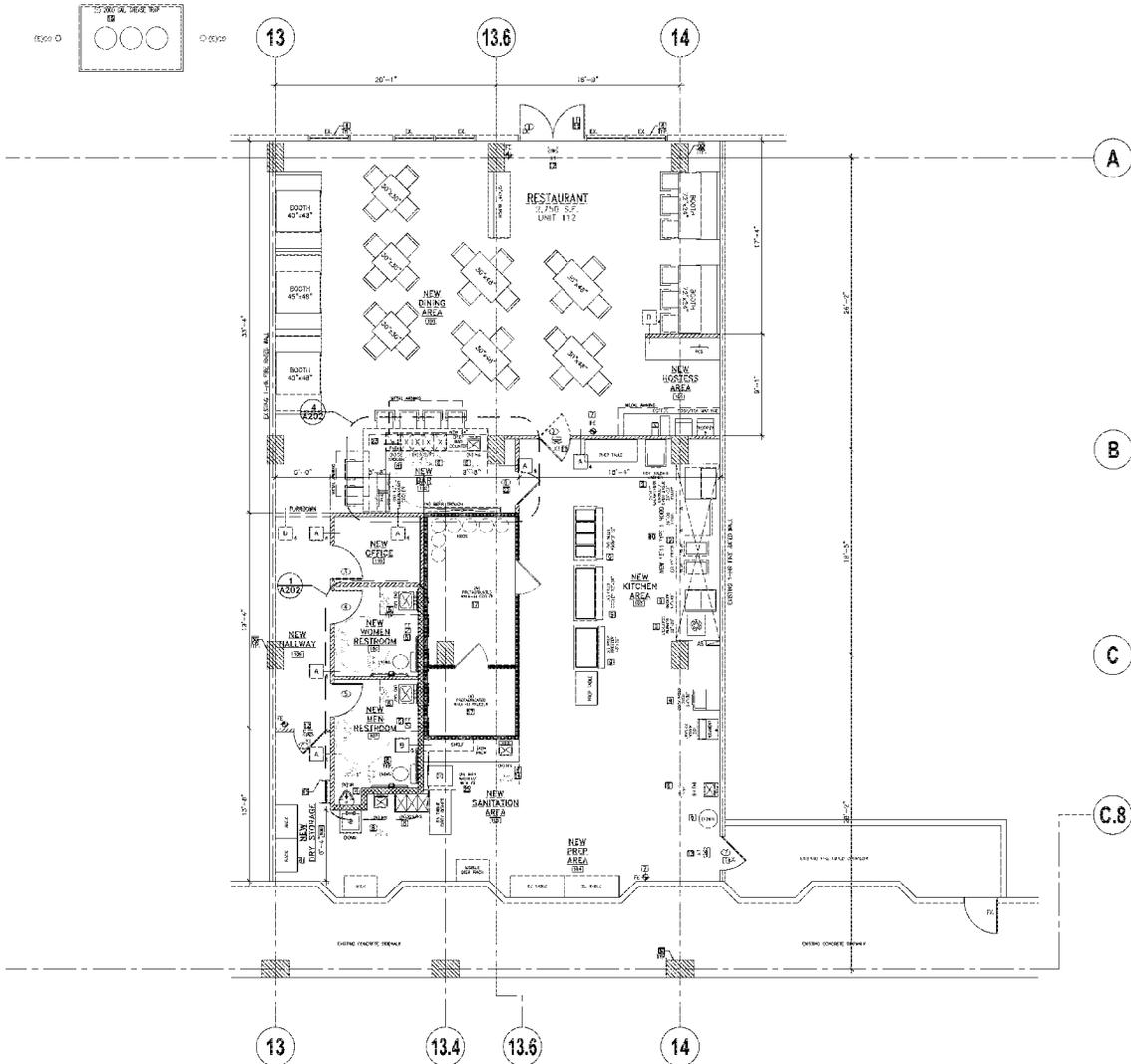
Context & History:

