



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, April 28, 2020

6:00 PM

Virtual Meeting

Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to watch the live stream, or watch on Grande Channel 16 or Spectrum Channel 10.

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

Persons wishing to comment during the citizen comment period must submit their written comments to planninginfo@sanmarcostx.gov no later than 1:00 p.m. on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of April 14, 2020.
2. PC-19-41 (Trace Section A, PA 12) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 21.758 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)
3. PC-19-55 (Paso Robles - Kissing Tree Phase 4 D) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve the Preliminary Plat, consisting of approximately 34.94 acres, more or less, out of the John Williams Survey. (T. Carpenter)
4. PC-19-66 (Trace PA 1A, Section C) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 13.861 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (5-11) by:

- 1) Sending written comments, to be read aloud*; or*
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on*.*

**Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than 1:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/18805/Citizen-Comments-Virtual-Meetings>*

5. Receive a Staff presentation and hold a Public Hearing to consider a request by HK Real Estate Development for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity” for +/- 1,142 acres of land, more or less, located at the intersection of North Old Bastrop Highway and Staples Road. (S. Caldwell)
6. CUP-20-09 (The Co Kitchen) Hold a public hearing and consider a request by the Co Kitchen for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street. (T. Carpenter)
7. 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, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single Family, for approximately 5.217 acres, more or less, out of the Benjamin J. White, Thomas Forsith, Elijah Clark, and Robert H. Williams Surveys, generally located west of the intersection of Old Ranch Road 12 and Craddock Avenue. (T. Carpenter)
8. ZC-20-06 (Centerpoint HC Zoning) Hold a public hearing and consider a request by Benjamin Green, on behalf of Outlet West Investors Limited, for a zoning change from “FD” Future Development to “HC” Heavy Commercial, for approximately 7.959 acres, more or less, out of the Edward Burleson Survey No. 18, Abstract No. 63, Hays County, generally located in the 400 Block of Centerpoint Road. (A. Villalobos)
9. ZC-20-07 (Palace Way LI) Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “LI” Light Industrial, for approximately 14.90 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)
10. ZC-20-08 (Palace Way MH) Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “MH” Manufactured Home, for approximately 44.69 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)
11. Hold a Public Hearing of the 2021-2030 Capital Improvement Program (CIP). (L. Moyer)

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#20-224, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the regular meeting of April 14, 2020.

Meeting date: April 28, 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#20-224, **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, April 14, 2020

6:00 PM

Due to COVID-19, this was a virtual meeting. For more information on how to observe the virtual meeting, please visit: <http://sanmarcostx.gov/541/PZ-Video-Archives>

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Vice Chair Gleason at 6:07 p.m. on Tuesday, April 14, 2020 via Virtual Meeting due to COVID-19.

II. Roll Call

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

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

IV. 30 Minute Citizen Comment Period

There were no comments.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of February 25, 2020.
2. PC-20-04 (Riverstone) Consider a request by Steven Buffum, on Behalf of Inayat Fidai, for approval of a Final Plat of the Riverstone multifamily subdivision, consisting of approximately 17.61 acre, more or less, out of the Juan M Veramendi Survey No. 1, located at 1428 Wonder World Drive. (W. Parrish)
3. PC-20-01 (Cottonwood Creek Phase 3 Units 6 & 7) Consider a request by Pape-Dawson Engineers, on behalf of Continental Homes of Texas, LP, to approve the Preliminary Plat, consisting of approximately 31.063 acres, more or less, out of the Farnam Frye Survey. (T. Carpenter)

A motion was made by Commissioner Kelsey, seconded by Commissioner Haverland, that the Consent Agenda be approved. The motion carried by the

following vote:

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

Against: 0

PUBLIC HEARINGS

4. PC-20-05 (Genlyte Industrial Park Replat) Hold a public hearing and consider a request by Ed Theriot, on behalf of Joseph Joyce, LLC, for approval of a replat of Genlyte Industrial Park, consisting of approximately 38.11 acres located 1611 Clovis Barker Road. (T. Carpenter)

Chair Gleason opened the Public Hearing.

Amanda Hernandez, Development Services Manager, gave an overview of the request.

Ed Theriot, applicant, spoke in favor of the item and was available for questions.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that PC-20-05 (Genlyte Industrial Park Replat) be approved. The motion carried by the following vote:

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

Against: 0

5. CUP-20-03 (Rollin' Bowl) Hold a public hearing and consider a request from 99 Rollin' Bowl Inc., for a renewal of a Conditional Use Permit for the sale of beer and wine for on-premise consumption, located at 1285 South IH 35 Suite 103. (W. Parrish)

Chair Gleason opened the Public Hearing.

Amanda Hernandez, Development Services Manager, gave an overview of the request.

Cheng Tan, applicant, said that Olive Garden was far away from them.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Dillon, seconded by Commissioner McCarty, that CUP-20-03 (Rollin' Bowl) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) The business shall be responsible for maintaining the sidewalk; gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all

times; 3.) The employees may not park on the Olive Garden lot; and 4.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

- 6. CUP-20-08 (54th Street Restaurant & Bar) Hold a public hearing and consider a request by 54th Street Restaurant & Drafthouse for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1303 South IH 35. (S. Caldwell)

Chair Gleason opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Dillon, seconded by Commissioner McCarty, that CUP-20-08 (54th Street Restaurant & Bar) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) The employees shall not park on the Olive Garden lot; 3.) The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and 4.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

- 7. CUP-20-07 (Toro Ramen & Poke Barn) Hold a public hearing and consider a request by Toro Tanaka for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 700 North LBJ Drive, Suite 114. (S. Caldwell)

Chair Gleason opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Dillon, that that CUP-20-07 (Toro Ramen & Poke Barn) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) The business shall be responsible for maintaining the

sidewalk, gutters; parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and 3.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

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

Against: 0

- 8. CUP-20-05 (North Street Beer Bar) Hold a public hearing and consider a request by North Street Inc. for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 216 North Street (S. Caldwell)

Chair Gleason opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Haverland, seconded by Commissioner McCarty, that CUP-20-05 (North Street Beer Bar) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) No outdoor live music shall be allowed after 10:00 pm; 3.) The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and 4.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Spell, Commissioner Gleason and Commissioner McCarty

Against: 0

Recused: 1 - Commissioner Dillon

- 9. CUP-20-06 (The Davenport) Hold a public hearing and consider a request by Stamper Family LLC for a new Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 194 South Guadalupe Street (S. Caldwell).

Chair Gleason opened the Public Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Duane Brady, applicant, said they bought the LLC from the previous owner, who's no longer involved.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Gleason, seconded by Commissioner Haverland, that CUP-20-06 (The Davenport) be approved with Staff conditions.

A motion was made by Commissioner Agnew, seconded by Commissioner McCarty, that the main motion be amended so that there shall be no music allowed on the rear patio. The motion failed by the following vote:

For: 3 - Commissioner Rand, Commissioner Agnew and Commissioner McCarty

Against: 6 - Commissioner Dillon, Commissioner Haverland, Commissioner Moore, Commissioner Kelsey, Commissioner Spell and Commissioner Gleason

Chair Gleason called for a vote on CUP-20-06 (The Davenport) with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) Outdoor amplified music on the patio fronting South Guadalupe Street shall be limited to the hours between 11 am and 12 am; 3.) Outdoor amplified music on the rear patio directly adjacent to Telephone Alley shall be limited to the hours between 11 am and 10 pm, 4.) Parking shall be prohibited in City right-of-way along South Guadalupe Street; 5.) The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; 6.) The permit shall be effective upon the issuance of a Certificate of Occupancy, and; 7.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Kelsey, Commissioner Agnew, Commissioner Spell and Commissioner Gleason

Against: 1 - Commissioner McCarty

10. SCW-20-01 (Waterstone Warrants) Hold a public hearing and consider a request by Blake Reed, on behalf of TACK Development & LaSalle Holdings for 12 SmartCode Warrants that allow deviation from SmartCode (SC) Zoning for a +/- 648 acre site out of the William Hemphil Survey (A. Hernandez)

Chair Gleason opened the Public hearing.

Amanda Hernandez, Development Services Manager, gave an overview of the request.

Chris Crawford with RVI Planning, gave a presentation regarding the request. He said

they support staff's comments and recommendations, including Warrant #6 and Warrant #12. He added that they would like to request that they do not have to provide the additional roadway connection, 158, which doesn't align with anything to the north.

Michael Schroeder said that a lot of the design shown was from input made by staff. He said that they added other connections that weren't in their original plan to provide connectivity.

Tim Timmermann said he recommends approval, and that it was great working with staff.

Chair Gleason closed the Public hearing.

A motion was made by Commissioner Kelsey, seconded by Commissioner Agnew, that SCW-20-01 (Waterstone Warrants) be approved for all 12 Warrants with the following conditions: 1.) Warrant #6 (Civic Buildings) with the condition that transit stops shall be provided in each pedestrian shed; and 2.) Warrant #12 (Driveway Width) with the condition that the driveway not exceed 12 ft. at the property line. The motion carried by the following vote:

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

Against: 0

11. AC-19-05 (Grant Harris) Hold a public hearing and consider a request by Angel Hernandez for an Alternative Compliance to Section 3.6.3.1(A) of the San Marcos Development Code, to allow the subdivision of a property into two lots which do not have frontage on a public street, located at 1070 Grant Harris Road. (W. Parrish)

Chair Gleason opened the Public Hearing.

Amanda Hernandez, Development Services Manager, gave an overview of the request.

Angel Hernandez submitted written comments read aloud by staff.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Dillon, that AC-19-05 (Grant Harris) be approved with the following conditions: 1.) This proposed subdivision shall meet all requirements of the San Marcos Development Code; 2.) This Alternative Compliance shall not expire. The motion carried by the following vote:

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

Against: 0

NON-CONSENT AGENDA

- 12. PC-19-53 (Grant Harris) Consider a request by Angel Hernandez for approval of a replat of Lot 7, Grant Harris Subdivision, which is approximately 4.57 acres, more or less, into 2 residential lots, each approximately 2.28 acres, more or less, located in the Antonio M. Esnaurizar Survey No. 6, Hays County, known 1070 Grant Harris Road. (W. Parrish)

Amanda Hernandez, Development Services Manager, gave an overview of the request.

A motion was made by Commissioner Haverland, seconded by Commissioner McCarty, that PC-19-53 (Grant Harris) be approved. The motion carried by the following vote:

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

Against: 0

- 13. Receive a presentation and update on the following semi-annual Preferred Scenario Map Amendment application(s):

PSA-20-02 (Riverbend Ranch) - Request to amend the Preferred Scenario Map from "Area of Stability-Low Intensity" to "Growth Area-Medium Intensity" for +/- 1,142 acres of land, located approximately at the intersection of North Old Bastrop Highway and Staples Road.

Shavon Caldwell, Planner, gave an overview of the request.

- 14. Receive a staff presentation of the 2021-2030 Capital Improvement Program.

Laurie Moyer, Director of CIP/Engineering, gave a presentation on the program.

- 15. Election of the following officers:
 - a. Planning and Zoning Commission Chair
 - b. Planning and Zoning Commission Vice Chair

A motion was made by Commissioner Dillon, seconded by Commissioner Kelsey, that Mark Gleason be elected Commission Chair. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Dillon, seconded by Commissioner Haverland, that Travis Kelsey be elected Vice-Chair. The motion carried by

the following vote:

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

Against: 0

V. Question and Answer Session with Press and Public.

No questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 8:21 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-19-41, **Version:** 1

AGENDA CAPTION:

PC-19-41 (Trace Section A, PA 12) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 21.758 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

Meeting date: April 28, 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:

This final plat includes one multifamily lot and two open space lots.

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 this final plat as submitted.

Plat - Final	Trace Section A, PA 12
PC-19-41	



Summary

Request:	Consideration of a Final Plat with one multifamily-family lot and two open space lots.		
Applicant:	Caren Williams-Murch 5818 S Old Bastrop Hwy San Marcos, TX 78666	Property Owner:	Highpoint Trace, LLC 530 Technology, Ste 100 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	El Rio Street	New Street Names:	Mulvihill 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:	Intersection of Esplanade Parkway and Rollingwood Drive		
Acreage:	21.758 acres	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	Multi-family "MF-24"	Preferred Scenario:	Medium Intensity
Proposed Use:	Multifamily		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial "GC"	Vacant	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	Single-Family "SF-6"	Vacant	Low Intensity
West of Property:	Community Commercial "CC"	Vacant	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: April 28, 2020					

Plat - Final

PC-19-41

Trace Section A, PA 12



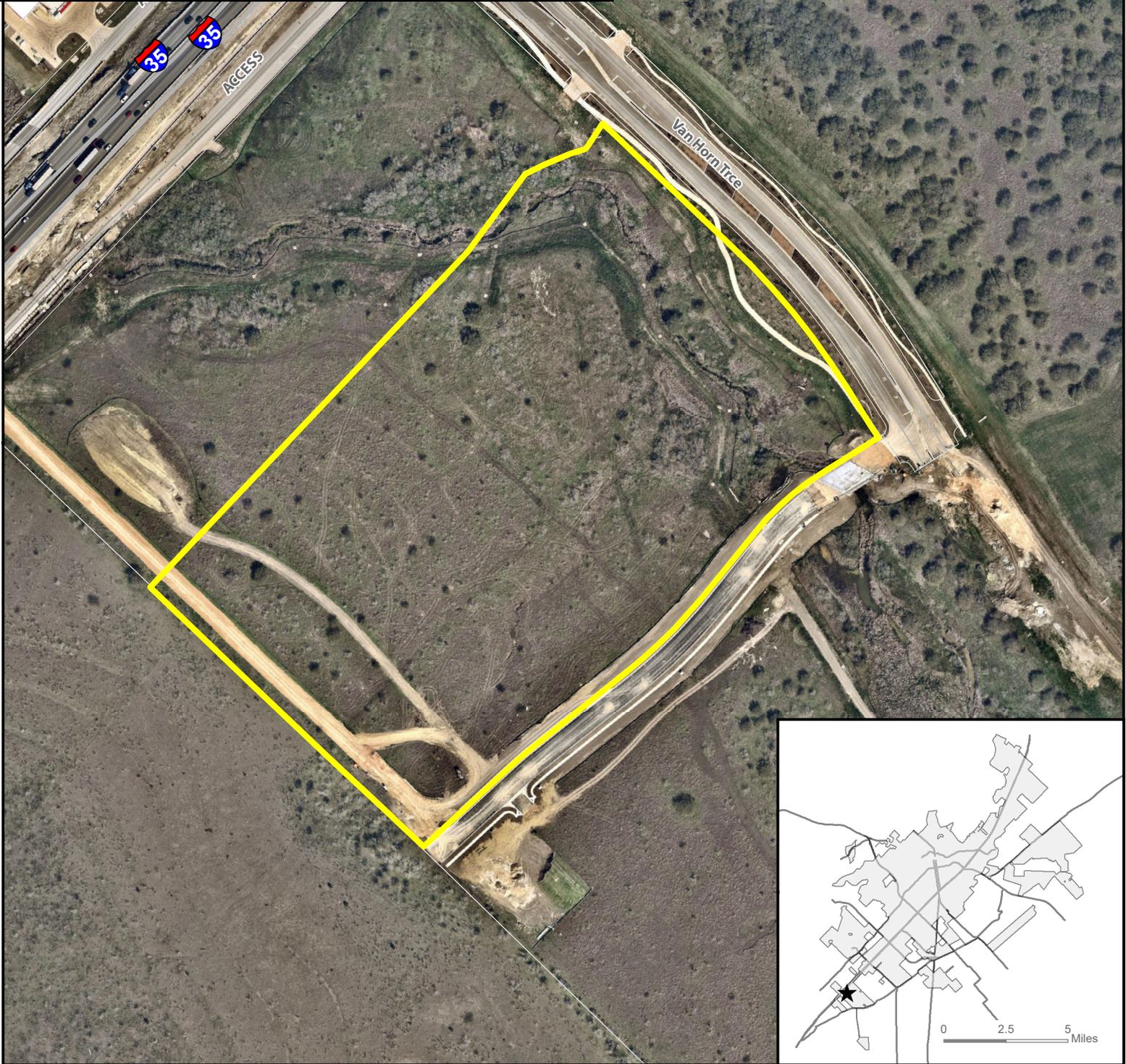
History

Additional Analysis

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

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>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>N/A</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-19-41 Aerial View Trace Section A, PA 12 Final Plat



-  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: 4/10/2020

TRACE SUBDIVISION SECTION A, PA 12 FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY ROAD L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 21.758 ACRES OF LAND OUT OF THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 417.630 ACRE TRACT DESCRIBED IN THE DEED TO HIGHPOINTE TRACE, LLC OF RECORD IN DOCUMENT NO. 201616010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 21.758 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, SECTION A, PA 12

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

MANAGING MEMBER:
HIGHPOINTE TRACE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HIGHPOINTE POSEY ROAD, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: HIGHPOINTE INVESTMENTS, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: _____
TIMOTHY D. ENGLAND, SVP

STATE OF CALIFORNIA
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY TIMOTHY D. ENGLAND, SVP.

NOTARY PUBLIC, STATE OF CALIFORNIA
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

AREA TABLE:

- TOTAL ACREAGE: 21.758 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 0.000 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 0 LINEAR FEET.

TOTAL NUMBER OF LOTS: 3
COMMERCIAL/OTHER: 3
SINGLE FAMILY: 0
LANDSCAPE LOTS: 0
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	1.364 ACRES
SINGLE FAMILY LOTS (0)	0.000 ACRES
LOTS (1)	16.376 ACRES
OPEN SPACE LOTS (2)	4.095 ACRES
TOTAL	21.835 ACRES

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
- RESIDENTIAL DENSITY ON LOT 1 SHALL NOT EXCEED 24 UNITS PER ACRE.
- OPEN SPACE LOT 2 SHALL BE MAINTAINED BY THE CITY. OPEN SPACE LOT 3 SHALL BE MAINTAINED BY THE HOA.
- BOTH OPEN SPACE LOTS ARE A PEDESTRIAN ACCESS EASEMENT.

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

AQUIFER NOTE:

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

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. 48209C0486F, REVISED SEPTEMBER 02, 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).

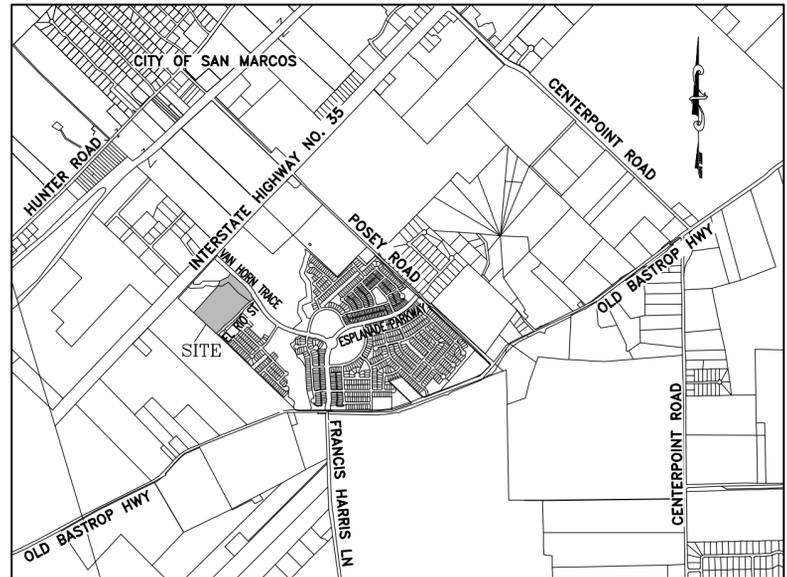
BENCHMARK LIST: NAVD 88

BM: 070091_308
3/4" IRON ROD SET IN SOUTHEAST R.O.W. LINE OF INTERSTATE HIGHWAY NO. 35, BEARS N 43°34'40" E, 1569.15' AND S 46°25'20" E, 2.5' FROM THE INTERSECTION OF THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY NO. 35 AND THE NORTH R.O.W. LINE OF VAN HORN TRACE SHOWN HEREON.
ELEVATION = 651.37'

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
1810 FM 150 WEST,
KYLE, TEXAS 78640



VICINITY MAP
NOT TO SCALE

**CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL**

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

RECORDING SECRETARY _____ DATE _____

SHANNON MATTINGLY, AICP
DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES _____ DATE _____

CIP & ENGINEERING DEPARTMENT _____ DATE _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

**STATE OF TEXAS
COUNTY OF HAYS**

THAT, ELEAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2019, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2019, A.D.
FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2019, A.D.

BY: _____
ELEAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

**STATE OF TEXAS §
COUNTY OF HAYS §**

I, RUDOLF J. PATA, JR, 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 THE DIRECTION AND SUPERVISION OF JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 5749, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BY: _____ DATE _____
RUDOLF J. PATA, JR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5388 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working\Plat\Final Plots\070091-01-004_Trace_Subdivision_Section A PA 12_Final Plat.DWG			
DATE: 04-15-20	DRAWN BY: DZ	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: R.J.P.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1224	
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) 327-4862
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 2

**FINAL PLAT
TRACE SUBDIVISION
SECTION A, PA 12
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS**

TRACE SUBDIVISION SECTION A, PA 12 FINAL PLAT



SCALE: 1"=100'

APRIL, 2020
HAYS COUNTY, TEXAS

(248.77 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1835/P.43, O.P.R.H.C.TX.

(417.630 AC.)
HIGHPOINTE TRACE, LLC
DOC. NO. 201616010858,
O.P.R.H.C.TX.

(RECORD DEED LINE)

ALUMINUM DISK IN CONCRETE -
CITY OF SAN MARCOS GPS CONTROL POINT #17
BEARS: N 34°29'43" E, 8,143.81'

DRAINAGE EASEMENT
DOC. NO. 19004267

WASTEWATER EASEMENT
DOC. NO. 19004269

LANDSCAPE LOT
DOC. NO. 18042942

LANDSCAPE LOT
DOC. NO. 18042942

LANDSCAPE LOT
DOC. NO. 18042942

(N 43°34'33" E 2222.48')
(N 43°34'40" E 2222.73')

LANDSCAPE LOT
DOC. NO. 18042942

VAN HORN TRACE
DOC. NO. 18042942

LANDSCAPE LOT
DOC. NO. 18042942

WASTEWATER EASEMENT
DOC. NO. 19004269

LANDSCAPE LOT
DOC. NO. 18042942

(417.630 AC.)
HIGHPOINTE TRACE, LLC
DOC. NO. 201616010858,
O.P.R.H.C.TX.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 58°02'46" W	126.47'
L2	S 39°11'26" W	158.46'
L3	N 46°46'16" W	111.40'
L4	N 63°29'28" E	39.63'
L5	N 67°56'28" E	55.18'
L6	N 72°42'06" E	29.74'
L7	N 49°05'34" E	5.33'
L8	N 36°07'01" E	77.38'
L9	S 31°57'14" E	110.10'
L10	S 83°26'36" E	66.47'
L11	N 72°33'10" E	34.81'
L12	N 34°46'40" E	27.16'
L13	N 53°04'48" E	70.01'
L14	N 69°36'50" E	83.94'
L15	S 36°56'59" E	18.44'
L16	S 13°05'38" E	24.24'
L17	S 23°31'06" E	37.69'
L18	S 34°55'28" E	52.61'
L19	S 50°20'14" E	17.75'
L20	S 23°59'47" E	39.11'
L21	S 05°33'41" E	43.05'
L22	S 18°10'09" E	39.19'
L23	S 36°40'48" E	93.50'
L24	S 51°58'52" E	59.66'
L25	S 58°09'15" E	57.31'
L26	S 20°55'04" E	83.28'
L27	S 40°38'40" E	42.70'
L28	S 59°22'38" E	68.77'
L29	S 68°44'21" E	24.38'
L30	N 46°25'27" W	168.00'
L31	S 20°44'37" E	38.65'
L32	S 50°32'21" E	27.64'
L33	S 27°17'15" E	88.38'
L34	S 19°38'22" E	53.59'
L35	S 08°48'21" E	36.73'
L36	S 31°19'13" E	50.08'
L37	S 57°49'13" E	85.96'
L38	S 46°42'09" E	55.26'

BLOCK "JJ"

(249.55 AC.)
(38.8 AC. - SECOND TRACT)
MARY EMILY KING
V.108/P.463, D.R.H.C.TX.

(417.630 AC.)
HIGHPOINTE TRACE, LLC
DOC. NO. 201616010858,
O.P.R.H.C.TX.

(248.77 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1835/P.43, O.P.R.H.C.TX.

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

(6.681 AC.)
STATE OF TEXAS
V.186/P.373, O.P.R.H.C.TX.

(4.705 AC.)
STATE OF TEXAS
V.186/P.357, O.P.R.H.C.TX.

1" IRON PIPE FOUND BEARS:
S 46°26' E, 0.10'

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	S 25°03'29" E	42.27'
L40	S 15°25'58" E	46.32'
L41	S 61°20'20" E	33.10'
L42	S 84°12'19" E	33.95'
L43	S 72°55'07" E	65.73'
L44	N 31°57'14" W	24.02'
L45	S 46°25'27" E	168.00'
L46	S 31°57'14" E	86.08'
L47	N 46°25'36" W	43.00'
L48	N 43°33'00" E	78.00'
L49	N 46°25'36" W	43.00'

LEGEND

- BCG
-
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- RECORD DEED LINE
- ADJOINER LINE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- W.Q.Z. WATER QUALITY ZONE

(85.00 AC. - TRACT 1)
SAN MARCOS 197 ACRE ASSOCIATES
V.459/P.78, D.R.H.C.TX.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	528.50'	173.92'	S 48°37'06" W	173.14'
C2	967.50'	207.34'	S 45°19'48" W	206.95'
C3	882.50'	64.17'	S 49°23'11" W	64.15'
C4	1425.00'	359.89'	S 39°11'20" E	358.94'
C5	528.50'	114.87'	S 45°25'02" W	114.64'
C6	528.50'	59.06'	S 54°50'42" W	59.03'

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18

MULVIHILL LANE

2.165 AC.
WATER LINE EASEMENT
CITY OF SAN MARCOS
VOL. 3583, PG. 348, O.P.R.H.C.TX.

1.364 AC.
PROPOSED ROW
HEREBY DEDICATED TO
CITY OF SAN MARCOS

6-1/2" CEDAR
FENCE POST WIRE
FENCE ON
SOUTHWEST FACE

6-1/2" CREOSOTE
FENCE POST WIRE
FENCE ON
SOUTHWEST FACE

7" CREOSOTE FENCE POST
WIRE FENCE ON NORTHEAST FACE

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working\Plat\Final
Plats\070091-01-004_Trace_Subdivision_Section A PA 12_Final_Plat.DWG

DATE: 04-15-20 DRAWN BY: DZ CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: R.J.P. FB #:
JOB #: 070091 DRAWING: PLAT PLAN #: 1224

NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4862
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
TRACE SUBDIVISION
SECTION A, PA 12
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 2

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name		Property Owner	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Proposed Subdivision Name: _____

Subject Property Address or General Location: _____

Acres: _____ Tax ID #: R _____

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: _____ Current Land Use: _____

Proposed Number of Lots: _____ Proposed Land Use: _____

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 **OR**
- 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: Caren Williams-Murch Date: 11-4-19

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: Caren Williams Murch Date: 11-4-19

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, Timothy D. England (owner name) on behalf of
Highpointe Trace, LLC. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
5818 South Old Bastrop Hwy., San Marcos, TX 78666 (address).

I hereby authorize Caren Williams-Murch (agent name) on behalf of
Highpointe Trace, LLC. (agent company) to file this application for
Final Subdivision Plat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/4/19

Printed Name, Title: Timothy D. England, SVP.

Signature of Agent:  Date: 11-4-19

Printed Name, Title: Caren Williams - Murch

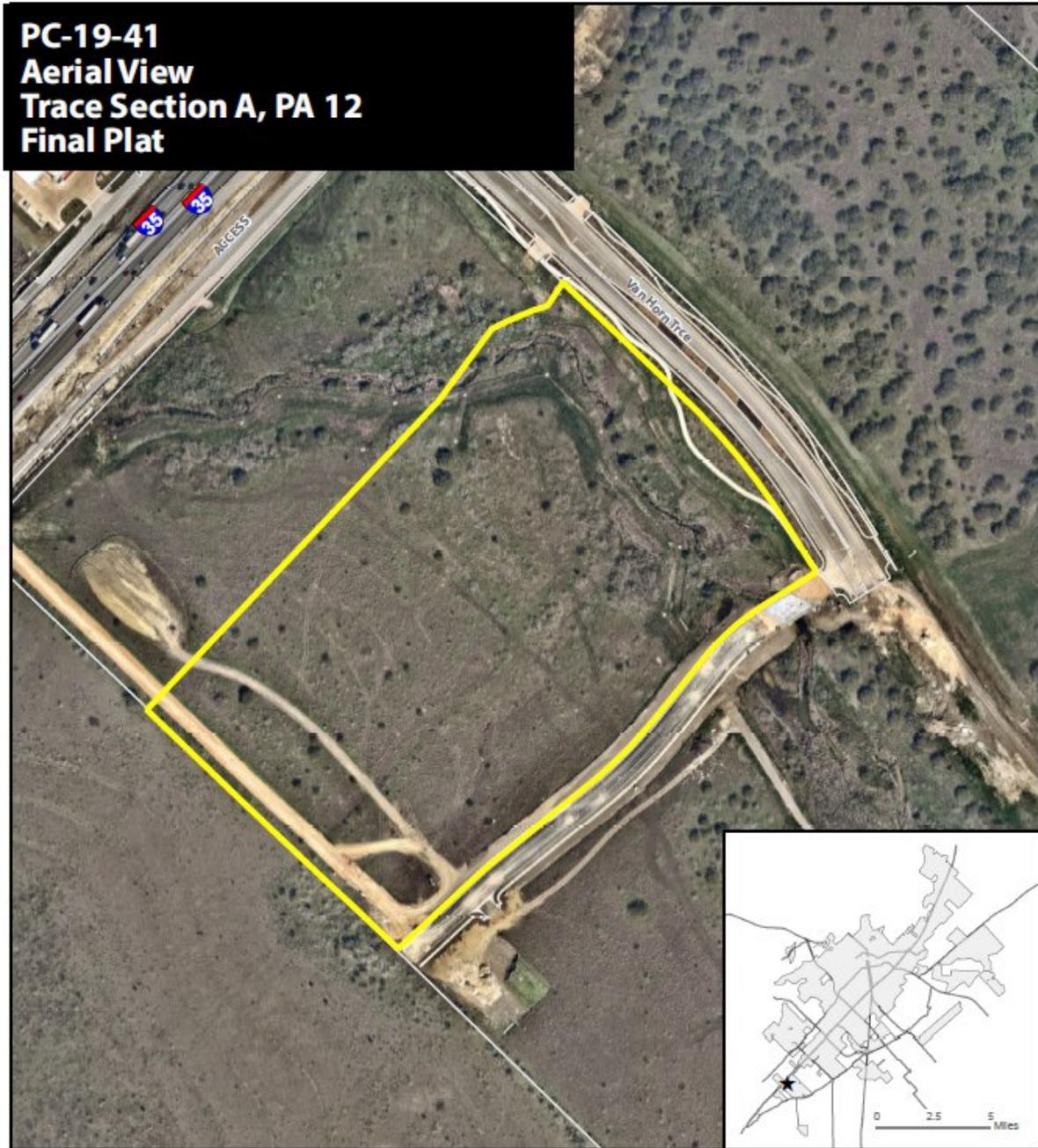
Form Updated October, 2019

PC-19-41 (Trace Section A, PA 12)

Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 21.758 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

**PC-19-41
Aerial View
Trace Section A, PA 12
Final Plat**

- +/- 21.758 acres
- One multifamily lot and two open space lots.
- Trace PDD



<ul style="list-style-type: none"> Subject Property Parcel City Limit 	<p>0 160 320 640 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: 4/10/2020</p>
--	---

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-41 as submitted.



Legislation Text

File #: PC-19-55, **Version:** 1

AGENDA CAPTION:

PC-19-55 (Paso Robles - Kissing Tree Phase 4 D) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve the Preliminary Plat, consisting of approximately 34.94 acres, more or less, out of the John Williams Survey. (T. Carpenter)

Meeting date: April 28, 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:

This preliminary plat includes 151 single-family lots and one condominium lot.

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 this preliminary plat as submitted.

Plat - Preliminary	Paso Robles (Kissing Tree) Phase 4D, 4E, and 4F
PC-19-55	



Summary

Request:	Consideration of a Preliminary Plat with 151 single-family lots and one condominium lot.		
Applicant:	Steve Crauford, P.E. Pape-Dawson Engineers 10801 N Mopca Expy Bldg 3, Ste 200 Austin, TX 78759	Property Owner:	Carma Paso Robles, LLC 11501 Alterra Pkwy Ste 100 Austin, TX 78758
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Dancing Oak Lane	New Street Names:	N/A

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:	Intersection of Dancing Oak Lane and Calming Sage Drive		
Acreage:	34.94 acres	PDD/DA/Other:	Ord. # 2010-59
Existing Zoning:	Mixed Use "MU"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family / Condominiums		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Mixed Use "MU"	Single Family	Low Intensity
South of Property:	Mixed Use "MU"	Single Family	Low Intensity
East of Property:	Mixed Use "MU"	Single Family	Low Intensity
West of Property:	Mixed Use "MU"	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: April 28, 2020	

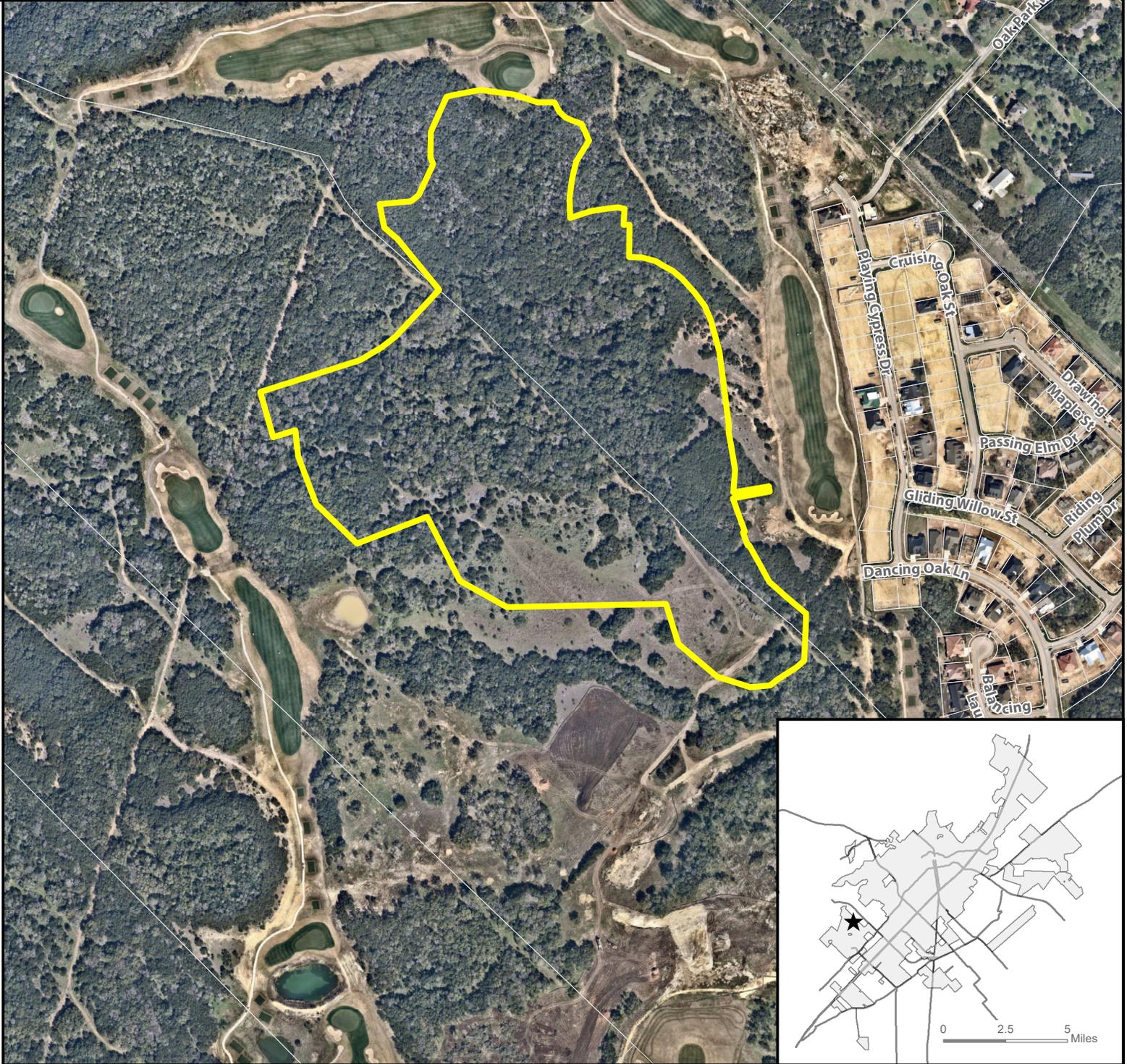
Plat - Preliminary	Paso Robles (Kissing Tree) Phase 4D, 4E, and 4F
PC-19-55	



<u>History</u>
<u>Additional Analysis</u>
All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and
		<u>N/A</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-19-55
Aerial View
Paso Robles Phase 4D, E, & F
Preliminary Plat**



-  **Subject Property**
-  **Parcel**
-  **City Limit**

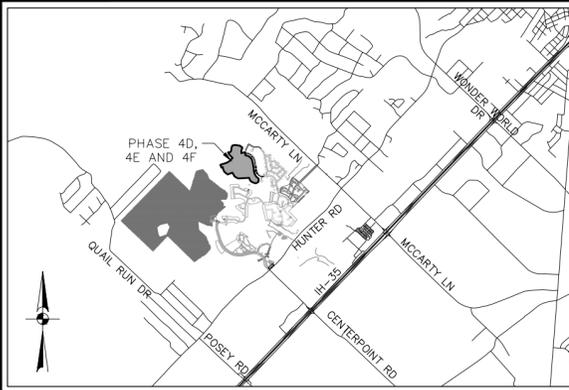


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

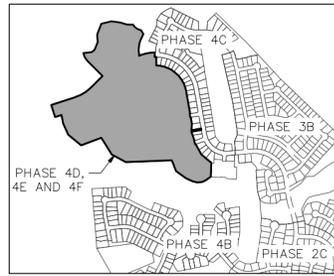
Map Date: 4/10/2020

PASO ROBLES (KISSING TREE) - PHASE 4D, 4E AND 4F SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

A 52.845 ACRE TRACT OF LAND, BEING A PORTION OF: A CALLED 82.835 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3571, PAGE 588, A CALLED 160.033 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3087, PAGE 318 AND A CALLED 301.926 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3390, PAGE 411, ALL TRACTS BEING CONVEYED TO CARMA PASO ROBLES, LLC AND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	520.00'	008°05'44"	S86°49'23"W	73.41'	73.47'
C2	325.00'	003°21'07"	S50°13'57"E	19.01'	19.01'
C4	175.00'	037°14'42"	S26°38'08"E	111.77'	113.76'
C7	150.00'	051°11'33"	S54°43'55"E	129.61'	134.02'

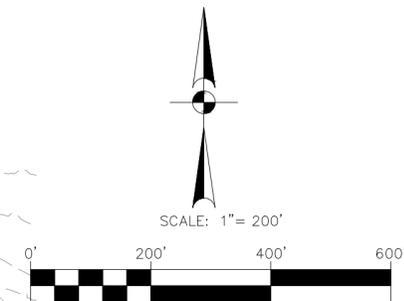
LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.23'	S75°39'59"E
L2	64.63'	N40°26'47"W
L3	95.00'	N80°03'53"E
L4	50.00'	N80°03'53"E
L5	20.00'	N09°56'07"W
L6	205.33'	N69°36'25"E
L7	57.73'	N69°36'25"E
L8	31.35'	S87°48'30"W
L9	26.98'	S62°06'12"E
L10	23.42'	N66°07'55"W

NUMBER OF LOTS BY TYPE	
OPEN SPACE LOTS:	4
DRAINAGE/WATER QUALITY LOTS:	1
PRIVATE STREET LOTS:	3
SINGLE FAMILY LOTS:	151
CONDOMINIUM LOTS:	1
TOTAL NO. OF LOTS:	160



PLAT NOTES:

- THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE & REPAIRS.
- WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD RESIDENTIAL RESERVES THE RIGHT TO VARY THE PHASING SEQUENCE AND SIZE IN ORDER TO MEET BUILDER OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
- ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
- TEMPORARY ROADWAYS (FIRE DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
- FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.



LEGEND:

- - - - - EXISTING 5' CONTOUR LINE
- - - - - EXISTING PROPERTY BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - PROPOSED SUBDIVISION BOUNDARY
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED EASEMENT
- - - - - EDWARDS AQUIFER ZONES
- GXX GEOLOGIC FEATURE

OWNER:

CARMA PASO ROBLES, LLC
11501 ALTERRA PKWY
AUSTIN, TX 78758
512-391-1330
JESSICA KING

ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
PHONE: 512-454-8711
FAX: 512-459-8867

STEVEN S. CRAUFORD, P.E.
PARKER J. GRAHAM, R.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAUFORD, P.E. #92677 DATE: December 23, 2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(e)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Dec 23, 2019, 12:11pm User ID: Lstgermain File: H:\Projects\50848\43212 Preliminary\Civil\PP50848-43.dwg

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: September, 2019

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Steve Crauford, P.E.	Property Owner	Chad Matheson, C.F.O.
Company	PAPE-DAWSON ENGINEERS, INC.	Company	CARMA PASO ROBLES, LLC
Applicant's Mailing Address	10801 N Mopac Expy Bldg 3, Suite 200 AUSTIN, TX 78759	Owner's Mailing Address	11501 ALTERRA PKWY STE 100 AUSTIN, TX 78758
Applicant's Phone #	(512) 454-8711	Owner's Phone #	(512) 391-1330
Applicant's Email	SCRAUFORD@PAPE-DAWSON.COM	Owner's Email	JESSICA.KING@BROOKFIELDROP.COM

PROPERTY INFORMATION

Proposed Subdivision Name: PASO ROBLES (KISSING TREE) - PHASE 4D, 4E and 4F

Subject Property Address or General Location: NORTHWEST OF THE INTERSECTION OF DANCING OAK LANE AND SKIPPING CEDAR STREET

Acres: 34.94 Tax ID #: R10444, R18824

Located in: City Limits Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: Preliminary Subdivision Plat Replat Concept Plat

Proposed Number of Lots: 165 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 \$1,030 plus \$50 per acre Technology Fee \$12 MAXIMUM COST \$2,512*

*Replats that are not Administratively approved – Maximum Cost \$3,012

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: 9/18/19

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: 9/18/19

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, Jessica King (owner) acknowledge that I am the rightful owner of the property located at NORTHWEST OF THE INTERSECTION OF DANCING OAK LANE AND SKIPPING CEDAR STREET (address).

I hereby authorize Steve Crauford, P.E. (agent name) to file this application for Preliminary Plat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 8/16/19
Printed Name: Jessica King

Signature of Agent:  Date: 9/18/19
Printed Name: Steve Crauford, P.E.

**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 \$88 plus an \$12 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 \$88 plus a \$12 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: 9/13/19

Print Name: Steve Crauford, P.E.

PC-19-55 (Paso Robles –
Kissing Tree Phase 4 D)

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve the Preliminary Plat, consisting of approximately 34.94 acres, more or less, out of the John Williams Survey. (T. Carpenter)



Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-55 as submitted.



Legislation Text

File #: PC-19-66, **Version:** 1

AGENDA CAPTION:

PC-19-66 (Trace PA 1A, Section C) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 13.861 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

Meeting date: April 28, 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:

This final plat includes 91 single-family lots and one condominium lot.

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 this preliminary plat as submitted.

Plat - Final	Trace PA 1A, Section C
PC-19-66	



Summary

Request:	Consideration of a Final Plat with 91 single-family lots and one condominium lot.		
Applicant:	Caren Williams-Murch 5818 S Old Bastrop Hwy San Marcos, TX 78666	Property Owner:	Highpoint Trace, LLC 530 Technology, Ste 100 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Esplanade Parkway	New Street Names:	Spiny Lizard Lane Duck Creek Trail Tortoise Trail Duck Creek Trail

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:	Intersection of Esplanade Parkway and Rollingwood Drive		
Acreage:	13.861 acres	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	Single-Family "SF-6"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family / Condominiums		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single-Family "SF-6"	Single Family	Low Intensity
South of Property:	Single-Family "SF-6"	Single Family	Low Intensity
East of Property:	Single-Family "SF-6"	Single Family	Low Intensity
West of Property:	Public & Institutional "P"	Amenity Center	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: April 28, 2020					

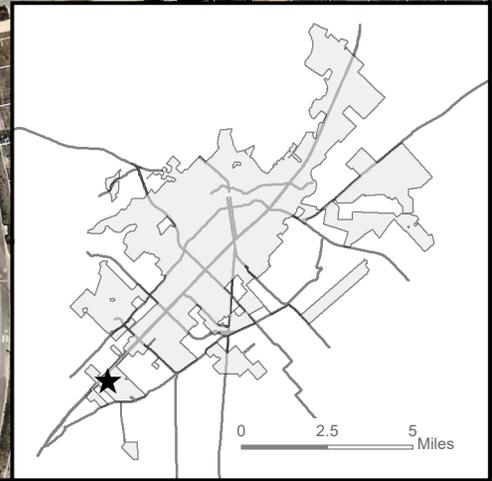
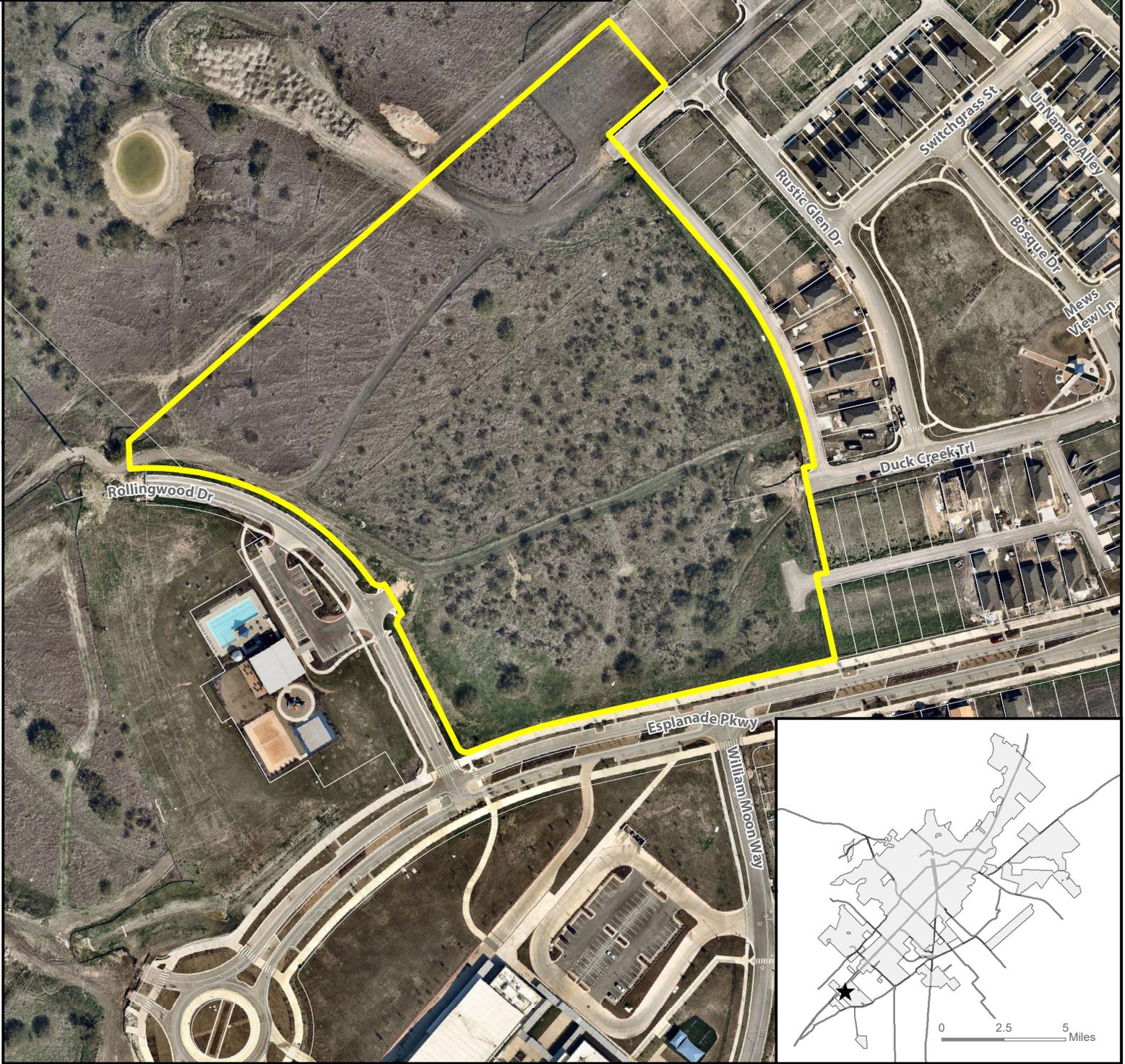
Plat - Final	Trace PA 1A, Section C
PC-19-66	



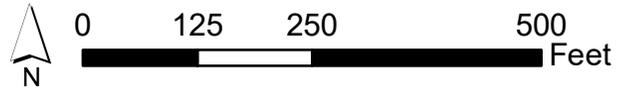
<u>History</u>
<u>Additional Analysis</u>
All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

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>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>N/A</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-19-66
Aerial View
Trace PA 1A Section C
Final Plat**



-  **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: 4/10/2020

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 13.861 ACRES OF LAND OUT OF THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 417,630 ACRE TRACT DESCRIBED IN THE DEED TO HIGHPOINTE TRACE, LLC OF RECORD IN DOCUMENT NO. 16010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 13.861 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 1A SECTION C

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

MANAGING MEMBER:
HIGHPOINTE TRACE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HIGHPOINTE POSEY ROAD, L.P., A CALIFORNIA
LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: HIGHPOINTE INVESTMENTS, INC.,
A CALIFORNIA CORPORATION, ITS
GENERAL PARTNER

BY: _____
TIMOTHY D. ENGLAND, SVP

STATE OF CALIFORNIA
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY
TIMOTHY D. ENGLAND, SVP.

NOTARY PUBLIC, STATE OF CALIFORNIA
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

AREA TABLE:

- TOTAL ACREAGE: 13.861 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 2.921 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2005 LINEAR FEET.

TOTAL NUMBER OF LOTS: 93
COMMERCIAL/OTHER: 0
SINGLE FAMILY: 91
OPEN SPACE: 2

LOT SUMMARY	
RIGHT-OF-WAY	2.928 ACRES
SINGLE FAMILY LOTS (91)	10.816 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
OPEN SPACE LOTS (1)	0.117 ACRES
TOTAL	13.861 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
DUCK CREEK TRAIL	651'	30' F-F	52'
TORTOISE TRAIL	531'	30' F-F	52'
SPINY LIZARD LANE	823'	30' F-F	52'

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
- OPEN SPACE LOTS TO BE MAINTAINED BY TRACE HOA.
- 5 FEET OFF OF EACH PROPERTY LINE MAY BE RESERVED FOR UTILITIES.

SURVEY NOTES:

BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.

THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.000110012. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

AQUIFER NOTE:

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

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. 48209C0486F, REVISED SEPTEMBER 02, 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).

BENCHMARK LIST: NAVD 88

BM 070091_159:
1/2" IRON ROD W/PLASTIC CAP STAMPED "CAPITOL SURVEYING CO. INC." FOUND IN SOUTHWEST R.O.W. LINE OF POSEY ROAD BEARS N83°53'49"E 899.54' FROM THE NORTHEAST MOST NORTH CORNER OF THIS SUBDIVISION AS SHOWN HEREON.
ELEVATION = 656.36'

BM 070091_160:
1/2" IRON ROD W/PLASTIC CAP STAMPED "CAPITOL SURVEYING CO. INC." FOUND IN SOUTHWEST R.O.W. LINE OF POSEY ROAD BEARS N54°12'53"E 1021.59', FROM THE SOUTHEAST TERMINUS OF DUCK CREEK TRAIL AS SHOWN HEREON.
ELEVATION = 650.51'

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
COOPERATIVE

630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC

1810 FM 150 WEST,
KYLE, TEXAS 78640

TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT



LOCATION MAP
NOT TO SCALE

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

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

RECORDING SECRETARY _____ DATE _____

SHANNON MATTINGLY, AICP
DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES _____ DATE _____

CIP & ENGINEERING DEPARTMENT _____ DATE _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

THAT, LIZ GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2019, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2019, A.D. FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2019, A.D.

BY _____
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

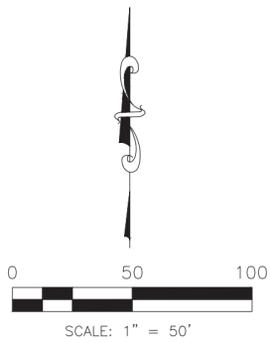
I, ERIC J. DANNHEIM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

BY: _____ DATE _____
ERIC J. DANNHEIM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6075 - STATE OF TEXAS
PAYNE INDUSTRIES, LLC.
302 W. Hopkins, Ste. 1A
SAN MARCOS, TEXAS 78666
(979) 567-4500

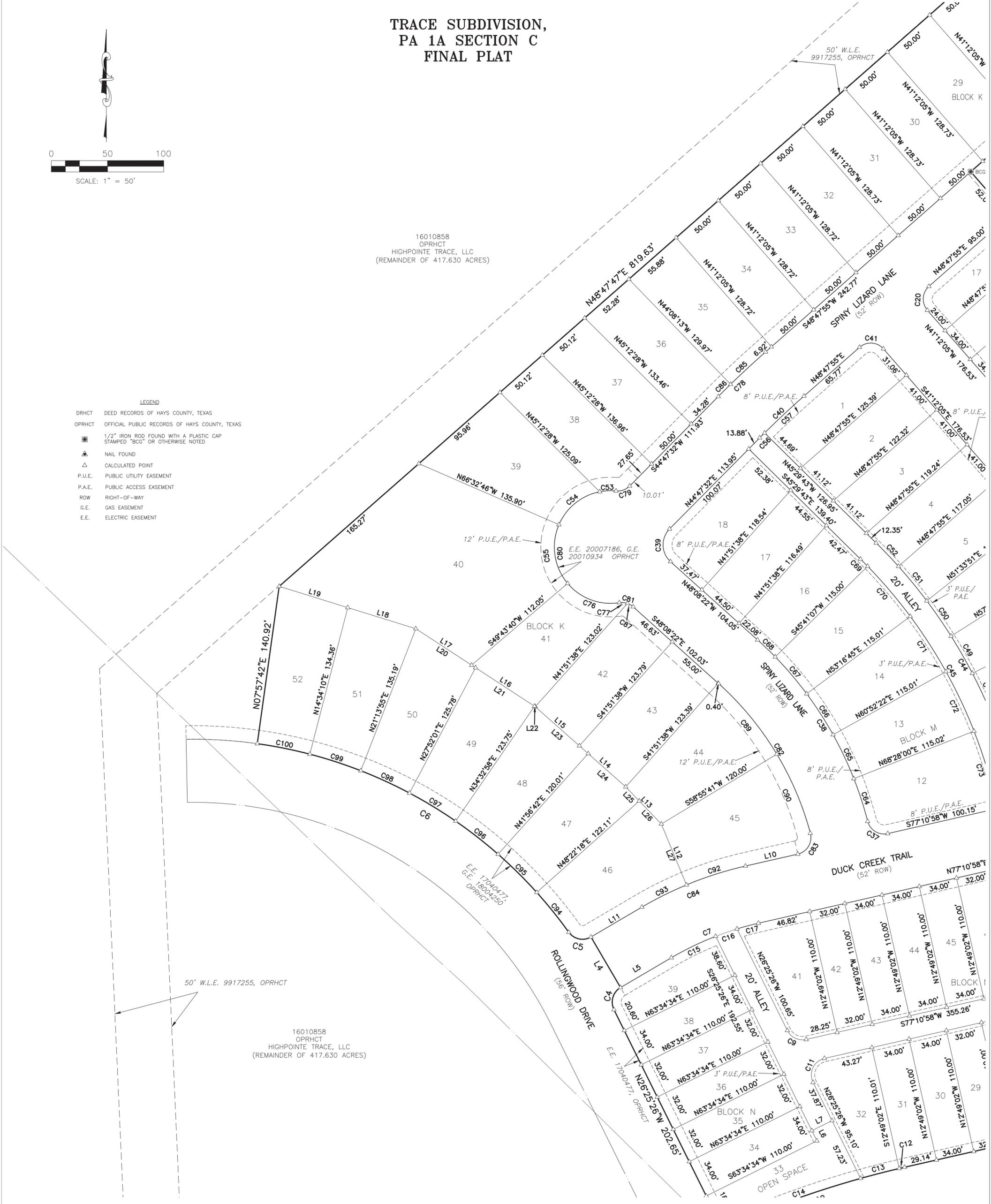
ADDRESS: 5818 S. OLD BASTROP HWY.
JOB NUMBER: 1844-001
DWG NO.: 1844-001-PA 1A-C
CLIENT: COSTELLO ENG.
DATE: 3/27/2020
FIELD CREW: DJ,ZB
OFFICE: BBP/EJD

TRACE SUBDIVISION, PA 1A SECTION C FINAL PLAT



16010858
OPRHCT
HIGHPOINTE TRACE, LLC
(REMAINDER OF 417.630 ACRES)

- LEGEND**
- DRHCT DEED RECORDS OF HAYS COUNTY, TEXAS
 - OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "BCG" OR OTHERWISE NOTED
 - NAIL FOUND
 - CALCULATED POINT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.A.E. PUBLIC ACCESS EASEMENT
 - ROW RIGHT-OF-WAY
 - G.E. GAS EASEMENT
 - E.E. ELECTRIC EASEMENT



50' W.L.E. 9917255, OPRHCT

16010858
OPRHCT
HIGHPOINTE TRACE, LLC
(REMAINDER OF 417.630 ACRES)

ADDRESS: 5818 S. OLD BASTROP HWY.
JOB NUMBER: 1844-001
DWG NO.: 1844-001-PA 1A-C
CLIENT: COSTELLO ENG.
DATE: 3/27/2020
FIELD CREW: DJ,ZB
OFFICE: BBP/EJD

SHEET 2 OF 5

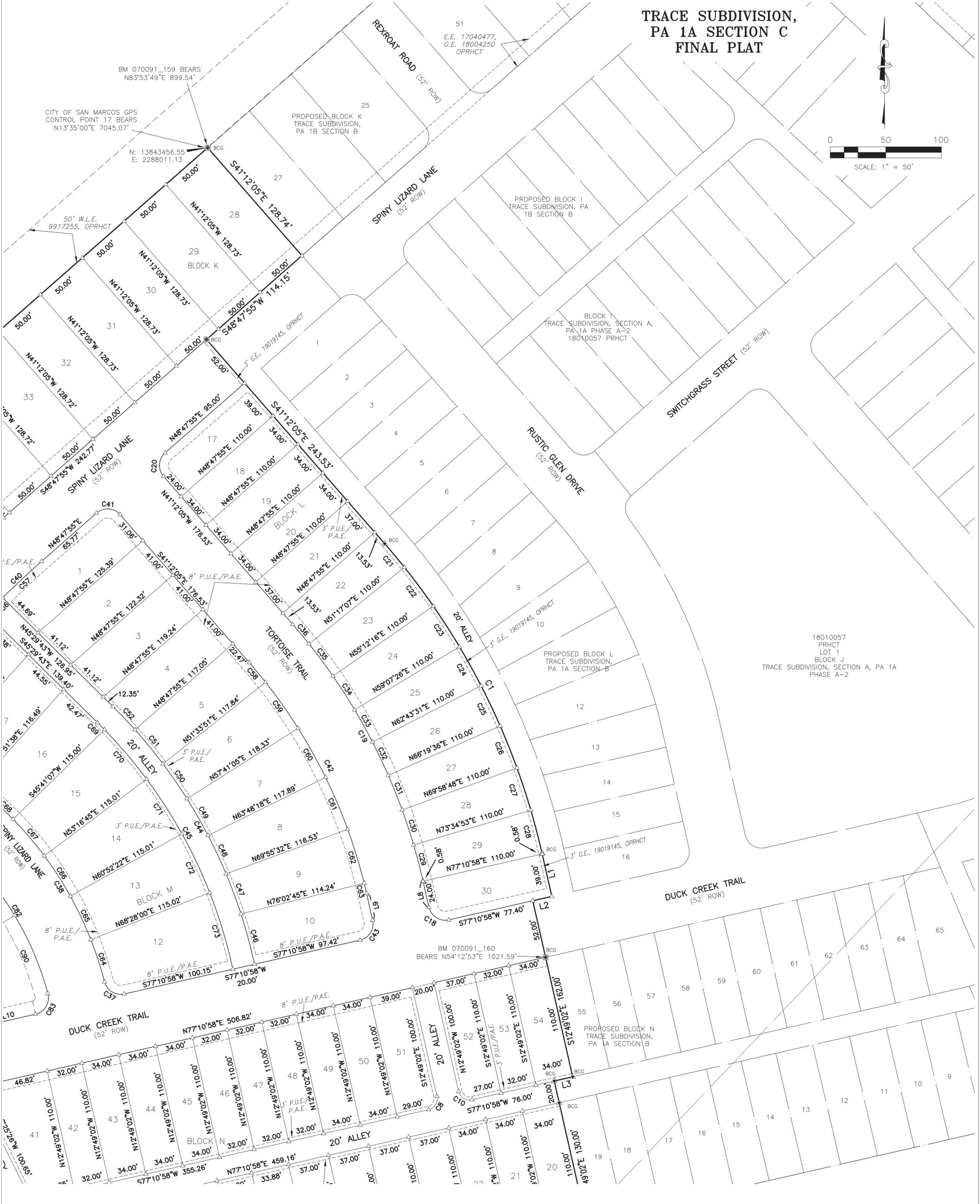
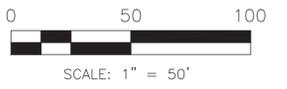
SAN MARCOS,
HAYS COUNTY, TEXAS



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 567-4500

TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT



18010057
PRHCT
LOT 1
BLOCK J
TRACE SUBDIVISION, SECTION A, PA 1A
PHASE A-2

ADDRESS: 5818 S. OLD
BASTROP HWY.
JOB NUMBER: 1844-001
DWG NO.: 1844-001-PA 1A-C
CLIENT: COSTELLO ENG.
DATE: 3/27/2020
FIELD CREW: DJ,ZB
OFFICE: BBP/EJD

SHEET 3 OF 5

SAN MARCOS,
HAYS COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 567-4500

TRACE SUBDIVISION, PA 1A SECTION C FINAL PLAT



1835/43
OPRHCT
JOQ-SAN MARCOS VENTURES L.P.
(248.77 ACRES)

16010858
OPRHCT
HIGHPOINT TRACE, LLC
(REMAINDER OF 417.630 ACRES)

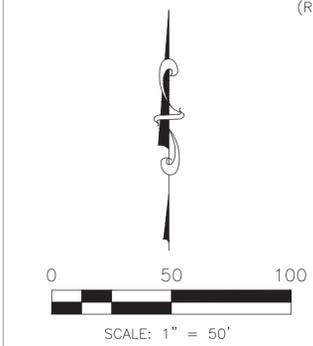
1820/721
OPRHCT
JOQ-SAN MARCOS VENTURES L.P.
(67.53 ACRES)

1820/715
OPRHCT
JOQ-SAN MARCOS VENTURES L.P.
(100.22 ACRES)

16010858
OPRHCT
HIGHPOINT TRACE, LLC
(REMAINDER OF 417.630 ACRES)

PROPOSED BLOCK L
TRACE SUBDIVISION,
PA 1A SECTION B

PROPOSED BLOCK N
TRACE SUBDIVISION,
PA 1A SECTION B



ADDRESS: 5818 S. OLD BASTROP HWY.
JOB NUMBER: 1844-001
DWG NO.: 1844-001-PA 1A-C
CLIENT: COSTELLO ENG.
DATE: 3/27/2020
FIELD CREW: DJ,ZB
OFFICE: BBP/EJD

**TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT**

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	28°23'05"	636.00'	315.08'	S27°00'33"E	311.87'
C2	10°33'56"	852.00'	157.11'	S71°54'01"W	156.89'
C3	86°57'38"	15.00'	22.77'	N69°54'11"W	20.64'
C4	86°06'40"	15.00'	22.54'	N16°37'51"E	20.48'
C5	84°34'00"	15.00'	22.14'	N78°01'55"W	20.18'
C6	46°17'24"	412.00'	332.86'	N58°53'38"W	323.88'
C7	17°29'50"	274.00'	83.68'	N68°26'03"E	83.35'
C8	90°00'00"	10.00'	15.71'	S32°10'58"W	14.14'
C9	76°23'36"	15.00'	20.00'	N64°37'14"W	18.55'
C10	90°00'00"	10.00'	15.71'	N57°49'02"W	14.14'
C11	103°36'24"	15.00'	27.12'	N25°22'46"E	23.58'
C12	0°19'37"	852.00'	4.86'	S77°01'10"W	4.86'
C13	2°23'14"	852.00'	35.50'	S75°39'45"W	35.49'
C14	7°51'05"	852.00'	116.75'	S70°32'35"W	116.66'
C15	9°09'31"	274.00'	43.80'	N64°15'54"E	43.75'
C16	4°13'05"	274.00'	20.17'	N70°57'12"E	20.17'
C17	4°07'14"	274.00'	19.71'	N75°07'21"E	19.70'
C18	90°00'00"	15.00'	23.56'	N57°49'02"W	21.21'
C19	28°23'03"	526.00'	260.58'	N27°00'33"E	257.93'
C20	90°00'00"	15.00'	23.56'	N03°47'55"E	21.21'
C21	2°29'11"	636.00'	27.60'	S39°57'30"E	27.60'
C22	3°55'10"	636.00'	43.51'	S36°45'19"E	43.50'
C23	3°55'10"	636.00'	43.51'	S32°50'09"E	43.50'
C24	3°36'05"	636.00'	39.98'	S29°04'32"E	39.97'
C25	3°36'05"	636.00'	39.98'	S25°28'26"E	39.97'
C26	3°39'12"	636.00'	40.55'	S21°50'48"E	40.55'
C27	3°36'05"	636.00'	39.98'	S18°13'09"E	39.97'
C28	3°36'05"	636.00'	39.98'	S14°37'04"E	39.97'
C29	3°36'05"	526.00'	33.06'	N14°37'05"W	33.06'
C30	3°36'05"	526.00'	33.06'	N18°13'10"W	33.06'
C31	3°39'12"	526.00'	33.54'	N21°50'48"W	33.53'
C32	3°36'05"	526.00'	33.06'	N25°28'26"W	33.06'
C33	3°36'05"	526.00'	33.06'	N29°04'32"W	33.06'
C34	3°55'10"	526.00'	35.98'	N32°50'09"W	35.97'
C35	3°55'10"	526.00'	35.98'	N36°45'19"W	35.97'
C36	2°29'11"	526.00'	22.83'	N39°57'29"W	22.83'
C37	88°16'47"	15.00'	23.11'	S58°40'38"E	20.89'
C38	33°36'07"	326.00'	191.19'	N31°20'18"W	188.46'
C39	92°55'53"	20.00'	32.44'	S01°40'25"E	29.00'
C40	4°00'24"	774.00'	54.12'	S46°47'44"W	54.11'
C41	90°00'00"	15.00'	23.56'	S86°12'05"E	21.21'
C42	28°23'03"	474.00'	234.82'	S27°00'33"E	232.42'
C43	90°00'00"	15.00'	23.56'	S32°10'58"W	21.21'
C44	33°16'15"	461.00'	267.70'	N28°51'55"W	263.95'
C45	33°17'52"	441.00'	256.29'	N28°51'09"W	252.70'
C46	5°48'48"	461.00'	46.77'	N15°08'11"W	46.75'
C47	4°46'07"	461.00'	38.37'	N20°25'39"W	38.36'
C48	4°44'20"	461.00'	38.13'	N25°10'53"W	38.12'
C49	4°43'28"	461.00'	38.01'	N29°54'47"W	38.00'
C50	4°43'29"	461.00'	38.02'	N34°38'15"W	38.00'

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C51	4°55'56"	461.00'	39.68'	N39°27'58"W	39.67'
C52	3°34'07"	461.00'	28.71'	N43°42'59"W	28.71'
C53	16°43'08"	50.00'	14.59'	S87°19'33"W	14.54'
C54	55°30'44"	50.00'	48.44'	S51°12'37"W	46.57'
C55	63°43'34"	50.00'	55.61'	S08°24'33"E	52.79'
C56	0°27'11"	774.00'	6.12'	S45°01'07"W	6.12'
C57	3°33'13"	774.00'	48.01'	S47°01'19"W	48.00'
C58	2°45'56"	474.00'	22.88'	N39°49'07"W	22.88'
C59	6°07'14"	474.00'	50.63'	N35°22'32"W	50.61'
C60	6°07'14"	474.00'	50.63'	N29°15'19"W	50.61'
C61	6°07'14"	474.00'	50.63'	N23°08'05"W	50.61'
C62	6°07'14"	474.00'	50.63'	N17°00'52"W	50.61'
C63	1°08'13"	474.00'	9.41'	N13°23'08"W	9.41'
C64	6°59'45"	326.00'	39.80'	N18°02'07"W	39.78'
C65	7°35'38"	326.00'	43.21'	N25°19'49"W	43.18'
C66	7°35'38"	326.00'	43.21'	N32°55'27"W	43.18'
C67	7°35'38"	326.00'	43.21'	N40°31'04"W	43.18'
C68	3°49'29"	326.00'	21.76'	N46°13'38"W	21.76'
C69	1°10'50"	441.00'	9.09'	N44°54'40"W	9.09'
C70	7°35'38"	441.00'	58.45'	N40°31'26"W	58.41'
C71	7°35'38"	441.00'	58.45'	N32°55'48"W	58.41'
C72	7°35'39"	441.00'	58.45'	N25°20'09"W	58.41'
C73	9°20'07"	441.00'	71.85'	N16°52'16"W	71.77'
C74	5°42'55"	436.00'	43.49'	S30°39'01"E	43.47'
C75	5°22'43"	436.00'	40.93'	S25°06'12"E	40.91'
C76	58°45'37"	50.00'	51.28'	S69°39'08"E	49.06'
C77	28°15'13"	15.00'	7.40'	S84°54'21"E	7.32'
C78	4°00'24"	826.00'	57.76'	S46°47'44"W	57.75'
C79	50°53'35"	15.00'	13.32'	N70°14'19"E	12.89'
C80	194°38'13"	50.00'	169.85'	S01°40'25"E	99.19'
C81	50°53'35"	15.00'	13.32'	N73°35'09"W	12.89'
C82	33°03'25"	274.00'	158.09'	N31°36'39"W	155.90'
C83	92°15'55"	15.00'	24.15'	N31°03'01"E	21.63'
C84	17°29'50"	326.00'	99.56'	S68°26'03"W	99.17'
C85	2°56'09"	826.00'	42.32'	S47°19'51"W	42.32'
C86	1°04'15"	826.00'	15.44'	S45°19'39"W	15.44'
C87	22°38'23"	15.00'	5.93'	S59°27'33"E	5.89'
C88	165°00'50"	50.00'	144.00'	S16°31'32"E	99.15'
C89	17°04'03"	274.00'	81.62'	S39°36'20"E	81.32'
C90	15°59'23"	274.00'	76.47'	S23°04'38"E	76.22'
C91	5°49'19"	274.00'	27.84'	N17°59'36"W	27.83'
C92	9°41'47"	326.00'	55.17'	S72°20'05"W	55.10'
C93	7°48'03"	326.00'	44.39'	S63°35'10"W	44.35'
C94	6°19'25"	412.00'	45.47'	N38°54'38"W	45.45'
C95	6°43'01"	412.00'	48.30'	N45°25'52"W	48.27'
C96	6°39'39"	412.00'	47.89'	N52°07'12"W	47.87'
C97	6°40'57"	412.00'	48.05'	N58°47'30"W	48.02'
C98	6°38'07"	412.00'	47.71'	N65°27'02"W	47.69'
C99	6°38'10"	412.00'	47.72'	N72°05'10"W	47.69'
C100	6°38'05"	412.00'	47.71'	N78°43'17"W	47.68'

LINE	BEARING	DISTANCE
L1	S12°49'02"E	39.58'
L2	S77°10'58"W	17.60'
L3	S77°10'58"W	16.99'
L4	N30°24'09"W	52.00'
L5	N59°41'08"E	52.39'
L6	S26°25'26"E	10.05'
L7	N63°34'34"E	20.00'
L8	N12°49'02"W	24.58'
L9	S12°49'02"E	24.58'
L10	S77°10'58"W	47.79'
L11	S59°41'08"W	52.47'
L12	N22°30'49"W	58.50'
L13	N43°52'48"W	45.72'
L14	N48°33'42"W	55.00'
L15	N48°33'42"W	52.41'
L16	N56°56'18"W	67.64'
L17	N56°56'18"W	59.26'
L18	S72°50'23"E	63.36'
L19	S72°50'23"E	63.88'
L20	S56°56'18"E	63.49'
L21	S56°56'18"E	62.60'
L22	S56°56'18"E	0.82'
L23	S48°33'42"E	62.87'
L24	S48°33'42"E	44.54'
L25	S43°52'48"E	17.39'
L26	S43°52'48"E	28.33'
L27	S22°30'49"E	58.50'

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Mailing Address		Mailing Address	
Phone #		Phone #	
Email		Email	

PROPERTY INFORMATION

Proposed Subdivision Name: _____

Subject Property Address or General Location: _____

Acres: _____ Tax ID #: R_____

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: _____ Current Land Use: _____

Proposed Number of Lots: _____ Proposed Land Use: _____

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 **OR**
- 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: Caren Williams-Murch Date: 11-4-19

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: Caren Williams Murch Date: 11-4-19

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, Timothy D. England (owner name) on behalf of
Highpointe Trace, LLC. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
5818 South Old Bastrop Hwy., San Marcos, TX 78666 (address).

I hereby authorize Caren Williams-Murch (agent name) on behalf of
Highpointe Trace, LLC. (agent company) to file this application for
Final Subdivision Plat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/4/19

Printed Name, Title: Timothy D. England, SVP.

Signature of Agent:  Date: 11-4-19

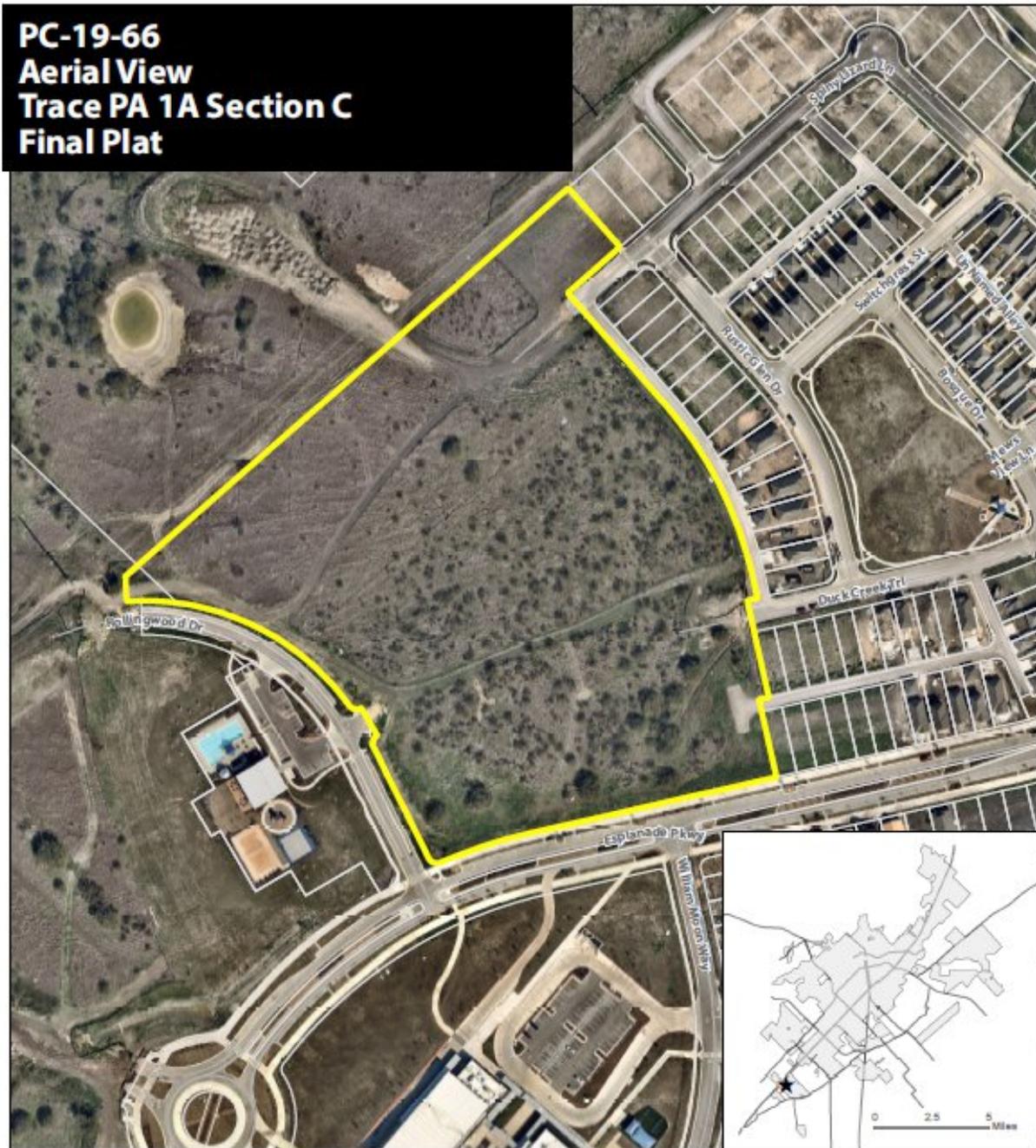
Printed Name, Title: Caren Williams - Murch

PC-19-66 (Trace PA 1A, Section C)

Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Plat, consisting of approximately 13.861 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

**PC-19-66
Aerial View
Trace PA 1A Section C
Final Plat**

- +/- 13.861 acres
- 91 single-family lots
- Trace PDD



<p> Subject Property</p> <p> Parcel</p> <p> City Limit</p>	<p> 0 125 250 500 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>Map Date: 4/10/2020</p>
---	---



11/21/21

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-66 as submitted.



Legislation Text

File #: PSA-20-02 P&Z Public Hearing, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to consider a request by HK Real Estate Development for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity” for +/- 1,142 acres of land, more or less, located at the intersection of North Old Bastrop Highway and Staples Road. (S. Caldwell)

Meeting date: April 28, 2020

Department: Planning & Development

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: 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 - Public & Private Sector Partnership to Protect Water Quality & proper development in San Marcos and Blanco Rivers

Land Use - Direct Growth, Compatible with Surrounding Uses

Neighborhoods & Housing - Well maintained, stable neighborhoods protected from encroachment of incompatible land uses

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)]*

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is approximately 1,142 acres in size and is generally located at the intersection of Old Bastrop Highway and Staples Road. From this intersection the property is bounded to the north by the San Marcos River and to the south by Redwood Road. The tract south of Staples Road is referred to as the “Riley’s Point” tract and will be bisected by the future extension of FM 110. The eastern extent of the tract north of Staples Road, which is referred to as the “Riverbend Ranch” tract, will be bound by this future extension of FM 110.

The site currently has no zoning and is located in the ETJ. City staff is working with the applicant on a Development Agreement that will among other things, set provisions for annexation and zoning. This agreement will be processed and reviewed concurrently by City Council along with the proposed Preferred Scenario Map Amendment and will stipulate the applicant follow zoning district standards in the San Marcos Development Code.

The applicant is proposing a mix of single family, multi-family, and commercial uses at a density and intensity consistent with a Medium Intensity Area on the Preferred Scenario Map. The applicant is proposing to develop this mix of uses under a Medium Intensity Planning Area District (PA) zoning designation. Planning Area Districts are intended primarily, to facilitate new, master planned communities. This zoning designation allows for a certain percent allocation of property to be zoned at different intensities dependent on the property’s designation on the Preferred Scenario Map. The Medium Intensity Planning Area District that the applicant desires to develop under stipulates that 10-30% of the property be designed to CD-1, CD-2, or CD-3 standards, 30-60% of the property be designed to CD-4 standards, and that 10-30% of the site be designed to CD-5 standards.

Section 2.4.2.3 of the San Marcos Development Code stipulates that the Responsible Official schedule a series of informational meetings and public hearings upon receiving an application for a Preferred Scenario Map Amendment. The full schedule for required meetings and public hearings is below:

- TBD: Neighborhood Commission Informational Meeting
- April 7th: City Council Informational Meeting
- April 14th: Planning & Zoning Commission Informational Meeting
- **April 28th: Planning & Zoning Commission Public Hearing & Action**
- May 19th: City Council Public Hearing (No Action)
- June 2nd: City Council Public Hearing & Action
- June 16th: City Council Reconsideration

The San Marcos Development Code requires the Planning & Zoning Commission to hold a public hearing on the request following an informational meeting, which was held on April 14, 2020.

Council Committee, Board/Commission Action:

At the April 7th, 2020 City Council meeting, the Council received an informational presentation from Staff. The meeting was for informational purposes only and the Council took no action on the item. At the April 14th, 2020 Planning & Zoning Commission meeting, the Commission received an informational presentation from Staff. The meeting was for informational purposes only and the Commission took no action on the item.

Alternatives:

The Planning and Zoning Commission shall make a recommendation regarding the proposed Preferred Scenario Map Amendment to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the request.

Recommendation:

Based on the analysis provided, staff recommends approval of the Preferred Scenario Map Amendment request (PSA-20-02).

Preferred Scenario Map Amendment Request

PSA-20-02

Near the Intersection of Old Bastrop
Highway and Staples Road



Summary

Request:	Change from Area of Stability-Low Intensity to Growth Area-Medium Intensity on the Preferred Scenario Map.		
Applicant:	Paul Kuo HK Real Estate Development 24607 Fairway Springs San Antonio, TX 78260	Property Owner:	Freeman Educational Foundation Frost National Bank Trust Robert Wynn, Frost Bank Trustee PO Box 2950 San Antonio, TX 78299

Notification

Application:	March 16, 2020	Neighborhood Meeting:	Meeting date TBD
Published:	April 12, 2020	# of Participants	Meeting date TBD
Posted:	April 10, 2020	Personal:	April 10, 2020
Response:	One letter that is neither in support no in opposition of the project has been received.		

Property Description

Legal Description:	Approximately 1,142 acres, more or less, out of the William West Survey No. 2, the S.A. & M.G. RR Company Survey No. 10, the J.W. Wilson Survey, the J. McGuire Survey No. 60, the W. Burnette Survey No. 59, the William Burnett Jr. Original Survey, the W.A. Matthews Original Survey, and the John McGuire Original Survey, Hays County.		
Location:	Near the intersection of Old Bastrop Highway and Staples Road		
Acreage:	1,142 +/-	PDD/DA/Other:	N/A
Existing Zoning:	ETJ	Proposed Zoning:	Planning Area District (PA)
Existing Use:	Vacant	Proposed Use:	Residential/Commercial
Existing Occupancy:	Restrictions Do Not Apply	Occupancy:	Restrictions Do Not Apply
Preferred Scenario:	Area of Stability-Low Intensity Zone	Proposed Designation:	Growth Area-Medium Intensity Zone
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Adequate/To Be Extended	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

**Preferred Scenario Map
Amendment Request**

**Near the Intersection of Old Bastrop
Highway and Staples Road**

PSA-20-02



<u>Surrounding Area</u>	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	San Marcos River	Low Intensity Zone/Open Space
South of Property:	ETJ	Vacant Property	Low Intensity Zone
East of Property:	FD / ETJ	Vacant/Residential/Industrial	Low Intensity Zone
West of Property:	ETJ	San Marcos River/Vacant	Low Intensity Zone/Open Space

Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
<p>At this time, the Commission is acting on the request which will change the City's Preferred Scenario Map. As many options for development may occur with or without the approval of this request, the Commission should consider all aspects of this staff report, the attached maps and figures, as well as the existing codes in their decision. A summary of what may be permitted at this location, if the map amendment is approved, is attached.</p>			
Staff: Shavon Caldwell		Title: Planner	Date: April 28, 2020

Preferred Scenario Map Amendment Request

Near the Intersection of Old Bastrop
Highway and Staples Road

PSA-20-02



History

With the adoption of Vision San Marcos, the City's Comprehensive Plan, the Preferred Scenario Map replaced the City's Future Land Use Map, and the process for requesting changes to the Preferred Scenario Map was amended. In order for a property to develop, the appropriate zoning must be in place. If a zoning change is necessary, the underlying designation on the Preferred Scenario (Area of Stability, Intensity Zone, or Employment Area) must support the proposed zoning. This determination is made by using the Preferred Scenario Map and Land Use Intensity Matrix from Vision San Marcos, as well as the Table 4.1 Comprehensive Plan/District Translation in the San Marcos Development Code. If the proposed zoning is not permitted based on the Preferred Scenario and Intensity Matrix designation or if the applicant desires a higher intensity zoning, an amendment to the Preferred Scenario Map may be requested. The Comprehensive Plan recommends that amendments to the Preferred Scenario Map only be considered twice per year, and this language was adopted as part of the San Marcos Development Code. Preferred Scenario Amendment requests should be carefully examined using the tools provided in Vision San Marcos.

This site is currently Low Intensity-New Development on the Land Use Intensity Matrix. This matrix, attached, provides general uses that Vision San Marcos recommends in this type of area. Also attached is Table 4.1 of the San Marcos Development Code which identifies the types of zoning that can be requested for properties based on their Preferred Scenario Map classification. The site currently falls under the Low Intensity column. The applicant is requesting to amend the Preferred Scenario and designate this property as Medium Intensity.

Currently, the property has no zoning and is located in the ETJ (Extraterritorial Jurisdiction). City staff is currently working with the applicant on a Development Agreement for this property that, among other things, will provide provisions for annexation and zoning. This agreement will be processed concurrently with the Preferred Scenario Map Amendment and will stipulate the applicant follow zoning district standards in the San Marcos Development Code.

The applicant is proposing a mix of single-family, multi-family, and commercial uses at a density and intensity consistent with a Medium Intensity Area. The applicant is proposing to develop this mix of uses under a Planning Area (PA) zoning designation. This zoning designation, depending on whether the site is located in a Low, Medium, or High Intensity Area on the Preferred Scenario Map, allows for a mix of Character Districts. A comparison table outlining the general description and proportions of allowed Character Districts under a Low Intensity vs. a Medium Intensity Preferred Scenario Area is also included in the table below. A copy of Chapter 4, Division 3 of the San Marcos Development Code which outlines standards for each of the referenced zoning designations is also provided in this packet for reference.

Preferred Scenario Map Amendment Request

Near the Intersection of Old Bastrop
Highway and Staples Road

PSA-20-02



Planning Area Districts-Character District Allocation

Character District	Character District Description	Low Intensity Preferred Scenario Area	Medium Intensity Preferred Scenario Area
Character District-1 (CD-1)	Intended for the preservation of open space and the most sensitive natural resources in San Marcos. May include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.	50% minimum (CD-1 or CD-2)	10-30% (CD-1, CD-2, or CD-3)
Character District-2 (CD-2)	Intended for the development of single family and agricultural uses in a rural setting. Characterized by primarily agricultural with woodlands and wetlands and scattered buildings.	50% minimum (CD-1 or CD-2)	10-30% (CD-1, CD-2, or CD-3)
Character District-3 (CD-3)	Primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of this district are not allowed.	20-40%	10-30% (CD-1, CD-2, or CD-3)
Character District-4 (CD-4)	Intended to accommodate a variety of residential options including single family, two family, and multifamily with limited commercial or mixed use on the corners.	10-30%	30-60%
Character District-5 (CD-5)	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.	0-5%	10-30%

The proposed Planning Area (PA) zoning designation would allow a variety of commercial, residential, and mixed uses such as office, retail, restaurant, residential, apartments, and live-work. This zoning designation

Preferred Scenario Map Amendment Request

PSA-20-02

Near the Intersection of Old Bastrop
Highway and Staples Road



also allows for very limited industrial uses. A copy of Table 5.1 from the San Marcos Development Code which identifies the allowed uses within the proposed Character Districts is included in this packet for reference.

If the Preferred Scenario amendment request is not granted, the applicant would still be able to develop under a Planning Area District but would only be able to develop with the Character District allocations (i.e. percentages) shown in the “Low Intensity Preferred Scenario” column of the above table. A Planning and Zoning Commission recommendation and City Council approval is required for the proposed Preferred Scenario amendment and for the subsequent zoning of the property as a Medium Intensity Planning Area.

Additional Analysis

In reviewing the Land Use Suitability Map, staff noted that in general, the majority of the site is located on land considered to be minimally constrained. Approximately 14% of the site is considered highly constrained. This can be attributed to the site’s proximity to the San Marcos River as a portion of the site is located within the floodway and 100-year floodplain. This part of the site is also located within the San Marcos Water Quality and Water Quality Buffer zones which limit impervious cover and have additional restrictions on discharge and runoff, use of chemicals, and the types of wastewater collection and disposal systems used. The Comprehensive Plan recognizes the importance of the unique natural environment in San Marcos and identifies appropriate densities and development in environmental sensitive areas and flood resilience as two of the major goals in the Plan. It should be noted that according to the submitted Land Use Plan, the applicant is not proposing any residential or commercial development in this highly constrained area.

There is no wastewater infrastructure currently in place to serve this development and the applicant has applied for a discharge permit to the Texas Commission on Environmental Quality. In addition, the property owner has removed the Riley’s Point tract from the City’s Water CCN. As a stipulation of the development agreement that will accompany an approved Preferred Scenario Amendment, the applicant will be required to opt into the City’s Water and Wastewater CCN and extend utilities to serve the development. While this issue is not explicitly addressed in the Comprehensive Plan, it should be noted that annexing the property and requiring the development to connect to City utilities aligns with multiple City plans and policies in a variety of ways, including the fact that it:

- Avoids possible negative environmental impacts to the San Marcos River with the proposed package plant
- Is consistent with City Council policy to discourage package treatment plants in the ETJ
- Avoids creating a “donut hole” of an area not within city limits with city limits bounding it to the east
- Provides for the orderly extension of the water and wastewater utility system without “leap-frogging” that would reduce infrastructure investment recovery
- Enables wastewater to be sustainable as it is used as reclaimed water after treatment
- Utility revenue, property tax, and general fund franchise fee positive effects

In contemplating land use goals in the Comprehensive Plan it’s important to note that the subject property is not currently located adjacent to any existing Medium Intensity designations and is surrounded on all sides by property designated Low Intensity-Area of Stability. The closest areas within the City which are identified

**Preferred Scenario Map
Amendment Request**

PSA-20-02

**Near the Intersection of Old Bastrop
Highway and Staples Road**



as Medium Intensity are the Triangle (intersection of Highway 80 and Highway 21) and the Medical District (Highway 123 and Redwood Road). However, the Comprehensive Plan also outlines goals for implementing appropriate density, impervious cover limitations, and other development standards to avoid adverse impacts to the City’s water supply and natural resources. Should the applicant be granted a discharge permit, development under County development standards would still occur and negative environmental impacts to the San Marcos River are possible. It’s also important to note that at the time the Comprehensive Plan was created there was not a lot of attention given or time spent discussing the ETJ.

Comments from Other Departments

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

**Preferred Scenario Map
Amendment Request**

PSA-20-02

**Near the Intersection of Old Bastrop
Highway and Staples Road**



Evaluation			Criteria for Approval (Sec. 2.4.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the proposed amendment is consistent with other policies of the Comprehensive Plan</p> <p>The development is consistent with a number of policies in the Comprehensive Plan. The Plan promotes infrastructure that supports industry and job growth as an Economic Development goal. The developer is proposing approximately 135 acres of mixed use and commercial development and will be required to extend utilities and road infrastructure to serve the development. The Comprehensive Plan also promotes developing land in accordance with the Land Use Suitability Map. The property is largely considered minimally constrained and well suited for future development. The areas that are considered highly constrained are not proposed to be developed. Finally, the Comprehensive Plan promotes development that protects the water quality of the San Marcos and Blanco rivers and the natural resources necessary to our community’s health, wellbeing, and prosperity. The proposed amendment would avoid wastewater utility development under a discharge permit which could have negative effects on the San Marcos River.</p>
		<u>X</u>	<p>Whether the proposed amendment is consistent with any adopted small area plan or neighborhood character study for the area.</p> <p><i>Studies were not complete at the time of this request.</i></p>
<u>X</u>			<p>Whether the proposed amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety, and general welfare of the City</p> <p>The amendment provides for cohesive CCN boundaries and the orderly extension of utility systems without “leap frogging”. It would also allow for the closing of a potential “donut hole” of an area not within city limits. Finally, the proposed amendment avoids possible negative environmental impacts to the San Marcos River if the proposed package plant is allowed under the discharge permit being pursued by the applicant.</p>

**Preferred Scenario Map
Amendment Request**

PSA-20-02

**Near the Intersection of Old Bastrop
Highway and Staples Road**



<u>X</u>		<p>Whether the proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time</p> <p>The proposed amendment will provide for the extension of utility infrastructure that supports industry and job growth, provide for a variety of diverse housing options, and will ensure the development meets all applicable environmental regulations in the San Marcos Development Code.</p>
<u>X</u>		<p>Whether the proposed amendment will impact:</p> <ul style="list-style-type: none"> • Adjacent properties • Existing or future land use patterns • Existing or planned public services and facilities • Existing or planned transportation networks or greenways • The natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <p>The adjacent properties are largely vacant and undeveloped. The applicant will be required to dedicate parks and open space in accordance with the Development Code and will also be required to make the necessary transportation improvements as outlined in the San Marcos Master Transportation Plan.</p>

Preferred Scenario Application Spring 2020

Areas of Stability

- Existing Neighborhoods
- Low Intensity
- Open Space

Growth Areas

- High Intensity
- Medium Intensity
- Employment Area

Land Use Corridors

- Conservation Corridor
- Employment Corridor
- Mixed Use Corridor

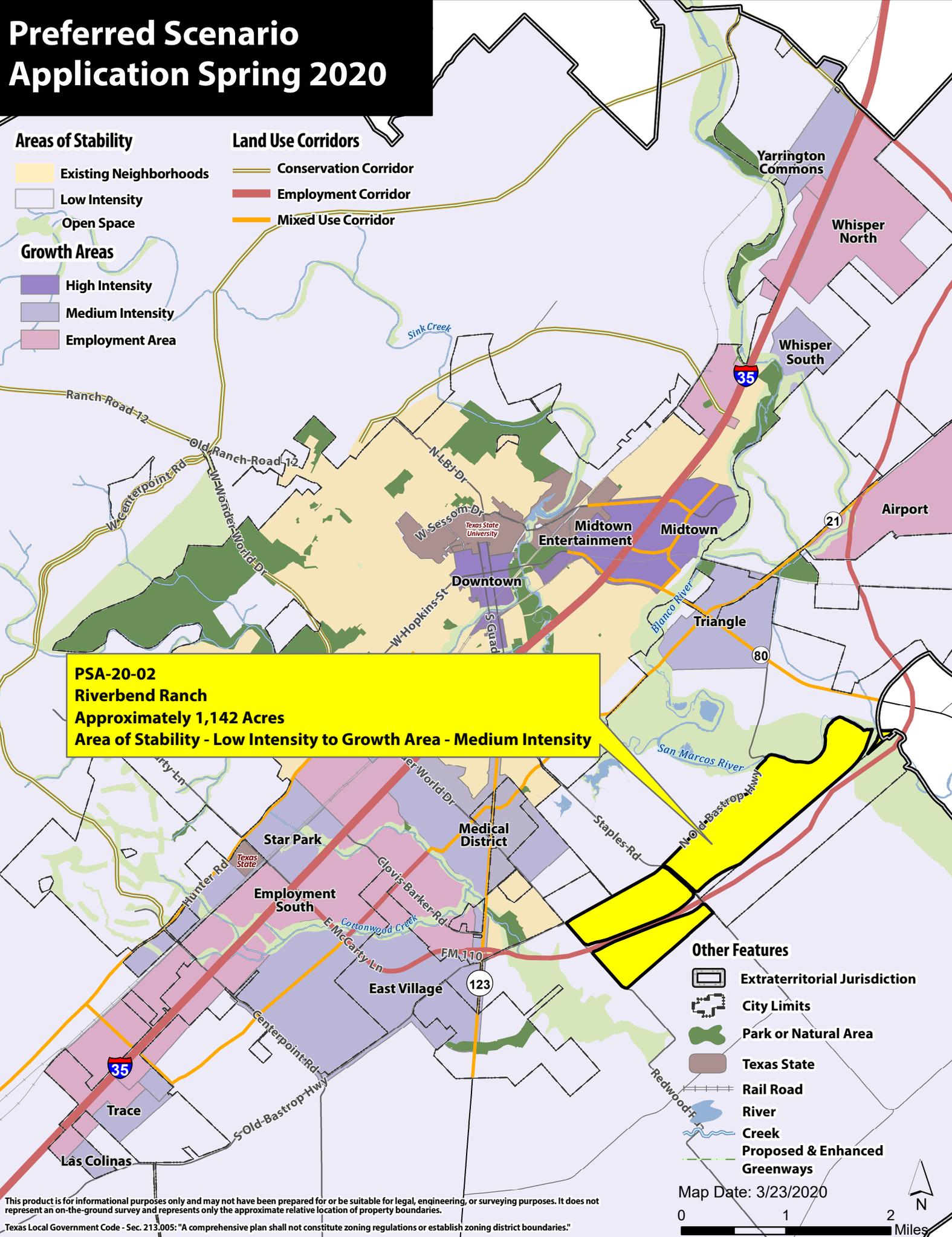
Other Features

- Extraterritorial Jurisdiction
- City Limits
- Park or Natural Area
- Texas State
- Rail Road
- River
- Creek
- Proposed & Enhanced Greenways

Map Date: 3/23/2020

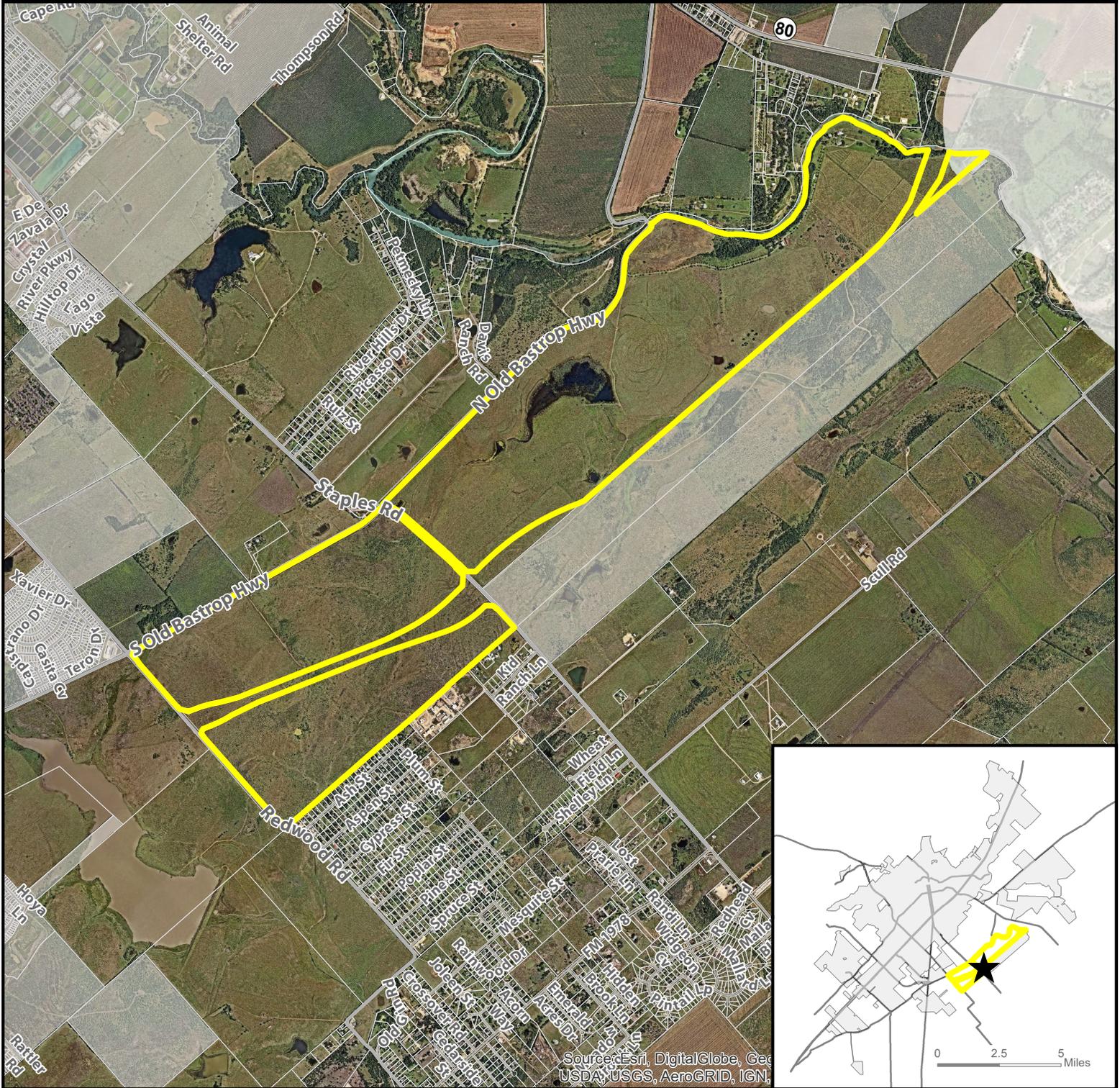
0 1 2 Miles

**PSA-20-02
Riverbend Ranch
Approximately 1,142 Acres
Area of Stability - Low Intensity to Growth Area - Medium Intensity**

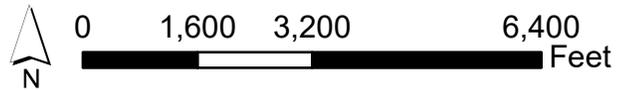


This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Texas Local Government Code - Sec. 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

PSA-20-02 Aerial View Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



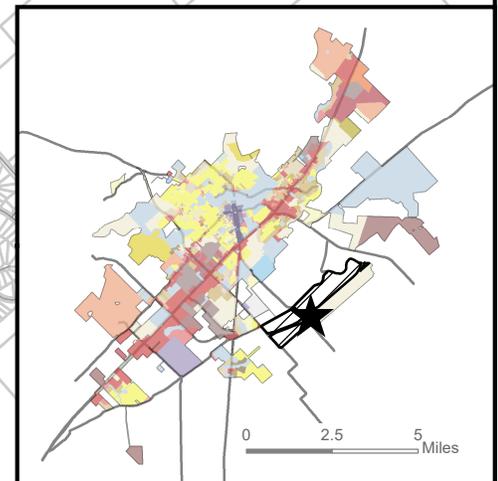
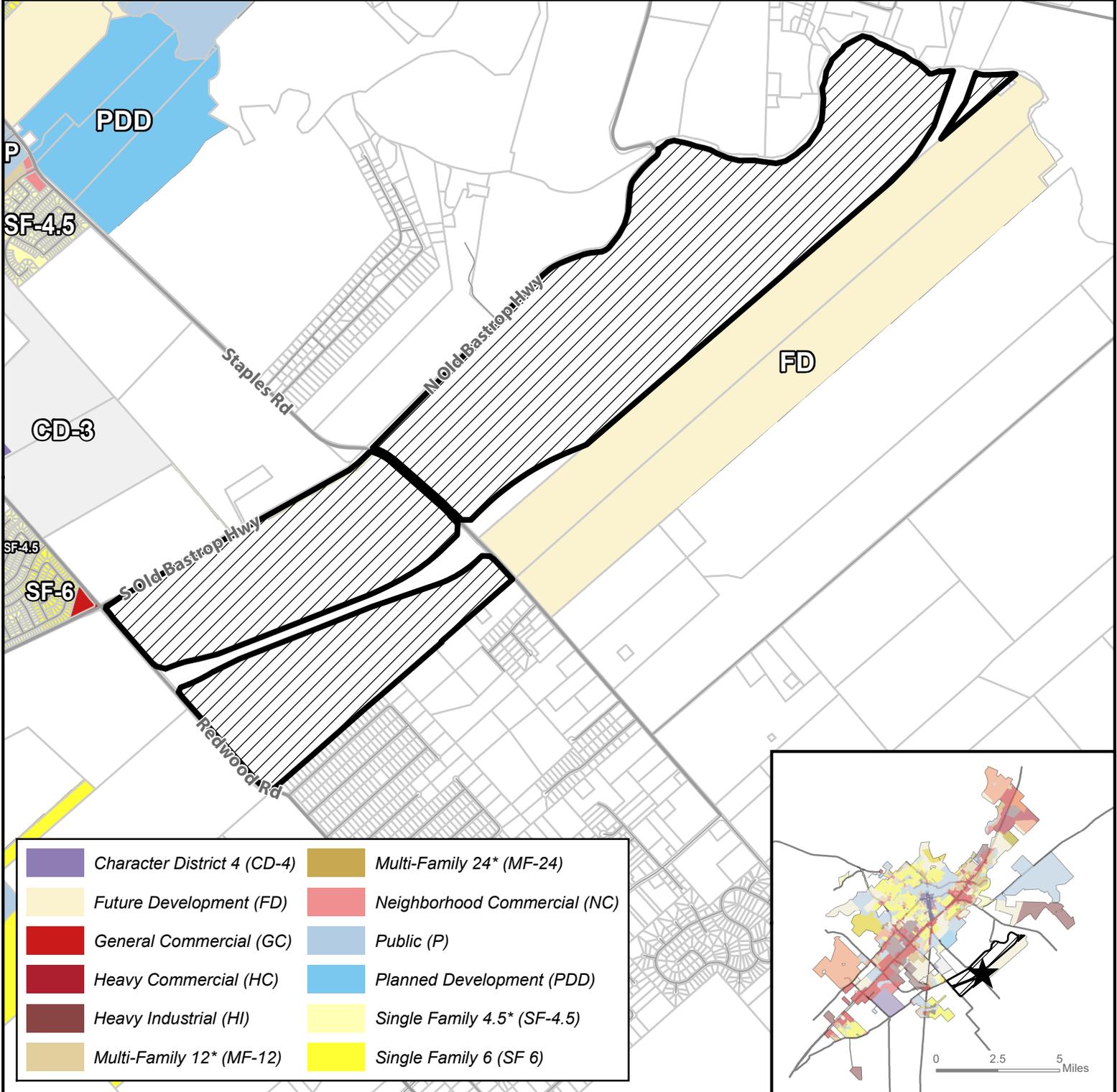
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



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.

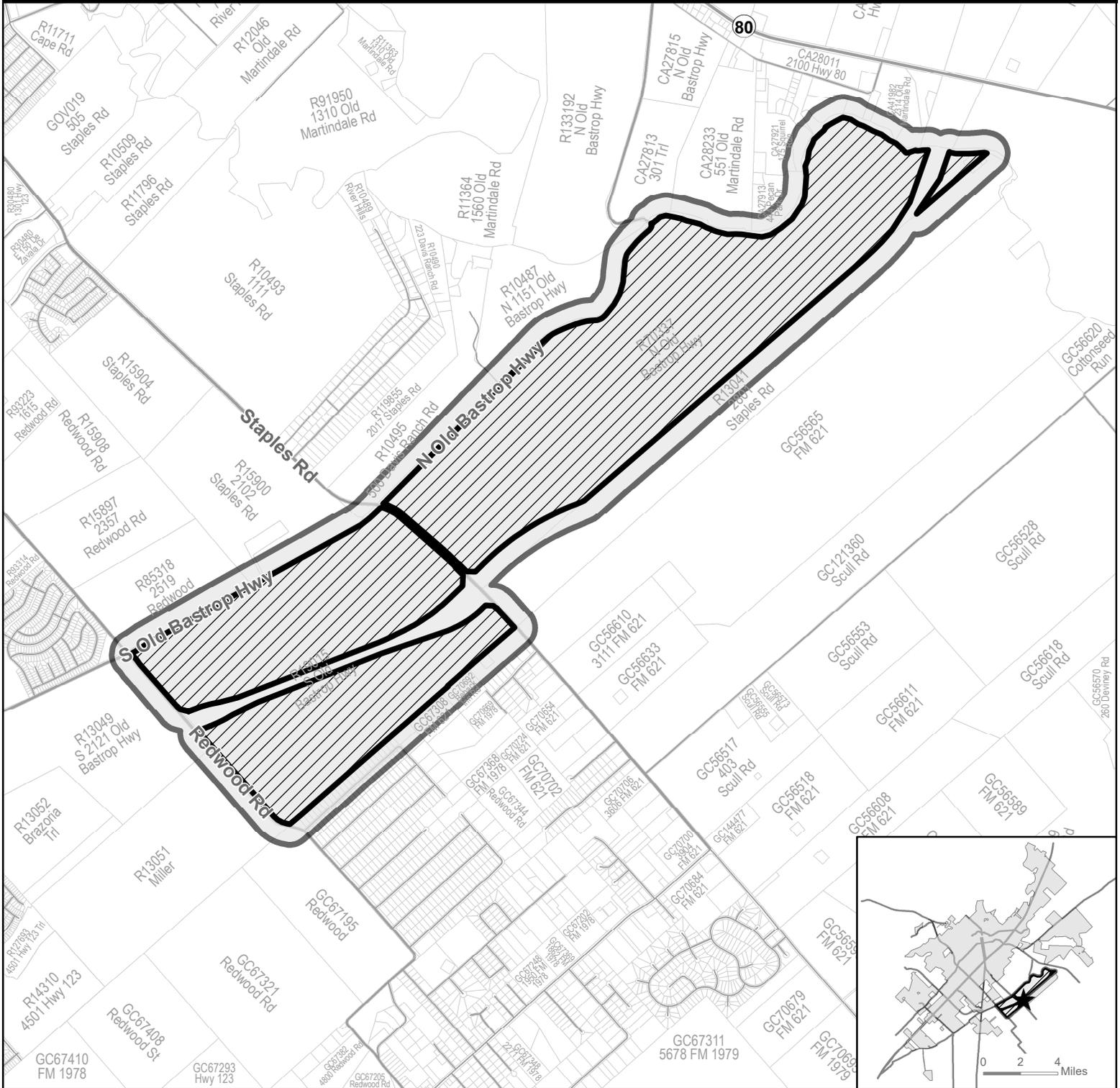
Map Date: 3/23/2020

PSA-20-02 Existing Zoning Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

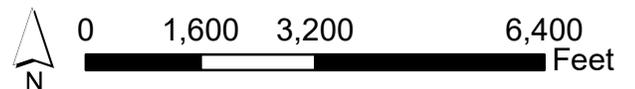


	Site Location	 0 1,500 3,000 6,000 Feet
	Subject Property	
	Parcels	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 3/23/2020</p>
	City Limit	

PSA-20-02 400' Notification Buffer Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



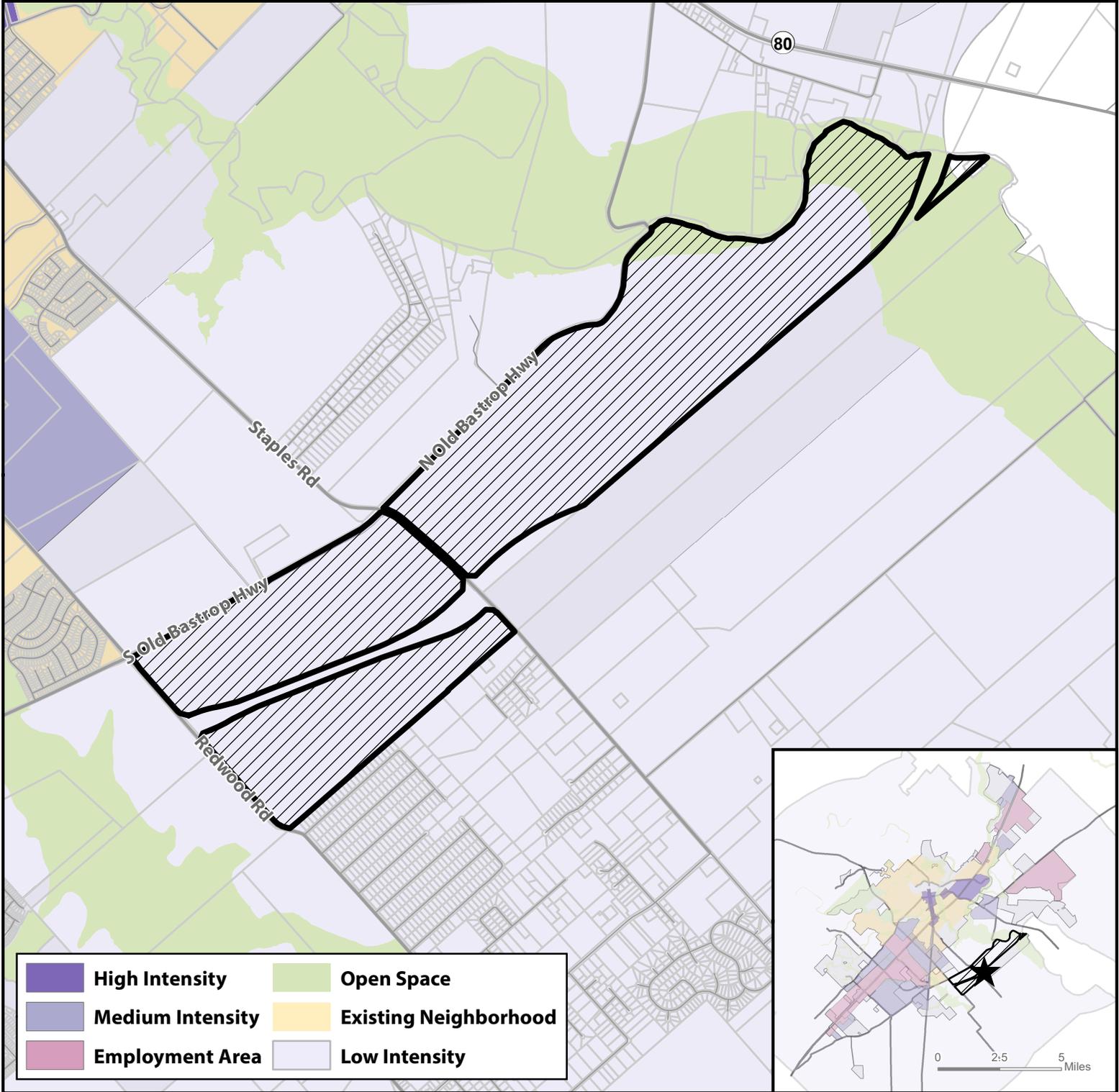
- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



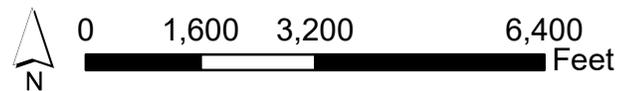
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

PSA-20-02 Preferred Scenario Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



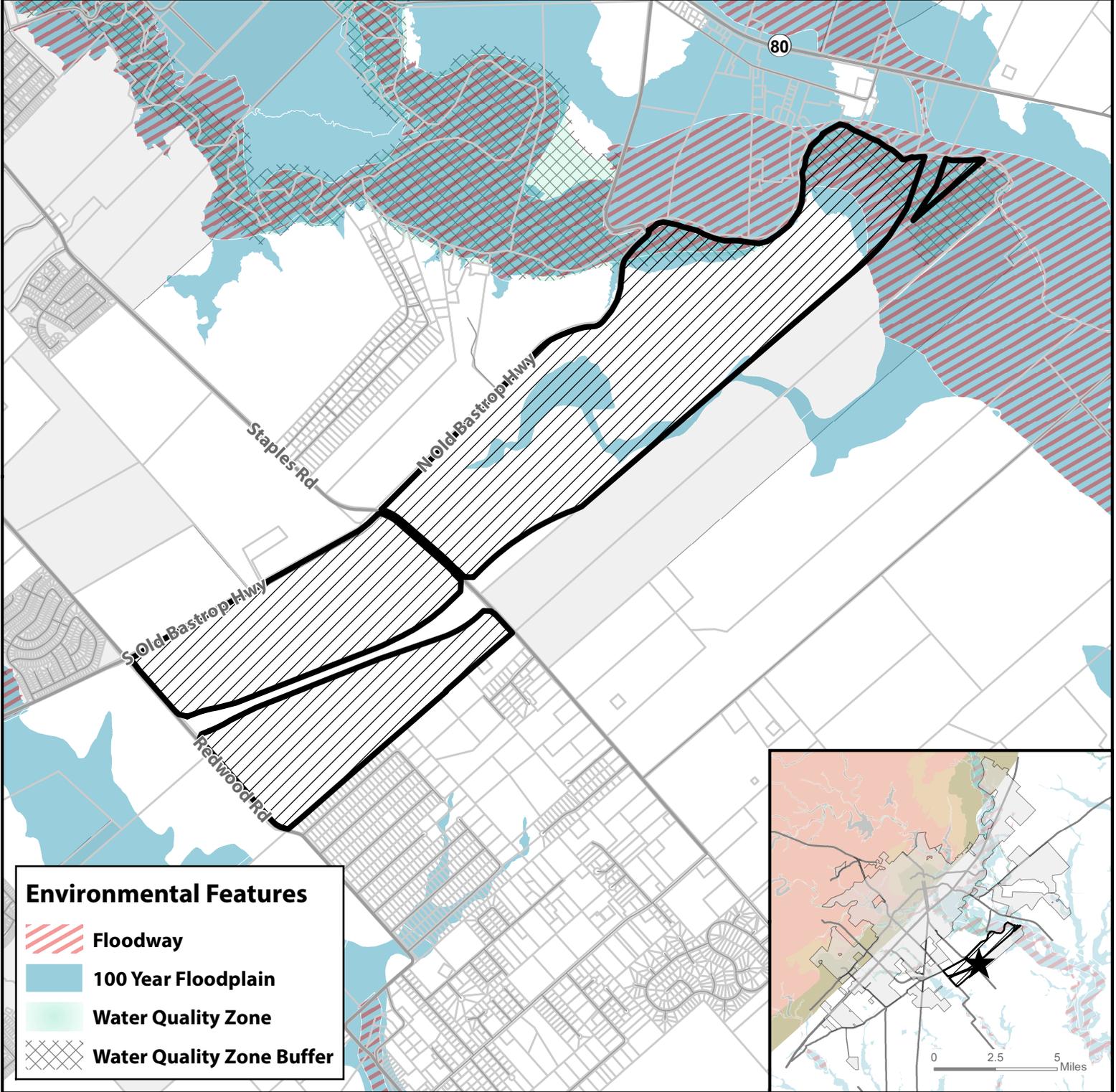
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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: 3/23/2020

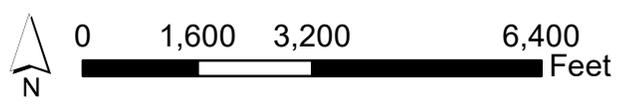
PSA-20-02 Environmental Features Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

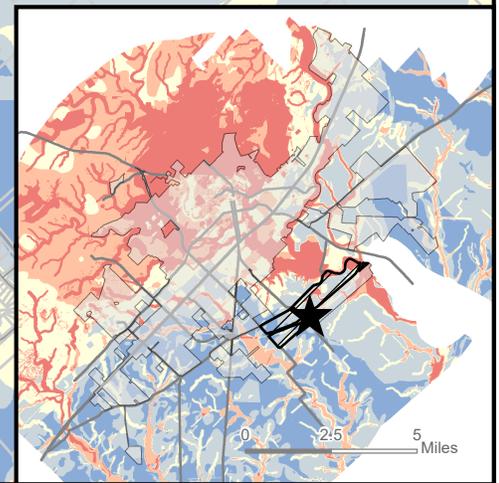
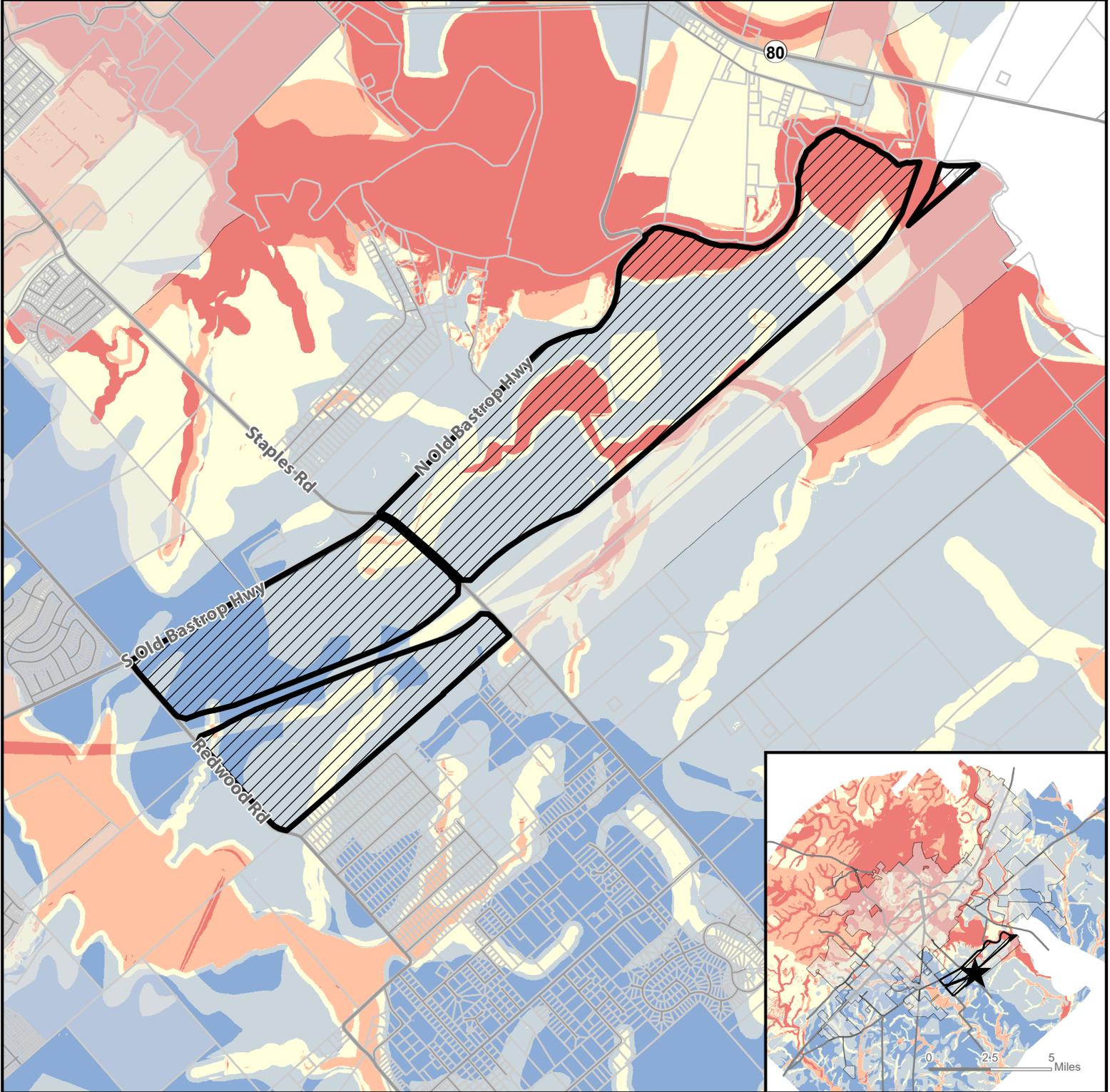
-  Site Location
-  Subject Property
-  Parcels
-  City Limit

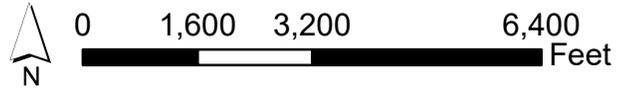


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

PSA-20-02 Land Use Suitability Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

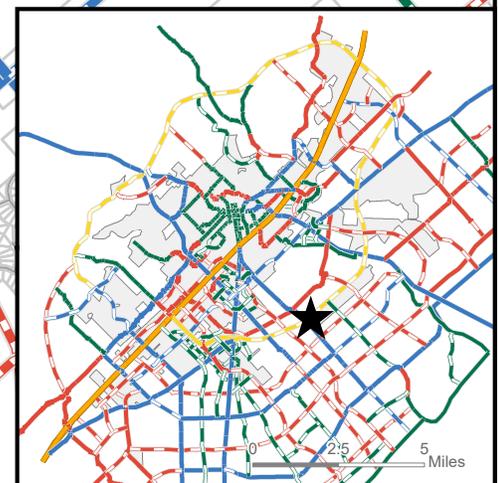
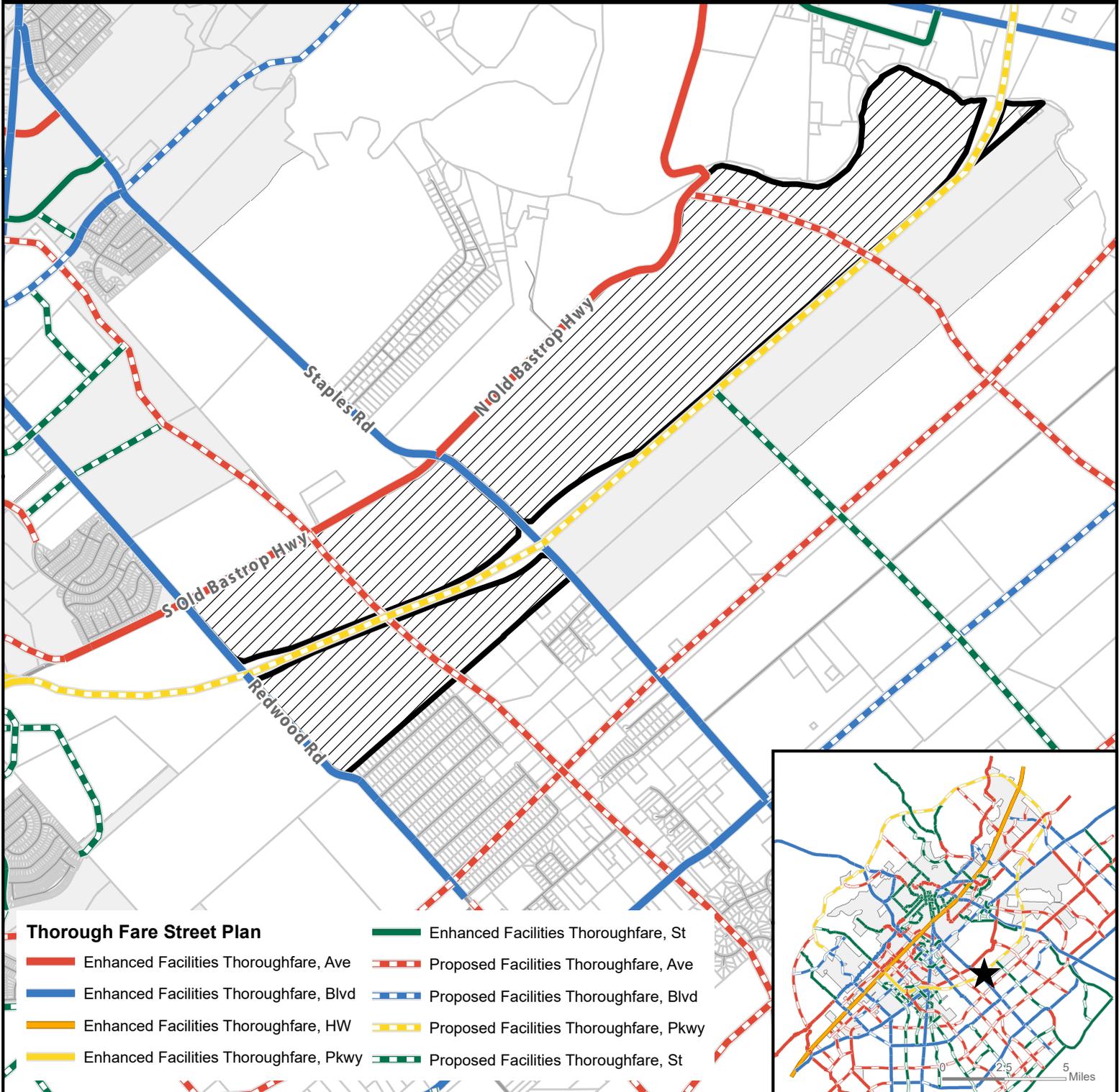


<ul style="list-style-type: none">  Site Location  Subject Property  Parcels  City Limit 	<table border="1"> <thead> <tr> <th colspan="2">LandUseSuitability Value</th> </tr> </thead> <tbody> <tr> <td></td> <td>Least Constrained</td> </tr> <tr> <td></td> <td>2</td> </tr> <tr> <td></td> <td>Moderately Constrained</td> </tr> <tr> <td></td> <td>4</td> </tr> <tr> <td></td> <td>Most Constrained</td> </tr> </tbody> </table>	LandUseSuitability Value			Least Constrained		2		Moderately Constrained		4		Most Constrained	 <p>0 1,600 3,200 6,400 Feet</p>
LandUseSuitability Value														
	Least Constrained													
	2													
	Moderately Constrained													
	4													
	Most Constrained													
<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: 3/23/2020</p>												
<p>Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020\GIS\PSA-20-01_LUS.mxd</p>														

PSA-20-02

Transportation Master Plan

Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

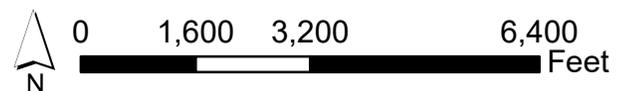


Site Location

Subject Property

Parcels

City Limit

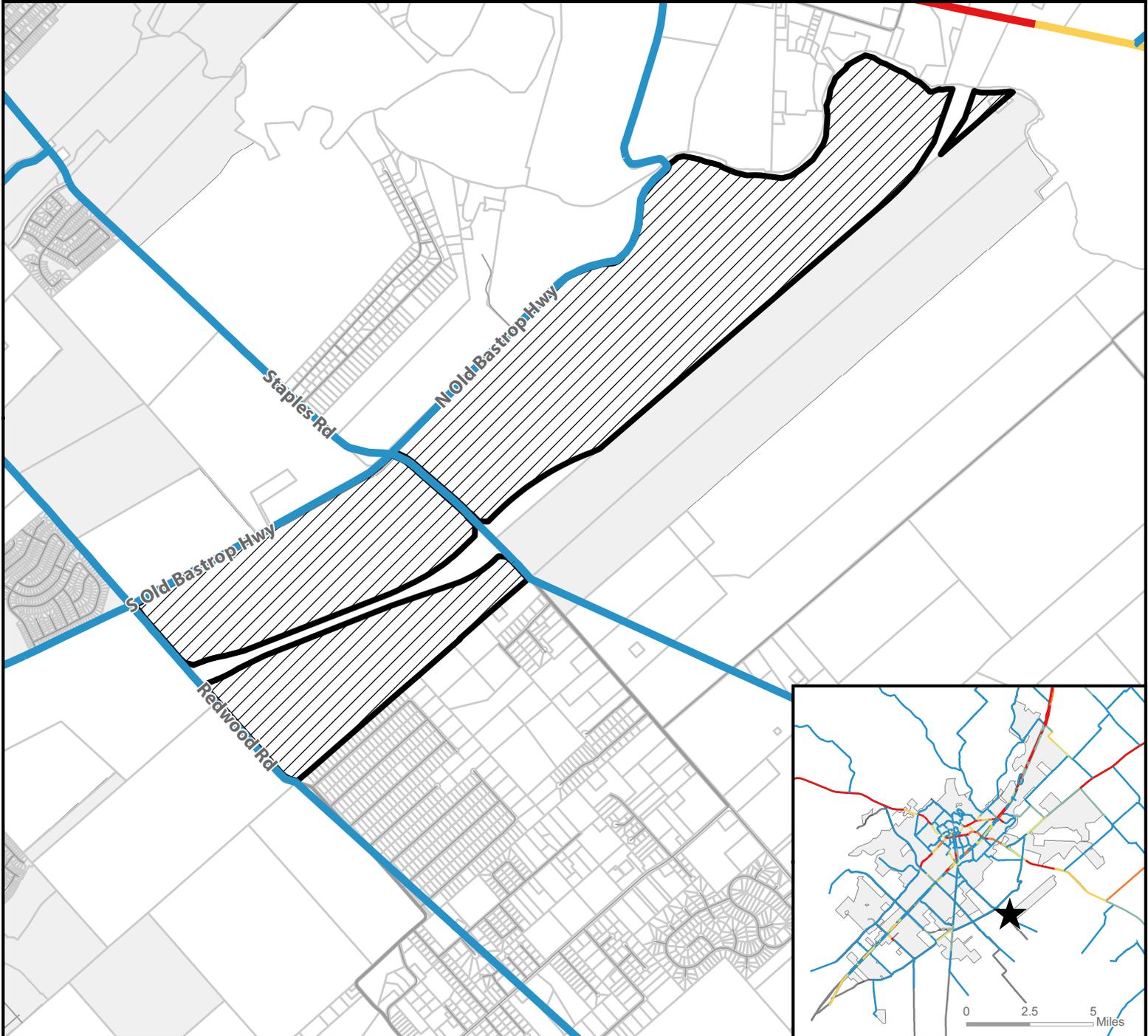


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

PSA -20-02 TDM Existing Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



★ Site Location

▨ Subject Property

□ Parcels

■ City Limit

Level of Service (LOS)*

LOS A (0.00 - 0.60)

LOS B (0.61 - 0.70)

LOS C (0.71 - 0.80)

LOS D (0.81 - 0.90)

LOS E (0.91 - 1.00)

LOS F (Over 1.00)

*Level of Service (LOS) defined by maximum volume over capacity.



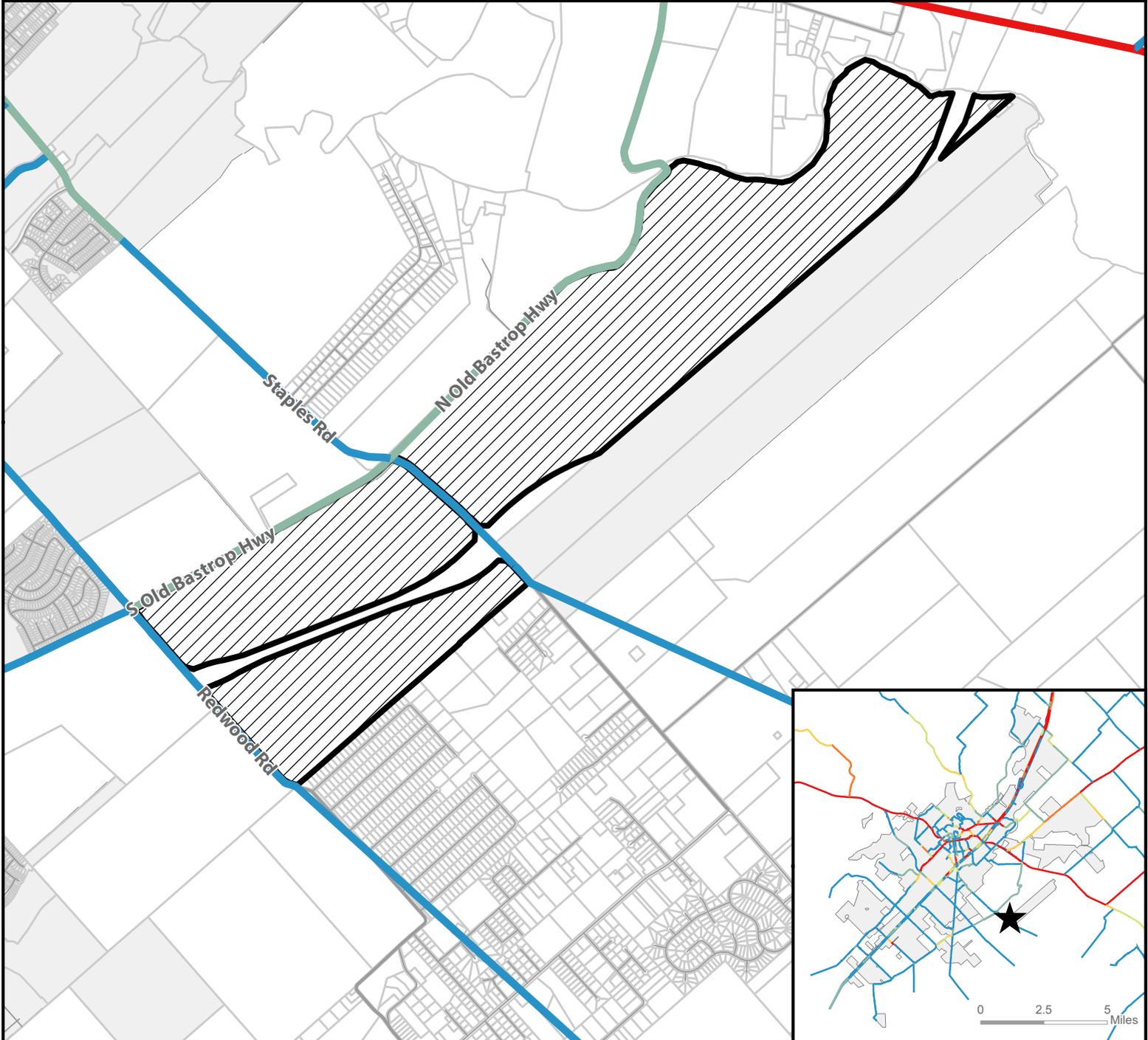
0 1,650 3,300 6,600 Feet

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.

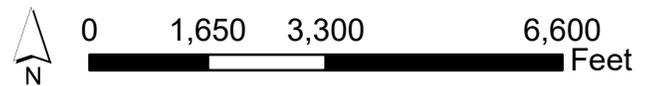
Map Date: 3/23/2020

PSA-20-02 TDM Existing Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



- ★ Site Location
 - ▨ Subject Property
 - ▭ Parcels
 - ▭ City Limit
- | Level of Service (LOS)* | |
|---------------------------------------|---------------------|
| — | LOS A (0.00 - 0.60) |
| — | LOS B (0.61 - 0.70) |
| — | LOS C (0.71 - 0.80) |
| — | LOS D (0.81 - 0.90) |
| — | LOS E (0.91 - 1.00) |
| — | LOS F (Over 1.00) |
- *Level of Service (LOS) defined by maximum volume over capacity.

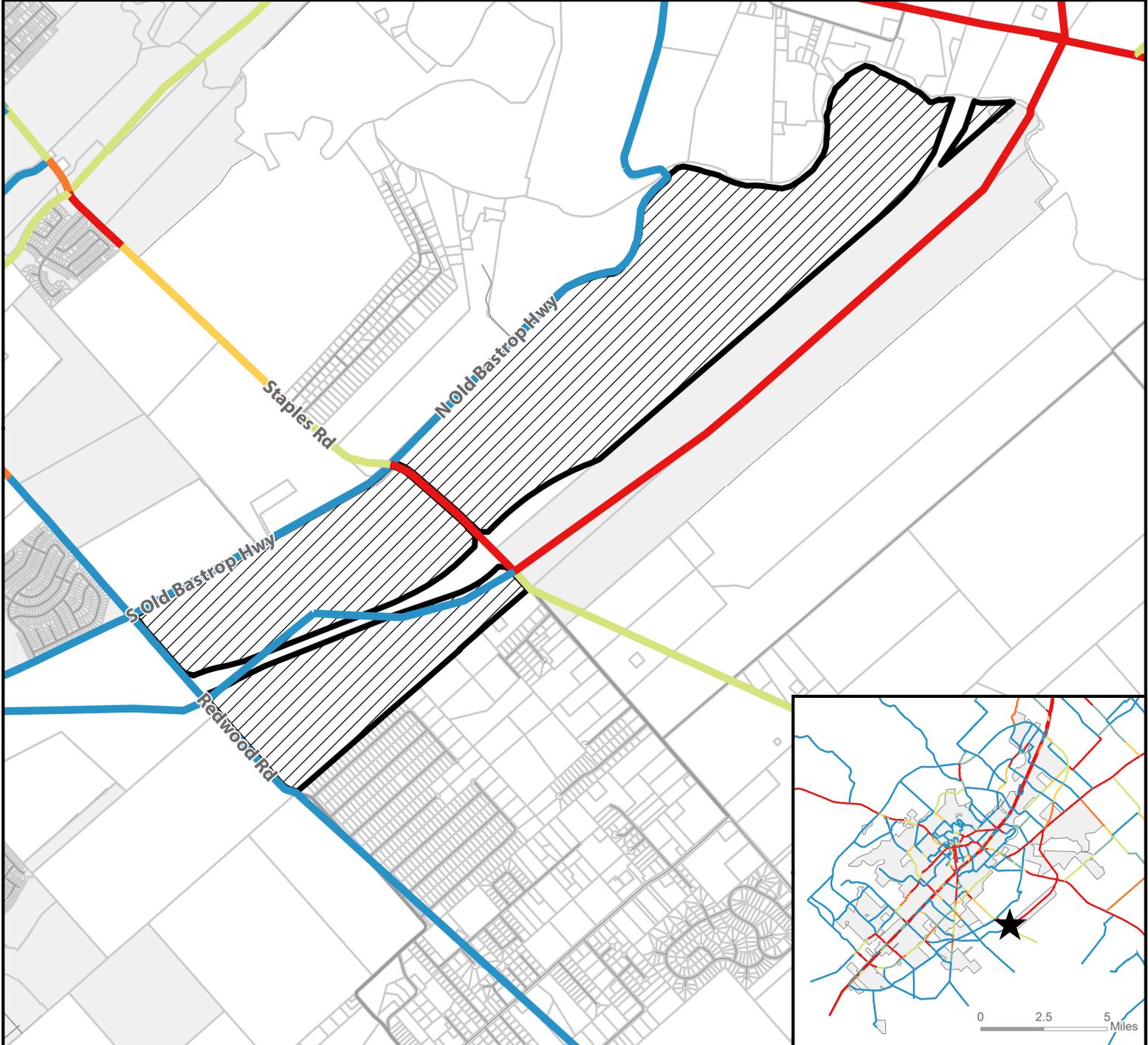


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

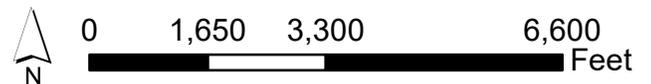
Map Date: 3/23/2020

PSA-20-02 TDM Future Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



- | | |
|---------------------------|--------------------------------|
| ★ Site Location | Level of Service (LOS)* |
| ▨ Subject Property | — LOS A (0.00 - 0.60) |
| □ Parcels | — LOS B (0.61 - 0.70) |
| ■ City Limit | — LOS C (0.71 - 0.80) |
| | — LOS D (0.81 - 0.90) |
| | — LOS E (0.91 - 1.00) |
| | — LOS F (Over 1.00) |
- *Level of Service (LOS) defined by maximum volume over capacity.

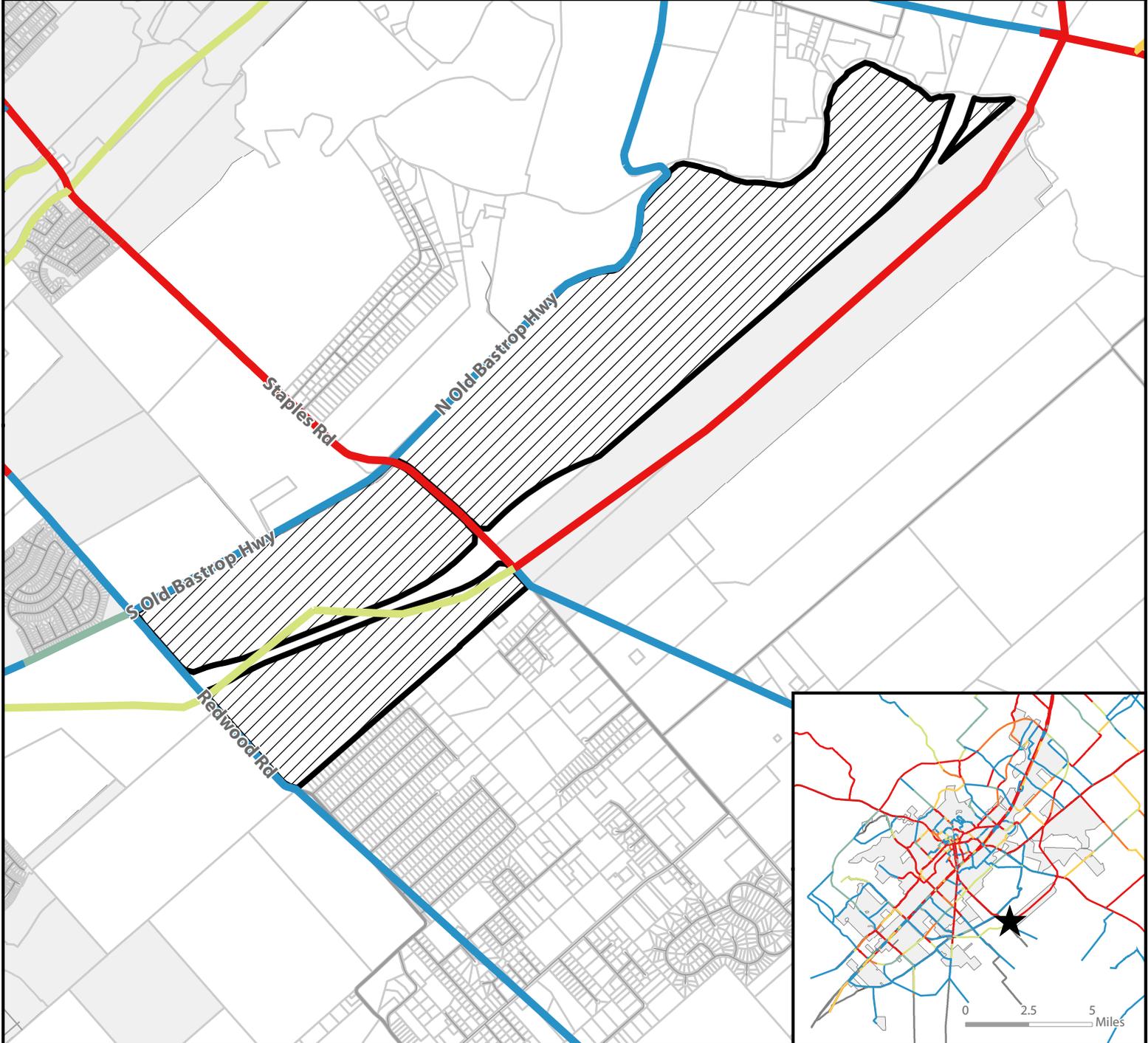


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

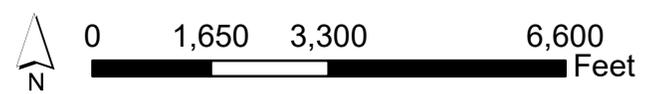
Map Date: 3/23/2020

PSA-20-02 TDM Future Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



- ★ Site Location
 - ▨ Subject Property
 - Parcels
 - City Limit
- *Level of Service (LOS) defined by maximum volume over capacity.
- | Level of Service (LOS)* | |
|--|---------------------|
| — | LOS A (0.00 - 0.60) |
| — | LOS B (0.61 - 0.70) |
| — | LOS C (0.71 - 0.80) |
| — | LOS D (0.81 - 0.90) |
| — | LOS E (0.91 - 1.00) |
| — | LOS F (Over 1.00) |



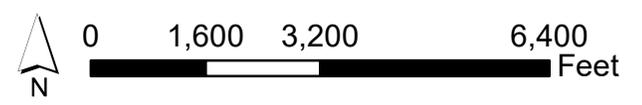
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

PSA-20-02 Water/Wastewater Lines Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main



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: 3/23/2020

PSA-20-02 Wastewater Hotspots Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



 Subject Property

 Site Location

 Parcels

 City Limit

 Hot

Cold

Hotspot analysis based on service requests from 2013 to 2018.



0 1,600 3,200 6,400 Feet

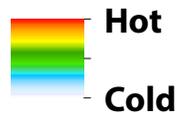
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

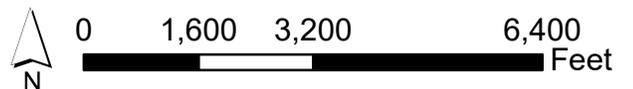
PSA-20-02 Water Hotspots Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



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



Hotspot analysis based on service requests from 2013 to 2018.



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: 3/23/2020

PSA-20-02 (Riverbend Ranch) Preferred Scenario Amendment 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	Infrastructure will be extended and Applicant has identified approximately 135 acres for mixed use/commercial development.		
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	12%	57%	16%	1%	14%
Constraint by Class					
Cultural	95%			5%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	83%	1%		11%	5%
Geological	100%				
Slope	98%		1%		1%
Soils	59%	37%		4%	
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	73%			9%	18%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	N/A-Outside Comprehensive Plan area of study.				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					
Notes: N/A-Outside Comprehensive Plan area of study.					

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	
In accordance with Development Agreement and San Marcos Development Code. Parks, Open Space and / or Trails will be dedicated as part of the overall Riverbend Ranch 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)? El Camino Real Park is located approximately ½ mile southwest of the most southwestern point of the proposed development. Parks will be required in the Riverbend Ranch Development Agreement.			X
Wastewater service available? As part of the Development Agreement extensions are required and developer will provide.		X	
Water service available? The City has service available adjacent to the property. As part of Development Agreement, construction of mains within the development are required and developer will provide.		X	

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

		A	B	C	D	F
Existing Daily LOS	North Old Bastrop Highway	X				
	Staples Road	X				
	Redwood Road	X				
Existing Peak LOS	North Old Bastrop Highway		X			
	Staples Road	X				
	Redwood Road	X				
Preferred Scenario Daily LOS						
Preferred Scenario Daily LOS	North Old Bastrop Highway	X				
	Staples Road			X		
	Redwood Road	X				X
Preferred Scenario Peak LOS	North Old Bastrop Highway	X				
	Staples Road					X
	Redwood Road	X				
<p>The Transportation Demand Model shows that North Old Bastrop Highway is at a level of service A for the Existing Daily and a level of service C for the Existing Peak. It remains at a level of service A in the Preferred Scenario Daily and Peak. Staples Road is shown as a LOS A in the Existing Daily and Peak but drops to a LOS C and F in the Preferred Scenario Daily and Peak. Redwood Road retains a LOS A throughout all models. A Transportation Impact Analysis will be required and the applicant may be responsible for improvements to these roadways if the analysis warrants improvements.</p>						
			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			
<p>Notes: The Guadalupe/Redwood line runs along Redwood Road. The nearest stop is at Redwood Road and Poplar Street.</p>						



PLANNING AND DEVELOPMENT SERVICES

4/10/2020

PSA-20-02

**Notice of Public Hearing
Preferred Scenario Map Amendment
North Old Bastrop Highway & Staples Road**

Hold a public hearing and consider a request by HK Real Estate Development, on behalf of the Freeman Educational Foundation, for a Preferred Scenario Map Amendment from "Area of Stability-Low Intensity" to "Growth Area- Medium Intensity", for approximately 1,142 acres more or less, located at the intersection of North Old Bastrop Highway & Staples Road.

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, April 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, May 19, 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, June 2, 2020** at 6:00 p.m. in the Council Chambers in City Hall, 630 East Hopkins.

The public hearings will be conducted via a virtual meeting on **the above dates at the above times**. You may join and participate in the public hearing using the following link: <https://sanmarcostx.gov/541/PZ-Video-Archives>. All interested citizens are invited to join and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

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

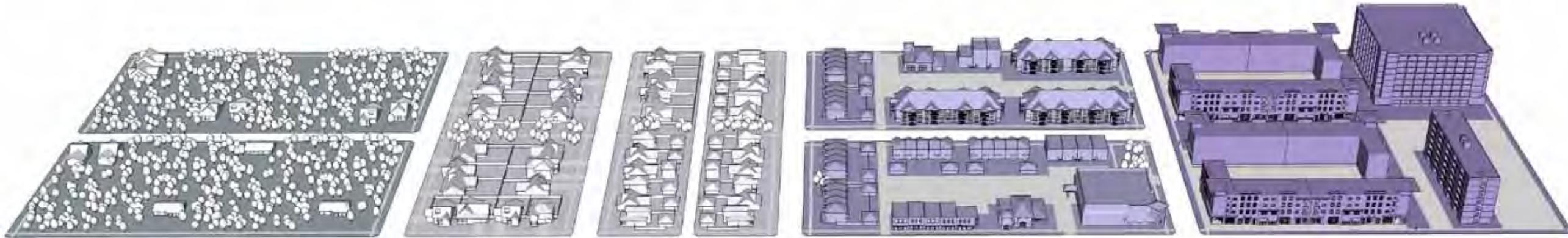
Your written comments will be given to the Planning & Zoning Commission and City Council **and will be read aloud to the public** if they are received before 5 PM on the day of the meeting. As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

For more information regarding this request, contact the case manager **Shavon Caldwell**, at **(512) 805-2649**. When calling, please refer to case number **PSA-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



Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

Preserve Areas

Hiking Trails
Community Gardens

Active Recreation Areas

Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens

Agricultural / Ranching

Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

Neighborhood & Area Protection / Conservation

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment Infill

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

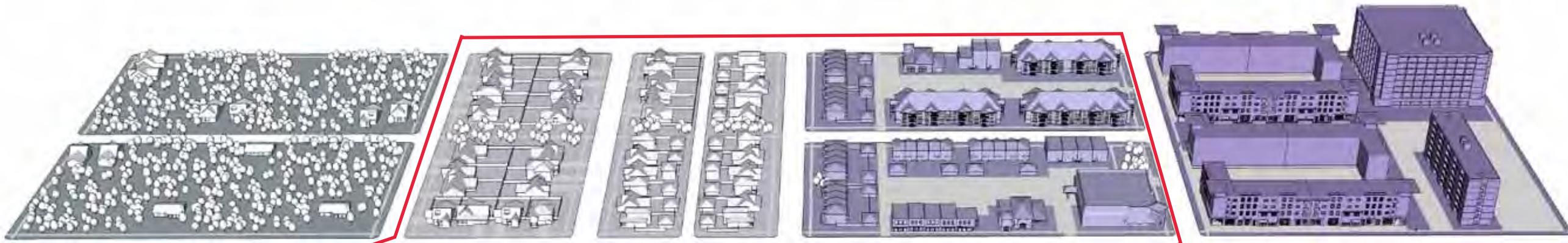
Preferred Scenario Examples: South End

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

The current "Low Intensity" designation on the Preferred Scenario Map allows lower density and intensity uses such as single family, Bed & Breakfasts, home offices, and neighborhood retail. The "Medium Intensity" designation allows for higher density and intensity uses such as attached and multi-family housing, flex space, commercial retail, and some light industrial with an approved conditional use permit.

New Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

- Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards
- Uses and intensity must conform with the City's Edwards Aquifer regulations
- Corridor intensity varies with intensity zone
- Development intensity decreases with distance from a node or corridor
- Home Office - no signage, no sales, one employee
- All on-premise consumption of alcohol requires a CUP
- The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office
- Civic uses are permitted in all development types / intensity zones
- All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards
- Lot depth for corridors is typically 120 feet

- 4. **Medium or High Intensity Zone.** An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip or drive.
- 5. **Employment Center.** An area intended to accommodate economic growth and the recruitment of major employers.
- 6. **Corridors.** An area along a major transportation corridor where development should be consistent with and complement the preferred scenario designation and the corridor type from the Transportation Master Plan.

- 2. **Not Preferred (NP).** Where a zoning map amendment is Not Preferred (NP) on the table below, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4 of this Chapter 4 Article 1.
- 3. **Not Allowed (--).** Where a zoning map amendment is not allowed on the table below, no zoning map amendment may be requested without an accompanying request for an amendment to the Preferred Scenario Map under Section 2.4.2.1.

B. Comprehensive Plan / District Translation Table. Zoning map amendments shall be consistent with the intent and character of the preferred scenario designations on the Preferred Scenario Map.

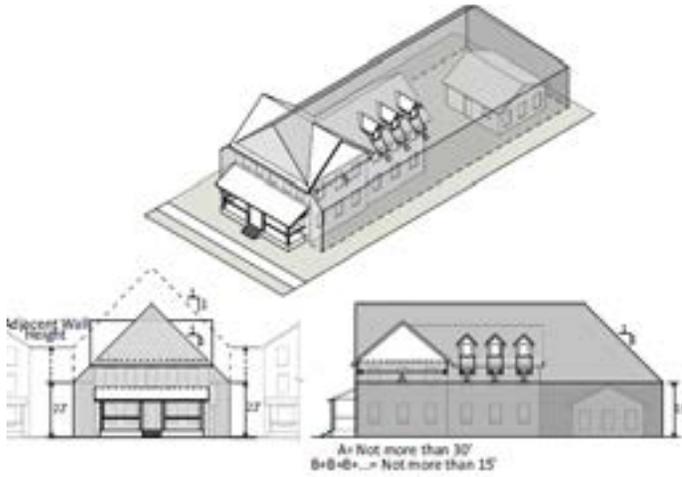
- 1. **Consider (C).** Where the table below indicates Consider (C), a zoning map amendment will be considered based on the following:
 - a. Comprehensive Plan
 - b. Zoning criteria in Section 2.5.1.4
 - c. The district intent statements under Division 4 of this Chapter 4 Article 1.

Character Districts are the preferred zoning designation in both the current Low Intensity designation and proposed Medium Density designation.

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	

FIGURE 4.19 SETBACK PLANES



E. Alternative Compliance Findings. The Planning and Zoning Commission may in accordance with Section 2.8.4.1 approve an alternate to the infill standards, subject to all of the following findings:

1. The approved alternate meets the intent of the infill regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
3. The approved alternate better matches the established character of the block face.

DIVISION 3: CHARACTER DISTRICTS

TABLE 4.13 CHARACTER DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME
CD-1	Character District -1
CD-2	Character District -2
CD-3	Character District -3
CD-4	Character District -4
CD-5	Character District -5
CD-5D	Character District -5 Downtown
PA	Planning Area District

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%

A. Establishment of a Planning Area District. A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.7.

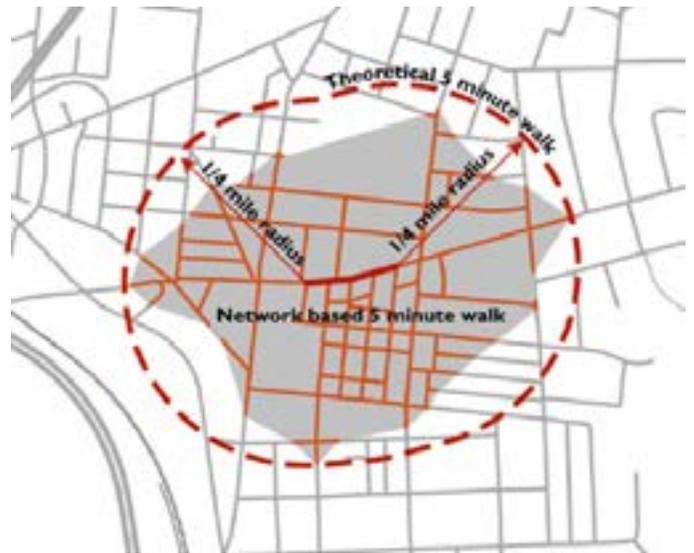
1. **Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.6.1.
2. **Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.
3. **Development Plan.** Approval of a Planning Area District requires the submission of a development plan including the following:
 - a. **Buildable Land.** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City's Land Use Suitability Map.
 - b. **Pedestrian Sheds.** Planning area districts shall be composed of one or more pedestrian sheds including:
 1. **Standard Pedestrian Shed.** A standard pedestrian shed may be no more than 160 acres and is based on a one-quarter mile radius around a node.

FIGURE 4.20 STANDARD PEDESTRIAN SHED



2. Linear Pedestrian Shed. A linear pedestrian shed may be a maximum of 200 acres and is based on a one-quarter mile radius around a series of block lengths.

FIGURE 4.21 LINEAR PEDESTRIAN SHED



- c. **Public Facilities.** Identification of emergency services and school facilities to serve the proposed development including any additional facilities proposed to serve the development.
- d. **Utilities Plan.** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.
- e. **Transportation Plan.** Identification of the major transportation network proposed to serve the development including any off-site improvements.
- f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.4.4.2 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.
- g. **Overlay Districts.** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

Section 4.4.3.8 Regulating Plan

A. Regulating Plan Required. After City Council approval of a planning area district and prior to commencement of any

development, the owner shall submit and must obtain approval of a regulating plan under Section 2.5.6.1

B. Contents of Regulating Plan. Each Regulating Plan or any amendment thereof, shall reflect the following, all in conformance with the applicable standards and requirements set forth in this Section 4.4.3.7:

1. Transportation plan, including:
 - a. New street designations;
 - b. Existing street designations;
 - c. Bicycle, greenway, or pedestrian passages;
 - d. Transit stops; and
 - e. Block perimeters.
2. Pedestrian sheds;
3. Parkland or civic buildings and the maintenance responsibility;
4. District allocations to regulate use and development of the planning area;
5. Vicinity map;
6. Major utilities plan;
7. Watershed protection plan phase I;
8. Phasing plan, if more than one phase is contemplated.

C. Additional Development Standards

1. **Parkland Requirements.** Planning area districts shall:
 - a. Include parkland constructed to the general neighborhood park standards in Section 3.10.2.1 within 800 ft. of the center of the pedestrian shed.
 - b. Include parkland designed as a playground under Section 3.10.2.1 within 1000 ft. of any residential lot.
2. **Affordable Housing.** Planning area districts shall:
 - a. Make a minimum of 10% of the units conform to the requirements for affordable housing under Section 4.3.1.1. These units are eligible to any incentives

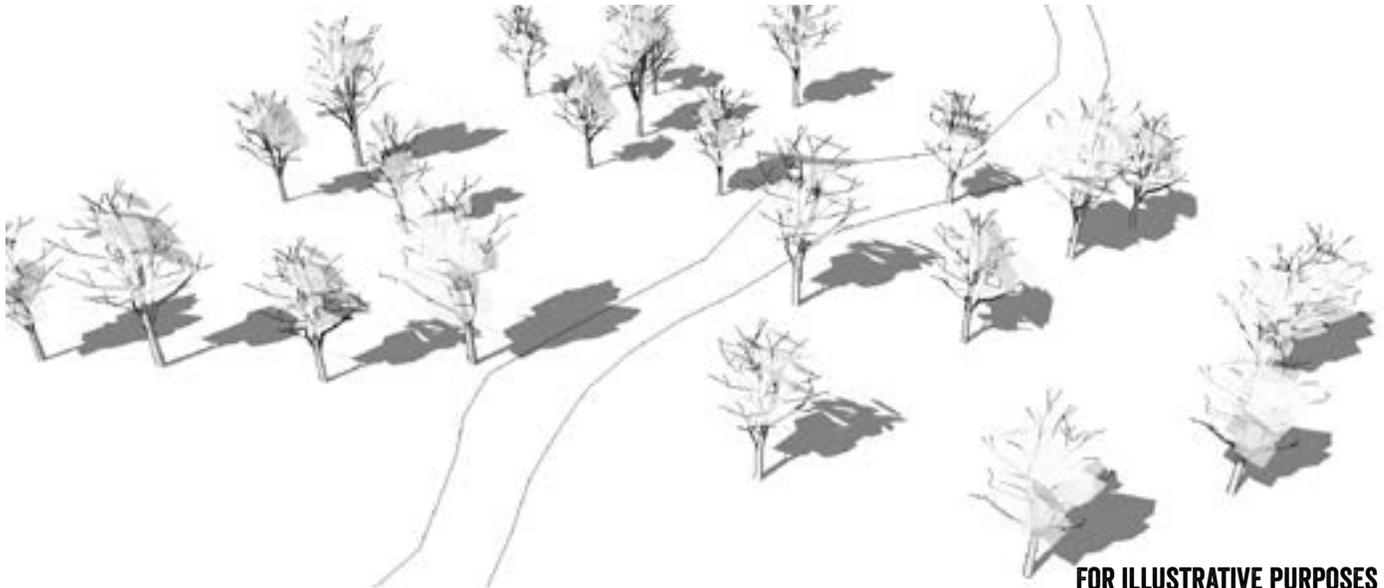
associated with the provision of affordable housing in this development code.

D. Regulating Plan Amendments. Any amendment to an approved regulating plan shall follow the same procedures required for initial approval with the following exceptions:

1. District allocations may not be amended for any area where a plat has been recorded.
2. Proposed changes to district allocations following recordation of a plat shall follow the zoning change procedures in Section 2.5.1.1.

CD-1

SECTION 4.4.3.1 CHARACTER DISTRICT - 1



FOR ILLUSTRATIVE PURPOSES ONLY



GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

TRANSPORTATION

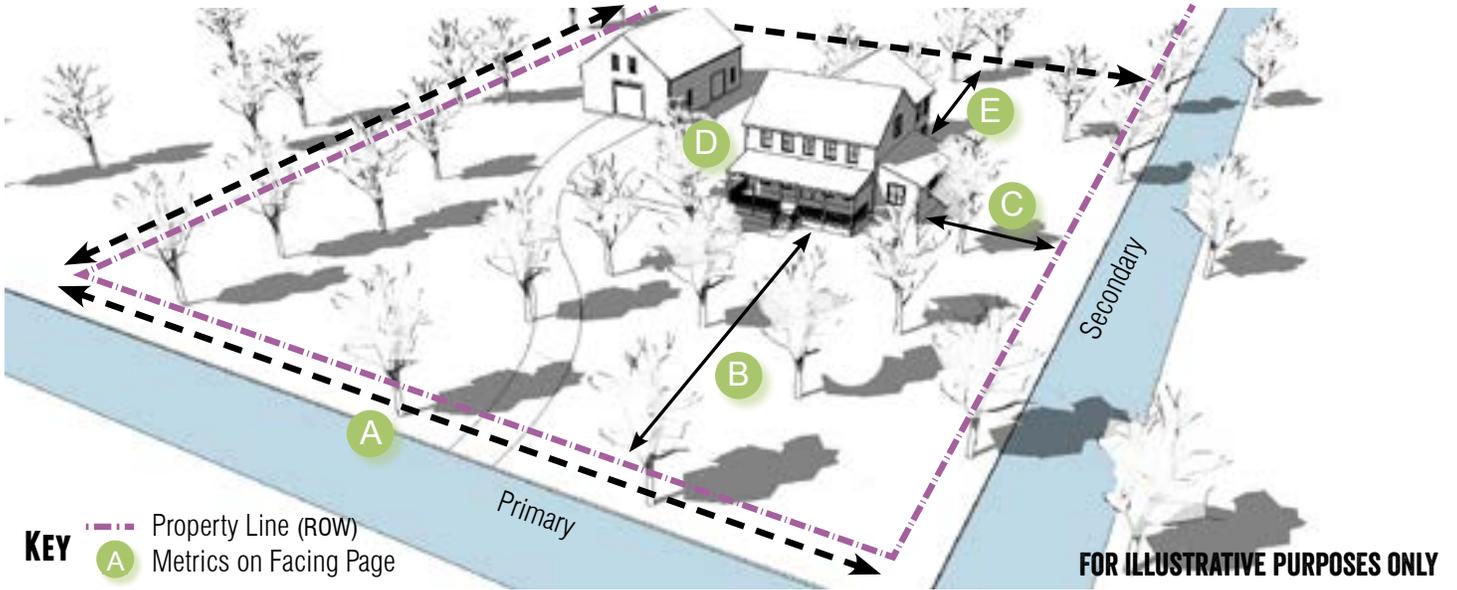
Block Perimeter	N/A
-----------------	-----

DENSITY

Units Per Gross Acre	N/A
Impervious Cover	20% max.

CD-2

SECTION 4.4.3.2 CHARACTER DISTRICT - 2



GENERAL DESCRIPTION

The CD-2 District is intended for the development of single-family and agricultural uses in a rural setting. Characterized by primarily agricultural with woodlands and wetlands and scattered buildings.

DENSITY

Units Per Gross Acre	.1 max.
Impervious Cover	20% max.

TRANSPORTATION

Block Perimeter	N/A
-----------------	-----

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

BUILDING STANDARDS

Principal Building Height	3 stories max.	45 ft. max.
Accessory Structure	N/A	N/A

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	10 acre	80 ft. min.	
Civic Building	1 acre	80 ft. min.	

SETBACKS - PRINCIPAL BUILDING

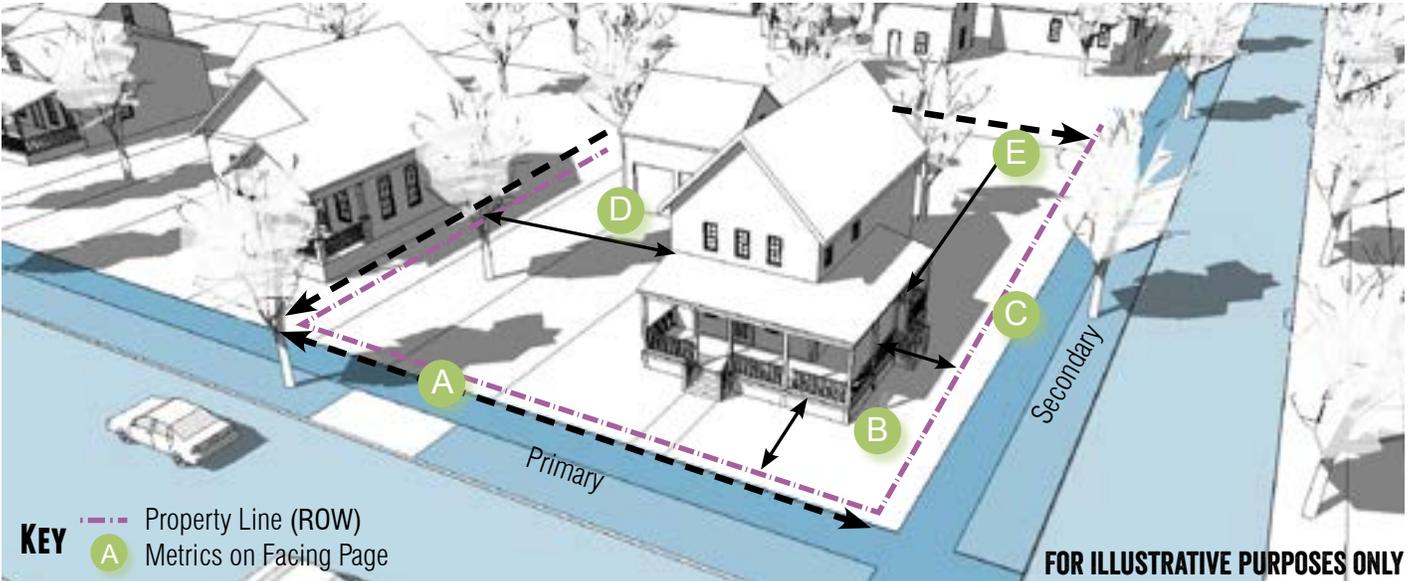
Primary Street	30 ft. min.	B
Secondary Street	15 ft. min.	C
Side	10 ft. min.	D
Rear	min. 20% of total lot depth measured at the point of the greatest depth	E

SETBACKS - ACCESSORY STRUCTURE

Primary Street	30 ft. min.
Secondary Street	15 ft. min.
Side	10 ft. min.
Rear	10 ft. min.

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

BUILDING STANDARDS

Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH	A
House	5,000 sq. ft. min.	50 ft. min.	
Cottage	4,000 sq. ft. min.	40 ft. min.	
Cottage Court	1,200 sq. ft. min.	20 ft. min.	
Duplex	4,000 sq. ft. min.	40 ft. min.	
Zero Lot Line House	3,500 sq. ft. min.	30 ft. min.	
Civic Building	5,000 sq. ft. min.	50 ft. min.	