- 1,350 square feet restaurant
- Hours
 - Sunday to Thursday
11 a.m. – 9 p.m.
 - Friday to Saturday
11 a.m. – 10 p.m.
- Seating:
 - 75 Indoor
 - 0 Outdoor



★	Site Location	<p>0 200 400 800 Feet</p> <p>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.</p> <p>Map Date: 2/4/2020</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

Floor Plan



1 FLOOR PLAN
SCALE: 3/16"=1'-0"

FLOOR PLAN KEY NOTES

- 1. EXISTING DOOR AND FRAME TO REMAIN UNDISTURBED.
- 2. EXISTING ELECTRIC METER. REFER TO ELECTRICAL DRAWINGS.
- 3. EXISTING ELECTRIC PANELS TO REMAIN UNDISTURBED.
- 4. EXISTING WINDOW AND FRAME TO REMAIN UNDISTURBED.
- 5. NEW EXHAUST FAN.
- 6. NEW FIRE EXTINGUISHER, TYPE K.
- 7. NEW FIRE EXTINGUISHER, TYPE 2A10-B.C.
- 8. NEW PLUMBING FIXTURES. REFER TO PLUMBING DRAWINGS.
- 9. NEW KITCHEN EQUIPMENT. REFER TO SPECS.
- 10. NEW TYPE 1 HOOD. REFER TO MECHANICAL DRAWINGS.
- 11. NEW 8" HIGH ADDRESS LETTERS.
- 12. NEW EMERGENCY EXIT LIGHT WITH BATTERY BACKUP.
- 13. NEW METAL AWNING. REFER TO 2/A203.
- 14. NEW 12" HIGH SPLASH SHIELD MOUNTED TO HAND SINK. REFER TO PLUMBING DRAWINGS.
- 15. NEW MEZZANINE ACCESS LADDER. REFER TO 3/A203.
- 16. EXISTING 2000 GAL. GREASE TRAP.
- 17. NEW PREFABRICATED WALK-IN COOLER/FREEZER. REFER TO MECHANICAL DRAWINGS.
- 18. NEW 5/8" TYPE "X" OSB/UM BOARD WALL TAPE/FLASH/TEXTURE AND PAINT.
- 19. NEW ANULS. SYSTEM TO BE INSTALLED.
- 20. NEW CLEAN OUT. REFER TO PLUMBING DRAWINGS.
- 21. NEW ADA COUNTER.
- 22. NEW DOOR AND FRAME TO BE INSTALLED. REFER TO DOOR SCHEDULE.
- 23. NEW BAR COUNTER.
- 24. NEW MECHANICAL UNIT. REFER TO MECHANICAL DRAWING.
- 25. NEW DISHWASHER. REFER TO PLUMBING DRAWINGS.
- 26. NEW FIBERGLASS REINFORCED PANELS (FRP). HT=9'-0"
- 27. NEW S.S. PANELS. HT=9'-0"
- 28. NEW 8"RLx24"Tx34"H DRINK STATION.
- 29. NEW 5'0Lx24"Tx34"H SERVICE COUNTER.
- 30. EXISTING CONCRETE COLUMN.

LEGEND OF SYMBOLS	
[Symbol]	KEY NOTE
[Symbol]	WALL TYPES - REFER TO SHEET A3
[Symbol]	SECTION
[Symbol]	WINDOW
[Symbol]	DOOR
[Symbol]	ROOM NUMBER

LEGEND	
FC	FIRE EXTINGUISHER
EW	ELECTRIC WATER HEATER
WL	WATER LINE
GL	GAS LINE
WM	WATER METER
WDC	WALL CLEANOUT
CM	CLEANOUT
EM	ELECTRIC METER
EX	EXISTING
X1	EMERGENCY EXIT LIGHT
CU	CONDENSING UNIT
AW	AIR HANDLING UNIT
HS	HAND SINK
EF	EXHAUST FAN
LAV	LABORATORY
EP	ELECTRIC PANEL
CD	CARRON DECADE TRAP
(X)	NOTED

LEGEND OF WALLS	
[Symbol]	EXISTING 4" HOOD FRAME WALL
[Symbol]	NEW 4" HOOD FRAME WALL

CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT MISTW AREA "ONE CALL CENTER" AT (800) 544-6377 FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDER EXISTING UTILITIES.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STEEL, UNLESS OTHERWISE INDICATED. IT WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT PRIOR TO SETTING WALLS.