All lots 45 feet or less in width shall take vehicular access from a rear alley except Cottage Courts.

SETBACKS - PRINCIPAL BUILDING

Primary Street	15 ft. min.	B
Secondary Street	10 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	3 ft. min.	E

SETBACKS - ACCESSORY STRUCTURE

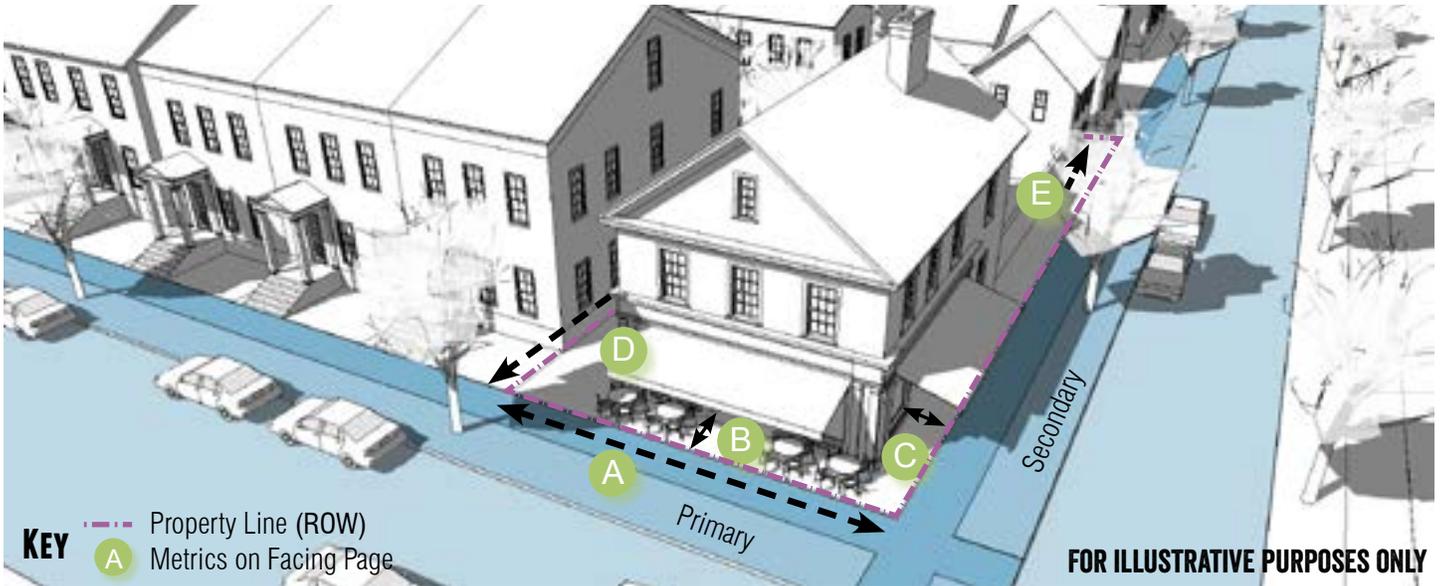
Primary Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

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

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

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.

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.

PARKING LOCATION

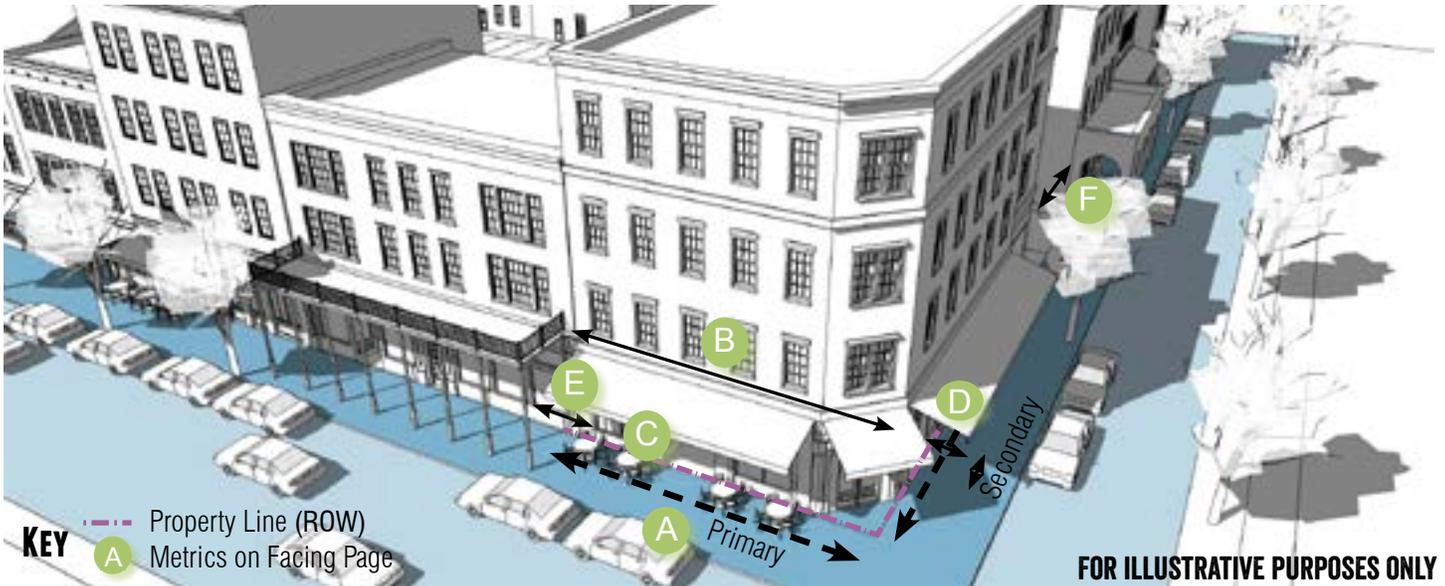
LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

BUILD-TO ZONE (BTZ)

Building Facade in primary street	60% min.
Building Facade in secondary street	35% min.

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

BUILDING STANDARDS

Building Height (Max.)*	5 stories	75 ft.
Building Height (Min.)*	2 stories	24 ft.
Ground Floor Elevation	2' min for ground floor residential	

* Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)

LOT

BUILDING TYPE	LOT AREA	LOT WIDTH	A
Townhouse	1,500 sq. ft. min.	15 ft. min.	
Apartment Building	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

SETBACKS - PRINCIPAL BUILDING

Primary Street	0 ft. min./ 12 ft. max.	B
Secondary Street	0 ft. min./ 12 ft. max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min.	E

SETBACKS - ACCESSORY STRUCTURE

Primary Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min. or 15 ft. from centerline of alley

PARKING LOCATION

LAYER (SECTION 4.3.3.1)	SURFACE	GARAGE
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

BUILD-TO ZONE (BTZ)

Building Facade in primary street	80% min.
Building Facade in secondary street	60% min.

DURABLE BUILDING MATERIAL AREA

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	25 ft. max.

Uses allowed in the respective Character District within the Planning Area. Those uses with a P designate a use is permitted by right, those with a C designate an approved Conditional Use Permit is required and those with a L designate the use is allowed but must meet additional standards associated with that specific use. A "--" indicates the use is not allowed in that district.

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

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Paul Kuo	Property Owner	Freeman Educational Foundation HK Baugh Ranch, LLC
Company	HK Real Estate Development	Company	
Applicant's Mailing Address	24607 Fairway Springs San Antonio, TX 78260	Owner's Mailing Address	See Attached List
Applicant's Phone #	210-363-4672	Owner's Phone #	See Attached List
Applicant's Email	pkuo@hkreddevelopment.com	Owner's Email	See Attached List

PROPERTY INFORMATION

Subject Property Address(es): Intersection of Old Bastrop Rd & Staples Rd

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: Approximately 1,142 acres Tax ID #: R 70337, 70338, 70350, 70351, 16583, 13040
10915, 10957, 20294, 20295, 20304, 151626, 130384

Existing Preferred Scenario Designation: Low Intensity

Existing Zoning: Outside City Limits Existing Land Use(s): Outside City Limits

DESCRIPTION OF REQUEST

Proposed Preferred Scenario Designation: Medium Intensity

Proposed Zoning: Single Family/Multi-family/Commercial Proposed Land Use(s): Single Family/Multi-family/Commercial

Reason for the Change: development of mix uses (single-family residential, multi-family residential and commercial within the City of San Marcos

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 \$3,513**

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Preferred Scenario Map Amendment

Property Owner List

Freeman Educational Foundation
Frost National Bank Trust
Robert Wynn, Frost Bank Trustee
PO Box 2950
San Antonio, TX 78299-2950

HK Bauch Ranch LLC
Paul Kuo, Manager
24607 Fairway Springs
San Antonio, TX 78260
Phone: 210-363-4672
Email: pkuo@hkdevelopment.com

PROPERTY OWNER AUTHORIZATION

I, PAUL KUO (owner name) on behalf of
HK BAUGH RANCH, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Old Bastrop Rd & Staples Rd (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  _____ Date: 7.28.2020

Printed Name, Title: Paul Kuo, Manager

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

PROPERTY OWNER AUTHORIZATION

I, Freeman Educational Foundation (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Intersection of Old Bastrop Rd & Staples Rd (address).

I hereby authorize Paul Kuo (agent name) on behalf of HK Real Estate Development (agent company) to file this application for Preferred Scenario Map Amendment (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: SEE ATTACHED AGENT LETTER Date: _____

Printed Name, Title: _____

Signature of Agent:  Date: 2.18.2020

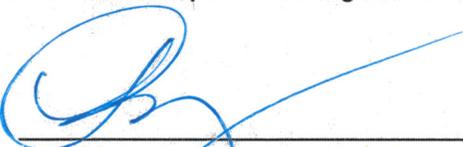
Printed Name, Title: HK REAL ESTATE DEVELOPMENT, MANAGER

**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: 7.28.2020

Print Name: Paul King

PROPERTY OWNER AUTHORIZATION

I, FROST BANK TRUSTEE (owner) acknowledge that I am the rightful owner of the property located at 467 ACRES S OLD BASTROP HWY, SAN MARCOS, TX 78666 (address).

I hereby authorize PAUL KUO (agent name) to file this application for _____ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: *Frost Bank, Trustee*
Robert Wynn

Date: 8/8/19

Printed Name: Robert Wynn

Signature of Agent: _____

Date: _____

Printed Name: PAUL KUO

**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 \$88 plus an \$12 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 \$88 plus a \$12 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: *Robert Wiggins*
Print Name: Robert Wiggins

Date: 8/8/19



METES AND BOUNDS DESCRIPTION
FOR A
211.284 ACRE TRACT OF LAND

Being a 211.284 acre tract of land out of the William West Survey No. 2, Abstract No. 488, the S.A. & M.G. RR Company Survey No. 10, Abstract No. 819, the J. W. Wilson Survey, Abstract No. 481, the W. Burnett Survey No. 59, Abstract No. 56, and the 627 acre Survey patented to James P. Hector, Assignee of the S.A. & M.G. RR Company by patent No. 534, Volume 7, recorded in Hays County, Texas, being situated in Hays County, Texas, being out of the remaining portion of a called 525.22 acre tract of land, as conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, and recorded in Volume 359, Page 870, of the Official Public Records of Hays County, Texas, and said 211.284 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southwesterly Right-of-Way (R.O.W.) line of Staples Road (F.M. 621) (a variable width R.O.W.), being the most Northerly corner of a called 11.44 acre tract of land, as conveyed to Andra Sue Moore, and recorded in Volume 1340, Page 622, of the Official Public Records of Guadalupe County, Texas, and being the most Easterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W.) line of said Staples Road, with the Northwesterly line of said 11.44 acre tract of land, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, S 49° 02' 03" W, a distance of 999.16 feet to a ½" iron pin found for the most Westerly corner of said 11.44 acre tract of land, being the most Northerly corner of a called 2.06 acre tract of land, as conveyed to Adam Harwood, and recorded in Document No. 2016000615, of the Official Public Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northwesterly line of said 2.06 acre tract of land, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, S 49° 09' 46" W, a distance of 199.96 feet to a ½" iron pin found for the most Westerly corner of said 2.06 acre tract of land, being the most Northerly corner of a called 10.02 acre tract of land, as conveyed to C Reynolds Enterprises LLC, and recorded in Document No. 2016001445, of the Official Public Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northwesterly line of said 10.02 acre tract of land, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, the following courses:

S 48° 28' 09" W, a distance of 522.49 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

S 37° 05' 42" E, a distance of 13.82 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

THENCE continuing with the common line between said 10.02 acre tract of land and the remaining portion of said 525.22 acre tract of land, S 48° 47' 46" W, a distance of 262.67 feet to a ½" iron pin with cap stamped "BYRN" found for the most Westerly corner of said 10.02 acre tract of land, being the most Northerly corner of a called 10.02 acre tract of land, as conveyed to Chad L. Reynolds, and recorded in Volume 2276, Page 653, of the Official Public Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the common line between said Chad L. Reynolds 10.02 acre tract of land and the remaining portion of said 525.22 acre tract of land, S 48° 45' 39" W, a distance of 784.11 feet to a ½" iron pin with cap stamped "BYRN" found for the most Westerly corner of said Chad L. Reynolds 10.02 acre tract of land, being the most Northerly corner of Lot 315, Rancho Vista Subdivision, as recorded in Volume 4, Page 317-318, of the Map and Plat Records of Guadalupe County, Texas, and being a Southeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Southeasterly lines of the remaining portion of said 525.22 acre tract of land, and with the Northwesterly lines of Lots 316 through 338, of said Rancho Vista Subdivision, the following courses:

S 49° 15' 03" W, a distance of 419.22 feet to a 5/8" iron pin found for a Southeasterly corner;

S 49° 12' 50" W, a distance of 366.69 feet to a ½" iron pin found for a Southeasterly corner;

S 48° 45' 58" W, a distance of 471.92 feet to a ½" iron pin found for a Southeasterly corner;

S 48° 46' 23" W, a distance of 849.89 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

S 48° 50' 49" W, a distance of 336.48 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner, being the most Westerly corner of said Lot 338, and being the most Northerly corner of Lot 339, of said Rancho Vista Subdivision;

S 48° 31' 56" W, a distance of 276.14 feet to a ½" square pipe found for a Southeasterly corner;

THENCE with the Northwesterly line of said Lot 339, the Northwesterly line of a R.O.W. Dedication, as shown on said Rancho Vista Subdivision plat, and with the Southeasterly line of the remaining portion of said 525.22 acre tract of land, S 49° 41' 38" W, a distance of 303.56 feet to a ½" iron pin with cap stamped "BYRN" found in the Northeasterly R.O.W. line of Redwood Road (C.R. 245) (a variable width R.O.W.), and being the most Southerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 525.22 acre tract of land, N 78° 37' 03" W, a distance of 63.40 feet to a ½" iron pin with cap stamped "BYRN" found disturbed in the Northeasterly R.O.W. line of said Redwood Road, being at the beginning of a curve to the right, and being a Southwesterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of the remaining portion of said 525.22 acre tract of land, and with said curve to the right, having an arc length of 293.10 feet, a radius of 450.05 feet, a delta angle of 37° 18' 54", a tangent length of 151.96 feet, and a chord bearing and distance of N 60° 11' 19" W, 287.95 feet to a ½" iron pin with cap stamped "BYRN" found in the Northeasterly R.O.W. line of said Redwood Road, and being a Southwesterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 525.22 acre tract of land, N 41° 31' 44" W, a distance of 2,066.82 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northeasterly R.O.W. line of said Redwood Road, being the most Southerly Southwest corner of a called 45.42 acre tract of land, as conveyed to Hays County, Texas, and recorded in Document No. 16011632, of the Official Public Records of Hays County, Texas, and being a Westerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and with the common line between said 45.42 acre tract of land and the remaining portion of said 525.22 acre tract of land, the following courses:

N 48° 29' 12" E, a distance of 5.01 feet to a TXDOT Type-II monument found for a Westerly corner;

N 40° 28' 52" W, a distance of 75.45 feet to a TXDOT Type-II monument found for the most Westerly corner;

N 22° 46' 12" E a distance of 91.57 feet to a TXDOT Type-II monument found for a Westerly corner;

N 68° 41' 16" E, a distance of 168.05 feet to a TXDOT Type-II monument found for a Northwesterly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 471.47 feet, a radius of 2,901.10 feet, a delta angle of $09^{\circ} 18' 41''$, a tangent length of 236.26 feet, and a chord bearing and distance of $N 62^{\circ} 57' 18'' E$, 470.95 feet to a TXDOT Type-II monument found for a Northwesterly corner;

$N 63^{\circ} 51' 06'' E$, a distance of 558.32 feet to a TXDOT Type-II monument found for a Northwesterly corner;

$N 68^{\circ} 29' 09'' E$, a distance of 573.85 feet to a TXDOT Type-II monument found for a Northwesterly corner;

$N 68^{\circ} 28' 37'' E$, a distance of 1,000.08 feet to a TXDOT Type-II monument found for a Northwesterly corner;

$N 68^{\circ} 28' 34'' E$, a distance of 1,000.00 feet to a TXDOT Type-II monument found for a Northerly corner;

$N 70^{\circ} 55' 04'' E$, a distance of 1,283.59 feet to a TXDOT Type-II monument found for a Northeasterly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 910.31 feet, a radius of 2,020.22 feet, a delta angle of $25^{\circ} 49' 03''$, a tangent length of 463.02 feet, and a chord bearing and distance of $N 57^{\circ} 59' 32'' E$, 902.63 feet to a TXDOT Type-II monument found for a Northeasterly corner;

$N 49^{\circ} 17' 35'' E$, a distance of 54.92 feet to a TXDOT Type-II monument found for a Northeasterly corner;

$S 86^{\circ} 36' 55'' E$, a distance of 148.40 feet to a TXDOT Type-II monument found for a Northeasterly corner;

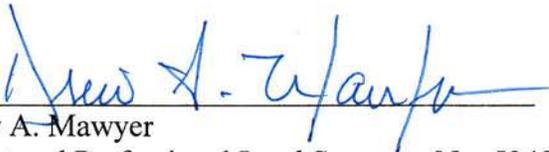
$S 46^{\circ} 14' 23'' E$, a distance of 76.41 feet to a TXDOT Type-II monument found for a Northeasterly corner;

THENCE continuing with the common line between said 45.42 acre tract of land and the remaining portion of said 525.22 acre tract of land, $N 43^{\circ} 46' 51'' E$, a distance of 10.60 feet to a TXDOT Type-II monument found in the Southwesterly R.O.W. line of aforementioned Staples Road, being the most Easterly corner of said 45.42 acre tract of land, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Staples Road, and with the Northeasterly line of the remaining portion of said 525.22 acre tract of land, S 42° 43' 07" E, a distance of 510.85 feet to the POINT OF BEGINNING, and containing 211.284 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 22nd day of April, 2019.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
LJA047- SE TRACT- ALTA- SURFACE- REV 042319





METES AND BOUNDS DESCRIPTION
FOR A
267.339 ACRE TRACT OF LAND

Being a 267.339 acre tract of land out of the William West Survey No. 2, Abstract No. 488, the S.A. & M.G. RR Company Survey No. 10, Abstract No. 819, the J. W. Wilson Survey, Abstract No. 481, the J. McGuire Survey No. 60, Abstract No. 320, and the W. Burnett Survey No. 59, Abstract No. 56, situated in Hays County, Texas, being out of the remaining portion of a called 525.22 acre tract of land, as conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, and recorded in Volume 359, Page 870, of the Official Public Records of Hays County, Texas, and said 267.339 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northerly end of a cutback line between the Northeasterly Right-of-Way (R.O.W.) line of Redwood Road (C.R. 245) (a variable width R.O.W.) and the Southeasterly R.O.W. line of Old Bastrop Highway (C.R. 266) (a variable width R.O.W.), and being a Westerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the cutback line between said Redwood Road and said Old Bastrop Highway, with the Southeasterly R.O.W. line of said Old Bastrop Highway, and with the Northwesterly line of the remaining portion of said 525.22 acre tract of land, the following courses:

N 60° 22' 45" E, a distance of 119.61 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly corner;

N 55° 21' 03" E, a distance of 211.73 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly corner;

N 60° 56' 17" E, a distance of 4,745.71 feet to a ½" iron pin with cap stamped "GBRA" found for a Northerly corner;

N 51° 17' 48" E, a distance of 216.74 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Northerly corner;

THENCE continuing with the Southeasterly R.O.W. line of said Old Bastrop Highway, same being the Northwesterly line of the remaining portion of said 525.22 acre tract of land, N 46° 54' 31" E, a distance of 279.53 feet to a ½" iron pin with cap stamped "GBRA" found at the Southwesterly end of a cutback line between the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of Staples Road (S.H. 621) (a variable width R.O.W.), and being a Northerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with said cutback line between the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of said Staples Road, same being a Northerly line of the remaining portion of said 525.22 acre tract of land, N 78° 45' 22" E, a distance of 37.58 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set at the Northeasterly end of the cutback line of the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of said Staples Road, being at the beginning of a curve to the right, and being the most Northerly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing said cutback line between the Southeasterly R.O.W. line of said Old Bastrop Highway and the Southwesterly R.O.W. line of said Staples Road, with the Northeasterly line of the remaining portion of said 525.22 acre tract of land, and with said curve to the right, having an arc length of 415.02 feet, a radius of 915.03 feet, a delta angle of 25° 59' 14", a tangent length of 211.14 feet, and a chord bearing and distance of S 61° 25' 39" E, 411.47 feet to a TXDOT Type-II Monument found in the Southwesterly R.O.W. line of said Staples Road, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Southwesterly R.O.W. line of said Staples Road, and with the Northeasterly line of the remaining portion of said 525.22 acre tract of land, S 48° 29' 19" E, a distance of 1,233.84 feet to a point in the Southwesterly R.O.W. line of said Staples Road, being at the beginning of a curve to the right, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE continuing with the Southwesterly R.O.W. line of said Staples Road, same being the Northeasterly line of the remaining portion of said 525.22 acre tract of land, and with said curve to the right, having an arc length of 203.64 feet, a radius of 3,158.44 feet, a delta angle of 03° 41' 39", a tangent length of 101.86 feet, and a chord bearing and distance of S 45° 29' 21" E, 203.61 feet to a TXDOT Type-II Monument found in the Southwesterly R.O.W. line of said Staples Road, being the most Northerly Northeast corner of a called 45.42 acre tract of land, as conveyed to Hays County, Texas, and recorded in Document No. 16011632, of the Official Public Records of Hays County, Texas, and being a Northeasterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Staples Road, and with the common line between the remaining portion of said 525.22 acre tract of land and said 45.42 acre tract of land, the following courses:

S 45° 00' 00" W, a distance of 10.06 feet to TXDOT Type-II Monument found for a Northeasterly corner;

S 44° 47' 05" E, a distance of 208.82 feet to a TXDOT Type-II Monument found for a Northeasterly corner;

S 03° 21' 11" W, a distance of 206.23 feet to a TXDOT Type-II Monument found for an Easterly corner;

S 45° 44' 23" W, a distance of 343.30 feet to a TXDOT Type-II Monument found for an Easterly corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 953.52 feet, a radius of 3,472.38 feet, a delta angle of 15° 44' 00", a tangent length of 479.78 feet, and a chord bearing and distance of S 53° 39' 58" W, 950.53 feet to a TXDOT Type-II Monument found for a Southeasterly corner, and being at the beginning of a compound curve to the right;

With said curve to the right, having an arc length of 678.74 feet, a radius of 7,972.76 feet, a delta angle of 04° 52' 40", a tangent length of 339.58 feet, and a chord bearing and distance of S 63° 57' 00" W, 678.53 feet to a TXDOT Type-II Monument found for a Southeasterly corner;

S 68° 38' 48" W, a distance of 942.72 feet to a TXDOT Type-II Monument found for a Southerly corner;

S 68° 39' 13" W, a distance of 1,000.11 feet to a TXDOT Type-II Monument found for a Southerly corner;

S 68° 39' 45" W, a distance of 999.59 feet to a TXDOT Type-II Monument found for a Southerly corner;

S 75° 28' 12" W, a distance of 338.60 feet to a TXDOT Type-II Monument found for a Southwesterly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 473.20 feet, a radius of 2,899.10 feet, a delta angle of 09° 21' 07", a tangent length of 237.12 feet, and a chord bearing and distance of S 75° 40' 15" W, 472.67 feet to a TXDOT Type-II Monument found for a Southwesterly corner;

S 68° 41' 14" W, a distance of 177.17 feet to a TXDOT Type-II Monument found for the most Southerly Southwest corner;

N 75° 28' 15" W, a distance of 183.29 feet to a TXDOT Type-II Monument found for a Southwesterly corner;

N 42° 39' 20" W, a distance of 51.41 feet to a TXDOT Type-II Monument found for a Southwesterly corner;

THENCE continuing with the common line between the remaining portion of said 525.22 acre tract of land and said 45.42 acre tract of land, S 51° 50' 35" W, a distance of 6.35 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northeasterly R.O.W. line of aforementioned Redwood Road, being the most Westerly corner of said 45.42 acre tract of land, and being a Southwesterly corner of the remaining portion of said 525.22 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 525.22 acre tract of land, the following courses:

N 41° 05' 52" W, a distance of 1,110.31 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southwesterly corner;

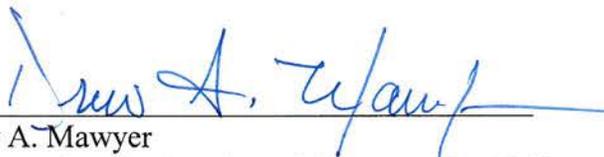
N 35° 42' 28" W, a distance of 106.36 feet to a ½" iron pin with cap stamped "BYRN" found for a Westerly corner;

N 41° 06' 11" W, a distance of 122.47 feet to a ½" iron pin with cap stamped "BYRN" for the most Westerly corner;

THENCE with aforementioned cutback line between the Northeasterly R.O.W. line of said Redwood Road and the Southeasterly R.O.W. line of said Old Bastrop Highway, N 09° 46' 08" E, a distance of 43.42 feet to the POINT OF BEGINNING, and containing 267.339 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 22nd day of April, 2019.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
LJA047- NW TRACT- ALTA- SURFACE- REV 042319





METES AND BOUNDS DESCRIPTION
FOR A
656.553 ACRE TRACT OF LAND

Being a 656.553 acre tract of land situated in San Marcos, Hays County, Texas, and being a portion of the remaining portion of a called 532.212 acre tract of land out of the William Burnett, Jr., W. A. Matthews, and John McGuire original surveys, of Hays County, Texas, and a portion of the remaining portion of a called 164.883 acre tract of land out of the W. A. Matthews and the John McGuire original surveys, of Hays County, Texas, and being a portion of the remaining portion of a called 697.095 acre of land out of a called 715 acre tract of land, as conveyed to B & B Family Partnership, Ltd., a Texas limited partnership, recorded in Document No. 9915749, of the Official Public Records of Hays County, Texas, and said 656.553 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron pin with cap stamped “Chaparral” found at the intersection of the Northeasterly Right-of-Way line of Staples Road (F.M. 621) (a variable width R.O.W.), and the Southeasterly R.O.W. line of County Road 266 (C.R. 266) (Old Bastrop Road) (a variable width R.O.W.), being the most Westerly corner of the remaining portion of said 532.212 acre tract of land and being the most Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Staples Road, with the Southeasterly line of said C.R. 266, with the Northwesterly lines of the remaining portion of said 532.212 acre tract of land, and the Northwesterly lines of the herein described tract of land, the following courses:

N 44° 38’ 30” E, a distance of 2,951.73 feet to a ½” iron pin found for a corner;

N 44° 14’ 33” E, a distance of 1,178.84 feet to a ½” iron pin found for a corner;

N 44° 54’ 36” E, a distance of 212.21 feet to a 5/8” iron pin found for a corner;

N 44° 37’ 46” E, a distance of 63.65 feet to a ½” iron pin found for a corner;

N 48° 36’ 16” E, a distance of 142.37 feet to a ½” iron pin found for a corner;

N 53° 11’ 20” E, a distance of 59.88 feet to a ½” iron pin found for a corner;

N 58° 27’ 40” E, a distance of 63.52 feet to a ½” iron pin found for a corner;

N 61° 08' 26" E, a distance of 57.83 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 65° 03' 57" E, a distance of 61.94 feet to a ½" iron pin found for a corner;

N 66° 03' 18" E, a distance of 120.20 feet to a ½" iron pin found for a corner;

N 67° 00' 43" E, a distance of 95.91 feet to a ½" iron pin found for a corner;

N 70° 45' 25" E, a distance of 139.04 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 73° 45' 23" E, a distance of 42.93 feet to a 5/8" iron pin found for a corner;

N 70° 54' 41" E, a distance of 56.15 feet to a ½" iron pin found for a corner;

N 75° 46' 03" E, a distance of 105.72 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 83° 35' 42" E, a distance of 58.93 feet to a ½" iron pin found for a corner;

N 84° 12' 12" E, a distance of 162.81 feet to a ½" iron pin found for a corner;

N 78° 43' 41" E, a distance of 17.62 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 67° 35' 05" E, a distance of 70.30 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 54° 18' 30" E, a distance of 64.17 feet to a ½" iron pin found for a corner;

N 42° 32' 41" E, a distance of 51.24 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 38° 22' 06" E, a distance of 248.17 feet to a ½" iron pin found for a corner;

N 28° 58' 26" E, a distance of 226.99 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 16° 09' 21" E, a distance of 245.58 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 04° 13' 37" E, a distance of 161.72 feet to a 5/8" iron pin found for a corner;

N 06° 09' 34" E, a distance of 271.80 feet to a 5/8" iron pin found for a corner;

N 13° 46' 59" E, a distance of 99.74 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

THENCE continuing with the Southeasterly line of said C.R. 266, same being a Northwesterly line of the remaining portion of said 532.212 acre tract of land, N 27° 42' 27" E, a distance of 24.06 feet to a ½" iron pin found in the Southeasterly R.O.W. line of said C.R. 266, being the most Northerly Northwest corner of the remaining portion of said 532.212 acre tract of land, being the most Westerly corner of aforementioned remaining portion of 164.883 acre tract of land, and being a Northwesterly corner of this herein described tract of land;

THENCE continuing with the Southeasterly R.O.W. line of said C.R. 266, departing the Northwesterly line of said 532.212 acre tract of land, and with the Northwesterly lines of said 164.883 acre tract of land, the following courses:

N 33° 11' 16" E, a distance of 24.49 feet to a ½" iron pin found for a corner;

N 36° 58' 08" E, a distance of 49.25 feet to a ½" iron pin found for a corner;

N 39° 27' 01" E, a distance of 231.47 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 45° 07' 21" E, a distance of 140.02 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 47° 16' 51" E, a distance of 73.34 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 49° 10' 55" E, a distance of 113.64 feet to a 5/8" iron pin found for a corner;

N 38° 39' 02" E, a distance of 45.61 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 29° 55' 03" E, a distance of 23.47 feet to a ½" iron pin disturbed found for a corner;

N 19° 56' 16" E, a distance of 23.65 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

N 01° 21' 35" W, a distance of 24.87 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

THENCE continuing with the Easterly R.O.W. line of said C.R. 266, and with the Northwesterly line of the remaining portion of said 164.883 acre tract of land, N 19° 06' 42" W, a distance of 28.43 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Easterly R.O.W. line of said C.R. 266, being on the bank of the San Marcos River, and being a Northwesterly corner of the remaining portion of said 164.883 acre tract of land and this herein described tract of land;

THENCE departing the Easterly R.O.W. line of said C.R. 266, with the Northerly lines of the remaining portion of said 164.883 acre tract of land, and with the meanders of the bank of the San Marcos River, the following courses:

N 69° 54' 35" E, a distance of 50.89 feet to a point for a Northerly corner;
N 46° 26' 22" E, a distance of 39.24 feet to a point for a Northerly corner;
N 54° 37' 10" E, a distance of 51.31 feet to a point for a Northerly corner;
N 46° 19' 19" E, a distance of 69.37 feet to a point for a Northerly corner;
N 74° 41' 43" E, a distance of 124.91 feet to a point for a Northerly corner;
S 77° 48' 42" E, a distance of 117.39 feet to a point for a Northerly corner;
S 80° 23' 37" E, a distance of 66.48 feet to a point for a Northerly corner;
S 75° 33' 34" E, a distance of 119.31 feet to a point for a Northerly corner;
S 70° 04' 18" E, a distance of 111.83 feet to a point for a Northerly corner;
S 77° 41' 35" E, a distance of 155.47 feet to a point for a Northerly corner;
S 73° 39' 22" E, a distance of 118.03 feet to a point for a Northerly corner;
S 60° 20' 04" E, a distance of 127.60 feet to a point for a Northerly corner;
S 67° 58' 17" E, a distance of 215.17 feet to a point for a Northerly corner;
S 76° 17' 36" E, a distance of 220.64 feet to a point for a Northerly corner;
N 87° 56' 30" E, a distance of 161.49 feet to a point for a Northerly corner;
S 88° 19' 19" E, a distance of 111.62 feet to a point for a Northerly corner;
S 81° 13' 00" E, a distance of 161.91 feet to a point for a Northerly corner;
S 83° 00' 24" E, a distance of 240.70 feet to a point for a Northerly corner;
N 75° 42' 02" E, a distance of 173.39 feet to a point for a Northerly corner;
N 57° 05' 30" E, a distance of 238.54 feet to a point for a Northerly corner;
N 48° 50' 14" E, a distance of 75.57 feet to a point for a Northerly corner;

N 51° 07' 55" E, a distance of 206.02 feet to a point for a Northerly corner;
N 34° 06' 51" E, a distance of 127.66 feet to a point for a Northerly corner;
N 33° 45' 58" E, a distance of 215.10 feet to a point for a Northerly corner;
N 19° 17' 04" E, a distance of 157.09 feet to a point for a Northerly corner;
N 05° 47' 48" E, a distance of 114.60 feet to a point for a Northerly corner;
N 04° 19' 55" E, a distance of 281.43 feet to a point for a Northerly corner;
N 06° 40' 04" W, a distance of 198.12 feet to a point for a Northerly corner;
N 21° 52' 49" E, a distance of 126.91 feet to a point for a Northerly corner;
N 08° 06' 50" E, a distance of 186.78 feet to a point for a Northerly corner;
N 26° 27' 02" E, a distance of 162.82 feet to a point for a Northerly corner;
N 20° 31' 20" E, a distance of 71.21 feet to a point for a Northerly corner;
N 46° 14' 39" E, a distance of 169.39 feet to a point for a Northerly corner;
N 47° 45' 16" E, a distance of 100.12 feet to a point for a Northerly corner;
N 24° 04' 05" E, a distance of 69.50 feet to a point for a Northerly corner;
N 60° 19' 35" E, a distance of 202.70 feet to a point for a Northerly corner;
N 62° 16' 27" E, a distance of 180.38 feet to a point for a Northerly corner;
S 75° 56' 47" E, a distance of 158.63 feet to a point for a Northerly corner;
S 56° 42' 08" E, a distance of 165.24 feet to a point for a Northerly corner;
S 68° 46' 22" E, a distance of 114.63 feet to a point for a Northerly corner;
S 62° 15' 52" E, a distance of 218.23 feet to a point for a Northerly corner;
S 68° 26' 03" E, a distance of 166.65 feet to a point for a Northerly corner;
S 54° 12' 32" E, a distance of 190.19 feet to a point for a Northerly corner;
S 64° 17' 11" E, a distance of 141.38 feet to a point for a Northerly corner;
S 48° 21' 46" E, a distance of 173.13 feet to a point for a Northerly corner;
S 43° 29' 58" E, a distance of 90.50 feet to a point for a Northerly corner;
N 89° 32' 31" E, a distance of 49.03 feet to a point for a Northerly corner;
N 71° 16' 55" E, a distance of 148.34 feet to a point for a Northerly corner;
S 70° 44' 03" E, a distance of 38.71 feet to a point for a Northerly corner;
N 83° 48' 02" E, a distance of 90.69 feet to a point for a Northerly corner;

THENCE continuing with the Northerly line of the remaining portion of said 164.883 acre tract of land, and with the bank of said San Marcos River, N 86° 42' 51" E, a distance of 117.19 feet to a point for the most Northerly Northwest corner of a called 12.270 acre tract of land, as conveyed to Hays County, and recorded in Document No. 18001659, of the Official Public Records of Hays County, Texas, being on the bank of said San Marcos River, in the Northerly line of the remaining portion of said 164.883 acre tract of land, and being the most Northeasterly corner of this herein described tract of land;

THENCE departing the bank of said San Marcos River, with the Westerly line of said 12.270 acre tract of land, and with the Southeasterly line of the remaining portion of said 164.883 acre tract of land, S 19° 14' 41" W, at a distance of 65.07 feet a ½" iron pin with cap stamped "TXDOT" found for witness, and continuing for a total distance of 1,073.24 feet to a TXDOT Type II concrete monument found in the Westerly line of said 12.270 acre tract of land, and being a Southeasterly corner of the remaining portion of said 164.883 acre tract of land and this herein described tract of land;

THENCE continuing with the Westerly line of said 12.270 acre tract of land, and with the Southeasterly line of the remaining portion of said 164.883 acre tract of land, S 32° 39' 13" W, a distance of 633.50 feet to a TXDOT Type II concrete monument found at the beginning of a curve to the right, being in the Westerly line of said 12.270 acre tract of land, and being a Southeasterly corner of the remaining portion of said 164.883 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 164.883 acre tract of land and said 12.270 acre tract of land, and with said curve to the right, having an arc length of 858.90 feet, a radius of 4,948.00 feet, a delta angle of 09° 56' 45", a tangent length of 430.53 feet, and a chord bearing and distance of S 44° 11' 56" W, 857.82 feet, at a distance of 633.05 feet passing the common line between the remaining portion of said 164.883 acre tract of land and aforementioned remaining portion of said 532.212 acre tract of land, to a TXDOT Type II concrete monument found in the Southeasterly line of the remaining portion of said 532.212 acre tract of land, being in the Northwesterly line of the remaining portion of a called 563.797 acre tract of land, as conveyed to The Mayan at San Marcos, LLC, and recorded in Volume 4892, Page 330, of the Official Public Records of Hays County, Texas, and being a Southeasterly corner of this herein described tract of land;

THENCE with the common line between the remaining portion of said 532.212 acre tract of land and the remaining portion of said 563.797 acre tract of land, S 49° 10' 21" W, a distance of 7,111.92 feet to a TXDOT Type II concrete monument found at the beginning of a curve to the right, being in the Northwesterly line of the remaining portion of said 563.797 acre tract of land, being the most Northeasterly corner of a called 16.509 acre tract of land, as conveyed to Hays County, and recorded in Document No. 18001659, of the Official Public Records of Hays County, Texas, and being a Southeasterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

THENCE with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and with said curve to the right, having an arc length of 301.33 feet, a radius of 11,052.00 feet, a delta angle of $01^{\circ} 33' 44''$, a tangent length of 150.67 feet and a chord bearing and distance of $S 67^{\circ} 19' 07'' W$, 301.32 feet to a TXDOT Type II concrete monument found at the beginning of a curve to the left, being in the common line between the remaining portion of said 532.212 acre tract of land and said 46.509 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and with said curve to the left, having an arc length of 2,017.64, a radius of 5,048.00 feet, a delta angle of $22^{\circ} 54' 02''$, a tangent length of 1,022.47 feet, and a chord bearing and distance of $S 56^{\circ} 38' 16'' W$, 2,004.23 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being a Southerly Southeast corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $S 45^{\circ} 09' 42'' W$, a distance of 221.11 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being the most Southerly Southeast corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $N 89^{\circ} 49' 28'' W$, a distance of 169.80 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being a Southerly corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $N 44^{\circ} 48' 35'' W$, a distance of 208.62 feet to a TXDOT Type II concrete monument found in the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, and being a Southerly interior corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 532.212 acre tract of land and said 16.509 acre tract of land, $S 45^{\circ} 20' 25'' W$, a distance of 9.89 feet to a TXDOT Type II concrete monument found in the Northeasterly R.O.W. line of aforementioned Staples Road (S.H. 621), being the most Westerly corner of said 16.509 acre tract of land, and being a Southerly Southwest corner of this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Staples Road, and with the Southwesterly line of the remaining portion of said 532.212 acre tract of land, $N 44^{\circ} 56' 21'' W$, a distance of 208.74 feet to a $5/8''$ iron pin found at the beginning of a curve to the left, being in the Northeasterly R.O.W. line of said Staples Road, and being a Southwesterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

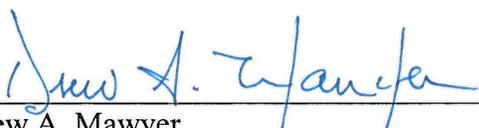
THENCE continuing with the Northeasterly R.O.W. line of said Staples Road and the Southwesterly line of the remaining portion of said 532.212 acre tract of land, and with said curve to the left, having an arc length of 211.77 feet, a radius of 2,904.79 feet, a delta angle of 04° 10' 38", a tangent length of 105.93 feet, and a chord bearing and distance of N 47° 07' 44" W, 211.72 feet to a TXDOT Type II concrete monument found in the Northeasterly R.O.W. line of said Staples Road, and being a Southwesterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Staples Road and the Southwesterly line of the remaining portion of said 532.212 acre tract of land, N 48° 54' 14" W, a distance of 1,023.32 feet to a 5/8" iron pin found at the beginning of a curve to the left, being in the Northeasterly R.O.W. line of said Staples Road, and being a Southwesterly corner of the remaining portion of said 532.212 acre tract of land and this herein described tract of land;

THENCE continuing with the Northeasterly R.O.W. line of said Staples Road and the Southwesterly line of the remaining portion of said 532.212 acre tract of land, and with said curve to the left, having an arc length of 448.45 feet, a radius of 994.93 feet, a delta angle of 25° 49' 30", a tangent length of 228.10 feet, and a chord bearing and distance of N 47° 07' 44" W, 444.66 feet, to the POINT OF BEGINNING, and containing 656.553 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

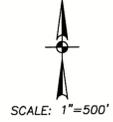
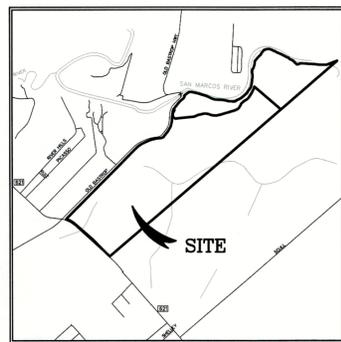
Surveyed on the ground in September, 2018.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
LJA037- BAUGH RANCH- OVERALL M&B- 092618



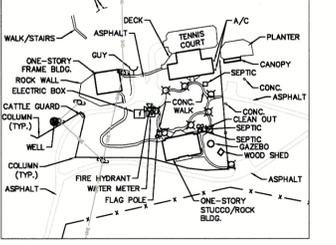
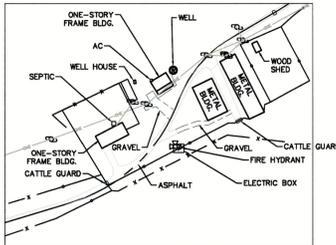
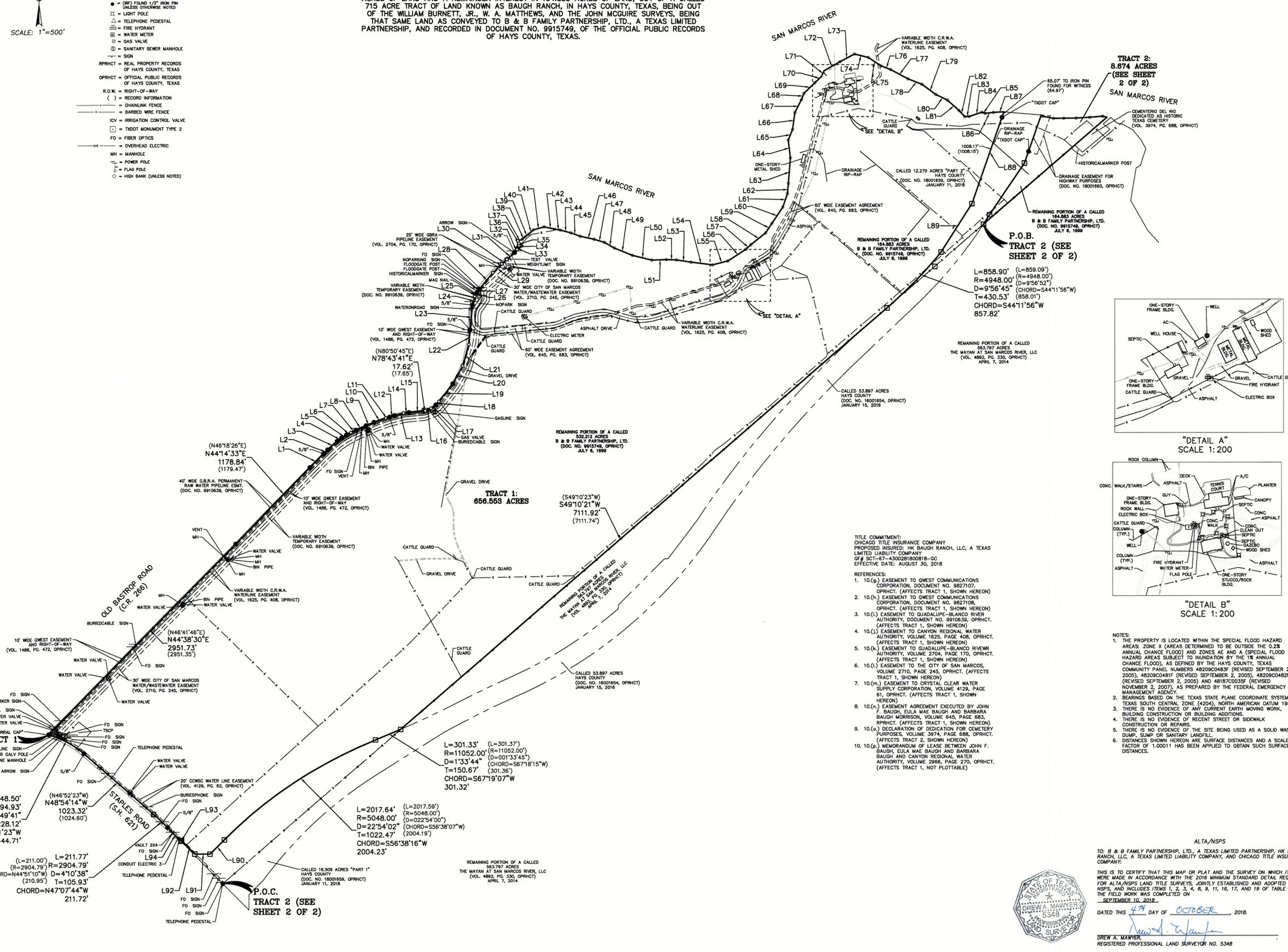
ALTA/NSPS LAND TITLE SURVEY

BEING 656.553 ACRES OF LAND (TRACT 1) AND 8.674 ACRES OF LAND (TRACT 2) OUT OF AND PART OF THE REMAINING PORTIONS OF TWO TRACTS OF LAND DESCRIBED AS 532.212 ACRES OF LAND AND A REMAINDER INTEREST IN 164.883 ACRES OF LAND, OUT OF A CALLED 715 ACRE TRACT OF LAND KNOWN AS BAUGH RANCH, IN HAYS COUNTY, TEXAS, BEING OUT OF THE WILLIAM BURNETT, JR., W. A. MATTHEWS, AND THE JOHN MCGUIRE SURVEYS, BEING THAT SAME LAND AS CONVEYED TO B & B FAMILY PARTNERSHIP, L.P., A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN DOCUMENT NO. 9915749, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



- LEGEND:**
- (P.S. SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "TM 8248 PROP. COR" UNLESS OTHERWISE NOTED)
 - (P.S. FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED)
 - ⊥ LIGHT POLE
 - △ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊖ WATER METER
 - ⊙ GAS VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - SIGN
 - REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD INFORMATION
 - CHAINLINK FENCE
 - BARBED WIRE FENCE
 - ICV = IRRIGATION CONTROL VALVE
 - ⊠ TxDOT MONUMENT TYPE 2
 - FO = FIBER OPTICS
 - OVERHEAD ELECTRIC
 - MH = MANHOLE
 - ⊖ POWER POLE
 - ⊖ FLAG POLE
 - HIGH BANK (UNLESS NOTED)

LINE TABLE		LINE TABLE		RECORD LINES	
LINE	LENGTH BEARING	LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	212.21' N44°54'36"E	L48	127.60' S60°20'04"E	L1	212.10' N48°46'59"E
L2	63.65' N44°37'46"E	L49	215.17' S67°58'17"E	L2	62.61' N47°19'35"E
L3	142.37' N48°36'16"E	L50	220.84' S76°17'36"E	L3	142.92' N50°25'54"E
L4	99.88' N63°11'20"E	L51	161.49' N87°56'30"E	L4	60.37' N55°30'26"E
L5	63.52' N58°27'40"E	L52	111.62' S88°19'19"E	L5	63.37' N60°17'05"E
L6	57.83' N81°08'28"E	L53	161.91' S81°13'00"E	L6	58.18' N83°20'50"E
L7	61.94' N85°03'57"E	L54	240.70' S83°00'24"E	L7	62.33' N80°18'21"E
L8	120.20' N86°03'18"E	L55	173.39' N75°42'02"E	L8	119.80' N88°19'23"E
L9	95.91' N87°00'43"E	L56	238.54' N57°05'30"E	L9	84.97' N89°28'08"E
L10	136.04' N70°45'25"E	L57	75.57' N48°50'14"E	L10	138.40' N71°42'37"E
L11	42.63' N73°45'23"E	L58	206.02' N51°07'55"E	L11	42.73' N74°42'35"E
L12	96.10' N70°54'41"E	L59	127.66' N34°06'51"E	L12	58.10' N76°54'16"E
L13	105.72' N75°48'03"E	L60	215.10' N33°45'58"E	L13	105.99' N77°30'48"E
L14	98.37' N83°35'42"E	L61	157.09' N19°17'04"E	L14	59.08' N85°20'27"E
L15	162.81' N84°21'22"E	L62	114.80' N06°47'48"E	L15	162.53' N86°28'55"E
L16	70.30' N87°35'09"E	L63	281.43' N04°19'55"E	L16	70.41' N89°42'09"E
L17	64.17' N54°18'30"E	L64	198.12' N08°40'04"W	L17	64.27' N58°25'34"E
L18	51.24' N42°32'41"E	L65	128.91' N21°52'49"W	L18	51.21' N44°38'01"E
L19	248.17' N38°22'08"E	L66	186.78' N08°08'50"E	L19	248.05' N40°27'28"E
L20	228.99' N28°58'28"E	L67	162.82' N26°27'02"E	L20	228.34' N30°09'38"E
L21	245.58' N16°09'21"E	L68	71.21' N20°31'20"E	L21	244.84' N17°20'31"E
L22	161.72' N04°13'37"E	L69	169.39' N48°14'39"E	L22	161.26' N05°24'47"E
L23	271.80' N06°09'34"E	L70	100.12' N47°45'16"E	L23	273.30' N08°10'26"E
L24	99.74' N13°46'59"E	L71	68.50' N24°04'05"E	L24	100.77' N20°25'33"E
L25	24.06' N27°42'27"E	L72	202.70' N60°19'35"E	L25	24.29' N34°21'01"E
L26	24.49' N33°11'18"E	L73	180.38' N62°16'27"E	L26	24.29' N34°21'01"E
L27	48.25' N36°58'08"E	L74	158.63' S75°56'47"E	L27	48.61' N39°25'17"E
L28	231.47' N39°27'01"E	L75	165.24' S56°42'08"E	L28	231.92' N40°28'39"E
L29	140.02' N45°07'21"E	L76	114.63' S68°46'22"E	L29	140.28' N48°08'59"E
L30	73.34' N47°16'51"E	L77	218.23' S62°15'52"E	L30	73.48' N48°18'29"E
L31	113.64' N49°10'55"E	L78	166.65' S68°26'04"E	L31	113.88' N50°12'33"E
L32	45.61' N36°39'02"E	L79	190.19' S54°12'32"E	L32	45.20' N48°16'56"E
L33	23.47' N29°55'03"E	L80	141.38' S64°17'11"E	L33	23.27' N37°34'57"E
L34	23.65' N19°56'16"E	L81	173.13' S48°21'46"E	L34	23.65' N19°56'16"E
L35	24.87' N01°21'30"W	L82	90.50' S43°29'58"E	L35	24.87' N01°21'30"W
L36	28.43' N19°08'42"W	L83	49.03' N89°32'31"E	L36	28.43' N19°08'42"W
L37	50.89' N69°54'35"E	L84	148.34' N71°16'55"E	L37	50.89' N69°54'35"E
L38	39.24' N46°28'22"E	L85	36.71' S70°44'03"E	L38	39.24' N46°28'22"E
L39	51.31' N54°37'10"E	L86	90.69' N83°48'02"E	L39	51.31' N54°37'10"E
L40	69.37' N46°19'18"E	L87	117.19' N86°42'51"E	L40	69.37' N46°19'18"E
L41	124.91' N74°41'43"E	L88	1073.24' S19°14'41"W	L41	124.91' N74°41'43"E
L42	117.39' S77°48'42"E	L89	633.50' S32°39'13"W	L42	117.39' S77°48'42"E
L43	66.48' S80°23'37"E	L90	221.01' S45°10'7"W	L43	66.48' S80°23'37"E
L44	119.31' S75°33'34"E	L91	169.71' N89°49'28"W	L44	119.31' S75°33'34"E
L45	111.83' S70°04'18"E	L92	208.62' N44°48'35"W	L45	111.83' S70°04'18"E
L46	155.47' S77°41'35"E	L93	9.89' S49°20'25"W	L46	155.47' S77°41'35"E
L47	118.03' S73°39'22"E	L94	208.74' N44°56'21"W	L47	118.03' S73°39'22"E



TITLE COMMITMENT:
CHICAGO TITLE INSURANCE COMPANY
PROPOSED INSURED: HK BAUGH RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
OF S-01-67-430028000818-08
EFFECTIVE DATE: AUGUST 30, 2018

- REFERENCES:**
- 10.(g) EASEMENT TO QWEST COMMUNICATIONS CORPORATION, DOCUMENT NO. 9827107, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(h) EASEMENT TO QWEST COMMUNICATIONS CORPORATION, DOCUMENT NO. 9827108, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(i) EASEMENT TO QUADRUPE-BLANCO RIVER AUTHORITY, VOLUME 2704, PAGE 170, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(j) EASEMENT TO CANYON REGIONAL WATER AUTHORITY, VOLUME 1625, PAGE 408, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(k) EASEMENT TO QUADRUPE-BLANCO RIVER AUTHORITY, VOLUME 2704, PAGE 170, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(l) EASEMENT TO THE CITY OF SAN MARCOS, VOLUME 2710, PAGE 245, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(m) EASEMENT TO CRYSTAL CLEAR WATER SUPPLY CORPORATION, VOLUME 4129, PAGE 81, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(n) EASEMENT AGREEMENT EXECUTED BY JOHN F. BAUGH, EULA MAE BAUGH AND BARBARA BAUGH MORRISON, VOLUME 645, PAGE 683, OPRHCT. (AFFECTS TRACT 1, SHOWN HEREON)
 - 10.(o) DECLARATION OF DEDICATION FOR CEMETERY PURPOSES, VOLUME 3974, PAGE 688, OPRHCT. (AFFECTS TRACT 2, SHOWN HEREON)
 - 10.(p) MEMORANDUM OF LEASE BETWEEN JOHN F. BAUGH, EULA MAE BAUGH AND BARBARA BAUGH AND CANYON REGIONAL WATER AUTHORITY, VOLUME 2086, PAGE 270, OPRHCT. (AFFECTS TRACT 1, NOT PLOTTABLE)

- NOTES:**
1. THE PROPERTY IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND ZONES AE AND A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DEFINED BY THE HAYS COUNTY, TEXAS COMMUNITY PANEL NUMBERS 48209C0483F (REVISED SEPTEMBER 2, 2005), 48209C0481F (REVISED SEPTEMBER 2, 2005), 48209C0482F (REVISED SEPTEMBER 2, 2005) AND 48187C0035F (REVISED NOVEMBER 2, 2007), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
 3. THERE IS NO EVIDENCE OF ANY CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 4. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 5. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 6. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND A SCALE FACTOR OF 1.00011 HAS BEEN APPLIED TO OBTAIN SUCH SURFACE DISTANCES.

ADDRESS:
F.M. 651
SAN MARCOS, TX 78666

DAMAWAY
LAND SURVEYING

5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
damaway@comcast.net
FPA #1919500

DATE: SEPTEMBER 2018 JOB L40037

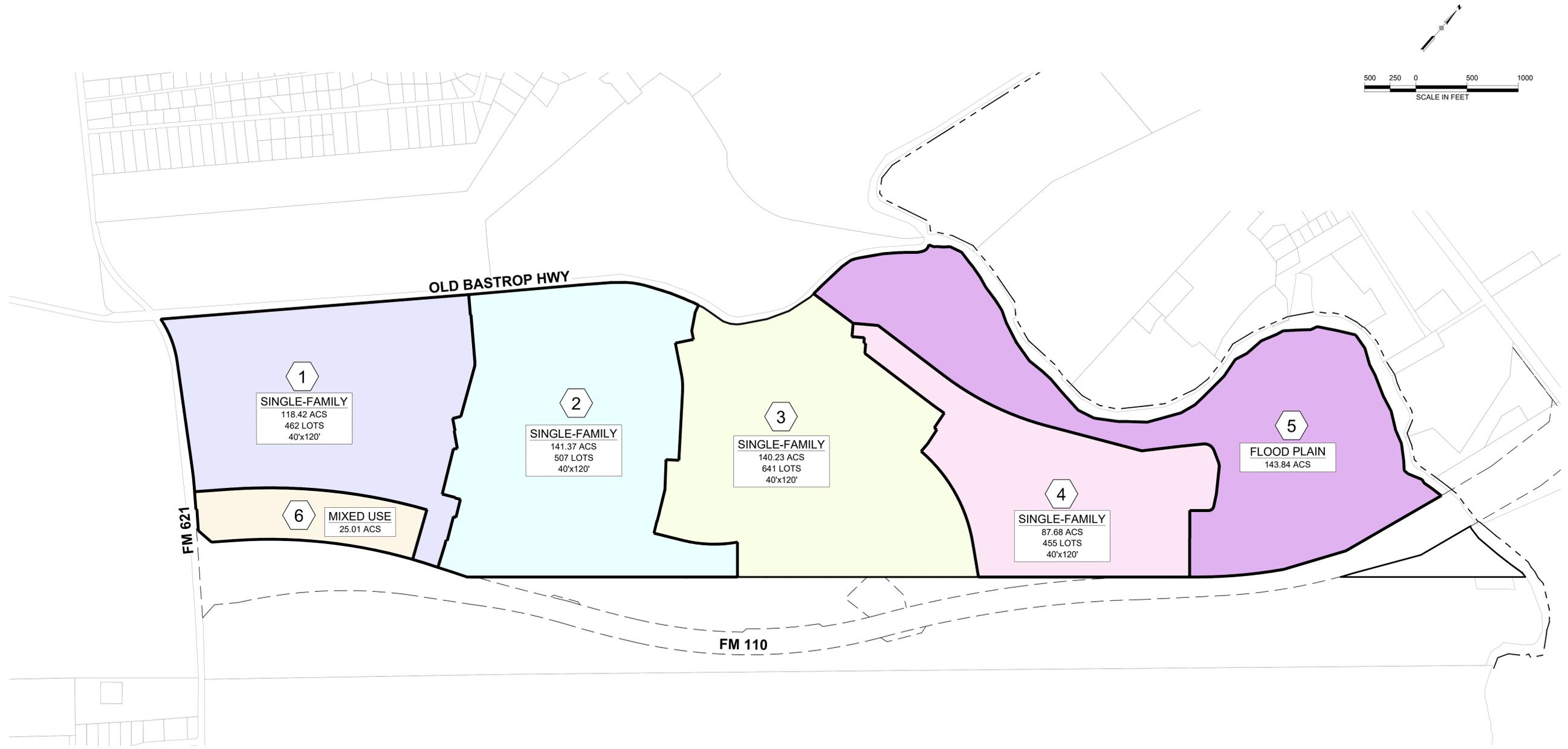


ALTA/NSPS
TO: B & B FAMILY PARTNERSHIP, L.P., A TEXAS LIMITED PARTNERSHIP; HK BAUGH RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 9, 11, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2018.

DATED THIS 17th DAY OF OCTOBER, 2018.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



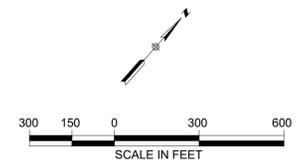
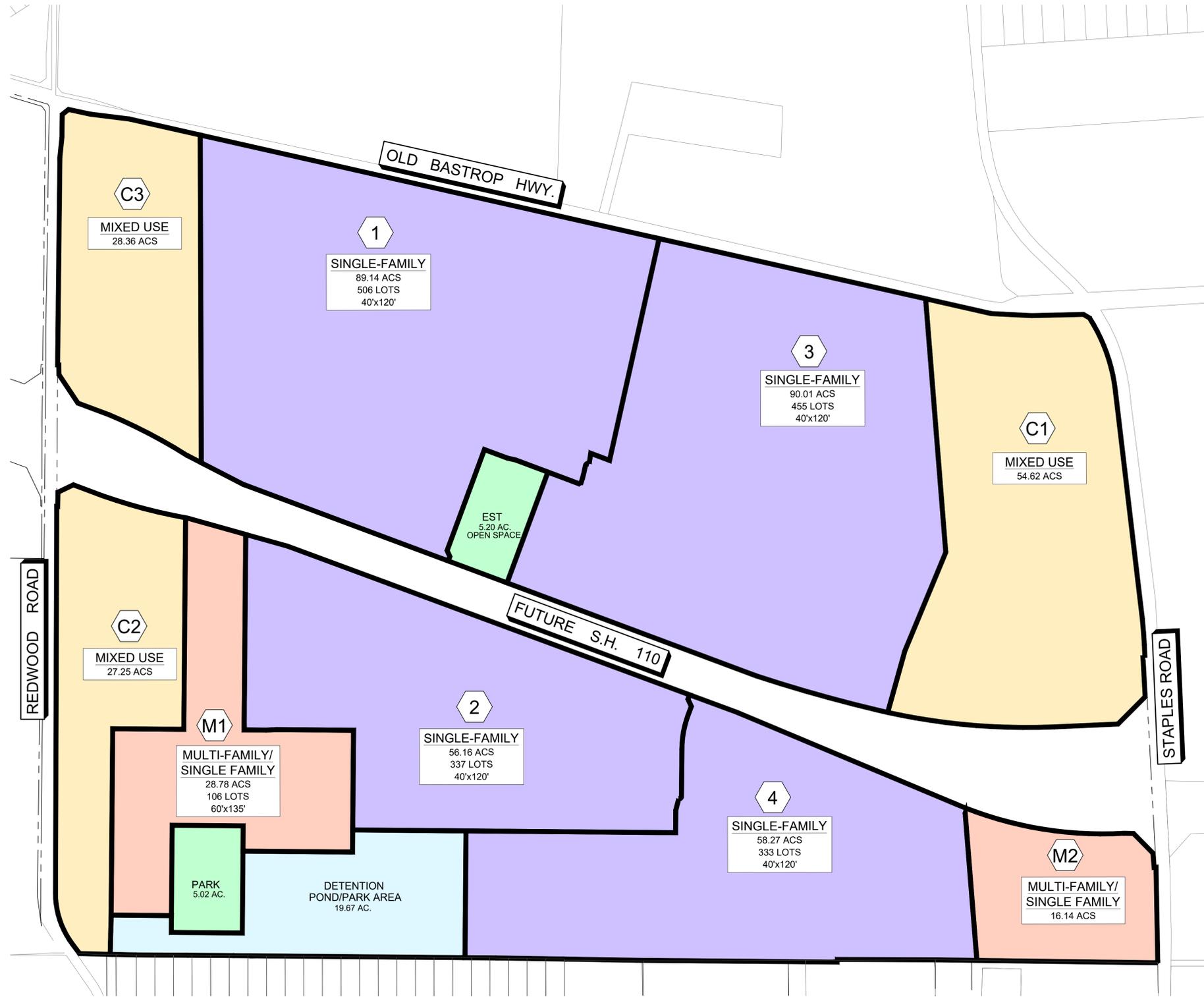
PHASING PLAN		
PHASE	LOT COUNT	FINAL PLAT SUBMISSION
1	462	ANTICIPATED 2023
2	507	ANTICIPATED 2027
3	641	ANTICIPATED 2031
4	455	ANTICIPATED 2035
5	1	ANTICIPATED 2035
6	4	ANTICIPATED 2027
TOTAL	2070	

LEGEND
 PHASE #

EXHIBIT C
MASTER CONCEPT PLAN

RIVER BEND RANCH SUBDIVISION
HK REAL ESTATE DEVELOPMENT, LLC

LJA Engineering, Inc.
 1100 NE Loop 410
 Suite 850
 San Antonio, Texas 78209
 Phone 210.503.2700
 Fax 210.503.2749
 PRN - F-1386



LEGEND

- 1 PHASE #
- SINGLE-FAMILY RESIDENTIAL
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- DETENTION POND
- PARK SPACE/ EST

PHASING PLAN

PHASE	LOT COUNT	FINAL PLAT SUBMISSION
PHASE 1	506	ANTICIPATED 2023
PHASE 2	337	ANTICIPATED 2024
PHASE 3	455	ANTICIPATED 2025
PHASE 4	333	ANTICIPATED 2026
PHASE C1	6	ANTICIPATED 2026
PHASE C2	1	ANTICIPATED 2029
PHASE C3	3	ANTICIPATED 2026
PHASE M1	106	ANTICIPATED 2025
PHASE M2	1	ANTICIPATED 2024

EXHIBIT C
MASTER CONCEPT PLAN

RILEY'S POINT SUBDIVISION
HK REAL ESTATE DEVELOPMENT, LLC

LJA Engineering, Inc.
 1100 NE Loop 410
 Suite 850
 San Antonio, Texas 78209
 Phone 210.503.2700
 Fax 210.503.2749
 PRN - F-1386

From: MaryBeth Harper <[REDACTED]>
To: Planning Info <PlanningInfo@sanmarcostx.gov>
Subject: [EXTERNAL] agenda item 13 riverbend ranch

I missed the cutoff time as I have been trying to recover from CV-19.

There are several environmental concerns about the 1000 + acre development along the San Marcos River/

1. The developer applied to TCEQ to build a sewage plant to discharge 450,000 gallons of effluent to a small creek that enters the San Marcos River across from the city park in Martindale. At the March 3 TCEQ hearing, several people spoke in opposition to the sewage plant, including Mr. Taggart from COSM water and wastewater department.
2. The developer wants to build 3700 homes, 80 acres of multifamily, and 60 acres of commercial buildings. Currently the land is all open agriculture land with a significant slope from Staples Road to the SM river. This will create more impervious cover thus more flooding in an area that has been impacted by flooding downstream of the confluence of the San Marcos and Blanco rivers.
3. There is a large pond/ lake on the Baugh ranch part of this subdivision. It is covered with waterbirds most of the year. Signs along the roadway indicate that this is a site of a major flyway.

Please consider my comments.

Thanks, Mary Beth Harper

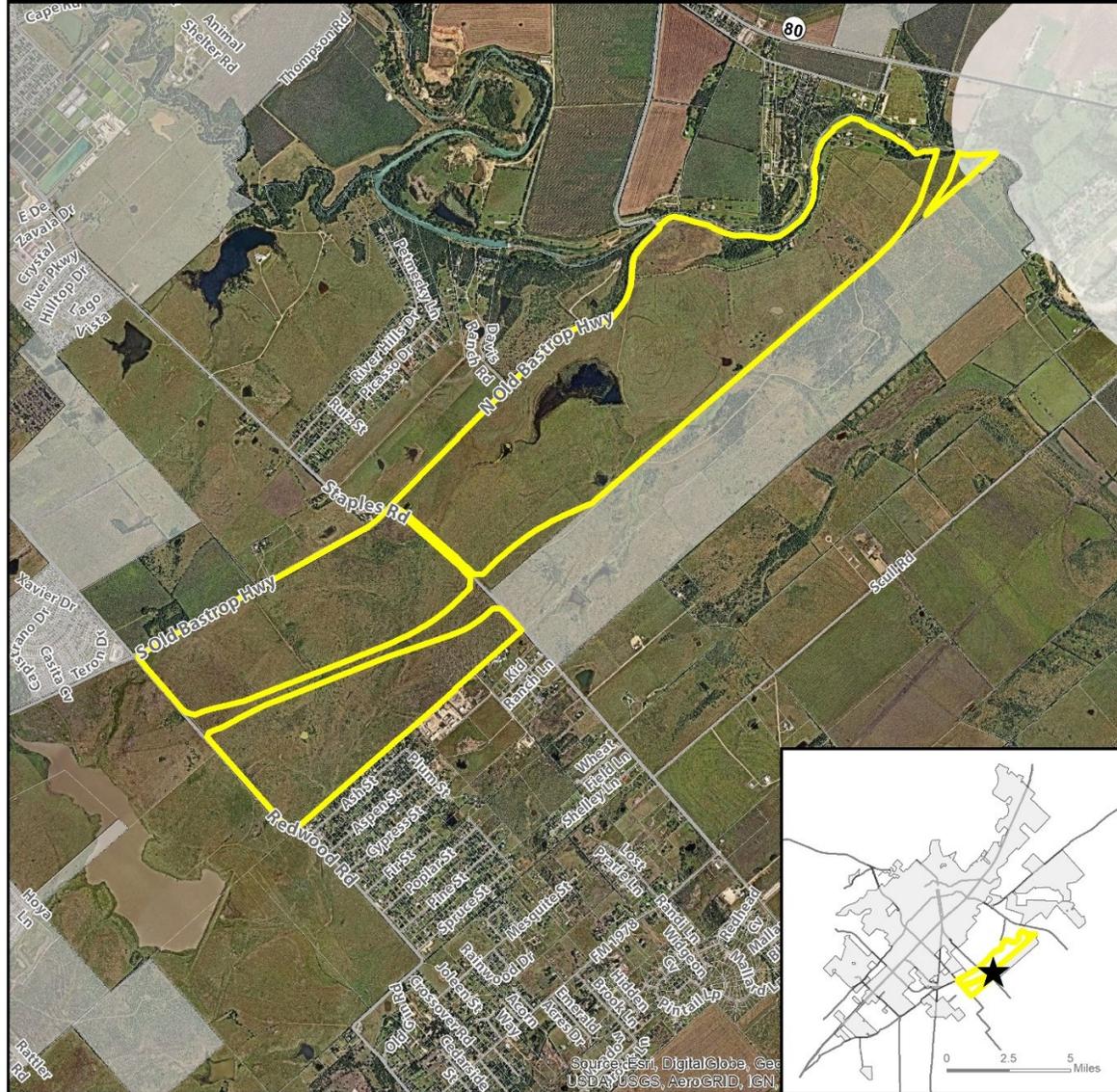
PSA-20-02 (Riverbend Ranch)

Receive a Staff presentation and hold a Public Hearing to consider a request by HK Real Estate Development for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity” for 1,142 acres of land, more or less, located at the intersection of North Old Bastrop Highway and Staples Road.

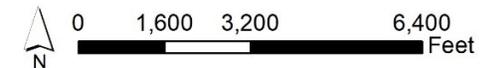
Location:

- Approximately 1,142 acres near the intersection of North Old Bastrop Highway and Staples Road.
- Vacant/Agricultural land
- Located outside the City Limits in the ETJ
- Surrounding uses include:
 - Vacant/Agricultural
 - Winery, Water Treatment Plant, and RV Park across the San Marcos River
 - Residential, Commercial, Industrial (ETJ-Redwood Community)

PSA-20-02 Aerial View Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ 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: 3/23/2020

Request:

- Area of Stability-Low Intensity to Growth Area-Medium Intensity
- Amends the Preferred Scenario for this area in the map and Comprehensive Plan
- The Preferred Scenario directs intensity of and development within a designated area
- Determines which zoning amendments are consistent and can be considered

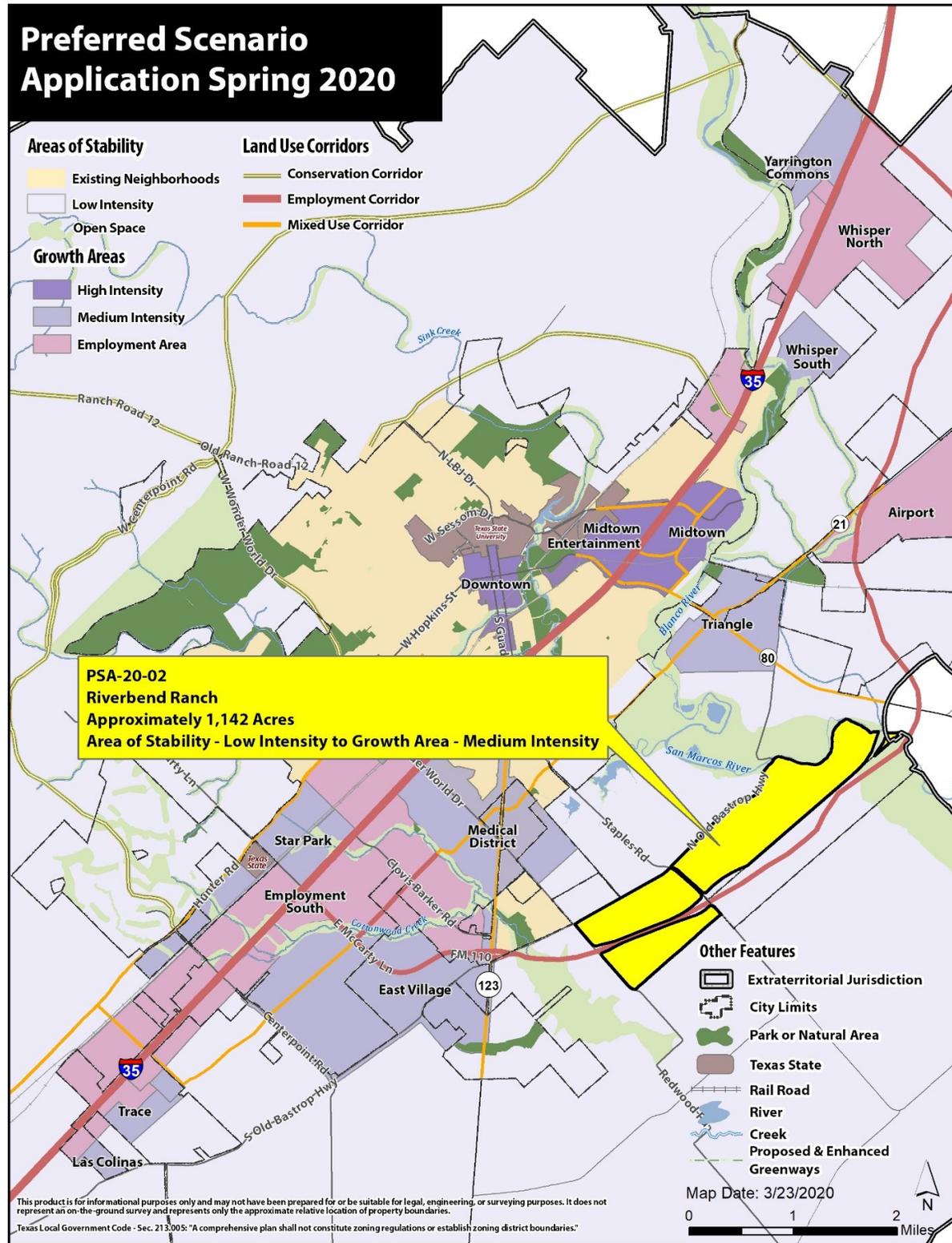
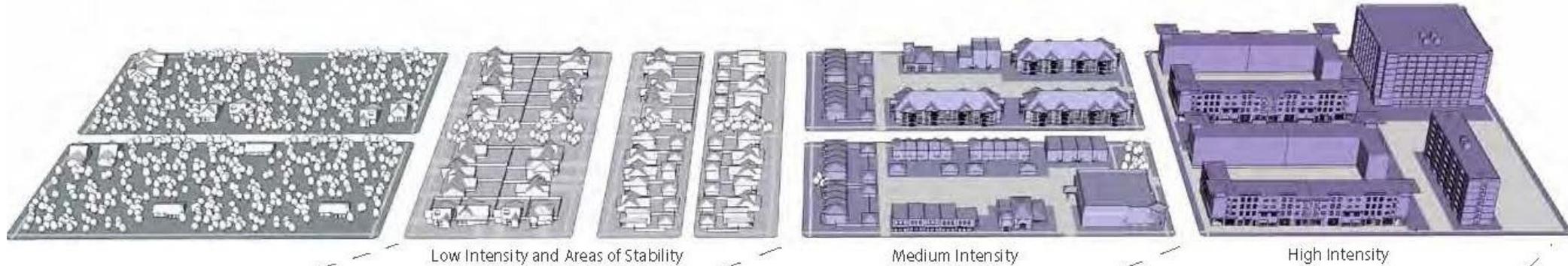


TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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		

Low Intensity: Generally made up of large tracts of land where preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal.

Medium or High Intensity: An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs with a short walk, bike, transit trip or drive



Low Intensity: Single Family, Bed & Breakfasts, Home Office, Corner Neighborhood Retail. Mixed use at nodes and corridors. 1-3 story buildings. Examples: Blanco Vista and Paso Robles.

Medium Intensity: Single Family, Duplex, Multifamily, Lodging, Office/Flex Space at nodes, Corner Store, Convenience Retail, Restaurant, Light Industrial with CUP. Mixed use at nodes and corridors. 1-5 story buildings. Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle.

Zoning Context

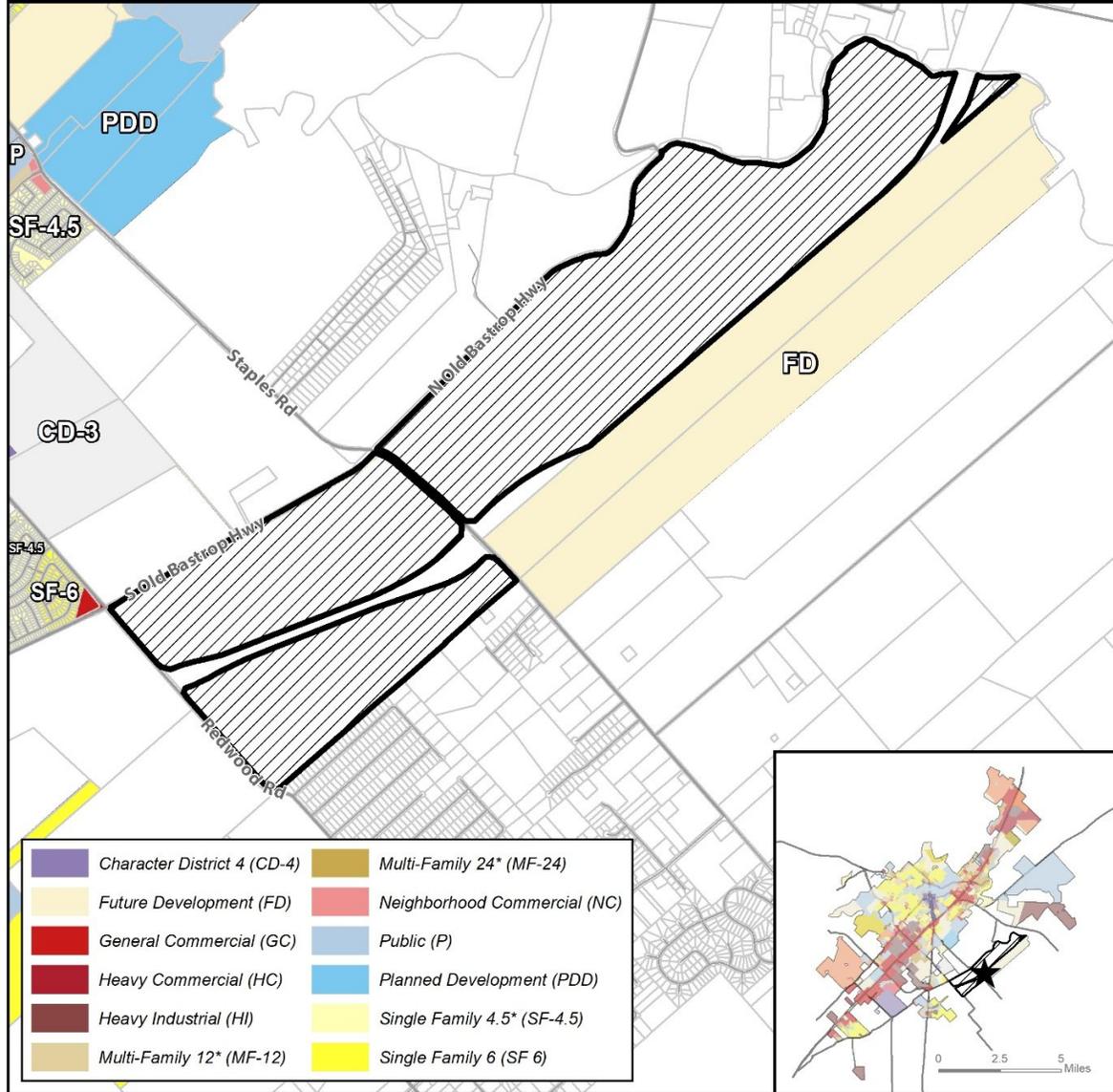
Existing Zoning:

- Outside City Limits (ETJ)
- Adjacent to Future Development

- **Proposed Zoning:**
Medium Intensity Planning Area (PA)

- Annexation request is being processed concurrently for property

PSA-20-02 Existing Zoning Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



★ Site Location	0 1,500 3,000 6,000 Feet
▨ 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: 3/23/2020

Planning Area Districts:

- Allows for the assignment of specific Character and/or Employment Districts based on Preferred Scenario
- Preferred Scenario Amendment change:
 - Conservation Planning Area: Clustered residential development in appropriate areas where large areas of environmentally sensitive or prime agricultural lands are preserved
 - Medium Intensity Planning Area: Area of change that accommodates new master planned communities with diverse housing types developed around a 5 minute walk to all services

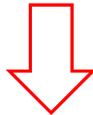


TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

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%



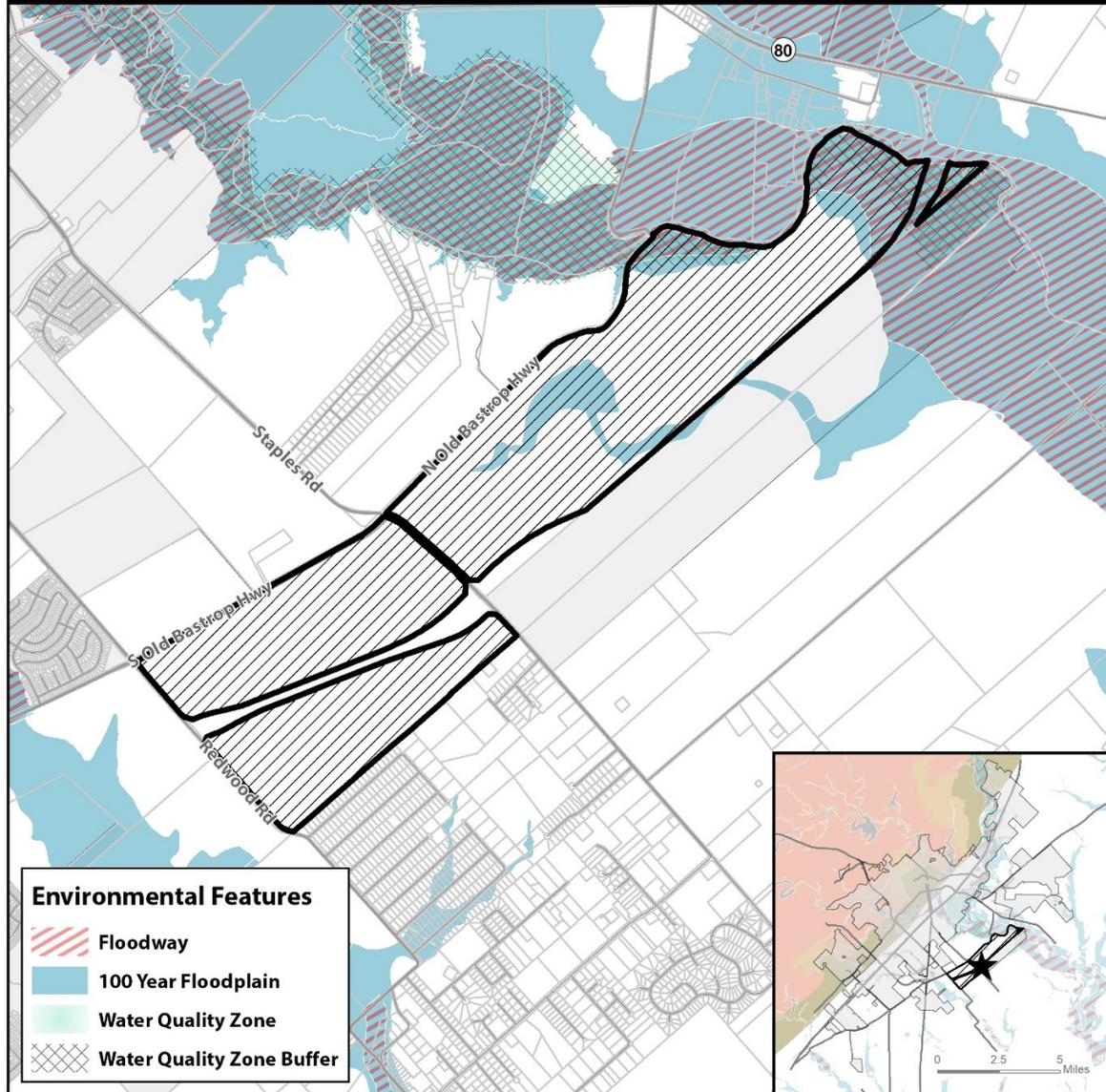
Planning Area District-Character District Allocation Comparison Chart

Character District	District Description	Max Units per Acre/ Allowed Building Types	Allowed % Allocation: Low Intensity Preferred Scenario	Allowed % Allocation: Medium Intensity Preferred Scenario
Character District-1 (CD-1)	Intended for the preservation of open space and the most sensitive natural resources in San Marcos. May include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.	N/A N/A-Intended for preservation and open space	50% minimum (CD-1 or CD-2)	10-30% (CD-1, CD-2, or CD-3)
Character District-2 (CD-2)	Intended for the development of single family and agricultural uses in a rural setting. Characterized by primarily agricultural with woodlands and wetlands and scattered buildings.	0.1 max House, Civic, ADU	50% minimum (CD-1 or CD-2)	10-30% (CD-1, CD-2, or CD-3)
Character District-3 (CD-3)	Primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of this district are not allowed.	10 max House, Cottage, Cottage Court, Duplex, Zero Lot Line, Civic, ADU	20-40%	10-30% (CD-1, CD-2, or CD-3)
Character District-4 (CD-4)	Intended to accommodate a variety of residential options including single family, two family, and multifamily with limited commercial or mixed use on the corners.	N/A Cottage, Duplex, Townhouse, Courtyard, Apartment, Live/Work, Neighborhood Shopfront, Civic, ADU	10-30%	30-60%
Character District-5 (CD-5)	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.	N/A Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic, ADU	0-5%	10-30%

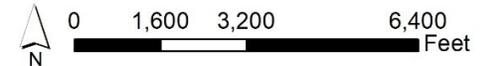
Environmental Analysis

- Northernmost extent of property adjacent to San Marcos River located in the floodway, floodplain, and water quality zones
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.

PSA-20-02 Environmental Features Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
- ▨ Subject Property
- Parcels
- ▭ City Limit

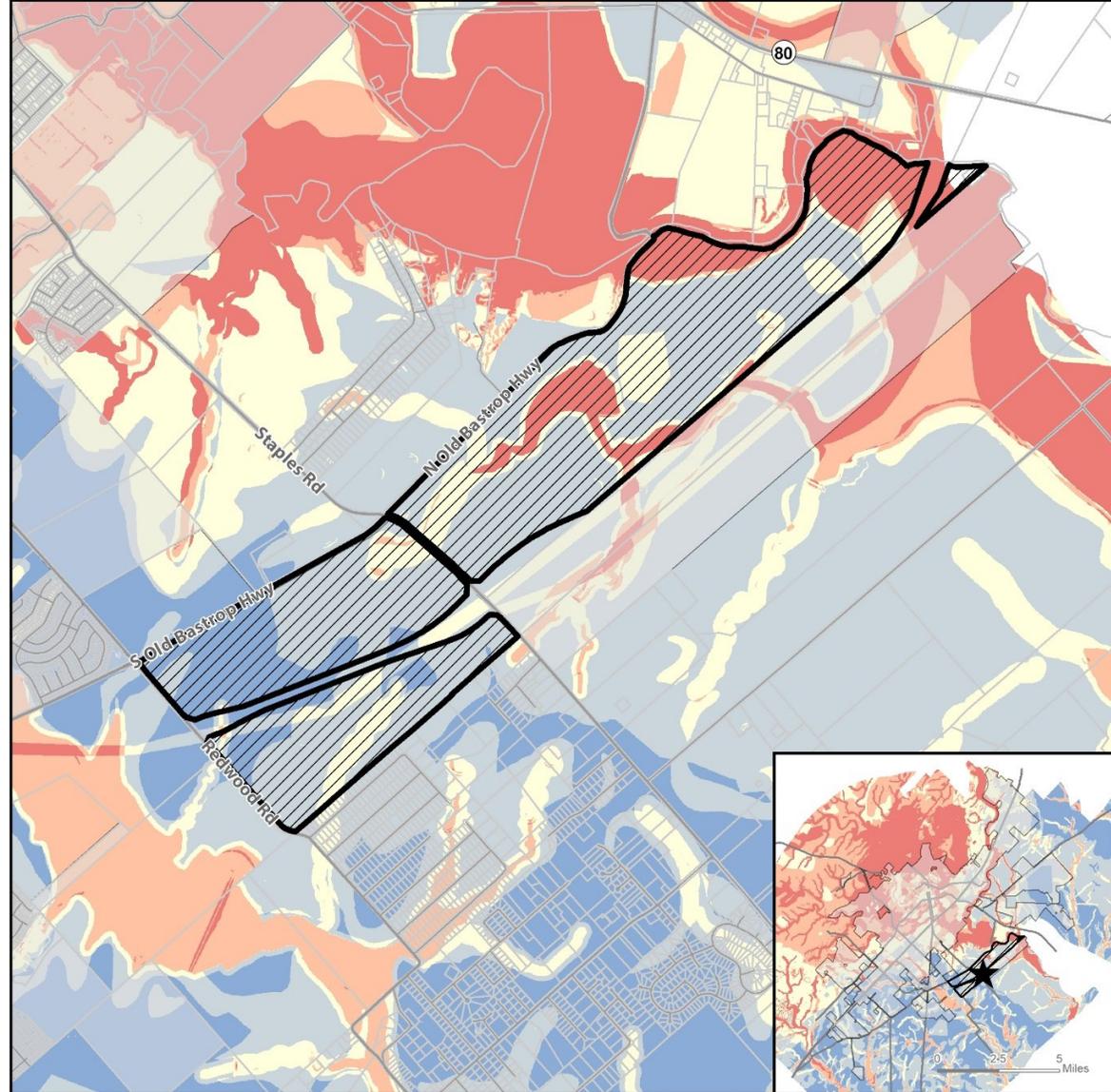


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

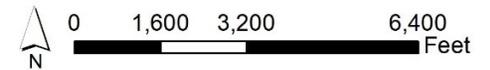
Environmental Analysis

- Majority of site, except for area located within the floodway and floodplain is classified as **Least to Moderately Constrained**



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

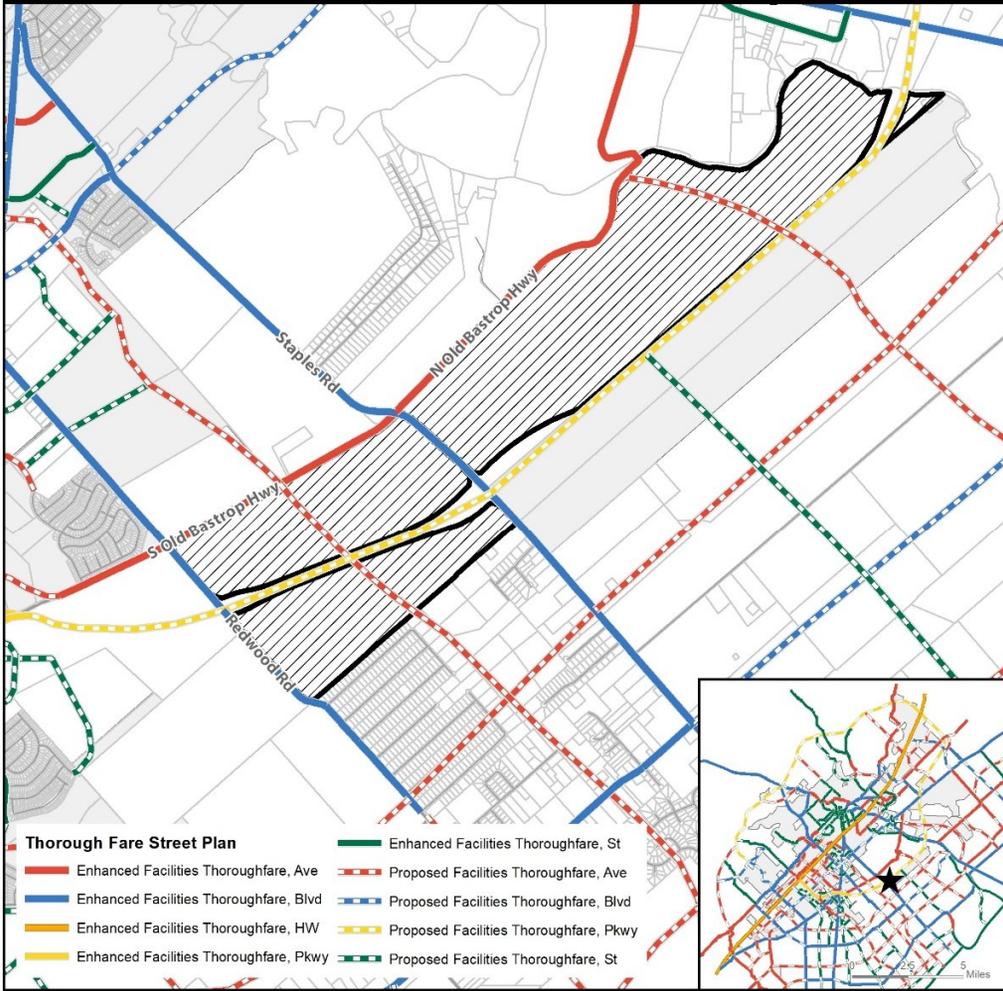
Land Use Suitability Value	
Blue	Least Constrained
Light Blue	2
Yellow	Moderately Constrained
Orange	4
Red	Most Constrained



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: 3/23/2020

**PSA-20-02
Transportation Master Plan
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**



- Site Location
- Subject Property
- Parcels
- City Limit

0 1,600 3,200 6,400 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: 3/23/2020

**PSA-20-02
Water/Wastewater Lines
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**



- Site Location
- Subject Property
- Parcels
- City Limit

-
-

Sanitary Main
Water Main

0 1,600 3,200 6,400 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.

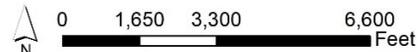
Map Date: 3/23/2020

PSA -20-02
TDM Existing Daily
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



- ★ Site Location
 - ▨ Subject Property
 - ▭ Parcels
 - ▭ City Limit
- Level of Service (LOS)***
- LOS A (0.00 - 0.60)
 - LOS B (0.61 - 0.70)
 - LOS C (0.71 - 0.80)
 - LOS D (0.81 - 0.90)
 - LOS E (0.91 - 1.00)
 - LOS F (Over 1.00)



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: 3/23/2020

PSA-20-02
TDM Existing Peak
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



- ★ Site Location
 - ▨ Subject Property
 - ▭ Parcels
 - ▭ City Limit
- Level of Service (LOS)***
- LOS A (0.00 - 0.60)
 - LOS B (0.61 - 0.70)
 - LOS C (0.71 - 0.80)
 - LOS D (0.81 - 0.90)
 - LOS E (0.91 - 1.00)
 - LOS F (Over 1.00)

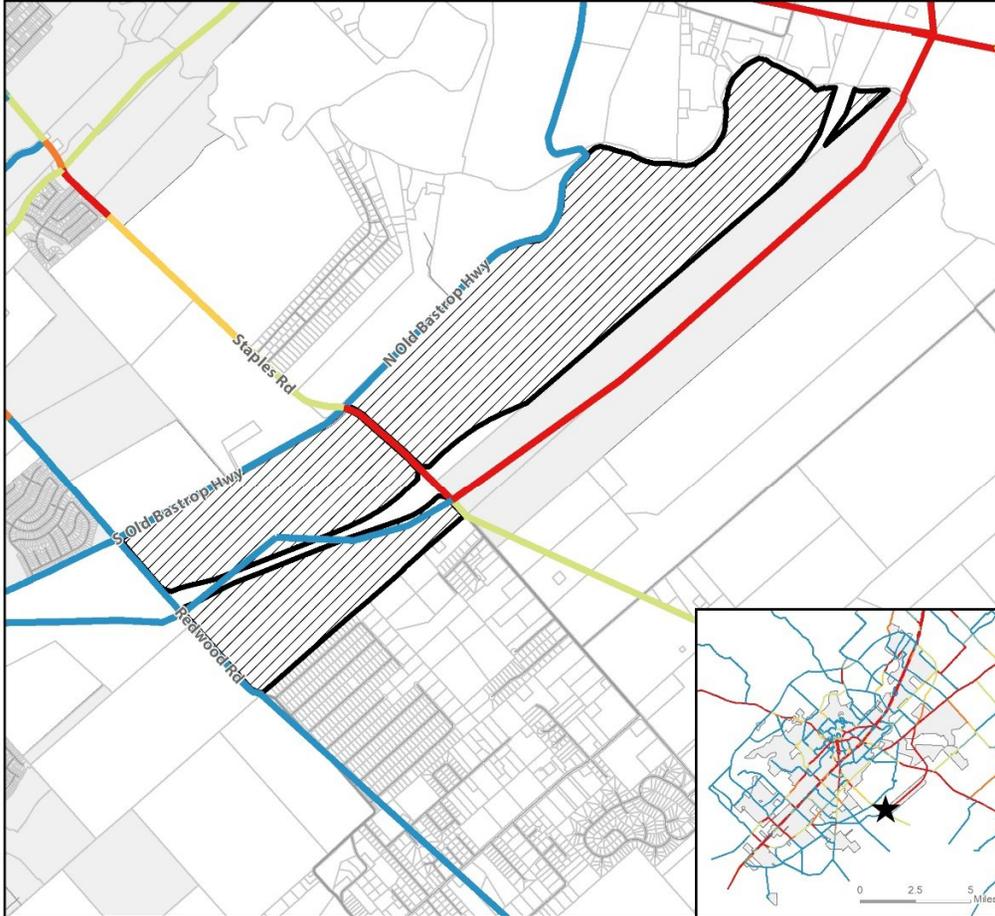


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

**PSA-20-02
TDM Future Daily
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**

TDM derived from 2010 CAMPO Regional Model



★ Site Location

▨ Subject Property

▭ Parcels

▭ City Limit

*Level of Service (LOS) defined by maximum volume over capacity.

Level of Service (LOS)*

- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)

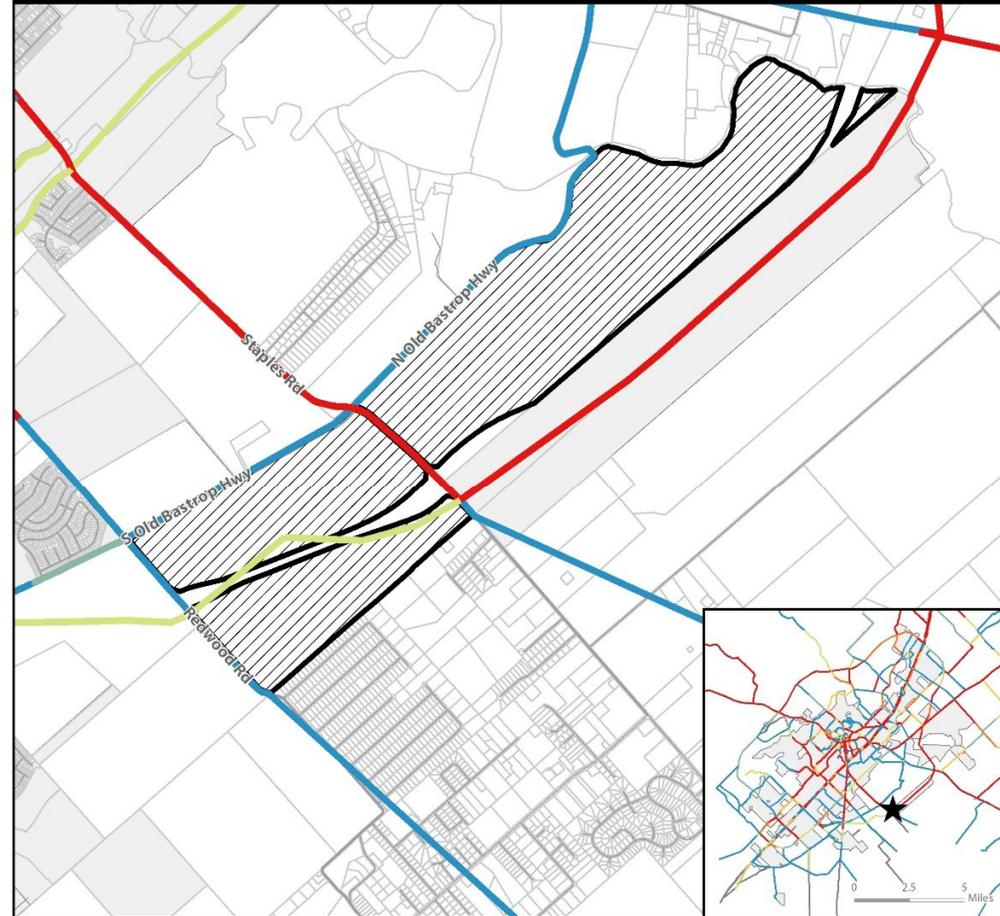


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/23/2020

**PSA-20-02
TDM Future Peak
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**

TDM derived from 2010 CAMPO Regional Model



★ Site Location

▨ Subject Property

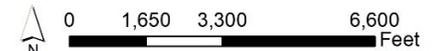
▭ Parcels

▭ City Limit

*Level of Service (LOS) defined by maximum volume over capacity.

Level of Service (LOS)*

- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)



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: 3/23/2020

PSA-20-02
Water Hotspots
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



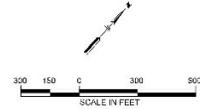
Subject Property	Hot	
Site Location	Cold	
Parcels	Hotspot analysis based on service requests from 2013 to 2018.	
City Limit	This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.	
Map Date: 3/23/2020		

PSA-20-02
Wastewater Hotspots
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



Subject Property	Hot	
Site Location	Cold	
Parcels	Hotspot analysis based on service requests from 2013 to 2018.	
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: 3/23/2020		

Concept Plan



LEGEND

- 1 PHASE #
- SINGLE-FAMILY RESIDENTIAL
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- DETENTION POND
- PARK SPACE/ EST

PHASING PLAN		
PHASE	LOT COUNT	FINAL PLAT SUBMISSION
PHASE 1	506	ANTICIPATED 2023
PHASE 2	337	ANTICIPATED 2024
PHASE 3	455	ANTICIPATED 2025
PHASE 4	333	ANTICIPATED 2026
PHASE C1	6	ANTICIPATED 2026
PHASE C2	1	ANTICIPATED 2029
PHASE C3	3	ANTICIPATED 2026
PHASE M1	106	ANTICIPATED 2025
PHASE M2	1	ANTICIPATED 2024

EXHIBIT C
MASTER CONCEPT PLAN

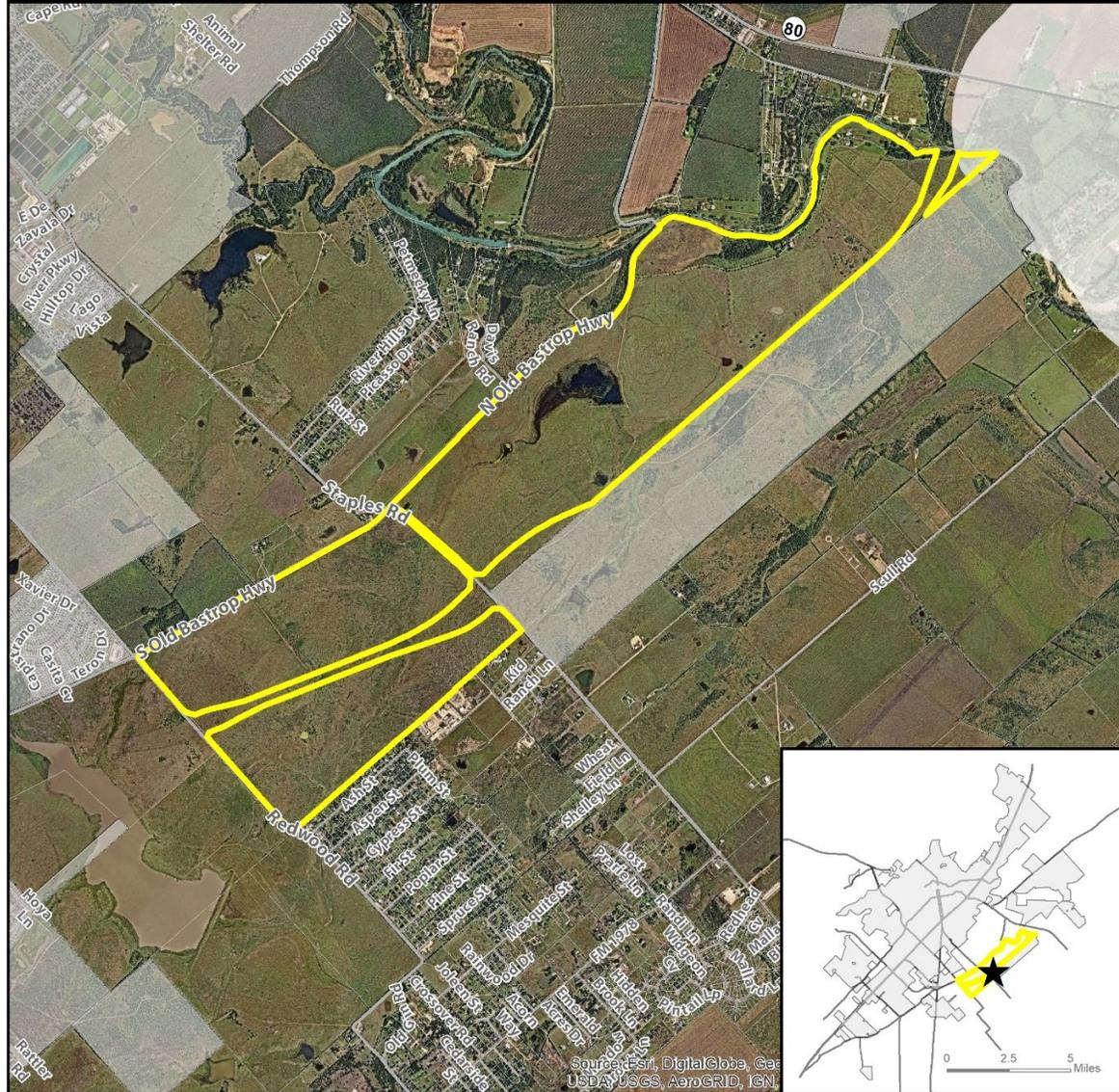
RILEY'S POINT SUBDIVISION
HK REAL ESTATE DEVELOPMENT, LLC

LJA Engineering, Inc.
1000 NE Loop #10
Suite 950
San Antonio, Texas 78209
Phone: 210.382.2743
Fax: 210.382.2743
E-MAIL: EIR@LJA.COM

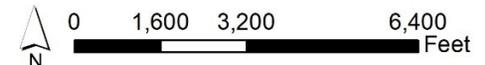
Analysis:

- Located within a minimally constrained area according to the Land Use Suitability map.
- Annexation and extension of City infrastructure allows for contiguous, coherent CCN and City Limits avoiding “donut holes” and “leap frogging”
- Extension of City infrastructure avoids possible negative environmental impacts to San Marcos River with proposed package plant

**PSA-20-02
Aerial View
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.**



- ★ 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: 3/23/2020

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends approval of the request for a Preferred Scenario Map Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity”



Legislation Text

File #: CUP-20-09, **Version:** 1

AGENDA CAPTION:

CUP-20-09 (The Co Kitchen) Hold a public hearing and consider a request by the Co Kitchen for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street. (T. Carpenter)

Meeting date: April 28, 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:

The Co Kitchen first opened September 2019 and operates as a shared commercial kitchen, bakery, and mobile food court. In November 2019, several propane explosions from food trucks on the property caused the temporary closure of the site.

The applicant has expressed interest in having occasional live music on the site. To limit potential disruptions to nearby properties, staff recommends restricting all amplified music to only be allowed between the hours of 11 am and 10 pm.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **approval** of the request with the following conditions:

1. Permit shall be valid for one (1) year, provided standards are met;
2. Outdoor amplified music on the property shall be limited to the hours between 11 am and 10 pm
3. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times,
4. All food trucks operating on the property must maintain a current health and fire permit;
5. The permit shall be effective upon the issuance of the TABC license; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Conditional Use Permit	801 Chestnut Street
CUP-20-09	The Co Kitchen



Summary

Request:	A Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street		
Applicant:	Pascal Boudreau 365 Golden Eagle Loop Canyon Lake, TX 78133	Property Owner:	Apante Investments PO Box 160788 Austin, TX 78716
CUP Expiration:	N/A	Type of CUP:	Beer and Wine
Interior Floor Area:	1800 sq ft	Outdoor Floor Area:	1500 sq ft
Parking Required:	12 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday – Thursday: 7:00am-11:00pm Friday & Saturday: 7:00am – 12:30am		

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	April 10, 2020	Personal:	April 10, 2020
Response:	None as of the date of this report		

Property Description

Legal Description:	Park Addition, Lot 117		
Location:	Chestnut Street at North LBJ Drive		
Acreage:	0.53 acres	PDD/DA/Other:	N/A
Existing Zoning:	Neighborhood Commercial	Proposed Zoning:	N/A
Existing Use:	Shared Kitchen / Mobile Food Court	Proposed Use:	Shared Kitchen / Mobile Food Court
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	Sessom Creek	Sector:	3
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:	Mixed Use "MU"	Ella Lofts	Existing Neighborhood
South of Property:	General Commercial "GC"	Gas Station / Convenience Store	Existing Neighborhood
East of Property:	Neighborhood Commercial "NC"	Bar	Existing Neighborhood
West of Property:	Mixed Use "MU"	Sessom creek	Existing Neighborhood

Conditional Use Permit	801 Chestnut Street
CUP-20-09	The Co Kitchen



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	Denial
<ol style="list-style-type: none"> 1. Permit shall be valid for one (1) year, provided standards are met; 2. Outdoor amplified music on the property shall be limited to the hours between 11 am and 10 pm; 3. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; 4. All food trucks operating on the property must maintain a current health and fire permit; 5. The permit shall be effective upon the issuance of the TABC license; and 6. The permit shall be posted in the same area and manner as the Certificate of Occupancy. 		
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner	Date: April 23, 2020

History

The Co Kitchen first opened September 2019 and operates as a shared commercial kitchen, bakery, and mobile food court. In November 2019, several propane explosions from food trucks on the property caused the temporary closure of the site.

Additional Analysis

The applicant has expressed interest in having occasional live music on the site. To limit potential disruptions to nearby properties, staff recommends restricting all amplified music to only be allowed between the hours of 11 am and 10 pm.

Comments from Other Departments

Police	No Comment
Fire	The Fire Marshal requested that the condition regarding health and fire permits be included.
Public Services	No Comment
Engineering	No Comment

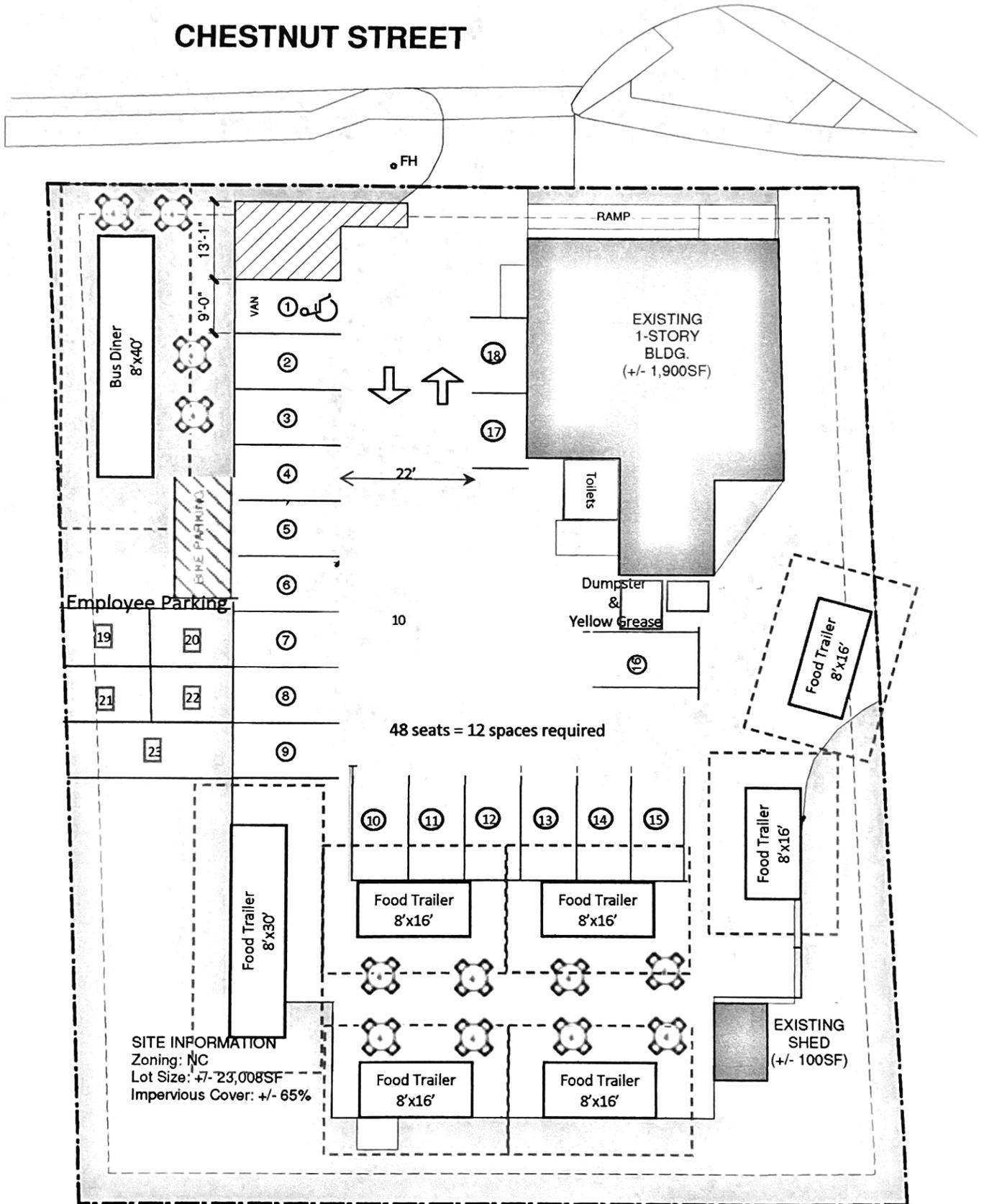
Conditional Use Permit
CUP-20-09

801 Chestnut Street
The Co Kitchen



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. The Neighborhood Commercial zoning district is meant to provide low intensity service facilities for the local neighborhood area. The proposed use is within walking distance to Texas State University and numerous multifamily and single-family residences.
<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. Recommended conditions help reduce adverse effects to nearby properties.
<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>N/A</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.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.

CHESTNUT STREET



TheCoKitchen Project
801 Chestnut Street, San Marcos, Texas

1 SITE PLAN- Proposed
SCALE: 1"=20'-0"



PROPERTY OWNER AUTHORIZATION

Virgilio Altamirano

I, _____ (owner name) on behalf of
Apante Investment LLC
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
801 Chestnut St, San Marcos, TX 78666
_____ (address).

Pascal Boudreau

I hereby authorize _____ (agent name) on behalf of
TheCoKitchen (Vita Environmental LLC)
_____ (agent company) to file this application for
TABC BG Permit (Beer & Wine)
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3/15/2020

Printed Name, Title: Virgilio Altamirano, Owner of Apante Investments LLC and of the property at 801 Chestnut St, San Marcos, TX 78666

Signature of Agent:  Date: 3/15/2020

Printed Name, Title: Pascal Boudreau, owner of TheCoKitchen (dba of Vita Environmental LLC)

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:  _____

Pascal Boudreau

Date: 3/16/2020 _____

Print Name: _____



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13 Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit. All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: Original Add Late Hours Only License/Permit Number _____

Reinstatement Reinstatement and Change of Trade Name License/Permit Number _____

Change of Location Change of Location and Trade Name License/Permit Number _____

2. Type of On-Premise License/Permit

<input checked="" type="checkbox"/> BG Wine and Beer Retailer's Permit	<input type="checkbox"/> LB Mixed Beverage Late Hours Permit
<input type="checkbox"/> BE Beer Retail Dealer's On-Premise License	<input type="checkbox"/> MI Minibar Permit
<input type="checkbox"/> BL Retail Dealer's On-Premise Late Hours License	<input type="checkbox"/> CB Caterer's Permit
<input type="checkbox"/> BP Brewpub License	<input type="checkbox"/> FB Food and Beverage Certificate
<input type="checkbox"/> V Wine & Beer Retailer's Permit for Excursion Boats	<input type="checkbox"/> PE Beverage Cartage Permit
<input type="checkbox"/> MB Mixed Beverage Permit	<input type="checkbox"/> RM Mixed Beverage Restaurant Permit with FB
<input type="checkbox"/> O Private Carrier's Permit - Brewpubs (BP) with a BG only	<input type="checkbox"/> E Local Cartage Permit - Wine/Beer retailers (BG) Only

3. Indicate Primary Business at this Location

<input checked="" type="checkbox"/> Restaurant	<input type="checkbox"/> Sporting Arena, Civic Center, Hotel	<input type="checkbox"/> Bar
<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Sexually Oriented	<input type="checkbox"/> Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
The CoKitchen

5. Location Address
801 Chestnut St.

City San Marcos	County Hays	State TX	Zip Code 78666
---------------------------	-----------------------	--------------------	--------------------------

6. Mailing Address 365 Golden Eagle Loop	City Canyon Lake	State TX	Zip Code 78133
--	----------------------------	--------------------	--------------------------

7. Business Phone No. 512-537-1902	Alternate Phone No. 512-992-8093	E-mail Address info@thecokitchen.com
--	--	--

OWNER INFORMATION

8. Type of Owner

<input type="checkbox"/> Individual	<input type="checkbox"/> Corporation	<input type="checkbox"/> City/County/University
<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Other _____
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Joint Venture	
<input type="checkbox"/> Limited Liability Partnership	<input type="checkbox"/> Trust	

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
TheCoKitchen (dba of Vita Environmental LLC)

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your license/permit.

10. Contact Person: **Pascal Baudreau** Relation to Business: **Owner**

Phone (mandatory): **512-992-8093** Email (mandatory): **info@thecokitchen.com**

TABC DATESTAMP

From: [Pascal Boudreau](#)
To: [Carpenter, Tory](#)
Subject: [EXTERNAL] Re: CUP Questions
Date: Tuesday, April 7, 2020 3:54:41 PM

Hello Tory, please see below for answers to your questions. We spoke with the San Marcos TABC Auditor a couple of weeks ago to get educated on the rules and regulations as they pertain to BF Permit. We look forward to your guidance and help on this.

1. We have small speakers on site playing XMRadio or something similar, they are currently on a timer and turn off at 10pm. Volume is always low, as they are for background music and not intended to compete with people talking.
2. We would like to occasionally have the option to have live music. We would like to request the ability to have live music until 10pm. Our intent is to create an ambiance where people can still carry on a discussion so volumes would be relatively low.
3. No, we don't currently and have no plans for other games at this time.
4. Beer and wine would be sold from our serving window
5. We are applying for a BG Permit (**Permit** authorizes the holder to sell for consumption on or off the premises where sold but not for resale). The on-premises consumption area would be the food park in its entirety so that patrons can buy wine or beer and enjoy it while eating food from one of our food trucks.
6. We do not intend to have an enclosure defining any specific areas since TABC does not require it and any clients purchasing beer or wine is able to legally walk off premisses after purchase.

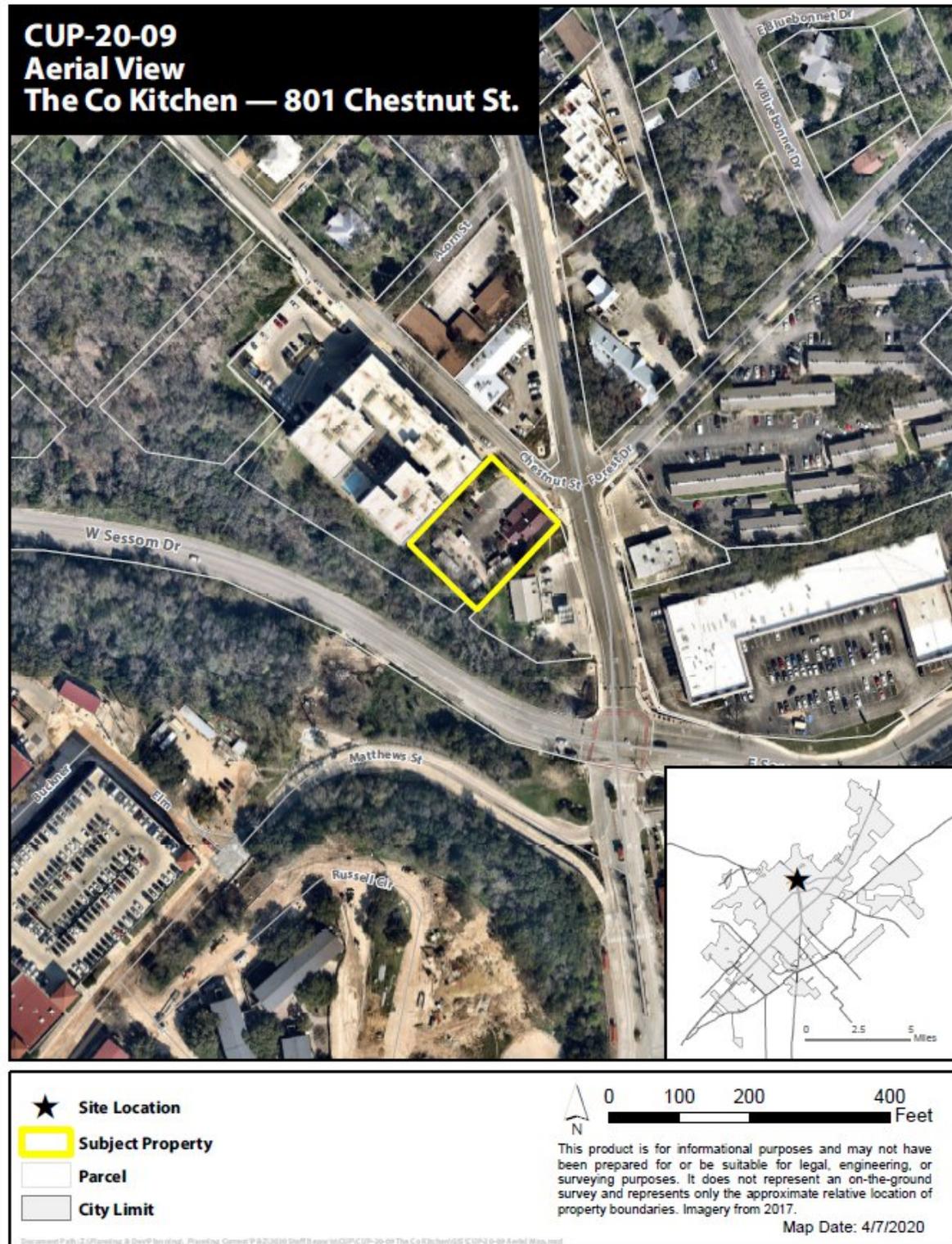
Thank you,
Pascal

CUP-20-09 (The Co Kitchen)

Hold a public hearing and consider a request by the Co Kitchen for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street. (T. Carpenter)

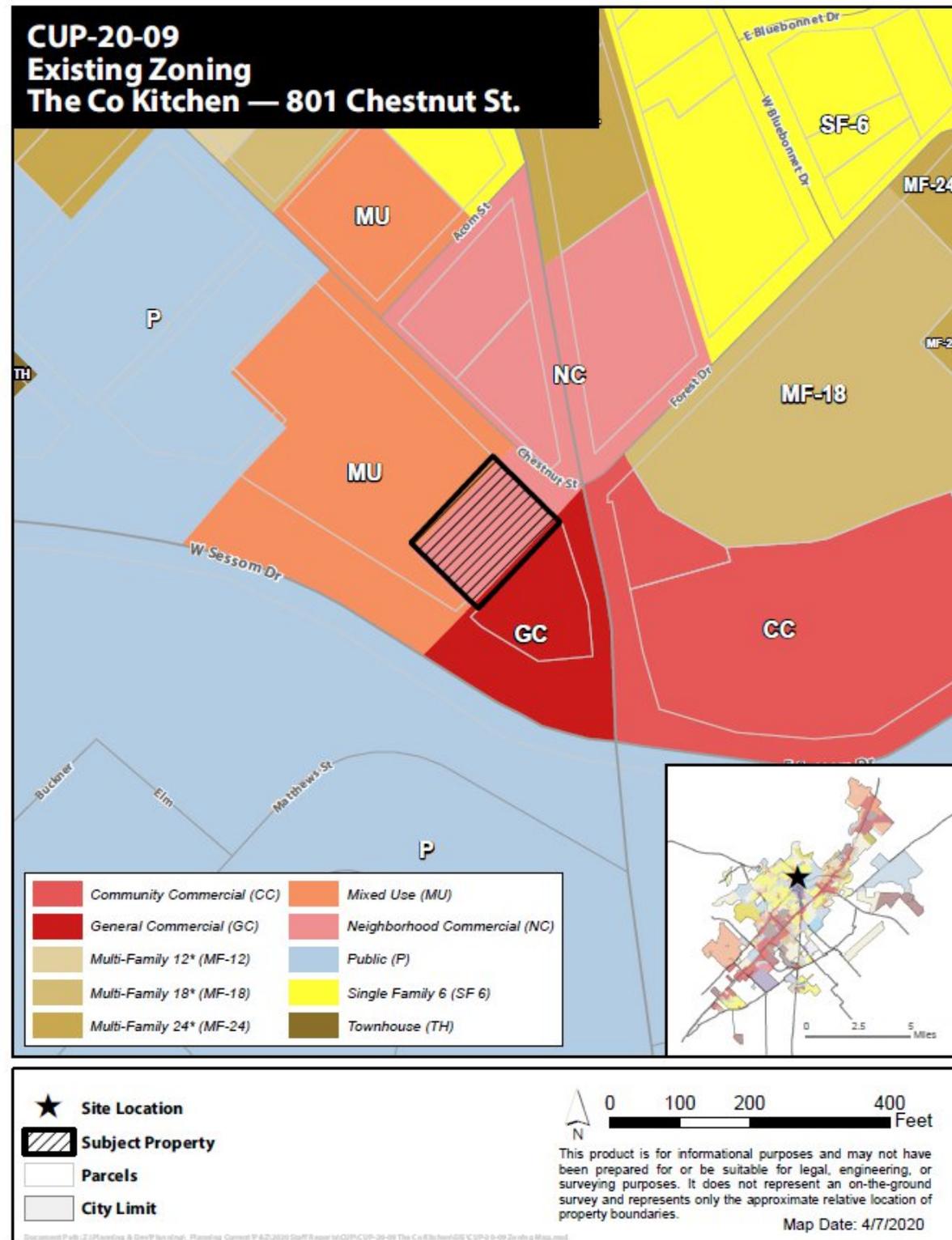
Location:

- The Co Kitchen is located at the intersection of North LBJ Drive and Chestnut Street
- Located within the Downtown High Intensity Area on the Preferred Scenario Map

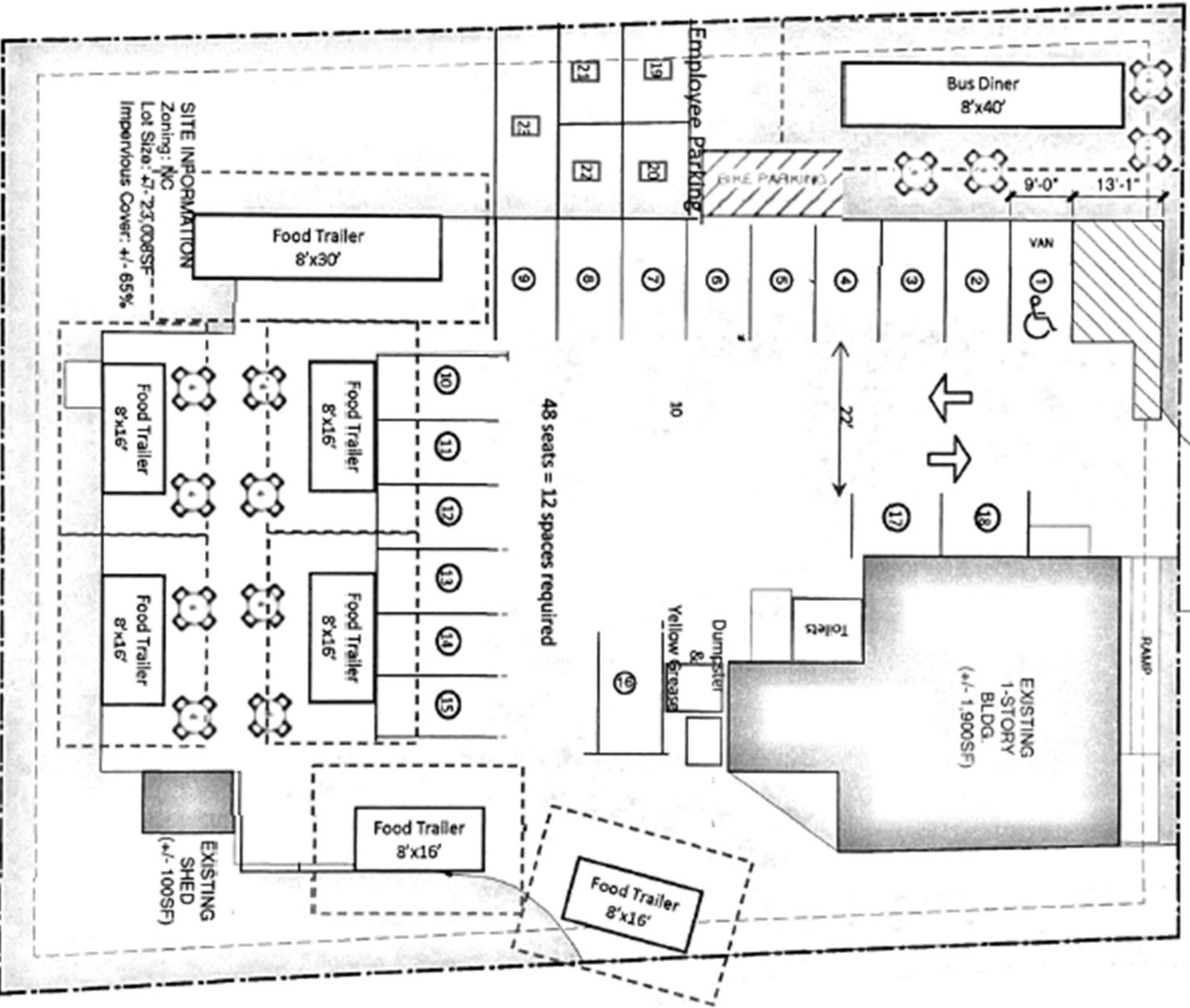


Context & History

- Shared kitchen first opened September 2019
- Propane explosions in November 2019 caused temporary closure
- Hours of operation:
 - Sunday – Thursday: 7:00am-11:00pm
 - Friday & Saturday: 7:00am – 12:30am
- Proposing live music ending at 10:0pm



CHESTNUT STREET



SITE INFORMATION
 Zoning: NC
 Lot Size: +/- 23,000SF
 Impervious Cover: +/- 65%

EXISTING
 1-STORY
 BLDG.
 (+/- 1,900SF)

48 seats = 12 spaces required

Food Trailer
 8'x30'

Food Trailer
 8'x16'

Food Trailer
 8'x16'

Food Trailer
 8'x16'

Food Trailer
 8'x16'

EXISTING
 SHED
 (+/- 1,000SF)

Food Trailer
 8'x16'

Bus Diner
 8'x40'

VAN

PUMP

FH

Employee Parking

Dumpster
 &
 Yellow grease

Toilets

BIKE PARKING

Recommendations:

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

- 1. Permit shall be valid for one (1) year, provided standards are met;**
- 2. Outdoor amplified music on the property shall be limited to the hours between 11 am and 10 pm;**
- 3. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times;**
- 4. All food trucks operating on the property must maintain a current health and fire permit;**
- 5. The permit shall be effective upon the issuance of the TABC license; and**
- 6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**



Legislation Text

File #: ZC-20-04b, **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, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single Family, for approximately 5.217 acres, more or less, out of the Benjamin J. White, Thomas Forsith, Elijah Clark, and Robert H. Williams Surveys, generally located west of the intersection of Old Ranch Road 12 and Craddock Avenue. (T. Carpenter)

Meeting date: April 28, 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 contract, 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, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single-Family.

Zoning Request	Mystic Canyon
ZC-20-04	



Summary

Request:	Zoning change from FD, CC, & P 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:	April 7, 2020
Published:	March 8, 2020	# of Participants	1
Posted:	March 6, 2020	Personal:	March 6, 2020
Response:	General inquiries: 1 Opposition: 2 Support: 1		

Property Description

Legal Description:	5.217 out of the Benjamin J. White Survey		
Location:	East of Old Ranch Road 12 and Craddock		
Acreage:	5.217	PDD/DA/Other:	N/A
Existing Zoning:	FD, CC, P	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:	MF-24	Multifamily	Existing Neighborhood
South of Property:	SF-6	Vacant	Existing Neighborhood
East of Property:	SF-6	Single Family	Existing Neighborhood
West of Property:	ETJ / SF6	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: April 24, 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>The predominant surrounding zoning is also SF-6. This zoning change should reinforce the existing character of the area as it is consistent.</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 no more than 20% impervious cover.</i>
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>Since the property is currently zoned FD, it allows for two-acre single-family lots. These would be much larger than those of the surrounding area and would limit the ability to provide for a more compact development.</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>

Zoning Request	Mystic Canyon
ZC-20-04	



<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>
----------	--	--

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 be developed with no more than 20% 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>

ZC-20-04 Aerial View FD, CC, P to SF-6 — Ranch Road 12



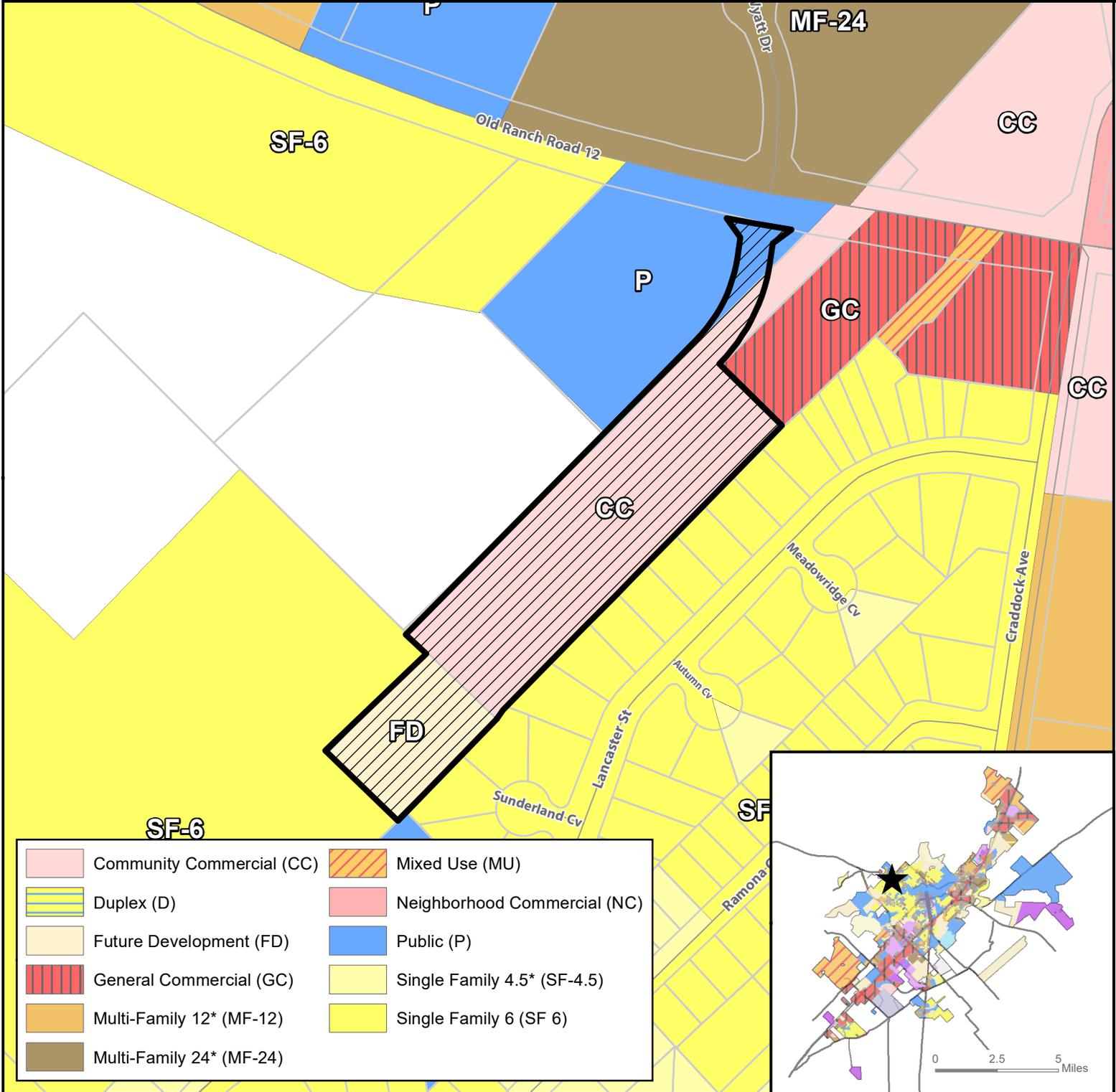
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 3/6/2020

ZC-20-04 Zoning Map FD, CC, P to SF-6 — Ranch Road 12



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



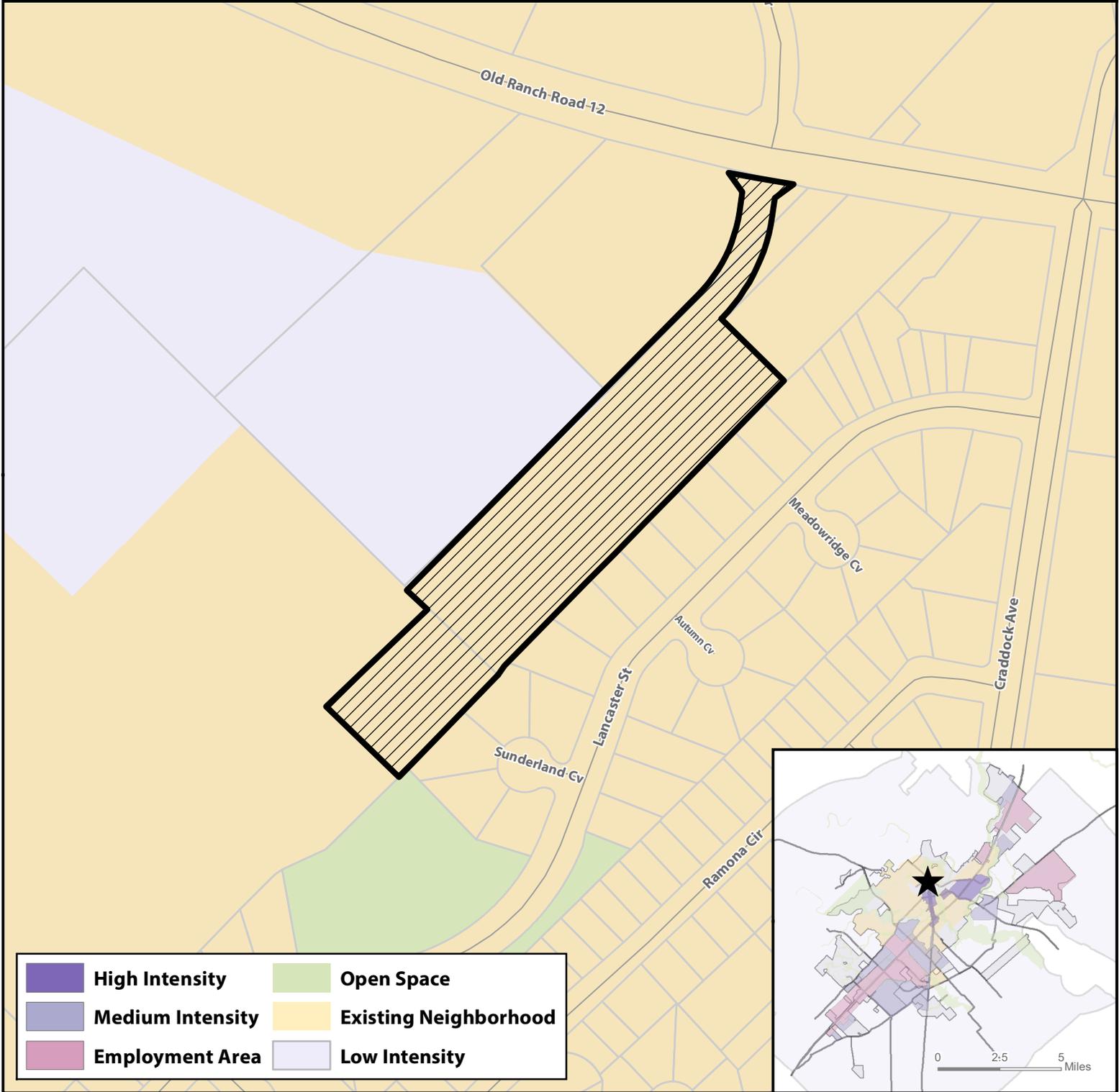
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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.

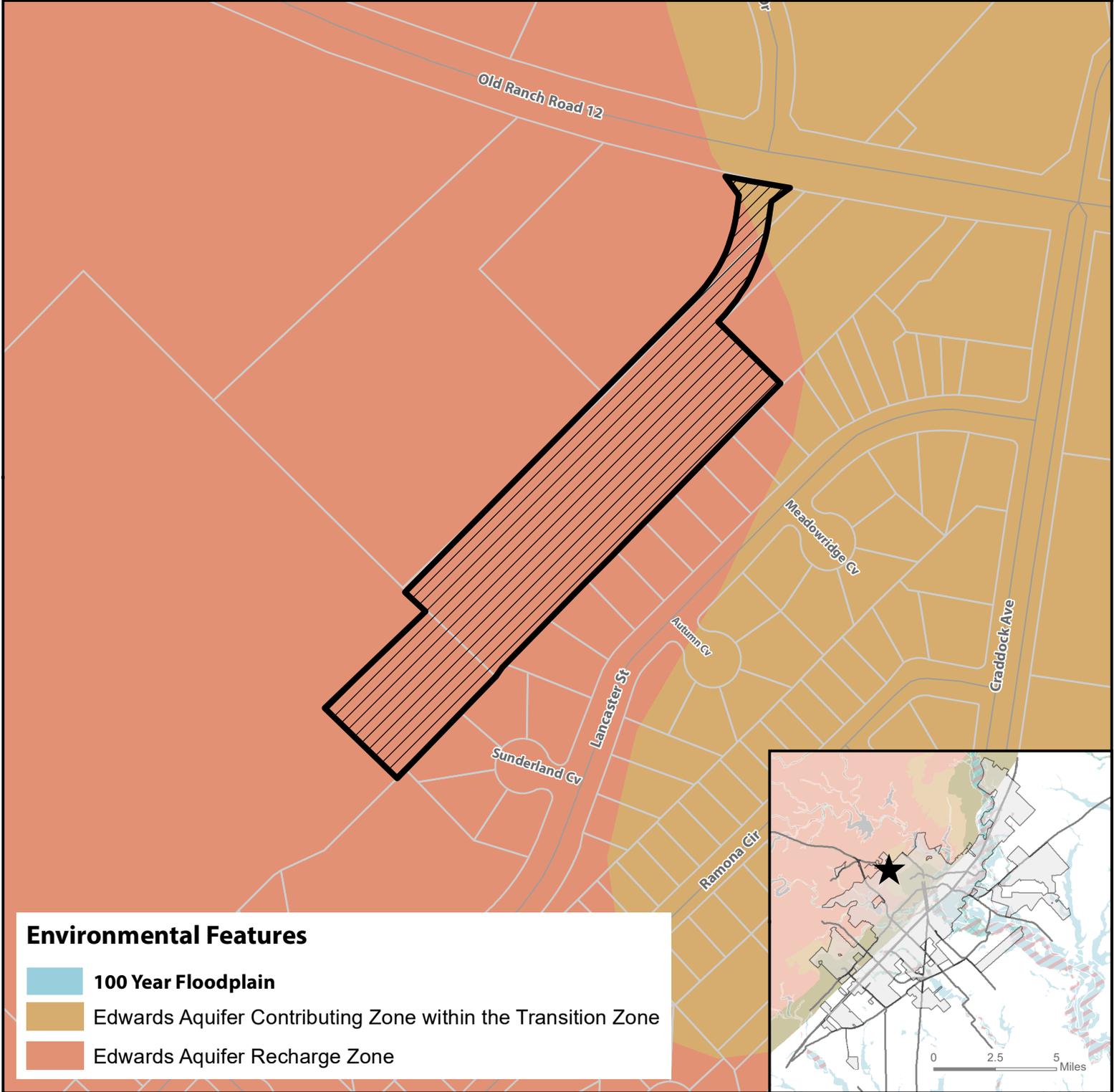
Map Date: 3/6/2020

ZC-20-04 Preferred Scenario FD, CC, P to SF-6 — Ranch Road 12



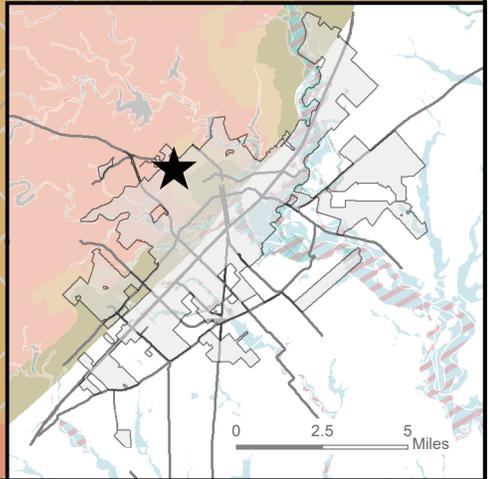
	Site Location		0 150 300 600	Feet
	Subject Property	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 3/6/2020</p>		
	Parcels			
	City Limit			

ZC-20-04 Environmental Features FD, CC, P to SF-6 — 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

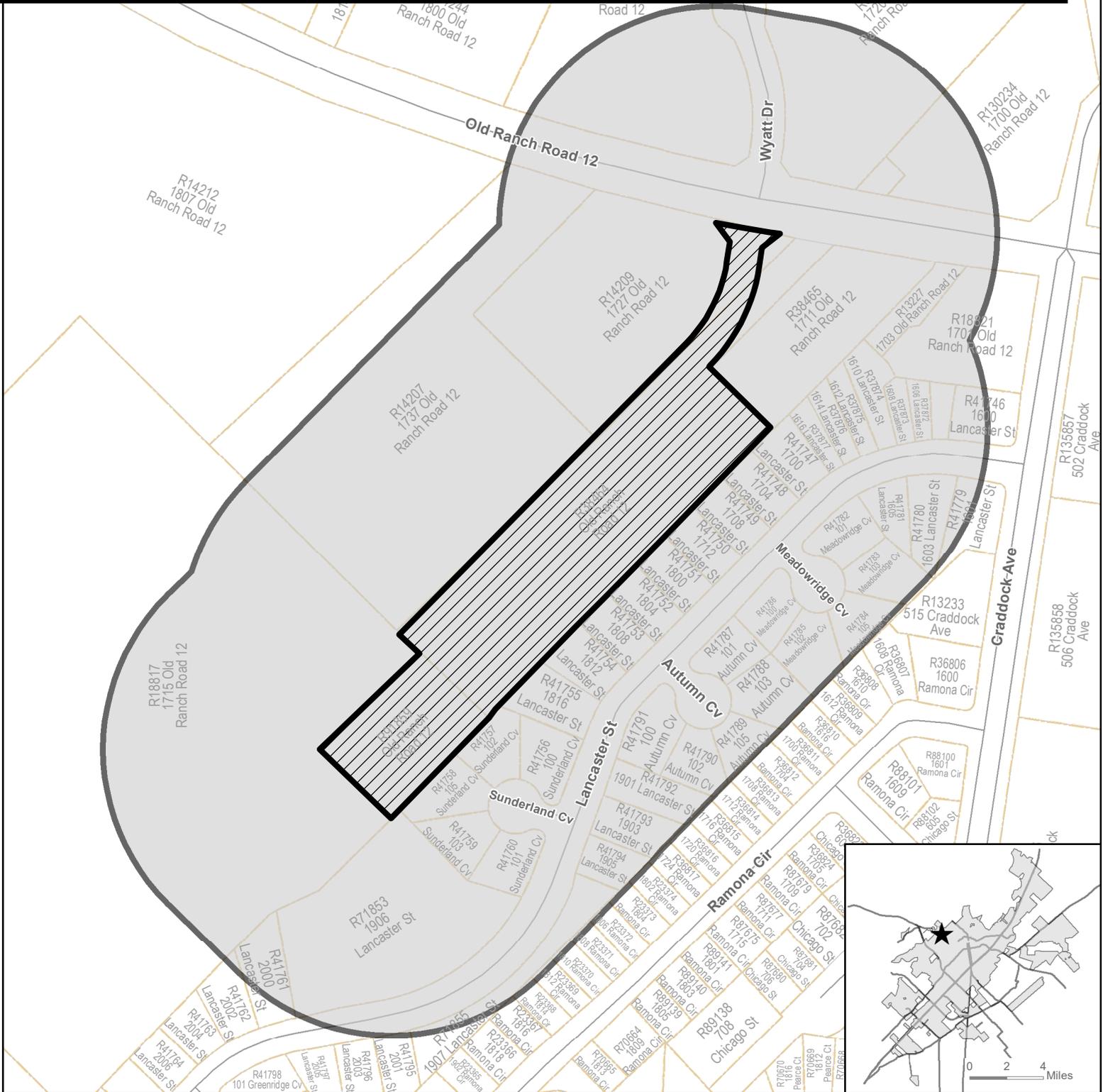


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

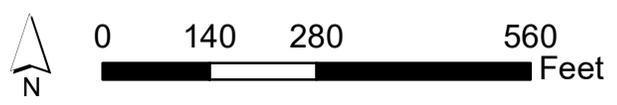
Map Date: 3/6/2020

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

109
Eastwood Ln



- ★ 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: 3/6/2020

Property ID	Subject Address	Owner	Address	City	State	ZIP
R89484	1740 OLD RANCH ROAD 12	29SC EDGE LP	1301 CAPITAL OF TEXAS HWY; STE B-	AUSTIN	TX	78746
R38465	1711 OLD RANCH ROAD 12	ALL J INVESTMENTS LTD	P O BOX 1466	SAN MARCOS	TX	78667-1466
R37871	1604 LANCASTER ST	ALLEN WILLIAM MARK & KATHERINE LEA	2106 BANISTER CV	KATY	TX	77494
R41748	1704 LANCASTER ST	ALVAREZ MIKE JR & MARIVEL	1704 LANCASTER ST	SAN MARCOS	TX	78666-2252
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
R37873	1608 LANCASTER ST	BISHOP, PAIGE	1608 LANCASTER ST	SAN MARCOS	TX	78666
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
R41782	101 MEADOWRIDGE CV	BURLESON, PEGGY	101 MEADOWRIDGE CV	SAN MARCOS	TX	78666-2251
R70221	OLD RANCH ROAD 12	CENTURY TELEPHONE OF SAN MARCOS	PO BOX 4065	MONROE	LA	71211-4065
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
R41779	1601 LANCASTER ST	CRANSHAW PATRICK H & DONNA A	7226 LAKEWOOD DR	DALLAS	TX	75214-3510
R41754	1812 LANCASTER ST	DANIELS STEPHANIE KAY	1812 LANCASTER ST	SAN MARCOS	TX	78666-2253
R41746	1600 LANCASTER ST	DAVIDSON TRAVIS LEE	1600 LANCASTER ST	SAN MARCOS	TX	78666-2240
R41781	1605 LANCASTER ST	DEMARTINO DON M & REBECCA L	7335 HAMPTON CT	LUMBERTON	TX	77657-9201
R36816	1720 RAMONA CIR	DIAL, KATHLEEN	PO BOX 1137	ARGYLE	TX	76226-1137
R14207	1737 OLD RANCH ROAD 12	EDWARDS BARBARA	1324 ROSE DR	ALICE	TX	78332-3736
R37876	1614 LANCASTER ST	FLANDERS MARY JO ESTATE	1614 LANCASTER ST	SAN MARCOS	TX	78666
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
R37875	1612 LANCASTER ST	HARDEMAN, FELICIA	1612 LANCASTER	SAN MARCOS	TX	78666
R23371	1808 RAMONA CIR	HENCH INGRID	1808 RAMONA CIR	SAN MARCOS	TX	78666
R13227	1703 OLD RANCH ROAD 12	JAFFER MOHAMMED A & SALIMA L	249 MARY MAX CIR	SAN MARCOS	TX	78666-2997
R41785	102 MEADOWRIDGE CV	JOHNSON MICHAEL L & EDNA M	102 MEADOWRIDGE CV	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
R41780	1603 LANCASTER ST	MADDUX RON	1603 LANCASTER ST	SAN MARCOS	TX	78666-2241
R41755	1816 LANCASTER ST	MARTIN, ANN ELIZABETH	1816 LANCASTER ST	SAN MARCOS	TX	78666
R41784	105 MEADOWRIDGE CV	MASTERS ROBERT M & LESLIE H	105 MEADOWRIDGE CV	SAN MARCOS	TX	78666
R87379	1720 OLD RANCH ROAD 12	MGP XXIII LLC	1920 Main ST STE 1200	Irvine	CA	92614-7230
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 &	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
R41750	1712 LANCASTER ST	PENLAND LINDEN C & ANNE M	1712 LANCASTER ST	SAN MARCOS	TX	78666
R41749	1708 LANCASTER ST	PENNINGTON YVETTE	1708 LANCASTER ST	SAN MARCOS	TX	78666-2252

Property ID	Subject Address	Owner	Address	City	State	ZIP
R41751	1800 LANCASTER ST	PIERSOL JOHN MARK	1800 LANCASTER ST	SAN MARCOS	TX	78666-2253
R41788	103 AUTUMN CV	PRATT ANN L & ESTATE OF RALPH S	103 AUTUMN CV	SAN MARCOS	TX	78666
R41789	105 AUTUMN CV	PYLES WENDELL	105 AUTUMN CV	SAN MARCOS	TX	78666
R37874	1610 LANCASTER ST	RAMSEY GAYLE S	415 N GUADALUPE ST # 234	SAN MARCOS	TX	78666-5719
R41787	101 AUTUMN CV	REED KARI & KYLE	101 AUTUMN CV	SAN MARCOS	TX	78666-2254
R41783	103 MEADOWRIDGE CV	ROBINSON KATHLEEN	103 MEADOWRIDGE CV	SAN MARCOS	TX	78666-2251
R41786	100 MEADOWRIDGE CV	ROIG ANDREW J	100 MEADOWRIDGE CV	SAN MARCOS	TX	78666
R18821	1701 OLD RANCH ROAD 12	SAN MARCOS SUNNY FOODS INC	1604 SHADY BRK	SCHERTZ	TX	78154
R41758	105 SUNDERLAND CV	SANDERS JIM B & MARIA E	105 SUNDERLAND CV	SAN MARCOS	TX	78666
R37877	1616 LANCASTER ST	SINGLE FAMILY INVESTMENTS LTD	8610 NORTH NEW BRAUNFELS STE 5	SAN ANTONIO	TX	78217
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
R37872	1606 LANCASTER ST	SPARKS ELVIN L JR & THOMASINE P	1606 LANCASTER	SAN MARCOS	TX	78666
R23370	1810 RAMONA CIR	STANEK MATTHEW & PATRICIA	11703 JOHNSON RD	LEANDER	TX	78641
R14212	1807 OLD RANCH ROAD 12	TEXAS HOME MORTGAGE INC	215 W TRAVIS	SAN ANTONIO	TX	78205
R130234	1700 OLD RANCH ROAD 12	TEXAS INDEPENDENT PROPERTY HOLDINGS LLC	P O BOX 1159	DEERFIELD	IL	60015
R14209	1727 OLD RANCH ROAD 12	TEXAS STATE UNIVERSITY-SAN MARCOS	601 UNIVERSITY DR	SAN MARCOS	TX	78666-4684
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
R41747	1700 LANCASTER ST	TORRES, CHRISTOPHER A	1700 LANCASTER	SAN MARCOS	TX	78666
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	SAN MARCOS	TX	78666
	Neighborhood Commission	LIZBETH DOBBINS	2705 LESLIE LN	SAN MARCOS	TX	78666
	CONA	SARA LEE UNDERWOOD-MYERS	1415 HARPER DR	SAN MARCOS	TX	78666

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

Section 9.3.1.2 Land Use Matrix

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Agricultural Uses																	
Barns and Farm Equipment Storage	P																
Bulk Grain and/or Feed Storage/ Processing	P																
Farmers Market											P	P	P	C		C	C
Farms, General (Crops)	P										P	P					
Farms, General (Livestock/Ranch)	P																
Hay, Grain, and/or Feed Sales (Wholesale)	C																
Livestock Sales/Auction	C																
Plant Nursery (growing for commercial purposes but no retail sales on site)	P																
Stables	P																
Stables (Private, Accessory Use)	P	C										C					
Residential Uses																	
Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height)	P	C					P	P	P		C	C	P	C	C	P	P
Accessory Dwelling (One Accessory Dwelling Per Lot)	P	C									C	C	P	C	C	C	C
Bed and Breakfast Inn	C	C	C	C	C	C	P	P	P	P	P	P	C	P		P	P
Caretaker's/Guard's Residence											P	P	P	C	C	P	P
Community Home	P	P	P	P	P	P	P	P	P	P	P	P	P				
Residential Hall or Boarding House							P	P	P		C	C		C			
Duplex/Two-Family/Duplex Condominiums			P	P	P		P	P	P		C	C					
Family Home Child Care	P	P	P	P	P	P	P	P	P	P	P	P					
Four Family (Quadraplex) or Three Family (Tri-Plex)							P	P	P		C	C					
Fraternity or Sorority Building							C	C	C		C	C					
Home Occupation							See Section 5.1.3.4										
HUD code-Manufactured Home											P						
Loft Apartments							P	P	P		P	P		C	C	C	C
Multifamily (Apartments)							P	P	P		C	C	C				

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Purpose Built Student Housing							C	C	C		C	C					
Senior Housing Community							P	P	P							P	P
Single Family Detached House	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Industrialized Home	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Townhouse (Attached)				P	P		P	P	P		P	P					
Single Family Zero Lot Line/Patio Homes					C	P	P	P	P		C	C					
Office Service Type Uses																	
Armed Services Recruiting Center											P	P	P	P	P	P	P
Bank or Savings and Loan (w/o Drive-thru)											P	P		C	P	P	P
Bank or Savings and Loan (w Drive-thru)											C	C		C	C	P	P
Check Cashing Service											C	C		P		P	P
Offices (Health Services)											P	P		P	P	P	P
Offices (Medical Office)											P	P		P	P	P	P
Offices (Professional)											P	P	C	P	P	P	P
Call Service Center																P	P
Personal and Business Service Uses																	
Appliance Repair											C	C		C		P	P
Artist or Artisans Studio	P										P	P	C	P		P	P
Ambulance Service (Private)													P	C		C	P
Automobile Driving School (including Defensive Driving)											P	P	P	C	C	P	P
Automatic Teller Machines (ATM's)											P	P	P	P		P	P
Barber/Beauty College (barber or cosmetology school or college)													P	C	C	P	P
Barber/Beauty Shop, Haircutting (non-college)											P	P		P	C	P	P
Bed and Breakfast (No Permanent Residence)	C						P	P	P	P	P	P		C		P	P
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)																C	P
Dance/Drama/Music Schools (Performing Arts)											P	P	P	P	C	P	P
Extended Stay Hotels/Motels (Residence hotels)											C	C				C	P

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Exterminator Service (No outdoor sales or storage)											P	P					P
Funeral Home																	P
Hotel/Motel											P	P				C	P
Kiosk (Providing A Retail Service)											P			C		P	P
Laundry/Dry Cleaning (Drop Off/Pick Up)											P	P		C		P	P
Martial Arts School											P	P	P	C	C	P	P
Medical Supplies and Equipment											P	P		P		P	P
Mini-Warehouse/Self Storage Units											C						C
Off-Premises Freestanding Sign																P	P
Photocopying/Duplicating/Copy Shop											P	P		C		P	P
Sexually Oriented Business																	(See San Marcos City Code)
Studio for Radio or Television (without tower)											P	P	P			P	P
Tool Rental (Indoor Storage only)											P			C		C	P
Tool Rental (with Outdoor Storage)																	C
Washateria/Laundry (Self Serve)														C		P	P
Retail and Service Type Uses																	
All Terrain Vehicle (go-carts) Dealer/Sales																C	P
Antique Shop (with outside storage)											C	C		C		C	P
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)																	P
Auto Dealer, Used Auto Sales																C	P
Auto Supply Store for New and Rebuilt Parts											C	C				P	P
Bike Sales and/or Repair											P	P				P	P
Building Material Sales																	P
Cabinet Shop (Manufacturing)																	P
Convenience Store Without Gas Sales											P	P		C		P	P
Convenience Store With Gas Sales											C			C		C	P
Department Store																P	P
Food or Grocery Store with Gasoline Sales											C			C		C	P
Food or Grocery Store without Gasoline Sales											P	P		C		P	P

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Gravestone/Tombstone Sales																	C
Gun Smith																	C
Home Improvement Center (10,000 s.f. or more)											C	C				P	P
Lawnmower Sales and/or Repair											C	C				C	P
Liquor Sales (retail)																P	P
Market (Public, Flea)											C	C		C			C
Pharmacy											P	P		C		P	P
Plant Nursery (Retail Sales/Outdoor Storage)	P										C	C	C	C	C	P	P
Recycling Kiosk											P	P	P	C	C	P	P
Restaurant/Prepared Food Sales											P	P	C	C		P	P
Restaurant/Prepared Food Sales with beer/wine off-premises consumption																C	C
Restaurant/Prepared Food Sales with drive thru											C	C				P	P
Retail Store (Misc.) with Drive Thru Service											C	C				C	P
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)											C	C				P	P
Retail Store (100,000 s.f. or more Bldg.)																C	P
Retail Store (over 10,000 s.f. or more Bldg.) outside sales											C	C		C		C	P
Retail Store (under 10,000 s.f. or more Bldg.) outside sales											C	C		C		P	P
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales											P	P		C		P	P
Security Systems Installation Company																	P
Shopping Center (Over 5 Acres)																P	P
Studio Tattoo or Body Piercing											C	C		C		P	P
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)											P	P		C		P	P
Upholstery Shop (Non-Auto)																	P
Veterinarian (Indoor Kennels)											C	C				C	P
Woodworking Shop (Ornamental)											P	P		P		P	P

Transportation and Automotive Uses

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
General Vehicular Sales and Service											C	C				P	P
Auto Body Repair																	C
Auto Muffler Shop																P	P
Auto Paint Shop																	C
Auto Repair (General)											C	C				C	P
Auto Repair as an Accessory Use to Retail Sales											C	C				P	P
Auto Tire Repair/Sales (Indoor)											C	C				P	P
Auto Wrecker Service/Tow Yard																	
Car Wash (Self Service; Automated)											C	C				C	P
Full Service Car Wash (Detail Shop)											C	C				P	P
Heavy Load Vehicle Sales/Repair																	
Limousine/Taxi Service											C	C				P	P
Public Garage/Parking Structure											C	C	C		C	C	C
Tire Sales (Outdoors/Storage)																C	P
Transit Terminal																C	C
Truck Terminal																	C
Amusement and Recreational Uses																	
Amusement Services or Venues (Indoors)											C	C				C	P
Amusement Services or Venues (Outdoors)	C	C	C	C	C	C	C	C	C		C	C	C				P
Bar											C	C				C	C
Billiard/Pool Facility/Nightclub (Three or More Tables) No alcohol consumption																C	P
Smoking Lounge											C	C		C		C	P
Broadcast Station (with Tower)													P				
Charitable Gaming Facility																	C
Civic/Conference Center											P	P	P			C	P
Country Club (Private)	C	C	C	C	C	C	C	C	C		C	C		C		C	C
Dance Hall/Dancing Facility																C	P
Day Camp	C												C				P
Driving Range																	P
Fair Ground													P				

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Health Club (Physical Fitness; Indoors Only)											P	P		P		P	P
Motion Picture Theater (Indoors)											C	C				C	P
Motion Picture Studio, Commercial Film																	P
Museum (Indoors Only)											P	P	P	P		P	P
On-Premises Consumption of Alcohol											C	C		C		C	C
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Travel Trailers/RVs (Short Term Stays)																	P
Rodeo Grounds													C				
RV/Travel Trailer Sales																	P
Tennis Court (Lighted)	C	C	C	C	P	C	P	P	P	P	C	C	P			C	C
Theater (Non-Motion Picture; Live Drama)											C	C	P			C	P
Institutional/Governmental Uses																	
Adult Day Care (No Overnight Stay)											P	P	P	C		P	P
Antenna (Non-Commercial)																	
Antenna (Commercial)																	
Assisted Living Facility/Hospice							P	P	P		P	P		C		P	P
Broadcast Towers (Commercial)																	
Cellular Communications Tower/PSS																	
Cemetery and/or Mausoleum	C												P				
Child Day Care (Business)											P	P	C	C		P	P
Meeting Place/Nonreligious			C	C	C	C					P	P		C		P	P
Place of Religious Assembly/Church	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Clinic (Medical)											P	P	P	C	P	P	P
Electrical Generating Plant													C				
Electrical Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C
Emergency Care Clinic											P	P		C		P	P
Franchised Private Utility (not listed)																	
Fraternal Organization/Civic Club											P	P		C		P	P
Governmental Building or Use (Municipal, State or Federal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Heliport											C	C	C				C

TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Helistop (Non-Emergency)													C				
Household Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	P				
Hospital (Acute Care/Chronic Care)							C	C	C		C	C	P	C	C	C	P
Nursing/Convalescent Home							P	P	P		P	P		C		P	P
Philanthropic organization											P	P		C	P	P	P
Post Office (Private)											P	P	P	P	P	P	P
Post Office (Governmental)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Radio/Television Tower (Commercial)	See Section 5.1.6.3																
Rectory/Parsonage with Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Retirement Home/Home for the Aged							P	P	P		P	P				P	P
School, K through 12 (Private)	C	C	C	C	C	C	C	C	C	C	C	C	P	P		P	P
School, K through 12 (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
School, Vocational (Business/Commercial Trade)											C	C	P	C		P	P
University or College													P				
Commercial and Wholesale Trade Uses																	
Auction Sales (Non-Vehicle)																	P
Bio-Medical Facilities																	
Caterer											P	P		C		C	C
Extermination Service																	P
Feed and Grain Store																	P
Furniture Manufacture																	
Maintenance/Janitorial Service											C	C		C			P
Manufactured Home Sales																	
Metal Fabrication Shop																	C
Moving Storage Company																	C
Portable Building Sales																	P
Taxidermist																	P
Transfer Station (Refuse/Pick-up)																	
Veterinarian (Outdoor Kennels or Pens)	C																
Warehouse/Office and Storage																	C
Welding Shop																	

TABLE 9.1 LAND USE MATRIX

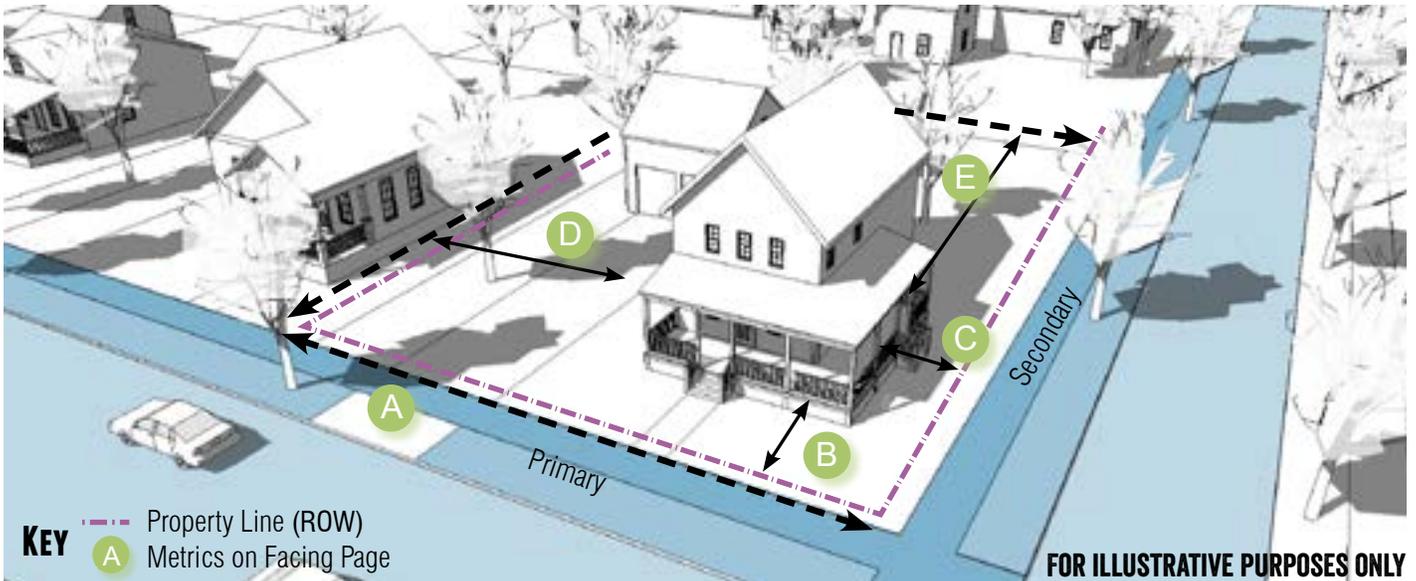
TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Industrial/Manufacturing Uses																	
Aircraft Support and Related Services													P				
Airport													P				
Manufacturing																	
Contractor's Office/Sales, With Outside Storage including Vehicles																	
Contractor's Temporary On-Site Construction Office (only with permit)																	Issued by Building Official
Distribution Center																	
Electronic Assembly/High Tech Manufacturing																	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair																	
Food Processing (no Outside Public Consumption)																	
Laboratory Equipment Manufacturing																	
Leather Products Manufacturing																	
Machine Shop																	
Manufacturing Processes not Listed																	
Marble or Stone Finishing																	
Micro Brewery (onsite mfg. and sales)												C	C			C	C
Motor Freight Terminal																	
Outside Storage (as primary use)																	C
Paint Manufacturing																	
Petroleum Bulk Storage																	
Plastic Products Molding/Reshaping																	
Research Lab (Non-Hazardous)															C		C
Sand/Gravel Sales (Storage or Sales)																	
Sign Manufacturing																	
Stone/Clay/Glass Manufacturing																	
Wrecking/Junk Yard																	

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: Community Commercial (CC)	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 CC, Community Commercial is established to provide areas for quality larger general retail establishments and services facilities for the retail sale of goods and services. The district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.	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>)	Commercial. (<i>See Land Use Matrix</i>)	Single-family residential. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (if single family detached)	Varies based on use.	1 space per dwelling unit.
Max Residential Units / acre	0.4 units per acre (max)	N/A	5.5 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	10% - 15%	Tree and shrub requirements
Building Height (max)	2 stories	N/A	2 stories
Setbacks	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	20' front setback, 5 ft side setback, 5 ft rear setback	25' front Setback, 5' side setback, 20' rear set back.
Impervious Cover (max)	30%	80% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).	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.	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.	Conventional.	Residential, and Conventional.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max.	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

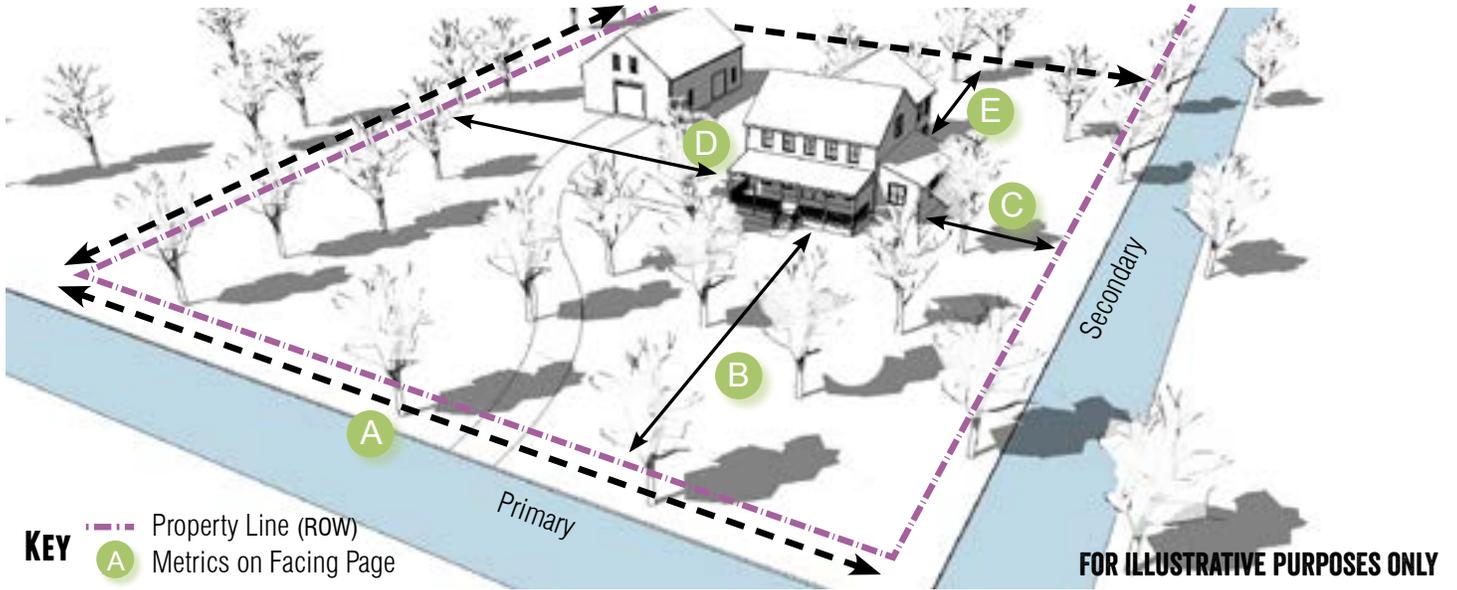
Block Perimeter	3,000 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

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.						