OCCUPANCY LOAD CALCULATIONS	
IRC 2015, CHAPTER 10-TABLE 1004.1.1	GROUP A-2 ASSEMBLY
CONSTRUCTION TYPE 2-B	RESTAURANT
OCCUPANCY CLASSIFICATION	GROUP A-2 ASSEMBLY
NEW KITCHEN:	347 SF / 100 GR/SS= 3.47
NEW DINING AREA (DINING-TAC):	826 SF / 15 GR/SS= 54.4
NEW BAR AREA:	21 SF / 15 GR/SS= 1.4
NEW TOTAL OCCUPANCY:	60.3

MECHANICAL NOTES

- ALL RESTROOMS ARE TO BE VENTED TO THE EXTERIOR OF THE BUILDING.
- REFER TO MECHANICAL DRAWINGS FOR HOOD, SYSTEM AND SPECIFICATIONS.
- REFER TO MECHANICAL DRAWINGS FOR HVAC DETAIL DETAILS AND SPECIFICATIONS.

TEXAS ACCESSIBILITY STANDARDS

THIS RESTAURANT IS TO MEET ALL ADA CLEARANCES AND HEIGHT REQUIREMENTS PER THE TEXAS ACCESSIBILITY STANDARDS. REFER TO SHEET 02.

STRUCTURAL NOTES

REFER TO EXISTING SHEIL BUILDING FRAMING PLANS FOR HVAC EQUIPMENT FOOTINGS.

FIRE ALARM AND SPRINKLER NOTE

1. THERE IS AN EXISTING OR PROPOSED FIRE ALARM AND SPRINKLER SYSTEM FOR THE BUILDING.

PLUMBING NOTES

REFER TO PLUMBING DRAWINGS FOR ALL NEW PLUMBING FIXTURES, LINES, RISERS, LOCATIONS, AND GREASE TRAP.

HARDWARE NOTES

- DOOR LOCKS/HANDLES MUST COMPLY WITH ICC SECTIONS 1010.1.9.3-1010.1.9.5.
- EDGE BOLTS AND FLUSH BOLTS NOT ALLOWED ON HINGED LEAF OF PAIRS OF EXIST DOORS.

ELECTRICAL NOTES

REFER TO ELECTRICAL DRAWINGS FOR ALL NEW POWER/LIGHTING/FAN/SWITCHES AND LOW VOLT SYSTEMS.

SEPARATE PERMIT REQUIRED

A SEPARATE PERMIT, PLANS, AND APPLICATIONS IS REQUIRED FOR A FIRE ALARM SYSTEM.

SEPARATE PERMIT REQUIRED

A SEPARATE PERMIT IS REQUIRED FOR KITCHEN HOOD SUPPRESSION SYSTEM.

SEPARATE PERMIT REQUIRED

A SEPARATE PERMIT, PLANS, AND APPLICATIONS IS REQUIRED FOR AN AUTOMATIC SPRINKLER SYSTEM.

REVISIONS
7-30-2019
CITY COMMENTS

RB ARCHITECT
FIRM



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rbarch@rbarchitect.com



GREEN MESQUITE
200 Springtown Way, Unit 112
San Marcos, Texas
Floor Plan

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DATE: 7/30/2019
SCALE: 3/16"=1'-0"
DRAWN: MJD
FILE: C:\WORKBOOK\MESQITE\FLOOR PLAN\1101.DWG
SHEET 2
A201
OF 8 SHEETS

Recommendations:

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

1. The permit shall be valid for one (1) year, provided standards are met.
2. There shall be no outdoor amplified music.
3. The permit shall be effective upon issuance of the Certificate of Occupancy.
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.