PLANNING AND DEVELOPMENT SERVICES

3/06/2020

ZC-20-04

UPDATE
Notice of Public Hearing
Zoning Change Request
Future Development to Single Family

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, "CC" Community Commercial, and "P" Public and Institutional to "SF-6" Single Family for approximately 5.217 acres, more or less, out of the Benjamin J. White, Thomas Forsith, Elijah Clark, and Robert H. Williams Surveys, generally located east of the intersection of Old Ranch Road 12 and Craddock Avenue.

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, March 24, 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, April 21, 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 **Tory Carpenter**, at **(512) 393-8234**. When calling, please refer to case number **ZC-20-04**.

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		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): _____

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: _____ Tax ID #: R _____

Preferred Scenario Designation: _____ Existing Zoning: _____

Existing Land Use(s): _____

DESCRIPTION OF REQUEST

Proposed Zoning District(s): _____

Proposed Land Uses / Reason for Change: _____

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.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

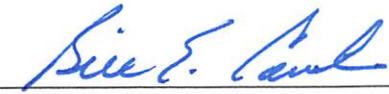
PROPERTY OWNER AUTHORIZATION

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

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 WHELOCK
(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



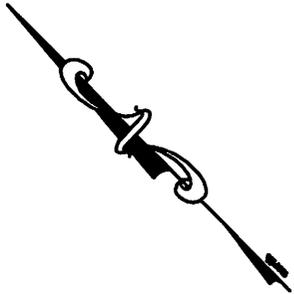
Carlson, Brigrance & Doering, Inc.

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

SKETCH TO ACCOMPANY FIELD NOTES



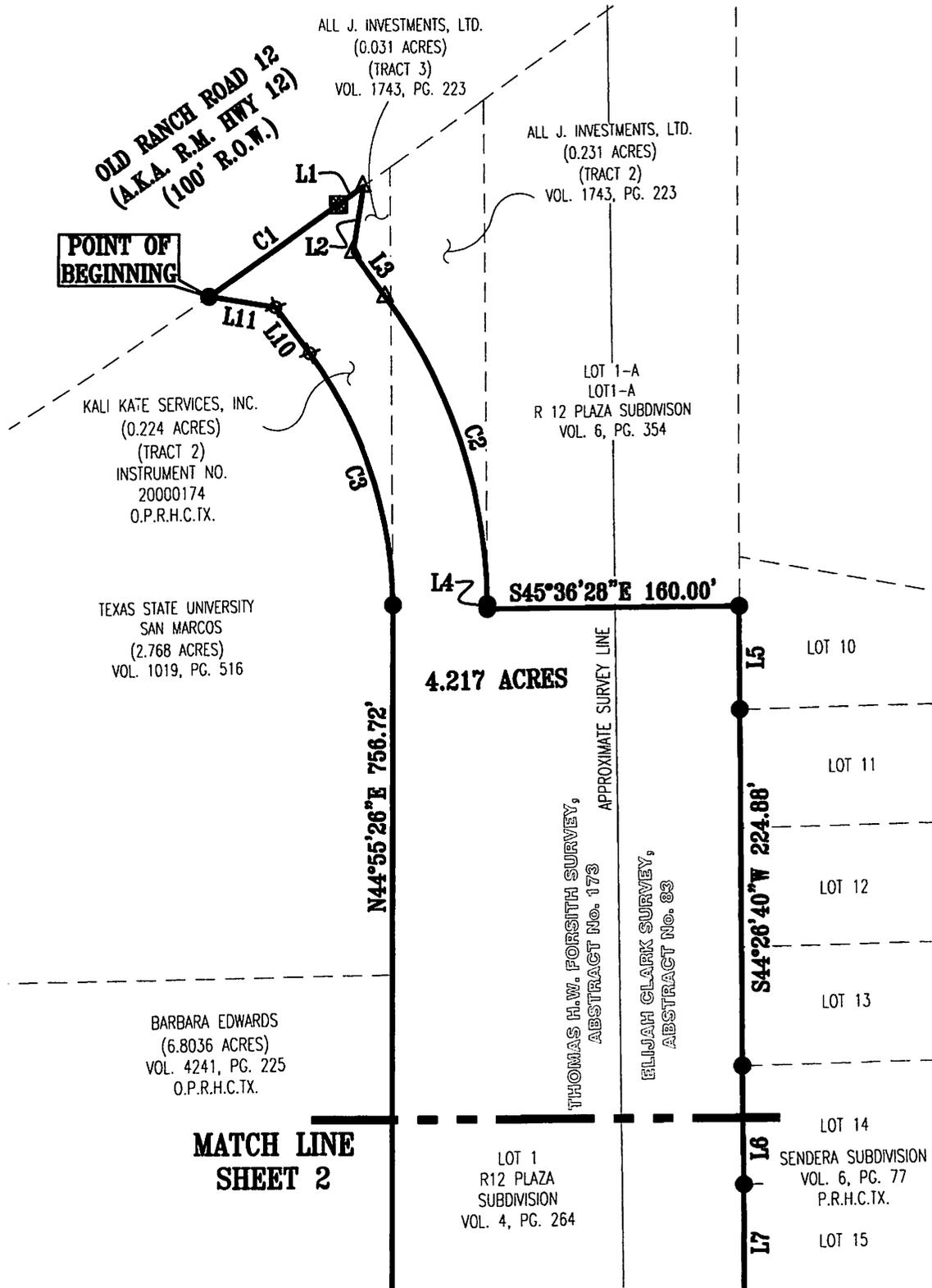
SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- COTTON SPINDLE FOUND

Line Table		
Line #	Length	Direction
L1	19.78	S81°15'08"E
L2	42.16	S53°43'33"W
L3	34.76	S08°20'41"W
L4	3.04	S44°25'54"W
L5	65.04	S44°19'24"W
L6	74.89	S44°09'10"W
L7	74.98	S44°42'57"W
L8	74.92	S45°16'00"W
L9	20.05	S44°13'10"W
L10	36.49	N08°21'13"E
L11	42.88	N36°00'29"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	100.25	3869.99	S80°10'37"E	100.25	50.13	1°29'03"
C2	207.85	330.00	S26°23'17"W	204.43	107.50	36°05'13"
C3	169.93	270.00	N26°24'25"E	167.14	87.89	36°03'37"



**MATCH LINE
SHEET 2**

SHEET 1 OF 2

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

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

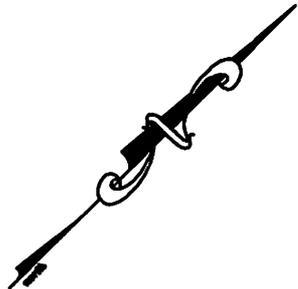
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

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

SKETCH TO ACCOMPANY FIELD NOTES

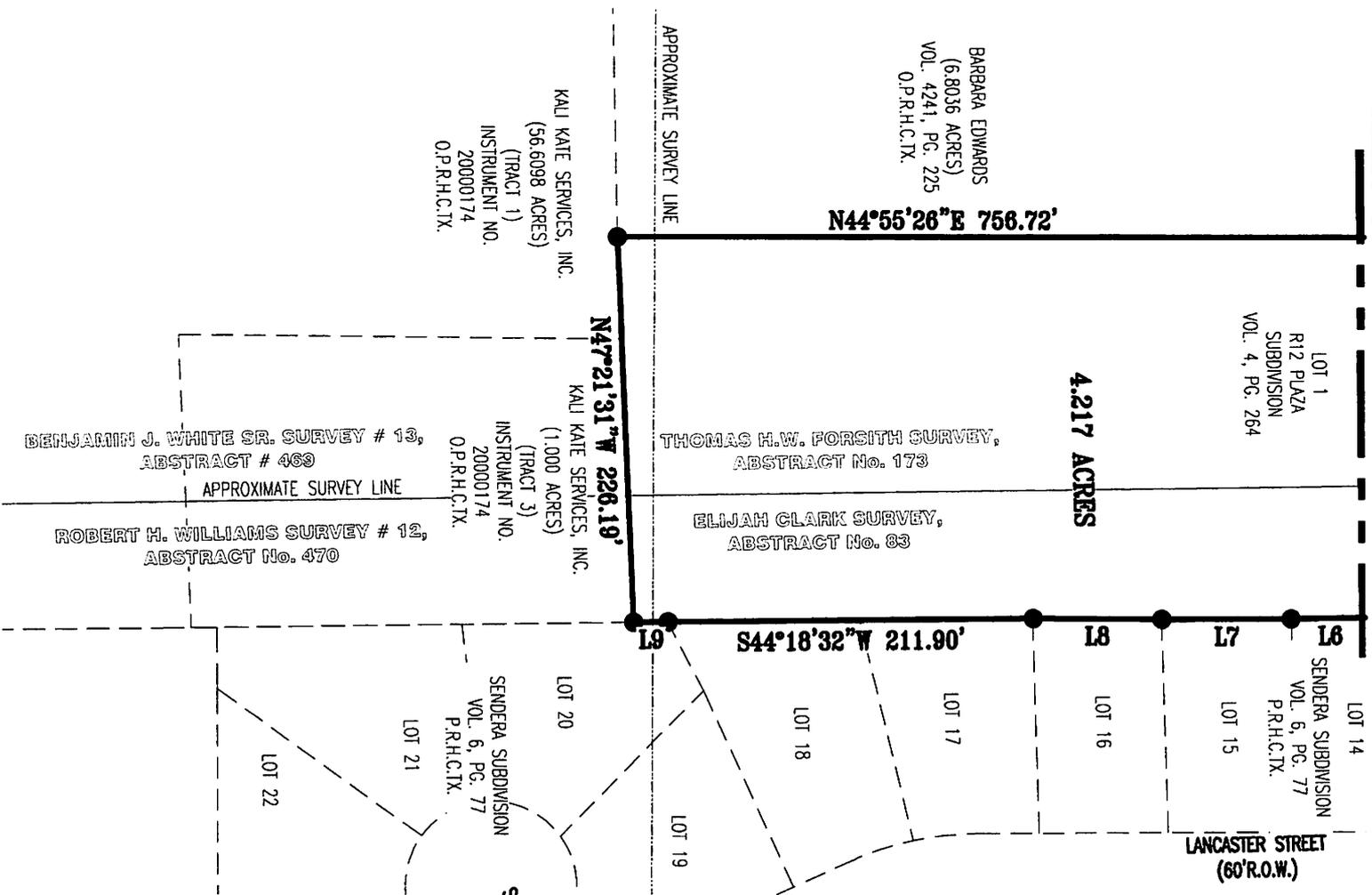
MATCH LINE
SHEET 1



SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⚓ COTTON SPINDLE FOUND



LOT 1
R12 PLAZA
SUBDIVISION
VOL. 4, PG. 264

LOT 14
SENDERA SUBDIVISION
VOL. 6, PG. 77
P.R.H.C.TX.

LANCASTER STREET
(60'R.O.W.)

4.217 ACRES

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

THOMAS H.W. FORSITH SURVEY,
ABSTRACT No. 173

ELIJAH CLARK SURVEY,
ABSTRACT No. 83

KALI KATE SERVICES, INC.
(56.6098 ACRES)
(TRACT 1)
INSTRUMENT NO.
20000174
O.P.R.H.C.TX.

KALI KATE SERVICES, INC.
(1,000 ACRES)
(TRACT 3)
INSTRUMENT NO.
20000174
O.P.R.H.C.TX.

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

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

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

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

L8

LOT 16

L7

LOT 15

L6

LOT 14

SHEET 2 OF 2

BEARING BASE: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (2904), NAD83

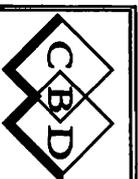
Carlson, Biggence & Doering, Inc.

REG. # 10024900

FORM ID #F3791

CH2D Engineering
5501 West Yermoland
Phoenix, AZ 85042
Phone No. (612) 280-5160

Surveying
78749
Austin, TX
Phone No. (512) 280-5165



PATH:-- J:\AC3D\5130\SURVEY\N-- ZONING.DWG

4.217 ACRES
BENJAMIN J. WHITE SURVEY NO. 13, ABSTRACT NO. 469
ROBERT H. WILLIAMS SURVEY NO. 12, ABSTRACT NO. 470
THOMAS H.W. FORSITH SURVEY, ABSTRACT NO. 173
ELIJAH CLARK SURVEY, ABSTRACT NO. 83
HAYS COUNTY, TEXAS

FIELD NOTES

BEING ALL OF THAT CERTAIN 4.217 ACRE TRACT OF LAND, SITUATED IN THE BENJAMIN J. WHITE SURVEY NUMBER 13, ABSTRACT NUMBER 469, THE ROBERT H. WILLIAMS SURVEY NUMBER 12, ABSTRACT NUMBER 470, THE THOMAS H. W. FORSITH SURVEY, ABSTRACT NO. 173, AND THE ELIJAH CLARK SURVEY, ABSTRACT NUMBER 83, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 0.224 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO KALI KATE SERVICES, INC. IN DOCUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF LOT 1, R12 PLAZA SUBDIVISION, RECORDED IN VOLUME 4, PAGE 264, PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 4.217 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 0.224 acre tract, being at a northeast corner of a called 2.768 acre tract of land conveyed to Texas State University at San Marcos in Volume 1019, Page 516, Official Public Records of Hays County, Texas, same being at a point of beginning of a curve to the left in the south right-of-way line of Old Ranch Road 12 (100' R.O.W.), for a northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common boundary line of said Old Ranch Road 12 and said 0.224 acre tract, the following two (2) courses and distance numbered 1 and 2,

- 1) Along said curve to the left, having a radius of 3869.99 feet, an arc length of 100.25 feet, and a chord that bears S80°10'37"E, a distance of 100.25 feet to a TXDOT concrete highway monument,
- 2) S81°15'08"E, a distance of 19.78 feet to a calculated point at the northeast corner of a called 0.031 acre tract of land conveyed to All J. Investments, Ltd. in Volume 1743, Page 223, Official Public Records of Hays County, Texas, being in the north line of said 0.224 acre tract, for a northeast corner of the herein described tract of land,

THENCE, with the west line of said 0.031 acre tract, the west line of a called 0.231 acre tract of land conveyed to All J. Investments, Ltd. in Volume 1743, Page 223, Official Public Records of Hays County, Texas, over and across said 0.224 acre tract of land, and over and across said Lot 1, the following three (3) courses and distances, numbered 1 through 3,

- 1) S53°43'33"W, a distance of 42.16 feet to a calculated point at a western corner of said 0.031 acre tract, and
- 2) S08°20'41"W, a distance of 34.76 feet to a calculated point at the beginning of a curve to the right, and
- 3) Along said curve to the right, having a radius of 330.00, an arc length of 207.85 feet, and a chord that bears S26°23'17"W, a distance of 204.43 feet to a 1/2 inch iron rod found at a south corner of said 0.231 acre tract of land, being in the northwest line of Lot 1A, Lot 1-A R 12 Plaza Subdivision, a subdivision recorded in Volume 6, Page 354, Plat Records of Hays County, Texas, for an interior corner of the herein described tract of land,

THENCE, S44°25'54"W, with the northwest line of said Lot 1-A, and over and across said Lot 1, a distance of 3.04 feet to a 1/2 inch iron rod found at the westernmost corner of said Lot 1-A, for an interior corner of the herein described tract of land,

THENCE, S45°36'28"E, with the southwest line of said Lot 1-A and over and across said Lot 1, a distance of 160.00 feet to a 1/2 inch iron rod found at the southernmost corner of said Lot 1-A, being in the southeast line of said Lot 1, same being in the northwest line of Lot 10, Sendera Subdivision, a subdivision recorded in Volume 6, Page 77, Plat Records of Hays County, Texas, for an eastern corner of the herein described tract of land,

4.217 ACRES
BENJAMIN J. WHITE SURVEY NO. 13, ABSTRACT NO. 469
ROBERT H. WILLIAMS SURVEY NO. 12, ABSTRACT NO. 470
THOMAS H.W. FORSITH SURVEY, ABSTRACT NO. 173
ELIJAH CLARK SURVEY, ABSTRACT NO. 83
HAYS COUNTY, TEXAS

THENCE, with the southeast line of said Lot 1 and the northwest line of said Sendera Subdivision, the following seven (7) courses and distances, numbered 1 through 7,

- 1) S44°19'24"W, a distance of 65.04 feet to a 1/2 inch iron rod found for corner,
- 2) S44°26'40"W, a distance of 224.88 feet to a 1/2 inch iron rod found for corner,
- 3) S44°09'10"W, a distance of 74.89 feet to a 1/2 inch iron rod found for corner,
- 4) S44°42'57"W, a distance of 74.98 feet to a 1/2 inch iron rod found for corner,
- 5) S45°16'00"W, a distance of 74.92 feet to a 1/2 inch iron rod found for corner,
- 6) S44°18'32"W, a distance of 211.90 feet to a 1/2 inch iron rod found for corner, and
- 7) S44°13'10"W, a distance of 20.05 feet to a 1/2 inch iron rod found at the southernmost corner of said Lot 1, being in the northwest line of Lot 20, said Sendera Subdivision, and being at the easternmost corner of a called 1.00 acre tract of land (Tract 3) conveyed to Kali Kate Services, Inc. in Document Number 20000174, Official Public Records of Hays County, Texas, for the southernmost corner of the herein described tract of land,

THENCE, N47°21'31"E, along the southwest line of said Lot 1, the northeast line of said 1.00 acre tract, and the northeast line of a called 56.6098 acre tract of land (Tract 1) conveyed to Kali Kate Services, Inc. in Document Number 20000174, Official Public Records of Hays County, Texas, a distance of 226.19 feet to a 1/2 inch iron rod in the northeast line of said 46.54 acre tract, being at the westernmost corner of said Lot 1, same being at the southernmost corner of a called 6.8036 acre tract of land conveyed to Barbara Edwards in Volume 4241, Page 225, Official Public Records of Hays County, Texas,

THENCE, N44°55'26"E, with the northwest line of said Lot 1 and the southeast line of said 6.8036 acre tract, passing the easternmost corner of said 6.8036 acre tract and the southernmost corner and continuing for a total distance of 756.72 feet to a 1/2 inch iron rod found at the beginning of a curve to the left, being at the westernmost corner of the aforementioned 0.224 acre tract of land, for a northwestern corner of the herein described tract of land,

THENCE, with the common line of said 2.768 acre tract and said 0.224 acre tract, the following three (3) courses and distances, numbered 1 through 3,

- 1) Along said curve to the left, having a radius of 270.00 feet, an arc length of 169.93 feet, and a chord that bears N26°24'25"E, a distance of 167.14 feet to a cotton spindle found in asphalt,
- 2) N08°21'13"E, a distance of 36.49 feet to a cotton spindle found in asphalt, and
- 3) N36°00'29"W, a distance of 42.88 feet to the **POINT OF BEGINNING**, and containing 4.217 acres of land.

Surveyed by: *Derrick L. Mayfield*
Derrick L. Mayfield, R.P.L.S. NO. 6456
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
dlmayfield@cbdeng.com



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

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, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single Family, for approximately 5.217 acres, more or less, out of the Benjamin J. White, Thomas Forsith, Elijah Clark, and Robert H. Williams Surveys, generally located west of the intersection of Old Ranch Road 12 and Craddock Avenue.

(T. Carpenter)

Location:

- Approximately 5.217 acres
- **Current Configuration:**
Vacant land
- Surrounding uses include:
 - Single-family residences
 - Multifamily
- Located within an Existing Neighborhood on the Preferred Scenario Map

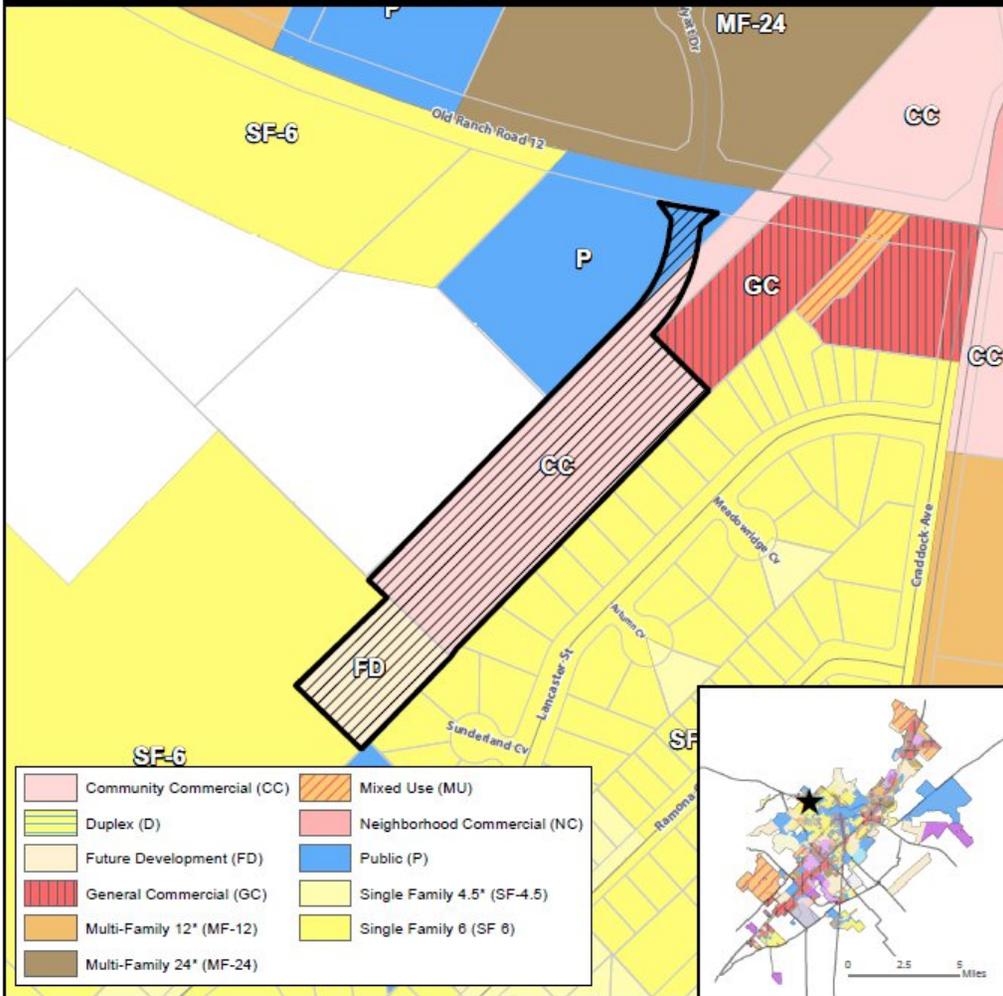


<ul style="list-style-type: none"> Site Location Subject Property Parcel City Limit 	<p>0 150 300 600 Feet</p>
---	---------------------------

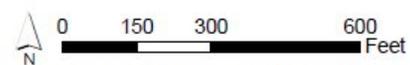
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/6/2020

**ZC-20-04
Zoning Map
FD, CC, P to SF-6 — Ranch Road 12**



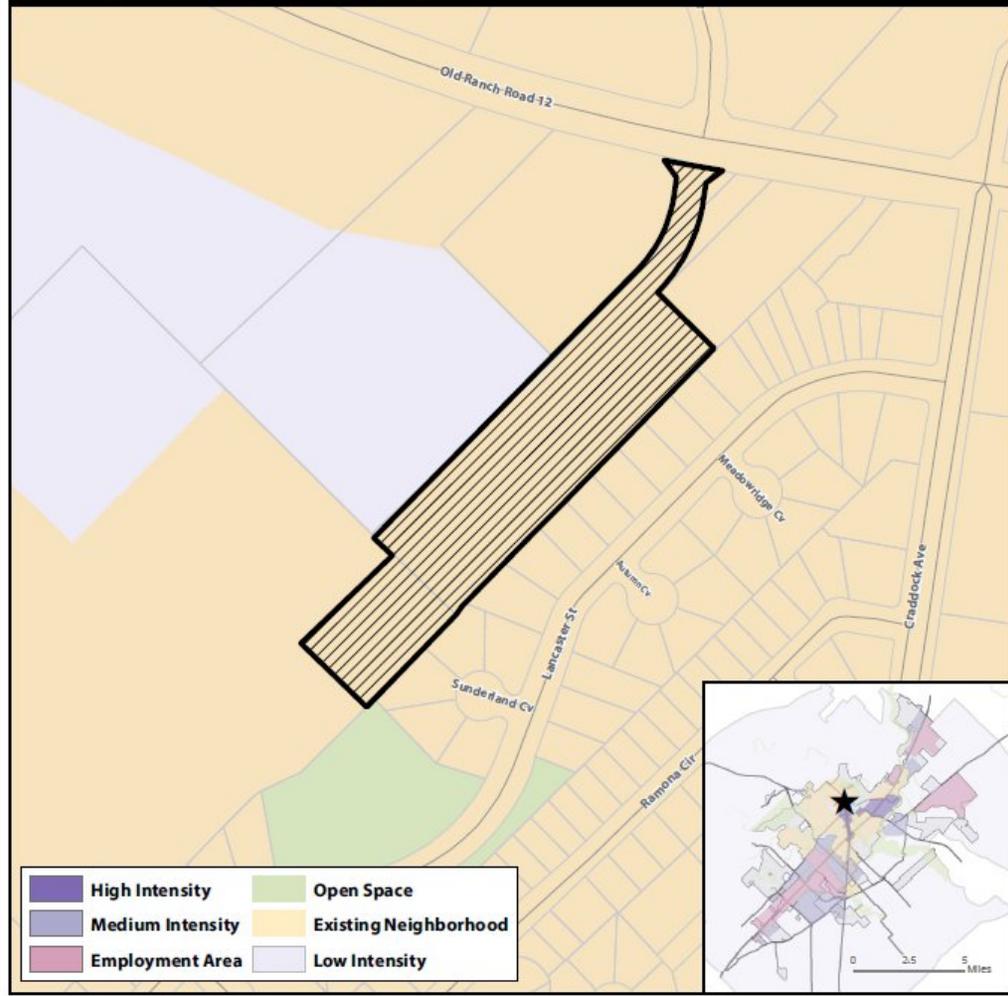
- Site Location
- Subject Property
- Parcels
- City Limit



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: 3/6/2020

**ZC-20-04
Preferred Scenario
FD, CC, P to SF-6 — Ranch Road 12**

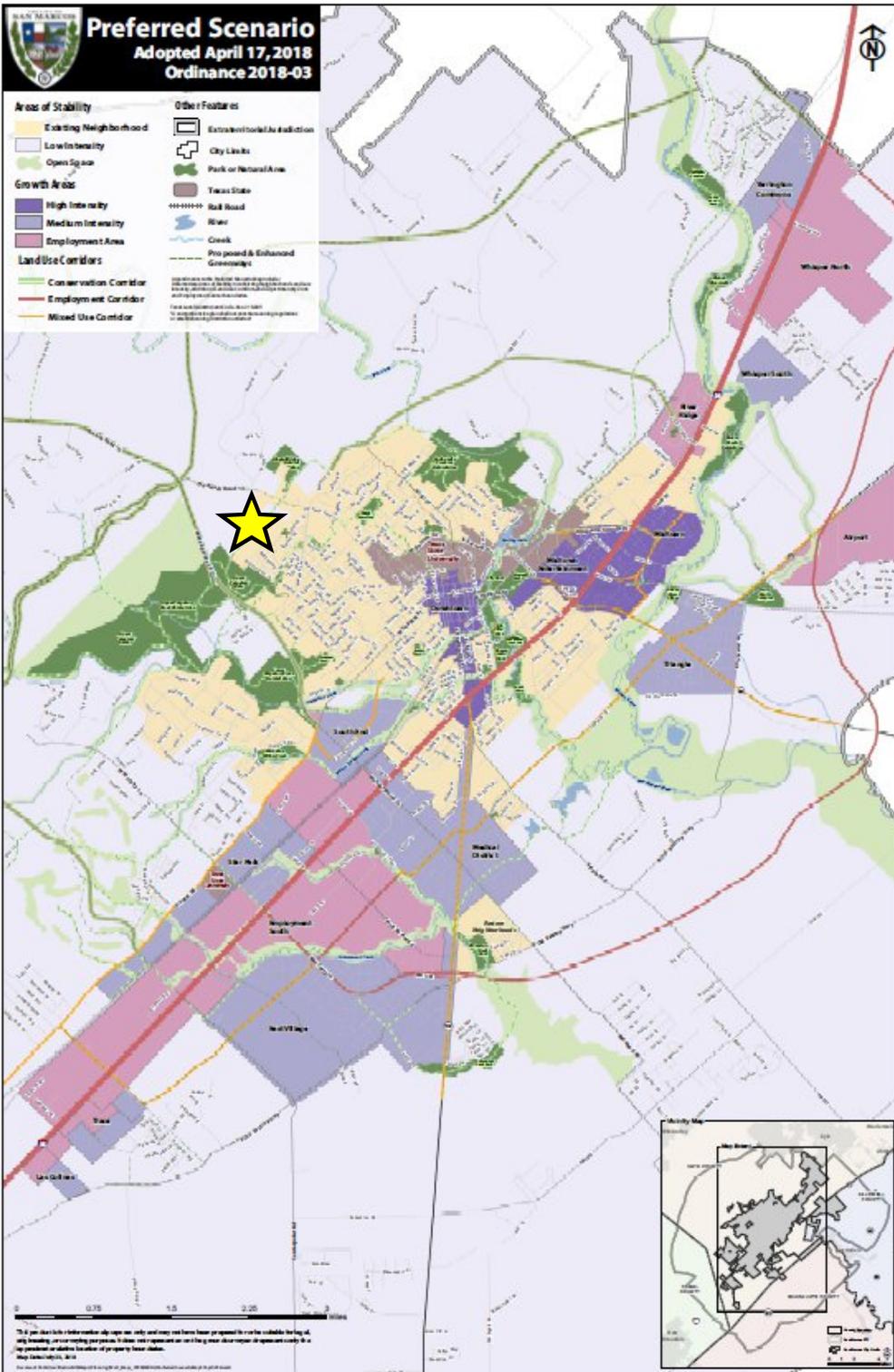


- Site Location
- Subject Property
- Parcels
- City Limit



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: 3/6/2020



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		

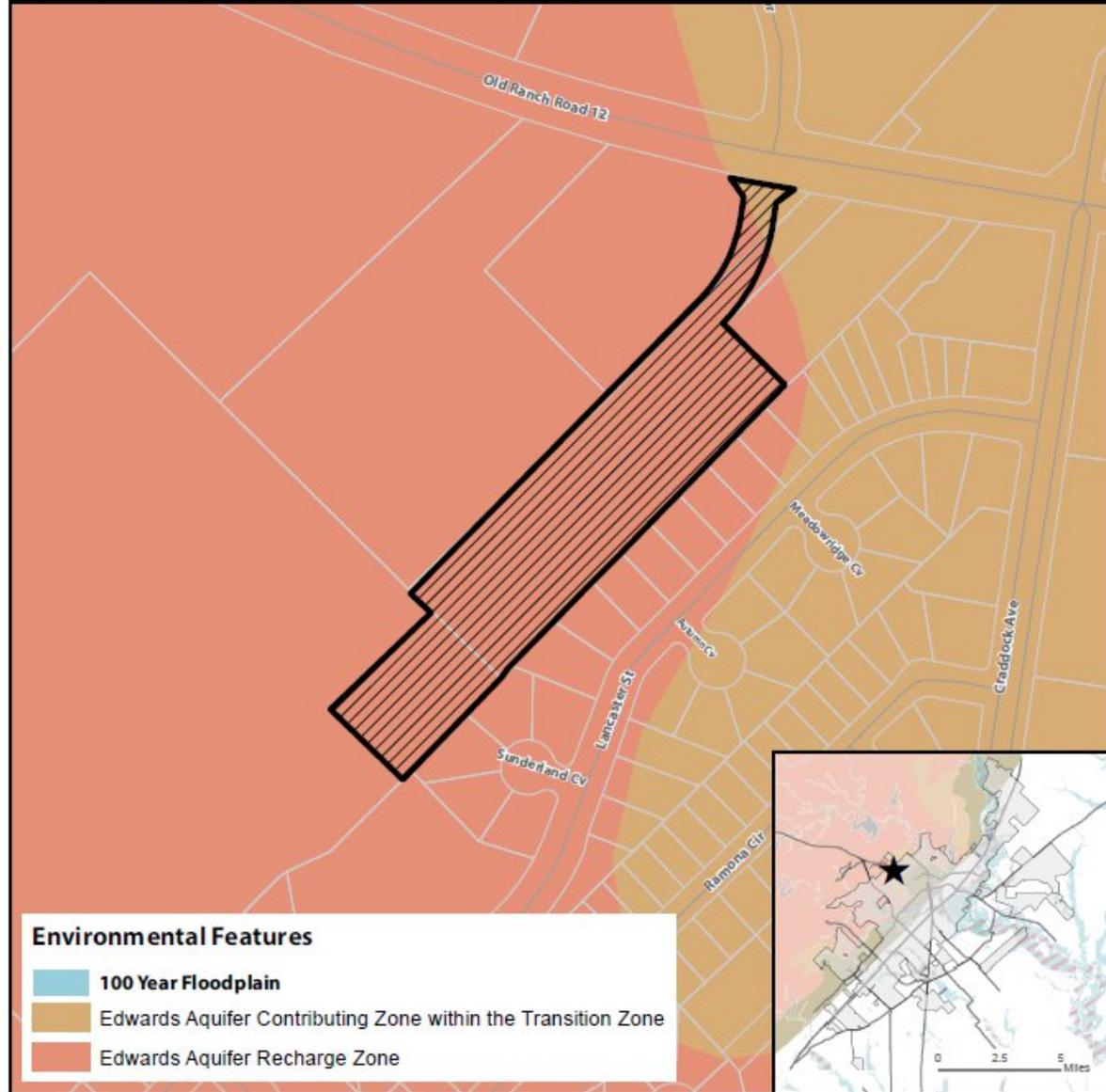
BUILDING TYPES ALLOWED

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.

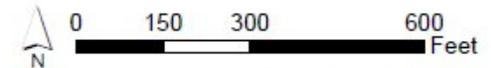
ZC-20-04 Environmental Features FD, CC, P to SF-6 — Ranch Road 12



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: 3/6/2020

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, “CC” Community Commercial, and “P” Public and Institutional to “SF-6” Single-Family.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: Community Commercial (CC)	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 CC, Community Commercial is established to provide areas for quality larger general retail establishments and services facilities for the retail sale of goods and services. The district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.	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>)	Commercial. (<i>See Land Use Matrix</i>)	Single-family residential. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (if single family detached)	Varies based on use.	1 space per dwelling unit.
Max Residential Units / acre	0.4 units per acre (max)	N/A	5.5 units per acre (max)
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	10% - 15%	Tree and shrub requirements
Building Height (max)	2 stories	N/A	2 stories
Setbacks	50' front setback, 20 ft side setback, . Rear setback: 20% of the lot depth	20' front setback, 5 ft side setback, 5 ft rear setback	25' front Setback, 5' side setback, 20' rear set back.
Impervious Cover (max)	30%	80% (20% for Mystic Canyon due to location within Edwards Aquifer Recharge Zone).	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.	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.	Conventional.	Residential, and Conventional.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max.	3,000 ft. Block Perimeter max.



Legislation Text

File #: ZC-20-06, **Version:** 1

AGENDA CAPTION:

ZC-20-06 (Centerpoint HC Zoning) Hold a public hearing and consider a request by Benjamin Green, on behalf of Outlet West Investors Limited, for a zoning change from "FD" Future Development to "HC" Heavy Commercial, for approximately 7.959 acres, more or less, out of the Edward Burleson Survey No. 18, Abstract No. 63, Hays County, generally located in the 400 Block of Centerpoint Road. (A. Villalobos)

Meeting date: April 28, 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: n/a

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- Core Services
- Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as the Union Pacific Railroad. In addition, the City recently approved annexation and zoning to the south of the subject property for a sportsplex facility.

The purpose of this zoning change to "Heavy Commercial" zoning is to allow the development of a self-storage facility.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of ZC-20-06.

Zoning Request	400 Block of Centerpoint Road
ZC-20-06	



Summary

Request:	Zoning change from “FD” Future Development to “HC” Heavy Commercial		
Applicant:	Benjamin Green Kimley-Horn 2600 Via Fortuna Ste 300 Austin, TX 78746	Property Owner:	Outlet West Investors Limited 1300 Post Oak Blvd, Ste 1650, Houston, TX 77056

Notification

Application:	March 24, 2020	Neighborhood Meeting:	N/A
Published:	April 12, 2020	# of Participants	N/A
Posted:	April 10, 2020	Personal:	April 10, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 7.959 acre tract out of the Edward Burluson Survey No. 18, Abstract No. 63, Hays County		
Location:	400 Block of Centerpoint Road		
Acreage:	7.959	PDD/DA/Other:	Pending Annexation
Existing Zoning:	“FD” Future Development	Proposed Zoning:	“HC” Heavy Commercial
Existing Use:	Vacant / Rural	Proposed Use:	Self-Storage
Preferred Scenario:	Employment Area	Proposed Designation:	Employment Area
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extending utilities.	Floodplain:	Yes – at rear of property
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ and General Commercial “GC”	Union Pacific Railroad and Rural / Vacant	Medium Intensity
South of Property:	ETJ	Rural / Vacant	Employment Area
East of Property:	Future Development “FD”	Rural / Vacant	Employment Area
West of Property:	ETJ / Planning Area “PA” (Sportsplex)	Rural / Vacant	Employment Area

Zoning Request	400 Block of Centerpoint Road
ZC-20-06	



Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Andrea Villalobos, AICP, CNU-A Title: Senior Planner Date: April 24, 2020			

History

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to rural/agricultural property as well as the Union Pacific Railroad. In addition, the City recently approved annexation and zoning to the south of the subject property for a sportsplex facility.

The purpose of this zoning change to “Heavy Commercial” zoning is to allow the development of a self-storage facility.

The City of San Marcos will provide water and wastewater services at the site. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Additional Analysis

Upon annexation, the property will be zoned “FD”, the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council.

Additional details regarding this analysis are outlined in the staff report and the Comprehensive Plan Analysis checklist.

Comments from Other Departments

Police	No issues with the proposed development.
Fire	No issues with the proposed development.
Public Services	No Comment
Engineering	No Comment

Zoning Request	400 Block of Centerpoint Road
ZC-20-06	



Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Helps prevent the impacts of high density uses on low density areas <i>The subject property is located within an "Employment Area" designation on the Preferred Scenario Map as part of the Comprehensive Plan (see Preferred Scenario Map). "Special Districts", which include the Heavy Commercial zoning district, are "C" Considered within this designation on the Preferred Scenario Map. Much of the immediately surrounding property is also located within an Employment Area.</i></p>
		<u>N/A</u>	<p>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 the request.</i></p>
	<u>X</u>		<p>Encourages more opportunities for home ownership <i>The proposed Heavy Commercial zoning district would not allow for residential uses.</i></p>
	<u>X</u>		<p>Ensures a diversity of housing to serve citizens with varying needs and interests <i>The proposed Heavy Commercial zoning district would not allow for residential uses.</i></p>

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 <i>Vision San Marcos Comprehensive Plan states that "the preferred scenario shows the locations of potential employment areas which are appropriate for industrial, large office park and intensive commercial uses. Typically, these uses are located on large sites with excellent road and rail access and access to water and sewer infrastructure." The Comprehensive Plan states that "Special Districts", such as Heavy Commercial zoning are designated as "C" Considered on the Comprehensive Plan / District Translation Table within an "Employment Area" designation. The proposed zoning map amendment aligns with the description of an Employment Area.</i></p>

Zoning Request	400 Block of Centerpoint Road
ZC-20-06	



Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	
		<p>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 time of request.</i></p>
		<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>A development agreement is not required because the property is requesting annexation into the city limits.</i></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 <i>Heavy Commercial zoning primarily allows for primarily commercial and industrial uses with some allowances for agricultural and public/institutional uses (see attached land use matrix comparison table). Heavy Commercial zoning is intended to “accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.” The immediately surrounding area is located in an Employment Area and surrounding zoning is primarily General Commercial or has a placeholder zoning designation of Future Development. In addition, the property to the south recently received approval by City Council for Planning Area zoning to allow a proposed sportsplex facility.</i></p>
<u>X</u>		<p>Whether the proposed zoning will reinforce the existing or planned character of the area <i>Approval of this zoning change would allow the property to develop in a manner that is “C” Considered according to the District Translation Table which states that “Special Districts”, such as the Heavy Commercial zoning district, is Considered within an “Employment Area” designation on the Preferred Scenario Map.</i></p>
<u>X</u>		<p>Whether the site is appropriate for the development allowed in the proposed district <i>The property is vacant and shown to be in a moderately constrained area on the Land Use Suitability Map. The site is located adjacent to City Limits with adequate existing services. The property will have access to Centerpoint Road and Transportation Way.</i></p>

Zoning Request	400 Block of Centerpoint Road
ZC-20-06	

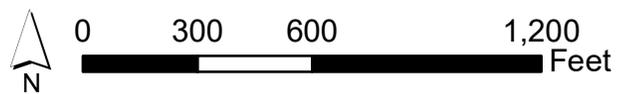


		Evaluation	Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently not zoned as it is located outside City Limits.</i></p>
<u>X</u>			<p>Whether there is a need for the proposed use at the proposed location <i>The proposed rezoning would allow primarily commercial and industrial uses. The subject property's location in an Employment Area and along a major transportation roadway would allow for such uses to be developed in accordance with city standards.</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 <i>The site is located adjacent to City Limits with access to existing utilities and Centerpoint Road and Transportation Way.</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 <i>The immediately surrounding area is located in an Employment Area and surrounding zoning is primarily General Commercial, Planning Area for the proposed sportsplex, or has a placeholder zoning designation of Future Development. The proposed development is consistent with existing or proposed surrounding 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 <i>This request is not 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 <i>The property is located within a moderately constrained area according to the Land Use Suitability Map. The property does have a small portion of floodplain at the rear of the property which will be evaluated during the Watershed Protection Plan process as well as adjoining plat, site, and building permit applications.</i></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i></p>

ZC-20-06 Aerial View Centerpoint HC Zoning — 400 Block of Centerpoint Road



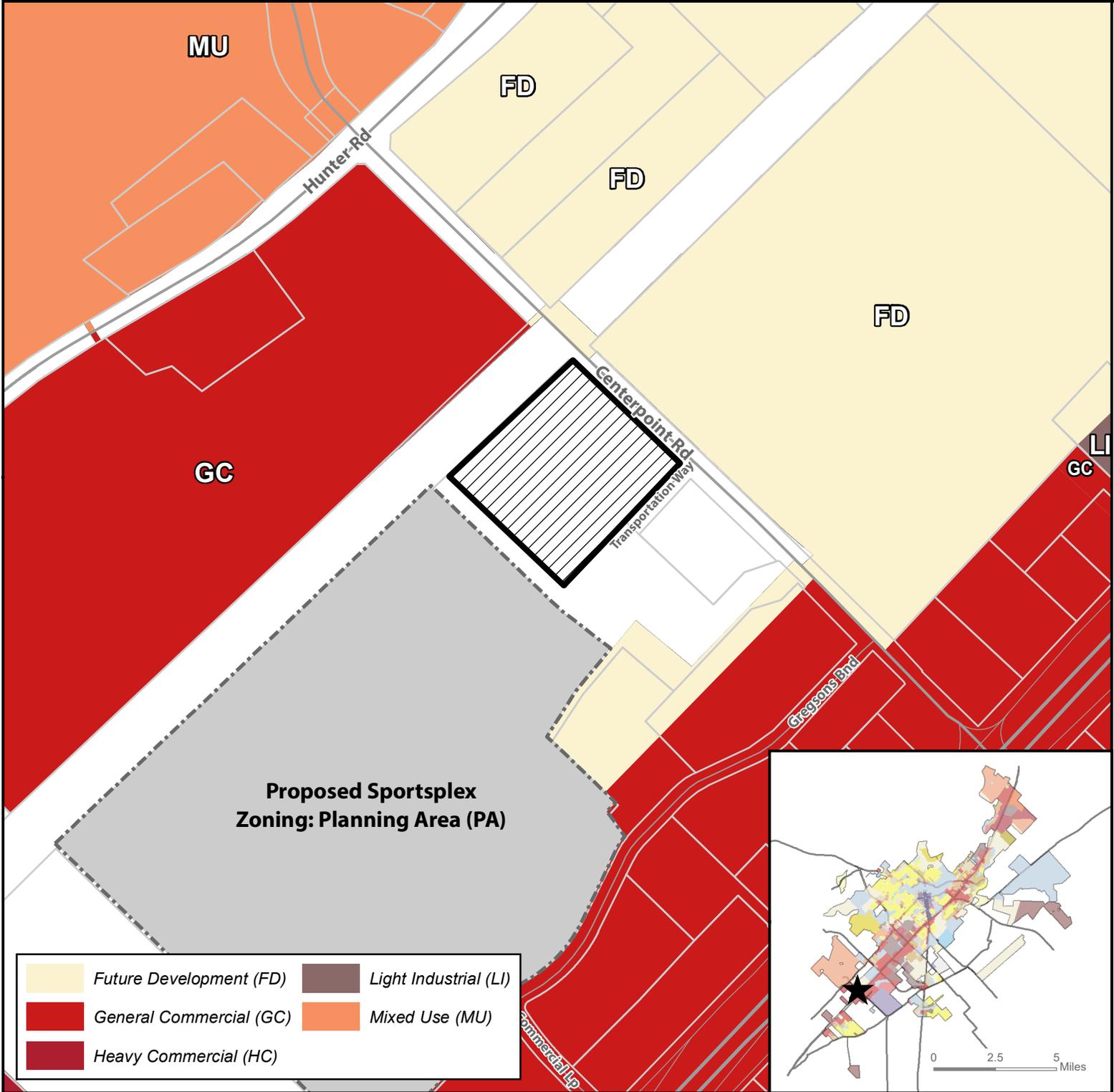
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



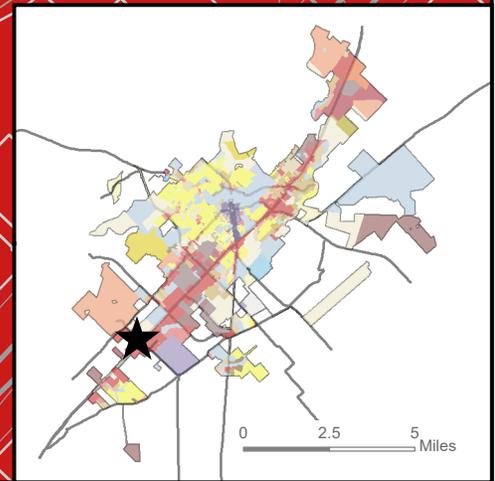
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/7/2020

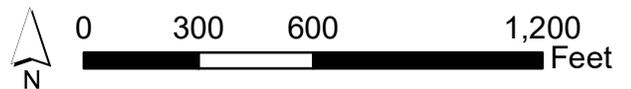
ZC-20-06 Existing Zoning Centerpoint HC Zoning – 400 Block of Centerpoint Road



	<i>Future Development (FD)</i>		<i>Light Industrial (LI)</i>
	<i>General Commercial (GC)</i>		<i>Mixed Use (MU)</i>
	<i>Heavy Commercial (HC)</i>		



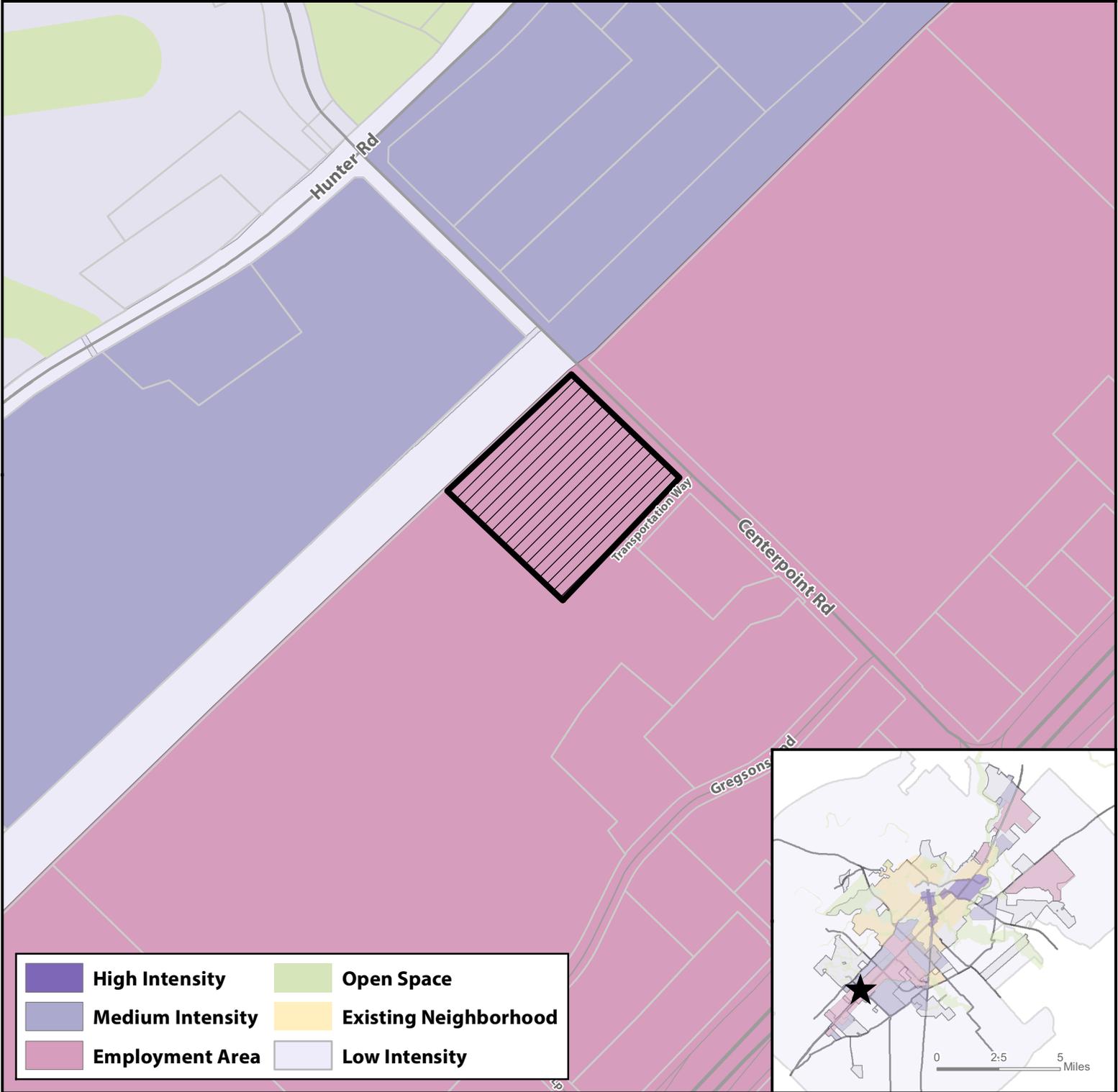
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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: 4/13/2020

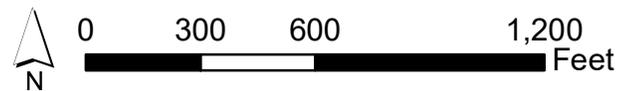
ZC-20-06 Preferred Scenario Centerpoint HC Zoning – 400 Block of Centerpoint Road



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



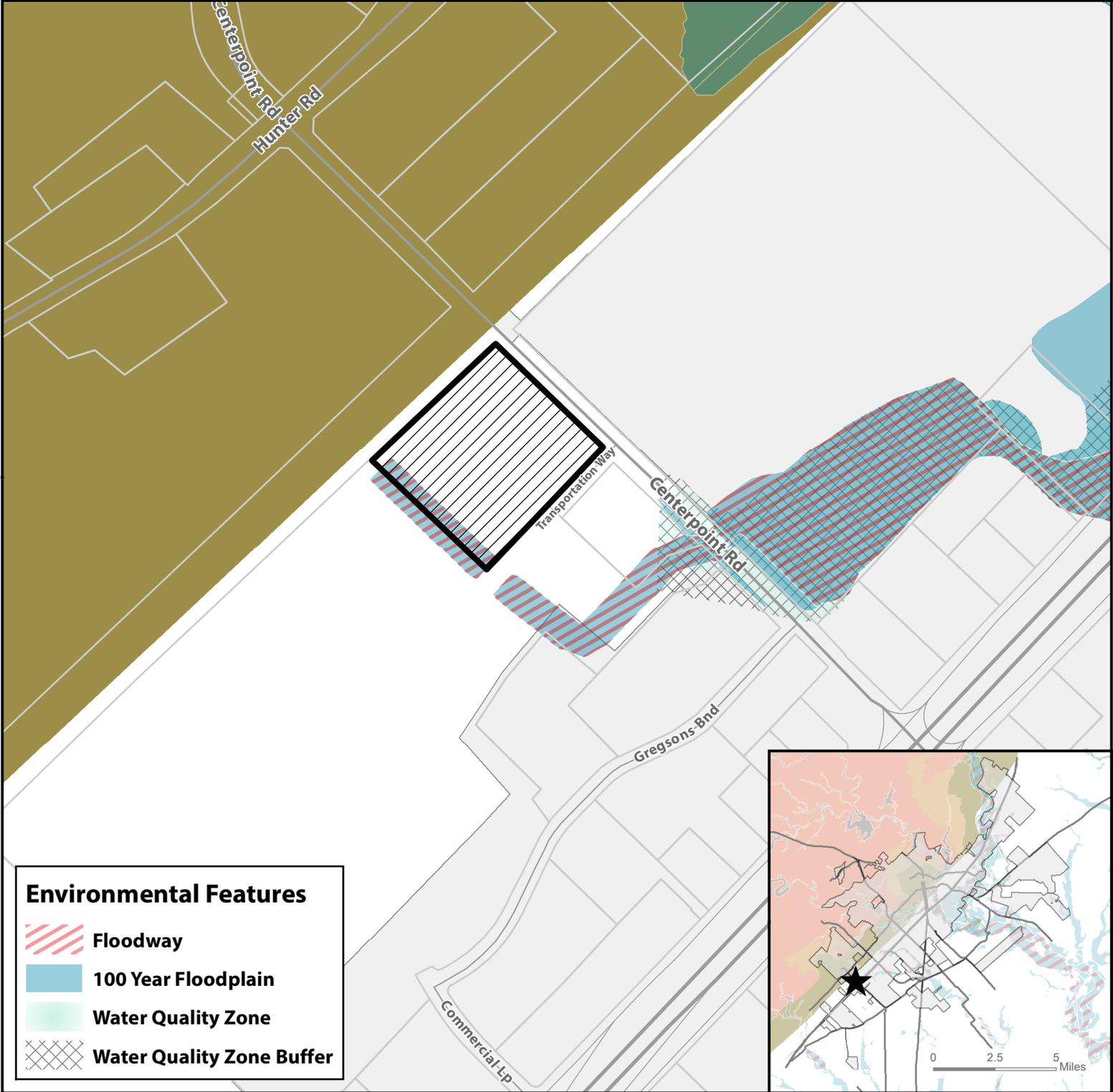
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

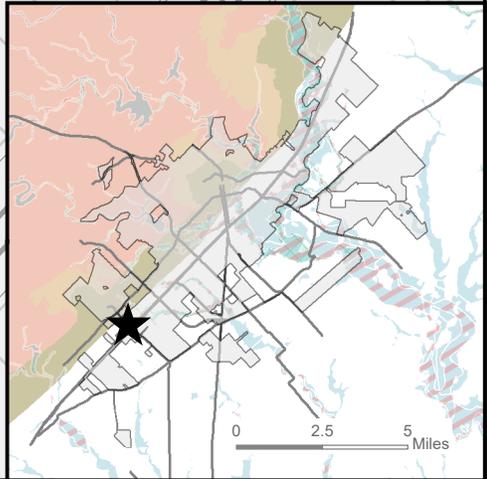
Map Date: 4/7/2020

ZC-20-06 Environmental Features Centerpoint HC Zoning – 400 Block of Centerpoint Road

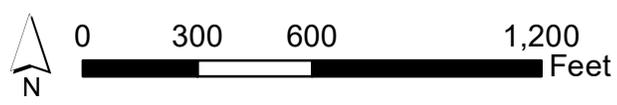


Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer



-  Site Location
-  Subject Property
-  Parcels
-  City Limit

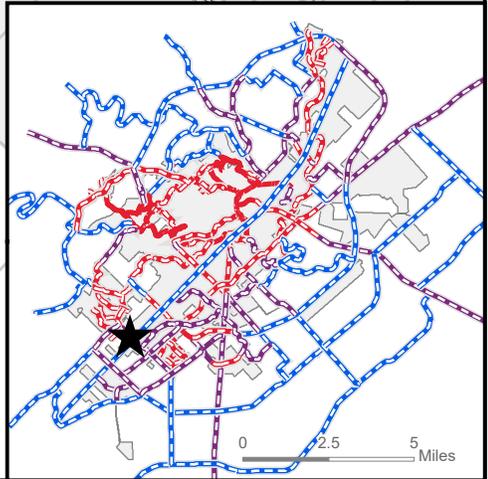
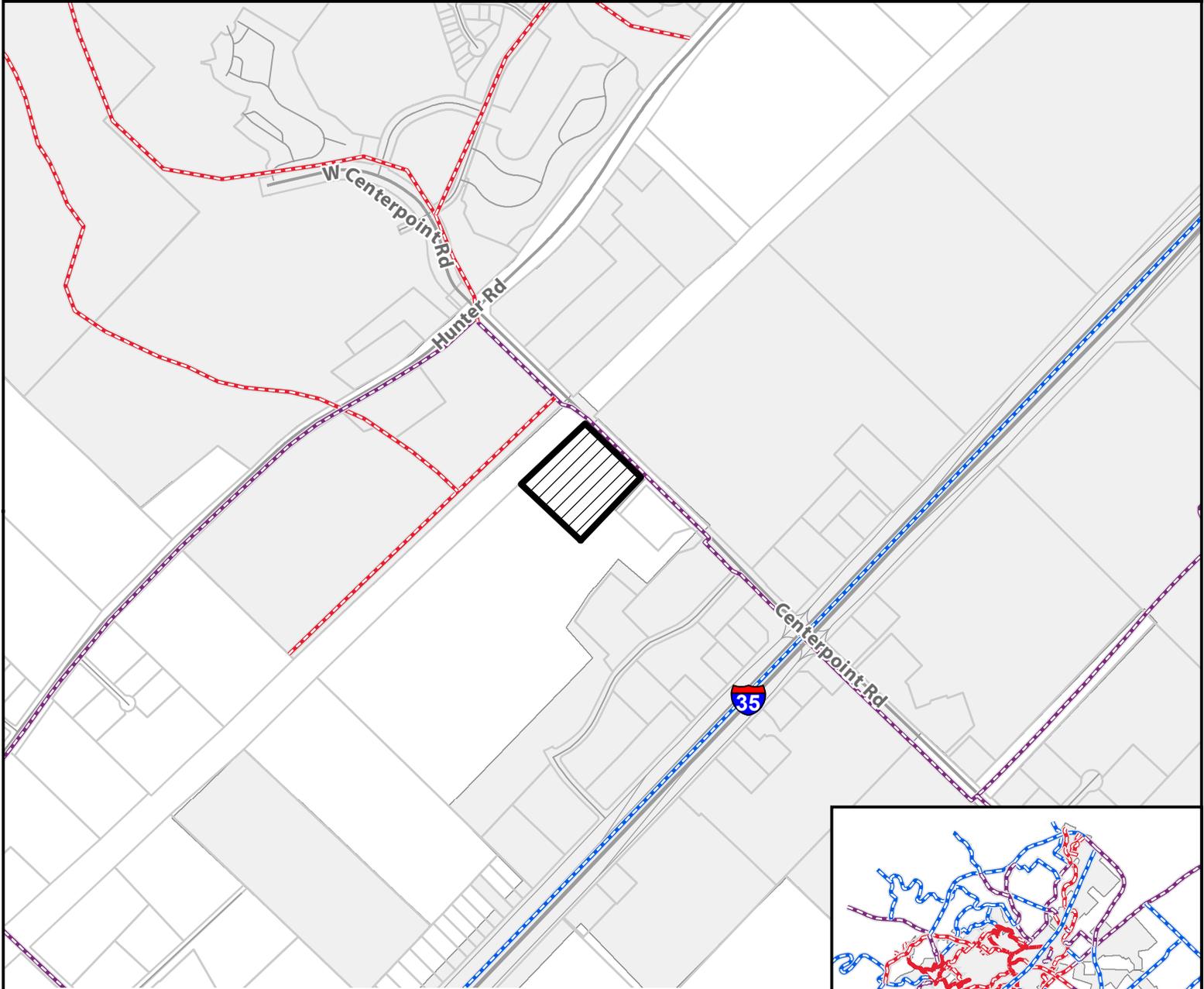


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/7/2020

ZC-20-06

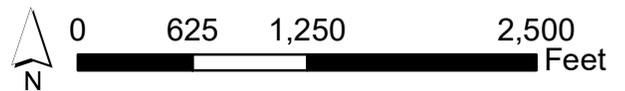
Transportation Master Plan Greenways Centerpoint HC Zoning – 400 Block of Centerpoint Road



Greenway

- Proposed Facility Greenway, Long: 20+ years
- Proposed Facility Greenway, Medium: 10-20 years
- Proposed Facility Greenway, Short: 0-10 years on Planned Dev/Subdivision

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



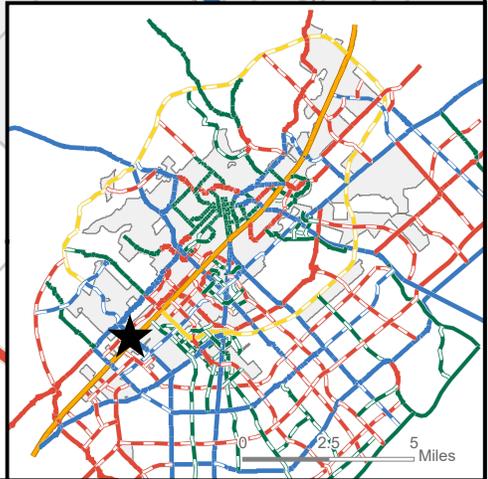
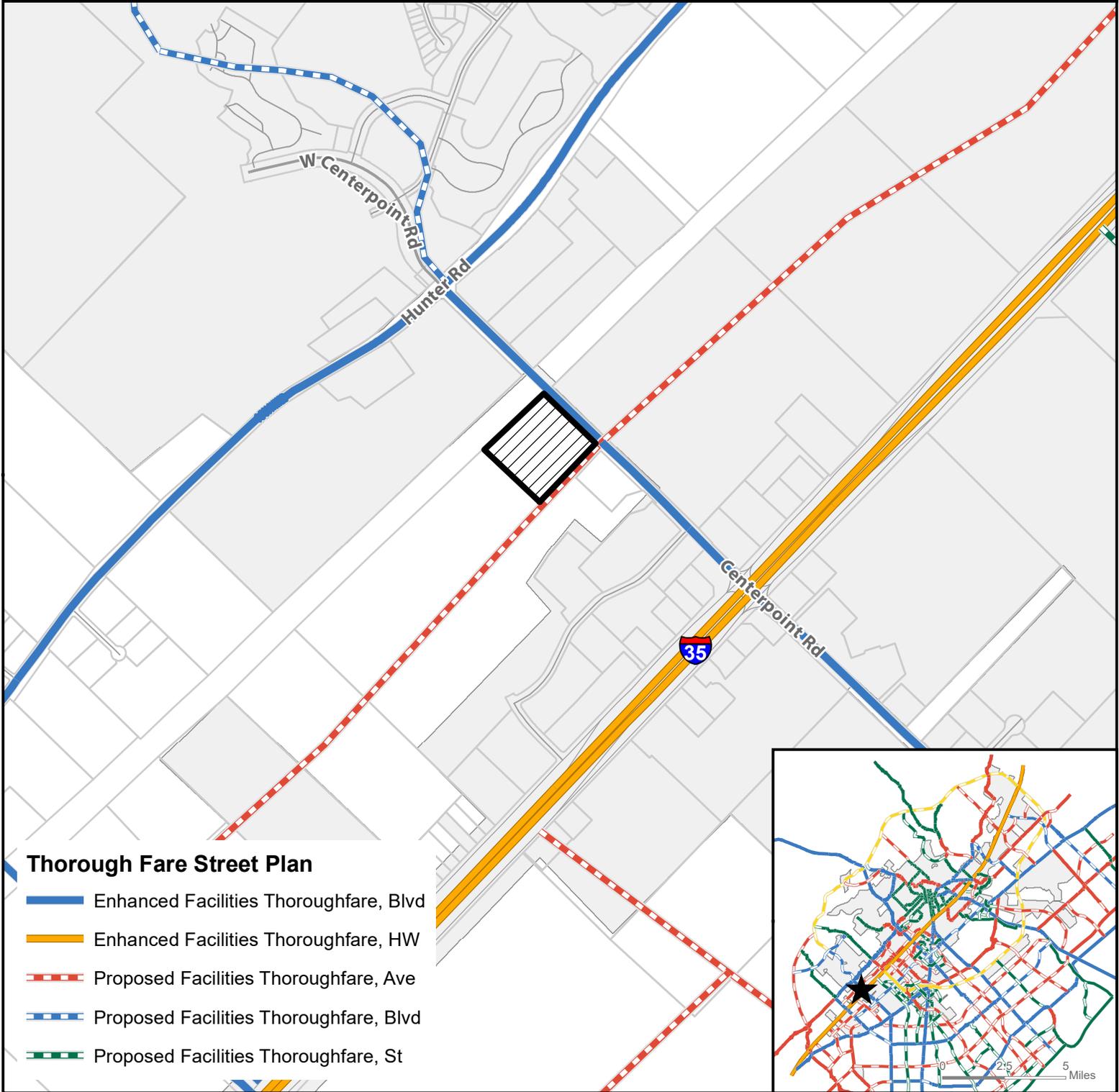
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/7/2020

ZC-20-06

Transportation Master Plan

Centerpoint HC Zoning – 400 Block of Centerpoint Road



Thoroughfare Street Plan

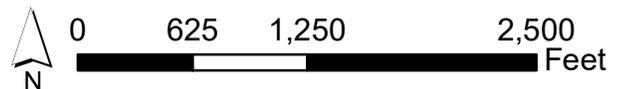
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Proposed Facilities Thoroughfare, Ave
- Proposed Facilities Thoroughfare, Blvd
- Proposed Facilities Thoroughfare, St

★ Site Location

▨ Subject Property

□ Parcels

■ City Limit

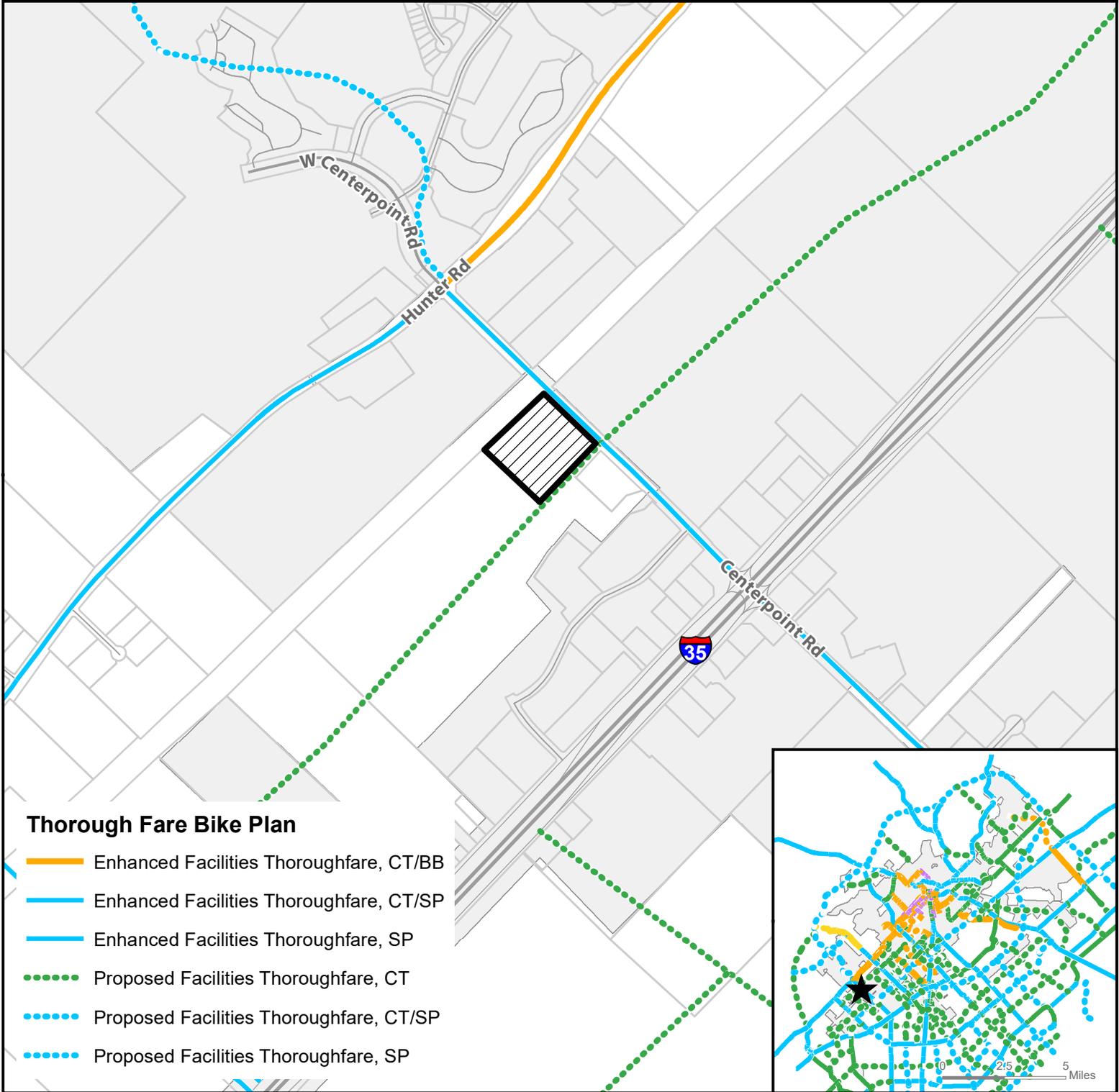


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

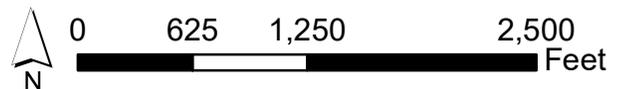
Map Date: 4/7/2020

ZC-20-06

Transportation Master Plan Bicycle Infrastructure Centerpoint HC Zoning – 400 Block of Centerpoint Road



- ★ 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: 4/7/2020

Notification List (ZC-20-06)

Property ID	Site Address	Site Street Name	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
13080		IH 35 @ W CENTERPOINT	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	1300 POST OAK BLVD	HOUSTON	TX	77056-3162
13066	3939	IH 35	SAC N PAC	1910 CENTER POINT RD		SAN MARCOS	TX	78666-9443
126529			OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	1300 POST OAK BLVD	HOUSTON	TX	77056-3162
88793	201	CENTERPOINT	BASLER PLASTICS LLC	12570 STATE ROUTE 143		HIGHLAND	IL	62249-1074
70145	201	CENTERPOINT	BASLER PLASTICS LLC	12570 STATE ROUTE 143		HIGHLAND	IL	62249-1074
143278		CENTERPOINT	PATEL MAHENDRA	PO BOX 1528		BUDA	TX	78610
70147		HUNTER	CARMA PASO ROBLES LLC	11501 ALTERRA PKWY	STE 100	AUSTIN	TX	78758-3201
			Joe Cantu	725 Willow Ridge Dr		SAN MARCOS	TX	78666
			Johnny Garcia	420 MCGEHEE ST		SAN MARCOS	TX	78666

Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Heavy Commercial (HC)

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

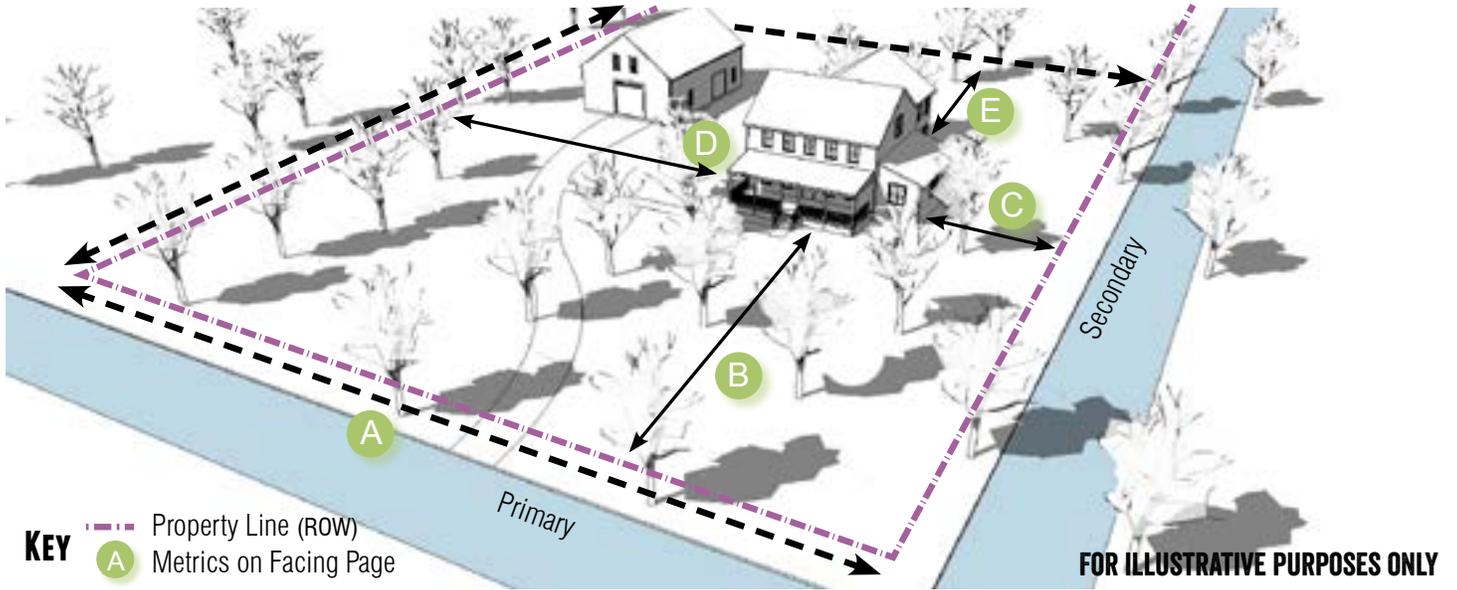
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS				DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	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	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Heavy Commercial (HC)
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.	Heavy Commercial (HC) is intended to accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily commercial and industrial uses with some allowances for and public/institutional and agricultural uses (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (40 feet)	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, 5' minimum side, 20' minimum rear
Impervious Cover (max)	30%	80%
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 between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 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

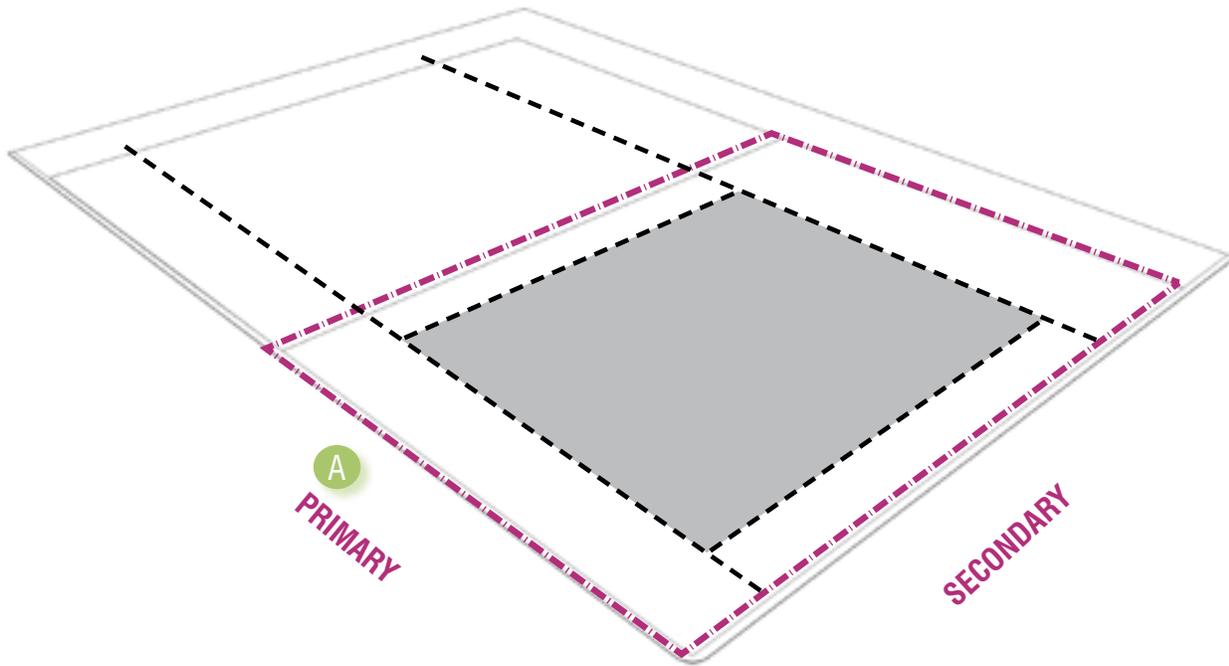
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

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

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. 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-20-06 (Centerpoint HC) 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 – It is designated as “Considered” on the Preferred Scenario Map	

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			X
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			X

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek Watershed				
	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):	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? Parkland dedication is not required for commercial uses, however, the project will be required to install sidewalk and streetscape infrastructure along proposed roadways.			X
Will Trails and / or Green Space Connections be Provided? The Transportation Master Plan requires a greenway along Centerpoint Road		X	
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? Wastewater lines will be required throughout the development to service the property.		X	
Water service available? Water lines will be also required throughout the development to service the property.		X	

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

		A	B	C	D	E	F
Existing Daily LOS	Centerpoint Road	X					
Existing Peak LOS	Centerpoint Road	X					
Preferred Scenario Daily LOS	Centerpoint Road						X
Preferred Scenario Peak LOS	Centerpoint Road						X
		N/A	Good	Fair	Poor		
Sidewalk Availability (Required to build.)		X					
Sidewalks will be required to be constructed at the time of development.							
		YES			NO		
Adjacent to existing bicycle lane?					X		
Adjacent to existing public transportation route?					X		



PLANNING AND DEVELOPMENT SERVICES

4/10/2020

ZC-20-06

CORRECTED IN RED
Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “HC” Heavy
Commercial 400 Block of Centerpoint Road

*Hold a public hearing and consider a request by Benjamin Green, on behalf of Outlet West Investors Limited, for a zoning change from “FD” Future Development to “HC” **Heavy Commercial**, or such other less intense zoning district classification as the City Council may approve, for approximately **7.959** acres, more or less, out of the Edward Bureson Survey No. 18, Abstract No. 63, Hays County, generally located in the 400 Block of Centerpoint Road.*

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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, April 28, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>
- A public hearing will be held at the City Council Meeting on **Tuesday, May 19, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: <https://sanmarcostx.gov/421/City-Council-Videos-Archives>

All interested citizens are invited to attend and participate in the public hearing. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council meeting, 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, **Andrea Villalobos**, at **512.805.2623**. When calling, please refer to case number **ZC-20-06**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City’s website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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	Benjamin Green	Property Owner	Outlet West Investors Limited
Company	Kimley-Horn	Company	
Applicant's Mailing Address	2600 Via Fortuna Suite 300; Austin, TX 78746	Owner's Mailing Address	1300 Post Oak Blvd, Suite 1650, Houston, TX 77056
Applicant's Phone #	512-646-2243	Owner's Phone #	713-552-1110
Applicant's Email	ben.green@kimley-horn.com	Owner's Email	bstrong@beemanstrong.com

PROPERTY INFORMATION

Subject Property Address(es): 7.959 acres of land in the Edward Burleson Survey NO. 18, Abstract NO. 63, Hays County, Texas

Legal Description: Lot N/A Block N/A Subdivision N/A

Total Acreage: 7.959 Tax ID #: R

Preferred Scenario Designation: Heavy Commercial (HC) Existing Zoning: N/A (ETJ)

Existing Land Use(s): Undeveloped

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Heavy Commercial (HC)

Proposed Land Uses / Reason for Change: This site is in the City's ETJ and is being annexed into the City's Full Purpose jurisdiction and will require establishing zoning of HC for our use.

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/

**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: _____ 

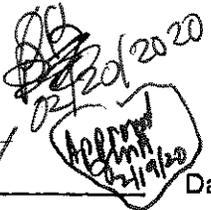
Date: 2/28/2020

Print Name: Benjamin Green

PROPERTY OWNER AUTHORIZATION

Robert C. Wilson, III, President of JOQ GP, LLC
I, its General Partner (owner name) on behalf of
Outlet West Investors Limited (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
0 Centerpoint Road, San Marcos, TX 78666 (address).

I hereby authorize Benjamin Green (agent name) on behalf of
Kimley-Horn (agent company) to file this application for
Annexation (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:   Date: 20 Feb 20

Printed Name, Title: Robert C. Wilson, III, President of JOQ, LLC
General Partner of Outlet West Investors Limited

Signature of Agent: _____ Date: _____

Printed Name, Title: Benjamin Green PE, Project Manager

Form Updated October, 2019

STATE OF TEXAS
COUNTY OF HAYS

7.959 ACRES
EDWARD BURLESON SURVEY
NO. 18 - ABSTRACT # 63

BEING 7.959 ACRES OF LAND SITUATED IN THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 109.22 ACRE TRACT OF LAND CONVEYED TO OUTLET WEST INVESTORS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 21, 1998 AND RECORDED IN VOLUME 1486, PAGE 887, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "BYRN" at the intersection of the southwest line of Centerpoint Road, a variable width public right-of-way, as widened and described in Exhibit 'A' in Lis Pendens Notice recorded in Volume 2571, Page 69, Official Public Records, Hays County, Texas, with the northwest line of Transportation Way, a proposed 76 foot public right-of-way as shown by Plat of Lot 2, Lowman Ranch Subdivision, Section Two, an addition to Hays County, Texas according to the Map thereof recorded in Volume 18, Page 17, Hays County Plat Records, for the east corner of the herein described tract of land;

THENCE South 43°34'33" West (S 43°34'23" W Record), with the northwest right-of-way line and projection of said proposed Transportation Way, at a distance of 285.81 feet (285.71' Record) passing a 1/2" iron rod found with cap marked "BYRN" at a west corner of said Transportation Way, as shown by plat, at a distance of 536.35 feet passing a 1/2" iron rod set with cap marked "RPLS 5687" set at the intersection of said proposed Transportation Way with the northeast line of a drainage easement described in Exhibit 'A' of the Instrument recorded in Volume 4389, Page 592 of the Hays County Real Property Records, and continuing on in all a total distance of 616.32 feet to the approximate centerline of said drainage easement, for the south corner of the herein described tract of land;

THENCE North 46°29'00" West (N 45°58'03" W Record), with the approximate centerline of said drainage easement, a distance of 577.62 feet to the northwest line of said Outlet West Investors, Ltd. called 109.22 acre tract and the common southeast line of the MK&T Railroad, for the west corner of the herein described tract of land, and from which a 1/2" iron rod found with cap marked "BYRN" at a west corner of said drainage easement bears South 46°38'05" West (S 47°09'14" W Record), a distance of 80.09 feet (80.12' Record);

THENCE with the northwest line of said Outlet West Investors, Ltd. called 109.22 acre tract and the common southeast line of the MK&T Railroad, the following courses and distances numbered (1) and (2):

1) North 46°38'05" East (N 47°09'14" E Record), a distance of 80.09 feet (80.12' Record) to a 1/2" iron rod found with cap marked "BYRN" at a north corner of said drainage easement;

2) North 46°39'10" East (N 47°08'53" E Record), a distance of 540.99 feet to a 1/2" iron rod set with cap marked "RPLS 5687" set at the intersection of the northwest line of said Outlet West Investors, Ltd. called 109.22 acre tract with the southwest line of aforesaid Centerpoint Road, as widened, same being at the beginning of the arc of a curve;

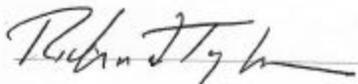
THENCE with the southwest line of aforesaid Centerpoint Road, as widened, the following courses and distances numbered (1) and (2):

1) Southeasterly, 156.71 feet (Record) along the arc of said curve, to the left, having a radius of 18800.00 feet (Record), a delta angle of $00^{\circ}28'39''$ (Record), and a chord which bears South $45^{\circ}54'37''$ East (S $45^{\circ}54'29''$ E Record), a distance of 156.71 feet (Record) to a 1/2" iron rod found with cap marked "PB&J" at the end of said curve;

2) South $46^{\circ}08'57''$ East (S $46^{\circ}08'49''$ E Record), a distance of 387.61 feet to the POINT OF BEGINNING and CONTAINING 7.959 ACRES OF LAND.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during December 2019, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 7.959 acres
Job: 19-7284

12/30/19

Date

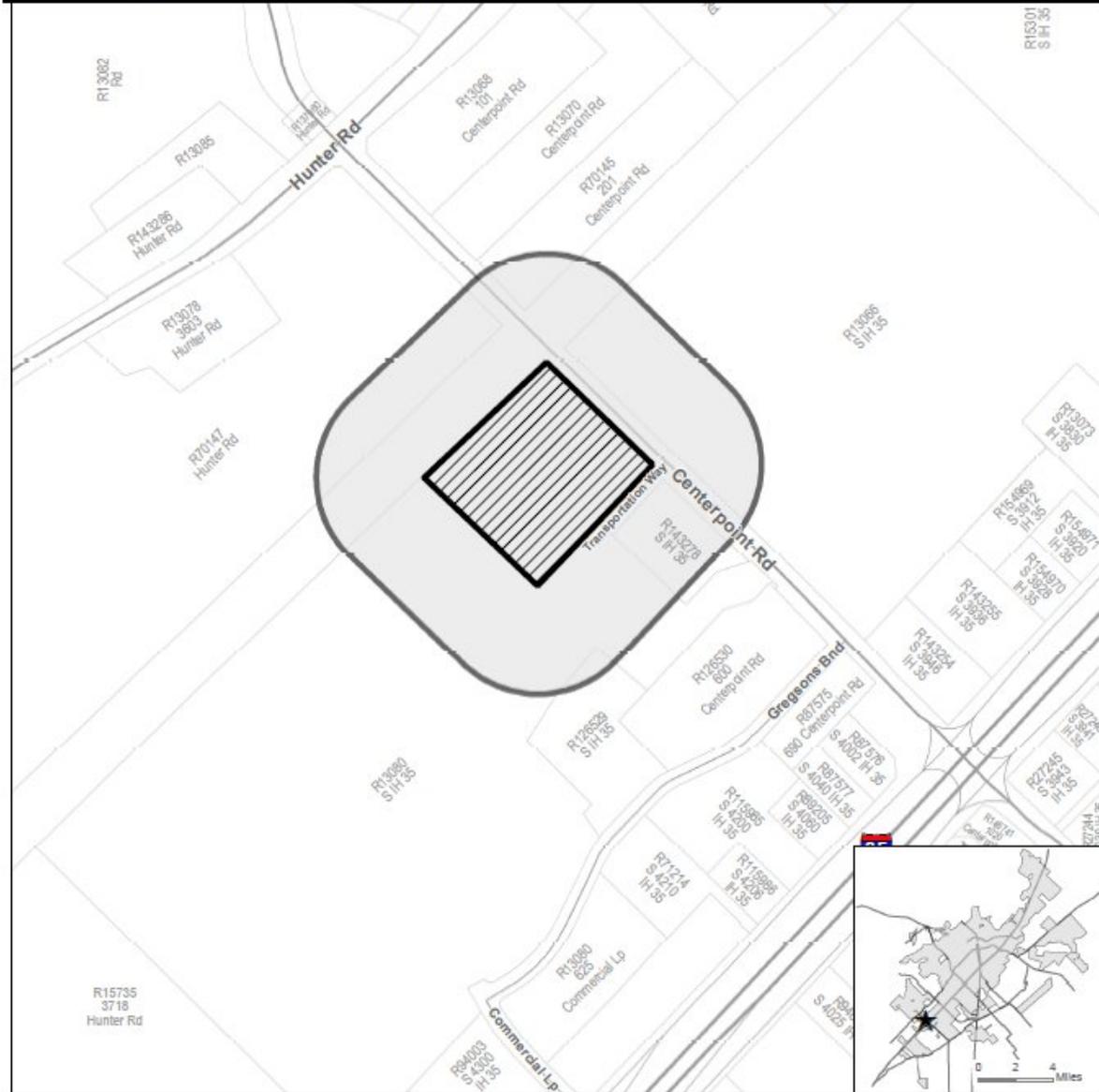


ZC-20-06 (Centerpoint HC)

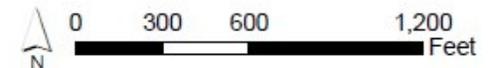
Hold a public hearing and consider a request by Benjamin Green, on behalf of Outlet West Investors Limited, for a zoning change from “FD” Future Development to “HC” Heavy Commercial, for approximately 7.959 acres, more or less, out of the Edward Burleson Survey No. 18, Abstract No. 63, Hays County, generally located in the 400 Block of Centerpoint Road. (A. Villalobos)

Location:

- Approximately 7.959 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Vacant / rural (ETJ)
 - Union Pacific Railroad
 - Proposed sportsplex facility
- Located outside the City Limits (Extraterritorial Jurisdiction)



- ★ 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: 4/7/2020

Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Heavy Commercial (HC)
- Proposed HC zoning allows for primarily commercial and industrial uses with some agricultural and public/institutional uses
- Applicant is currently proposing a self-storage project
- Annexation request is being processed concurrently for property located outside City Limits

ZC-20-06 Aerial View Centerpoint HC Zoning — 400 Block of Centerpoint Road



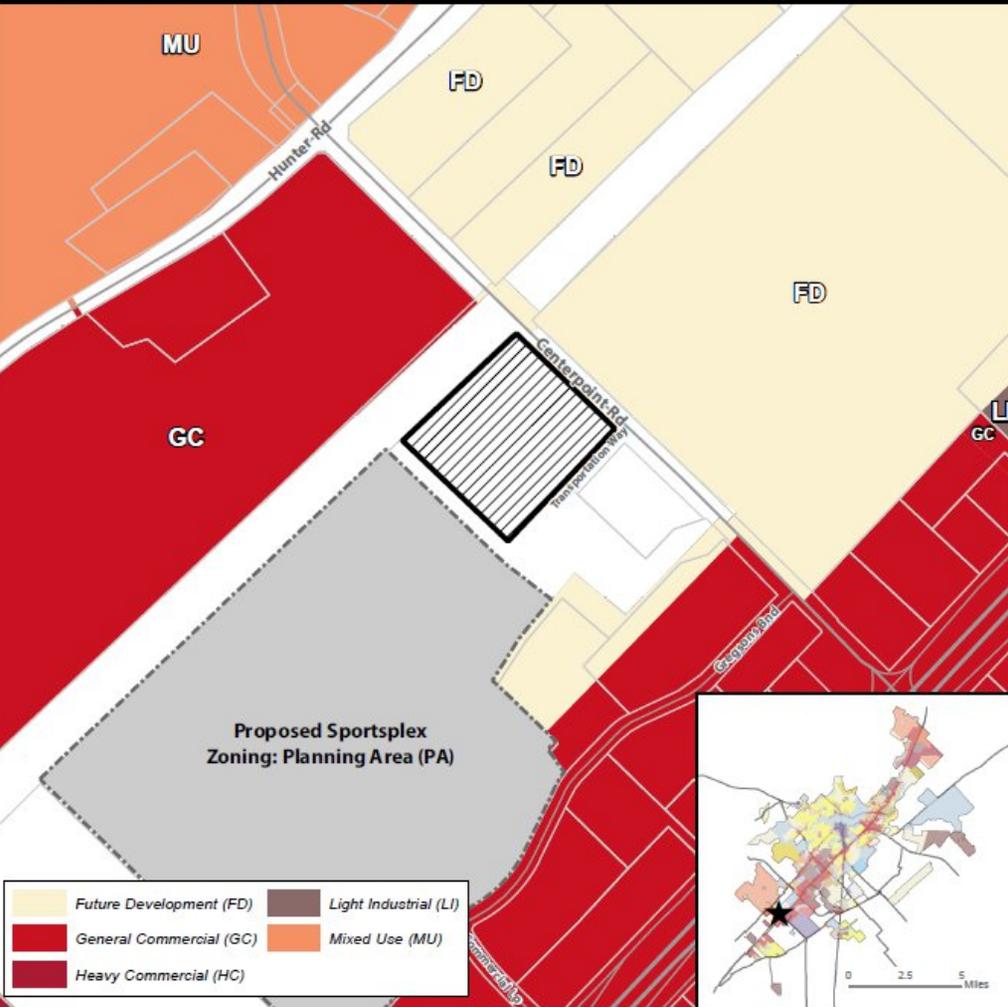
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 4/7/2020

ZC-20-06
Existing Zoning
Centerpoint HC Zoning – 400 Block of Centerpoint Road



	Future Development (FD)		Light Industrial (LI)
	General Commercial (GC)		Mixed Use (MU)
	Heavy Commercial (HC)		

★ Site Location

Subject Property

Parcels

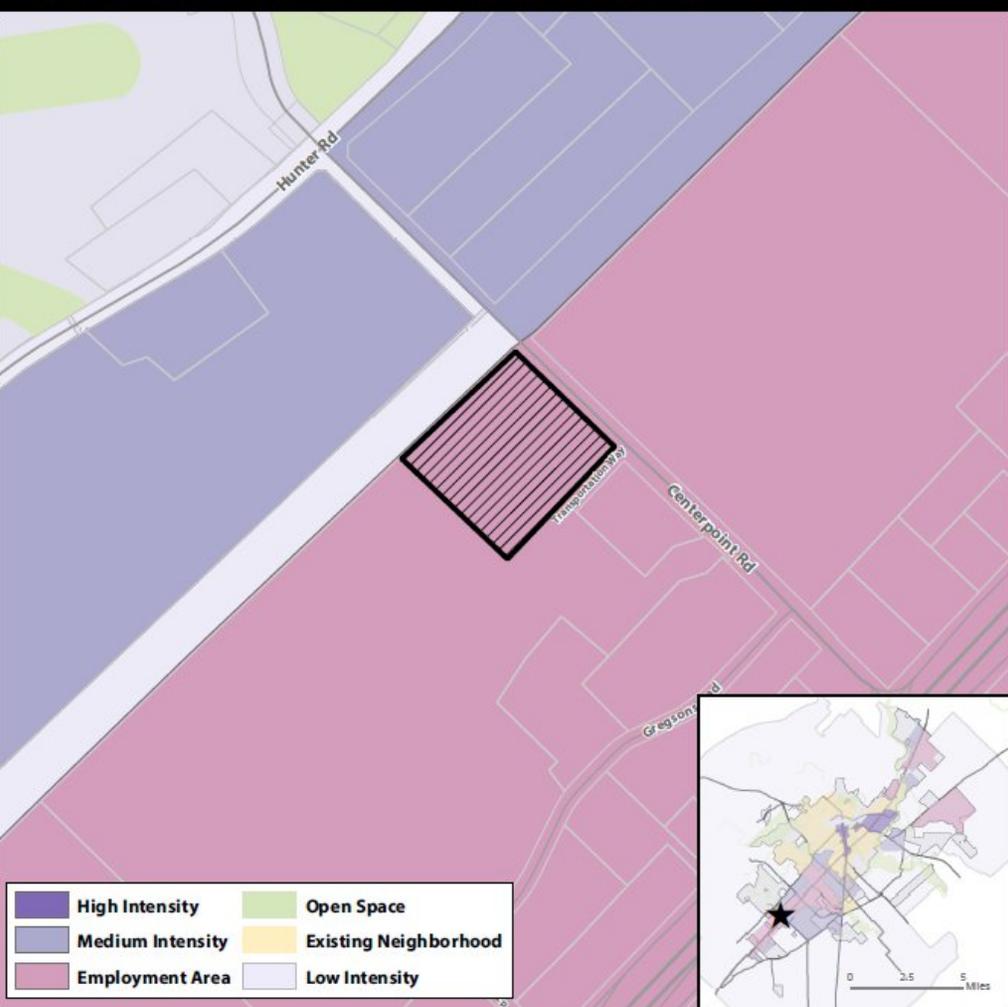
City Limit

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.

Map Date: 4/13/2020

ZC-20-06
Preferred Scenario
Centerpoint HC Zoning – 400 Block of Centerpoint Road



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

★ Site Location

Subject Property

Parcels

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.

Map Date: 4/7/2020

Comprehensive Plan Analysis

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

Applicant is requesting a “Special District” (Heavy Commercial zoning) within an Employment Area

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	

HC Zoning Analysis:

- HC zoning is intended to “accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.”
- **Allowable Building Types:** *General Commercial, Civic Building*
- Surrounding area is located in an Employment Area and surrounding zoning is primarily General Commercial, has a placeholder zoning designation of Future Development, or is located outside the city limits
- Adjacent to the recently approved sportsplex facility, zoned Planning Area

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL

The diagram illustrates a rectangular lot with a central grey building footprint. A dashed black line indicates setbacks from the lot boundaries. A red dashed line represents the Property Line (ROW). A green circle with the letter 'A' is placed near the bottom-left corner, indicating a specific metric location. The lot is divided into 'PRIMARY' and 'SECONDARY' zones by a diagonal dashed line.

KEY

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

--- Setbacks
● Building Footprint

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. 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

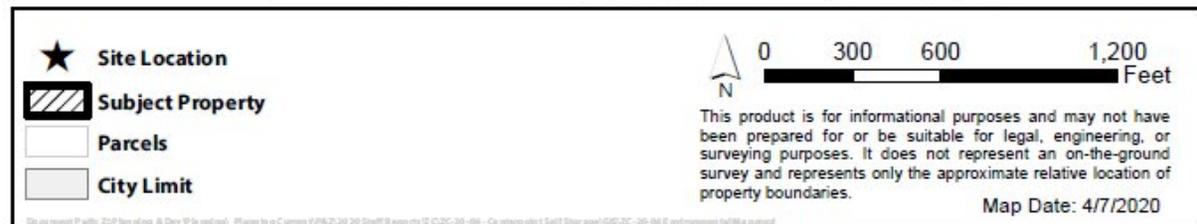
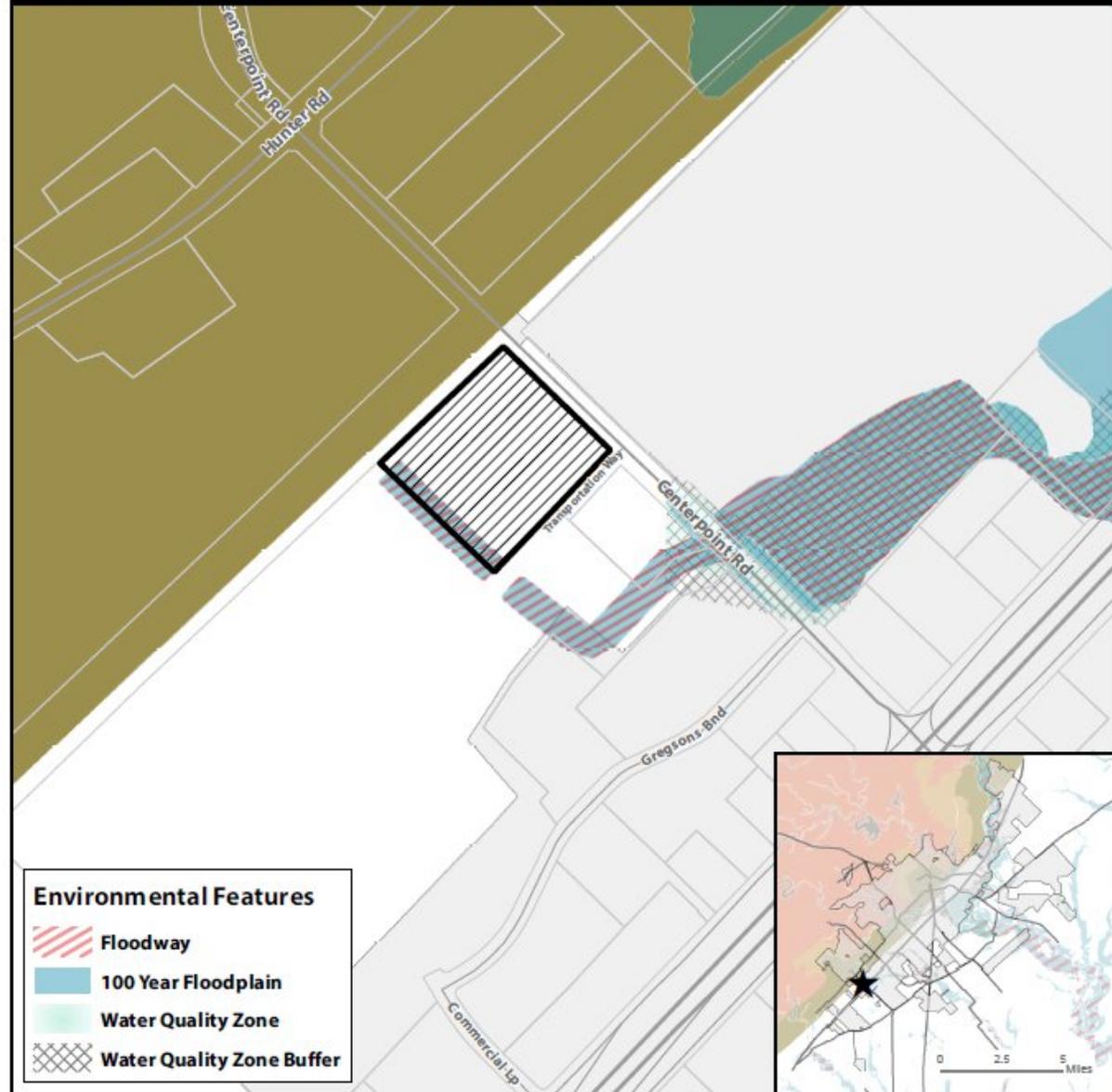
General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

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

Environmental Analysis

- Located in a moderately constrained area on the Land Use Suitability Map
- There is a portion of floodplain at the rear of the property
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports



Additional Requirements

• Street Requirements

- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

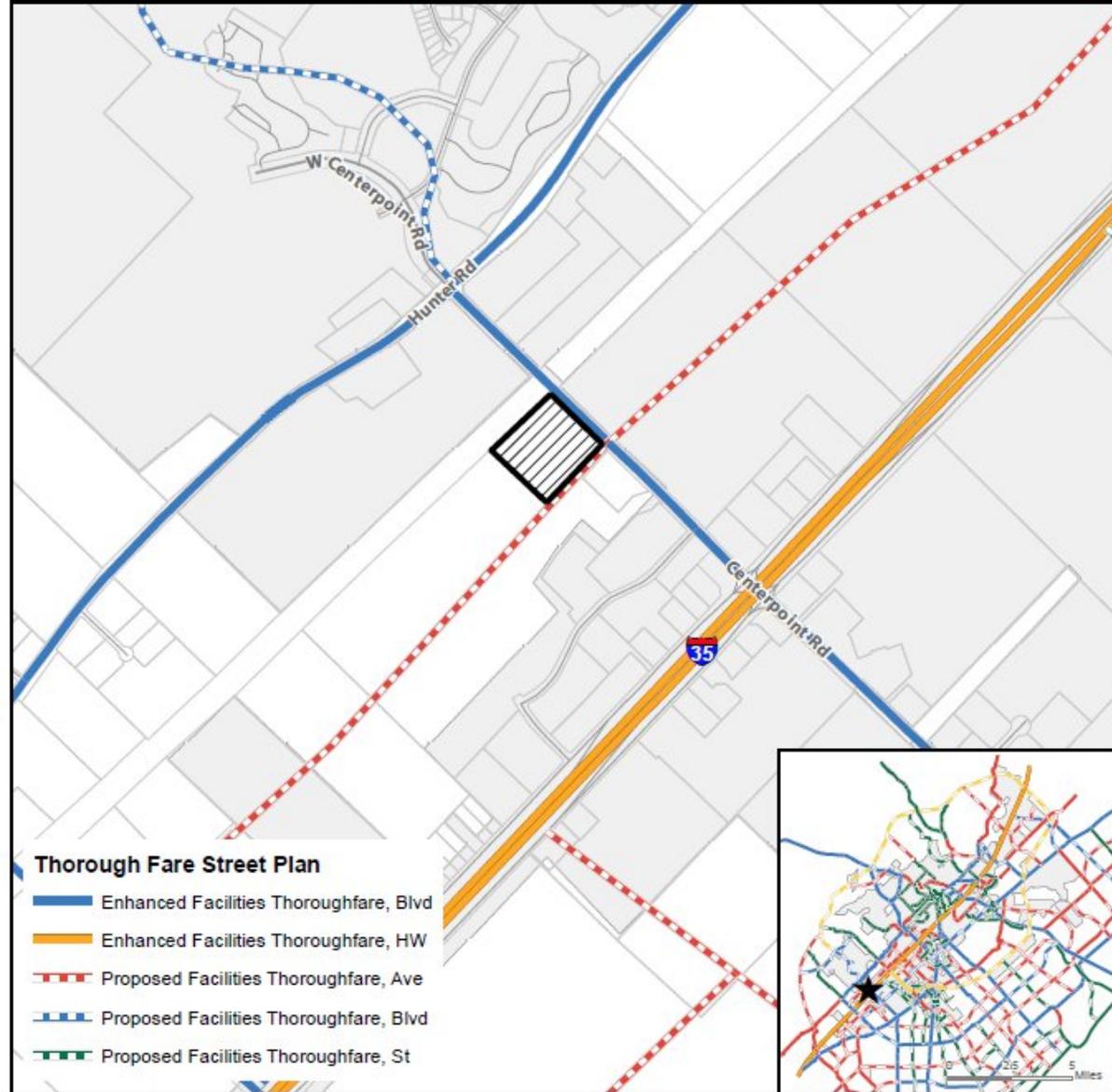
• Utility Requirements

- Connection to water and wastewater facilities in accordance with City standards

ZC-20-06

Transportation Master Plan

Centerpoint HC Zoning – 400 Block of Centerpoint Road



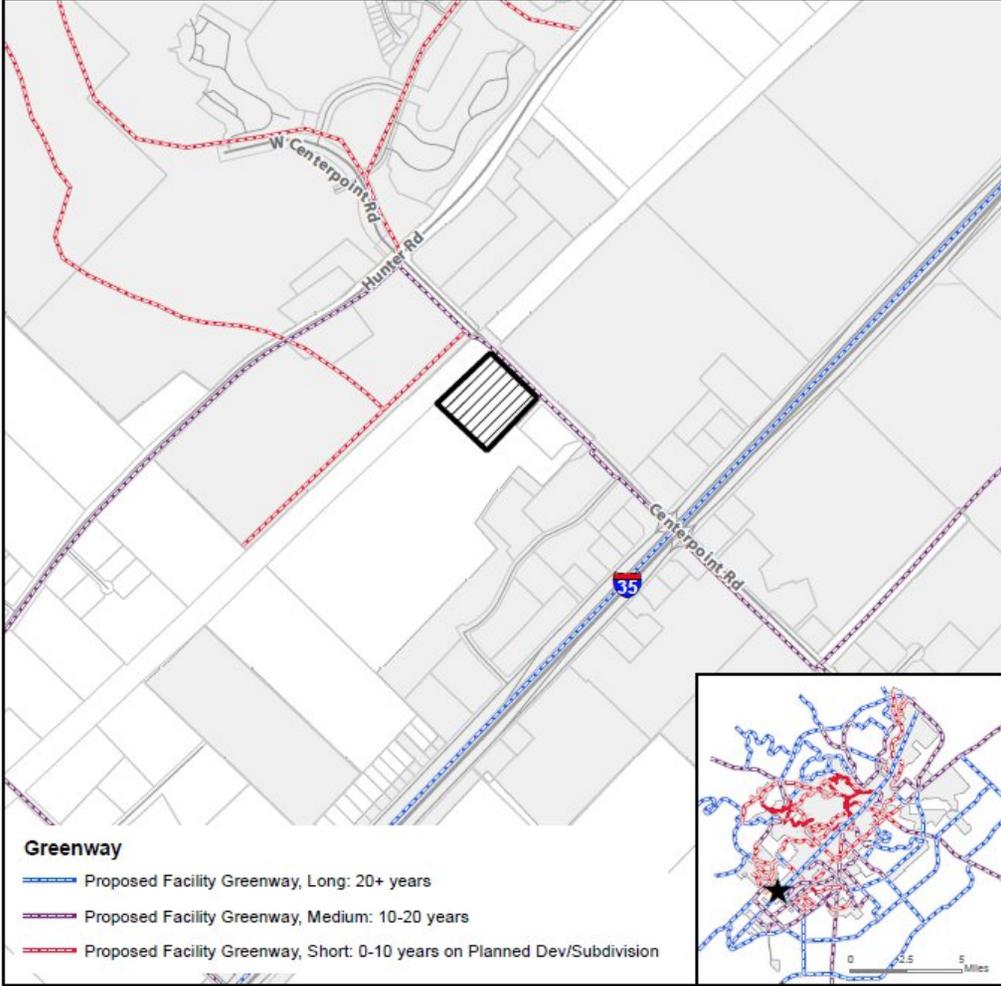
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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: 4/7/2020

**ZC-20-06
Transportation Master Plan Greenways
Centerpoint HC Zoning – 400 Block of Centerpoint Road**



- Greenway**
- Proposed Facility Greenway, Long: 20+ years
 - Proposed Facility Greenway, Medium: 10-20 years
 - Proposed Facility Greenway, Short: 0-10 years on Planned Dev/Subdivision

★ **Site Location**

▨ **Subject Property**

□ **Parcels**

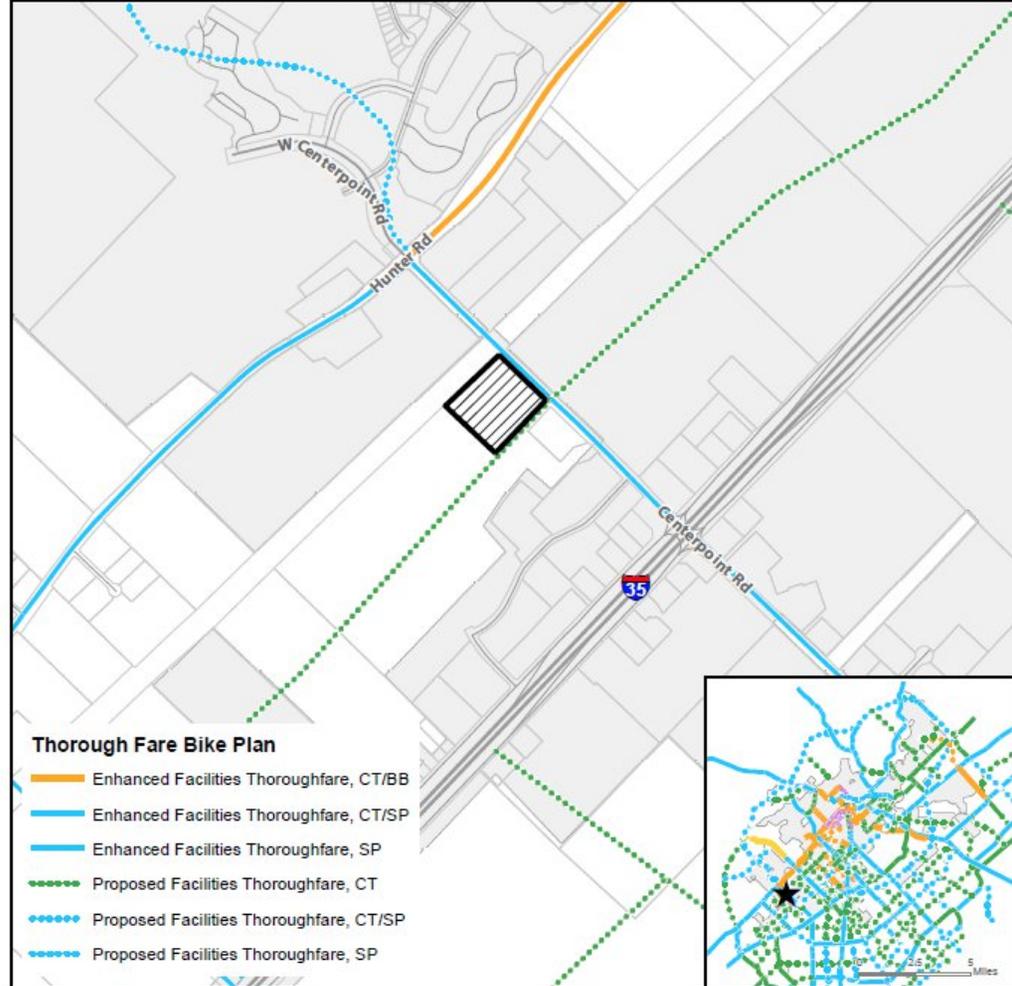
■ **City Limit**

0 625 1,250 2,500 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: 4/7/2020

**ZC-20-06
Transportation Master Plan Bicycle Infrastructure
Centerpoint HC Zoning – 400 Block of Centerpoint Road**



- Thorough Fare Bike Plan**
- Enhanced Facilities Thoroughfare, CT/BB
 - Enhanced Facilities Thoroughfare, CT/SP
 - Enhanced Facilities Thoroughfare, SP
 - ⋯ Proposed Facilities Thoroughfare, CT
 - ⋯ Proposed Facilities Thoroughfare, CT/SP
 - ⋯ Proposed Facilities Thoroughfare, SP

★ **Site Location**

▨ **Subject Property**

□ **Parcels**

■ **City Limit**

0 625 1,250 2,500 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: 4/7/2020





Staff Recommendation:

Staff recommends approval of ZC-20-06.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
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.	Heavy Commercial (HC) is intended to accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily commercial and industrial uses with some allowances for and public/institutional and agricultural uses (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (40 feet)	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, 5' minimum side, 20' minimum rear
Impervious Cover (max)	30%	80%
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 between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max



Legislation Text

File #: ZC-20-07, **Version:** 1

AGENDA CAPTION:

ZC-20-07 (Palace Way LI) Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from "FD" Future Development to "LI" Light Industrial, for approximately 14.90 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)

Meeting date: April 28, 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: n/a

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- Core Services
- Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to existing single family and rural/agricultural property as well as adjacent to the Harris Hill Race Track. In addition, FM 110 is proposed to be located to the north of the property. The subject property has already dedicated right-of-way in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Light Industrial" zoning is to allow the development of a 14 acre industrial warehouse project. According to the applicant, the project is designed for small businesses needing 4,000 to 10,000 square foot warehouse buildings on ½ acres lots for lease. The subject property is proposed to be subdivided into 20 ½ acre lots.

The applicant is also requesting a rezoning to Manufactured Home, "MH" for approximately 45 acres abutting the subject property to the west. This request is being considered as part of a separate zoning request (ZC-20-08). Both zoning requests are being processed concurrently with an annexation request for the property.

The City of San Marcos will provide wastewater services at the site and the Maxwell Water Supply Corporation will provide water service. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability - Low Intensity designation is "Not Preferred" and requires additional scrutiny as outlined in the staff report. The proposed zoning change to Light Industrial is not compatible with surrounding existing uses such as rural residential and agricultural land, however, the subject property's location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an "Employment Corridor" identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a neutral recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

Zoning Request**4087 Hwy 21****ZC-20-07****Summary**

Request:	Zoning change from “FD” Future Development to “LI” Light Industrial		
Applicant:	Jim Glasgow 6531 Fox Run San Antonio, TX 78233	Property Owner:	Palace Way Partners, LLC 6531 Fox Run San Antonio, TX 78233

Notification

Application:	March 24, 2020	Neighborhood Meeting:	N/A
Published:	April 12, 2020	# of Participants	N/A
Posted:	April 10, 2020	Personal:	April 10, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 14.90 acre tract out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County		
Location:	4087 Hwy 21		
Acreage:	14.90	PDD/DA/Other:	Pending Annexation
Existing Zoning:	“FD” Future Development	Proposed Zoning:	“LI” Light Industrial
Existing Use:	Vacant / Rural	Proposed Use:	Light Industrial
Preferred Scenario:	Area of Stability – Low Intensity	Proposed Designation:	Area of Stability – Low Intensity
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extended utilities.	Floodplain:	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	FM 110; Harris Hill Race Track	Area of Stability – Low Intensity
South of Property:	ETJ	Single Family / Rural / Agriculture	Area of Stability – Low Intensity
East of Property:	ETJ	Single Family / Rural / Agriculture	Area of Stability – Low Intensity
West of Property:	ETJ	Rural / Agriculture	Area of Stability – Low Intensity

Zoning Request	4087 Hwy 21
ZC-20-07	



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	Denial
<p>The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. The proposed zoning change to Light Industrial is not compatible with surrounding existing uses such as rural residential and agricultural land, however, the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.</p> <p>Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a neutral recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.</p>		
Staff: Andrea Villalobos, AICP, CNU-A	Title: Senior Planner	Date: April 24, 2020

Zoning Request

4087 Hwy 21

ZC-20-07



History

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to existing single family and rural/agricultural property as well as adjacent to the Harris Hill Race Track. In addition, FM 110 is proposed to be located to the north of the property. The subject property has already dedicated right-of-way in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Light Industrial" zoning is to allow the development of a 14 acre industrial warehouse project. According to the applicant, the project is designed for small businesses needing 4,000 to 10,000 square foot warehouse buildings on ½ acres lots for lease. The subject property is proposed to be subdivided into 20 ½ acre lots.

The applicant is also requesting a rezoning to Manufactured Home, "MH" for approximately 45 acres abutting the subject property to the west. This request is being considered as part of a separate zoning request (ZC-20-08). Both zoning requests are being processed concurrently with an annexation request for the property.

The City of San Marcos will provide wastewater services at the site and the Maxwell Water Supply Corporation will provide water service. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Additional Analysis

Upon annexation, the property will be zoned "FD", the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council.

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The proposed zoning change to Light Industrial is not compatible with surrounding existing uses such as rural residential and agricultural land, however, the future FM 110 (see attached FM 110 map) adjacent to the property will most likely attract a diverse array of uses.
- The subject property's request for "Light Industrial" is designated as "NP" Not Preferred within an "Area of Stability – Low Intensity" designation on the Preferred Scenario Map as part of the Comprehensive Plan. Alternatively, the Comprehensive Plan states that "Light Industrial" zoning is to be "C" Considered in an Employment Area on the Preferred Scenario Map. While the subject property is not located in an "Employment Area", it is located between two existing areas, Whisper development and the Municipal Airport.
- The subject property is located along the proposed FM 110, which is designated as an "Employment Corridor" on the Preferred Scenario Map.

Zoning Request

4087 Hwy 21

ZC-20-07



- Hays County provides the following overview of the FM 110 project:

This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

Additional details regarding this analysis is outlined in the staff report and the Comprehensive Plan Analysis checklist.

Comments from Other Departments

Police	No issues with the proposed development.
Fire	No issues with the proposed development.
Public Services	No Comment
Engineering	No Comment

Zoning Request

4087 Hwy 21

ZC-20-07



Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
	<u>X</u>		<p>Helps prevent the impacts of high density uses on low density areas <i>The subject property is located within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map as part of the Comprehensive Plan (see Preferred Scenario Map). “Special Districts”, which include the Light Industrial zoning district, are “NP” Not Preferred within this designation on the Preferred Scenario Map. Where a zoning map amendment is Not Preferred, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4, Chapter 4, Article 1.</i></p> <p><i>Per the Comprehensive Plan, “Special Districts” such as Light Industrial zoning are to be “Considered” in Employment Areas on the Preferred Scenario Map. The subject property is located near existing Employment Areas (Whisper subdivision to the north and the Airport to the south), however, the immediately surrounding property is primarily rural residential low density uses. See attached Preferred Scenario Map for a depiction of surrounding Employment Areas.</i></p>
		<u>N/A</u>	<p>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 the request.</i></p>
	<u>X</u>		<p>Encourages more opportunities for home ownership <i>The proposed Light Industrial zoning district would not allow for residential uses.</i></p>
	<u>X</u>		<p>Ensures a diversity of housing to serve citizens with varying needs and interests <i>The proposed Light Industrial zoning district would not allow for residential uses.</i></p>

Zoning Request

4087 Hwy 21

ZC-20-07



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><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability – Low Intensity” will generally maintain their existing character. The Comprehensive Plan states that “being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” The current character of the area is agricultural and rural residential and does not complement the proposed Light Industrial zoning. However, these surrounding properties are located outside the city limits and the city does not have zoning authority to regulate the use of these properties. In addition, the proposed FM 110 abuts the subject property and may attract a diversity of uses seeking access and development along the roadway.</i></p> <p><i>The Preferred Scenario Map identifies FM 110 as an Employment Corridor. Employment Corridors are primarily intended to “serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.” While the subject property is located adjacent to this corridor, the Comprehensive Plan states that “Special Districts”, such as Light Industrial zoning are designated as “NP” Not Preferred on the Comprehensive Plan / District Translation Table within an “Area of Stability – Low Intensity” designation. Other potential zoning districts that are identified on the Comprehensive Plan as “C” Considered are Character Districts, such as CD-3, CD-4, or CD-5, etc., however, these districts do not allow many industrial or warehouse and distribution uses and therefore do not meet the needs of the applicant’s proposed project.</i></p> <p><i>Lastly, the Comprehensive Plan states that “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” The subject property is not located in an environmentally sensitive area and is within a low to moderately constrained area on the Land Use Suitability Map.</i></p>

Zoning Request

4087 Hwy 21

ZC-20-07



Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	
		<p><u>N/A</u></p> <p>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 time of request.</i></p>
		<p><u>X</u></p> <p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>A development agreement is not required because the property is requesting annexation into the city limits.</i></p>
		<p><u>X</u></p> <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 <i>Light Industrial zoning primarily allows for industrial uses with some allowances for agricultural and public/institutional uses and a few commercial uses such as professional office, urgent care, building material sales, indoor recreation, and gym/health clubs (see attached land use matrix comparison table). Light Industrial zoning is intended to “accommodate manufacturing and light industrial uses in order to promote economic vitality, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively quiet manner, and should not be obnoxious to nearby residential or commercial areas.” The immediately surrounding area is not comprised of industrial uses and is primarily single-family, rural, and agricultural properties along with an outdoor entertainment use at the Harris Hill Race Track. However, the properties are currently located outside the city limits and the city does not have zoning authority to regulate the use of these properties. A rezoning to Light Industrial would require that all proposed uses meet the standards of the development code.</i></p>

Zoning Request

4087 Hwy 21

ZC-20-07



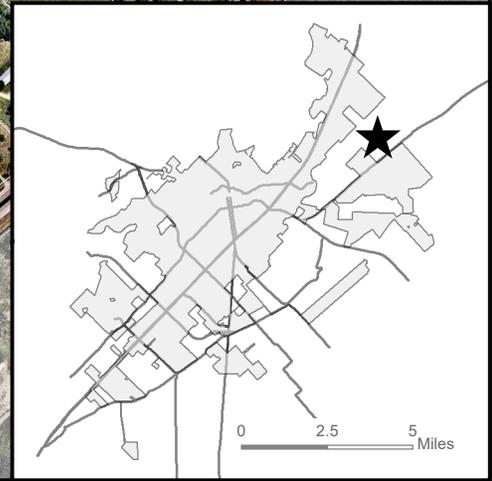
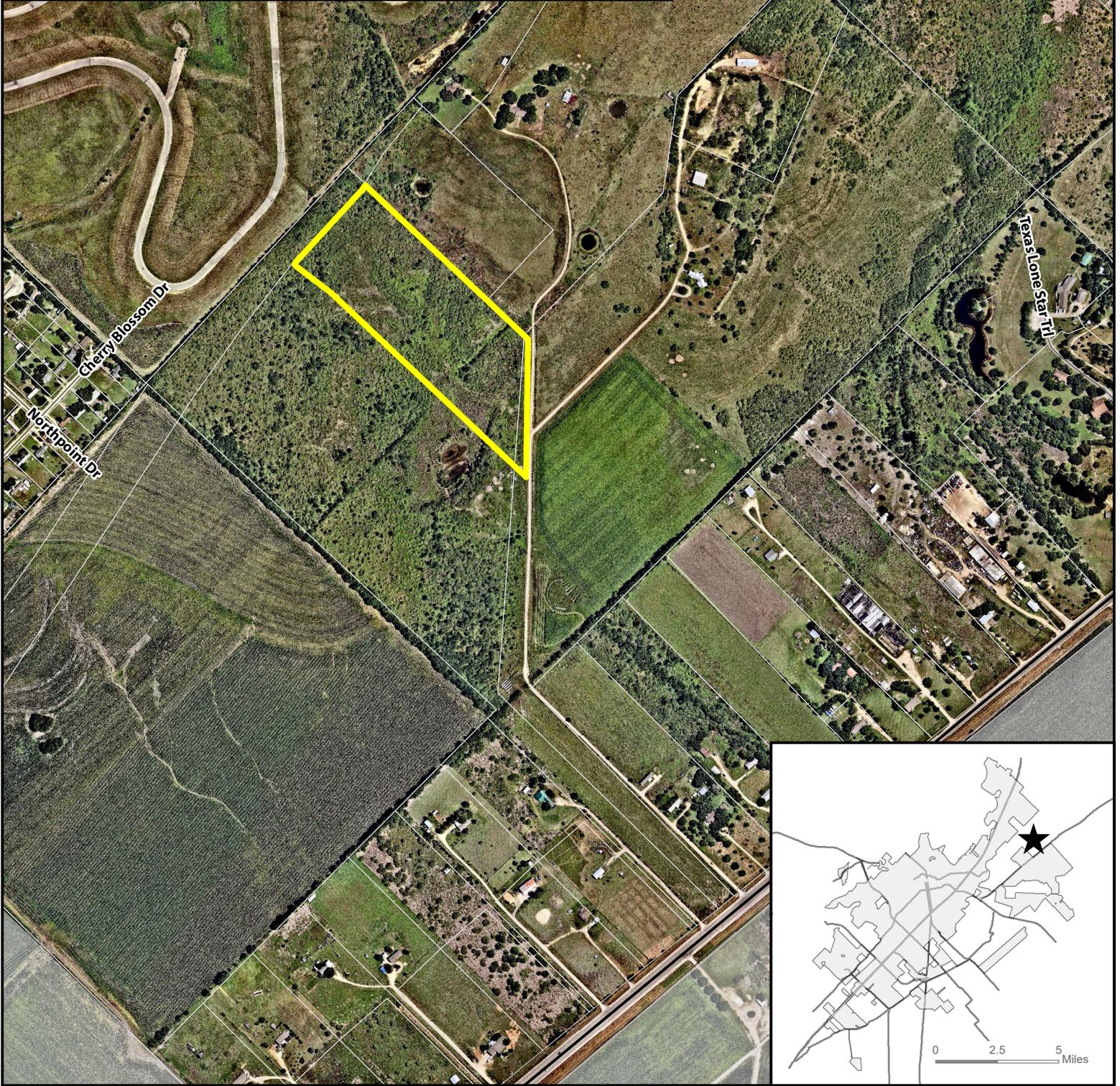
Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>Whether the proposed zoning will reinforce the existing or planned character of the area <i>Approval of this zoning change would allow the property to develop in a manner that is “NP” Not Preferred according to the District Translation Table which states that “Special Districts”, such as a Light Industrial zoning district, is Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map. The Zoning Translation Table states that zoning changes to Character Districts should be “C” Considered within an Area of Stability – Low Intensity designation. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.</i></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district <i>The property is vacant and shown to be in a low to moderately constrained area on the Land Use Suitability Map. The site will have access to the future FM 110 and will be required to construct roadways and utility infrastructure within the development consistent with the Light Industrial zoning district.</i></p>
		<u>N/A</u>	<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently not zoned as it is located outside of the City Limits.</i></p>
<u>X</u>			<p>Whether there is a need for the proposed use at the proposed location <i>The proposed rezoning would allow primarily industrial uses with allowances for agricultural, public, and commercial uses. The subject property’s location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.</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 <i>The property is not located within the City’s water service area and is serviced by Maxwell Water Supply. The property is located approximately 4,300 feet from the City’s wastewater service area. The</i></p>

Zoning Request	4087 Hwy 21
ZC-20-07	

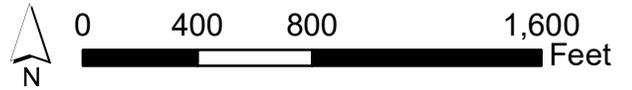


			City is currently updating the wastewater service area and following the update the subject property will be located within this service area.
	Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
	<u>X</u>		<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The surrounding property is primarily agricultural and rural residential and does not complement the proposed Light Industrial zoning.</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 <i>This request is not 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 <i>The property is located within a low to moderately constrained area according to the Land Use Suitability Map. In addition, there is no floodplain on the property.</i></p>
		<u>X</u>	<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>The applicant is also requesting a rezoning to Manufactured Home, "MH" for approximately 45 acres abutting the subject property. This request is being considered as part of a separate zoning request (ZC-20-08). Both zoning requests are being processed concurrently with an annexation request for the property. While the request to MH zoning is not considered as part of the current zoning analysis it does serve as additional background information.</i></p>

ZC-20-07 Aerial View Palace Way LI Zoning — 4087 Hwy 21



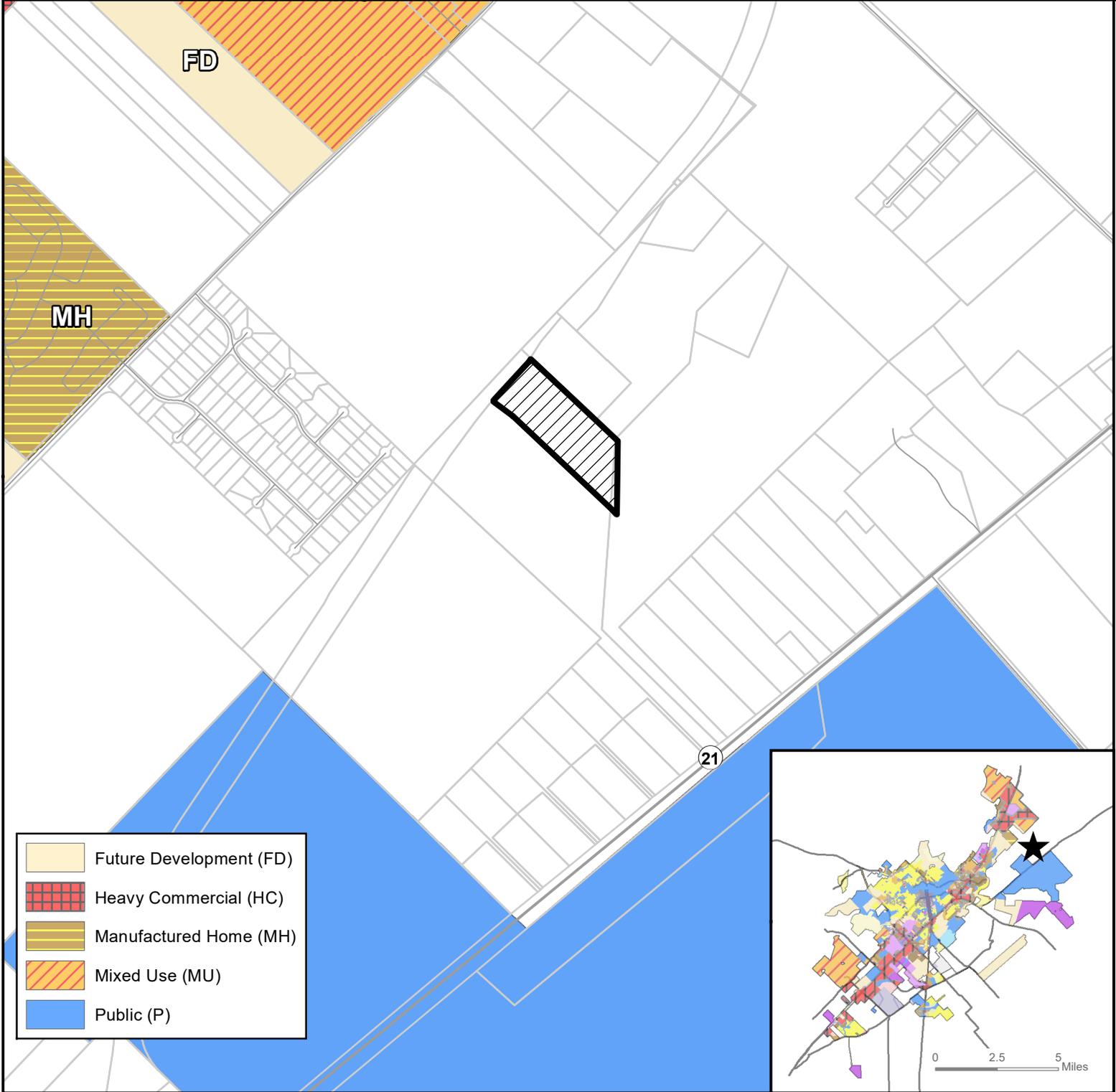
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



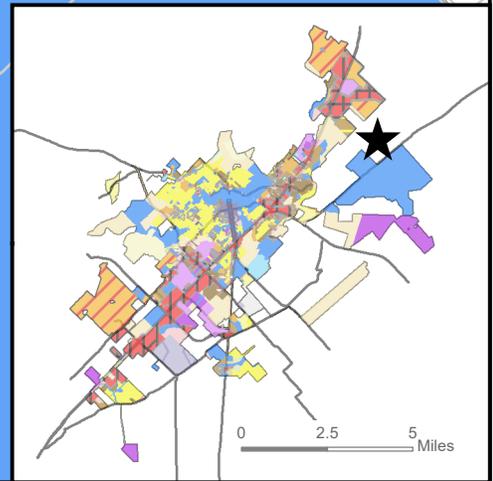
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020

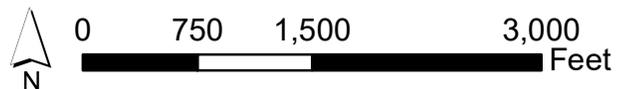
ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



-  Future Development (FD)
-  Heavy Commercial (HC)
-  Manufactured Home (MH)
-  Mixed Use (MU)
-  Public (P)



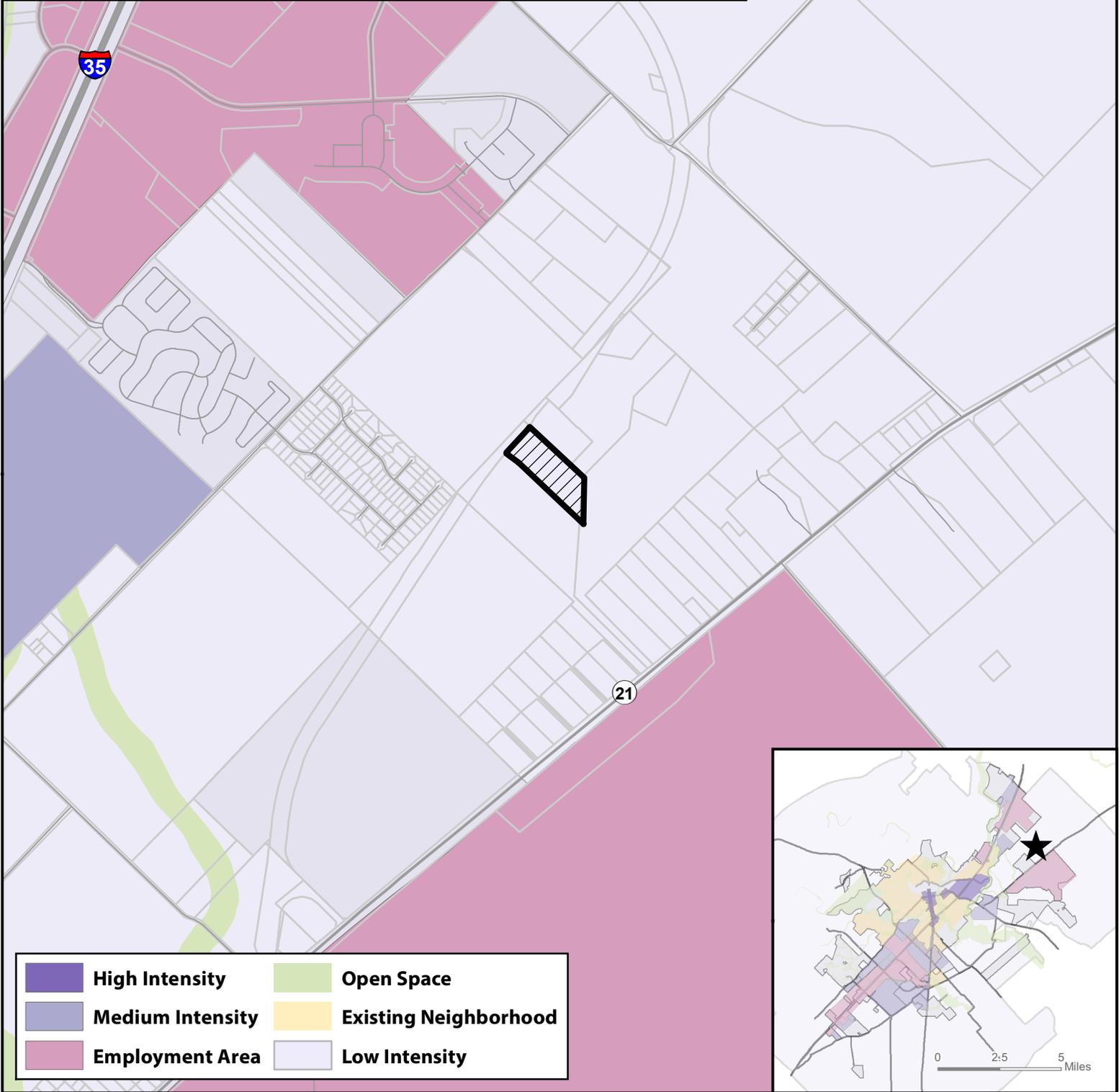
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

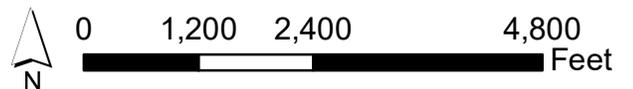
Map Date: 4/6/2020

ZC-20-07 Preferred Scenario Palace Way LI Zoning — 4087 Hwy 21



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

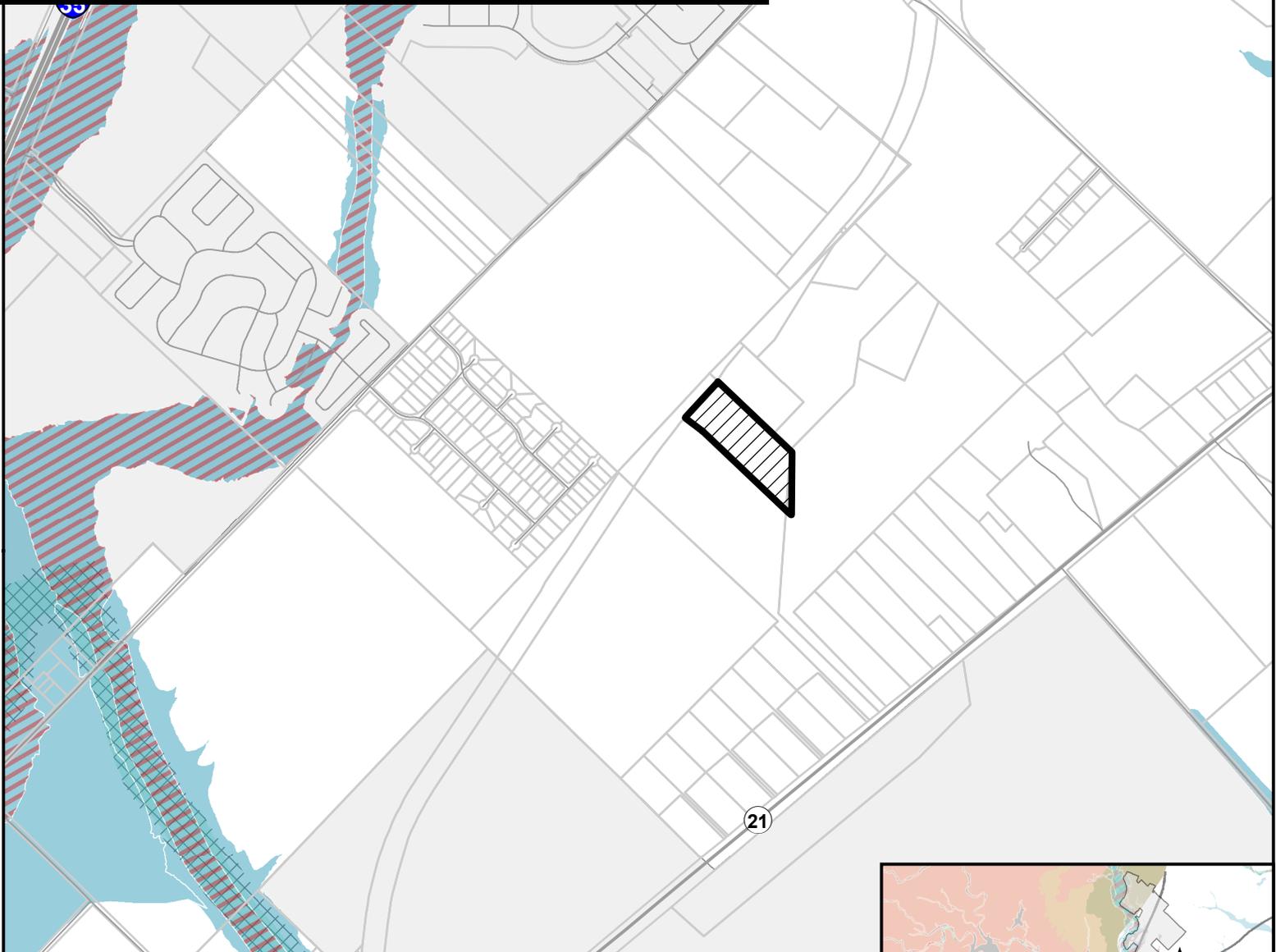
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

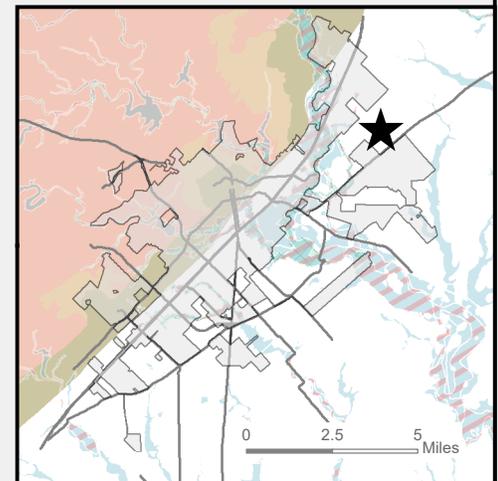
Map Date: 4/6/2020

ZC-20-07 Environmental Features Palace Way LI Zoning — 4087 Hwy 21

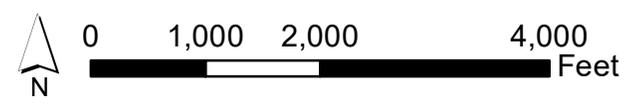


Environmental Features

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



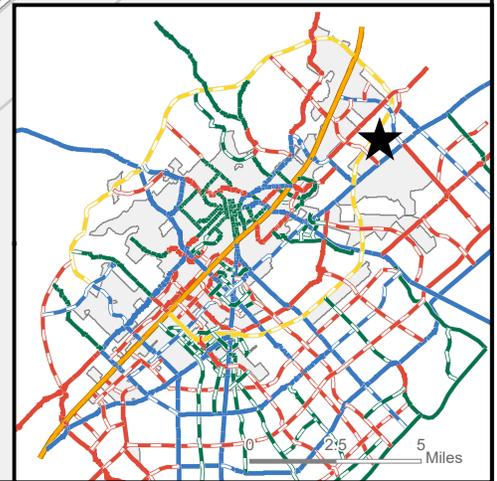
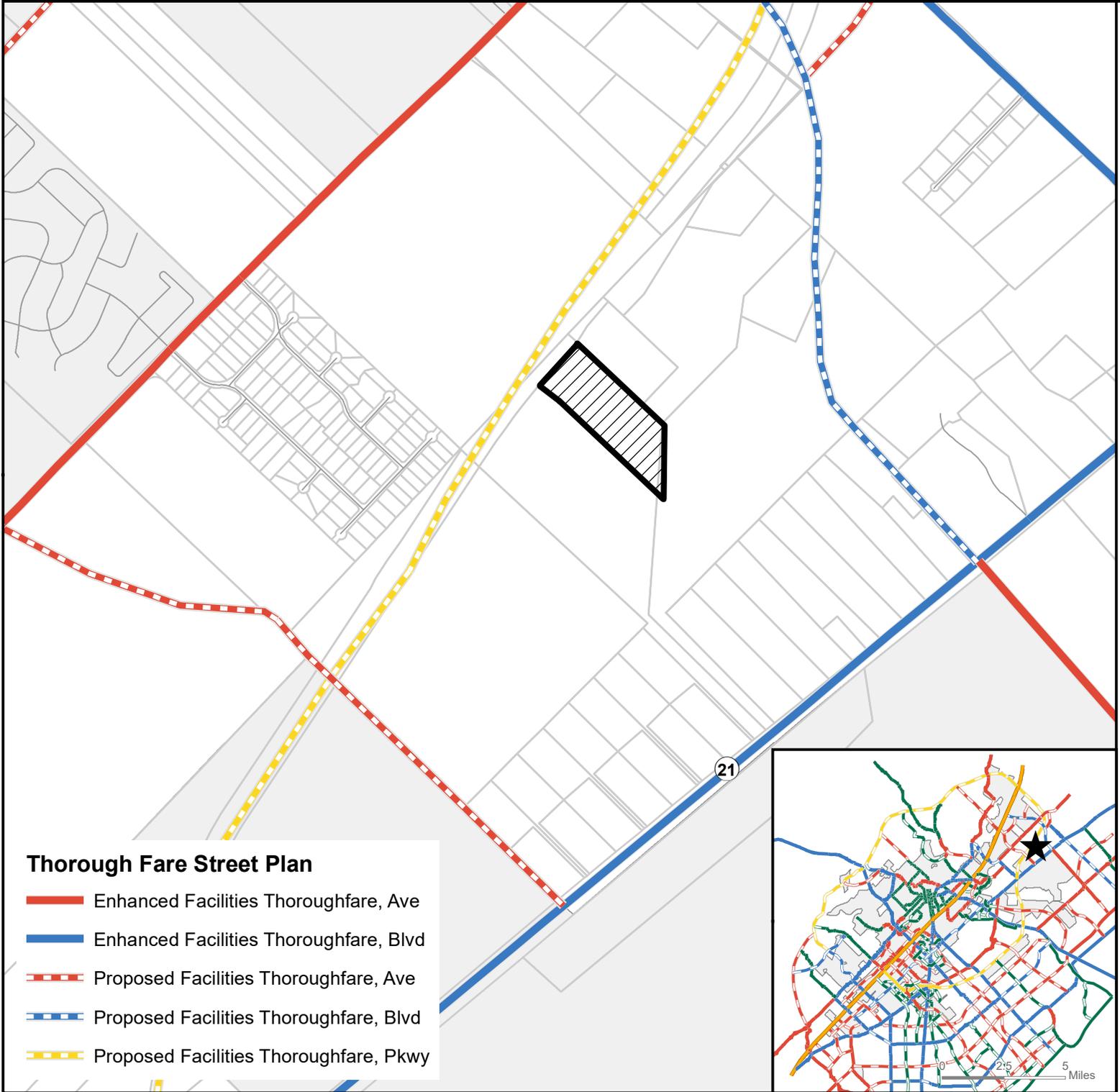
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



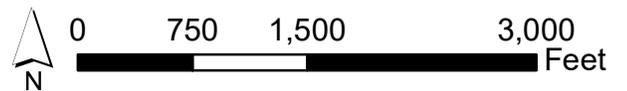
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/6/2020

ZC-20-07 Transportation Master Plan Palace Way LI Zoning — 4087 Hwy 21



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

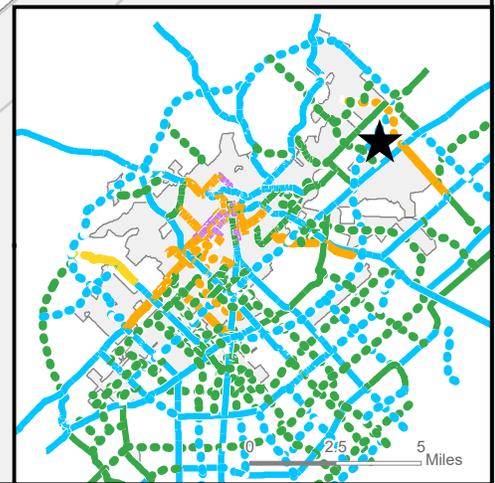
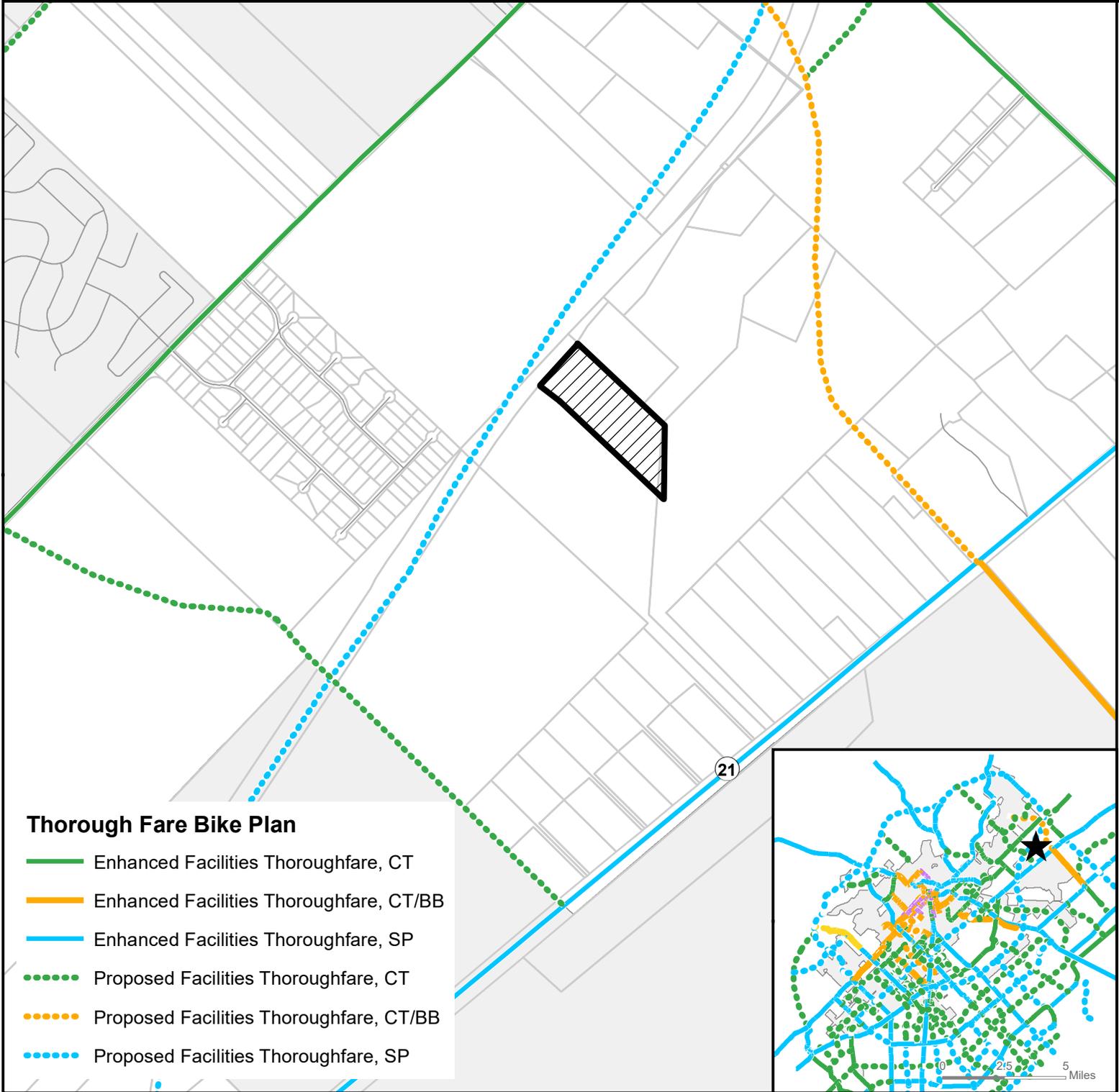


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

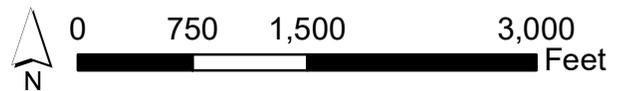
Map Date: 4/6/2020

ZC-20-07

Transportation Master Plan - Bicycle Infrastructure Palace Way LI Zoning — 4087 Hwy 21



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



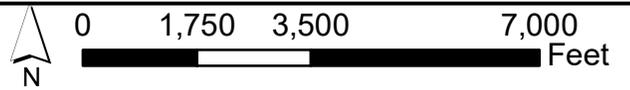
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/6/2020

ZC-20-07 FM 110 Location Palace Way LI Zoning — 4087 Hwy 21



-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**
-  **FM 110**



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: 4/6/2020

Notification List (ZC-20-07)

Property	Site Address	Owner Name	Owner Address	Ownder Address 2	Owner City	Owner State	Owner Zip
127199	2840 HARRIS HILL	GOSSAMER TRUST II HENNINGTON D B & W J	REX B RIVERS TRUSTEE % HENNINGTON DAVID B &	19901 MOON DANCE LN	SPICEWOOD	TX	78669-6804
93992	4 COW TRAIL	LIVING TRUST	WANDA J TRUSTEES	PO BOX 693	SAN MARCOS	TX	78667-0693
85379	1 COW TRAIL	NEW DIRECTION IRA INC PALACE WAY PARTNERS	% ROMANO EDWARD F IRA	P O BOX 607	WIMBERLEY	TX	78676
11304	4087 SH 21	LLC	6531 FOX RUN		SAN ANTONIO	TX	78233-4706

Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Light Industrial (LI)

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	--	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	--	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

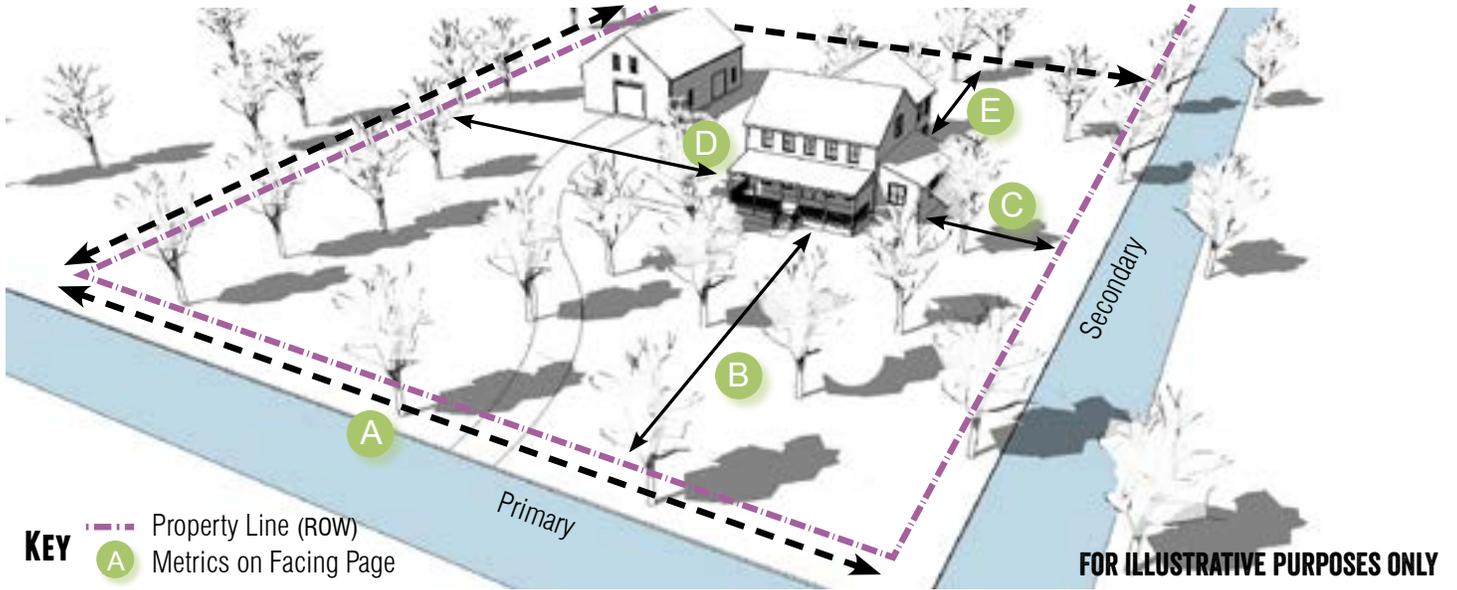
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	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:																				
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: Light Industrial (LI)
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.	Light Industrial 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.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (40 feet)	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
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 between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 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

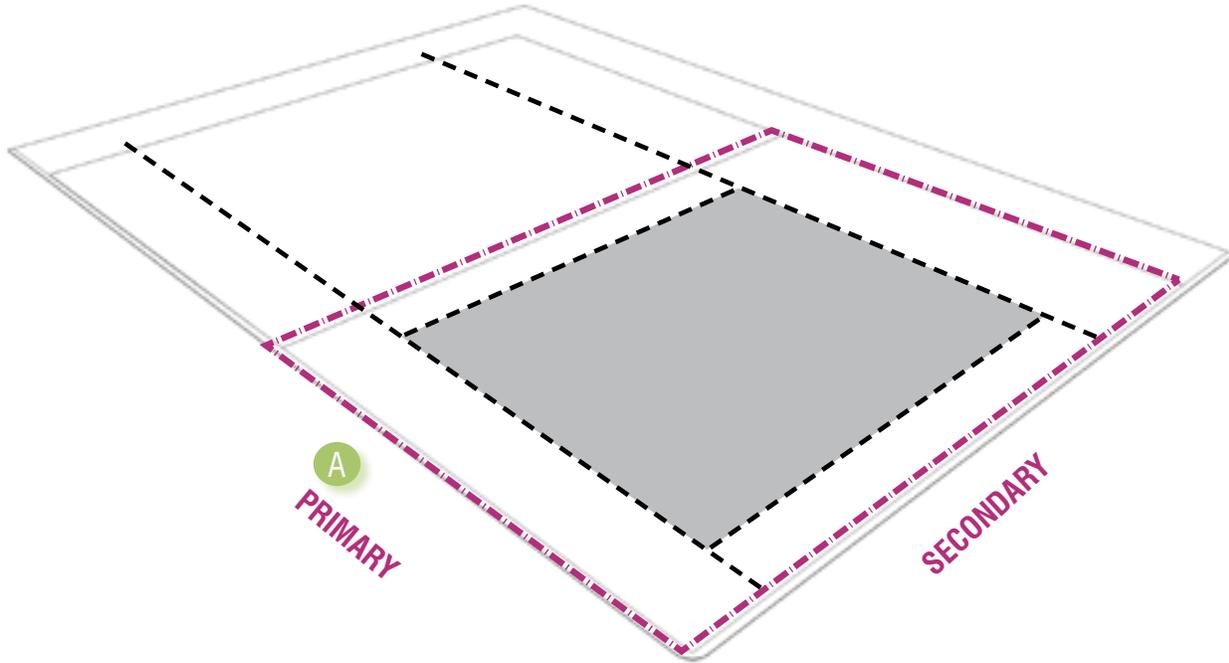
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

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-20-07 (Palace Way LI) 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 – It is “Not Preferred” but it does not require a Preferred Scenario Map Amendment	

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			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	X		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			X

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Morrison Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: The 2013 Comprehensive Plan did not predict any impervious cover changes to the Morrison Creek Watershed from the trend to the preferred scenario.					

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? Parkland dedication is not required for commercial uses, however, the project will be required to install sidewalk and streetscape infrastructure along proposed roadways.					X
Will Trails and / or Green Space Connections be Provided? The Transportation Master Plan requires a greenway along FM 110.				X	
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? Wastewater lines will be required throughout the development to service the property.				X	
Water service available? Water lines will be also required throughout the development to service the property.				X	

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

		A	B	C	D	E	F
Existing Daily LOS	Hwy 21		X				
Existing Peak LOS	Hwy 21					X	
Preferred Scenario Daily LOS	Hwy 21 FM 110				X		X
Preferred Scenario Peak LOS	Hwy 21 FM 110						X X
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.							
		N/A	Good	Fair	Poor		
Sidewalk Availability (Required to build.)		X					
Sidewalks will be required to be constructed at the time of development.							
				YES	NO		
Adjacent to existing bicycle lane? The development will be responsible for constructing required bike infrastructure within new proposed streets.					X		
Adjacent to existing public transportation route?					X		



PLANNING AND DEVELOPMENT SERVICES

4/17/2020

ZC-20-07

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “LI” Light Industrial
4087 Hwy 21**

Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “LI” Light Industrial, or such other less intense zoning district classification as the City Council may approve, for approximately 14.90 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21.

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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, April 28, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>
- A public hearing will be held at the City Council Meeting on **Tuesday, May 19, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: <https://sanmarcostx.gov/421/City-Council-Videos-Archives>

All interested citizens are invited to attend and participate in the public hearing. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council meeting, 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, **Andrea Villalobos**, at **512.805.2623**. When calling, please refer to case number **ZC-20-07**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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, 2018

Case # ZC-____-____

CONTACT INFORMATION

Applicant's Name	JIM GLASGOW	Property Owner	PALACE WAY PARTNERS LLC
Applicant's Mailing Address	6531 FOX RUN SAN ANTONIO, TEXAS 78233	Owner's Mailing Address	6531 fox run San Antonio, Texas 78233
Applicant's Phone #	210-413-7230	Owner's Phone #	6531 fox runSan Antonio, Texas 78233
Applicant's Email	JEGLASGOW@YAHOO.COM	Owner's Email	6531 fox runSan Antonio, Texas 78233

PROPERTY INFORMATION

Subject Property Address(es): 4087 sSTATE HWY 21 SAN MARCOS, TEXAS 78666

Legal Description: Lot _____ Block _____ Subdivision A0011 THOMAS G MCGEHEE SYRVEY PT 41

Total Acreage: 14.90 Tax ID #: R 11304

Preferred Scenario Designation: LIGHT INDSTRIAL Existing Zoning: N/A

Existing Land Use(s): AG

DESCRIPTION OF REQUEST

Proposed Zoning District(s): LI

Proposed Land Uses / Reason for Change: TO ACCURE SEWER SERVICE FOR LIGHT INDUSTRIAL 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* \$1,030 plus \$100 per acre Technology Fee \$12 MAXIMUM COST \$3,012
 *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, _____ (owner) acknowledge that I am the rightful owner of the property located at _____ (address).

I hereby authorize _____ (agent name) to file this application for _____ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  _____
Printed Name: **JIM E GLASGOW** _____

Date: **3-7-2020** _____

Signature of Agent: _____
Printed Name: _____

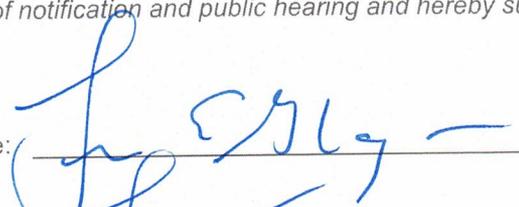
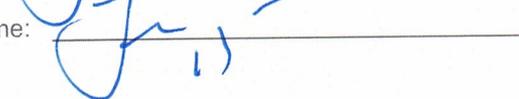
Date: _____

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

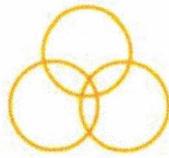
The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- 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 \$88 plus an \$12 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 \$88 plus a \$12 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: 
Print Name: 

Date: 3-7-20



REPLAT

STATE OF TEXAS - CITY OF SAN MARCOS

WHEREAS, Palaceway Partners LLC owns a 59.62ac tract of land situated in the Thomas G. McGehee survey, A-11, Hays County, Texas. Conveyed in volume 723 page 39, Plat record 7042-19-2-c; Hays County, TX. Same being a tract of land described to Trinity Group as conveyed in Instrument number 9927062, official public records, Hays County, Texas. And being more particularly described by metes and bounds as follows: Grid north of the Texas state plane coordinate system, NAD 83, South central zone.

The proposed plat divides the existing property into two plats. This industrial plat being 14.90 acres.

Industrial Plat Metes and Bounds

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, North 50 degrees, 26 minutes and 21.87 seconds East, with the west Right of Way of said State Highway Number 21, drive a distance of 118.16 feet towards 1/2" " Iron rod with plastic cap stamped "Byrn Associates".

THENCE, North 45 degrees, 25 minutes and 53.13 seconds West, parallel with the adjacent gravel road said Cow Trail, drive a distance of 1,530.10 feet towards 1/2" " Iron rod with plastic cap.

THENCE, North 12 degrees, 08 minutes and 40 seconds East, towards the adjacent gravel road said Cow Trail, drive a distance of 175.99 feet towards 1/2" " Iron rod. Same lying on the left right of way of Cow Trail.

THENCE, North 0 degrees, 48 minutes and 43.60 seconds East, with the west right of way of said Cow Trail. Drive a distance of 886.52 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the southwest corner of the Industrial lot.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 1,306.58 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the west side of the Industrial plat.

THENCE, North 53 degrees, 02 minutes and 00.38 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 224.38 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the northwest corner of the Industrial plat.

THENCE, South 38 degrees, 05 minutes and 05.46 seconds West, of the northwest corner of the Industrial plat and the right edge of road of Dukes Rd, drive a distance of 443.59 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being southeast of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And lying on the east right of way of the Harris Hill Road Sport Vehicle Track.

THENCE, South 34 degrees, 57 minutes and 58.46 seconds West, drive a distance of 438.82 feet to 1/2" Iron rod with plastic cap. Same being southwest of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And the northwest corner of the proposed plat.

THENCE, South 46 degrees, 29 minutes and 03.48 seconds East, being southwest of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And the northwest corner of the proposed plat. drive a distance of 2104.26 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates".

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY GROUP, does hereby adopt this Proposed Plat designating the herein above described property as PALACE WAY DEVELOPMENT, an addition to the City of San Marcos, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is hereby dedicated in fee simple to the City of San Marcos for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose

TRINITY GROUP

PAGE 2 OF 3

A Real Estate Development Service Company

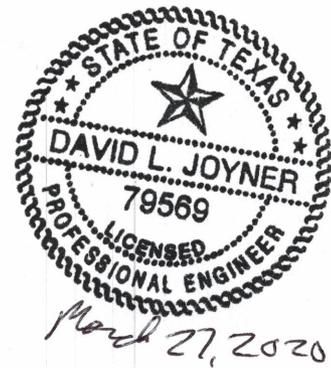
838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz

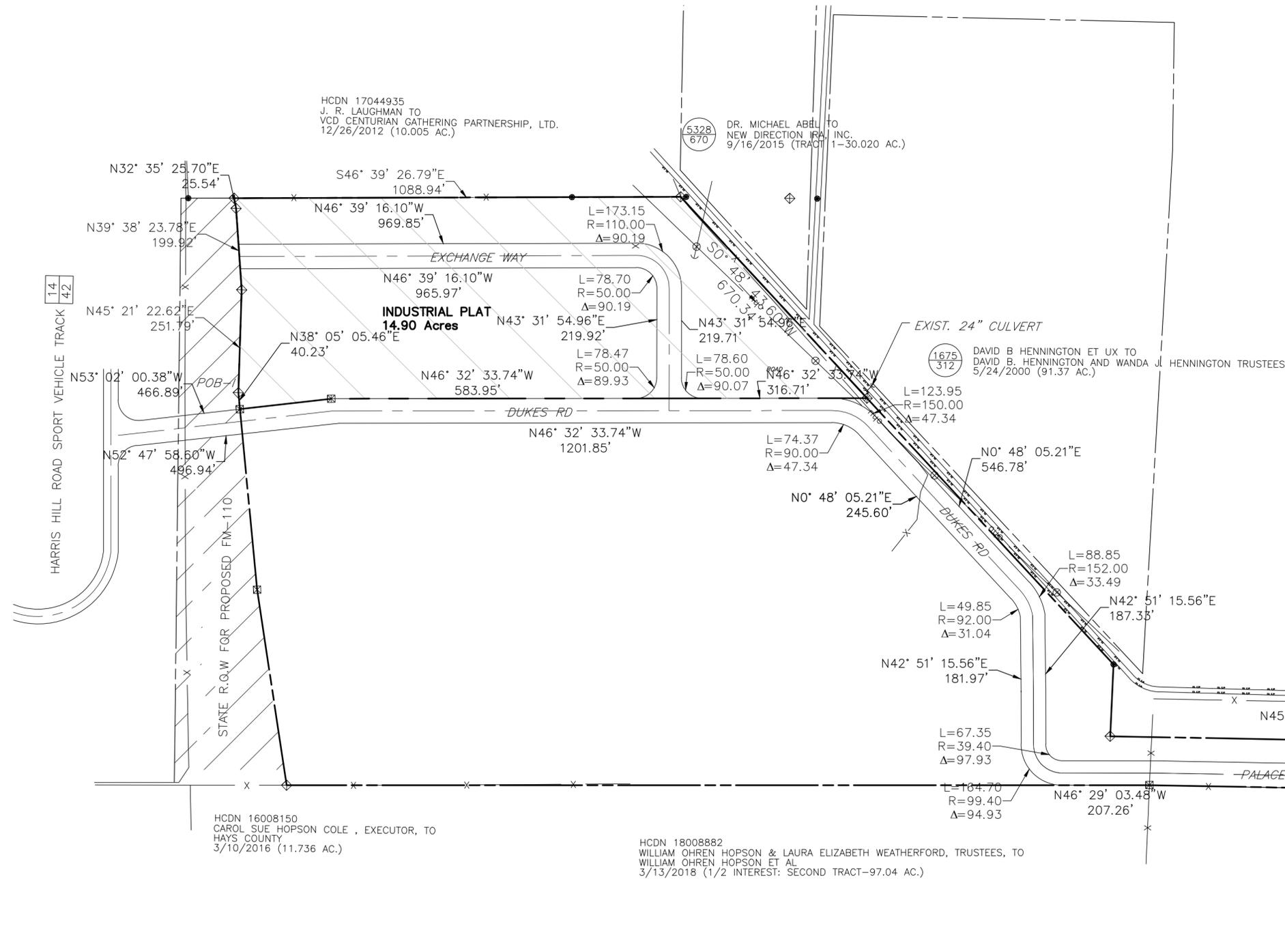
of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of San Marcos.



Dr. David L. Joyner, P.E
TX Firm 12656





SURVEYORS NOTES

- FENCES MEANDER.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0415F, DATED 9/28/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS ENGINEER DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT; THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 15, 2019 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - HCDN
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - 3/4" IRON PIPE FOUND OR DIAMETER NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP
 - WIRE FENCE
 - UTILITY LINE, POLE AND GUY
 - WATER METER
 - WATER VALVE
 - UTILITY PEDESTAL
 - CLEANOUT
 - 6" CEDAR FENCE POST
 - UNDERGROUND UTILITY WARNING SIGN
 - WATER SPIGOT
 - PROPOSED 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TRINITY COMPANIES"
 - INDUSTRIAL PLAT

CERTIFICATION

I CERTIFY THAT THESE PLAT SHEETS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO CITY APPROVAL. THE RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN MARCOS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS PLAT IS ACCOMPANIED BY A SEVEN (7) PAGE REPLAT DOCUMENT DESCRIBING EACH METES AND BOUNDS THOROUGHLY.

Dr. David Joyner, PE TX PE 79569

David Joyner



HCDN 17044935
J. R. LAUGHMAN TO
VCD CENTURIAN GATHERING PARTNERSHIP, LTD.
12/26/2012 (10.005 AC.)

5328
670 DR. MICHAEL ABEL TO
NEW DIRECTION REALTY, INC.
9/16/2015 (TRACT 1-30.020 AC.)

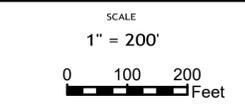
1675
312 DAVID B HENNINGTON ET UX TO
DAVID B. HENNINGTON AND WANDA J. HENNINGTON TRUSTEES
5/24/2000 (91.37 AC.)

HCDN 16008150
CAROL SUE HOPSON COLE, EXECUTOR, TO
HAYS COUNTY
3/10/2016 (11.736 AC.)

HCDN 18008882
WILLIAM OHREN HOPSON & LAURA ELIZABETH WEATHERFORD, TRUSTEES, TO
WILLIAM OHREN HOPSON ET AL
3/13/2018 (1/2 INTEREST: SECOND TRACT-97.04 AC.)

117
493 MRS. MILLIE GARY ET VIR TO
THE STATE OF TEXAS
12/15/1938 (3.82 AC.)

PROJECT NO. 12148	REVISIONS	DRAWN BY D. Aldana
TX Firm # 12656		DESIGNED BY Trinity Group
DATE Mar 2020		CHECKED BY D. Joyner



SHEET NO.
C-01

VERSION A
Unless otherwise noted this is scaled to fit a 18"x24" sheet.

SHEET NO.
**PROPOSED PLAT
FOR INDUSTRIAL
DEVELOPMENT**

TRINITY GROUP
A REAL-ESTATE SERVICE COMPANY

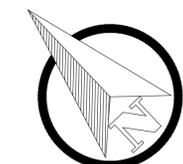
838 MEYER RD. NEW BRAUNFELS, TX 78638
PH. (830) 303-3283. FAX (972) 842-7001
www.trinitycompanies.biz trinity@trinitycompanies.biz

"We Help Build Your Future"

PALACE WAY DEVELOPMENT

Location:
4087 ST. HIGHWAY 21
San Marcos, Texas





PALACE WAY DEVELOPMENT
 Location:
4087 ST. HIGHWAY 21
 San Marcos, Texas

TRINITY GROUP
 A REAL-ESTATE SERVICE COMPANY
 888 MEYER RD. NEW BRAUNFELS, TX 78039
 PH. (830) 303-2983 FAX (877) 842-7001
 www.trinitycompany.com
 "We Help Build Your Future"

PROJECT NO.	12418
REVISIONS	
TX Firm #	12656
DATE	Feb 2020
SCALE	3/32" = 1'
DRAWN BY	D. Aldana
DESIGNED BY	Trinity Group
CHECKED BY	D. Joyner
ZONING PLAN	
SHEET NO.	C-01
VERSION A	

CERTIFICATION
 I CERTIFY THAT THESE SURVEY SHEETS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO COUNTY APPROVAL. THE RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN MARCOS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Dr. David Joyner, PE TX PE 79569
David L. Joyner



HARRIS HILL ROAD SPORT VEHICLE TRACK

HCDN 17044935
 J. R. LAUGHMAN TO
 VCD CENTURIAN GATHERING PARTNERSHIP, LTD.
 12/26/2012 (10.005 AC.)

5328
 670 DR. MICHAEL ABEL TO
 NEW DIRECTION IRA, INC.
 9/16/2015 (TRACT 1-30.020 AC.)

1675
 312 DAVID B HENNINGTON ET UX TO
 DAVID B. HENNINGTON AND WANDA J. HENNINGTON TRUSTEES
 5/24/2000 (91.37 AC.)

ABUNDANT LIFE CHRISTIAN CHURCH TO
 HAYS COUNTY
 3/12/2015 (5.058 AC.)

5158
 87 HCDN 16008150
 CAROL SUE HOPSON COLE, EXECUTOR, TO
 HAYS COUNTY
 3/10/2016 (11.736 AC.)

HCDN 18008882
 WILLIAM OHREN HOPSON & LAURA ELIZABETH WEATHERFORD, TRUSTEES, TO
 WILLIAM OHREN HOPSON ET AL
 3/13/2018 (1/2 INTEREST: SECOND TRACT-97.04 AC.)

STATE HIGHWAY NUMBER 21 (R.O.W. VARIES)

117
 493 MRS. MILLIE GARY ET VIR TO
 THE STATE OF TEXAS
 12/15/1938 (3.82 AC.)

SURVEYORS NOTES

- FENCES MEANDER.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0415F, DATED 9/28/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS ENGINEER DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 15, 2019 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

LEGEND

	HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
	HAYS COUNTY PLAT RECORDS
	HAYS COUNTY DOCUMENT NUMBER
	1/2" IRON ROD FOUND OR DIAMETER NOTED
	3/4" IRON PIPE FOUND OR DIAMETER NOTED
	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
	1/2" IRON ROD FOUND WITH PLASTIC CAP
	WIRE FENCE
	UTILITY LINE, POLE AND GUY
	WATER METER
	WATER VALVE
	UTILITY PEDESTAL
	CLEANOUT
	6" CEDAR FENCE POST
	UNDERGROUND UTILITY WARNING SIGN
	WATER SPIGOT

NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT G.F. NO. 20190411 DATED MAY 2, 2019

10(c) WATERLINE EASEMENT RECORDED IN VOLUME 239, PAGE 222 OF THE HAYS COUNTY DEED RECORDS, MAY AFFECT SUBJECT TRACT ALTHOUGH THERE IS NOT ANY LOCATIVE INFORMATION PROVIDED IN DEED.

10(d) INGRESS EGRESS EASEMENT RECORDED IN VOLUME 340, PAGE 666 OF THE HAYS COUNTY DEED RECORDS, MAY AFFECT SUBJECT PROPERTY, THE GRAVEL DRIVE ON THE ADJACENT PROPERTY TO THE EAST FITS THE GENERAL DESCRIPTION GIVEN IN THE DEED.

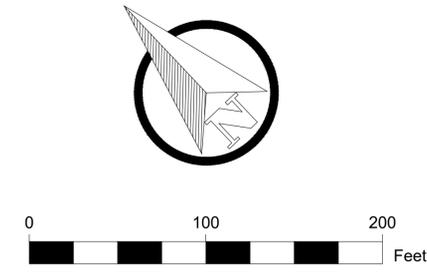
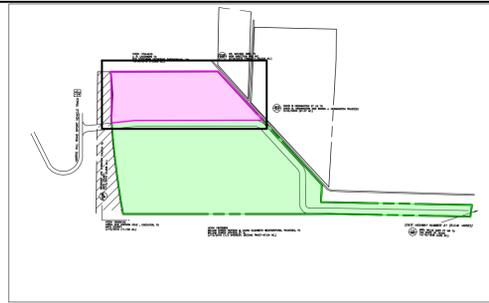
10(e) STREET MAINTENANCE AGREEMENT RECORDED IN VOLUME 1301, PAGE 165 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, THIS AGREEMENT IS FOR PROPERTIES WHICH WERE GRANTED EASEMENT RIGHTS TO USE COWTRAIL LANE. THE SUBJECT TRACT WAS NOT GRANTED EASEMENT RIGHTS SO THEREFORE IS NOT SUBJECT TO THIS AGREEMENT.

PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac
RESIDENTIAL PORTION	44.69ac

ZONING
 HIGHWAY 21 LAND DEVELOPMENT

BEING A ZONING OF 59.59 ACRES,
 MORE OR LESS, IN THE THOMAS G.
 McGEHEE SURVEY, A-11, HAYS
 COUNTY, TEXAS

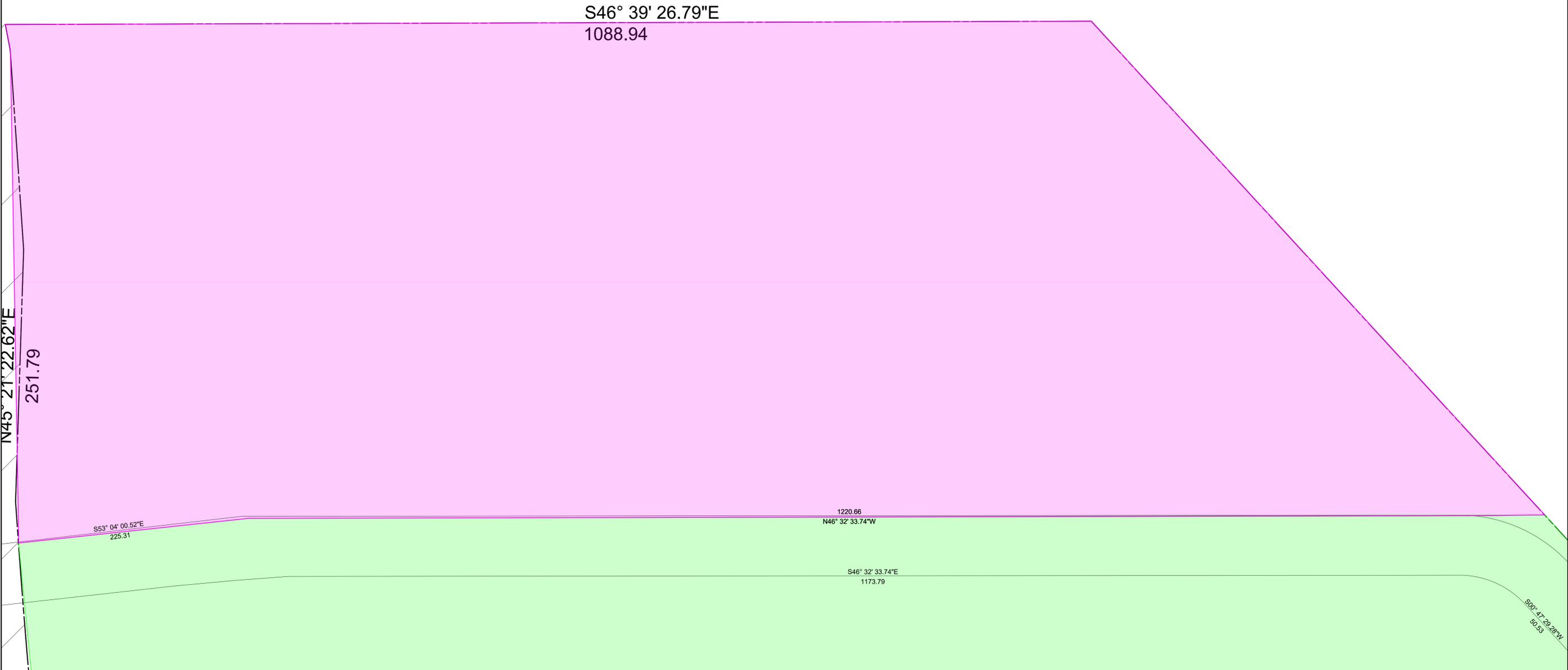
PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac



PALACE WAY DEVELOPMENT
 Location:
4087 ST. HIGHWAY 21
 San Marcos, Texas

TRINITY GROUP
 A REAL-ESTATE SERVICE COMPANY
 838 MEYER RD. NEW BRAUNFELS, TX 78039
 PH. (830) 303-2883 FAX (877) 842-7001
 www.trinitycompany.com trinity@trinitycompany.com
 "We Help Build Your Future"

PROJECT NO. 12418
REVISIONS
TX Firm # 12656
DATE Feb 2020
SCALE 1/4" = 1'
DRAWN BY D. Aldana
DESIGNED BY Trinity Group
CHECKED BY D. Joyner
PROPOSED INDUSTRIAL ZONING
<small>Unless otherwise noted this is scaled to fit a 24" x 36" sheet</small>
SHEET NO. C-02
VERSION A



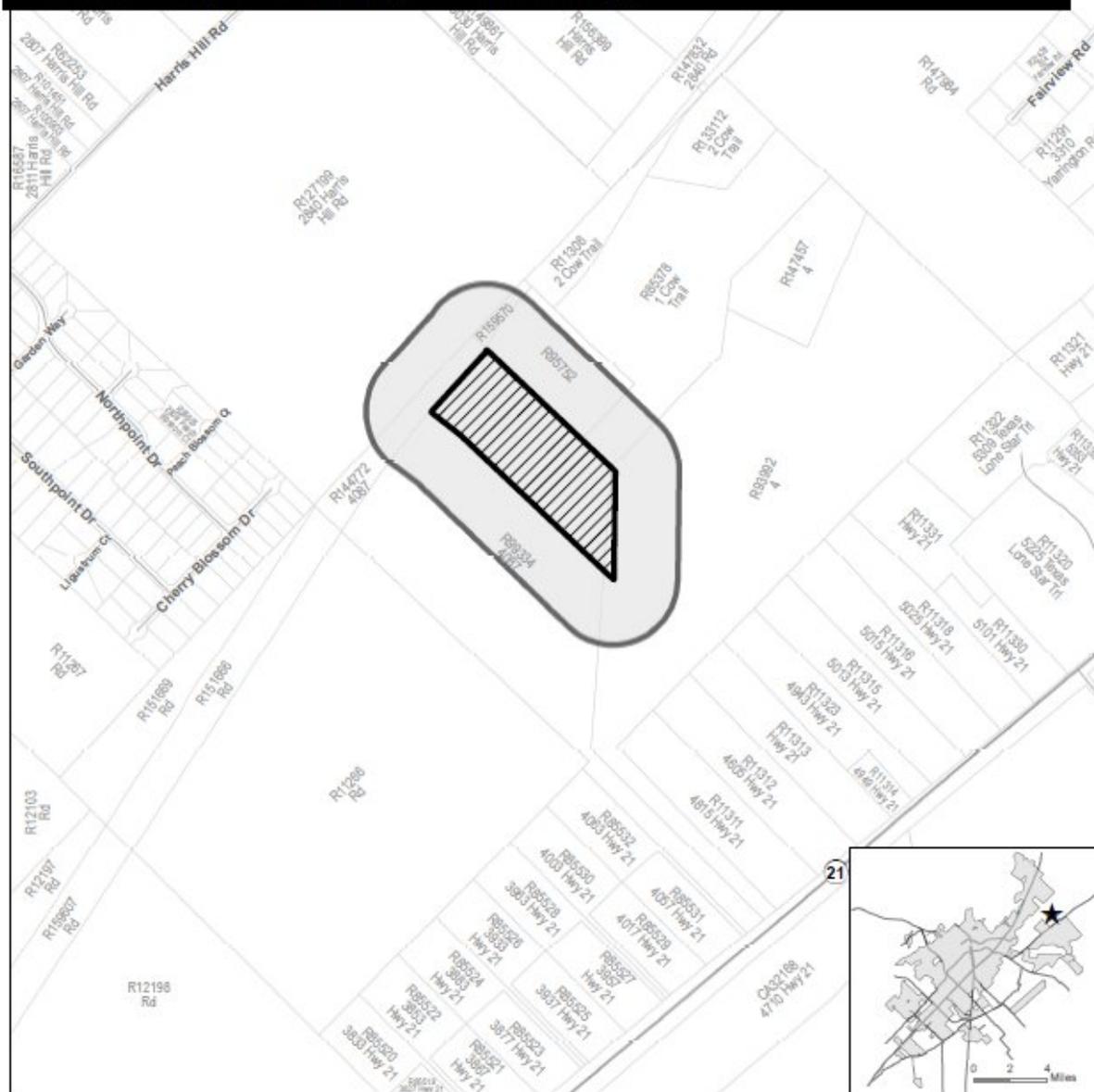
ZC-20-07 (Palace Way LI)

Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “LI” Light Industrial, or such other less intense zoning district classification as the City Council may approve, for approximately 14.90 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)

Location:

- Approximately 14.90 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family / rural (ETJ)
 - Agricultural
 - Harris Hill Race Track / proposed FM 110
- Located outside the City Limits (Extraterritorial Jurisdiction)

ZC-20-07 400' Notification Buffer Palace Way LI Zoning — 4087 Hwy 21



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

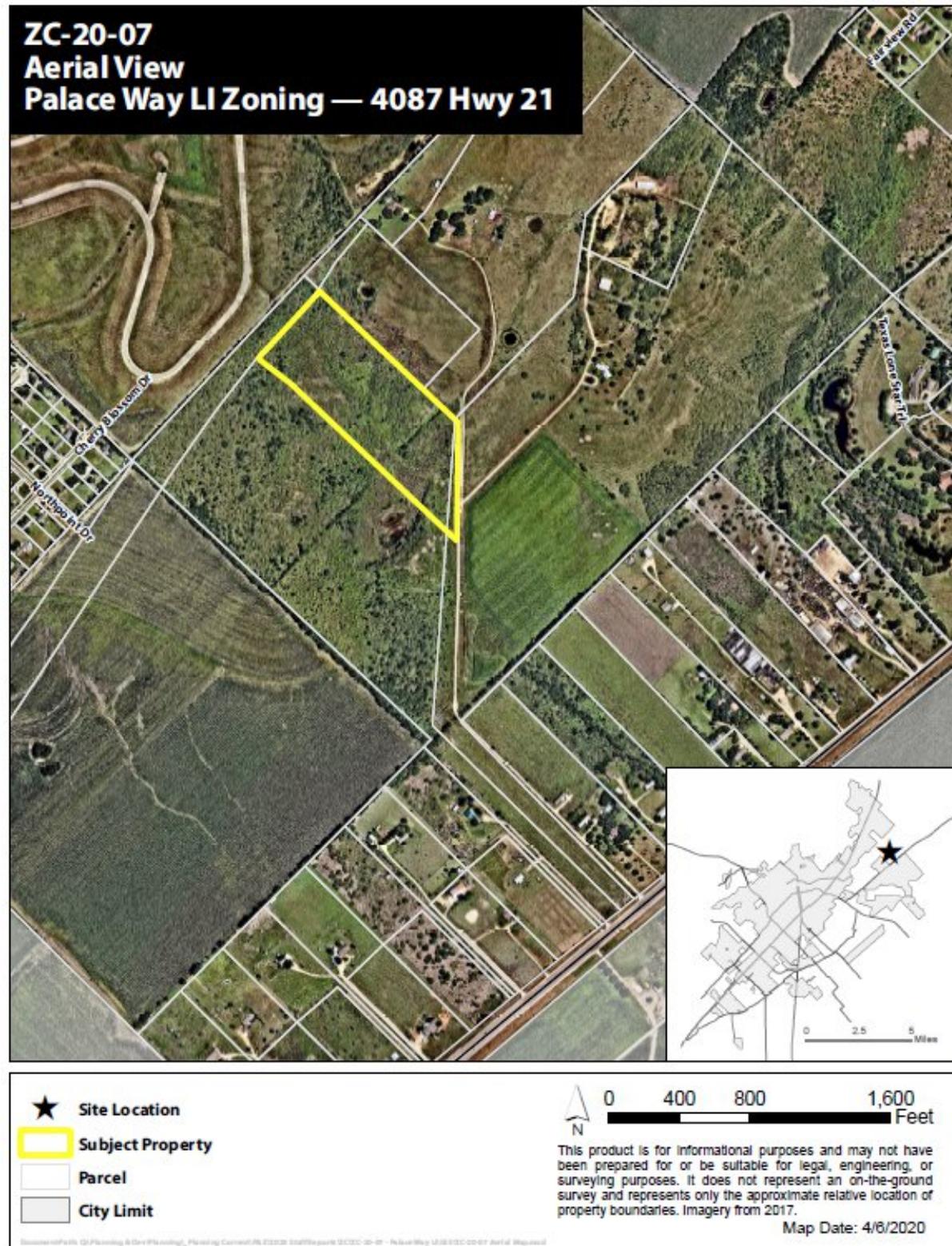


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

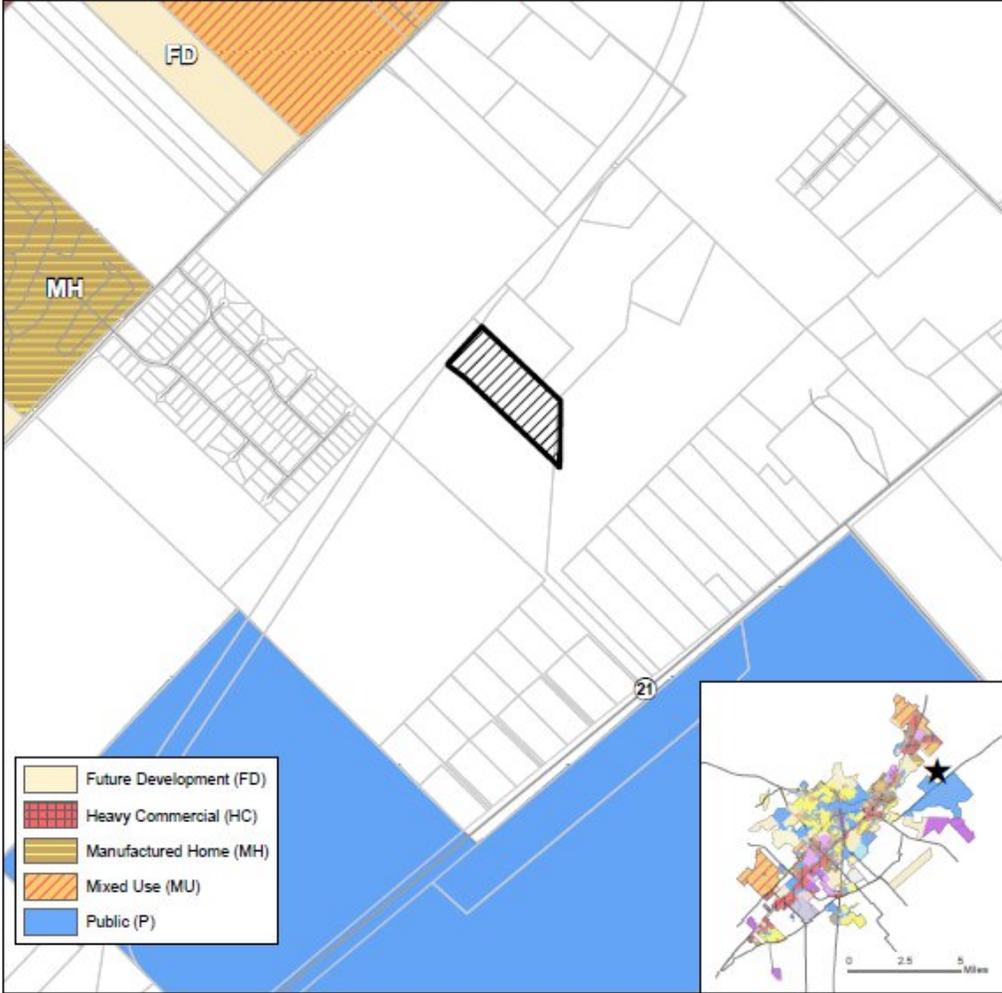
Map Date: 4/7/2020

Context & History

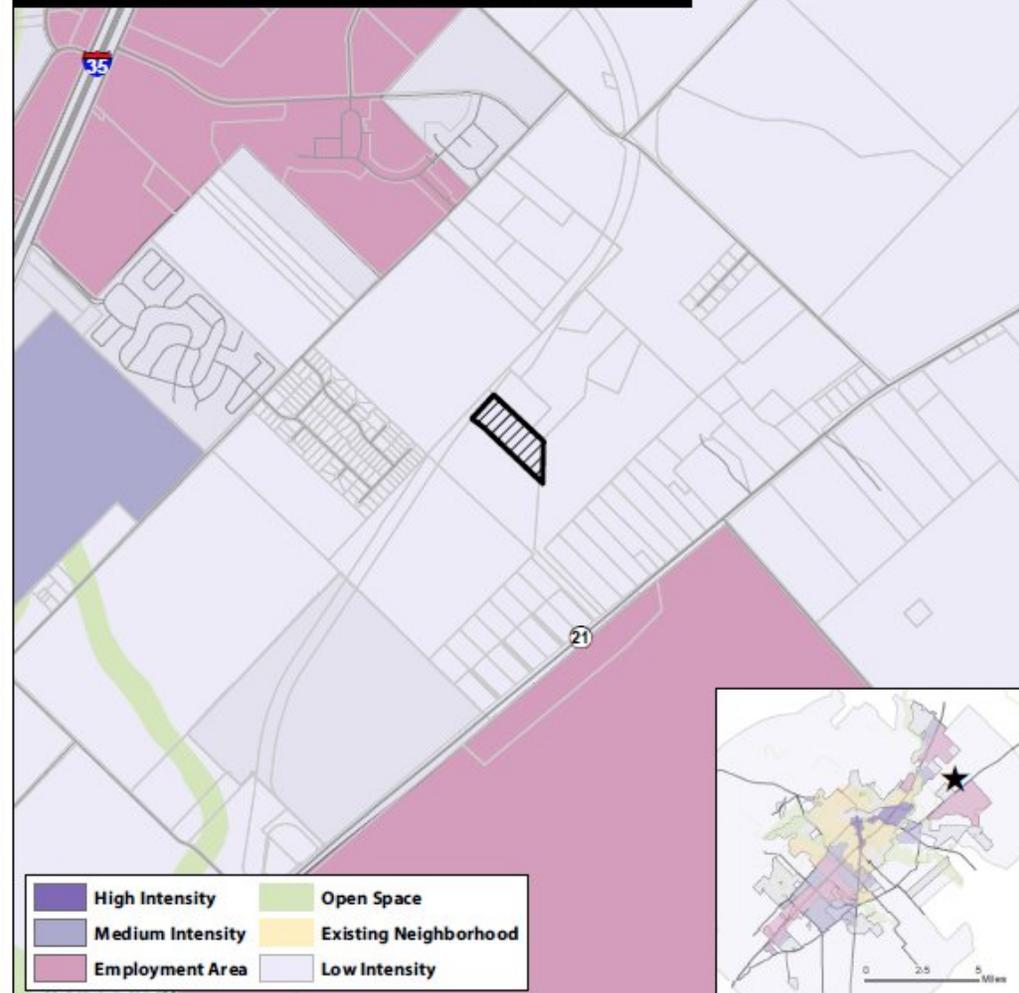
- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Light Industrial (LI)
- Proposed LI zoning allows for primarily industrial uses with some agricultural, public/institutional, and commercial uses
- Applicant is currently proposing a warehouse project.
- Annexation request is being processed concurrently for property located outside City Limits



ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



ZC-20-07 Preferred Scenario Palace Way LI Zoning — 4087 Hwy 21



- 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.

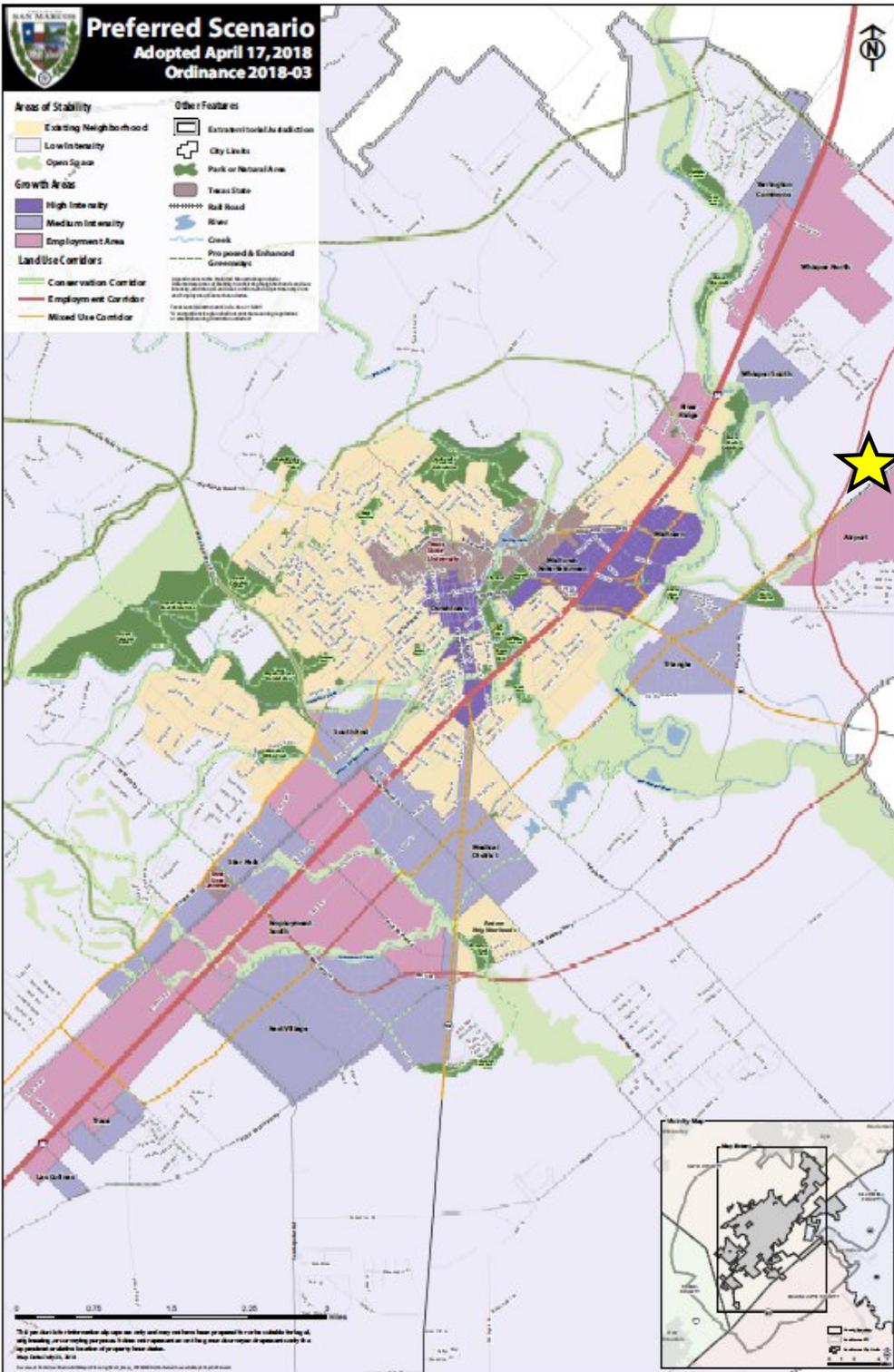
Map Date: 4/6/2020

- 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: 4/6/2020



Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”
(Comprehensive Plan, pg. 77)

Comprehensive Plan Analysis

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

Applicant is requesting a “Special District” (Light Industrial zoning) within a Area of Stability – Low Intensity.

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	

LI Zoning Analysis:

- LI zoning is intended to “accommodate manufacturing and light industrial uses in order to promote economic vitality, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively quiet manner, and should not be obnoxious to nearby residential or commercial areas.”
- **Allowable Building Types:** *General Commercial, Civic Building*
- Surrounding area is not comprised of industrial uses and is primarily single-family, rural, and agricultural uses along with an outdoor entertainment use at the Harris Hill Race Track.
- The city does not have zoning authority to regulate the use of surrounding property located outside the city limits.

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL

The diagram illustrates a rectangular lot with a central grey building footprint. A dashed black line indicates setbacks from the lot boundaries. A red dashed line represents the property line (ROW). A green circle with the letter 'A' is placed near the bottom-left corner of the lot, indicating metrics on this and facing pages. The lot is labeled 'PRIMARY' on the left and 'SECONDARY' on the right.

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

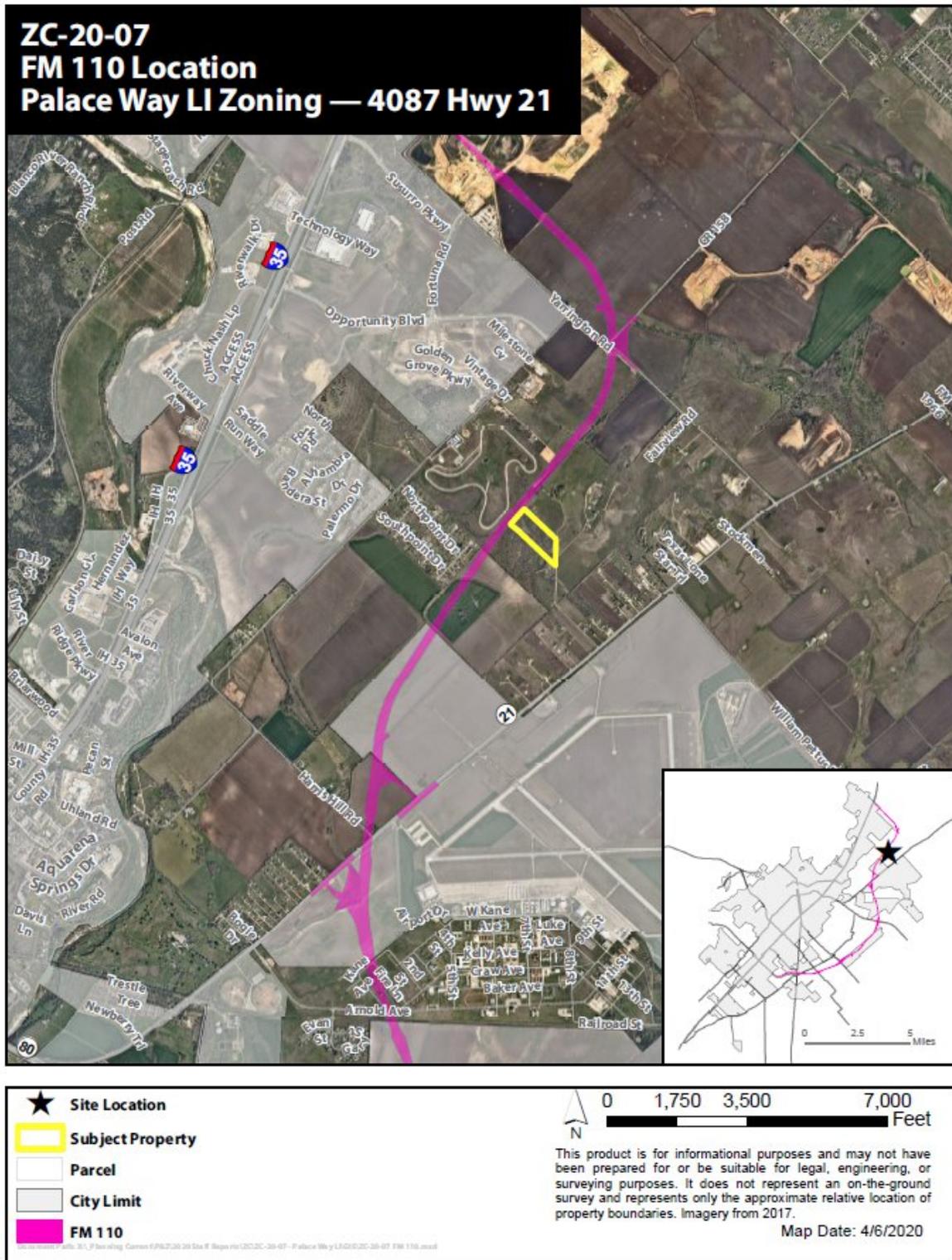
BUILDING STANDARDS		
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Proposed FM 110

- Hays County / San Marcos / TxDOT
- East loop includes two travel lanes with potential of four lanes
- **Funding:** Transportation Reinvestment Zones (TRZs) which captures a portion of the increased value of development along the alignment

Preferred Scenario Employment Corridor

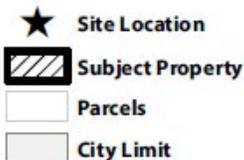
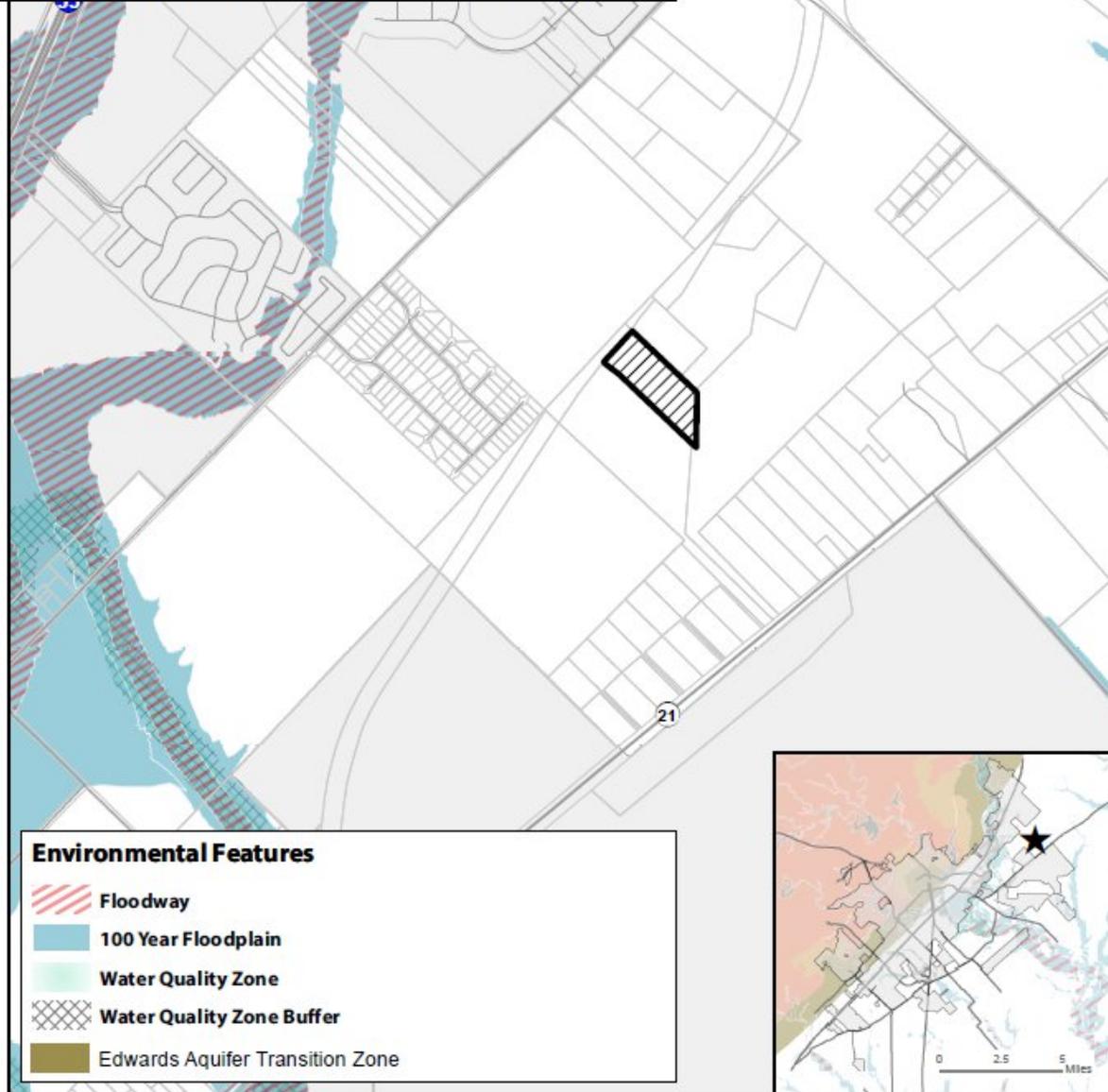
- **Employment Corridors:** “intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.”
- FM 110 abuts the subject property and may attract a diversity of uses seeking access and development along the roadway.



Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-20-07 Environmental Features Palace Way LI Zoning — 4087 Hwy 21



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: 4/6/2020

Additional Requirements

• Street Requirements

- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Sidewalk connections
- Traffic Impact Analysis (TIA)

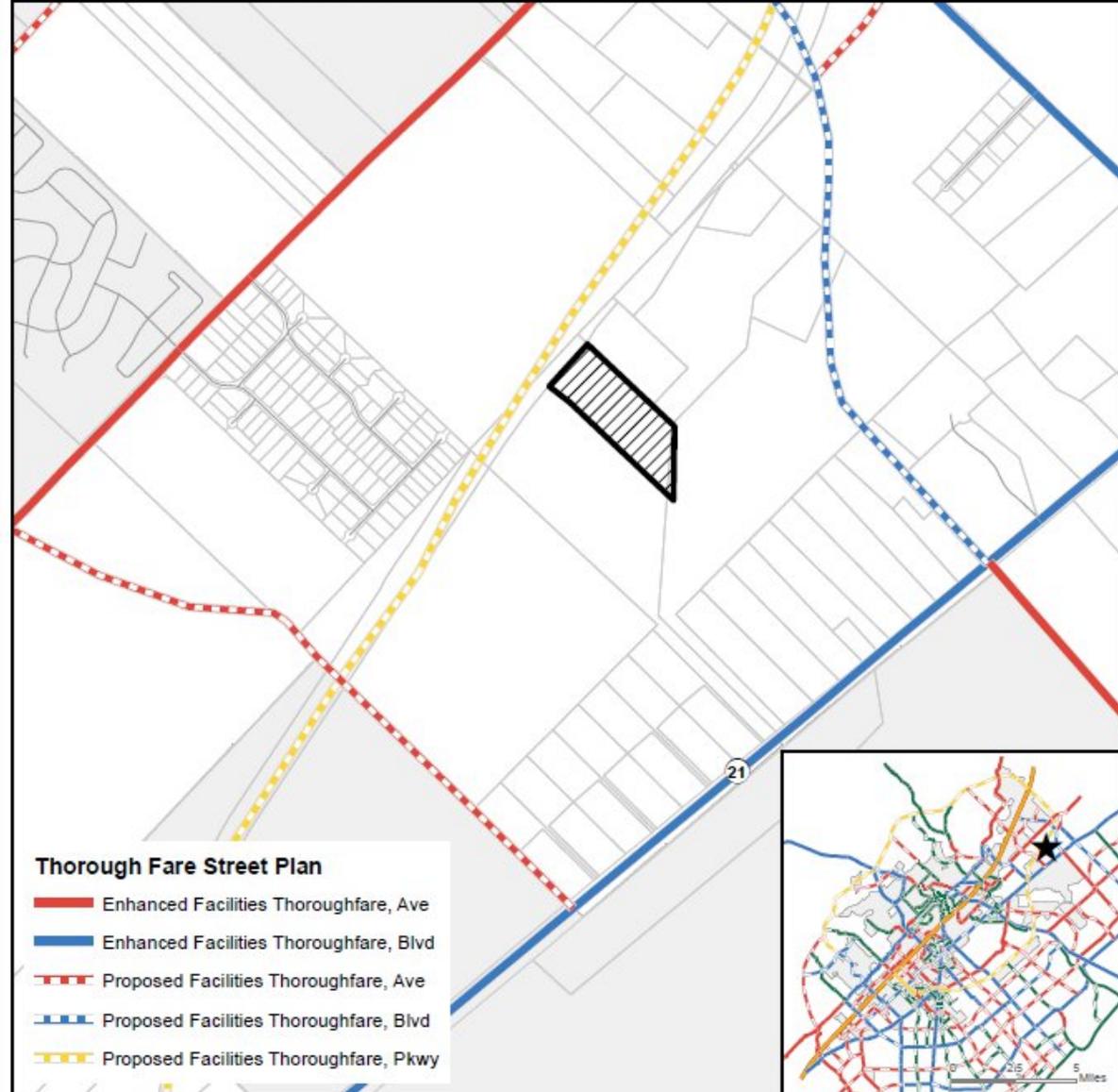
• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

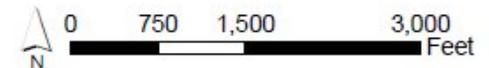
• Utility Requirements

- Extension of water and wastewater facilities in accordance with City standards

ZC-20-07 Transportation Master Plan Palace Way LI Zoning — 4087 Hwy 21



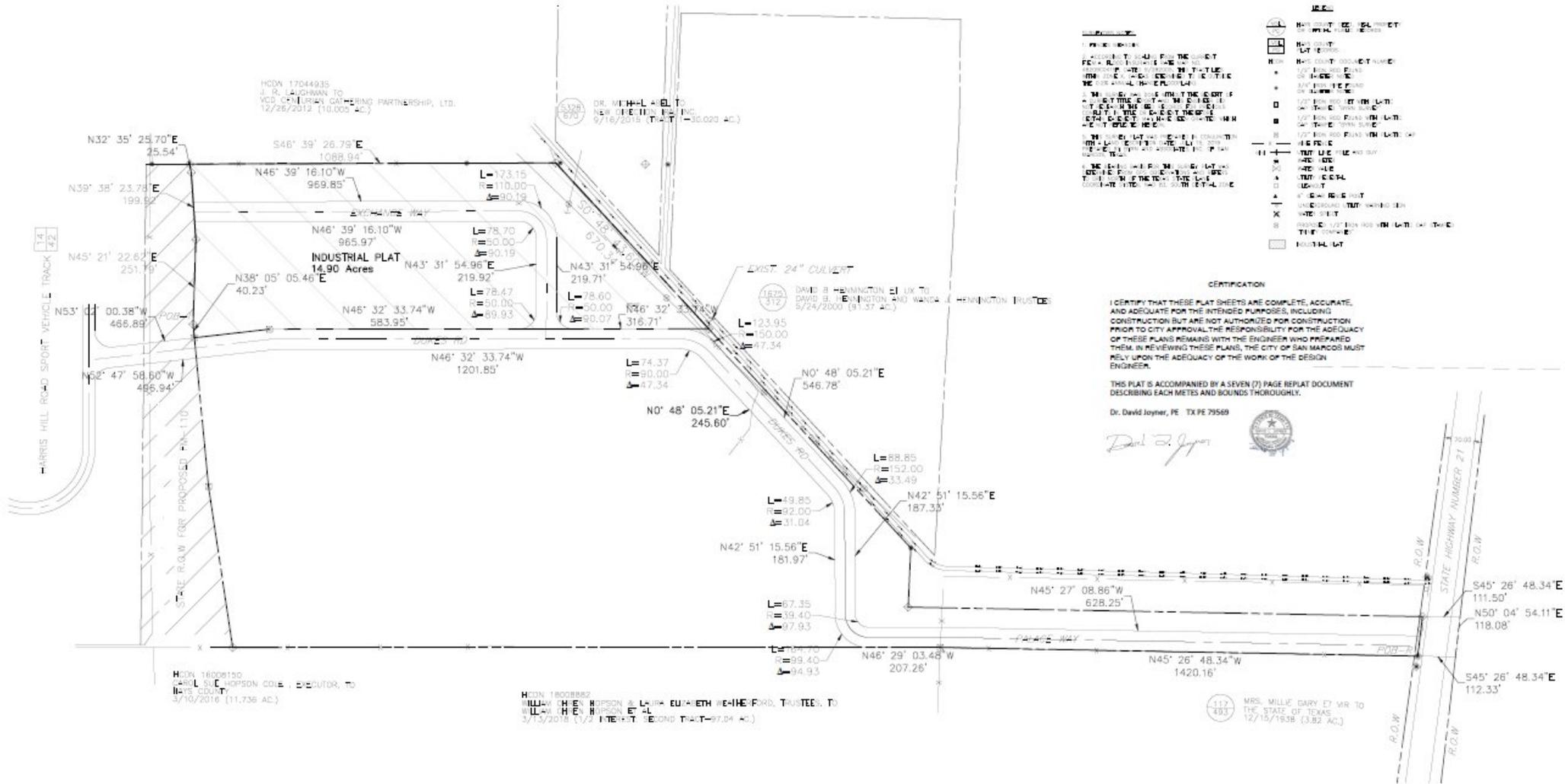
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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: 4/6/2020

Proposed Plat (not approved)



CENTRAL

PUBLIC NOTICE

40+ ACRE FARM HOUSE
AMAZING VIEWS / ROLLING HAY FIELDS
3 PONDS / GREAT TREES
512-656-5544 / 512-657-1731

Public Hearing Notice Case: ZC-20-07
Meeting Date: 4/28/20
5/19/20
FD LI

Public Hearing Notice Case: ZC-20-08
Meeting Date: 4/28/20
5/19/20
FDMH

Additional Analysis

- **Compatibility:** Light Industrial is not compatible with surrounding existing uses such as rural residential and agricultural land, however, the future FM 110 adjacent to the property will most likely attract a diverse array of uses.
- **Preferred Scenario:** “Light Industrial” is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map.
 - Alternatively, “Light Industrial” is to be “C” Considered in an Employment Area on the Preferred Scenario Map. While the subject property is not located in an “Employment Area”, it is located between two existing areas, Whisper development and the Municipal Airport.
- **FM 110:** The property is located along the proposed FM 110, which is designated as an “Employment Corridor” on the Preferred Scenario Map.
 - FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Staff Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral recommendation** and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Light Industrial (LI)
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.	Light Industrial 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.
Uses	Primarily agricultural, residential, and public/institutional (See Land Use Matrix)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (40 feet)	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
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 between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max



Legislation Text

File #: ZC-20-08, **Version:** 1

AGENDA CAPTION:

ZC-20-08 (Palace Way MH) Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from "FD" Future Development to "MH" Manufactured Home, for approximately 44.69 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)

Meeting date: April 28, 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: n/a

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- 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 - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- Core Services
- Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to existing single family and rural/agricultural property as well as adjacent to the Harris Hill Race Track and the San Marcos Regional Airport. In addition, FM 110 is proposed to be located to the north of the property. The subject property has already dedicated right-of-way in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Manufactured Home” zoning is to allow the development of a Manufactured Home Park with approximately 250 spaces. According to the applicant, the community will have a club house with exercise gym, party room, and on site management offices. Additionally, the grounds will have a swimming pool, tennis courts, basketball court, community garden area, dog parks, playgrounds, a covered postal box center, and off-street parking. The applicant stated that the development will be a land-lease community with the residents owning their homes and renting the lots, however, up to 30% of the homes may be rental homes. The park will consist of a mix of single-wide and double-wide units ranging in size from 800 square feet to 1,400 square feet. Most homes will be 3-bedroom, 2-bath homes with some 2-bedroom, 2-bath homes.

The applicant is also requesting a rezoning to Light Industrial, “LI” for approximately 14 acres abutting the subject property to the east. This request is being considered as part of a separate zoning request (ZC-20-07). Both zoning requests are being processed concurrently with an annexation request for the property.

The City of San Marcos will provide wastewater services at the site and the Maxwell Water Supply Corporation will provide water service. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

The Development Code states that a request for Manufactured Home zoning in an Area of Stability - Low Intensity is “Not Preferred” and requires additional scrutiny as outlined in the staff report. The proposed zoning change to Manufactured Home is generally compatible with surrounding residential and rural residential uses, however, the proposed zoning will allow for a denser layout of units. The subject property’s location abutting the proposed FM 110 San Marcos eastern loop may create compatibility concerns with regards to residential uses along a major thoroughfare. FM 110 is identified as an “Employment Corridor” on the Preferred Scenario Map and is envisioned to have commercial or employment related uses. FM 110 will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring

along the alignment.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a neutral recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

Zoning Request**4087 Hwy 21****ZC-20-08****Summary**

Request:	Zoning change from “FD” Future Development to “MH” Manufactured Home		
Applicant:	Jim Glasgow 6531 Fox Run San Antonio, TX 78233	Property Owner:	Palace Way Partners, LLC 6531 Fox Run San Antonio, TX 78233

Notification

Application:	March 24, 2020	Neighborhood Meeting:	N/A
Published:	April 12, 2020	# of Participants	N/A
Posted:	April 10, 2020	Personal:	April 10, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 44.69 acre tract out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County		
Location:	4087 Hwy 21		
Acreage:	44.69	PDD/DA/Other:	Pending Annexation
Existing Zoning:	“FD” Future Development	Proposed Zoning:	“MH” Manufactured Home
Existing Use:	Vacant / Rural	Proposed Use:	Manufactured Home Park
Preferred Scenario:	Area of Stability – Low Intensity	Proposed Designation:	Area of Stability – Low Intensity
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Developer is responsible for extending utilities.	Floodplain:	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	FM 110; Harris Hill Race Track	Area of Stability – Low Intensity
South of Property:	“P” Public / Institutional	San Marcos Regional Airport	Growth Area – Employment Area
East of Property:	ETJ	Single Family / Rural / Agriculture	Area of Stability – Low Intensity
West of Property:	ETJ	Rural / Agriculture	Area of Stability – Low Intensity

Zoning Request	4087 Hwy 21
ZC-20-08	



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	Denial
<p>The Development Code states that a request for Manufactured Home zoning in an Area of Stability – Low Intensity is “Not Preferred” and requires additional scrutiny as outlined in the staff report. The proposed zoning change to Manufactured Home is generally compatible with surrounding residential and rural residential uses, however, the proposed zoning will all for a denser layout of units. The subject property’s location abutting the proposed FM 110 San Marcos eastern loop may create compatibility concerns with regards to residential uses along a major thoroughfare. FM 110 is identified as an “Employment Corridor” on the Preferred Scenario Map and is envisioned to have commercial or employment related uses. FM 110 will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.</p> <p>Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a neutral recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.</p>		
Staff: Andrea Villalobos, AICP, CNU-A	Title: Senior Planner	Date: April 24, 2020

Zoning Request

4087 Hwy 21

ZC-20-08



History

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to existing single family and rural/agricultural property as well as adjacent to the Harris Hill Race Track and the San Marcos Regional Airport. In addition, FM 110 is proposed to be located to the north of the property. The subject property has already dedicated right-of-way in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Manufactured Home” zoning is to allow the development of a Manufactured Home Park with approximately 250 spaces. According to the applicant, the community will have a club house with exercise gym, party room, and on site management offices. Additionally, the grounds will have a swimming pool, tennis courts, basketball court, community garden area, dog parks, playgrounds, a covered postal box center, and off-street parking. The applicant stated that the development will be a land-lease community with the residents owning their homes and renting the lots, however, up to 30% of the homes may be rental homes. The park will consist of a mix of single-wide and double-wide units ranging in size from 800 square feet to 1,400 square feet. Most homes will be 3-bedroom, 2-bath homes with some 2-bedroom, 2-bath homes.

The applicant is also requesting a rezoning to Light Industrial, “LI” for approximately 14 acres abutting the subject property to the east. This request is being considered as part of a separate zoning request (ZC-20-07). Both zoning requests are being processed concurrently with an annexation request for the property.

The City of San Marcos will provide wastewater services at the site and the Maxwell Water Supply Corporation will provide water service. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Additional Analysis

Upon annexation, the property will be zoned “FD”, the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council.

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The proposed zoning change to “Manufactured Home” is generally compatible with surrounding residential uses, however, the proposed zoning will allow for a more dense product than what currently exists surrounding the property. With that said, the majority of the surrounding property is located outside the City Limits and the City does not have zoning authority to regulate the use of the property.
- The subject property’s request for “Manufactured Home” is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map as part of the Comprehensive Plan. Alternatively, the Comprehensive Plan states that “Manufactured Home” zoning is to be “C” Considered in an Employment Area on the Preferred Scenario Map. While the

Zoning Request

4087 Hwy 21

ZC-20-08



subject property is not located in an “Employment Area”, it is located between two existing areas, Whisper development and the Municipal Airport.

- The subject property is located along the proposed FM 110 (see attached FM 110 map), which is designated as an “Employment Corridor” on the Preferred Scenario Map. While the general character of the surrounding area is rural residential, the future FM 110 adjacent to the property will most likely attract a diverse array of uses.
- Hays County provides the following overview of the FM 110 project:

This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

Additional details regarding this analysis is outlined in the staff report and the Comprehensive Plan Analysis checklist.

Comments from Other Departments

Police	No issues with the proposed development.
Fire	No issues with the proposed development.
Public Services	No Comment
Engineering	No Comment

Zoning Request

4087 Hwy 21

ZC-20-08



Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
	<u>X</u>		<p>Helps prevent the impacts of high density uses on low density areas <i>The subject property is located within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map as part of the Comprehensive Plan (see Preferred Scenario Map). “Special Districts”, which include the Manufactured Home zoning district, are “NP” Not Preferred within this designation on the Preferred Scenario Map. Where a zoning map amendment is Not Preferred, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4, Chapter 4, Article 1.</i></p> <p><i>Per the Comprehensive Plan, “Special Districts” such as Manufactured Home zoning are to be “Considered” in Employment Areas on the Preferred Scenario Map. The subject property is located near existing Employment Areas (Whisper subdivision to the north and the Airport to the south), however, the immediately surrounding property is primarily rural residential low density uses. See attached Preferred Scenario Map for a depiction of surrounding Employment Areas.</i></p>
		<u>N/A</u>	<p>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 the request.</i></p>
<u>X</u>			<p>Encourages more opportunities for home ownership <i>The proposed Manufactured Home zoning district would allow for additional opportunities for homeownership as the property can be developed as either a Manufactured Home where a single family unit is located on a single legal lot, or as a Manufactured or Mobile Home Community, in which a site includes multiple units. In both cases, residents may have the ability to own their home.</i></p>
<u>X</u>			<p>Ensures a diversity of housing to serve citizens with varying needs and interests <i>While the subject property will not offer a variety of residential Building Types and will be comprised of HUD-code manufactured homes, the proposed zoning does provide for additional housing units to the City’s housing stock. In addition, Phase 2 of the Development Code amendments, proposed to add the new use of “Tiny Homes” to the Land Use Matrix as an allowable use in a Manufactured Home zoning district.</i></p>

Zoning Request

4087 Hwy 21

ZC-20-08



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><i>Vision San Marcos Comprehensive Plan states that “Areas of Stability – Low Intensity” will generally maintain their existing character. The Comprehensive Plan states that “being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” The current character of the area is agricultural and rural residential and the proposed zoning to Manufactured Home would allow for additional residential uses at a higher density than the surrounding area. The nearest MH zoning district is the Saddlebrook neighborhood which is a manufactured home community located along IH-35 and Harris Hill Road.</i></p> <p><i>The subject property is located adjacent to the proposed FM 110. The roadway may attract a diversity of uses seeking access and development along the roadway. The Preferred Scenario Map identifies FM 110 as an Employment Corridor. Employment Corridors are primarily intended to “serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.” While the subject property is located adjacent to this corridor, the Comprehensive Plan states that “Special Districts”, such as Manufactured Home zoning are designated as “NP” Not Preferred on the Comprehensive Plan / District Translation Table within an “Area of Stability – Low Intensity” designation. Other potential zoning districts that are identified on the Comprehensive Plan as “C” Considered are Character Districts, such as CD-3, CD-4, or CD-5, etc., however, these districts do not allow the use of HUD-code manufactured homes or communities and therefore do not meet the needs of the applicant’s proposed project.</i></p> <p><i>Lastly, the Comprehensive Plan states that “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” The subject property is not located in</i></p>

Zoning Request

4087 Hwy 21

ZC-20-08



			<i>an environmentally sensitive area and is within a low to moderately constrained area on the Land Use Suitability Map.</i>
	Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<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 <i>Studies were not complete at time of request.</i></p>
		<u>X</u>	<p>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>A development agreement is not required because the property is requesting annexation into the city limits.</i></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 <i>Manufactured Home zoning is primarily intended for manufactured home or manufactured home/mobile home communities as well as travel trailers/RVs short term stays. There are some allowances for agricultural uses such as a community garden and urban farm, accessory structure, and public and institutional uses (see attached land use matrix comparison table). The Manufactured Home District is “intended to implement appropriate standards for manufactured housing developments”. The immediately surrounding area is comprised of primarily single-family, rural, and agricultural properties along with an outdoor entertainment use at the Harris Hill Race Track, and the public/civic use of the Airport. However, the majority of surrounding property is located outside the city limits and the city does not have zoning authority to regulate the use of these properties.</i></p>
	<u>X</u>		<p>Whether the proposed zoning will reinforce the existing or planned character of the area <i>Approval of this zoning change would allow the property to develop in a manner that is “NP” Not Preferred according to the District Translation Table which states that “Special Districts”, such as a Manufactured Home zoning district, is Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map. The Zoning Translation Table states that zoning changes to Character Districts should be “C” Considered within an Area of Stability – Low Intensity designation. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.</i></p>

Zoning Request

4087 Hwy 21

ZC-20-08



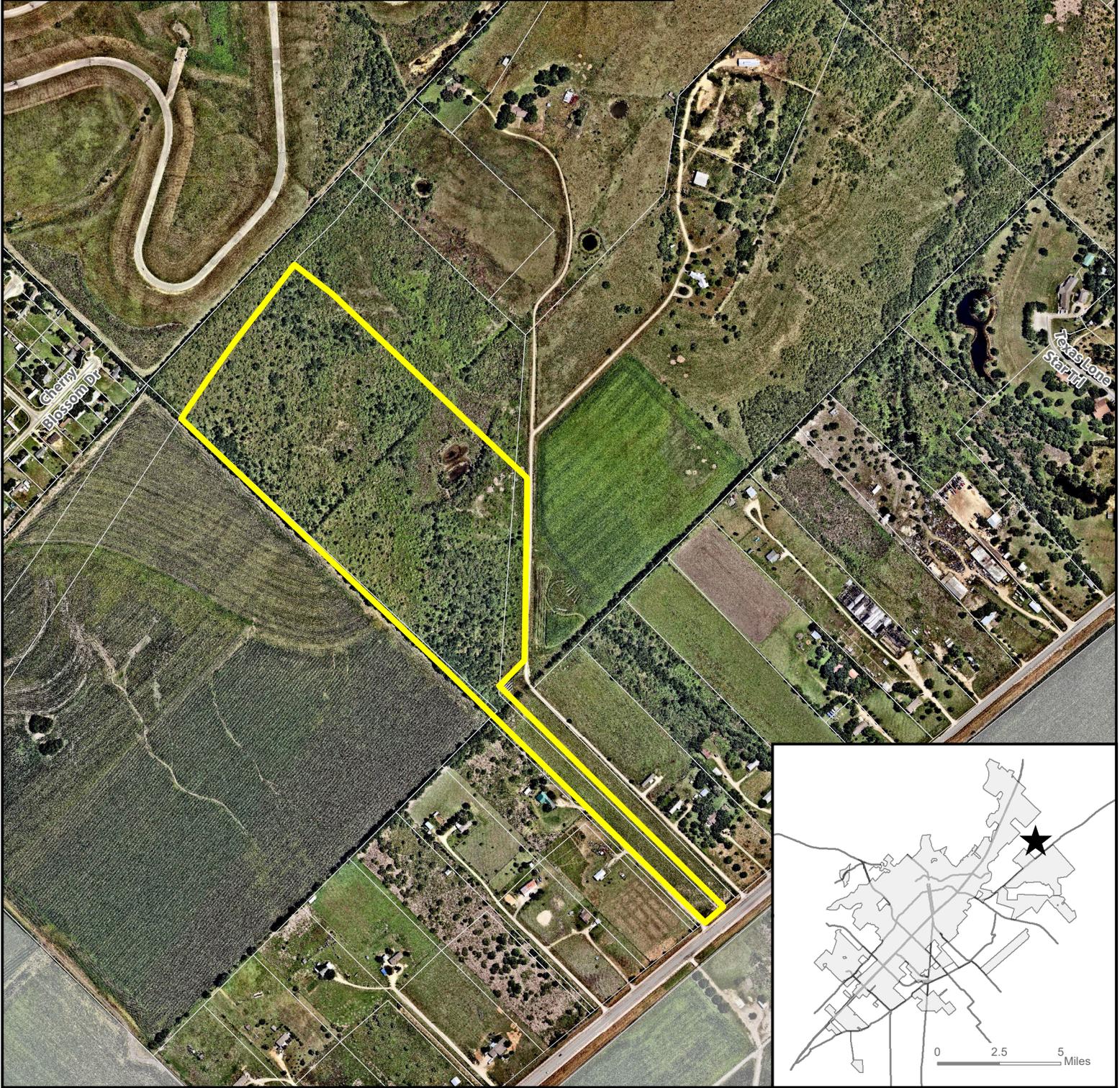
Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	
<u>X</u>		<p>Whether the site is appropriate for the development allowed in the proposed district <i>The property is vacant and shown to be in a low to moderately constrained area on the Land Use Suitability Map. The site will have access to the future FM 110 and will be required to construct roadways and utility infrastructure within the development consistent with the Manufactured Home zoning district. In addition, the property will be subject to Chapter 7, Article 6 of the Development code which outlines standards for manufactured home parks such as access and circulation, parking, street lighting, fire safety, utilities, and recreational areas.</i></p>
		<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently not zoned as it is located outside of the City Limits.</i></p>
<u>X</u>		<p>Whether there is a need for the proposed use at the proposed location <i>The proposed rezoning would allow primarily residential uses with allowances for agricultural and public uses which is generally compatible with surrounding existing uses.</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 <i>The property is not located within the City's water service area and is serviced by Maxwell Water Supply. The property is not located in the City's wastewater service area but it is abutting it on Hwy 21. The City is currently updating the wastewater service area and following the update the subject property will be located within this service area.</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 <i>The surrounding property is primarily agricultural and rural residential and generally complements the proposed Manufactured Home zoning.</i></p>
		<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 <i>This request is not for a Neighborhood Density District.</i></p>

Zoning Request	4087 Hwy 21
ZC-20-08	

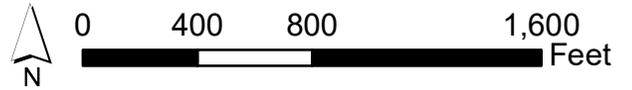


Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management</p> <p><i>The property is located within a low to moderately constrained area according to the Land Use Suitability Map. In addition, there is no floodplain on the property.</i></p>
		<u>X</u>	<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p> <p><i>The applicant is also requesting a rezoning to Light Industrial, "LI" for approximately 14 acres abutting the subject property. This request is being considered as part of a separate zoning request (ZC-20-07). Both zoning requests are being processed concurrently with an annexation request for the property. While the request to LI zoning is not considered as part of the current zoning analysis it does serve as additional background information.</i></p>

ZC-20-08 Aerial View Palace Way MH Zoning — 4087 Hwy



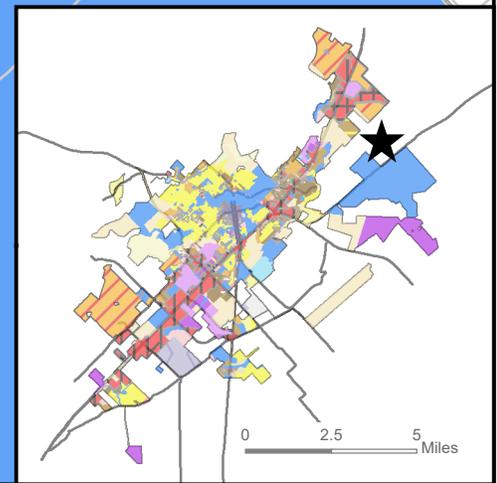
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



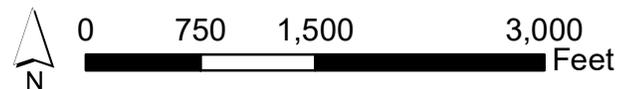
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020

ZC-20-08 Zoning Map Palace Way MH Zoning — 4087 Hwy 21



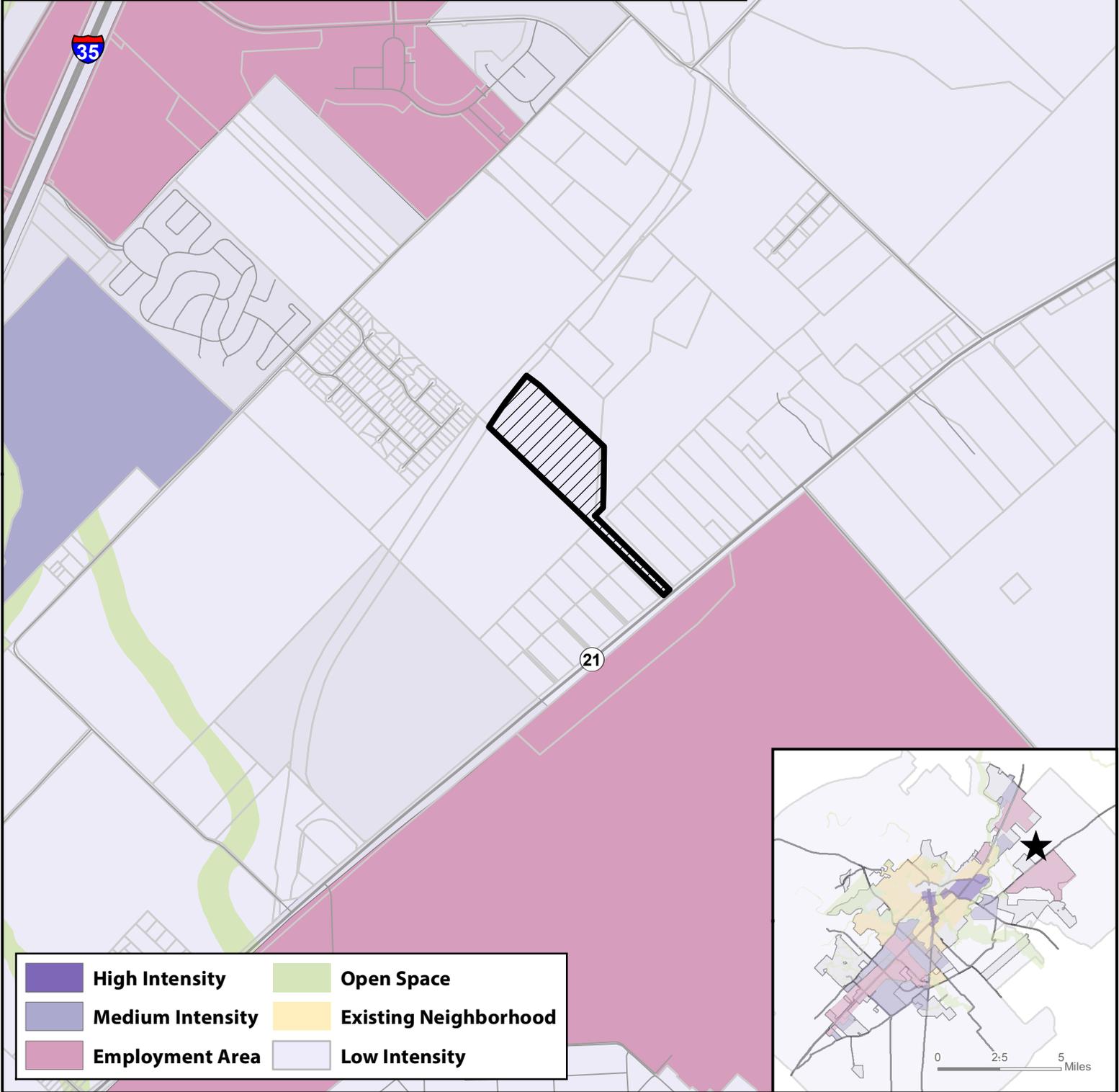
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 4/6/2020

ZC-20-08 Preferred Scenario Palace Way MH Zoning — 4087 Hwy 21



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



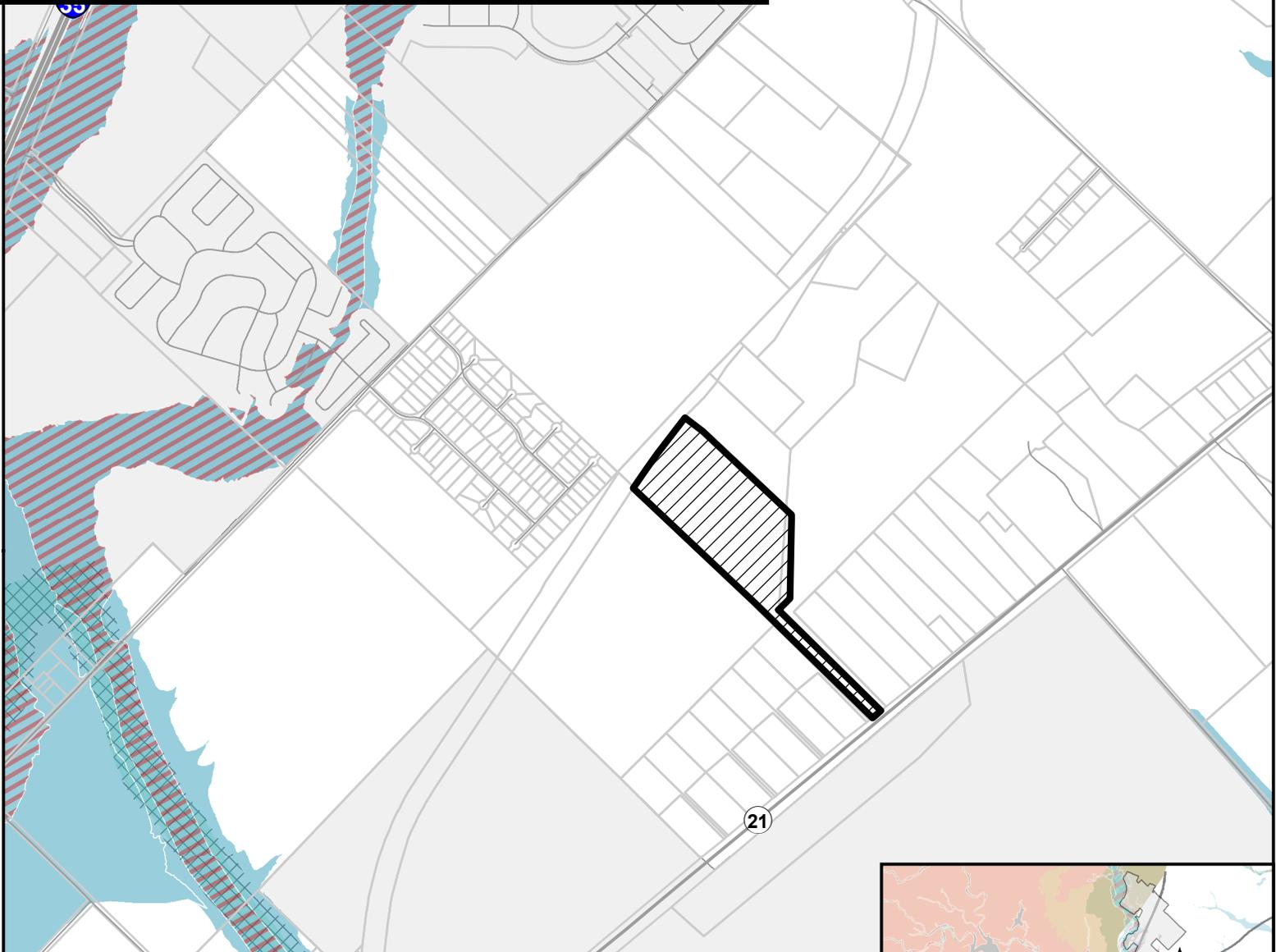
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

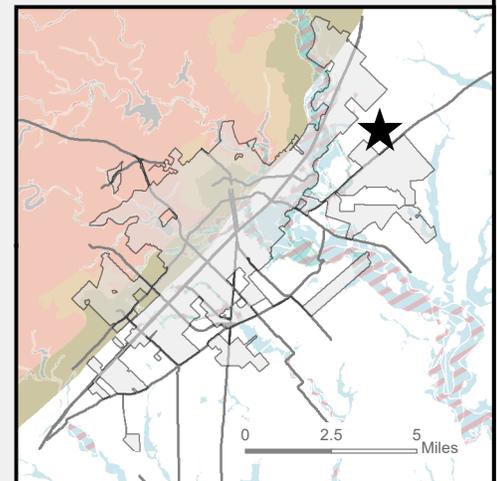
Map Date: 4/6/2020

ZC-20-08 Environmental Features Palace Way MH Zoning — 4087 Hwy



Environmental Features

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



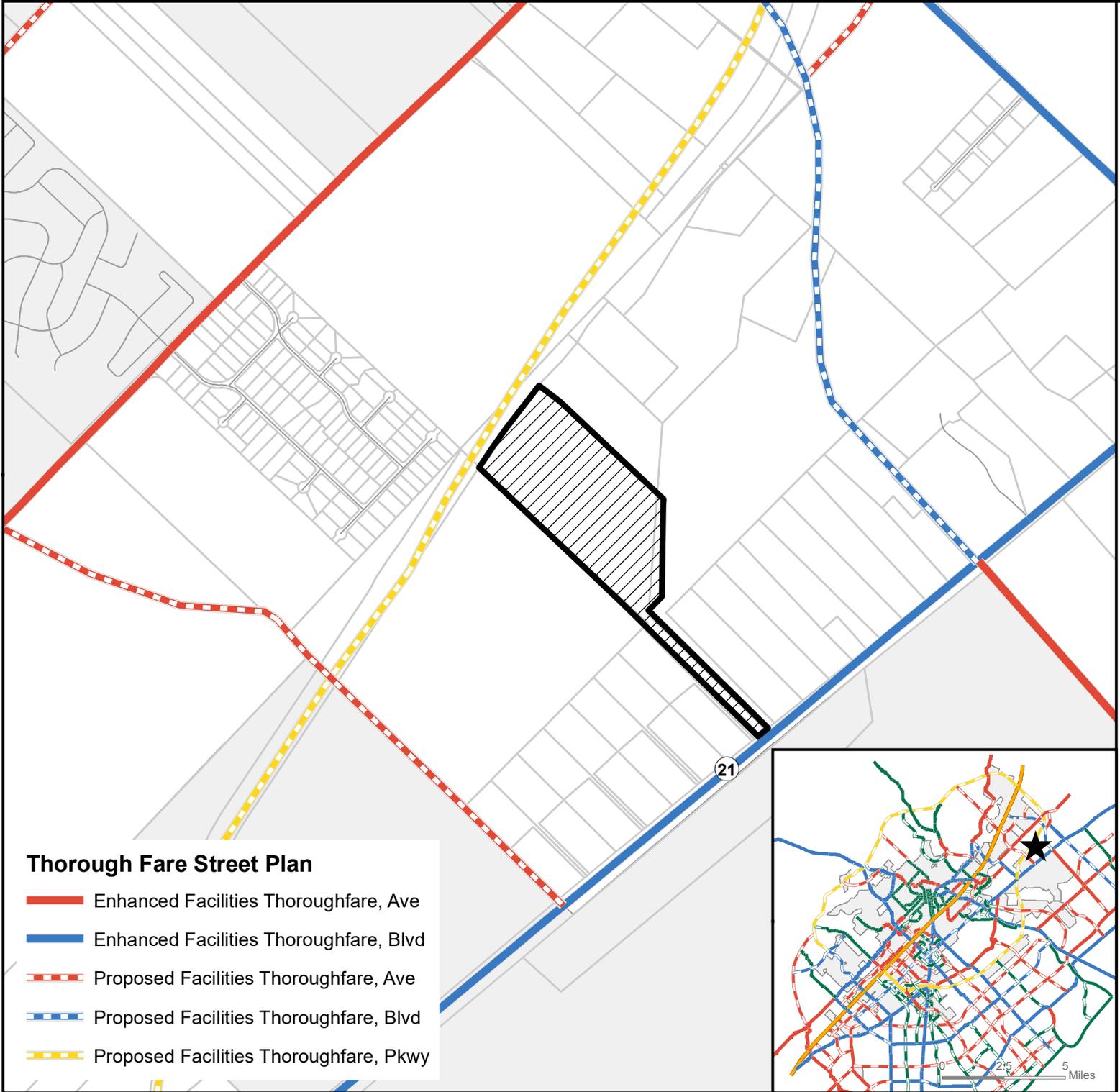
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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.

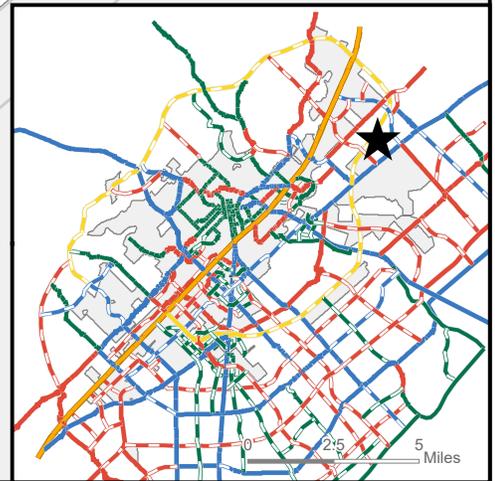
Map Date: 4/6/2020

ZC-20-08 Transportation Master Plan Palace Way MH Zoning — 4087 Hwy 21

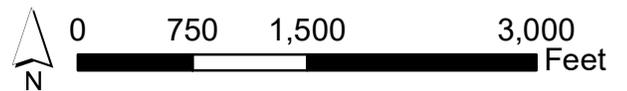


Thoroughfare Street Plan

-  Enhanced Facilities Thoroughfare, Ave
-  Enhanced Facilities Thoroughfare, Blvd
-  Proposed Facilities Thoroughfare, Ave
-  Proposed Facilities Thoroughfare, Blvd
-  Proposed Facilities Thoroughfare, Pkwy



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

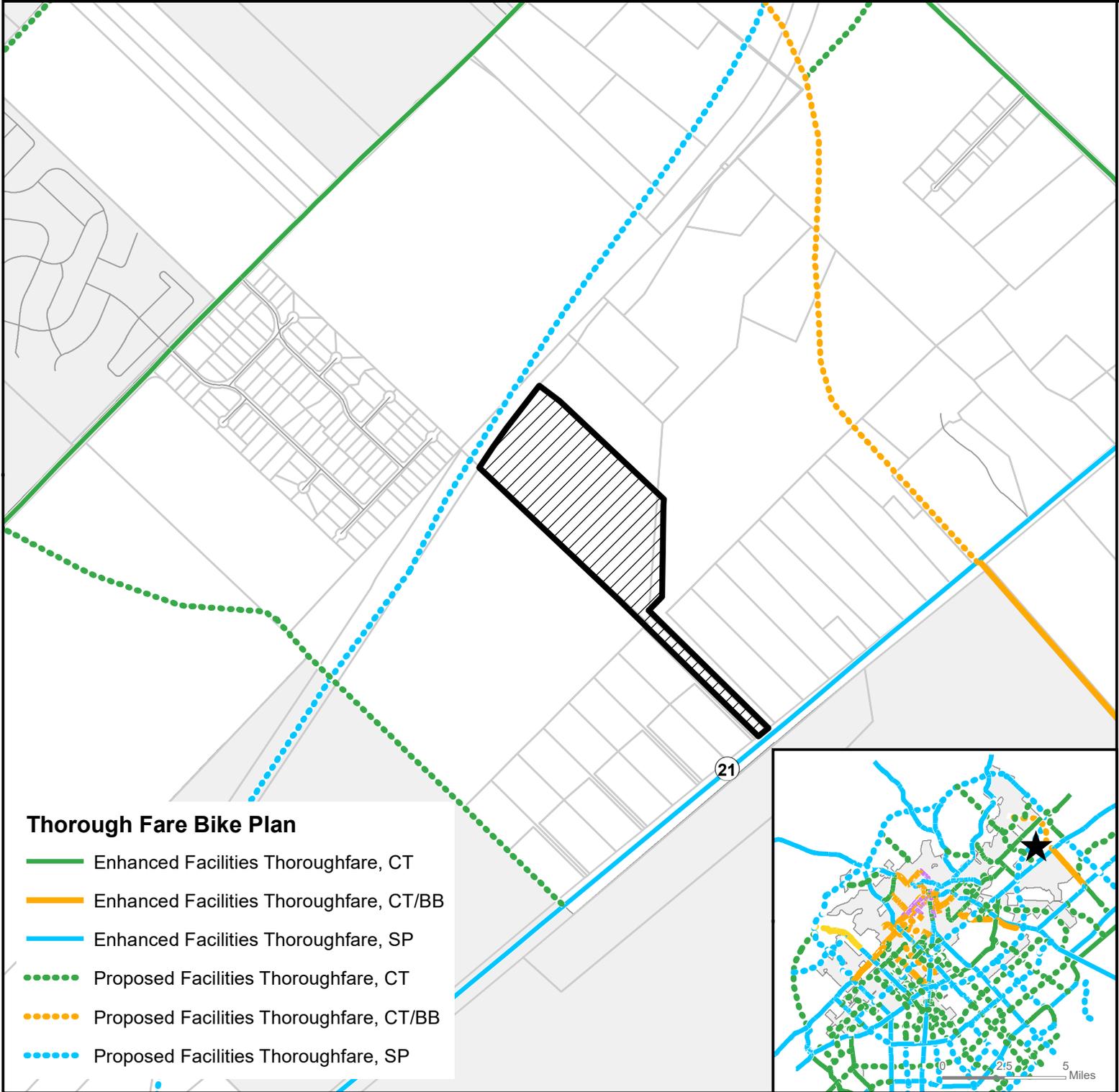


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

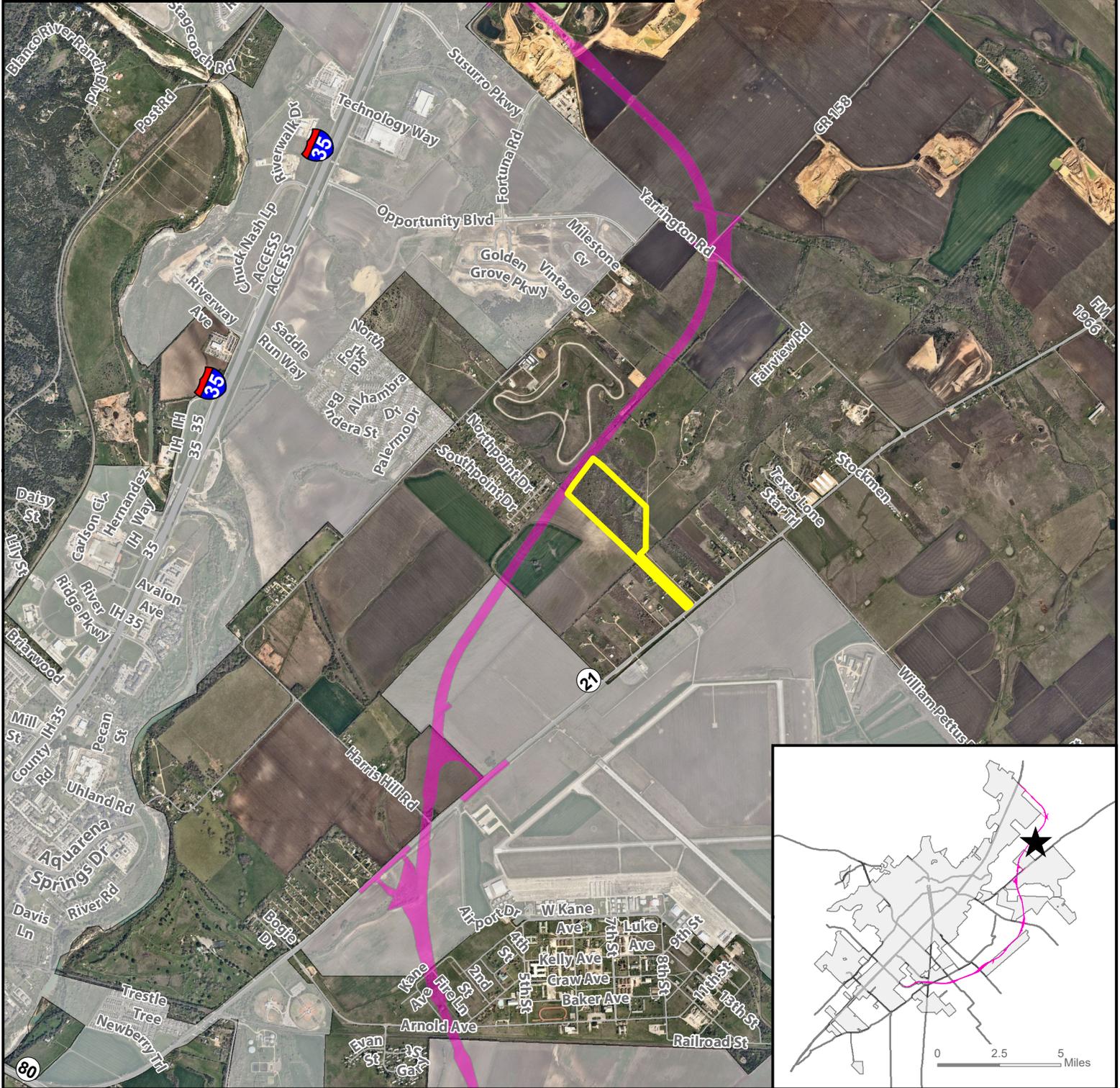
Map Date: 4/6/2020

ZC-20-08

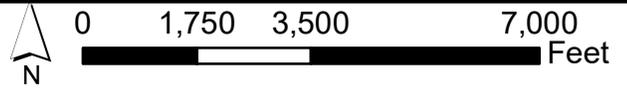
Transportation Master Plan - Bicycle Infrastructure Palace Way MH Zoning — 4087 Hwy 21



ZC-20-08 FM 110 Location Palace Way MH Zoning — 4087 Hwy



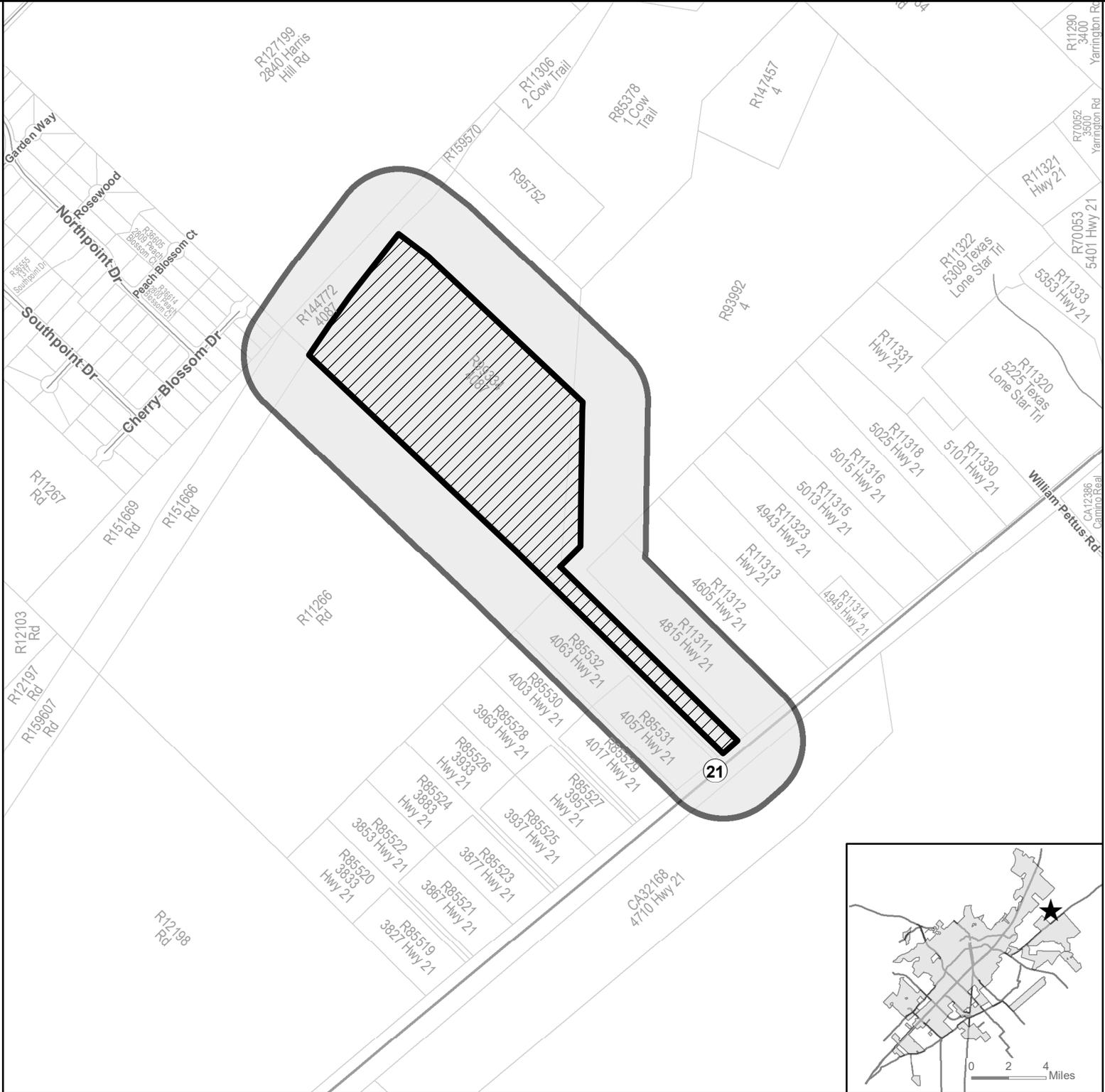
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**
-  **FM 110**



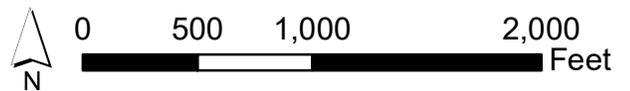
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020

ZC-20-08 400' Notification Buffer Palace Way MH Zoning — 4087 Hwy 21



- ★ 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: 4/7/2020

Notification List (ZC-20-08)

Property ID	Site Address	Site Street Name	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
11304		4087 SH 21	PALACE WAY PARTNERS LLC	6531 FOX RUN		SAN ANTONIO	TX	78233-4706
11311	4809-15	SH 21	LOHN CAROLYN ANN & LOHN LARRY L (ESTATE)	4809 AIRPORT HWY 21		MAXWELL	TX	78656
11312	4605	AIRPORT HWY 21	FORRESTER FAMILY PROPERTIES LLC	PO BOX 1648		SAN MARCOS	TX	78667
36623	2816	CHERRY BLOSSOM CT	DELGADO JOHN & ROSE	2816 CHERRY BLOSSOM CT		SAN MARCOS	TX	78666
36625	2808	CHERRY BLOSSOM	LANGFORD MICHAEL	2204 LESTER DR NE	APT 294	ALBUQUERQUE	NM	87112-2650
36627	2804	CHERRY BLOSSOM CT	GARCIA, ROLANDO, JR	2804 CHERRY BLOSSOM CT		SAN MARCOS	TX	78666-9308
85379	1	COW	NEW DIRECTION IRA INC	% ROMANO EDWARD F IRA	P O BOX 607	WIMBERLEY	TX	78676
85529	4017-B	SH 21	ZUNIGA MIGUEL & ELVA	61 CALLE DE TOBIAS		UHLAND	TX	78640-9303
85530	4003	SH 21	ZUNIGA MIGUEL E & ELVA	4003 HWY 21		SAN MARCOS	TX	78666
85531	4057	SH 21	RODRIGUEZ RICHARD ALAN & JESSICA ERIN &	RODRIGUEZ ROEL A	4057 STATE HWY 21	SAN MARCOS	TX	78666
85532	4063	SH 21	RIOJAS ROLANDO E & SARA A	4063 AIRPORT HWY 21		SAN MARCOS	TX	78666
93992	4	COW TRAIL	HENNINGTON D B & W J LIVING TRUST	% HENNINGTON DAVID B & WANDA J TRUSTEES	PO BOX 693	SAN MARCOS	TX	78667-0693
127199	2840	HARRIS HILL	GOSSAMER TRUST II	REX B RIVERS TRUSTEE	19901 MOON DANCE LN	SPICEWOOD	TX	78669-6804
11266			WEATHERFORD LAURA ELIZABET & HOPSON WILLIAM	& HOPSON ROSS & HOPSON KENNETH MOORE &	421 W SAN ANTONIO ST.	SAN MARCOS	TX	78666

Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Manufactured Home (MH)

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

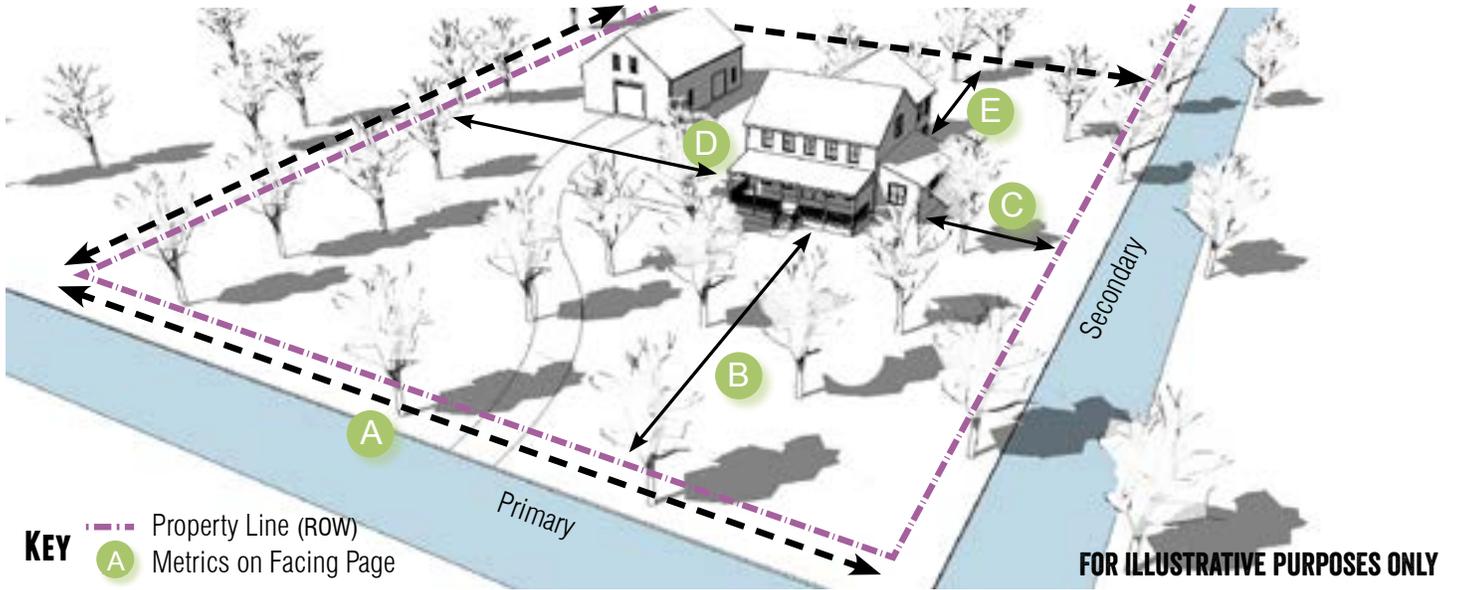
TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS				DEFINITION USE STANDARDS		
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	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: Future Development (FD)	Proposed Zoning: Manufactured Home (MH)
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 Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.
Uses	Primarily agricultural, residential, and public/institutional (See <i>Land Use Matrix</i>)	Community Garden, Urban Farm, accessory structures, manufactured home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses (See <i>Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, two parking spaces are required for each manufactured home site in accordance with the requirements for residential single family dwellings under Section 7.1.2.1 of the Development Code.
Max Residential Units per acre	0.4 units per acre (max)	9 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements based on use	Tree and shrub requirements based on Multi-Family landscape requirements (20% landscape area)
Building Height (max)	2 stories (40 feet)	2 stories
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	Measured from manufactured homes spaces. 10' minimum front; 5' minimum side; 20' minimum rear
Impervious Cover (max)	30%	75%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	3,200 sf minimum lot area; 4,400 sf minimum lot area for corner lot; 40' minimum lot width; 55' minimum lot width for corner lot 80' minimum lot depth
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 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

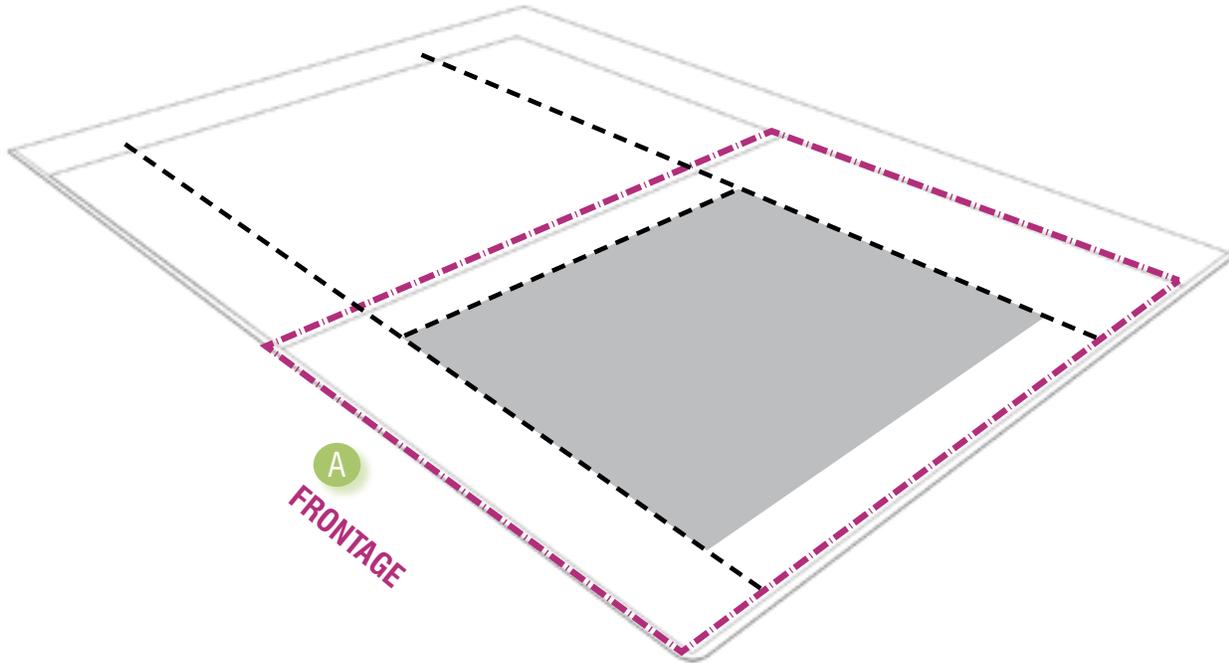
Streetscape Type	Residential	Section 3.8.1.10
Sidewalks are not required for lots greater than 1 acre		

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Civic	Section 4.4.6.15

MH

SECTION 4.4.5.5 MANUFACTURED HOME



KEY

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

GENERAL DESCRIPTION

The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.

DENSITY

Units Per Gross Acre	9.0 max.
Impervious cover	75% max.

TRANSPORTATION

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

LOT STANDARDS

Area of Manufactured Home Lot or Space	
Interior Lot or Space	3,200 sf min.
Corner Lot or Space	4,400 sf min.
Width of Manufactured Home Lot or Space A	
Interior Lot or Space	40 ft. min.
Corner Lot or Space	55 ft. min.
Depth of Manufactured Home Lot or Space	80 ft. min.

ZC-20-08 (Palace Way MH) 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 – It is “Not Preferred” but it does not require a Preferred Scenario Map Amendment	

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			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			X

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Morrison Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: The 2013 Comprehensive Plan did not predict any impervious cover changes to the Morrison Creek Watershed from the trend to the preferred scenario.					

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? Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. In addition, per Chapter 7, Article 6 of the Development Code, all manufactured home parks shall have a recreational area amounting to five percent of the total area of the manufactured home park.			X	
Will Trails and / or Green Space Connections be Provided? The Transportation Master Plan requires a greenway along FM 110.			X	
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? Wastewater lines will be required throughout the development to service the property.			X	
Water service available? Water lines will be also required throughout the development to service the property.			X	

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

		A	B	C	D	E	F
Existing Daily LOS	Hwy 21		X				
Existing Peak LOS	Hwy 21					X	
Preferred Scenario Daily LOS	Hwy 21 FM 110				X		X
Preferred Scenario Peak LOS	Hwy 21 FM 110						X X
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.							
		N/A	Good	Fair	Poor		
Sidewalk Availability (Required to build.)		X					
Sidewalks will be required to be constructed at the time of development.							
			YES	NO			
Adjacent to existing bicycle lane? The development will be responsible for constructing required bike infrastructure within new proposed streets.				X			
Adjacent to existing public transportation route?				X			



PLANNING AND DEVELOPMENT SERVICES

4/17/2020

ZC-20-08

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “MH” Manufactured Home
4087 Hwy 21**

Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “MH” Manufactured Home, or such other less intense zoning district classification as the City Council may approve, for approximately 44.69 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21.

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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, April 28, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>
- A public hearing will be held at the City Council Meeting on **Tuesday, May 19, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: <https://sanmarcostx.gov/421/City-Council-Videos-Archives>

All interested citizens are invited to attend and participate in the public hearing. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council meeting, 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, **Andrea Villalobos**, at **512.805.2623**. When calling, please refer to case number **ZC-20-08**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City’s website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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, 2018

Case # ZC-____-____

CONTACT INFORMATION

Applicant's Name	Jim Glasgow	Property Owner	Palace Way Partners LLC
Applicant's Mailing Address	6531 Fox Run San Antonio, Texas 78233	Owner's Mailing Address	6531 fox run San Antonio, Texas 78233
Applicant's Phone #	210-413-7230	Owner's Phone #	6531 fox runSan Antonio, Texas 78233
Applicant's Email	jeglasgow@yahoo.com	Owner's Email	6531 fox runSan Antonio, Texas 78233

PROPERTY INFORMATION

Subject Property Address(es): 4087 State Hwy 21, San Marcos, Texas 78666

Legal Description: Lot _____ Block _____ Subdivision A00011 Thomas g McGehee survey T-PT of 41,

Total Acreage: 44.69 Tax ID #: R 11304

Preferred Scenario Designation: _____ Existing Zoning: N/A

Existing Land Use(s): ag

DESCRIPTION OF REQUEST

Proposed Zoning District(s): MH

Proposed Land Uses / Reason for Change: _____
Manufactured home community Development utilities

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* \$1,030 plus \$100 per acre Technology Fee \$12 MAXIMUM COST \$3,012
 *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, _____ (owner) acknowledge that I am the rightful owner of the property located at _____ (address).

I hereby authorize _____ (agent name) to file this application for _____ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  _____
Printed Name: **JIM E GLASGOW** _____

Date: **3-7-2020** _____

Signature of Agent: _____
Printed Name: _____

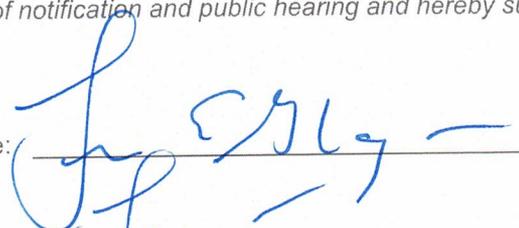
Date: _____

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

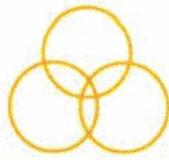
The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- 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 \$88 plus an \$12 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 \$88 plus a \$12 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: 
Print Name: 

Date: 3-7-20



REPLAT

STATE OF TEXAS - CITY OF SAN MARCOS

WHEREAS, Trinity Group owns a 59.62ac tract of land situated in the Thomas G. McGehee survey, A-11, Hays County, Texas. Conveyed in volume 723 page 39, Plat records, Hays County, TX. Same being a tract of land described to Trinity Group as conveyed in Instrument number 9927062, official public records, Hays County, Texas. And being more particularly described by metes and bounds as follows: Grid north of the Texas state plane coordinate system, NAD 83, South central zone.

The proposed plat divides the property in two plats The residential plat being 44.69 acres.

RESIDENTIAL PLAT -

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, North 50 degrees, 26 minutes and 21.87 seconds East, with the west Right of Way of said State Highway Number 21, drive a distance of 118.16 feet towards 1/2" " Iron rod with plastic cap stamped "Byrn Associates".

THENCE, North 45 degrees, 25 minutes and 53.13 seconds West, parallel with the adjacent gravel road said Cow Trail, drive a distance of 1,530.10 feet towards 1/2" " Iron rod with plastic cap.

THENCE, North 12 degrees, 08 minutes and 40 seconds East, towards the adjacent gravel road said Cow Trail, drive a distance of 175.99 feet towards 1/2" " Iron rod. Same lying on the left right of way of Cow Trial.

THENCE, North 0 degrees, 48 minutes and 43.60 seconds East, with the west right of way of said Cow Trial. Drive a distance of 886.52 feet. Same being the southwest corner of the Industrial lot.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 1,306.58 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the west side of the Industrial plat.

THENCE, North 53 degrees, 02 minutes and 00.38 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 224.38 feet to 1/2" Iron rod with plastic cap stamped "Trinity Companies". Same being the northwest corner of the Industrial plat.

THENCE, South 38 degrees, 05 minutes and 05.46 seconds West, of the northwest corner of the Industrial plat and the right edge of road of Dukes Rd, drive a distance of 443.59 feet to 1/2" Iron rod with plastic cap stamped "Trinity Companies". Same being southeast of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And lying on the east right of way of the Harris Hill Road Sport Vehicle Track.

THENCE, South 34 degrees, 57 minutes and 58.46 seconds West, drive a distance of 438.82 feet to 1/2" Iron rod with plastic cap. Same being southwest of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And the northwest corner of the proposed plat.

THENCE, South 46 degrees, 29 minutes and 03.48 seconds East, being southwest of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And the northwest corner of the proposed plat. drive a distance of 2104.26 feet to 1/2" Iron rod with plastic cap stamped "Trinity Companies.

THENCE, South 45 degrees, 26 minutes and 48.34 seconds East, being part of the left edge of road of Dukes road. Drive a distance of 1,420.16' towards POB-R, same being the west Right of Way of State Highway Number 21.

PALACE WAY / DUKES ROAD - LEFT EDGE OF ROAD

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, North 45 degrees, 26 minutes and 48.34 seconds West of said POB-R, drive a distance of 1,420.16 feet towards 1/2" Iron rod with plastic cap stamped "Trinity Companies placed on the southwest side of the property.

THENCE, North 46 degrees, 29 minutes and 03.48 seconds West of said 1/2" Iron rod with plastic cap stamped "Trinity Companies. Drive a distance of 207.26 feet towards said PC (Point of Curvature) of curve.

TRINITY GROUP

A Real Estate Development Service Company

PAGE 2 OF 6

838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz

THENCE, meet said PT (Point of Tangent) via 164.70 feet with a radius of 99.40 feet and a PI delta of 94.93 towards North 42 degrees, 51 minutes and 15.56 seconds East at a Tangent length of 105.42 feet.

THENCE, North 42 degrees, 51 minutes and 15.56 seconds East of said PT, drive a distance of 181.97 feet towards PC of the second road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 49.85 feet with a radius of 92 feet and a PI delta of 31.04 towards South 0 degrees, 48 minutes and 05.21 seconds West at a Tangent length of 32.48 feet.

THENCE, North 0 degrees, 48 minutes and 05.21 seconds East of said PT, drive a distance of 245.60 feet towards PC of the third road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 74.37 feet with a radius of 90 feet and a PI delta of 47.34 towards North 46 degrees, 32 minutes and 33.74 seconds West at a Tangent length of 39.45 feet.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PT, drive a distance of 1,201.85 feet towards the north center of the property line.

THENCE, North 52 degrees, 47 minutes and 58.60 seconds West of said point. Drive a distance of 496.94 feet to meet with Harris Hill Road Sport Vehicle Track. Apply a standard apron according to the Civil Drawings of said project.

- PALACE WAY / DUKES ROAD - RIGHT EDGE OF ROAD -

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, North 50 degrees, 26 minutes and 21.87 seconds East of said POB-R, drive a distance of 60.32 feet towards said Right edge of road of Palace Way.

THENCE, North 45 degrees, 26 minutes and 48.34 seconds West of said Right edge of road of Palace Way, drive a distance of 1,530.10 feet towards said PC (Point of Curvature) of the first road curve of Palace Way.

THENCE, meet said PT (Point of Tangent) via 67.35 feet with a radius of 39.40 feet and a PI delta of 97.93 towards North 42 degrees, 51 minutes and 15.56 seconds East at a Tangent length of 56.60 feet.

TRINITY GROUP

PAGE 3 OF 6

A Real Estate Development Service Company

838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz

THENCE, North 42 degrees, 51 minutes and 15.56 seconds East of said PT, drive a distance of 187.33 feet towards PC of the second road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 88.85 feet with a radius of 152 feet and a PI delta of 33.49 towards North 0 degrees, 48 minutes and 05.21 seconds East at a Tangent length of 55.89 feet.

THENCE, North 0 degrees, 48 minutes and 05.21 seconds East of said PT, drive a distance of 546.78 feet towards PC of the third road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 123.95 feet with a radius of 150 feet and a PI delta of 47.34 towards North 46 degrees, 32 minutes and 33.74 seconds West at a Tangent length of 65.76 feet.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PT, drive a distance of 316.71 feet towards the PC of said intersection with Exchange Way.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PC intersection with Exchange way, drive a distance of 160 feet towards the PT intersection with Exchange Way.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PT intersection with Exchange way, drive a distance of 583.96 feet towards said 1/2" Iron Rod that meets Industrial and Residential Plats.

THENCE, North 53 degrees, 02 minutes and 00.38 seconds West of said point. Drive a distance of 466.89 feet to meet with Harris Hill Road Sport Vehicle Track. Apply a standard apron according to the Civil Drawings of said project.

RIGHT OF WAY for ST. Hwy. 21

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, South 45 degrees, 26 minutes and 48.34 seconds East, being said West Right-of-Way of State Highway Number 21. Drive a distance of 112.33 feet towards East Right-of-Way of State Highway Number 21.

TRINITY GROUP

PAGE 4 OF 6

A Real Estate Development Service Company

838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz

THENCE, North 50 degrees, 04 minutes and 54.11 seconds East, being said East Right-of-Way of State Highway Number 21. Drive a distance of 118.08 feet, same being the Right-of-Way limit of State Highway Number 21.

THENCE, North 45 degrees, 26 minutes and 48.34 seconds West, being said East Right-of-Way of State Highway Number 21. Drive a distance of 111.50 feet towards 1/2" Iron rod of said Palace way Property Line, same being West side of said Right-of-Way of State Highway Number 21.

THENCE, North 50 degrees, 26 minutes and 21.87 seconds East, being said towards 1/2" Iron rod of said Palace way Property Line, same being West side of said Right-of-Way of State Highway Number 21. Drive a distance of 118.16 feet towards POB-R.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY GROUP, does hereby adopt this Proposed Plat designating the herein above described property as PALACE WAY DEVELOPMENT, an addition to the City of San Marcos, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is hereby dedicated in fee simple to the City of San Marcos for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

TRINITY GROUP

PAGE 5 OF 6

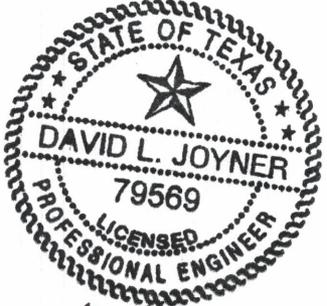
A Real Estate Development Service Company

838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of San Marcos.



Dr. David L. Joyner, P.E
TX Firm 12656



March 27, 2020

TRINITY GROUP

PAGE 6 OF 6

A Real Estate Development Service Company

838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283
In Austin 512.807.7310 • Eagle Ford 830.303.3283
Houston 713.574.1949 • San Antonio 210.209.9976
www.trinitycompanies.biz

HCDN 17044935
 J. R. LAUGHMAN TO
 VCD CENTURIAN GATHERING PARTNERSHIP, LTD.
 12/26/2012 (10.005 AC.)

5328
 670 DR. MICHAEL ABEL TO
 NEW DIRECTION REALTY, INC.
 9/16/2015 (TRACT 1-30.020 AC.)

1675
 312 DAVID B HENNINGTON ET UX TO
 DAVID B. HENNINGTON AND WANDA J. HENNINGTON TRUSTEES
 5/24/2000 (91.37 AC.)

HCDN 16008150
 CAROL SUE HOPSON COLE, EXECUTOR, TO
 HAYS COUNTY
 3/10/2016 (11.736 AC.)

HCDN 18008882
 WILLIAM OHREN HOPSON & LAURA ELIZABETH WEATHERFORD, TRUSTEES, TO
 WILLIAM OHREN HOPSON ET AL
 3/13/2018 (1/2 INTEREST: SECOND TRACT-97.04 AC.)

117
 493 MRS. MILLIE GARY ET VIR TO
 THE STATE OF TEXAS
 12/15/1938 (3.82 AC.)

SURVEYORS NOTES

- FENCES MEANDER.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0415F, DATED 9/28/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS ENGINEER DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT; THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 15, 2019 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

LEGEND

- VOL PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- VOL PG HAYS COUNTY PLAT RECORDS
- HCDN HAYS COUNTY DOCUMENT NUMBER
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 3/4" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP
- X WIRE FENCE
- ohu UTILITY LINE, POLE AND GUY
- WATER METER
- WATER VALVE
- UTILITY PEDESTAL
- CLEANOUT
- 6" CEDAR FENCE POST
- UNDERGROUND UTILITY WARNING SIGN
- WATER SPIGOT
- PROPOSED 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TRINITY COMPANIES"
- RESIDENTIAL PLAT

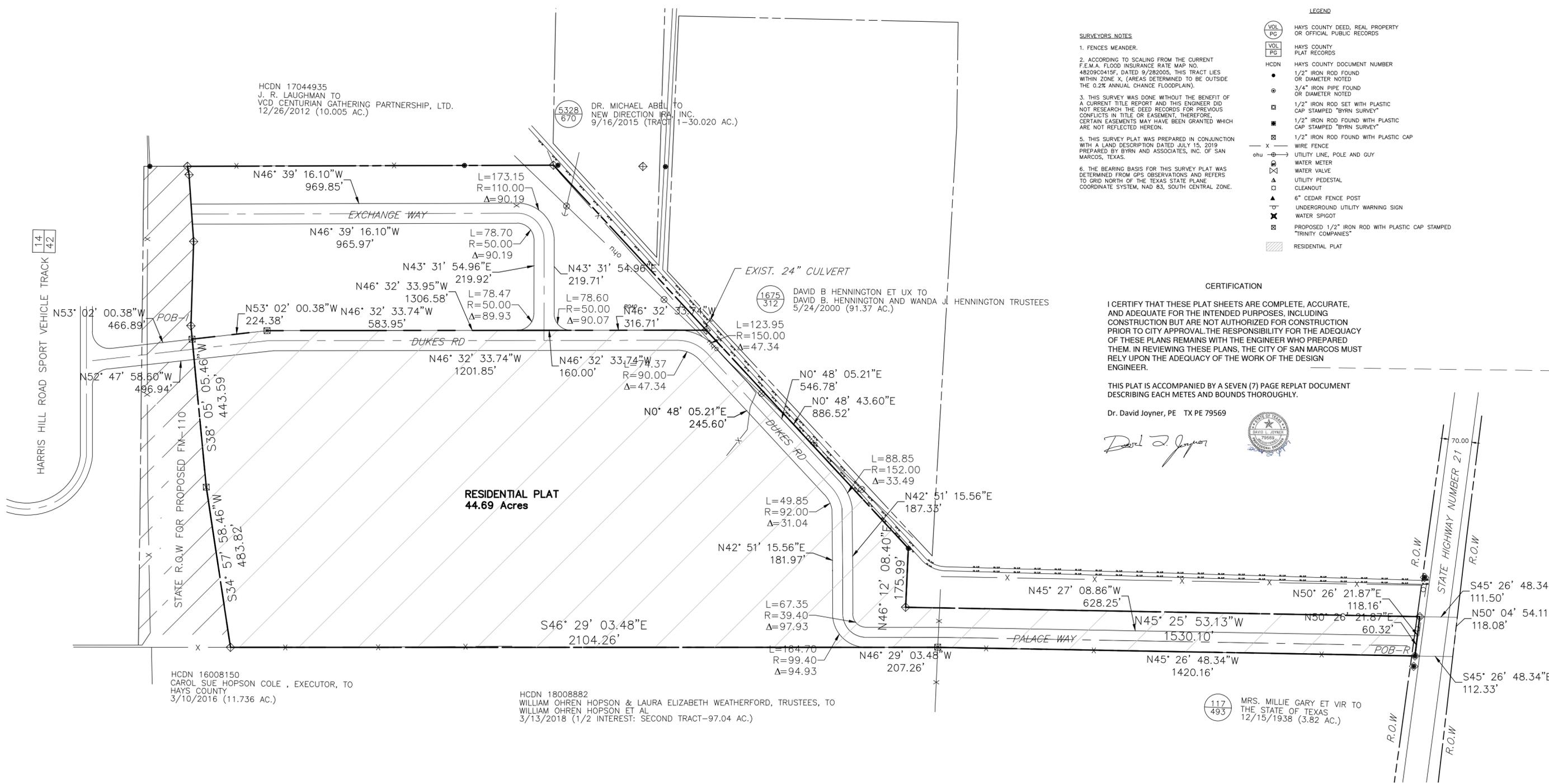
CERTIFICATION

I CERTIFY THAT THESE PLAT SHEETS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO CITY APPROVAL. THE RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN MARCOS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS PLAT IS ACCOMPANIED BY A SEVEN (7) PAGE REPLAT DOCUMENT DESCRIBING EACH METES AND BOUNDS THOROUGHLY.

Dr. David Joyner, PE TX PE 79569

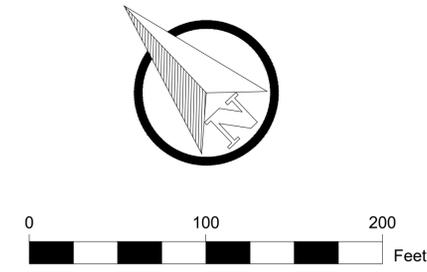
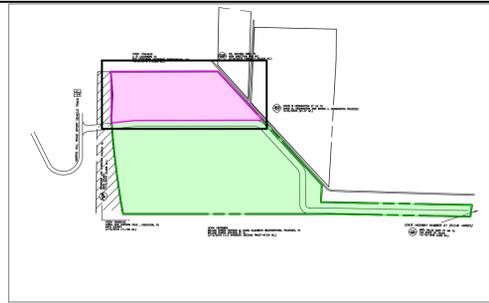
David J. Joyner



14
42

PROJECT NO. 12148 TX Firm # 12656 DATE Mar 2020	REVISIONS DRAWN BY D. Aldana DESIGNED BY Trinity Group CHECKED BY D. Joyner	SCALE 1" = 200' 		SHEET NO. C-02 VERSION A <small>Unless otherwise noted this is scaled to fit a 18"x24" sheet.</small>	SHEET NO. PROPOSED PLAT FOR RESIDENTIAL DEVELOPMENT	TRINITY GROUP A REAL-ESTATE SERVICE COMPANY <small>838 MEYER RD. NEW BRAUNFELS, TX 78638 PH. (830) 303-3283, FAX (972) 842-7001 www.trinitycompanies.biz trinity@trinitycompanies.biz</small>	PALACE WAY DEVELOPMENT Location: 4087 ST. HIGHWAY 21 San Marcos, Texas	
--	---	------------------------	--	---	---	--	---	--

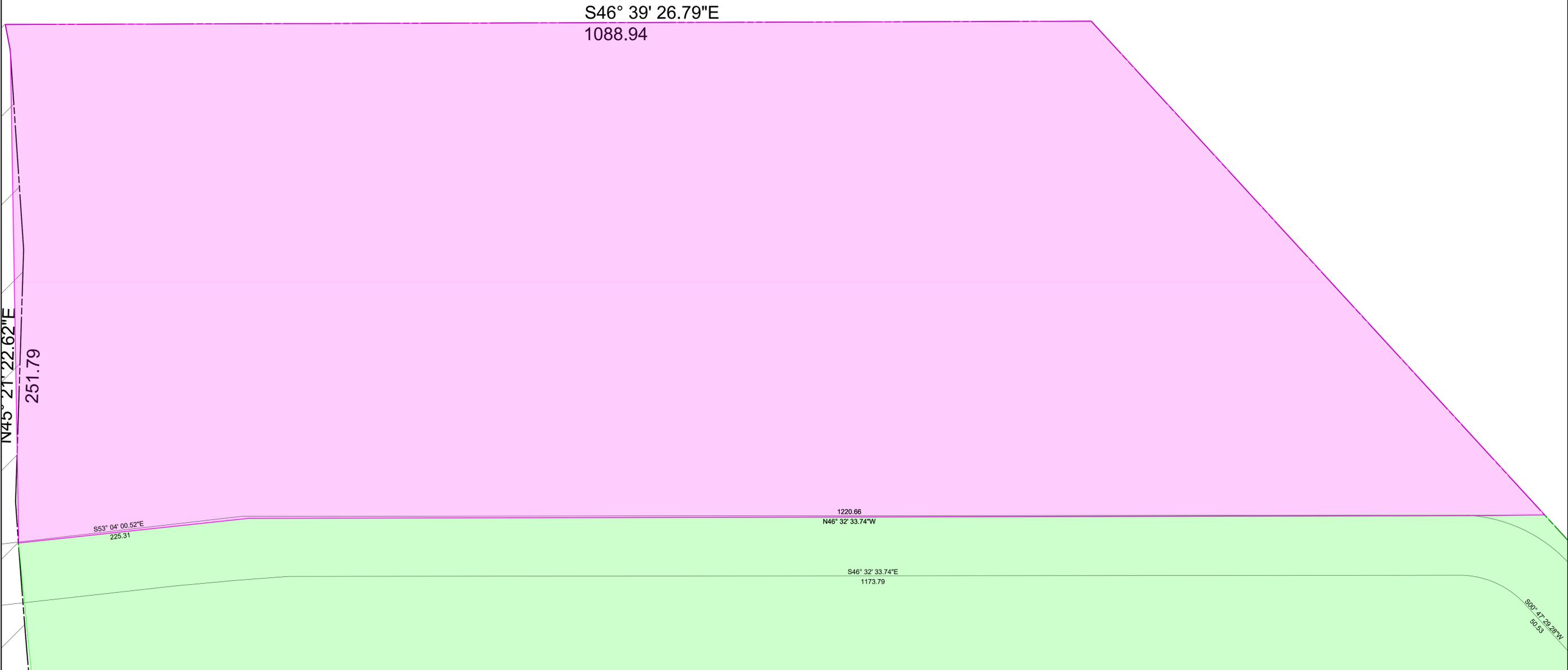
PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac



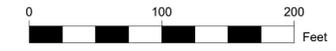
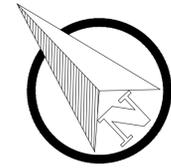
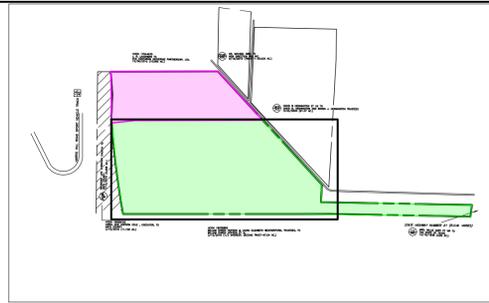
PALACE WAY DEVELOPMENT
 Location:
4087 ST. HIGHWAY 21
 San Marcos, Texas

TRINITY GROUP
 A REAL-ESTATE SERVICE COMPANY
 888 MEYER RD. NEW BRAUNFELS, TX 78038
 PH. (830) 303-2883 FAX (877) 842-7001
 www.trinitycompany.com trinity@trinitycompany.com
 "We Help Build Your Future"

PROJECT NO. 12418
REVISIONS
TX Firm # 12656
DATE Feb 2020
SCALE 1/4" = 1'
DRAWN BY D. Aldana
DESIGNED BY Trinity Group
CHECKED BY D. Joyner
PROPOSED INDUSTRIAL ZONING
<small>Unless otherwise noted this is scaled to fit a 24" x 36" sheet</small>
SHEET NO. C-02
VERSION A

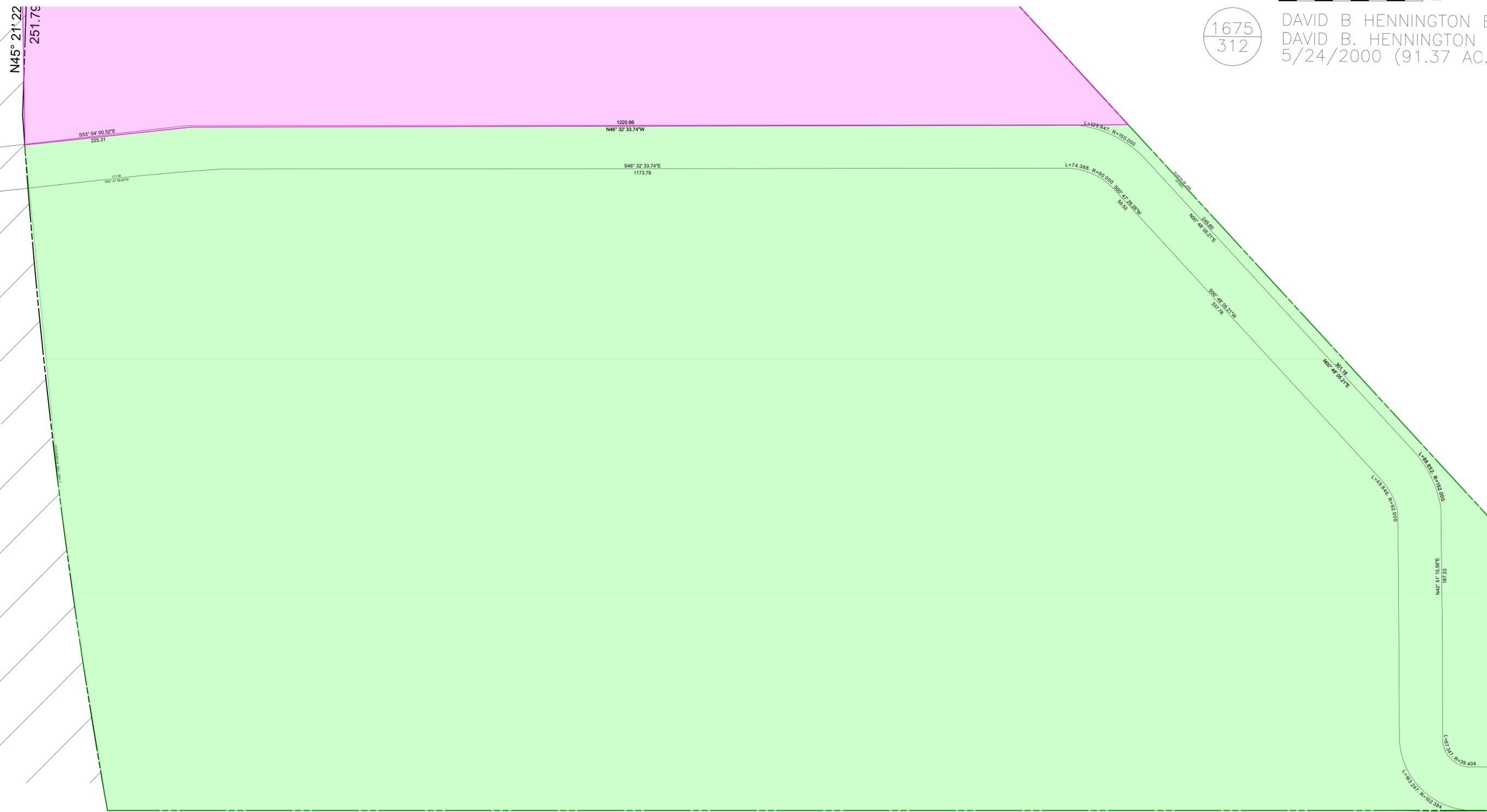


PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
RESIDENTIAL PORTION	44.69ac



1675
312

DAVID B HENNINGTON E
DAVID B. HENNINGTON
5/24/2000 (91.37 AC.)



PALACE WAY DEVELOPMENT
Location:
4087 ST. HIGHWAY 21
San Marcos, Texas

TRINITY GROUP
A REAL-ESTATE SERVICE COMPANY
888 MEYER RD. NEW BRAUNFELS, TX 78038
PH. (830) 303-2883 FAX (877) 842-7001
www.trinitycompany.com trinity@trinitycompany.com
"We Help Build Your Future"

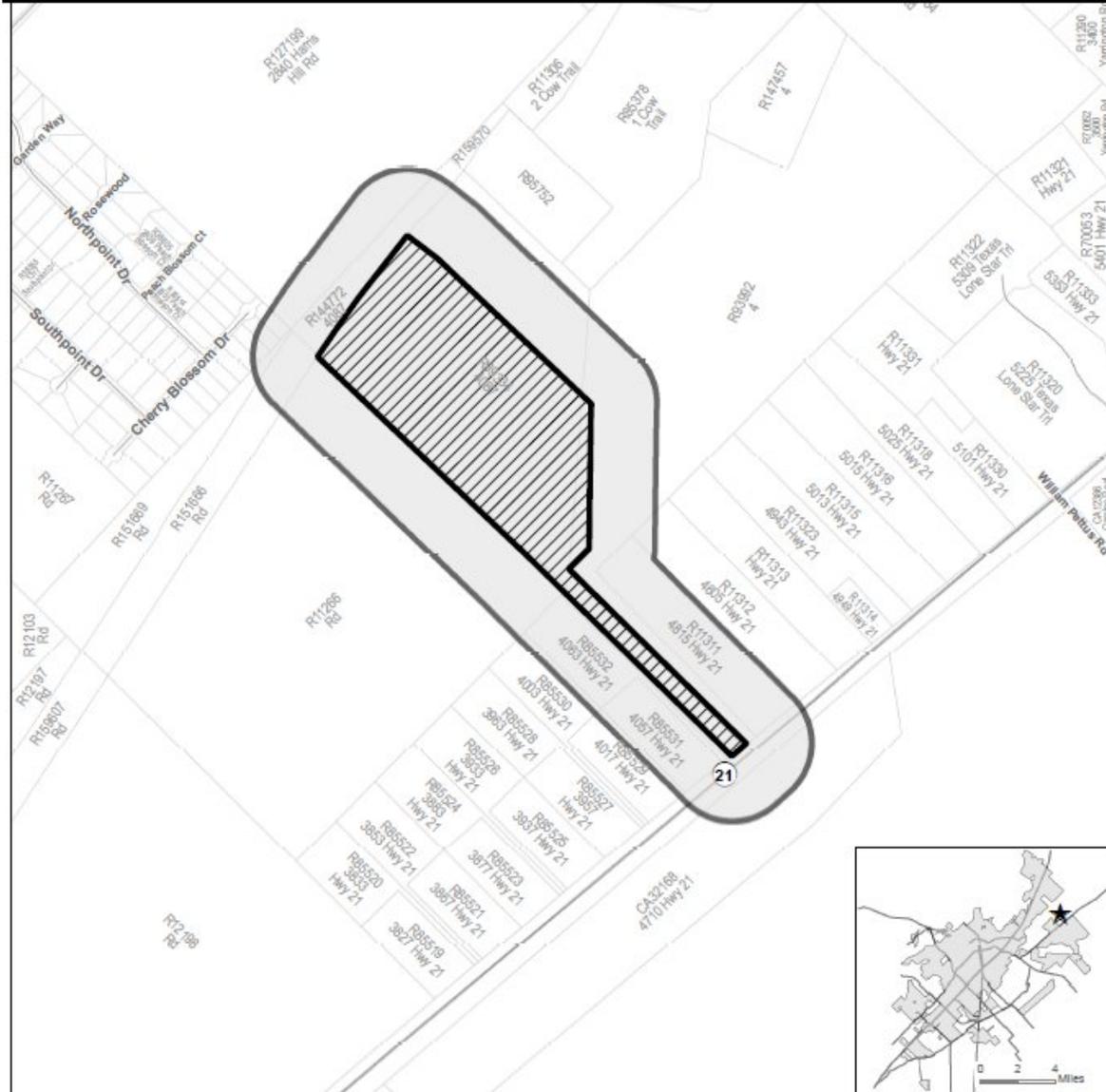
PROJECT NO. 12418
REVISIONS
TX Firm # 12656
DATE Feb 2020
SCALE 3/16" = 1'
DRAWN BY D. Aldana
DESIGNED BY Trinity Group
CHECKED BY D. Joyner
PROPOSED ZONING
C-03
VERSION A

ZC-20-08 (Palace Way MH)

Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “MH” Manufactured Home, for approximately 44.69 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)

Location:

- Approximately 44.69 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family / rural (ETJ)
 - Agricultural
 - Harris Hill Race Track / proposed FM 110
 - San Marcos Regional Airport
- Located outside the City Limits (Extraterritorial Jurisdiction)



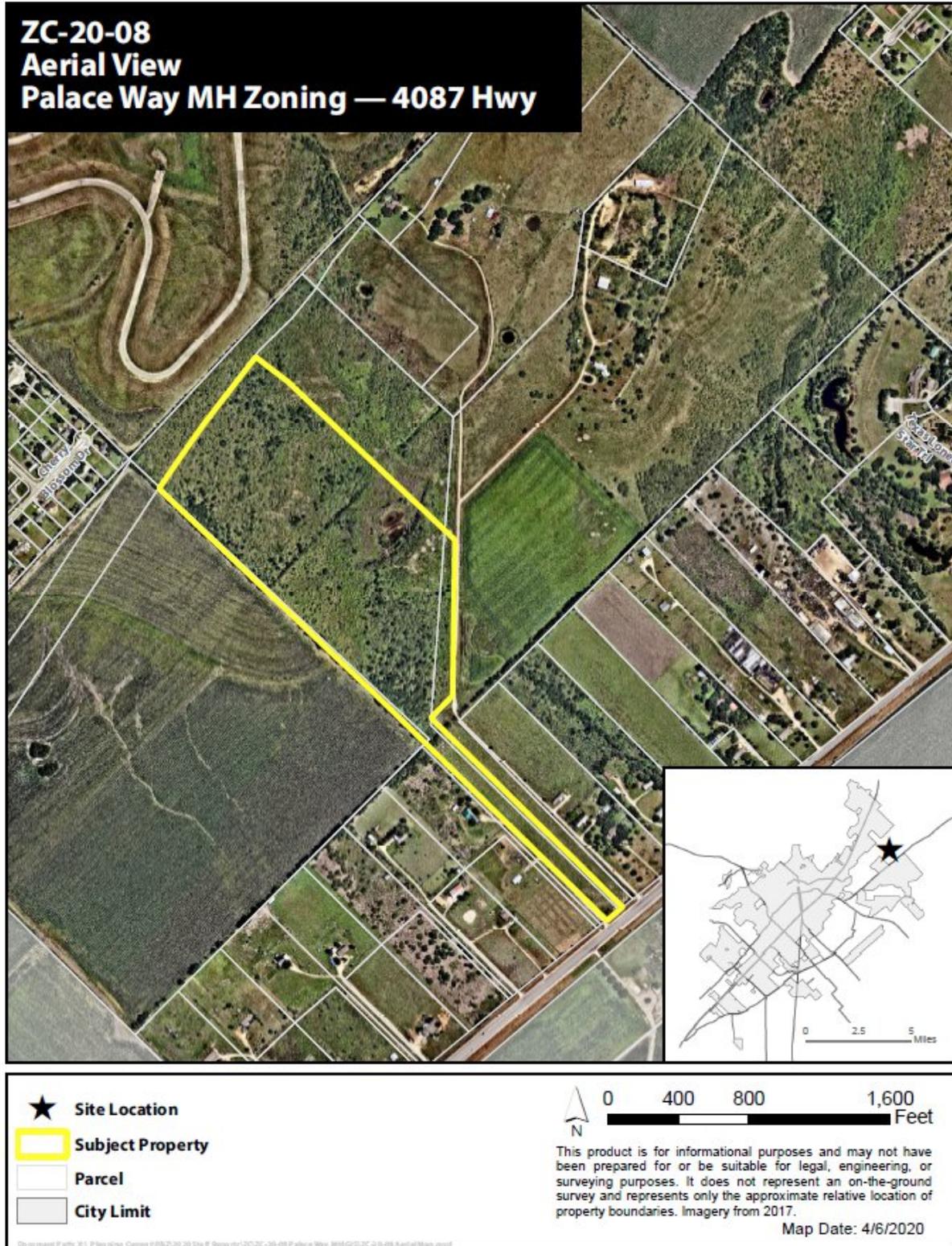
★	Site Location	<p>0 500 1,000 2,000 Feet</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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.

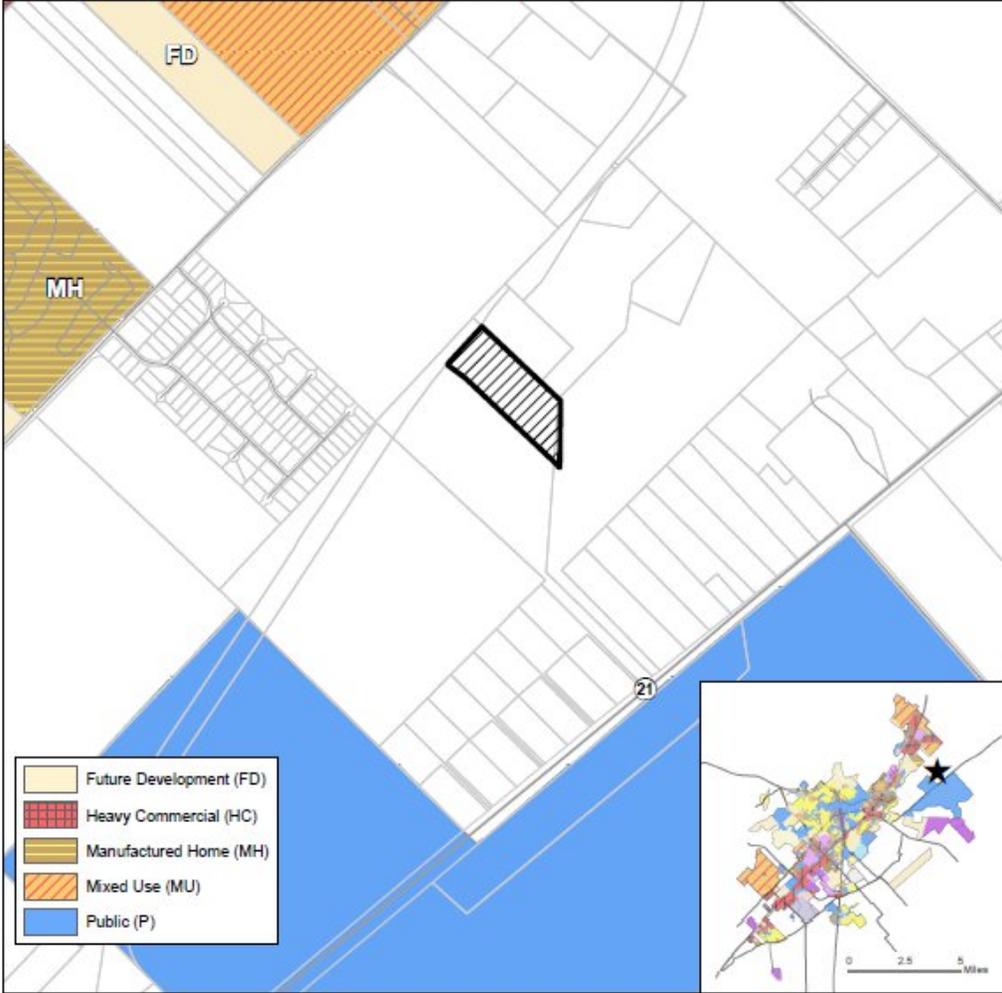
Map Date: 4/7/2020

Context & History

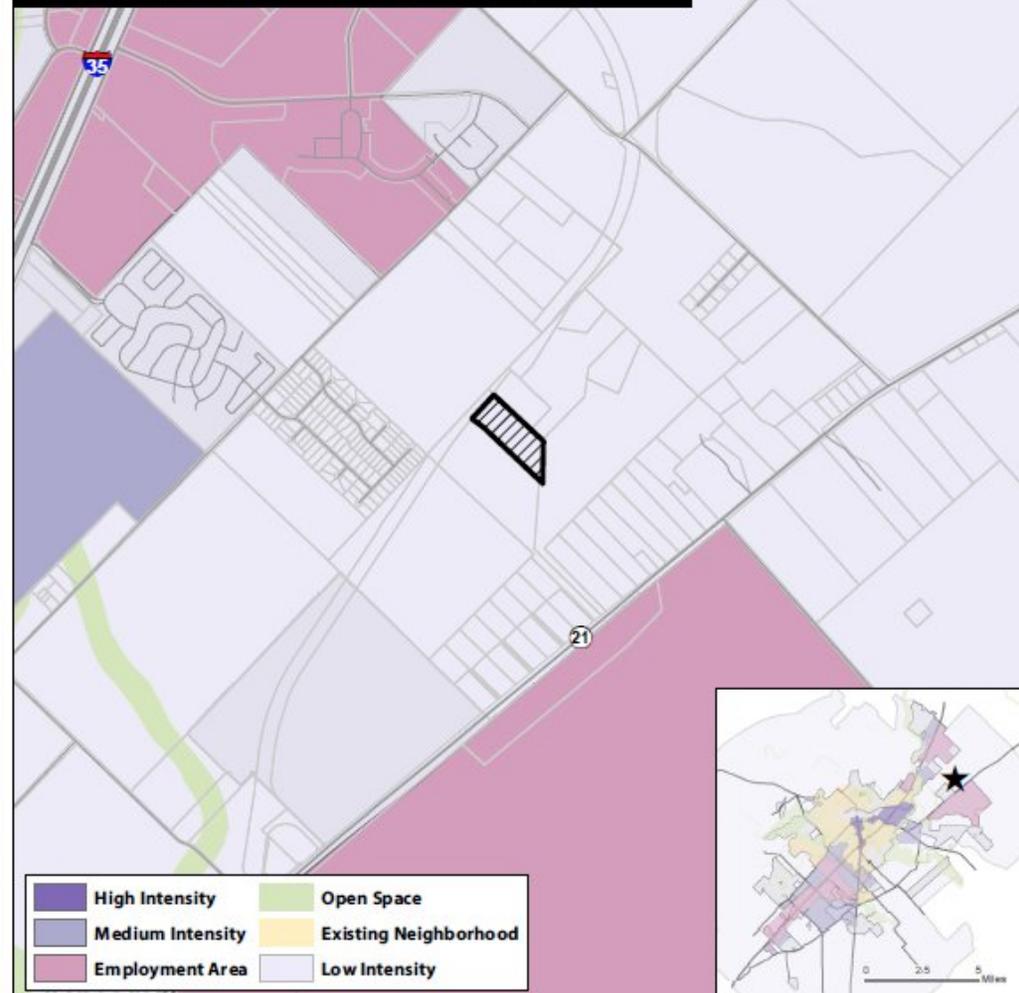
- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Manufactured Home (MH)
- Proposed MH zoning allows manufactured home or manufactured home/mobile home communities as well as travel trailers/RVs short term stays, agricultural or public uses
- Applicant is currently proposing a 250 unit manufactured home community with associated amenities.
- Annexation request is being processed concurrently for property located outside City Limits



ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



ZC-20-07 Preferred Scenario Palace Way LI Zoning — 4087 Hwy 21



- 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.

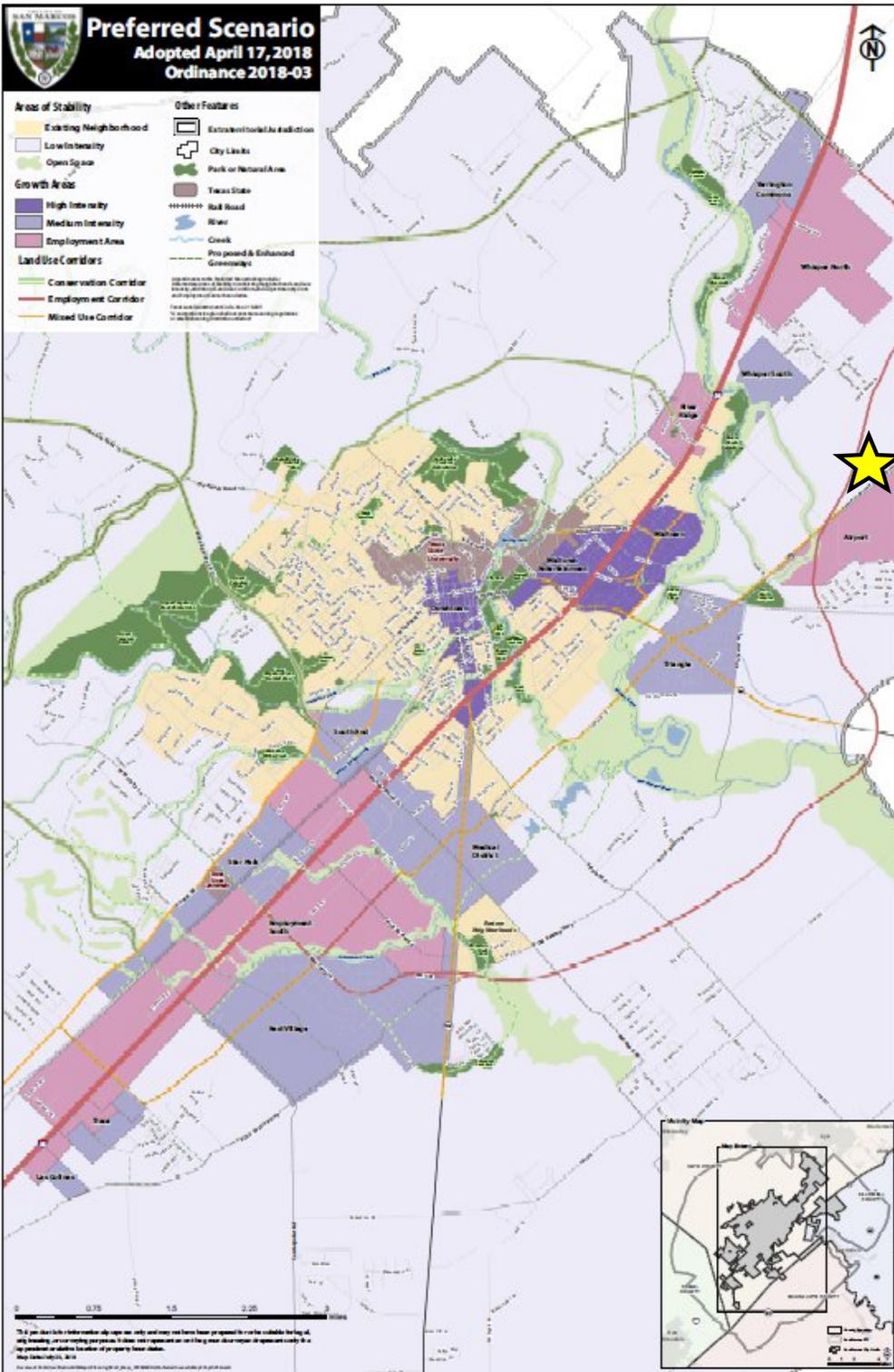
Map Date: 4/6/2020

- 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: 4/6/2020



Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”
(Comprehensive Plan, pg. 77)

Comprehensive Plan Analysis

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

Applicant is requesting a “Special District” (Light Industrial zoning) within a Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

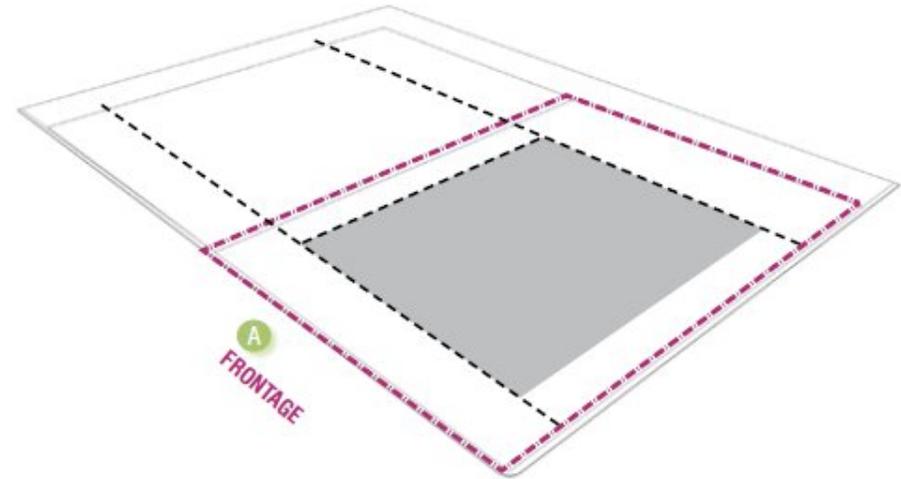
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character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

MH Zoning Analysis:

- LI zoning is intended for manufactured homes or manufactured home communities with associated standards
- **Allowable Building Types:** *N/A (this district is intended for manufactured homes / mobile homes)*
- **Allowable Uses:** *Community Garden, Urban Farm, accessory structures, manufactured home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses*
- **Chapter 7, Article 6:** *standards for manufactured home parks such as access and circulation, parking, street lighting, fire safety, utilities, and recreational areas.*
- Surrounding area is comprised of generally rural single family and agricultural land as well as a major thoroughfare
- The city does not have zoning authority to regulate the use of surrounding property located outside the city limits.
- Proposed Industrial Zoning adjacent to the development (ZC-20-07)

MH

SECTION 4.4.5.5 MANUFACTURED HOME



KEY

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

GENERAL DESCRIPTION

The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.

DENSITY

Units Per Gross Acre	9.0 max.
Impervious cover	75% max.

TRANSPORTATION

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

LOT STANDARDS

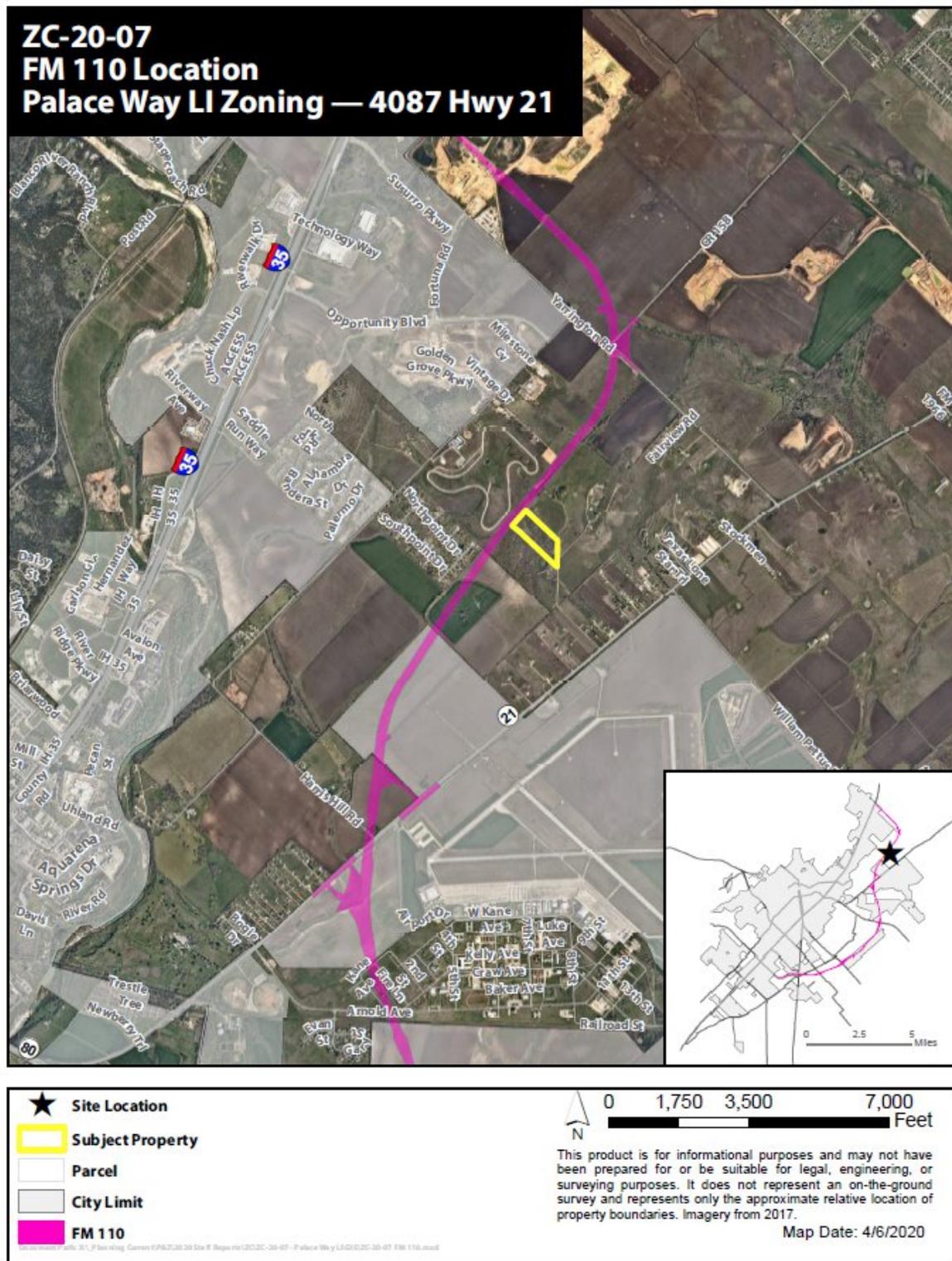
Area of Manufactured Home Lot or Space	
Interior Lot or Space	3,200 sf min.
Corner Lot or Space	4,400 sf min.
Width of Manufactured Home Lot or Space A	
Interior Lot or Space	40 ft. min.
Corner Lot or Space	55 ft. min.
Depth of Manufactured Home Lot or Space	
	80 ft. min.

Proposed FM 110

- Hays County / San Marcos / TxDOT
- East loop includes two travel lanes with potential of four lanes
- **Funding:** Transportation Reinvestment Zones (TRZs) which captures a portion of the increased value of development along the alignment

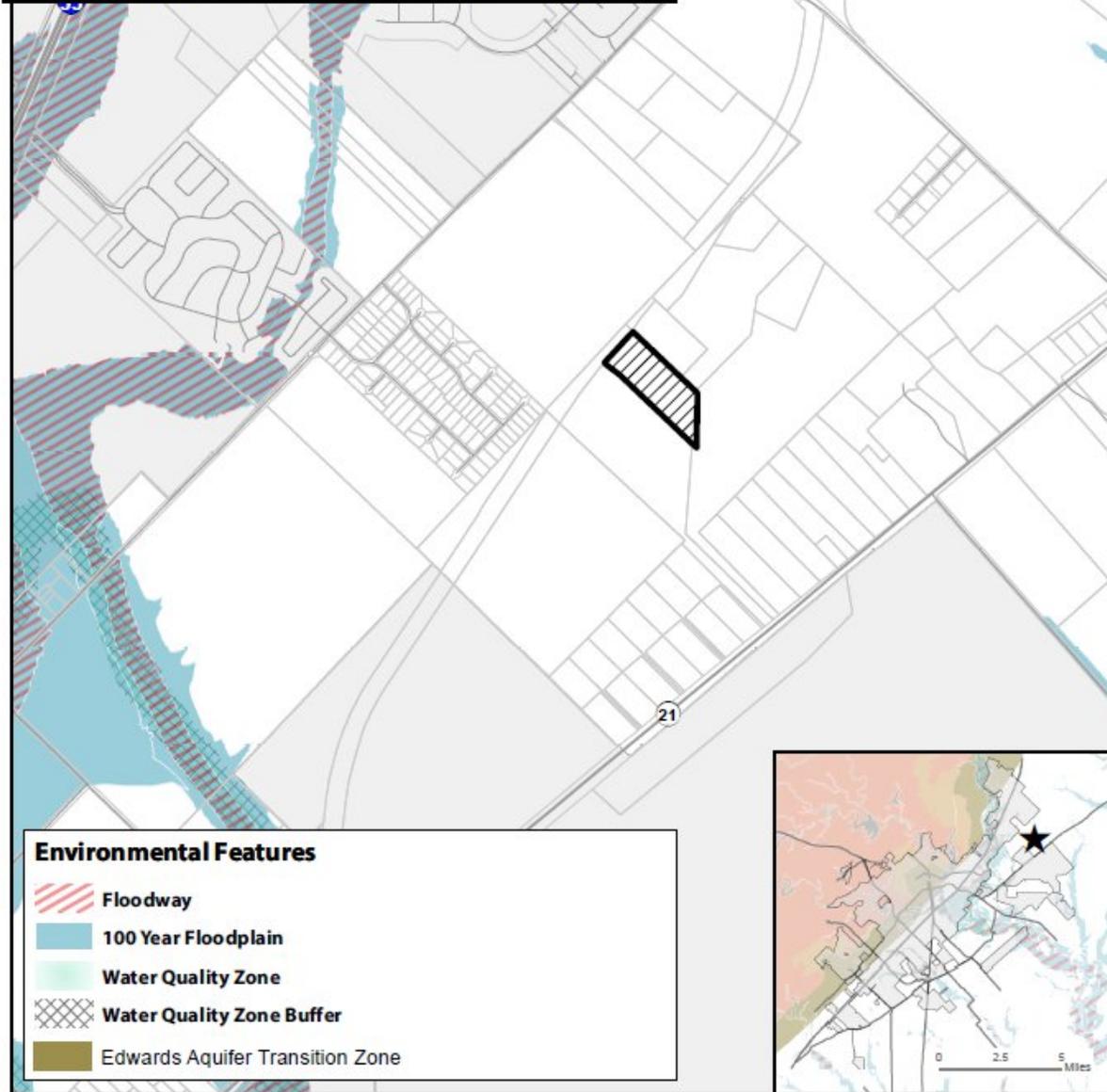
Preferred Scenario: Employment Corridor

- **Employment Corridors:** “intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.”
- FM 110 abuts the subject property and may attract a diversity of uses seeking access and development along the roadway.



Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports



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: 4/6/2020

Additional Requirements

• Street Requirements

- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Sidewalk connections
- Traffic Impact Analysis (TIA)

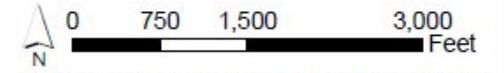
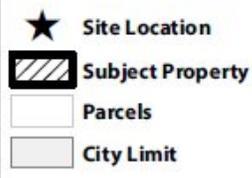
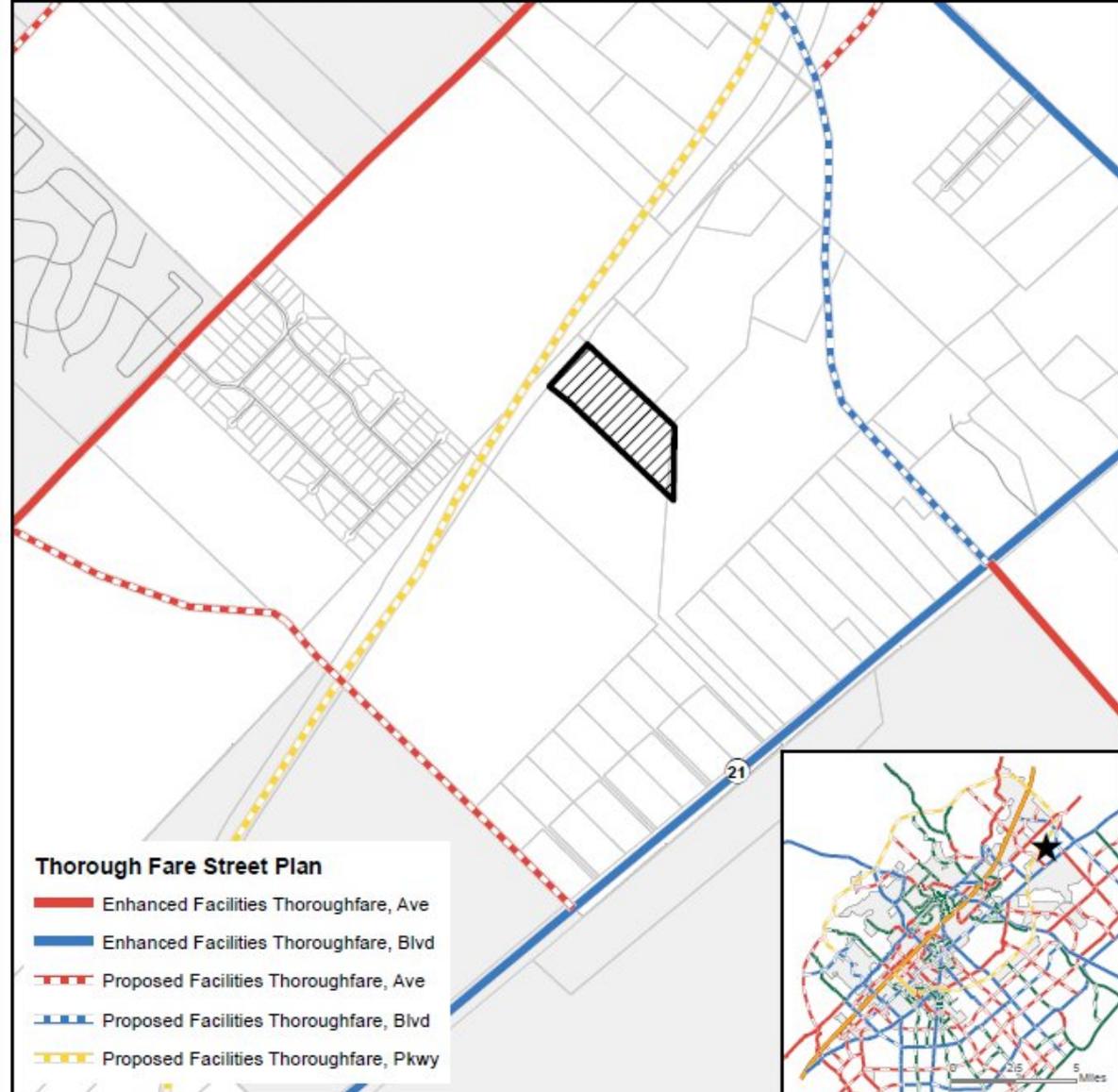
• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

- Extension of water and wastewater facilities in accordance with City standards

ZC-20-07 Transportation Master Plan Palace Way LI Zoning — 4087 Hwy 21



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: 4/6/2020

CENTRAL

PUBLIC NOTICE

40+ ACRE FARM HOUSE
AMAZING VIEWS / ROLLING HAY FIELDS
3 PONDS / GREAT TREES
512-656-5544 / 512-657-1731

Public Hearing Notice Case: ZC-20-07
Meeting Date: 4/28/20
5/19/20
FD LI

Public Hearing Notice Case: ZC-20-08
Meeting Date: 4/28/20
5/19/20
FDMH

Staff Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity is “Not Preferred” and requires additional scrutiny outlined in detailed in the staff report.

Due to the increased deliberation of this request, **staff is not providing a recommendation.**

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Light Industrial (LI)
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.	Light Industrial 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.
Uses	Residential (See Land Use Matrix)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
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 between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max



Legislation Text

File #: ID#20-116, **Version:** 1

AGENDA CAPTION:

Hold a Public Hearing of the 2021-2030 Capital Improvement Program (CIP). (L. Moyer)

Meeting date: April 28, 2020

Department: CIP/Engineering

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]

Workforce Housing

Multi Modal Transportation

City Facilities

Workforce Development

Downtown Vitality

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#20-116, **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:

April 28 - Public Hearing and Discussion Items, May 12 - Public Hearing and Recommendation to City Council

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.



10 Year Capital Improvements Program

Planning and Zoning Commission Meeting

April 28th, 2020

FY 21 CIP Process – Where are we?



New Projects

Departments Submit New Project Requests



Department Review

All Departments Review Comprehensive List of Projects



Workload Capacity

Projects reviewed for timeline and workload capacity



General Fund Constraints

Bond Project Constraints of \$10M per year



P&Z Review

Discussion with P&Z Commission & Public Hearing



P&Z Recommendation

Receive P&Z Recommendation for City Council



Recommendation to Council

Present City Council with P&Z Recommendation

Focused Discussion on 3-Yr CIP

- 1st tab of binder has 3 year CIP 2021-2023
- 2021 projects will be funded in next year's annual budget
- FY21 General Fund limitation of <\$6 Million
- Staff to respond to questions

Your Input:

Is the project description clear?

Is there something missing in project?

Do you see needed changes to timing?

COVID-19 Implications

- Revenue impacts unknown at this time
- FY21 projects may get pushed out to later years
 - Stormwater focus will remain
 - Projects with outside funding will remain

Role of P&Z In Capital Improvement Program

- Established in Charter
- “Submit annually to the city council, not less than one hundred and twenty days prior to the beginning of the fiscal year, a list of recommended capital improvements found necessary or desirable.”
- Review Document

Next Steps

May 12th – P&Z Action on Recommendation to City Council & Public Hearing

May 19th – City Council Receives P&Z Recommendation

June & Aug - Council Budget Workshops

Sept - Budget Adoption by City Council including the FY21 CIP Projects